



KUNA PLANNING AND ZONING COMMISSION
Agenda for February 28, 2017

Kuna City Hall ▪ Council Chambers ▪ 751 W. 4th St. ▪ Kuna, Idaho

1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Cathy Gealy
Commissioner Ron Herther
Commissioner Stephen Damron

2. CONSENT AGENDA

- a. Planning and Zoning Commission meeting minutes for February 14, 2017.
- b. **15-05-S** (Subdivision) and **15-08-DR** (Design Review) – **Silvertrail Addition Subdivision**; A request from Viper Investments, LLC, for preliminary plat approval and design review for a new residential subdivision. Applicant proposes 421 single family homes and 56 common lots (approximately 8.68 ac.) on 130.55 acres already zoned R-6 in Kuna City. – ***Findings of Fact and Conclusions of Law.***
- c. **16-12-AN** (Annexation) – **Renascence Farm and Mason Creek Farms**; Applicants, Renascence Farm, LLC, Spaulding and Anderson and Mason Creek Farm, LLC, requests approval to annex approximately 165 +/- acres into the City of Kuna. Applicant requests the R-6 (Medium Density Residential) for all properties. 139 acres of the application are located between Ten Mile and Black Cat Roads, south of Amity Road. Approximately 26 acres are located near the NEC of Ten Mile and Lake Hazel Roads, east of Ten Mile and north of Lake Hazel. ***-Findings of Fact and Conclusions of Law.***

3. NEW BUSINESS

- a. **17-01-DR** (Design Review) and **17-03-SN** (Sign): **SSW Engineers representing Bi-Mart Corporation** requests approval from the Planning and Zoning Commission (acting as Design Review Committee) for a new 32,000 square foot commercial building to house a new Bi-mart store, accompanying landscaping, parking lot, and signage within the *future* Ridley's Family Center No. 2, Commercial subdivision.
- b. **16-19-DR** (Design Review) – **TNT Subdivision**; AllTerra Consulting, representing Greg Bullock requesting design review approval for a new residential subdivision (see Public Hearing item 4.a). ***-Staff Requests that this item be tabled until a date certain, so that the final ACHD staff report can be included with the packet for the Commissioners consideration.***

4. PUBLIC HEARING

- a. **16-04-S** (Subdivision) – **TNT Subdivision**; A request from Jaylen Walker, from AllTerra Consulting, representing Greg Bullock for preliminary plat approval for a new residential subdivision. Applicant proposes a 10 lot, 13 multi-family buildings for a total of 52 units, with the existing home remaining on site over approximately 4.76 acres already zoned R-12 in Kuna City. ***-Staff Requests that this item be tabled until a date certain, so that the final ACHD staff report can be included with the packet for the Commissioners consideration.***

5. COMMISSION DISCUSSION AND REPORTS

6. ADJOURNMENT

Kuna City Codes, Comprehensive Plan, and Maps are available on the City web site:

<http://www.kunacity.id.gov>

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 14, 2017**

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

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

- a. Planning and Zoning Commission meeting minutes for January 24, 2017
- b. 16-03-CPM (Comprehensive Plan Map Amend) and 16-10-AN (Annexation) Ashton Estates Subdivision; Requesting approval to amend the Comprehensive Plan (Comp Plan) Map, from Medium Density Residential to Mixed-Use General over approximately 50.6 acres into Kuna City with the following zones; C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-20 (High Density Residential). The subject site is located on the south-east corner (SEC) of Meridian and Deer Flat Roads. ***Findings of Fact and Conclusions of Law.***

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

1. PUBLIC HEARING

2. 16-12-AN (Annexation) – **Renascence Farm and Mason Creek Farms**; Applicants, Renascence Farm, LLC, Spaulding and Anderson and Mason Creek Farm, LLC, requests approval to annex approximately 165 +/- acres into the City of Kuna. Applicant requests the R-6 (Medium Density Residential) for all properties. 139 acres of the application are located between Ten Mile and Black Cat Roads, south of Amity Road. Approximately 26 acres are located near the NEC of Ten Mile and Lake Hazel Roads, east of Ten Mile and north of Lake Hazel.

Kevin McCarthy: Good evening, my name is Kevin McCarthy address 9233 W. State Street in Boise. Tonight, before you, you have an application for an annexation and zoning for approximately 162 acres near Ten Mile and Amity. 139 of those acres are located south of Amity between Ten Mile and Black Cat roads, and are known as the Renascence property. The other approximate 25 acres is located on the east side of Ten Mile north of Lake Hazel. One of these parcels is known as the Mason Creek parcel, which will become part of the Caspian Estates project, and the other is a small parcel providing the path of annexation for the Renascence parcels. The Mason Creek parcel is contiguous to approximately 168 acres currently annexed into Kuna, along with the entirety of its' east and north property boundary. At this time our client has elected to apply for annexation and

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 14, 2017**

zoning only with plans to submit a preliminary plat in the coming months, assuming we have a favorable recommendation this evening and ultimate approval from the City Council. We are requesting a zoning of R-6, falling directly in the middle of the density allowed for land identified as medium density residential. This will allow for a variety of lot types across the site consistent with the city's comprehensive plan, which will be our intent when we design the preliminary plat. We appreciate all of the work we have had with Troy to get through the application, we have reviewed the staff report and agency comments and have no objections to the conditions listed. With that I will answer any questions you may have.

"No questions at this time"

Chairman Young: Ok, then we will have Troy come on up.

Troy Behunin: Troy Behunin for the record, Planner III, Planning and Zoning Department. The application before you tonight is 16-12-AN for the Renaissance Farm and Mason Creek Farms annexation application, which includes some other parcels owned by other folks outlined in your packet. That would include the Spalding piece, the Anderson piece, the Kolson piece and also the former Roberts piece, which provides the touch for an annexation. The applicant, Tim Eck, has submitted all necessary items for this application and they have been forthcoming with all of the other requested information from staff to this point. The application has met all required noticing procedures and requirements, including a meeting with land owners that live within 300 feet of the property, actually staff gave the applicant a list that included properties up to about 320 feet, 300 feet is the minimum. Tonight's meeting was also noticed with a flyer to the same people using that 300-foot list that was used for the land owner meeting prior to the application being submitted. The site was properly posted and a legal notice was printed in the Kuna Melba News and the applicant has complied with everything else that staff has asked for up to this point. This annexation request is a category A annexation as defined by the State of Idaho, which states that a land owner may request, from any given city, for annexation into their city limits as long as that property touches current city limits, which this applicant has been able to obtain. Notwithstanding, the fact that any property, at least for the city of Kuna, any property that touches the city limits is still eligible, whether or not it is actually in a defined, approved, or otherwise, any kind of other city impact boundary line. The only two requirements is that a land owner is willing and that they have a touch, which they have secured. The history behind this annexation request is quite a long one. We will sum it up by saying that staff, and when I say staff, I mean me, I have been working with the applicant on this application for more than four years and I have been working with other members of this audience for this annexation for the better half of seven and a half years. The applicant has finally obtained the necessary touch to the city limits and that is the reason why we are having this meeting tonight, because he is requesting this category A annexation. They are seeking an R-6 zone, which is medium density residential, and that is the most common, or the typical zoning type for the city of Kuna and I know that this particular developer rarely hits the maximum allowed units per acre, but I will answer any questions, if there are any questions for him about the densities, but that is the zone that he is seeking, that is smack dab in the middle of the medium density residential definition. This project is not quite a half a mile away from the cities northwest waste water treatment plant on south Ten Mile road, just south of Lake Hazel. During 2008 when the city was going through its comprehensive plan update, the city did envision that this area would be included in the city limits at some point. Suffice it to say that a number of years have passed and there has been a number of contentious points with, not only the city of Meridian, but also with Ada County asking for a common ground on a city impact boundary line, which, in staff's opinion, city impact boundary line is just a line on the map, because as I said before, category A annexation, there are only two

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, February 14, 2017

conditions, willingness by the land owner, and a touch. So, no matter what you hear, or what you have heard from anybody, if there is anybody who questions whether Kuna has the authority to annex this property, let it be known that, by state code, by Ada County code and by Kuna code, as long as the touch is obtained, it can take place. The city has provided for the means to provide sewer and water lines and service for the area as this treatment plant is real close to the project. I might be able to answer some questions later on, right now I hope that you have had a chance to review the packet, review all of the information by the government agencies that have responded and I would stand for any questions you might have at this time.

Chairman Young: I'm not sure if it is really a question for you or the developer in this case. There was mention of a sewer facility out there for the existing subdivision out there and some of it may be somewhat temporary, or can one or the other...

Troy Behunin: I'm sure the developer can actually address that question, but I do know that there is an opportunity for that facilitation to happen, but it is not a requirement. I can also expound on the fact that this area is included in what has been deemed and approved by Ada County as the Meridian City impact boundary. I know first hand and also a letter has been submitted by the developer that he has met, not only with Mayor De Weerd, he has also met with a council member and their lead council. This annexation will not go opposed...it will be supported by Meridian city and they will not have any objections, even though it is in their area of city impact boundary line and there is a really simple reason for it, in order for Meridian to service this area they would have to extend their lines a significant distance and they will also have to provide what's called a lift station in order to do that. This land is gravity flow and will work better with gravity and mother nature for serviceability. But yes, that invitation has been extended to the Bitter Creek subdivision.

Chairman Young: Are there any more questions for staff?

"All No"

Troy Behunin: Staff would also like to point out that there was a typo, it was brought to point out attention early this afternoon, in section J, Item one, it erroneously stated January 24th as the meeting for tonight. That is indeed not the case. Staff will correct that to reflect tonight's meeting date. I have also received, just tonight, a couple of letters of support, they are late exhibits, I will just give these to you now.

Chairman Young: At this time, we will go ahead and open up the public testimony for those that are signed up. I have two people listed to testify. One didn't indicate whether or not they wanted to. I will mention that, as far as when you come up, please state your name and address for the record and you will have three minutes to present your comments and then the timer will go off and we will ask you to please respect everybody's time when the timer goes off. Afterwards the applicant will have a chance to respond for a few minutes as well. With that in mind I have listed to testify in opposition is Tim Kelly.

Tim Kelly: Tim Kelly, my address is 3891 W. Daisy Creek Street, Meridian Idaho. Chairman and commissioners, I'm here on behalf of Bitter Creek Meadows subdivision, I understand that if I'm representing the whole subdivision I might have 10 minutes, is that correct?

Chairman Young: I will defer to Wendy on that.

Wendy Howell: Inaudible

Tim Kelly: I would just like to illustrate our position in regards to this development. The homeowners within the Bitter Creek subdivision submit this letter for record to show that (inaudible) opposed annexation plan for Renaissance and Mason Creek Farms case #16-12-AN. We are not actually opposed to the development of this land in general, however we are opposed to the specific plan as written. We believe that when the land

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, February 14, 2017

development occurs, there must be an impeccable balance between property owners that have already developed and built and those with undeveloped property. In regards to the city of Kuna impact, I heard some things, I may be uneducated, or don't agree with, but, after an exhaustive search of your website and comprehensive plan, It was difficult to locate anything that represents visual written evidence, that any consideration has been given to the area north of Lake Hazel and south of Amity between Black Cat and Ten Mile. The city of Kuna city impact map, dated 15 December, did not address any land development issues north of Lake Hazel road. The online interactive zoning map does provide visual representation, but everything north of Lake Hazel road is still RUT or there is one small area that has another zoning, but it is not R-6. The city of Kuna city zoning map has planning line at Lake Hazel and the area north of Lake Hazel zone is RUT, which is what we are zoned. The zone code for a compatible zoning code within the cities plan is only an R-2. It is not represented that Kuna established zoning districts, the two maps, I actually called the planning department and got two maps sent to me. One was an area of city boundary dated of August of 16, still nothing north of Lake Hazel and the ACI future land use dated December 15 still nothing that we could see that any planning has been done North of that line. Your housing development the 2015 city of Kuna comprehensive plan includes a section of housing goals, objectives and policies. Proposed plan is actually the antitheses of goal number two, which is to encourage logical and orderly residential development. The development is neither logical or orderly, it is a classic definition of leap frog. That definition, leap frog occurs when developers build new residences some distance from an existing urban area, bypassing vacant parcels located closer to the city. In other words, developers choose to build on less expensive farther land away from urban area that are more costly, and instead of more (inaudible) closer to the city. This project stretches a very long and narrow land path asking to place medium density housing beyond your area of impact. We understand that Ada County understands that your area of impact rests there at Lake Hazel. Your objective 2-1 states that insure the development proceeds a logical and orderly manner so that public services are provided in a cost-efficient manner. I ask where is the planning that supports medium density. Could planning only supports low density because if you look at your zoning code in low density you got exactly what you need there. We actually experienced the downside of leap frog development in Bitter Creek Meadows when it was developed. Because we had a solid commitment from the city of Meridian and our developer that services would be delivered. Homes were built, the developer of the city of Meridian failed us. A down turn could happen at any time for any number of reasons. We all need to learn from our experience with the Bitter Creek Meadow subdivision. As far as zoning, your code, you asked for a transition are between zones. I need to illustrate the area in the ground between the Bitter Creek Meadows subdivision is rural nature and is at both the city of Meridian and the city of Kuna's planning area. It is our understanding the division line is actually disputed, but falls somewhere between Amity and Lake Hazel roads. We have already developed built our subdivision and are happy with the RUT zoning in which our homes have. Our neighbors outside of our subdivision have developed their properties in a rural or agriculture environment as well. The R-6 zoning as proposed is not appropriate for the area between Amity road and Lake Hazel. This zoning allows for a lot of range of housing types as does most of the city of Kuna's zoning codes. There's potential for a manufactured home housing development being placed on our back fence of homes that average half a million dollars. We believe an appropriate zoning in this area is low density residential district, R-2, even though manufacturing homes are still allowed in the R-2, it doesn't make fiscal sense and the risk is greatly reduced. Our home owners' association neighbors would support an R-2 zoning district. Furthermore, one of the purposes of the R-2 zone is to serve as a transitional buffer between rural areas and higher density urban development. R-2 zoning is not intended to provide a full range of urban services, which actually matches your current planning effort from the city of Kuna. Without a plat, which I know this process doesn't require, we have no ability to weigh in on if it

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 14, 2017**

would even work. Again, we oppose it because we have no idea what the developer is going to do there. Recommendations, respect the development already completed. Follow your housing goals objectives policy established, especially goal 2, encouraging logical and orderly residential development. Zoned property south of Amity road, east of Black Cat, north of Lake Hazel and west of Ten Mile roads should be R-2. We actually ask to suspend this process, the annexation and zoning, until a plat can be developed and there may be some negotiation, at least in our aspect, past our current position. There have been a few noticing issues, we had a meeting last night and I don't have details, but I just put you on notice that there are some people that are not being notified in our subdivision. In regards to the support of the city of Meridian, we have actually talked extensively to a number of people in the city of Meridian's staff. In the applicants letter it refers us to annex C-1. The letter that I got, or the packet I got has no C-1 enclosure, so I cannot see what he is actually representing to have for support from the city of Meridian. We did have or call the Mayor's office and the answer we got back, again, like they said, we are not going to oppose it, but we don't support it. But that will be the only one allowed between Lake Hazel and Amity. So, why this one? Well, there may be another reason with the developer and the EDU connections he currently owns and assessed against it, so, we would like to hear what that status is and if that has anything to do with the push for R-6 zoning in such a rural area that is at the edge of your impact area and some will argue, beyond your impact area.

Thank you.

Chairman Young: Excuse me sir, can you hand me the list of names that you have for that? Thank you.

Is there anybody not on this list that has not signed up that would like to testify? Ok, please step forward and state your name and address for the record, and write your name and address on this for the city record. Thank you.

Tracy Vetter: My name is Tracy Vetter, I'm a recent resident of this area, south 5377 Ten Mile, we are just outside of the proposed annex area. We purchased our property at the end of July this last summer. We did get the meeting notice for tonight's hearing, but we were not contacted by anyone at the city of Kuna for any sort of a property owners meeting. I'm not sure exactly when the meeting that Troy was referencing, when that was happening, but we were not contacted, nor were we aware of it. We got involved in this process pretty late, just recently as a matter of fact. We do have some concerns. We would oppose, as Mr. Kelly from the other subdivision, we have a ten-acre parcel in this area, we would oppose this particular annexation as it is written for a couple of reasons. 1. It, just by the look of it from what I have seen is that it seems to be not a very sensible annexation, and if they work very hard to get this lower section, the only contiguous property there, apparently that is what has held it up for the past four years, it still doesn't make sense you have one tiny parcel here, and then the rest of the annexed property is up in this area and as far as this map goes, which is the only notice that we received regarding this annexation, there is no contiguous land there. There is a leap from this property here, to the next property up above. As Mr. Kelly mentioned, this area right now is currently all in pretty much a rural or rural transitional area, that's what we have, we have ten acres, we have horses, we plan to continue on that property in that fashion until they haul us out on a cart. So, it just doesn't make much sense, both from your own annexation rules and what your requirements are. If you want to annex this part, fine, because it's contiguous, the rest of this isn't. Why would you go to the expense of providing services up here, when you have all of this property down here that is not part of this annexed area. It doesn't make sense for the type of density that he's talking about, and while Troy mentioned this developer is known for going less than the medium R-6 density, well that's all nice and well and good, but, who knows what, there is nothing that is requiring him to do anything less than that type of density. And clearly, this area is not meant for any heavier density than is what Mr. Kelly was talking about, which was the R-2 density. We would be willing to see some sort of annexation

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 14, 2017**

perhaps in the future if it made sense, if it was truly contiguous, if there was a good reason to provide services to all of this property and it seem to make sense as a group, and if it was a density that was respectful of the properties that are currently there and how they are being used. At this point in time it is not. We think you should start over. Thank you.

Chairman Young: One last time, is there any-body else that is not one here that would like to testify? The list that Mr. Kelly was speaking of.

Wendy Howell: Chairman Young, if you could read the list of people that have signed up and verify that they had Mr. Kelly represent them, just to make sure we don't miss any due process here. And verify that they are on the list at the same time. Thank you. The sign-up list to testify.

Chairman Young: The only other name on the list is David Ferguson who didn't indicate to testify or not.

from the audience, inaudible

Commissioner Hennis: Are we missing a sheet, because we don't have their names on there?

Wendy Howell: Does anyone have a sign-up sheet in their possession?

Troy Behunin: Are there two pages there Lee?

Chairman Young: Yes, nobody else has signed up.

Wendy Howell: Then make sure you ask if anyone else would like to sign up.

Chairman Young: Ok, so, Is there anybody else that is not on here that would like to sign up to testify?

from the audience, inaudible

Chairman Young: The list of names that Mr. Kelly gave us for people that he was representing from the subdivision. Then you are not on this list? Ok, then please come forward and sign up. Please state your name and address for the record sir.

David Ferguson: My name is David Ferguson, I live at 3430 Lake Hazel Rd, Meridian Idaho, just up a little bit from the corner down there. We have lived there for quite a long time, long enough that I have seen three floods going on in that flood plane. One of them was quite young, 1951, and then there was another one, maybe, 1970, actually I purchased the farm in 1975. Anyways, we're on the south side of the creek, so we get to see lots of things happening there. I am opposed to the R-6 medium density residential request. So, a fairly large portion of that property is on the flood plane and it's been under water on at least two occasions that I have witnessed. But I have kind of fixed it up because I moved about this much rock off the bottom of that stuff, but I still worry about the fact that people who get on it will be stuck eventually with really high costs for having some insurance on the flood insurance, because I know some of that flood insurance goes pretty high. To make things real short, because of the flood plane, mainly, is, I have talked to the people who are going to do it over the years, they said well, leave it up to the engineers and we'll take care of it, but I don't see that it is actually going to work, especially when you think about what's happened in southern Idaho here. What I really think would be best is to keep farming that place, ok? But beyond that, I think Kuna could use some athletic fields, and that would be a great place to put athletic fields because, even if you get water in there you can still survive without having to put new houses in. Ok thanks.

Chairman Young: Please state your name and address for the record.

Dane Burns: My name is Dane Burns, I live at 5377 S. Ten Mile. On your map here, we are actually the center lot facing Ten Mile road that's inside your proposed annexation. We have a ten-acre lot there, and if I am reading

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 14, 2017**

this correctly, this R-6 would be six houses per acre, that would be, if we did the same thing to our ten acres, you could put 60 houses in there. For this kind of a rural area, that's crazy, in my opinion it just makes no sense. If you look at the back where you are annexing, that's our back property line, and you could put, I know there's 30-40 acres in there, you could figure out what that is at R-6. If you fill it up, you know the housing development where the gentleman just talked, even for us, that's a pretty tight community in there. If you do that all the way through that, besides being a flood plane, which I know after this last storm, I saw it, it just makes no sense to make that R-6, it's just totally inappropriate for the areas out there. Besides the leap frog effect, that's all I've got. Thank you.

inaudible from audience

Chairman Young: Next I have listed on here is Leslie Anderson, please come forward and state your name and address for the record.

Leslie Anderson: My name is Leslie Anderson, I am here with my husband Brent, 3985 West Amity road. We have a two-acre parcel right smack in the middle of this field, although we have filed a consent to annex, I truly feel the density, the R-6 is too great of a density even if it goes down to four per acre just by the developers own doing, then I believe that it is a rural area and an R-2 zoning makes much more sense at this point. I also wanted to, we walked in about six minutes late due to the detour on Ten Mile and I guess Lake Hazel, sent us quite a bit out of our way and so I don't know if we missed any hand-outs, if there are any views of the actual subdivision, if it's been platted, or any survey information, I mean, we got the green notice, is there any other information that was disseminated publicly?

Chairman Young: No, it has not been platted yet. This is just for an annexation of the property at this point.

Leslie Anderson: Ok, the packets that were described? About submissions of letters that Troy was referencing, are those publicly available here at this meeting?

Chairman Young: They were just entered in.

Leslie Anderson: Ok, I didn't know if they were available, copies.

Commissioner Hennis: On the city website, you can get all of our packets.

Chairman Young: Next up, Mr. Ells.

Christopher Wells: Christopher Wells, 5199 S Bitter Creek. I am in the Bitter Creek Meadows subdivision, I didn't want to negate anything that he said, but I did not receive notice, he has my address as 10046 West Sandy River, which is a previous address from years ago. But our property again, also is abuts up to the proposed annexation, and again, did not receive notice, he went just off of county records, for some reason it still has out old address on there, even though we receive our county bills at our current address at 5199. We did not receive notice. My main concern is, all of that, most of that property is in the West Ada School district. West Ada, I know, school districts don't really change. If that were annexed into the city of Kuna, people would have Meridian addresses, go to meridian schools and pay taxes to Kuna. If it were developed. West Ada schools are playing catch up all the time, they are always behind, and, again, with that high density or medium density development, has there been any consideration for the West Ada schools, again they said the city of Meridian wouldn't oppose it, but they are not the school district. I just wanted to bring that up as a consideration as well that the city of Kuna is trying to, I don't know if it's the city of Kuna, but somebody is trying to annex and develop land that would have a large effect on the West Ada schools without the West Ada schools having any say about it. Thank you.

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, February 14, 2017

Chairman Young: Next we have listed to testify is Linda Lake.

Linda Lake: Linda Lake, my address is 854 n Biltmore Avenue in Meridian, and I own property at 4655 Amity Road. I also represent Herma Sparks, who is my next-door neighbor and I have his consent, and he has 54 acres right adjacent to mine, the corner of Amity and Black Cat, all the way back to Mr. Eck's property. Mr. Man is also here to speak to that, and he is on the south side of Mr. Sparks, and he has 16 acres there. We are in support of this project and my personal opinion is that our properties that are out there are on septic systems and wells and in addition to, so, the sewer being so close to us, our wells are old and our septic are old, and in fact mine has had already problems, and so for us to be that close to the city of Kuna and if our systems fail, it's going to be a huge amount of money to replace those, so, that's one of the reasons, that and the fact that we have held out properties for years and years waiting for the moment to get into the Kuna city, so we would be proud residents of that community as well. We support the density and we think that that is the perfect place for the city to grow to. There is lots of land out there, and I think the system is out there to support that land.

Chairman Young: Next I have listed Clare Bowman.

Clare Bowman: My name is Clare Bowman, I live at 4400 W. Legacy Lane. We are a subdivision on the south side of Mason Creek, immediately adjacent to the subject properties. I'm a very strong believer that a property owner has the right to do everything that is legal with their property, and there are areas like density that you folks get to make a recommendation about. I think the annexation is legal, it works, the density seems very high to me. We are also one and two-acre estate lots all along Legacy Lane. There will be eight of them shortly. We would expect the same kind of separation from dense family housing on our side that Bitter Creek would expect on their side. One of the ways to accomplish that is to use what Dave Ferguson suggested in the way of ball fields and exercise fields, parks, like that. Another is something Dave and I have talked about for years, which is to run a green belt down the north side of mason Creek. There is well over a half a mile of frontage there that could make an excellent start on a green belt for you out in that vicinity. That's it, thank you very much.

Chairman Young: That is everyone on the list? Is your name on the list and I did not call you? With that I will have the applicant please come forward.

Tim Eck: Good evening Commission, my name is Tim Eck, I live at 6152 W. Half Moon Lane in Eagle. I have a narrative here that I would like to read first, and then I would be glad to spend some time and try to answer some of the many questions they have brought up. There is a lot of history surrounding the property included in this annexation zoning application. For years Kuna's planning are extended to Amity with Meridians Lake Hazel. This resulted in a one mile overlap. Both cities started planning how to provide services to this one mile overlap, each assuming this mile would eventually annex into, and be serviced by them. At that time the path of annexation to Meridian was over two miles, and to Kuna was about a quarter mile. Today the path to Meridian is about one and a half to two miles, depending on the direction, and to Kuna, the applicant properties are contiguous. The path to Meridian is virtually impossible at this time, and for the extended future. There are significant land owners in the pathway to Meridian with no interest in annexation and opposed to annexing into any city. Meridian entered into an agreement with a developer, where Meridian would build a lift station within this mile that would connect to the Meridian waste water facilities, and the developer would bring domestic water from Meridian to this mile. Kuna researched and decided the best location for the Kuna north waste water treatment plant, would be at its' present location, along the Mason Creek drain, and within the sewer shed, approximately one quarter mile south of this mile. Recognizing that the natural gravitational flow of this mile would bring the sewer to Kuna. As the national economy changed, Meridian and the developer entered into a nullification agreement, releasing each other from any obligations to bring services to this mile. While Kuna proceeded by building a waste water treatment plant at the approximate cost of 30 million dollars, with interest,

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 14, 2017**

and brought, or is currently bringing sewer and domestic water services to within 800 feet of the Renaissance property, less than a quarter mile. It's obvious that the location of these facilities was with the intent to service this mile. Additionally, all land south of the Rossin canal, which includes all of the applicant properties, will gravity flow towards Kuna waste water treatment plant. Meridian proceeded with expanding their area of city impact to include this mile and, subsequently, abandon all plans to service this mile. Wanting to end the arm wrestling with Meridian, Kuna pulled their line on their comp plan map back to Lake Hazel, having already built the Kuna north waste water treatment plant, several hundred feet south of Lake Hazel, followed by extending sewer and domestic water services several hundred feet north of Lake Hazel. Kuna recognized that Idaho law provides the land owner the right to annex their property into any City that they become contiguous to, regardless of area of city impact lines, or city planning area lines, or comp plan maps. It's the land owners option and right. Prior to pulling back their city planning area to Lake Hazel, ...was included in the Kuna comp plan map, and in the Kuna comp plan text on pages 64 and 125. It is clear that Kuna anticipated this area becoming part of Kuna in the future. At one time, the area had a land use designation of medium density residential. The pull back on the map removed the mile from the map, but it still remains in the Kuna comp plan text. It should be recognized that based on the data from the Compas traffic area zones, and new waste water treatment plant, coupled with the nearby developments already underway, Kuna still identifies land in this application as being part of Kuna's future and being developed with the overwhelming typical density, medium density residential. Kuna defines medium density residential as R-4 to R-8, that is 4-8 dwelling units per acre. We are not attempting to push the maximum density, recognized in medium density residential, we are simply asking for R-6 as a maximum number of homes per acre. In order to offer a variety of housing and comply with the goals and policies of the Kuna Comp plan. In addition to the land we own, there are four additional parcels that have recognized the importance of being in Kuna who have signed consents to annexation. One parcel we have under contract to purchase, the other three parcels have agreed to annexation to pursue their best interest, as annexation is the best way to allow them access to the city services, sewer, water, pressurized irrigation, that will be brought to, or near their properties as the applicants' land is approved. I'll speak to a couple of those properties. The Anderson's property is a two-acre parcel with problems. One side of their house is within feet of the property line, they have structures on the west side of their property that are actually straddling their property line, that is significantly on our property. We will fix that. We will do property boundary adjustments with them to get all of the structures on their property fully within their adjusted property boundary and be in compliance with Kuna city codes. It's just the right thing to do. The other two acre parcel the Spaldings' own. We have surveyed every building on their property, as well as every building on the Anderson's property at extensive costs. We have to design around what they've got to make it fit. It's a lot of work to make that work. We have a sewer main that comes from the Bitter Creek Meadows subdivision that runs through our property. We have to build a road over that sewer main, I just can't have it running under houses. The location of that road or that sewer main is going to require us to do what we intended to do anyway, we will build a series of buffer lots between our higher density and the Bitter Creek Meadows homeowners lots. My engineers are estimating that these will be approximately one acre lots, so they will see a very large lot buffer between them and our higher density product. Along the Mason Creek, there will be a pathway, as mentioned. I believe it is the cities policy. We will have a green belt and pathway on our side of the canal. My engineer will step up and speak later to the measures to be taken to analyze the flood plane, the flood zone, and everything necessary to make sure that we are not building residences on lots in the flood plane. The Bitter Creek home owners lost their connectivity to the city of Meridian for domestic water and city sewer when that nullification agreement happened between the city of Meridian and the developer. I was involved because I own the adjacent land and I got drug into the litigation.

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, February 14, 2017

Our project will build a waste water lift station. At the end, or slightly past the end of the existing gravity sewer main that comes out of the Bitter Creek Subdivision. I worked extensively and relentlessly with the past Mayor, the city engineer, to make sure that they would be willing to accept waste water from the 24 homes in Bitter Creek, without the requirement of annexation. That has been agreed to, so when we develop and build our lift station, it will be at the end of the sewer line, they will then be able to take all of their microbial plants off line and drain their waste water right down the gravity sewer main into our lift station pumped back to Kuna. Their problem is fixed for them. The concern about the EDU's, we have a lot of EDU's. Are you familiar with the EDU's from the LID? We have a lot of EDU's. We have land for three times as many EDU's as we have, not counting this land. I have structured a deal with Meridian to work with them. They are actually going to cooperate with us, to a small extent, in the cost of the lift station, and they are going to secure EDU's and all the homeowners in Bitter Creek will be connected to Kuna sewer without annexation. They will not get city water, they will not get pressurized irrigation from the city because to get pressurized irrigation from the city they have to be annexed, or it's water spreading and the city cannot do that. The offer is there if they wanted to annex, we will connect them. If they don't want to annex that's fine. So their sewer problems are resolved. We will facilitate getting the Andersons' property, all their structures on their revised lot. We will have one acre lots, approximately, don't shoot me if they come back at .85. But, very large lots buffering the Bitter Creek lots, following the existing sewer line. We will work with the Saldings' to try and figure out the best way to do a property boundary adjustment for them on their land. They have a two acre square, it doesn't split up easy. They want to be able to split it up and get their son living next to them. We can help them with property boundary adjustments to give them a piece of land that's dividable. It's a foot of dirt for a foot of dirt. We're actually solving a lot of problems. The city of Meridian, I have had several meetings with them. The last meeting I had, they understand my annexation. They sat in chamber meetings with the city of Kuna, recognizing the fact that they have to support our annexation as a condition of their settlement agreement from the litigation that took place with the Bitter Creek homeowners to get them sewer, and the only way to get them sewer is by working with me in this development. I agreed to help them, I didn't have to. I agreed to help them, Meridian is paying all of their sewer connection fees, we are going to reach a point we're going to be able to turn that lift station on, all of their sewer problems are gone. With that, I stand for any questions, like I said, there is 8-10 years of history with this project, about four since we have owned it, but I learned a lot about the project through the litigation we were drug into between the Bitter Creek home owners' association and the city of Meridian and the developer that developed Bitter Creek Meadows. I don't see this a leap frog when we are contiguous. The sewer, the project that is being built right now, there will be a gravity sewer main and water within 800-700, I'm not exactly sure how far they are bringing it north on Ten Mile, there were budgetary constraints with them, but from that point on, we'll take it.

Chairman Young: are there any questions for Mr. Eck at this time? No.

Tim Eck: I would like to allow my engineer to step up and he can maybe make a few notes on the flood plane and how that's addresses.

inaudible from the audience

Chairman Young: He was just responding to your comments. That was his chance to respond to your comments.

Tim Eck: An equivalent dwelling unit is a portion of a prepaid sewer connection. It's based on the cost of building the waste water treatment plant each property that was involved was assessed a certain number of EDU's, each EDU is \$3233.75 toward your \$4239.00 sewer connection fee.

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 14, 2017**

Troy Behunin: Lee, at this time, I'm not sure that you closed the public hearing, so, you need to make sure that you do that.

Chairman Young: Well, I can't close it until after the applicant rebuts, correct?

Troy Behunin: Actually, you can.

Chairman Young: Then, if you would like to come up please. Oh, I apologize, we will let the engineer go first.

Kevin McCarthy: Kevin McCarthy, 9233 W State Street. So, just to answer a couple of questions on the flood plane, and it is always great when somebody has lived near the property for that long, I will talk to him at some point about that and hear his experience on all of that. But there is a Fema flood plan associated with Mason Creek, and on Fema's maps it's a zone A I believe. Meaning that they don't know exactly in a hundred year event what the elevation the water would be in Mason Creek. So, as part of this project in order to develop the property, we need to do that. So, we are in the process of doing a flood study on the property. What that entails is surveying cross sections through the creek, and in doing a hydrolic analysis to establish what those base flood elevations would be and how that compares to the actual elevation of the property. And then from there we determine really how to design the project, that's going to be a heavily influence, where along Mason Creek we can back lots up to. In some cases you have to fill the property, and some cases you don't, and we won't know that until we complete the study. We started the surveying and then the snow hit and so we have not been out there in a while. We are in the process, but we still got a little ways to go. We will have that as part of our, when we move to the preliminary plat, that will have to be done.

Chairman Young: Mr. Burns

...Like Tracy said, we had not been notified for any of this, so I had a couple of questions since the gentlemen are here. We're on the lots against Ten Mile and you were talking about one acre parcels for homes there, really good way to alleviate some anxiety here, is you said you were thinking about doing, although you are not required to by law, if they rezone this, one acre parcels, how many one acre parcels you gonna do up against the housing development and our property? It sounds like you guys have a map, have this drawn out, have an idea of what you are doing for a plan, is that correct? Sounded like...

Cathy Gealy: Excuse me, you, need to address your comments to us and then Mr. Eck will have an opportunity to respond to your questions.

...Ok, I just thought it would be much easier to go straight to the horses' mouth.

Cathy Gealy: I understand, but we have protocol.

...So I need to ask you? Ok, so I would like to know how many lots you have planned for one acre lots there, I would also like to know what you have done for traffic, with the traffic for Kuna decided to do, what Canyon county and Ada county, which are both going to be involved here. Once you put that many houses in there, and I would also like to know the total number of houses, besides the one acre lots, what else you are planning to do. Most importantly, the road access in and out of all of this stuff. That should do it. If you could answer those questions, I would be appreciative.

Chairman Young: I will go ahead and close the public testimony at 7:08 and have Mr. Eck come forward and respond.

Tim Eck: To answer the question about the design, as my engineer said the snow hit, we have been surveying a lot of information on the property, one thing we had to do is go out and dig up every man hole in the field of the existing development. There were a number of record drawings available, and they were all different. So we had to go dig up every man hole and survey every man hole to find out where that sewer main ends. Now we have to build a road over it. Consequently, we know approximately where that road is going to lay and it's going to dictate some pretty good sized lots against Bitter Creek Meadows subdivision. Like I said, probably one acre

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 14, 2017**

7/8 acre, they are going to be large. There is not enough room between this road and their subdivision. So all we can do is put big lots there. We have a lot of work to do to figure out how we are going to adjust their property to get all of their buildings on and build roads around, the sewer line runs directly south of your property. So there is going to be a road directly south of their property. There is just a lot that has to be done, we got shut down, like everything did when the snow hit, we can't get out there and survey much in the snow. I'll let my engineer come up now and speak to the traffic study that has to take place and the neighborhood meetings that will go through with the preliminary plat process. I stand for any questions.

Kevin McCarthy: Again, just a reminder, tonight we are looking for the annexation rezone. In order to get a preliminary plat with the density and what the lots are all going to look like, we are going to go through this whole process again. We will go through a neighborhood meeting. We have noted the people that were not notified last time, we will make sure that happens this time. At that time, we will have a lot layout that everybody can look at in the neighborhood meeting, then we will go through P&Z and City Council again, to go through that approval process. As Tim mentioned, when we go through that, we will be working with the highway district and others to go through a traffic study, in order to do that, we need to kind of have an idea on what our lot count is going to be, and at this time we don't know that because I really need to figure out where that flood plane is. So there is just kind of a few things we are trying to figure out, but having a zoning in place is obviously a great help. With that I will stand for any questions.

Tim Eck: It is not completely out of procedure, we will never hit R-6, with so much open space for the Renaissance properties, if it would ease everybody's concern, and if it is proper procedure, we would be willing to change our request for R-6 on the Renaissance properties to R-4. You have seen our plats before, they are generally 3-3 1/2. I don't know what we will be able to hit out there because we have, (inaudible) It's Bitter Creek, we got the flood plane against Mason Creek, but it will be a very diverse project and we will never hit R-4, so if that makes everybody feel better, we'd be glad to drop our request for the Renaissance to drop to R-4.

Commissioner Herther: So, you are saying you won't hit R-4?

Tim Eck: No

Commissioner Herther: Then what will you hit?

Tim Eck: Probably in that mid three range. Again, we are going to get out there and we got a lot of work to do determining where the flood plane is going to be, where this road is going to be, how we adjust the other properties, R-4 is greater than we would hit. But I don't think I can ask for an R-3.75.

Wendy Howell: Just to clarify for the commission, you can entertain his change to an R-4, because it's less intensive use. You can make a recommendation on that or the request on the application.

Chairman Young: With that, that brings up our discussion.

Commissioner Herther: This flood study needs to be done a little early.

Troy Behunin: I'm sorry, we are going to have to ask everybody to stop talking because the commission can't hear, staff can't hear and the rest of the audience can't hear, so please be respectful. I'm sorry, go ahead Commissioner Herther.

Commissioner Herther: Well, I'm just concerned, the question was asked about how many lots, a number of houses and about a traffic study and I'm just thinking that there are so many questions that need to be answered before a decision can be made.

Chairman Young: Well that is part of what the platting process is. Right now, we are just considering whether or not to allow this zone to come in.

Commissioner Herther: An it would be zoned at an R-4.

Chairman Young: If that's the recommendation that we come to today.

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, February 14, 2017

Commissioner Hennis: Well, that's going to determine how many houses they are trying to put into that facility, that proposal.

Chairman Young: Then at that time they can design around that number of homes per acre and develop a plan, but until they know what they are going to be zoned for, they can't...

Commissioner Hennis: They can't do a traffic study if they don't know how many houses are going to be in there either.

Commissioner Herther: At this point we need to know that we are looking at an R-4.

Chairman Young: If that turns into our recommendation.

Commissioner Hennis: Yes, that's part of what we are looking at.

Troy Behunin: Staff would like to point out that when a preliminary plat, which is required and it would also require a public hearing, just like tonight, when a subdivision is designed, then a traffic study will be warranted and required at that point and so will flood plane litigation. So, no, this is not premature, this happens all over the state.

Commissioner Gealy: Sometimes we do get an annexation request with something similar to a preliminary plat, but it is not required.

Commissioner Hennis: Now, one thing that they said is the R-4 for the Renaissance, but what about Mason Creek?

Commissioner Gealy: He said it would apply to everything.

Commissioner Hennis: Is it all encompassing? Could I ask the applicant to come up and clarify that?

Tim Eck: The offer was to reduce the density on the Renaissance properties to R-4, leaving the Mason Creek property at R-6. I can tell you we do have a plat layout for that and I believe...

Tim Eck: (speaking to staff): ...Caspian?

Troy Behunin: Yes I have, it's under four, I can , that I do know.

Commissioner Hennis: So then can we say that that R-4 would cover both areas?

Tim Eck: If that engineer was here today I could confirm, if it is a real hang up I think we could say *inaudible* I'm certain the density is under four on Caspian.

Commissioner Hennis: Ok.

Tim Eck: I would like to leave it at six, but if it is a real hanging point we could go to four because I'm pretty sure it's, that preliminary plat application is forthcoming in about a month and a half.

Commissioner Gealy: So, to clarify again, when you say the Renaissance portion, does that include those other four parcels as well. The spalding, the Anderson, the Roberts and the fourth one. When you say would apply to those as well?

Tim Eck: I can say affirmatively on the Kolson's, because we are buying that property, the anderson's are here, I guess I would have to defer to them.

Commissioner Gealy: Because you're not building there.

Tim Eck: No, and we are not buying their properties, we are just trying to fix them.

Commissioner Gealy: But when we annex in we have to put a zone on all of the property whether you own it or not.

Tim Eck: The other three applicants are here and R-4 is fine with them.

Commissioner Hennis: Ok, thank you very much. So, I wasn't sure if you could actually split, what you said makes sense, I mean if we access per parcel then we could split it up, it would be easier to keep that all, especially Mason Creek. That was the main thing that I have is, I just, I think we are getting too much of the same R-6

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, February 14, 2017

throughout the city. All of the things we have been seeing lately have been R-6 and above. I'd like to see some larger lots, some open areas in our housing, because we keep saying that we want to have a diverse amount of housing developments, yet, we all have medium density lately in the last two years probably.

Chairman Young: See some more of that transition between...

Commissioner Hennis: I mean, that's the biggest thing for me, I think as long as we can go down into an R-4, and I know Mr. Eck usually tries to give us a lot of nice looking space and border lots and transitions, so, I would feel more comfortable with that because I would like to have some more larger lot type developments in our city. And also, if we annex into the city, I don't think West Ada would be still providing the school services.

Commissioner Gealy: The school district boundaries are different.

Troy Behunin: Commissioners, actually, I got a call today from the Kuna school district, they did not respond in time for their comments to be included with this packet, but I did talk with Kim Bekkedahl, they have indeed met with West Ada school district about this issue and there are other things at play that are going to leave the boundaries where they are right now. There has been no decision to change them, so the properties that are in their respective school district will stay as they are currently defined. The school districts and the cities do not share the same powers.

Commissioner Gealy: The question I would have for staff is, was West Ada school district noticed in this application?

Troy Behunin: They were not noticed. But staff did have a discussion with them and encouraged them to visit with West Ada and they did fulfill that request.

Chairman Young: With changing to an R-4, I did have concerns about an R-6, I still, it is certainly not an R-2 but there, the lots will be a little bit larger and, as you said, we need to start getting a little bit of that transition land between some of the more, especially that far north. I think I would be in support of an R-4 designation in lieu of an R-6 for their comments.

Commissioner Gealy: In looking it over, I had two concerns and I think they were both addressed. One is...I know that you are at the preliminary stages of preliminary plats, but we are looking for amenities in these areas and I would like for you to consider, and you have offered, open space and pathways, especially along Mason Creek, which I think lends itself to. I'm also concerned about transitions between our larger rural areas and our higher density housing, and you mentioned that you were willing to put one acre buffer lots along some of those areas and I think that clearly addresses the concern about transition, so the amenities, the open space and the transitions are all addressed. My question for staff is, do we need to include that in our conditions of approval? Oh, and I also would support the R-4.

Troy Behunin: Staff would request in your conditions of approval that you say that they work with staff when they come in with a preliminary plat. There is nothing for us to put in a concrete answer right now, because we are not looking at a subdivision plat, we don't know what it's doing to look like, but you can request that they work with staff to meet all standards, and you can certainly request that they consider things, but there is no reason to make any concrete recommendations.

Wendy Howell: You can state that the applicant shall put in pathways, just don't be very specific because we don't know what the design is.

Chairman Young: then at the time the preliminary plat comes in we can address some of that at the same time I believe.

Commissioner Gealy: It seems better to bring it up before the preliminary plat is drawn, than after the preliminary plat comes in. So, I appreciate the applicants willingness to provide those amenities and transitions.

Chairman Young: Anything else, any thoughts?

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 14, 2017**

Commissioner Hennis: Mr. Chairman I move to recommend approval of 16-12-AN (Annexation) with conditions noted in the staff report and the revision of the properties being zoned to an R-4 as accepted by the applicant, also for the applicant to work with staff during the preliminary plat to consider some amenities and paths as we have talked about tonight, especially along the proposed greenbelt area along Mason Creek and the transition lots near the Bitter Creek subdivision.
Commissioner Gealy Seconds, all aye and motion carried 3-0.

Wendy Howell: Wendy Howell, Planning and Zoning Director. We have made a decision on a recommendation from the consultants group from the proposals that we had gotten in for the comp plan and that should be going in front of the City Council on their next hearing date, which I believe is next Tuesday. That recommendation will be going forward from the selection committee's decision on who they think is the best fit and to start negotiating a price. We are probably starting right away in March... start actively moving on it.

Commissioner Hennis: I remember it taking like two years last time before we signed.

Wendy Howell: I have it proposed for 18 months, and that is with a lot of community involvement, that was in my RFP.

2. ADJOURNMENT:

Commissioner Gealy motions to adjourn at 7:40 pm; Commissioner Hennis Seconds, all aye and motion carried 3-0.

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 14, 2017**

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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P & Z Findings of Fact & Conclusions of Law

To: Planning & Zoning Commission (**P & Z**)

Case Numbers: 15-05-S (Preliminary Plat) ***Silver Trail Addition Subdivision***

Location: South East Corner (SEC) Ten Mile and Columbia Roads, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: December 13, 2016
Re-Opened: **January 24, 2017**
Findings of Fact: **February 28, 2017**

Applicant: **DB Development,**
Tim Eck
6152 W. Half Moon Ln.
Eagle, ID, 83616
208.850.0591
Timothyeck@me.com

Engineer: **B&A Engineers,**
David Crawford
5505 W. Franklin Rd.
Boise, ID, 83705
208.342.5792
dacrawford@baengineers.com

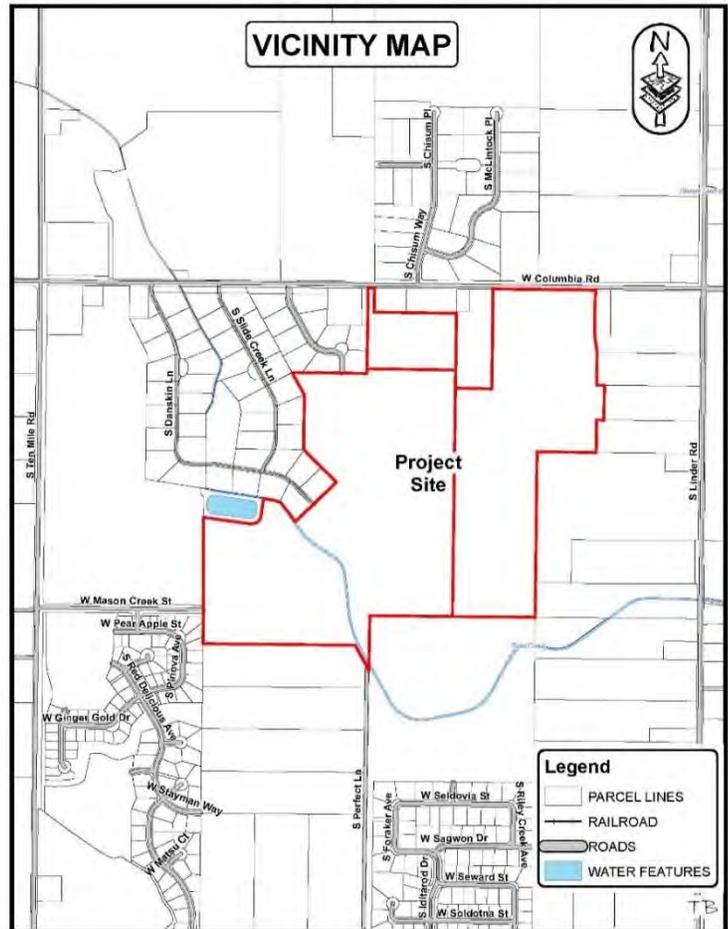


Table of Contents:

- | | |
|--------------------------|---------------------------------------|
| A. Process and Noticing | H. Procedural Background |
| B. Applicants Request | I. Factual Summary |
| C. Aerial map | J. Findings of Fact |
| D. Site History | K. Comprehensive Plan Analysis |
| E. General Project Facts | L. Idaho Code Analysis |
| F. Staff Analysis | M. Conclusions of Law |
| G. Applicable Standards | N. Recommended Conditions of Approval |

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that subdivisions are designated as public hearings, with the City Council as the decision making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

a. Notifications

- | | |
|----------------------------------|--|
| i. Neighborhood Meeting | July 20, 2015 (seven persons attended) |
| ii. Agency Comment Request | October 23, 2015 |
| iii. 315' Property Owners Notice | January 12, 2017 |
| iv. Kuna, Melba Newspaper | December 28, 2016 |
| v. Site Posted | January 13, 2017 |

B. Applicant's Request:

On behalf of Viper Investments, LLC, David Crawford with B & A Engineers, is requesting approval for a preliminary plat over approximately 130.55 acres, currently zoned R-6 (Medium Density Residential). The applicant proposes to subdivide three properties into 421 buildable lots and 56 common lots. The subject site is located on the south side of Columbia Road, between Ten Mile and Linder Roads. The south west corner of this project touches the east end of Mason Creek Street, which is south of Silvertrail Elementary school.

C. Aerial Map:



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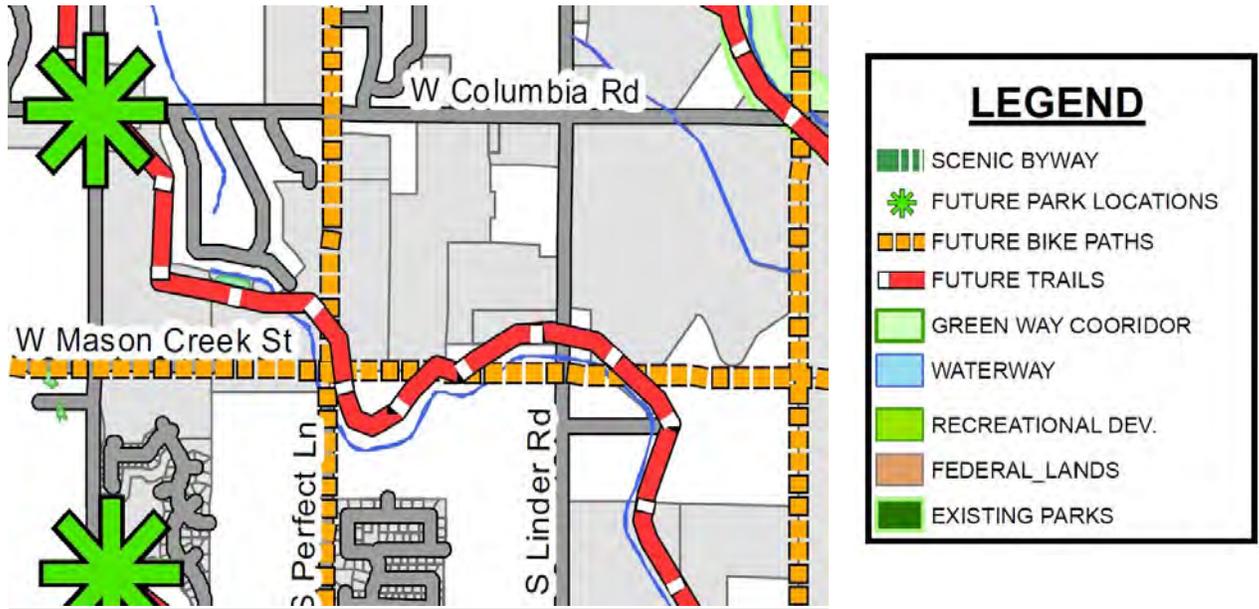
D. Site History:

This site is in the City, and has been undeveloped for many years. It is adjacent to four existing subdivisions. Three are County subdivisions, while one is a City subdivision. Two of the subject properties are lots within the Danskin Ridge subdivision. Historically, it has been farmed.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision making body for the City. This map indicates land use designations generally speaking, it is not the actual zone. The Comp Plan Map identifies this entire site as Medium Density Residential. The range for Medium Density is 4 - 8 dwelling units per acre (DUA).

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail along the southwest boundary of the site, situated along the Kuna Canal.



3. **Surrounding Land Uses:**

North	RR, A	Rural Residential & Agriculture – Ada County and Kuna City
South	RR	Rural Residential – Ada County
East	RR, A	Rural Residential & Agriculture – Ada County and Kuna City
West	RR, R-6	Rural Residential & Medium Density Residential – Ada County and Kuna City

4. **Parcel Sizes, Current Zoning, Parcel Number(s):**

- Project Size in total: 130.55 acres (approximately)
- Zoning: R-6; Medium Density Residential, Kuna; for all parcels
- Parcel #: R1727750100 (74.2 ac.) Lot 68, Block 1, Danskin Ridge Sub No. 6,
Parcel #: S1311111350 (48.7 ac.)
Parcel #: R1727730050 (7.5 ac.) Lot 52, Block 1, Danskin Ridge Sub No. 4.

5. **Services:**

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

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

The land is being used for agricultural purposes. Applicant anticipates that the land will continue the historic Ag. uses on the lands until development occurs. This site is generally flat, with a slight slope from the center of the site to the west and south west, generally.

7. **Transportation / Connectivity:**

The applicant proposes two access points on Columbia Road. The applicant has also proposed extending the mid-mile road (Mason Creek Street) on the entire south side of the project which runs east-west. As the project develops, additional points of access will be provided through proposed stub streets.

8. **Environmental Issues:**

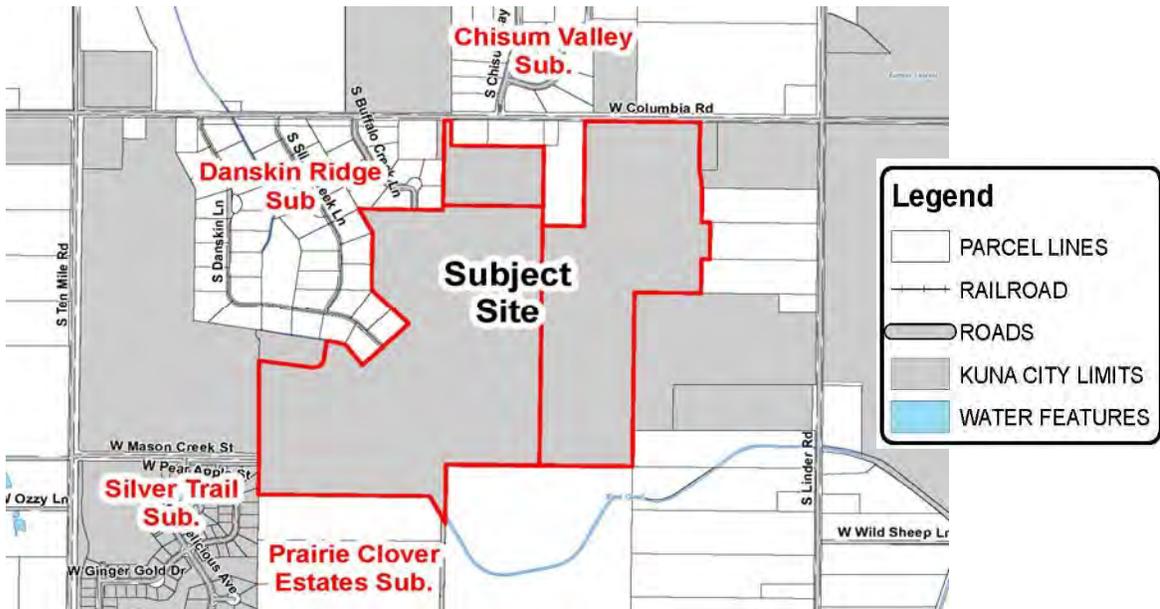
Staff is not aware of any environmental, health or safety conflicts.

9. **Agency Responses:**

The following agencies returned comments: City Engineer (Gordon Law, P.E.) Exhibit B 1, Ada County Highway District (Mindy Wallace) Exhibit B 2, Boise Project Board of Control (Bob Carter) Exhibit B 3, Central Dist. Health Dept. (Lori Badigian), Exhibit B 4, Idaho Transportation Department (ITD) Exhibit B 5, which are included with this case file and are included with this report.

F. **Staff Analysis:**

This subdivision application involves two lots within recorded plats, and an un-platted City parcel. All three properties are in Kuna City limits and already zoned R-6 (Medium Density Residential). This project is adjacent to four other platted subdivisions and is adjacent to a minor arterial (Columbia Rd.) and touches another mid-mile collector road (Mason Creek St.). All major public utilities are near, or adjacent to this site. Applicant intends to prepare the site for a new single-family housing development to be built over an anticipated 13 phases. Applicant believes full build-out will be achieved in approximately 13 years, if one phase per year (or 40 homes) is developed. The applicant is prepared to adjust their timeline with market demands.



Staff has reviewed Kuna’s Comprehensive Plan (Comp Plan), which encourages a variety of housing types and income levels numerous times throughout the Comp Plan. The sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan analysis) of this report. The City attempts to balance all housing types within the City. The project site is already zoned R-6 (Medium Density Residential) and the applicants request for a gross density of 3.65 dwellings per acre, is well under the existing zones density limits of six units per acre. Staff has reviewed the preliminary plat for technical compliance with KCC Chapter 6, and has determined that it appears to conform to KCC as required. Staff would recommend that

the applicant work with Kuna Rural Fire District (KRFD) to conform to the secondary access limits of the KRFD, for the number of homes utilizing access points.

The applicant has proposed a landscape buffer adjacent to Columbia Road and another landscape buffer on the south side of the project between the homes that will back the extended Mason Creek Street and the roadway. The applicant also proposes to install landscaping on both sides of a required north-south mid-mile collector (future School Avenue) that will be constructed near the middle of the project. The landscape plan provides other landscaped areas throughout the subdivision at the end of streets, and in landscape pockets. Staff has reviewed the landscape plan, and determined it appears to follow Kuna City Code 5-17. Staff recommends the applicant add two notes to the landscape plan for planting requirements, and submit an 11 X 17 for approval bearing the requested changes that are listed in the Recommended Conditions of Approval. The applicant has proposed 8.68 acres for open space, which is 6.65% of the projects area.

Staff has determined this application complies with its current zone and Title 5 and 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 15-05-S subject to any conditions of approval outlined by Commission.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5, Chapter 13
2. City of Kuna Comprehensive Plan, adopted September 1, 2009
3. City of Kuna Design Review Code Title 5, Chapter 4
4. City of Kuna Landscape Code Title 5, Chapter 17.
5. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Procedural Background:

On January 24, 2017, the Commission considered case number 15-05-S, including the application, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Factual Summary:

This site is located on the south side of Columbia Road, between Ten Mile and Linder Roads. The project consists of 130.55 (approx.) acres that are already in the City limits and currently zoned R-6 (Med. Den. Residential). Applicant requests preliminary plat approval for a new subdivision of 421 buildable lots, and 56 common lots consisting of 13 development phases. If approved, this project will take access from Columbia Road in two places, and a third access from a classified road will come from Mason Creek Street in the SWC of the project. Additionally, this project will extend the mid-mile road to the east, and provide multiple access points for future projects.

J. Commission's Findings of Fact:

Based upon the record in **15-05-S**, including the Comprehensive Plan, Kuna City Code, Staff's memorandums, including the exhibits, and the testimony elicited during the public hearing, the Commission hereby recommends *approval for Case No. 15-05-S*, a request for a subdivision preliminary plat request by the applicant as follows:

The Commission concludes that the Application complies with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the Subdivision regulations outlined in title 6 of KCC.

1. In making a decision regarding the Subdivision application, the Council is to consider Idaho Code §67-6535 (2), which states the following:

The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant

ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

In addition, Idaho Code §67-6535(2)(a), provides that:

Failure to identify the nature of compliance or noncompliance with express approval standards or failure to explain compliance or noncompliance with relevant decision criteria shall be grounds for invalidation of an approved permit or site-specific authorization, or denial of same, on appeal.

2. The Commission has the authority to recommend approval or denial Case No. 15-05-S. On January 24, 2017, Kuna's Commission voted to recommend approval of Case No. 15-05-S.
3. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on January 24, 2017 with the Commission.

K. Commission Comprehensive Plan

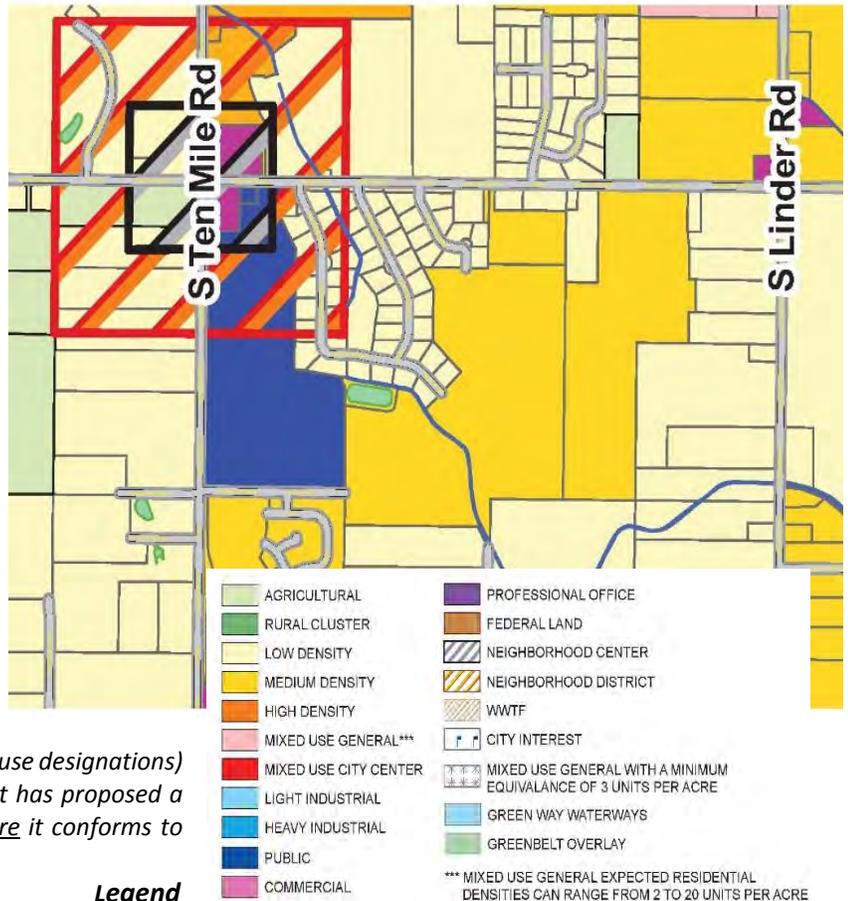
Analysis:

Commission determines the proposed subdivision for the *site is* consistent with the following Comp Plan components:

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 applications; including single-family, *multi-family*, apartments and condominiums. They were receptive to a greater mix of lot sizes and house price to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21 [CP]).

Comment: *The Comp Plan and the corresponding Future Land Use Map (with land use designations) provides for medium density (R-6). This project has proposed a density of less than six units per acre, therefore it conforms to the Comp Plan and the Future Land Use Map.*



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 General's criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the Economic value is 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 [CP]).

Comment: The Comp Plan encourages adequate housing for all income levels and calls for increasing pedestrian connections. This project supplies a number of additional housing types to Kuna's inventory and provides opportunities for quality housing. This development enhances the City's pedestrian network for non-motorized transportation, by proposing pathway connections to other subdivisions and the nearby elementary school.

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 [CP]).

Comment: This project adds a number of quality housing varieties to the City's inventory for all types of lifestyles, ages and economic groups. This project also proposes 6.65% open space which adds to the greenspaces in Kuna, keeping it a desirable City while enhancing the City's overall pathway network.

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 [CP]).

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 [CP]).

Comment: Applicant proposes a high-quality development with a variety of dwelling types, densities, and price points for all income levels in this part of Kuna as encouraged by the Comp Plan. This project significantly adds to the City's overall network of utilities, sidewalks and roadways, therefore it complies with logical, orderly development and discourages land divisions and development greater than one half acre, and avoids increased municipal services costs and sprawl.

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place (Pg.167 – Goal 1 and Pg. 168 – 1.2[CP]).

Comment: Applicant proposes good community and urban design principles through creation of greenspaces, extension of the pedestrian pathway network and adding to the City's sidewalk network. Applicant also proposes extending Mason Creek Street, which adds to the roadway system thereby complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). This development also incorporates landscape buffers, and creates a sense of place for citizens. Therefore, this project fosters sound community design concepts and complies with the Comp Plan goals and strengthens Kuna's image. Applicant has proposed a positive affect for adjoining property owners by developing under the allowed densities of the R-6 zone (3.65 Gross Density).

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 (Page 179 [CP]).

Comment: Applicant proposes an extension of the sidewalk and roadway system which complies with the Master Street Plan adopted by Kuna. Applicant also proposes connections to adjacent neighborhoods by adding pathways and sidewalks for pedestrian and non-motorized transportation. Applicant proposes R-6 housing densities thereby complying with Medium Density land use designation outlined within the Comp Plan and Comp Plan Map.

L. Commission's Idaho State Code Analysis:

1. **IC §67-6511 (2) C** requires that the Commission analyze the proposed changes to zoning ordinances to ensure that they are 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.
2. **IC §67-6513** provides that the City provide for mitigation of the effects of subdivision development on the ability of political subdivisions of the state, including school districts, 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. Through discussions and comments submitted by public service providers, the project would not create demonstrable adverse impact to quality of emergency service and/or delivery of said services, or impose substantial additional costs to current residents.

M. Commission's Conclusions of Law:

The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

1. The Commission feels the site *is* physically suitable for subdivision and development into a single-family subdivision, as proposed.

Comment: *The 130.55 acre (approximate) project appears to be suitable for subdivision and development as single-family subdivision, as proposed.*

2. The subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

3. The rezone and subdivision applications are not likely to cause adverse public health problems.

Comment: *The subdivision of the property would comply with the Comp Plan. The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

4. 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: *Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses. Commission did consider the subdivision and the location of the property with adjacent uses.*

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

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

6. Based on the evidence contained in Case No. 15-05-S, Commission finds Case No. 15-05-S adequately complies with Kuna City Code.

7. Based on the evidence contained in Case Nos. 15-05-S, Commission finds Case No. 15-05-S, generally complies with Kuna's Subdivision Code.

N. Recommended Conditions of Approval:

On January 24, 2017, the Planning and Zoning Commission voted to recommend conditional *approval* for Case No. 15-05 S based on the facts outlined in staff's memo and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends approval for Case No. 15-05-S, a Preliminary Plat and Subdivision request from David Crawford (B&A Engineers) and Tim Eck with DB Development, with the following conditions of approval to Commission:

- Applicant shall follow all conditions outlined in the staff memo, City Engineers comments, and all other applicable agency comments.

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.

- 2.1– With development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
 4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
 5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
 6. Street lights within the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
 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 and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
 9. All signage within/for the project shall comply with Kuna City Code.
 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. Applicant shall add the following notes to the landscape plans and resubmit a PDF for Planning and Zoning approved plans, bearing the changes.
 - 11.1 – Landscape contractor shall remove all twine/ropes and burlap from root balls.
 - 11.2 – Landscape contractor shall remove the wire basket from the top 1/2 of the root ball.
 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 City Council, or seek amending them through public hearing processes.
 13. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
 14. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This ____ day of _____, 2017.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Planner III
Kuna Planning and Zoning Department



City of Kuna

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

P & Z Findings of Fact & Conclusions of Law

To: Planning and Zoning Commission (**P & Z**)

Case Numbers: 16-12-AN (Annexation)
Renascence Farms and Mason Creek Farms

Location: Near the northwest and northeast Corner of Ten Mile and Lake Hazel Roads, Meridian, Idaho 83642

Planner: Troy Behunin, Planner III

Hearing Date: February 14, 2017
Findings of Fact: *February 28, 2017*

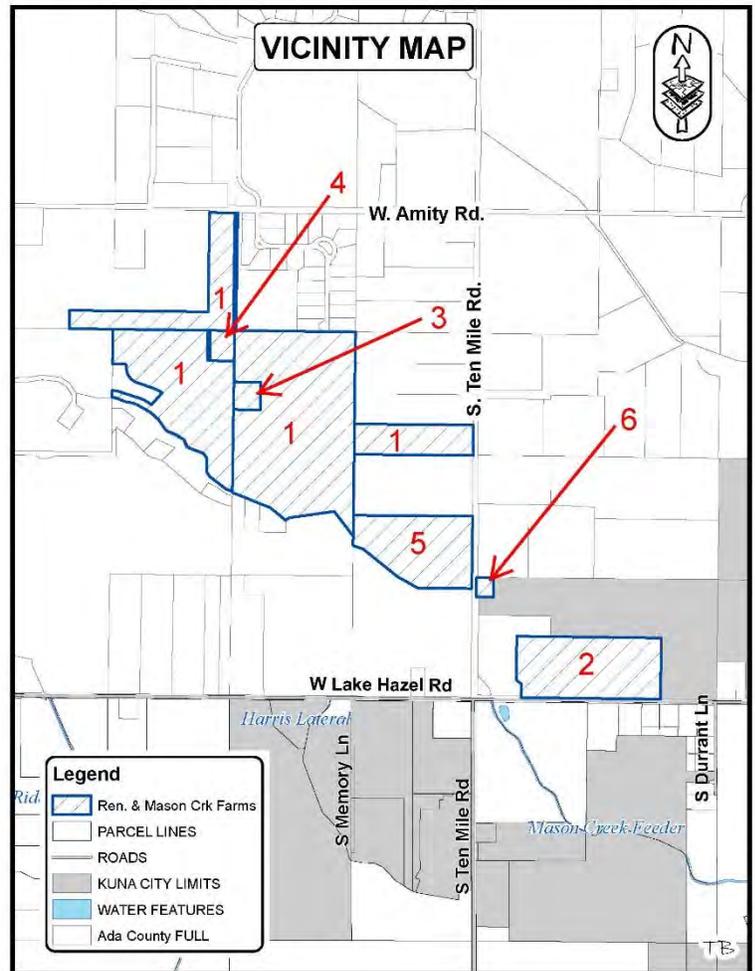
Engineer: **KM Engineering**
Kirsti Grabo
9233 W. State St,
Boise, ID 83714
208.639.6930
KGrabo@kmengllp.com

Owners (6): **1-Renascence Farm, LLC and**
2-Mason Creek Farm, LLC,
6152 W. Half Moon Ln.
Eagle, ID, 83616

3-Roy & Jeanne Spaulding **4-Brent & Leslie Anderson** **5-Alan & Kathryn Colson** **6-Doug & Susan Roberts**
3975 W. Amity Rd. 3985 W. Amity Rd. 5975 S. Ten Mile Rd. 6020 S. Ten Mile Rd.
Meridian, ID 83642 Meridian, ID 83642 Meridian, ID 83642 Meridian, ID 83642

Table of Contents:

- | | |
|--------------------------|---------------------------------------|
| A. Process and Noticing | H. Procedural Background |
| B. Applicants Request | I. Factual Summary |
| C. Aerial map | J. Findings of Fact |
| D. Site History | K. Comprehensive Plan Analysis |
| E. General Project Facts | L. Idaho Code Analysis |
| F. Staff Analysis | M. Conclusions of Law |
| G. Applicable Standards | N. Recommended Conditions of Approval |



A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that annexations are designated as public hearings, with the P & Z Commission as a recommending body and City Council as the decision making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

- | | |
|----------------------------------|--|
| i. Neighborhood Meeting | October 19, 2016 (13 persons attended)
January 4, 2017 (2 persons attended) |
| ii. Agency Comment Request | December 15, 2016 |
| iii. 315' Property Owners Notice | January 23, 2017 |
| iv. Kuna, Melba Newspaper | January 25, 2017 |
| v. Site Posted | February 3, 2017 |

B. Applicant's Request:

On behalf of Renaissance Farm, LLC, Mason Creek Farm, LLC, Melvin and Jeanne Spaulding, Brent and Leslie Anderson, Alan and Kathryn Colson and Doug and Susan Roberts, the applicant Kirsti Grabo with KM Engineering, requests approval to annex approximately 165 acres into Kuna City with an R-6 (Medium Density Residential) zone. Approximately 139 acres of the application are located between Ten Mile and Black Cat Roads, south of Amity Road. Approximately 26 acres are located east of Ten Mile and north of Lake Hazel near the NEC of Ten Mile and Lake Hazel Roads. *These lands are not seeking development entitlements at this time.*

C. Aerial Map:



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D. Site History:

These parcels are currently in the County, with varying historical uses, ranging from residential to farming.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. In January of 2017, Kuna received approval for an Area of City Impact Boundary line (ACI) expansion by Ada County Board of County Commissioners. With that approval, the new ACI boundary has been extended to Lake Hazel Road. The Comprehensive Plan Map guides development for lands within the City limits and lands within the ACI. This application is for lands north of Lake Hazel and as such, this project has no Comprehensive Plan Map designations for these lands.
2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail through the NEC of the site, situated along the Mason Creek feeder among other water bodies in the area. Accordingly, it is the City’s goal and desire to increase the number of trails and pathways in Kuna. It is necessary for each parcel to develop trails and pathways along frontages of their canals and ditches to comply with the Master Plan’s goals by either starting a pathway, or extending one in that area at time of development.



3. Surrounding Land Uses:

North	RUT	Rural Urban Transition – Ada County
South	A	Agriculture – Kuna City
East	RR	Rural Residential – Ada County
West	C-1	Neighborhood Commercial – Kuna City

4. Parcel Sizes, Current Zoning, Parcel Numbers:

Property Owner	Parcel Size (Approximately)	Current Zone: (RUT) Rural Urban Transition	Parcel Number
Mason Creek Farms, LLC	24.61 acres	RUT – Ada County	S1235347051
Renascence Farms, LLC	14.96 acres	RUT – Ada County	S1234212935
Renascence Farms, LLC	0.44 acres	RUT – Ada County	S1234212405

<i>Renascence Farms, LLC</i>	0.44 acres	RUT – Ada County	S1234121105
<i>Renascence Farms, LLC</i>	0.20 acres	RUT – Ada County	R0967660151
<i>Renascence Farms, LLC</i>	30.38 acres	RUT – Ada County	R0967660155
<i>Renascence Farms, LLC</i>	57.12 acres	RUT – Ada County	R0967660156
<i>Renascence Farms, LLC</i>	10 acres	RUT – Ada County	S1234142350
<i>Anderson, Brent & Leslie</i>	2 acres	RUT – Ada County	S1234244200
<i>Spaulding, Melvin & Jeanne</i>	2 acres	RUT – Ada County	S1234131300
<i>Colson, Alan & Kathryn</i>	20.07 acres	RUT – Ada County	S1234417520
<i>Roberts, Doug & Susan</i>	1 acre	RUT – Ada County	S1235336450

5. **Services:**

- Sanitary Sewer– City of Kuna (*at time of development*)
- Potable Water – City of Kuna (*at time of development*)
- Irrigation District – Boise-Kuna Irrigation District, and the Nampa & Meridian Irrigation District
- Pressurized Irrigation – City of Kuna (KMID) (*at time of development*)
- Fire Protection – Kuna Rural Fire District
- Police Protection – Kuna Police (Ada County Sheriff’s office)
- Sanitation Services – J&M Sanitation

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

Approximately 154 acres of the land is being used for agricultural purposes. The remaining lands are being used as residential. Applicant anticipates that the land will continue the historic agricultural uses on the lands until development occurs. The current residences will remain as residential uses.

7. **Transportation / Connectivity:**

The applicant has not proposed connection to public streets at this time, as the application is solely for annexation into Kuna City limits. At the time of future development, access points will need to follow design standards according to City and ACHD (Ada County Highway Dist.) codes in place at that time. Current legal points of access being used at this time by any of these land owners may remain until development requires a change.

8. **Environmental Issues:**

Staff is not aware of any environmental, health or safety conflicts.

9. **Agency Responses:**

The following agencies returned comments: City Engineer (Gordon Law, P.E.) *Exhibit B 1*, Ada County Highway District (Stacey Yarrington) *Exhibits B 2 & 3*, Boise Project Board of Control (Bob Carter) *Exhibit B 4*, Central Dist. Health Dept. (Lori Badigian), *Exhibit B 5*, COMPASS Idaho, (Carl Miller) *Exhibit B 6*, and Nampa & Meridian Irrigation Dist. (Greg Curtis), *Exhibit B 7* which are included with this case file and are included with this report.

F. **Staff Analysis:**

The applicant is only interested in annexation of the Renascence Farms and Mason Creek Farms sites, however, in the future when development is desired, the project will be required to submit for subdivision and design review approvals and follow the public hearing process for that entitlement.

The properties are adjacent to Kuna City limits as demonstrated within *Exhibit A 2 c*. This project is adjacent to three principle arterials, Ten Mile, Amity and Lake Hazel Roads. All major public utilities are approximately 700 feet south of Lake Hazel Road. Applicant has been made aware that development of the Renascence and Mason Creek Farm parcels will require connection to city services and require connection fees for that

purpose. It is anticipated when Renaissance Farms and Mason Creek Farms lands move forward with development *in the future*, it will require a number of phases for complete build-out.

Among the Category ‘A’ annexation requirements for annexing lands into the city, a land owner must submit an request for annexation. Furthermore, it requires that parcels must touch current city limits. The following land owners have submitted a “consent to annex” letter, which has been recorded with Ada County records and these consent letters are included as exhibits with this memo – See Exhibits C 5, C 6, C 7 and C 8.

<u><i>Exhibit C 5</i></u> <i>Brent & Leslie Anderson</i> 3985 W. Amity Rd. Meridian, ID 83642 APN - S1234244200	<u><i>Exhibit C 6</i></u> <i>Alan & Kathryn Colson</i> 5975 S. Ten Mile Rd. Meridian, ID 83642 APN - S1234417520
<u><i>Exhibit C 7</i></u> <i>Doug Roberts & Susan Hickman</i> 6020 S. Ten Mile Rd. Meridian, ID 83642 APN - S1235336450	<u><i>Exhibit C 8</i></u> <i>Jeanne & Melvin Spaulding</i> 3975 W. Amity Rd. Meridian, ID 83642 APN - S1234131300

It is important to outline the annexation pathway relied upon for this application. The Roberts’ property touches current city limits. The Coulson property touches the Roberts’ property (across Ten Mile Road – public Rights-Of-Way do not block a touch). The Renaissance Farm, LLC, property touches the Coulson property. The Anderson and Spaulding properties are completely surrounded by the Renaissance Farm properties. The Mason Creek Farm property touches the City limits on its north and east side. The pathway is depicted on the map of page one of this memo.

These lands are north of Lake Hazel Road and Kuna’s recently approved ACI boundary. However, it is noted that Tim Eck (Renaissance and Mason Creek Farms, LLC’s), met with the City of Meridian and notably, Mayor de Weerd, about this annexation request prior to application submittal. The City of Meridian has agreed to support the annexation of these properties (See *Exhibit C 1*).

Staff has reviewed Kuna’s Comprehensive Plan (Comp Plan), and found that the Comp Plan encourages a variety of housing types for all income levels numerous times throughout the document. Pertinent sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report. The City attempts to balance all housing types within the City. Staff will work with the applicant as future applications come forward for a preliminary plat to ensure technical compliance with Kuna City Code (KCC), as required. Staff would recommend that the applicant work with Kuna City, ACHD, and Kuna Rural Fire District (KRFD) to conform to each agency’s requirements.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan document; and forwards a recommendation of approval for Case No’s 16-12-AN, subject to any conditions of approval outlined by Kuna’s Commission and City Council.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5, Chapter 13.
2. City of Kuna Comprehensive Plan, adopted September 1, 2009.
3. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Procedural Background:

On February 14, 2017, the Planning and Zoning Commission considered the case, including the application, agency comments, staff’s memo, the application exhibits and public testimony presented or given.

I. Factual Summary:

This parcels are located near the northeast and northwest corners of Ten Mile and Lake Hazel Roads. The project consists of 165 (approx.) acres that are adjacent to City limits and all parcels are currently zoned RUT (Rural Urban Transition – County). Applicant requests to annex the same parcels into Kuna City with the R-6 (Medium Density Residential) zone for each parcel. All parcels in this application are adjacent to either Ten Mile Road, Lake Hazel Road or Amity Road; all roads are classified as principle arterials.

J. Findings of Fact:

Based upon the record contained in Case No. **16-12-AN**, including the Comprehensive Plan, Kuna City Code, staff’s memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby recommends *approval* of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 16-12-AN, a request for annexation into Kuna City limits by the applicant follows:

The Commission concludes that the applications comply with the City of Kuna’s Zoning regulations (Title 5) of KCC and/or the Subdivision regulations outlined in title 6 of KCC.

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

Comment: *The Kuna Commission held a public hearing on the subject applications on February 14, 2017, to hear from City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

2. Based on the evidence contained in Case No. 16-12-AN, this proposal appears to *generally* comply with the Comprehensive Plan.

Comment: *The Comp Plan has listed numerous goals for providing single-family and multi-family housing in Kuna. The Comp Plan describes this property as Medium Density. As this project proposes to accommodate single-family residential uses the project generally follows the goals of the Comp Plan.*

3. The Kuna Commission has the authority to recommend approval for this application.

Comment: *On February 14, 2017, the Commission voted to recommend approval for case No. 16-12-AN.*

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 sections, notice requirements were met to hold a public hearing on February 14, 2017.*

K. City Commissions Comprehensive Plan Analysis:

Commission determines the proposed annexation and zoning request for the *site* is consistent with the following Comp Plan components:

Housing:

Residents expressed interest in a mix of residential type dwellings applications; including a variety of housing. They were receptive to a greater mix of lot sizes and house price to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21 Comprehensive Plan [CP]).

Comment: *The Comp Plan provides for a mix of residential uses. This project has proposed a zone that provides an opportunity for a variety of densities, therefore it generally conforms to the Comp Plan goals and policies.*

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 General's criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the Economic value is intact.*

Economic Development Goals and Objectives - Section 5 - Summary:

Promote and 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 [CP]).

Comment: *The Comp Plan encourages an adequate mix of housing for all income levels and calls for increasing pedestrian connections. The requested zoning for this project provides an opportunity for a number of additional housing types to Kuna's inventory and quality housing. At time of development, this project should be conditioned to add to the City's pedestrian network for non-motorized transportation, by proposing pathway connections for development to connect to in the future.*

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 [CP]).

Comment: *The requested zoning provides for quality housing opportunities and multiple housing varieties to the City's inventory for all types of lifestyles, ages and economic groups.*

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 development while discouraging development of 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 [CP]).

Comment: *With the requested zoning, applicant proposes a future high quality development with a variety of dwelling types, densities, and price points for all income levels Kuna as encouraged by the Comp Plan. In the future, this project could significantly add to the City's overall network of, utilities, sidewalks and roadways, therefore it complies with logical, orderly development and discourages land divisions and development greater than one half acre, and could avoid increased municipal services costs and sprawl.*

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create well planned neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place (Pg.167 – Goal 1 and Pg. 168 – 1.2 and 2.1[CP]).

Comment: Applicant should be conditioned to offer good community and urban design principles through creation of greenspaces, add to the pedestrian pathway network and add to the City's sidewalk network. At time of future development, applicant shall improve classified roadways, which add to the roadway system thereby complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). At time of development, the applicant should be conditioned to incorporate landscape buffers creating a sense of place for citizens. In the future, applicant should be conditioned to follow sound community design concepts and comply with the Comp Plan goals and help strengthen Kuna's image.

L. City Council's Idaho State Code Analysis:

1. **IC §67-6511 (2) C** requires that the Commission analyze the proposed changes to zoning ordinances to ensure that they are 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.
2. **IC §67-6513** provides that the City provide for mitigation of the effects of subdivision development on the ability of political subdivisions of the state, including school districts, 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. Through discussions and comments submitted by public service providers, the project would not create demonstrable adverse impact to quality of emergency service and/or delivery of said services, or impose substantial additional costs to current residents.

M. P & Z Commission's Conclusions of Law:

The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

1. The Commission feels the site *is* physically suitable for development in the future.

Comment: *The 165 acre (approximate) proposal appears to be suitable for annexation, as proposed.*

2. The zoning request is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

3. The annexation application is not likely to cause adverse public health problems.

Comment: *The annexation of the property would generally comply with the Comp Plan. In the future, the project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

4. 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: *Through correspondence with public service providers and application evaluation, this annexation request appears to avoid detriment to surrounding uses. Commission did consider the annexation and the location of the property with adjacent uses.*

5. The existing and proposed street and utility services in proximity to the site are suitable *or* adequate for future residential purposes.

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for a future project.*

6. Based on the evidence contained in Case No. 16-12-AN, Commission finds Case No. 16-12-AN adequately complies with Kuna City Code.
7. Based on the evidence contained in Case No. 16-12-AN, Commission finds Case No. 16-12-AN generally complies with Kuna's Zoning Code.

N. Recommended Conditions of Approval:

On February 14, 2017, the Planning and Zoning Commission voted 3-0, recommending conditional *approval* for Case No. 16-12-AN, based upon the facts outlined in staff's memo, the Comp Plan, Kuna City Code, the record before the Commission, the applicant's presentation, public testimony and discussion at the at the February 14, 2017, public hearing, and the Kuna Commission votes to recommend approval for Case No. 16-12-AN with the following conditions of approval at time of development in the future:

- Applicant shall follow all conditions noted in the staff report, and applicable agency comments.
 - Applicant shall receive the R-4 zone, as accepted by the applicant, for the properties west of Ten Mile, also known as the Renaissance Farms properties (as outlined in the staff report).
 - The applicant shall work with staff during the preliminary plat and consider amenities, including paths as discussed, especially along the proposed greenbelt area along Mason Creek.
 - Applicant shall provide transition lots nearest the Bitter Creek subdivision – Between 1.0 and .85 acre in size.
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
 2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.

- 2.1– With development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
 4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
 5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
 6. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
 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 and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
 9. All signage within/for the project shall comply with Kuna City Code and shall be approved in the design review process with all new commercial and multi-family.
 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. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
 12. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
 13. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This _____ day of _____, 2017.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Planner III
Kuna Planning and Zoning Department



City of Kuna

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

Design Review Staff Memo

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

Case Numbers: 17-01-DR (Design Review)
and 17-03-SN (Sign) *Bi-mart
within Ridley's Family
Center Subdivision No. 2
(Forthcoming).*

Location: South West Corner (SWC) of
Deer Flat Road – West of
Ridley's Market & Ace
Hardware

Planner: Troy Behunin, Planner III

Meeting Date: February 28, 2017

Owner: **Bi-Mart Corporation**
Jon Scanlan
220 Seneca Road
Eugene, OR 97402
541.344.0681
Jon.scanlan@bimart.com

Representative: **SSW Engineers**
Becky Wiltse
2350 Oakmont Way, Ste. 105
Eugene, OR 97401
541.485.8383
beckyw@sswengineers.com

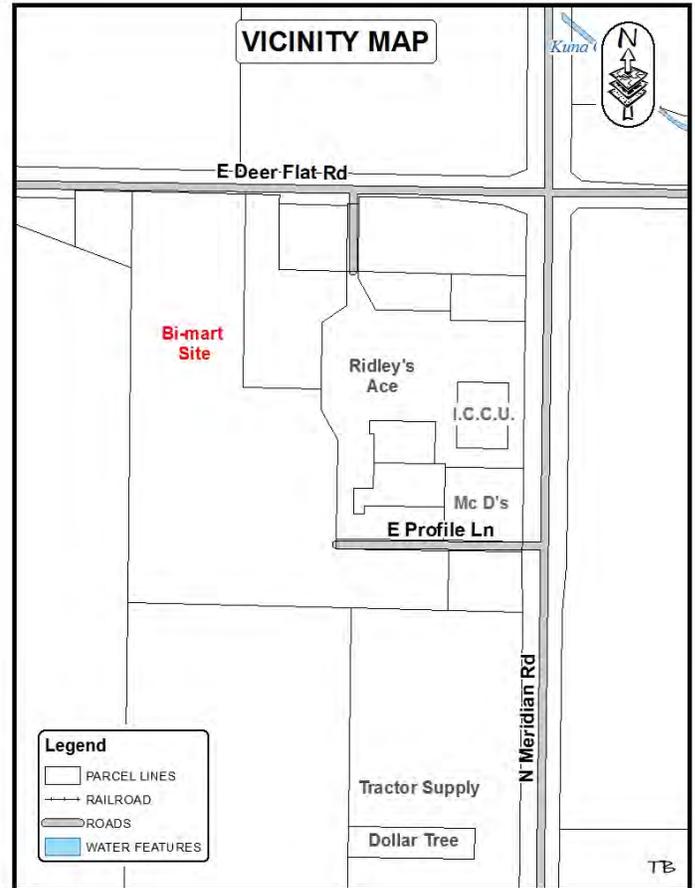


Table of Contents:

- A. Course Proceedings
- B. Applicant Request
- C. Aerial Maps
- D. History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. 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 new commercial buildings, landscaping, parking lots and signage are required to submit an application for review by the Design Review Committee (DRC). As a public meeting item, this action requires no formal public noticing actions.

a. **Notifications**

i. Agenda

February 28, 2017

2. In accordance with KCC 5-4-2 and KCC 5-10-4-G-10, these applications seek DRC approval for building, landscaping, parking lot design and street light location approval for a new Bi-mart store with accompanying store signage in Kuna.

B. **Applicant Request:**

1. Applicant requests approval from the Planning and Zoning Commission (acting as Design Review Committee) for a new 32,000 square foot commercial building to house a new Bi-mart store, accompanying landscaping, parking lot, and signage within the *future* Ridley's Family Center| No. 2, Commercial subdivision.

C. **Aerial Map:**



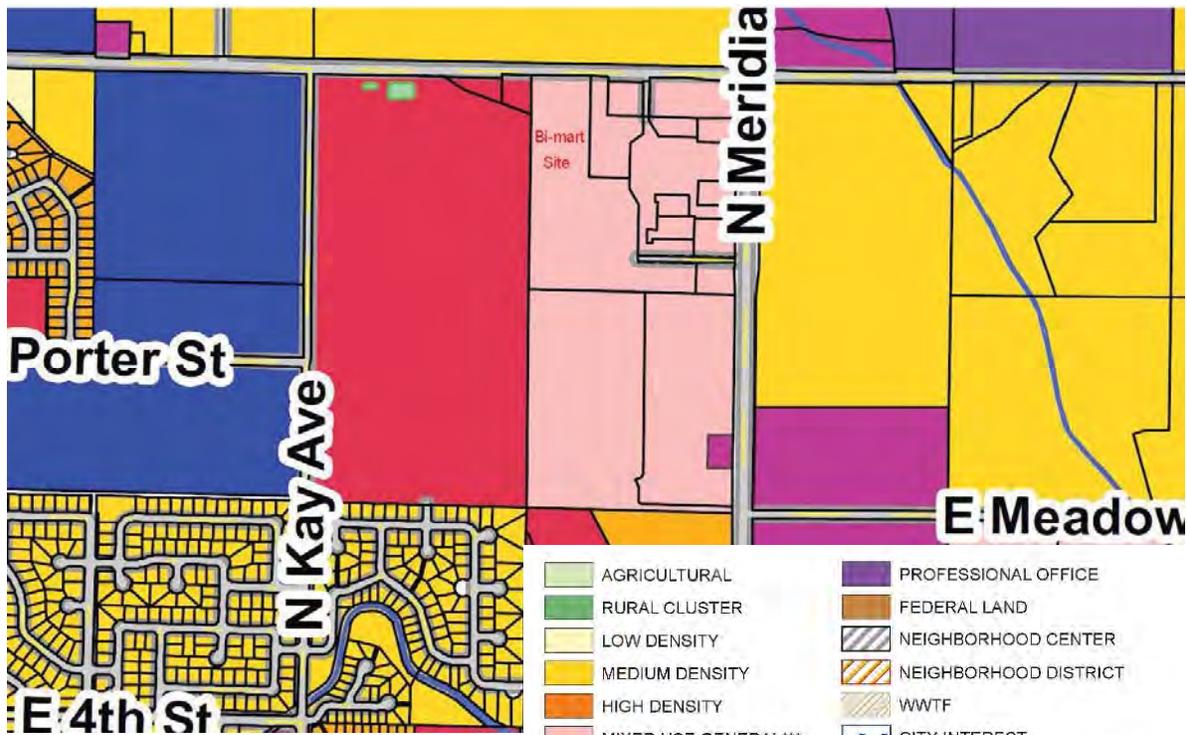
©COPYRIGHTED

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 new Bi-mart store will be approximately 32,000 square feet in size and will have accompanying landscaping, parking lot and accompanying signage.

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



Legend

2. Surrounding Land Uses:

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

3. Parcel Sizes, Current Zoning, Parcel Numbers:

- Approximately 2.97 acres (129,373 +/- SF)
- C-1, Neighborhood Commercial
- Parcel No. S1324110090 (until Commercial Subdivision Records)

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, and at least one tree that will be removed due to its poor condition.

6. **Transportation / Connectivity:** Approved driveway access ingress/egress from N. Abstein Lane, north of Ridley's, and E. Profile Lane, south of McDonalds. Ridley's Family Center No. 2 (by others) will propose and improve a new road west of this site, establishing a new segment of the existing Sailer Place. It will be built with full improvements to Kuna city and ACHD standards.
7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. This site's topography is generally flat, and contains a known drain ditch in the south part of the site to be engineered under the direction of the City Engineer during the civil construction plan review approval process.

F. Staff Analysis:

Staff has reviewed the application and finds that the proposed building, landscaping, parking lot and proposed signage generally satisfies the intent of Kuna's Codes and fits into the overall vision of the C-1 District and generally conforms to the 'Kuna Architecture' guidelines and parking standards.

Staff has worked with the applicant to modify the appearance of the building to bring it into conformance with established Kuna Architecture design standards. Staff finds that the proposed new commercial building for Bi-mart is in general conformance with the Design Review Ordinance (Kuna City Code [KCC] Title 5, Chapter 4).

The applicant has proposed 139 parking spaces (10' X 20') and staff finds the parking lot is in substantial conformance with KCC Title 5 Chapter 9. Staff notes the applicants' street light plan appears to conform to the city's LED standards. Staff notes that HVAC equipment is only partially visible at 100' from the building (as noted on the elevations sheet) and appears to follow the spirit and intent of the design review overlay district for mechanical concealment. Trash enclosures have been provided in the rear and may need adjustment to their orientation to meet the needs of J & M Sanitation for servicing. Staff recommends that applicant be conditioned to work with J & M sanitation to meet their requirements.

Staff finds the proposed landscaping to be in substantial conformance with KCC Title 5 chapter 17, Kuna's Landscaping Ordinance. Gravel is not an acceptable ground cover in the C-1 zone and should be avoided for planter beds. Applicant has stated that a landscape buffer for the west side of the site (along future Sailer Place) will be planted by others. Landscaping will be required to be installed in connection with the forthcoming final plat for Ridley's Family Center No. 2 Sub.

Proposed wall signs (and other signage) require design review application and accompany this application. Staff finds that all signage is in substantial conformance with KCC 5-10-4-G and Q. However, staff recommends that the proposed pole sign be constructed in such a way to allow for future businesses to add their signs to the monument. Staff desires to avoid visual clutter and sight pollution and distractions for motorists maintaining the intent and spirit of the design review overlay district objectives and goals. Additional businesses will locate to the area and staff desires to avoid a pole sign for each parcel in the future maintain those goals.

Applicant is hereby notified that this project is subject to design review inspections and fees. Required inspections (post construction), are to verify building, parking lot, street light, landscaping and signage compliance, prior to issuance of the certificate of occupancy for the building.

If the recommended changes/coordination with regard to the trash enclosures and pole sign are conditioned, staff views the proposed new commercial building, landscaping, parking lot, street light locations and signage to be generally consistent with the goals and vision of the overlay district for Kuna city. Staff forwards a recommendation of approval for case No.s 17-01-DRC and 17-03-SN 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 Overlay District Ordinance, 2011-06
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) a Design Review request (Case No. 17-01-DRC and 17-03-SN), by Becky Wiltse with SSW Engineers (on behalf of Bi-mart Corporation), with/without the following conditions of approval:

Conditions of Approval:

1. Signage for the site shall comply with current Kuna City Code and *obtain a sign permit prior to construction.*
2. Lighting within the site shall comply with the Kuna City Code and all LED standards.
3. Landscaping shall be maintained in a healthy condition. Applicant shall replace dead/dying or landscaping in extreme conditions, within 3 weeks, seasons permitting.
4. Staff recommends that applicant be conditioned to work with J & M sanitation to meet their requirements.
5. Staff recommends that the proposed pole sign be constructed in such a way to allow for other businesses to add their signs to the pole.
6. The applicant shall follow all staff and agency recommendations.
7. The applicant shall comply with all federal, state and local laws.

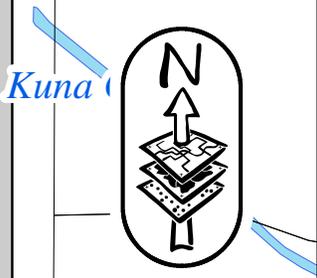
DATED: This 28th day of February, 2017.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Planner III
Kuna Planning and Zoning Department

VICINITY MAP



E Deer Flat Rd

Bi-mart Site

Ridley's
Ace

I.C.C.U.

Mc D's

E Profile Ln

N Meridian Rd

Tractor Supply

Dollar Tree

Legend

- PARCEL LINES
- RAILROAD
- ROADS
- WATER FEATURES

TB



Bi-mart
Site

N Meridian Rd

69

E Deer Flat Rd

January 18, 2017

City of Kuna
Design Review Committee
P.O. Box 13
Kuna, ID 83634



SSW
ENGINEERS^{INC}
CIVIL • STRUCTURAL • BUILDING DESIGN
SURVEYING • LAND USE PLANNING

2350 Oakmont Way, Suite 105
Eugene, OR 97401
(541) 485-8383 Fax (541) 485-8384
www.sswengineers.com

RE: Detail letter of explanation for project

To Whom It May Concern:

SSW Engineers, Inc. and Bi-mart Corporation are submitting the enclosed design review submittal, application, and other supporting documents and materials in order to gain approval by the design review committee to proceed with civil and building permits for a 32,000 square foot Bi-mart retail store within the Ridley's Family Center Subdivision No. 2 lot 15.

Per the design review application, we are asked to explain or justify how the project meets the design review standards. Below is a list of code references and how our site or building meets the intent of the code.

5-4-6 A. 1. Site Design Objectives:

SSW and Bi-mart believe that our site plan meets all of the site design objectives with respect to the impacting traffic on adjacent streets, providing safe pedestrian access to the retail store and functional safe vehicle parking lot. Please see sheets C1.0 for the site plan, parking layout, sidewalks and building location within the site.

5-4-6 A. 2. Site Landscaping:

CSHQA designed the site landscaping to include all the new plantings, irrigation and screening of the areas that would be deemed unsightly. Please see sheet L1.0 for site landscaping plan.

5-4-6 A. 3. Site Grading and Drainage:

SSW designed the site grading and drainage to keep all of the storm water created on lot 15 within lot 15's boundary. The proposed design for the stormwater treatment is to utilize seepage beds and subsurface storage beds due to the soil types within the site. Please see sheets C4.0 and C5.0 for stormwater plan and grading plan.

5-4-6 A. 4. Utilities:

SSW designed the utilities to service the building all underground which includes, water, wastewater, fire line, electrical, gas, cable and telephone. The water, wastewater, gas, and fire line will enter the northeast corner of the building with the gas meter installed on the north side of the north east corner. The gas meter will be painted to match the body of the building at that location as to not draw the attention of the public. The stand-by generator is located at the rear of the building and is screened by a six foot tall CMU wall. At this point in time, electrical service has not yet been designed to reach lot 15, therefore location of the underground electrical line cannot be set yet. The mechanical units will be located on the roof and nearly all of the units will be screened by the parapets on the building when standing one hundred feet away from the building.

5-4-6 A. 5. Building Design:

SSW designed the exterior building material to be consistent with the current adjacent building (Merrell Town Center) of CMU. The ratio between height and width of the building are similar designs to the Merrell Town Center. Due to Bi-mart being a membership store, they have one main entrance and one main exit (beyond the fire exits required by the building code) in order to allow only members to enter the store which is covered by a vestibule type roof system with columns out in front. In addition to the large vestibule style roof system, the front of the building offers relief with cable tensioned awnings on either side of the vestibule roof.

5-4-6 B. Architectural Requirements:

The exterior of the retail store will offer the following surfaces: smooth CMU, scored CMU, split face CMU, rock veneer, and stucco. The building's roof will be a white single-ply roof that will be completely screened by parapets around the building and the vestibule style roof will be a green metal roof. At this time, there are no fences in the design of the project, but the stand-by generator and trash bins are in separate CMU wall enclosures. The front of the building and the west side, also known as the garden center, will be concrete with saw cut joints. The building main body color will be an off-white color known as Wool Skein with Nuthatch and green accent colors for all cornice, flashing, and visible roofing. Please see drawing A2.0A for color renditions along with the paint samples.

5-4-6 C. Requirements of the commercial, public arterial roadway districts:

The site is designed to be a retail store which follows the projected design for the entire property as being a retail center having pedestrian connectivity between the lots to the north and Bi-mart by utilizing a sidewalk down the middle of the parking area. The building is facing north toward Deer Flat Road and meets the height restriction of less than sixty feet tall. The exterior of the building is intended to be anti-glare and appealing to the eye in most lights. As mentioned in the paragraphs above, the entrance is clearly defined by the vestibule style roof. The building features a variety of wall reliefs including pilasters, canopies, cornices, and accent painting and changes of materials, and meets the code with having parapets around the entire main building with a sloping front vestibule style roof which also meets the façade wall plane projection code along with the pilasters and truck dock projections. Due to security and possible theft from the store, Bi-mart installs the absolute minimum windows in their stores which includes two store front doors and one pharmacy window.

5-4-6 F. Commercial (C-1, C-2, C-3 zoning districts)

The parking lot was designed diligently to meet Kuna's parking regulations and landscaping code by utilizing nine foot by twenty foot parking stalls with less than twelve contiguous spaces therefore only painting a single line delineating parking spaces. Based on code 5-9-3, retail stores are required to have one parking space for every two hundred fifty square feet of floor area; Bi-mart's building is required to have one hundred thirty nine parking spaces with five ADA parking spaces. The proposed site plan shows one hundred forty nine spaces with six ADA parking spaces. The entire property is covered with cross-access easements which allows for shared parking for all tenants within the property.

In conclusion, we strived to interpret and meet all the applicable portions of the Kuna Design Review Code with the parking lot layout, revising the exterior of the building, and meeting the trash and stand-by generator enclosure codes.

Thank you,



Becky Wiltse
Project Manager



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

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

Contact/Applicant Information

Owners of Record: <u>Building Owner: Bi-mart Corporation: Jon Scanlan</u> Address: <u>P.O. Box 2310</u> City, State, Zip: <u>Eugene, OR 97402</u>	Phone Number: <u>541-344-0681</u> E-Mail: <u>Jon.Scanlan@bimart.com</u> Fax #: <u>800-333-8967</u>
Applicant (Developer): <u>Bi-mart Corporation: Jon Scanlan</u> Address: <u>P.O. Box 2310</u> City, State, Zip: <u>Eugene, OR 97402</u>	Phone Number: <u>541-344-0681</u> E-Mail: <u>Jon.Scanlan@bimart.com</u> Fax #: <u>800-333-8967</u>
Engineer/Representative: <u>SSW Engineers: Becky Wiltse</u> Address: <u>2350 Oakmont Way Suite 105</u> City, State, Zip: <u>Eugene, OR 97401</u>	Phone Number: <u>541-485-8383</u> E-Mail: <u>BeckyW@sswengineers.com</u> Fax #: <u>541-485-8384</u>

Subject Property Information

Site Address: <u>No Address Provided yet. (West of the Ridley's Family Market)</u>	
Site Location (Cross Streets): <u>Deer Flat Road and Meridian.</u>	
Parcel Number (s):	<u>Proposed lot 15</u>
Section, Township, Range: <u>Section 24, Township 2 North, Range 1 West,</u>	
Property size : <u>2.97 Acres (129,362 sq. ft.)</u>	
Current land use: <u>Proposed Commercial/Retail</u>	Proposed land use: <u>Proposed Commercial/Retail</u>
Current zoning district: <u>C-2</u>	Proposed zoning district: <u>C-2</u>

Project Description

Project / subdivision name: Retail Store for: Bi-mart

General description of proposed project / request: This request is to design and build a Bi-mart Retail Store in Kuna, ID

Type of use proposed (check all that apply):

Residential _____

Commercial Retail Store

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: _____

Any existing buildings to remain? Yes No

Number of residential units: _____ Number of building lots: _____

Number of common and/or other lots: _____

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: 1 Other lots: _____

Gross floor area square footage: 34,355 Existing (if applicable): 0

Hours of operation (days & hours): 9am-8pm most days Building height: 30'-0"

Total number of employees: 40 Max. number of employees at one time: 25

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

Fencing type, size & location (proposed or existing to remain): There are no fences proposed at this time.

Proposed Parking:

a. Handicapped spaces: 5 Dimensions: 10'x20'

b. Total Parking spaces: 139 parking spaces (including 5 ada) Dimensions: 10'x20'

c. Width of driveway aisle: 27', 36', 22'

Proposed Lighting: Site lighting: Airo LED Series

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): See Landscape Plan: Trees & Shrubs.

Applicant's Signature: [Signature] Date: 2/2/17



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. _____

FILES: _____

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

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

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

Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Date of pre- application meeting : <u>N/A per Troy B.</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards. letter enclosed	<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. G0.1	<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'). G0.2	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input type="checkbox"/>

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

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

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

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

Site Plan

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Property lines Record Survey by Fox Land Surveying	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of "Plan Preparer" with contact information G0.0	<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 C4.0	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location of public restrooms N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Existing / proposed utility service and any above-ground utility structures and their location C3.0	<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 C1.0	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas C1.0 & C5.0	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Trash storage areas and exterior mechanical equipment, with proposed method of screening C1.0, A2.0 & A2.0A	<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 checked="" type="checkbox"/>	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles C1.0, C5.0	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations and uses of ALL open spaces N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations, types and sizes of sound and visual buffers <i>(Note: all buffers must be located outside the public right-of-way)</i> L1.0	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle C1.0 & L1.0	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations of subdivision lines <i>(if applicable)</i> C1.0 & Record Survey	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles C1.0 & L1.0	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location of walls and fences and indication of their height and material of construction N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Roofline and foundation plan of building, location on the site C1.0 S1.0 & S1.2	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and designations of all sidewalks C1.0 C5.0 & L1.0	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and designation of all rights-of-way and property lines	<input type="checkbox"/>
	Record Survey	

Landscape and Streetscape Plan

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

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Boundaries, property lines and dimensions Record Survey	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of "Plan Preparer" with contact information G0.0	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Type and location of all plant materials and other ground covers. L1.0 <i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed. L1.0	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Method of irrigation. <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc. L1.0 Sign locations <i>Note: A separate sign application must be submitted with this application</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations and uses for open spaces N/A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle L1.0	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles L1.0	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and designations of all sidewalks L1.0	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer. C4.0 & C5.0	<input type="checkbox"/>

Building Elevations

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Detailed elevation plans of each side of any proposed building(s) or additions(s) <i>Note: Four (4) elevations to include all sides of development and must be in color</i> A2.0 & A2.0A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Identify the elevations as to north, south, east, and west orientation	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Colored copies of all proposed building materials and indication where each material and color application is to be located <i>Note: Submit as 11"x17" reductions</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Screening/treatment of mechanical equipment A2.0 & A2.0A	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Provide a cross-section of the building showing any roof top mechanical units and their roof placement A3.0	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed elevation plans showing the materials to be used in construction of trash enclosures A2.0 & A2.0A	<input type="checkbox"/>

Lighting Plan

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

Roof Plans

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Size and location of all roof top mechanical units S1.2 & Cut sheets	<input type="checkbox"/>

Design Review Application

Applicant: Bi-mart Corporation: Jon Scanlan Phone: 541-344-0681
 Owner Representative Fax/Email: Jon.Scanlan@bimart.com

Applicant's Address: P.O. Box 2310
Eugene, OR Zip: 97402

Owner: Bi-mart Corporation Phone: 541-344-0681

Owner's Address: P.O. Box 2310 Email: Jon.Scanlan@bimart.com
Eugene, OR Zip: 97402

Represented By: *(if different from above)* SSW Engineers: Becky Wiltse Phone: 541-485-8383

Address: 2350 Oakmont Way Suite 105 Email: beckyw@sswengineers.com
Eugene, OR Zip: 97404

Address of Property: _____

Zip: _____

Distance from Major Street _____
Cross 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.)*

This request is to design and build a Bi-mart Retail store in Kuna, ID

1. Dimension of Property: _____

2. Current Land Use(s): Proposed Commercial/Retail

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

North: Agriculture

South: Commercial

East: Agriculture

West: Commercial

4. Is the project intended to be phased, if so what is the phasing time period? No

Please explain: N/A

5. The number and use(s) of all structures: One, retail store

6. Building heights: 30'-0" Number of stories: 2 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? 25.6%

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:	<u>TPO</u>	<u>White</u>

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

% of Wood application:	<u>0</u>	/	<u>0</u>
------------------------	----------	---	----------

% EIFS: <i>(Exterior Insulation Finish System)</i>	<u>0</u>	/	<u>0</u>
---	----------	---	----------

% Masonry:	<u>67.4% Smooth & 11.2% Scored</u>	/	<u>Wool Skein & Forest Green</u>
------------	--	---	--------------------------------------

% Face Block:	<u>10.0% Split-face CMU</u>	/	<u>Nuthatch</u>
---------------	-----------------------------	---	-----------------

% Stucco:	<u>1.7%</u>	/	<u>Wool Skein</u>
-----------	-------------	---	-------------------

& other material(s):	<u>2.0% Cornice</u>	/	<u>Forest Green</u>
----------------------	---------------------	---	---------------------

List all other materials: _____

Windows/Doors:	<u>Storefront Doors & Metal Doors</u>	/	<u>Storefront: All glass & Metal: painted same color as building</u>
----------------	---	---	--

(Type of window frames & styles / doors & styles, material)

Soffits and fascia material:	<u>4.0% Metal</u>	/	<u>Forest Green</u>
------------------------------	-------------------	---	---------------------

Trim, etc.:	<u>Metal</u>	/	<u>Forest Green</u>
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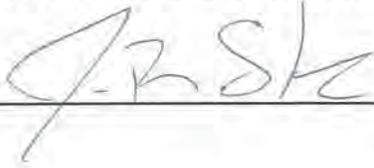
- Other: _____ / _____
9. Please identify Mechanical Units: Please see S1.2 & attached Submittal for HVAC units as there are several different units
 Type/Height: Please see S1.2 & attached Submittal for HVAC units as there are several different units
 Proposed Screening Method: The mechanical units are located on the roof of the building and nearly completely screened by the parapet. (See color elevations)
10. Please identify trash enclosure: *(size, location, screening & construction materials)* Please see C1.0, A2.0 & A2.0A, location is behind the store adjacent to the truck dock. The layout is to conform with City of Kuna code and materials are CMU walls with metal doors for durability.
11. Are there any irrigation ditches/canals on or adjacent to the property? No, all ditches are tiled.
 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)*
Fencing is not proposed a this time.
 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:
Proposal to utilize sheet drainage and catch basins drain to either an 1100 sq. ft. seepage bed, 2000 sq. ft. seepage bed or a 2000 sq. ft. subsurface detention area.
14. Percentage of Site Devoted to Building Coverage: 25.6%
- | | | | |
|--|--------------|-----------------|---------------|
| % of Site Devoted to Landscaping:
<i>(Including landscaped rights-of-way)</i> | <u>12.4%</u> | Square Footage: | <u>16,042</u> |
| % of Site that is Hard Surface:
<i>(Paving, driveways, walkways, etc.)</i> | <u>62%</u> | Square Footage: | <u>80,221</u> |
| % of Site Devoted to other uses: | _____ | | |
- Describe: _____
- % of landscaping within the parking lot (landscaped islands, etc.): 6.4%
15. For details, please provide dimensions of landscaped areas within public rights-of-way:
2'-0" of landscape in ROW (excluding sidewalk), 15'-0" landscape setback from ROW.
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):*
Yes, one 6" tree is existing within the property boundary. The 6" tree is found to be in poor condition and proposed to be removed and replaced with other trees within parking landscape islands.
17. Dock Loading Facilities:
 Number of docking facilities and their location: One truck dock with two lanes and doors into building.
 Method of screening: Landscaping & the dock is in the rear of the building.
18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* There are 5 bike racks shown on the plans which will accommodate 10 bicycles, there are 2 drinking fountains inside the store, and public restrooms inside the store.
19. Setbacks of the proposed building from property lines:

Front 258'+- -feet Rear 21'+- -feet Side 26.5'+- -feet Side 2' -feet

20. Parking requirements: 139 parking spaces (5 ada spaces)
Total Number of Parking Spaces: 149 (including 6 ada) Width and Length of Spaces: 10'x20'
Total Number of Compact Spaces 8'x17'): 0
21. Is any portion of the property subject to flooding conditions? Yes _____ No x

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

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

Signature of Applicant  Date 1/23/17

City staff comments:

Signature of receipt by City Staff _____ Date _____

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



City of Kuna SIGN PERMIT APPLICATION

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

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

SUBMITTAL FEE: \$30

SUBMIT

- ✓ Completed & signed Sign Permit application.
- ✓ Detailed letter by applicant describing the request/project
- ✓ Copy of the dimension and location of existing sign (s). Include picture of both wall signs and free standing signs.
- ✓ Copy of the dimension and location of proposed signs including:
- ✓ Complete text to appear on sign (business name, log, sub-titles, etc) including size & lettering style
- ✓ Overall sign dimensions (including base, wall area, background area)
- ✓ Construction materials
- ✓ Sign and lettering color (s) – include color samples or paint chips
- ✓ Copy of building elevations, including wall dimensions & exact, scaled location of sign on building (for wall signs)
- ✓ Copy of site plan showing property lines & any adjacent sidewalks, rights of way from center of streets, landscaping, screening and exact, scaled location of sign on property. (for free standing sign)

Parcel #: LOT 15 Zone C-2

Site Address: SECTION 24 TOWNSHIP 2 N, RANCE 1 WEST, LOT 15

Applicant's Name: BI-MART CORPORATION: JON SCANLAN Phone: 541- 344-0681

Applicant's Address: 220 SENECA RD. City: EUGENE, OR Zip: 97402

Contact's Email: jon.scanlan@bimart.com or beckyw@sswengineers.com RCE# _____

Note: The following information must be completed in entirety. For additional signs, please attach information to application

SIGN #1 PROPOSED 1 EXISTING _____ OFF PREMISES _____ ON PREMISE _____

Type of Sign: Freestanding _____ Wall 1 Ground Monument _____

Sign Dimensions: Length 30'-0" Width 5'-0" Square Feet 150'-0"

Building Lineal Foot (space of which is occupied by enterprise) ENTIRE BUILDING

SIGN #2 PROPOSED 1 EXISTING _____ OFF PREMISES _____ ON PREMISE _____

Type of Sign: Freestanding _____ Wall 1 Ground Monument _____

Sign Dimensions: Length 22'+- Width 3.5'+- TALL Square Feet 77' +-

Building Lineal Foot (space of which is occupied by enterprise) ENTIRE BUILDING

Note: Once plans have been checked and approved for issuance the applicant **MUST** pick up the building permit within **30 days** or the plans will be destroyed. Per IBC 2006 regulations, work must commence or resume within 180 days or permit is invalid. Building Official may grant time extensions prior to expiration.

Applicant's Signature: *[Handwritten Signature]* Date: 1/23/17

*****OFFICE USE ONLY*****

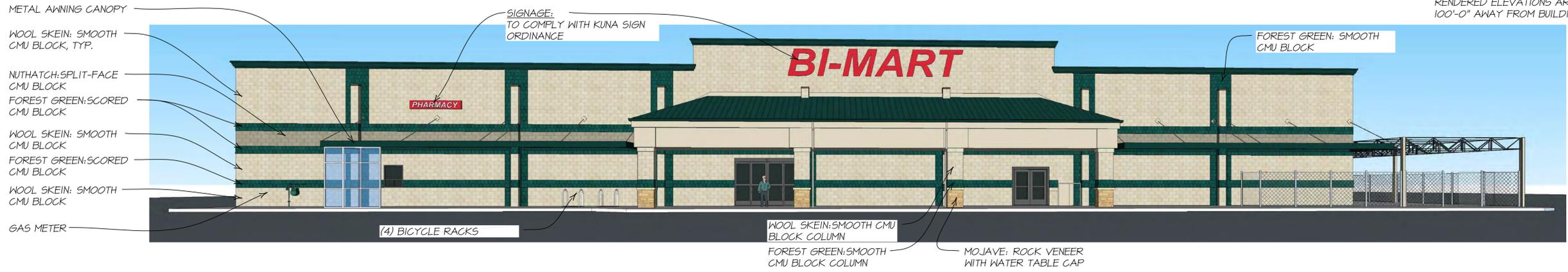
BP #	SITE ADDRESS	Planning & Zoning Approval and Date
FILE #		/

Note: The following information must be completed in entirety. For additional signs, please attach information to application

SIGN #3	PROPOSED	1	EXISTING		OFF PREMISES		ON PREMISE	
Type of Sign:	Freestanding		Wall	1	Ground Monument			
Sign Dimensions:	Length	8'-0"	Width	2'-0"	Square Feet	150'-0"		
Building Lineal Foot (space of which is occupied by enterprise)	ENTIRE BUILDING							

SIGN 4	PROPOSED	1	EXISTING		OFF PREMISES		ON PREMISE	
Type of Sign:	Freestanding	1	Wall		Ground Monument			
Sign Dimensions:	Length	18'-6"	Width	6'-0"	Square Feet	111'-0"		
Building Lineal Foot (space of which is occupied by enterprise)	ENTIRE BUILDING							

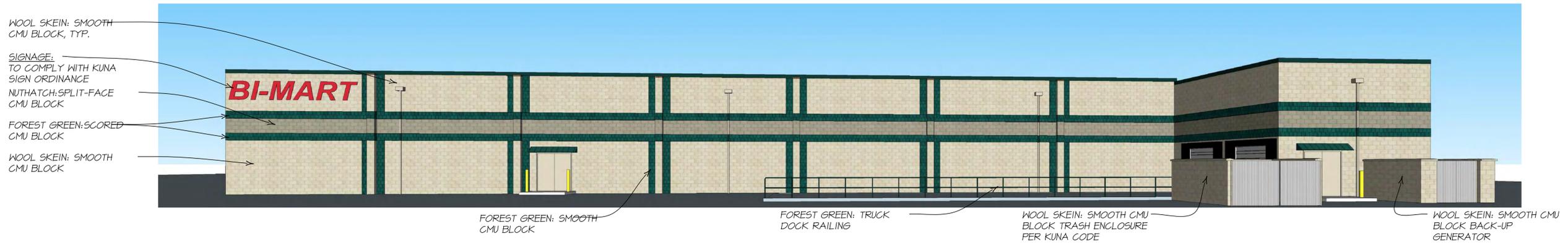
NOTE:
RENDERED ELEVATIONS ARE SHOWN
100'-0" AWAY FROM BUILDING.



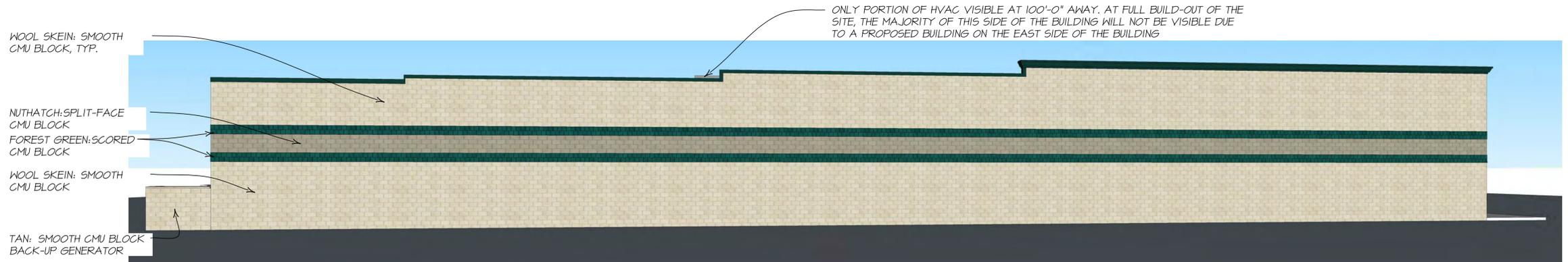
1 NORTH ELEVATION
A2.0 SCALE: NOT TO SCALE



2 WEST ELEVATION
A2.0 SCALE: NOT TO SCALE



3 SOUTH ELEVATION
A2.0 SCALE: NOT TO SCALE



4 EAST ELEVATION (IN FULL BUILD-OUT OF SITE, MOST OF THIS WALL WILL BE SCREENED BY ANOTHER BUILDING)
A2.0 SCALE: NOT TO SCALE

PRELIM.
NOT FOR CONSTRUCTION
ONLY

SSW
ENGINEERS
INC.
CIVIL - STRUCTURAL - BUILDING DESIGN
SURVEYING - LAND USE PLANNING
2350 Oakmont Way, Suite 105
Eugene, Oregon 97401
(541) 485-8383
FAX (541) 485-8384
www.sswengineers.com

RETAIL STORE FOR:
BI-MART
KUNA, IDAHO
EXECUTIVE OFFICES: 220 SOUTH SENECA ROAD, EUGENE, OREGON, 97402

REVISIONS	
date	by

EXTERIOR BUILDING MODEL

job	15-7250
drawn	RRW
date	1/23/17
checked	
filed	

SHEET
A2.0A

Drawing Name: 2250A_ARCH_MODEL.dwg
Saved On: Jan 23, 2017 @ 10:56am



1 LANDSCAPE PLAN
 SCALE: 1" = 30'
 0 15 30 60 90 120
 SCALE IN FEET

- # SHEET NOTES:**
1. PROPERTY LINE
 2. PEDESTRIAN SIDEWALKS RE: CML
 3. 40' x 40' SITE TRIANGLES, NO TREES OR SHRUBS OVER 36" TO BE LOCATED WITHIN
 4. BIKE RACKS RE: ARCH
 5. PROPOSED BUILDING RE: ARCH
 6. LANDSCAPE BY OTHERS
 7. FUTURE DEVELOPMENT PAD BY OTHERS
 8. SITE LIGHTING RE: SITE PLAN

PLANT SCHEDULE

SHADE TREES					
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTING SIZE MATURE H. X W.	WATER NEEDS	QTY.
	Maidenhair Tree	Ginkgo biloba 'Autumn Gold'™	2" caliper 50' x 20'	LOW	6
	Sunburst Common Honeylocust	Gleditsia triacanthos inermis 'Sunburst'	2" caliper 30' x 25'	V. LOW	13
	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	6' height min. 20' x 10'	V. LOW	6
	Vanderwolf Pine	Pinus flexilis 'Vanderwolf's Pyramid'	6' height min. 20' x 10'	V. LOW	5
SHRUBS					
SYM.	COMMON NAME	BOTANICAL NAME	PLANT SIZE	WATER NEEDS	QTY.
	Dwarf Mugo Pine	Pinus mugo 'Pumillo'	5 gallon	LOW	6
	Foerster's Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	5 gallon	LOW	6
	Grow-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	5 gallon	LOW	10
	Rosy Glow Barberry	Berberis thunbergii 'Rose Glow'	5 gallon	LOW	27
	East Friesland Perennial Sage	Salvia nemorosa 'East Friesland'	5 gallon	MOD	27
	Hamein Dwarf Fountain Grass	Pennisetum alopecuroides 'Hamein'	5 gallon	LOW	63
OTHER SYMBOLS					
	Landscape By Others				
	Polyethylene Edging				
	Existing 6" Tree In Poor Condition To Be Removed				

GENERAL NOTES

ALL PLANTING BEDS SHALL RECEIVE A 3" DEPTH OF ORGANIC MULCH.

THE SITE WILL BE MAINTAINED THROUGHOUT THE YEAR BY PROFESSIONAL LANDSCAPE MAINTENANCE CREW. SUCH MAINTENANCE SHALL INCLUDE BUT WILL NOT BE LIMITED TO WEEKLY MOWING AND TRIMMING OF THE TURF, REGULAR FERTILIZATION, ANNUAL TREE AND SHRUB PRUNING, WEEDING AND TRASH OR DEBRIS REMOVAL.

FINISH GRADES FOR LANDSCAPE AREAS TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. SLOPES FOR TURF AREAS SHALL NOT EXCEED 4:1.

ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.

PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.

CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES PROVIDED ON ALL PLANS. IF QUANTITIES LISTED DO NOT CORRELATE WITH WHAT IS SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. THIS INCLUDES BUT IS NOT LIMITED TO TREE, SHRUB, ROCK, TOPSOIL, MULCH, SEED OR SOO, EDGING, AND DRIP LINE QUANTITIES.

IRRIGATION STATEMENT

THIS DESIGN AS SHOWN IS INTENDED TO BE PERMANENTLY IRRIGATED BY MEANS OF AN AUTOMATIC IRRIGATION SYSTEM COMPOSED OF OVERHEAD SPRAY AND ROTOR SPRINKLER HEADS AND/OR LOW-VOLUME DRIP LINE. THE SYSTEM SHALL BE CONTROLLED WITH AN PROGRAMMABLE IRRIGATION CONTROLLER, CAPABLE OF ADJUSTING FOR CLIMATIC VARIANCES, WHERE POTABLE WATER IS REQUIRED. ONE POINT OF CONNECTION SHALL BE MADE AND FITTED WITH AN WILKINS MODEL 975, REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER.

PARKING LOT CALCULATIONS

Parking Lot Landscaping: 1 Shade Tree Per Terminal Planter/ Planter Island	
Parking Lot Trees Required	Parking Lot Trees Provided
18	18

**PRELIMINARY
NOT FOR
CONSTRUCTION**

KYLE D. HEMLY, LANDSCAPE ARCHITECT
 200 BROAD STREET
 BOISE, IDAHO
 PHONE: 208-343-4635 FAX: 208-343-1888

200 BROAD STREET
 BOISE, IDAHO 83702
 (208) 343-4635 • FAX (208) 343-1888
 WWW.CSHQA.COM

EXECUTIVE OFFICES: 220 SOUTH SENECA ROAD, EUGENE, OREGON, 97402

BI-MART
 KUNA, IDAHO

CSHOA

PROJECT	DATE
16261	1-19-17
DRAWN	CHECKED
EWA	KDH

SHEET TITLE
LANDSCAPE PLAN

SHEET
L1.0
 ORIGINAL SHEET SIZE
 24" x 36"

BI-MART

DESIGN REVIEW DRAWING SHEET INDEX

OWNER

BI-MART CORPORATION
P.O. BOX 2310
EUGENE, OR 97402
(541) 344-0681
CONTACT: DAN CHIN
EMAIL: dan.chin@bimart.com

CIVIL ENGINEER

SSW ENGINEERS INC
2350 OAKMONT WAY, SUITE 105
EUGENE, OR 97401
(541) 485-8383
ENGINEER: RALPH WILSON, P.E.
CONTACT: BECKY WILTSE
EMAIL: BeckyW@sswengineers.com

STRUCTURAL ENGINEER

SSW ENGINEERS INC
2350 OAKMONT WAY, SUITE 105
EUGENE, OR 97401
(541) 485-8383
ENGINEER: RALPH WILSON, P.E.
CONTACT: BECKY WILTSE
EMAIL: BeckyW@sswengineers.com

GEOTECHNICAL ENGINEER

STRATA, A PROFESSIONAL
SERVICES CORPORATION
8653 WEST HACKAMORE DRIVE
BOISE, ID 83709
(208) 376-8200
CONTACT: NIHAN DARNELL &
KENT MAGLEBY, P.E.

LANDSCAPE DESIGNER

CSHQA
200 BROAD ST.
BOISE, ID 83702
(208) 343-4635
ARCHITECT: KYLE HEMLY, ASLA
EMAIL: kyle.hemly@cshqa.com

ELECTRICAL DESIGNER

ROB'S ELECTRIC
29903 WILLOW CREEK RD.
EUGENE, OR 97402
(541) 686-5444
CONTACT: ROB LAWLER
EMAIL: 6063118@gmail.com

SSW ENGINEERS, INC SHEETS:

GO.0 COVER SHEET
GO.1 VICINITY MAP
GO.2 COLOR VICINITY MAP

G1.0 SITE DEVELOPMENT PLAN
G3.0 SITE UTILITIES PLAN
G4.0 SITE STORMWATER PLAN
G5.0 SITE GRADING PLAN

S1.0 FOUNDATION PLAN
S1.2 ROOF FRAMING PLAN & NOTES

A1.1 MAIN FLOOR FIXTURE & EGRESS PLAN
A1.2 MEZZ. FLOOR, FIXTURE & EGRESS PLANS
A2.0 EXTERIOR BUILDING ELEVATIONS
A3.0 BUILDING SECTIONS

OTHER DESIGNER'S SHEETS:

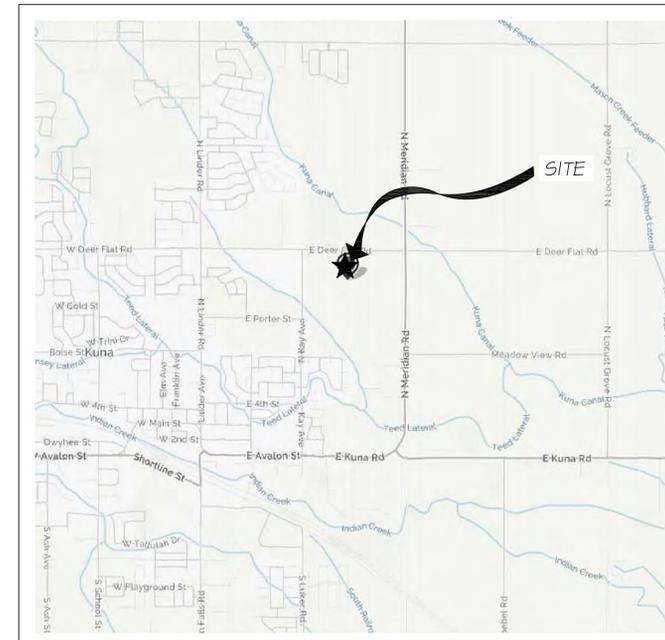
LANDSCAPING PLAN DESIGN / BUILD BY CSHQA, LANDSCAPE
ARCHITECTURE

L1.0 LANDSCAPE PLAN

RECORD SURVEY & TOPOGRAPHIC (FOX LAND SURVEYING)
1 OF 1 RECORD OF SURVEY FOR CJM, LLP
1 OF 1 TOPOGRAPHIC SURVEY FOR CJM, LLP

ELECTRICAL PLANS DESIGN / BUILD BY ROB'S ELECTRIC VIA
NORTH COAST ELECTRIC
1 PHOTOMETRIC SITE LIGHTING PLAN

PRELIMINARY



1 VICINITY MAP
GO.0 SCALE: NOT TO SCALE



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ONLY



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ENGINEERS
INC.
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SURVEYING - LAND USE PLANNING

2350 Oakmont Way, Suite 105
Eugene, Oregon 97401
(541) 485-8383
FAX (541) 485-8384
www.sswengineers.com

RETAIL STORE FOR:
BI-MART
KUNA, IDAHO
EXECUTIVE OFFICES: 220 SOUTH SENECA ROAD, EUGENE, OREGON, 97402

REVISIONS

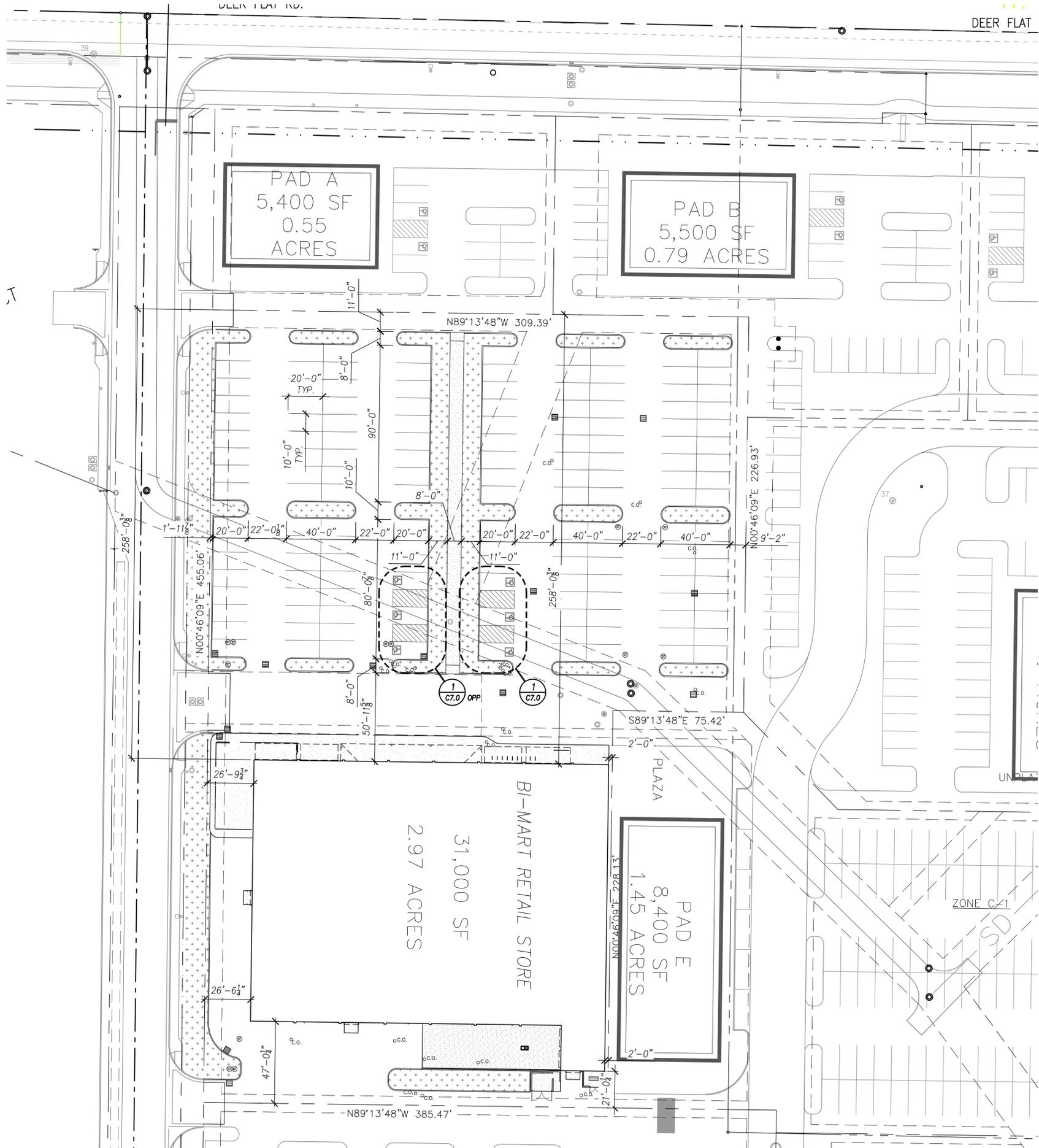
date by

COVER SHEET

job 15-7250
drawn RRW
date 1/23/17
checked
filed

SHEET

GO.0



1 SITE DEVELOPMENT PLAN
 C1.0 SCALE: 1" = 30'-0"

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 Eugene, Oregon 97401
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REVISIONS

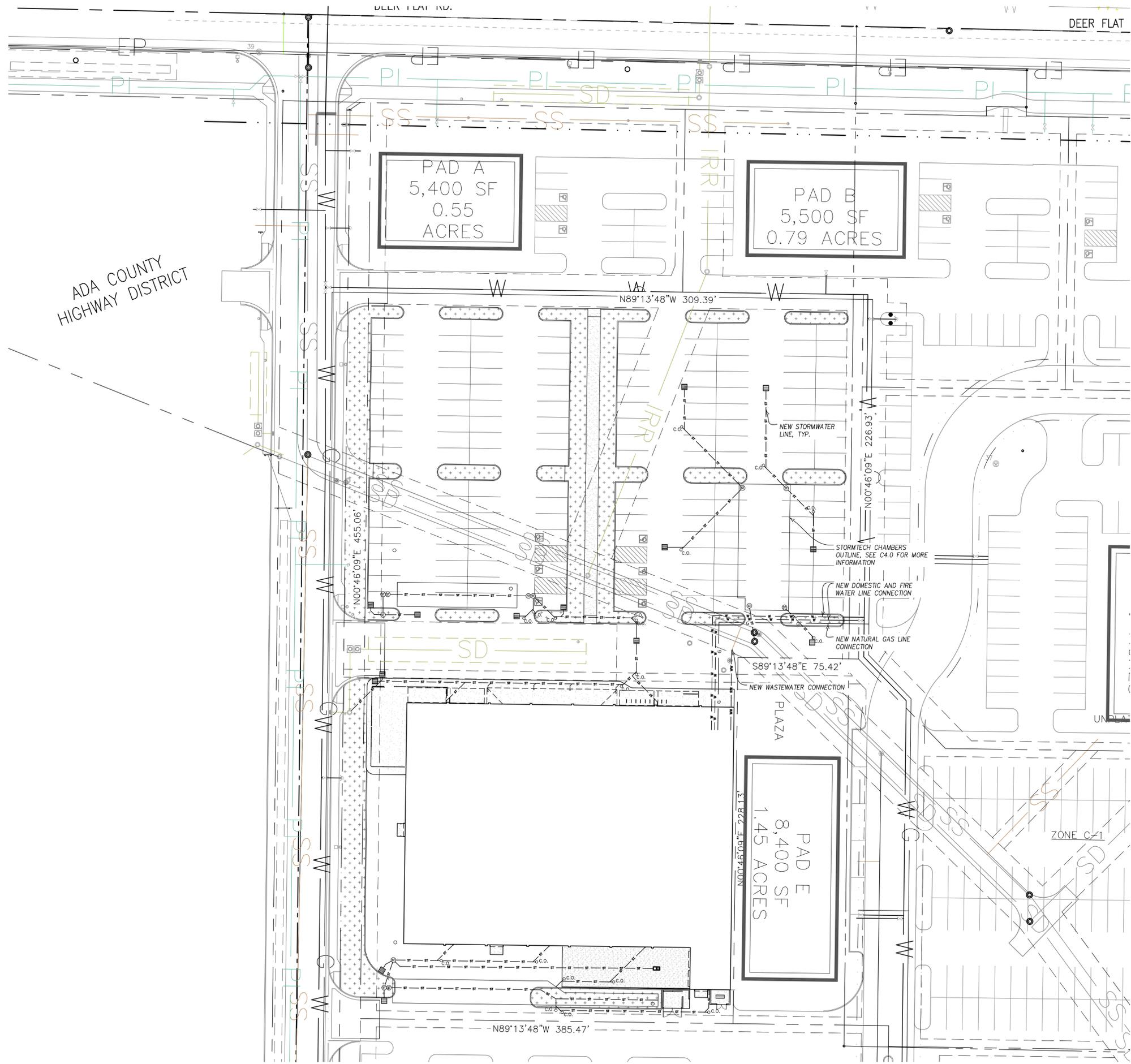
date	by

SITE DEVELOPMENT PLAN

job	15-7250
drawn	RRW
date	1/23/17
checked	
filed	

SHEET
C1.0

Drawing name: 15-7250_C1.dwg
 Saved on: Jan 23, 2017 @ 10:23am



1 SITE UTILITIES PLAN
 C3.0 SCALE: 1" = 30'-0"



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 KUNA, IDAHO
 EXECUTIVE OFFICES: 220 SOUTH SENECA ROAD, EUGENE, OREGON, 97402

REVISIONS

date	by

SITE UTILITIES PLAN

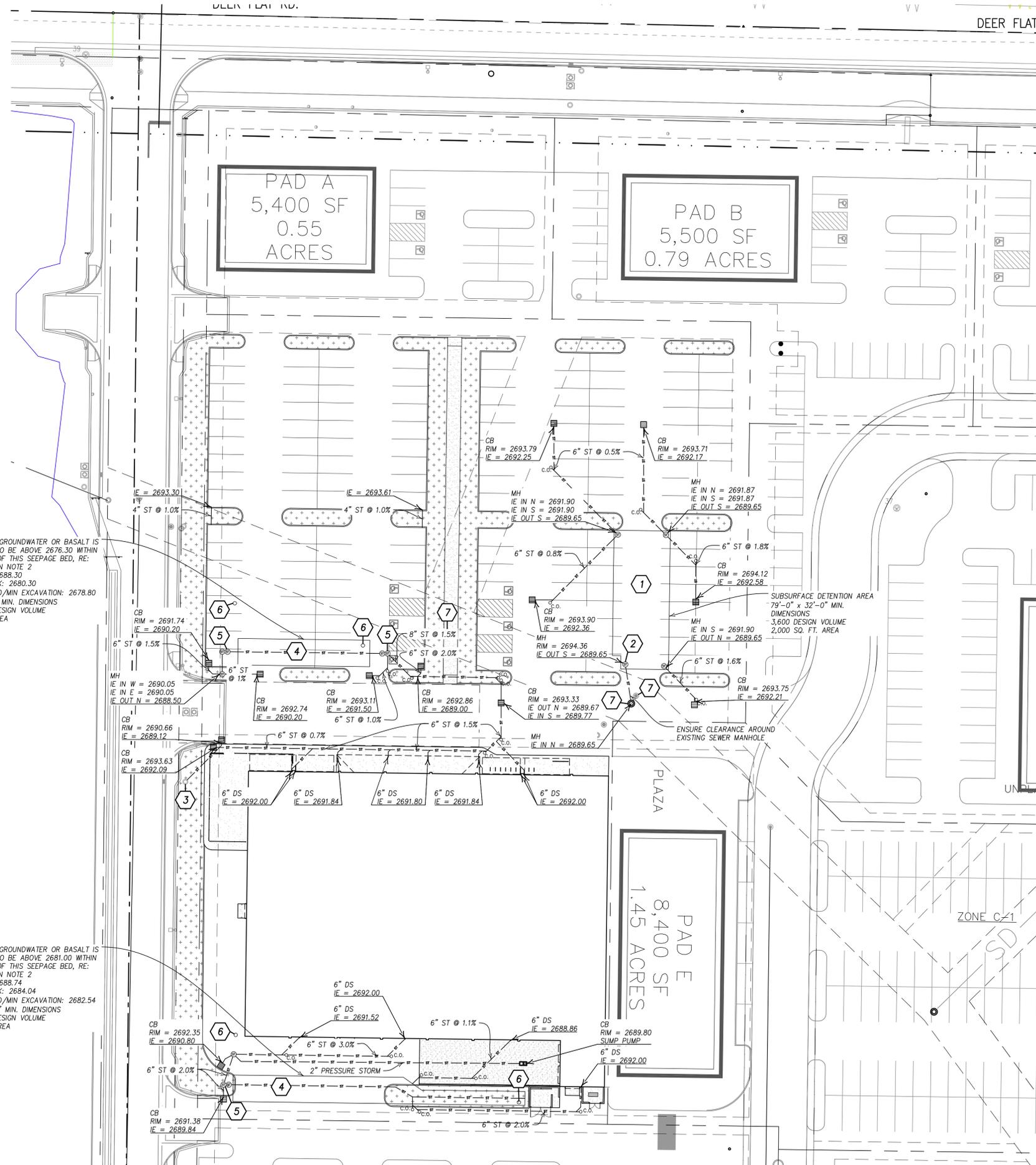
job	15-7250
drawn	RRW
date	1/23/17
checked	
filed	

SHEET
C3.0

Drawing name: 15-7250_C3.0.dwg
 Saved on: Jan 23, 2017 @ 10:22am

SYMBOLS

- ☉ CLEANOUT, SEE DETAIL X/C7.1
- CATCH BASIN, SEE DETAIL X/C7.0
- ⊙ MANHOLE, SEE DETAIL X/C7.0
- ⊕ SAND/GREASE TRAP, SEE ACHD NO. BMP 01



SEASONAL HIGH GROUNDWATER OR BASALT IS NOT EXPECTED TO BE ABOVE 2676.30 WITHIN THE FOOTPRINT OF THIS SEEPAGE BED, RE: SOIL INFORMATION NOTE 2
 TOP OF ROCK: 2688.30
 BOTTOM OF SAND/MIN EXCAVATION: 2678.80
 75'-0" x 15'-0" MIN. DIMENSIONS
 3,600 CU. FT. DESIGN VOLUME
 1,100 SQ. FT. AREA

SEASONAL HIGH GROUNDWATER OR BASALT IS NOT EXPECTED TO BE ABOVE 2681.00 WITHIN THE FOOTPRINT OF THIS SEEPAGE BED, RE: SOIL INFORMATION NOTE 2
 TOP OF ROCK: 2688.74
 BOTTOM OF SAND/MIN EXCAVATION: 2684.04
 166'-0" x 15'-0" MIN. DIMENSIONS
 3,900 CU. FT. DESIGN VOLUME
 2,000 SQ. FT. AREA

STORMWATER CONSTRUCTION NOTES

1. INSTALL STORMTECH SC-740 CHAMBER PER DETAILS ON SHEET C7.2 & C7.3
2. INSTALL FLOW CONTROL MANHOLE PER DETAIL X/C7.0
3. CONNECT TO EXISTING MANHOLE
4. INSTALL SEEPAGE BED PER ACHD STANDARD DRAWING NO. BMP 20
5. INSTALL SAND AND GREASE TRAP PER ACHD STANDARD DRAWING NO. BMP 01
6. INSTALL GROUNDWATER OBSERVATION WELL PER ACHD STANDARD DRAWING SD-627
7. ADJUST MANHOLE TO GRADE

SOIL INFORMATION

1. SITE GRADING AND PREPARATION, PAVEMENT THICKNESSES, AND MATERIAL SPECIFICATIONS, AND COMPACTIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT FOR THIS SITE PREPARED BY STRATA, DATED AUGUST 2, 2016 AND STRATA FILE NO. B016220A, AND TITLED "GEOTECHNICAL ENGINEERING EVALUATION, BI-MART" AND ALL ADDENDA TO THIS REPORT.
2. GROUNDWATER DEPTH ESTIMATES ARE BASED ON THE STRATA REPORT INDICATED ABOVE.
3. OBSERVED INFILTRATION RATE OF NATIVE POORLY GRADED SAND BASED ON THE STRATA REPORT INDICATE 20 IN/HR, 8 IN/HR USED FOR DESIGN.
4. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF GROUNDWATER OR ROCK IS ENCOUNTERED WITHIN 3- FEET OF THE BOTTOM OF DESIGN ELEVATION FOR ANY INFILTRATION FACILITY.



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 Eugene, Oregon 97401
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BI-MART
 KUNA, IDAHO
 EXECUTIVE OFFICES: 220 SOUTH SENECA ROAD, EUGENE, OREGON, 97402

REVISIONS	
date	by

SITE STORMWATER PLAN

job	15-7250
drawn	RRW
date	1/23/17
checked	
filed	

SHEET
C4.0

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



Drawing Name: 15-7250 C4.0.dwg
 Date: 1/23/17
 Author: JRM
 Checker: RRW
 Title: SITE STORMWATER PLAN

SYMBOLS

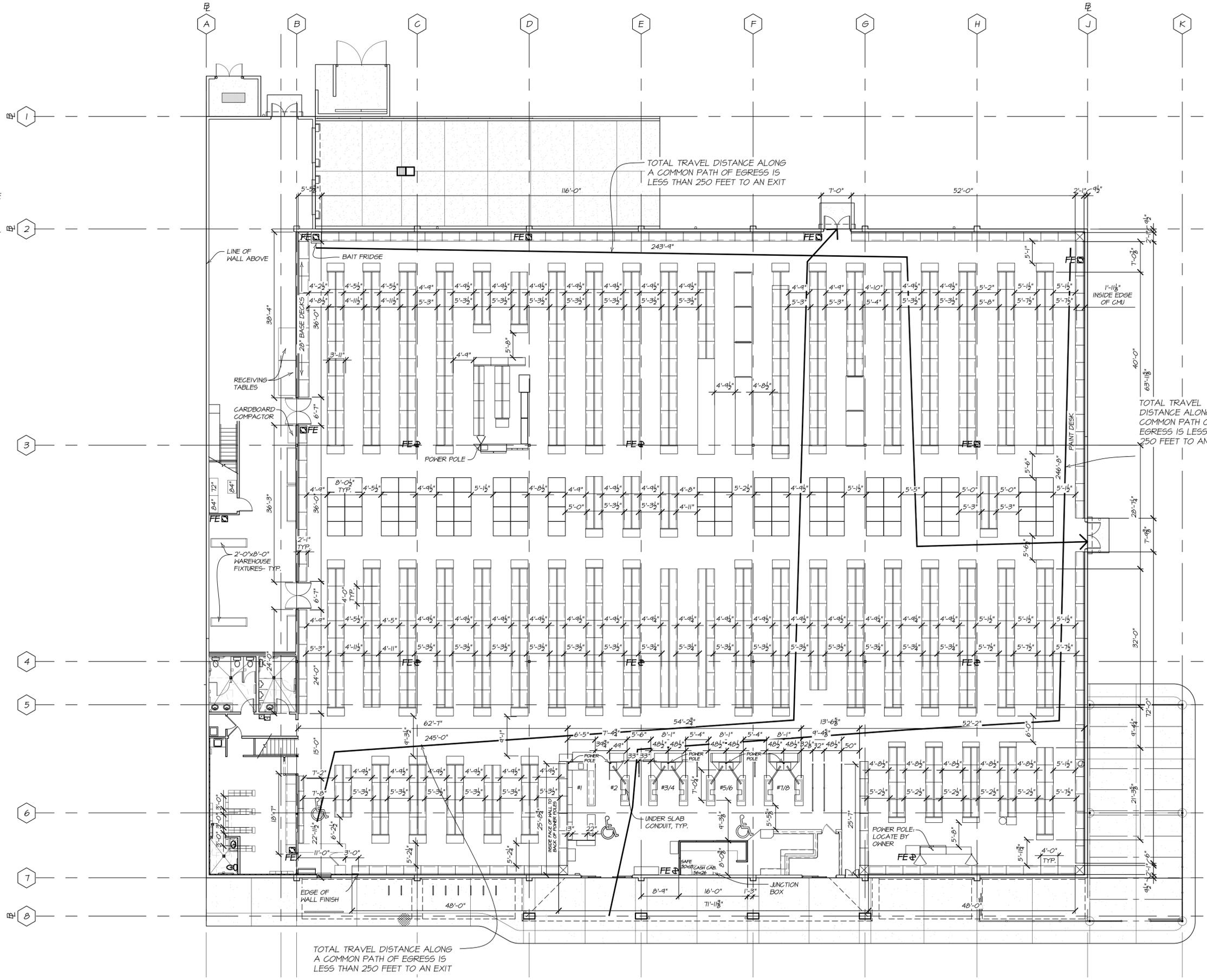
X GRID LINE

FE ⊕

FE ⊞

NOTES:

1. ACCESSIBLE CHECKOUT COUNTER SURFACES SHALL BE 38" MAX ABOVE FLOOR. CHECKOUT AISLES SHALL COMPLY WITH ANSI A117.1 SECTION 904.4
2. PORTABLE FIRE EXTINGUISHERS SHALL COMPLY WITH OFC 906.5-906.9.3 WITH LOCATIONS SUBJECT TO APPROVAL BY THE FIRE MARSHAL.
3. WALL FINISH BEHIND FIXTURES SHALL BE FIRE-TAPED ONLY, TEXTURE AND PAINT NOT REQUIRED.



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EXECUTIVE OFFICES: 220 SOUTH SENECA ROAD, EUGENE, OREGON, 97402

REVISIONS	
date	by

**MAIN FLOOR
FIXTURE &
EGRESS PLAN**

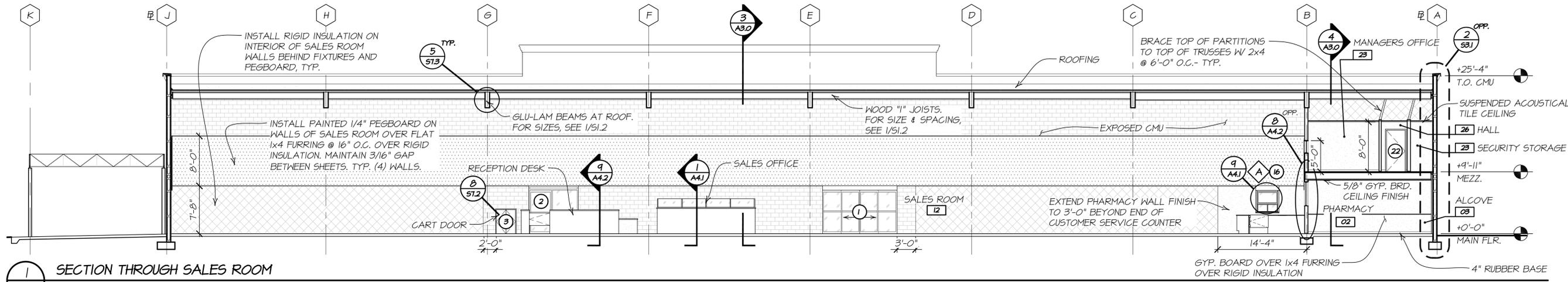
job	15-7250
drawn	RRW
date	1/23/17
checked	
filed	

SHEET
A1.1

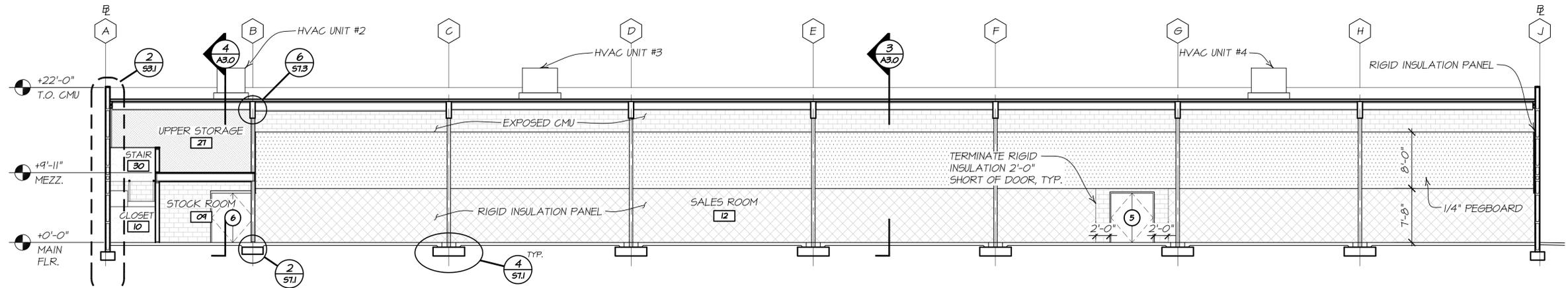
1 MAIN FLOOR FIXTURE PLAN
SCALE: 3/32" = 1'-0"



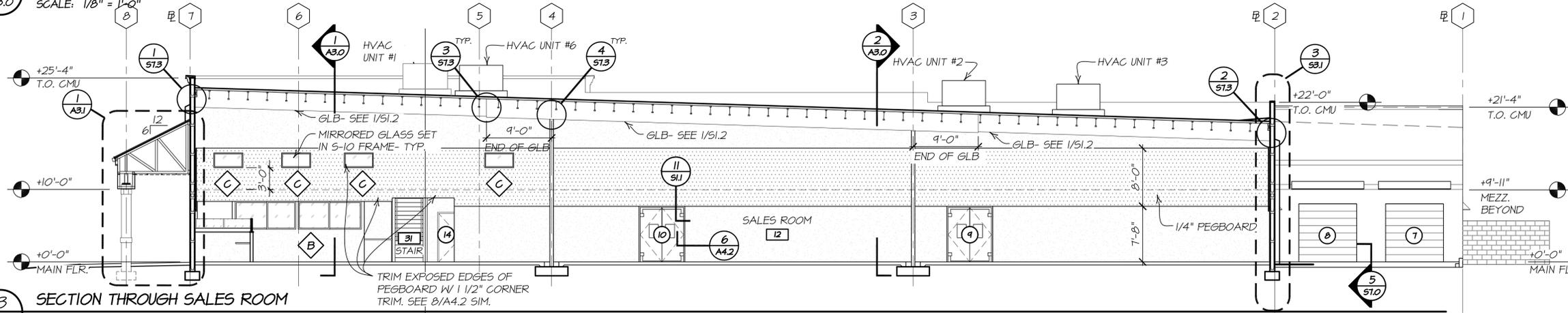
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Saved on: Jan 23, 2017 @ 10:45am



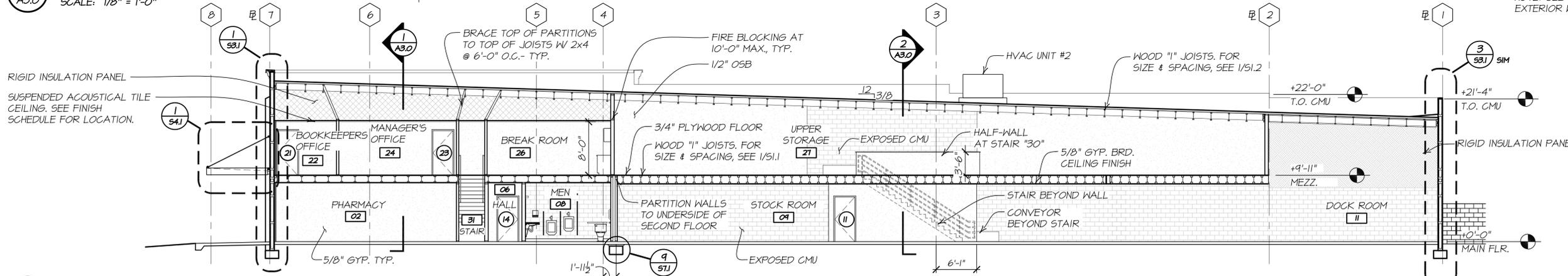
1 SECTION THROUGH SALES ROOM
A3.0 SCALE: 1/8" = 1'-0"



2 SECTION THROUGH SALES ROOM & STOCK ROOM
A3.0 SCALE: 1/8" = 1'-0"



3 SECTION THROUGH SALES ROOM
A3.0 SCALE: 1/8" = 1'-0"



4 SECTION THROUGH STOCK ROOM & MEZZANINE
A3.0 SCALE: 1/8" = 1'-0"

- SYMBOLS
- X GRID LINE
 - XX DOOR NUMBER
 - XX WINDOW NUMBER
 - [Pattern] EXPOSED CMU
 - [Pattern] EXPOSED RIGID INSULATION WALL FINISH
 - [Pattern] GYPSUM BOARD WALL FINISH
 - [Pattern] OSB SHEATHING WALL FINISH
 - [Pattern] PEGBOARD WALL FINISH
- NOTE: SEE SHEET A5.1 FOR EXTERIOR WALL TYPES

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EXECUTIVE OFFICES: 220 SOUTH SENECA ROAD, EUGENE, OREGON, 97402

REVISIONS	
date	by

BUILDING SECTIONS

job	15-7250
drawn	RRW
date	1/23/17
checked	
filed	

SHEET
A3.0

Drawn: jmm: 12/29/16, A3.0.dwg
Checked: jmm: 1/23/17, A3.0.dwg

RECORD DATA

PLAT OF RIDLEY'S FAMILY CENTER SUBDIVISION NO. 1, BK 102, PG 14820-22, 08-01-2014
 PLAT OF FILE RIDGE SUBDIVISION, BK 106, PG 14640-41, 02-05-2014
 ROS 10524 FOR CJM, LLLP, 06-21-2016

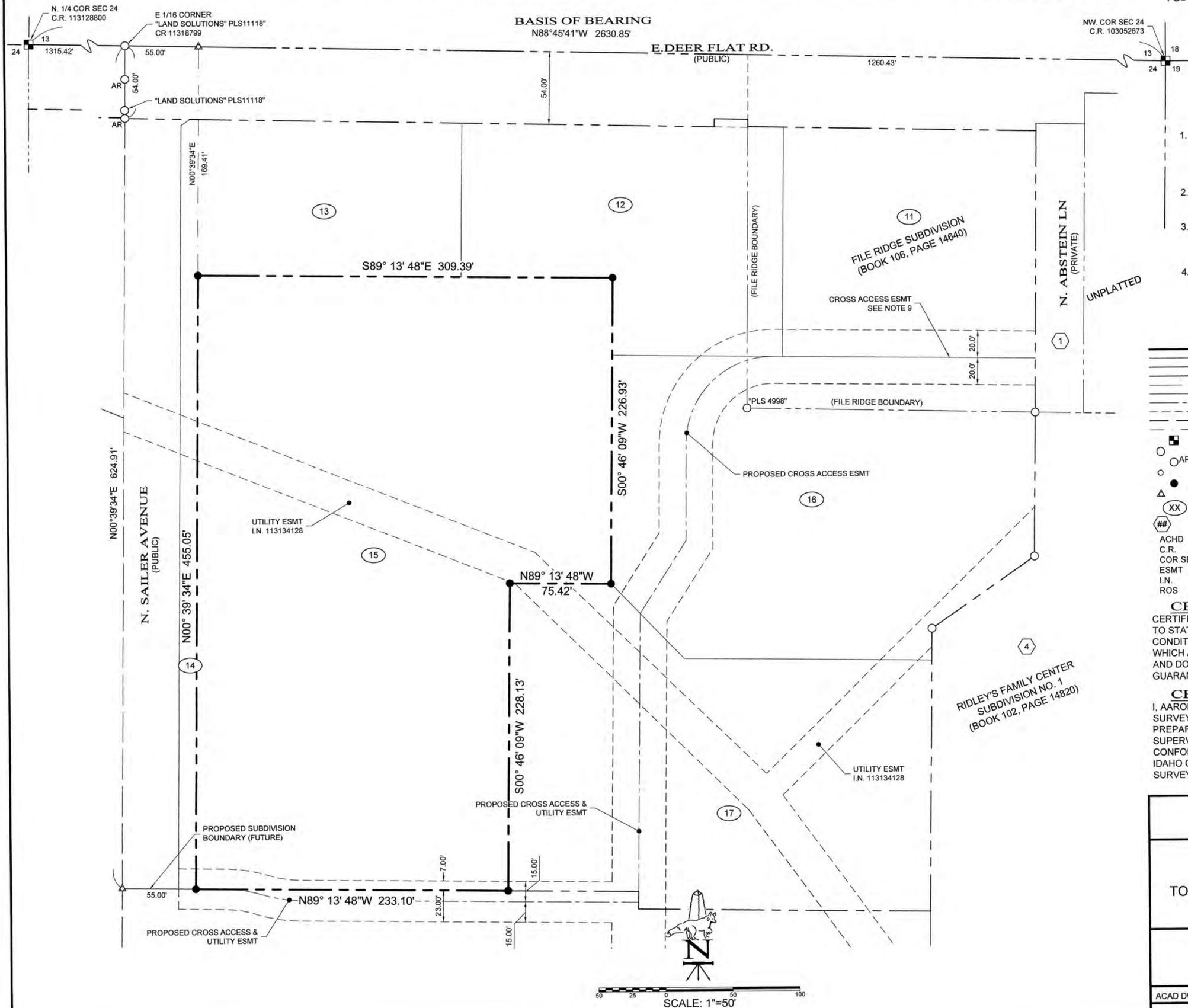
BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BY GPS TECHNIQUES, PROJECTED TO THE IDAHO STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM, WEST ZONE. ALL BEARINGS SHOWN ARE ON GRID AZIMUTH AND ALL DISTANCES SHOWN ARE AT GROUND. REFER TO THE DRAWING FOR THE SPECIFIC LINE AND MONUMENTS USED.

RECORD OF SURVEY NO. 10692

Instrument No. 2016-106715
 STATE OF IDAHO, COUNTY OF ADA ss
 Filed for record at the request of CJM, LLLP
 40 Min. past 2 o'clock P.M. this 3 day of Nov., 20 16

By Dawn Lewis - deputy recorder Christopher D. Rich
 Fee: \$5 Ex-Officio Recorder



NOTES

1. THE RECORDING OF THIS RECORD OF SURVEY DOES NOT ENABLE THE OWNERS OF THE PARCELS TO CONVEY OWNERSHIP BASED SOLELY ON THIS MAP. A WRITTEN CONVEYANCE MUST ACCOMPANY SUCH CHANGE IN OWNERSHIP. THIS RECORD OF SURVEY DOES NOT SERVE AS A LEGAL DESCRIPTION FOR THE PROPERTY SHOWN ON THIS MAP.
2. FOX LAND SURVEYS, INC., ASSUMES NO LIABILITY FOR CURRENT OR FUTURE COMPLIANCE WITH APPLICABLE PLANNING AND ZONING ORDINANCES AND/OR RESTRICTIONS.
3. THIS SURVEY IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL (SPECIAL WARRANTY DEED I.N. 112084498). THE TRACT AND PARCEL BOUNDARIES SHOWN HEREON ARE FOR CONTEXT. LINES AND MONUMENTS SHOWN WITHOUT DIMENSIONS ARE NOT CERTIFIED.
4. THE LEASE SITE AND ACCESS / UTILITY EASEMENT SHOWN HEREON ARE GOVERNED BY SEPARATE DOCUMENTS AND ARE REPRESENTATIVE OF A PROPOSED FINAL PLAT. THIS SURVEY DOES NOT CREATE ANY EASEMENT OR CONSTITUTE AN AGREEMENT TO LEASE.

LEGEND

	LEASE BOUNDARY
	PROPOSED LOT LINES (FUTURE DEVELOPMENT)
	PROPOSED SUBDIVISION BOUNDARY (FUTURE DEVELOPMENT)
	SECTION
	1/16 SECTION
	RECORD BOUNDARY
	CENTER LINE EASEMENT
	EXISTING EASEMENT
	RIGHT-OF-WAY
	TIE/DETAIL
	FOUND ALUMINUM CAP MONUMENT
	FOUND 5/8" REBAR W/ CAP "FLSI PLS 13934", UNLESS OTHERWISE NOTED
	FOUND 5/8" REBAR W/ CAP "FLSI PLS 12464" (SET PREVIOUSLY)
	FOUND 1/2" REBAR W/ CAP "FLSI PLS 13934", UNLESS OTHERWISE NOTED
	SET 5/8" REBAR W/ PLASTIC CAP
	CALCULATED POINT
	PROPOSED LOT NUMBER (FUTURE DEVELOPMENT)
	EXISTING LOT NUMBER (RIDLEY'S FAMILY CENTER SUBDIVISION NO.1)
	ADA COUNTY HIGHWAY DISTRICT
	CORNER RECORD INSTRUMENT NUMBER, ADA CO. RECORDS
	CORNER OF SECTION
	EASEMENT
	INSTRUMENT NUMBER, ADA COUNTY RECORDS
	RECORD OF SURVEY

CERTIFICATE NOTE

CERTIFICATION AND CERTIFY AS USED HEREIN MEAN TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FACTS OR FINDINGS, WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

CERTIFICATE OF SURVEYOR

I, AARON P. RUSH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS AN ACCURATE REPRESENTATION OF SAID SURVEY. IT IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT, STATE OF IDAHO CODE 55-1601 THROUGH 55-1612 AND TO THE IDAHO CODE RELATING TO SURVEYS.



INDEX# 214-24-1-1-0-00-00

RECORD OF SURVEY			
FOR CJM, LLLP			
A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN CITY OF KUNA, ADA COUNTY, IDAHO			
FOX LAND SURVEYS, INC.			
1515 SOUTH SHOSHONE STREET BOISE ID 83705 208-342-7957 - www.foxlandsurveys.com			
ACAD DWG. FILE 1550-RS-lease	DR. DSP	CK. APR	PLOT SCALE: 1:1
SCALE: 1"= 50'	DATE: NOV., 2016	SHEET 1 OF 1	



PAD B
5,500 SF
0.79 ACRES

PAD E
8,400 SF
1.45 ACRES

PLAZA

BI-MART RETAIL STORE

31,000 SF

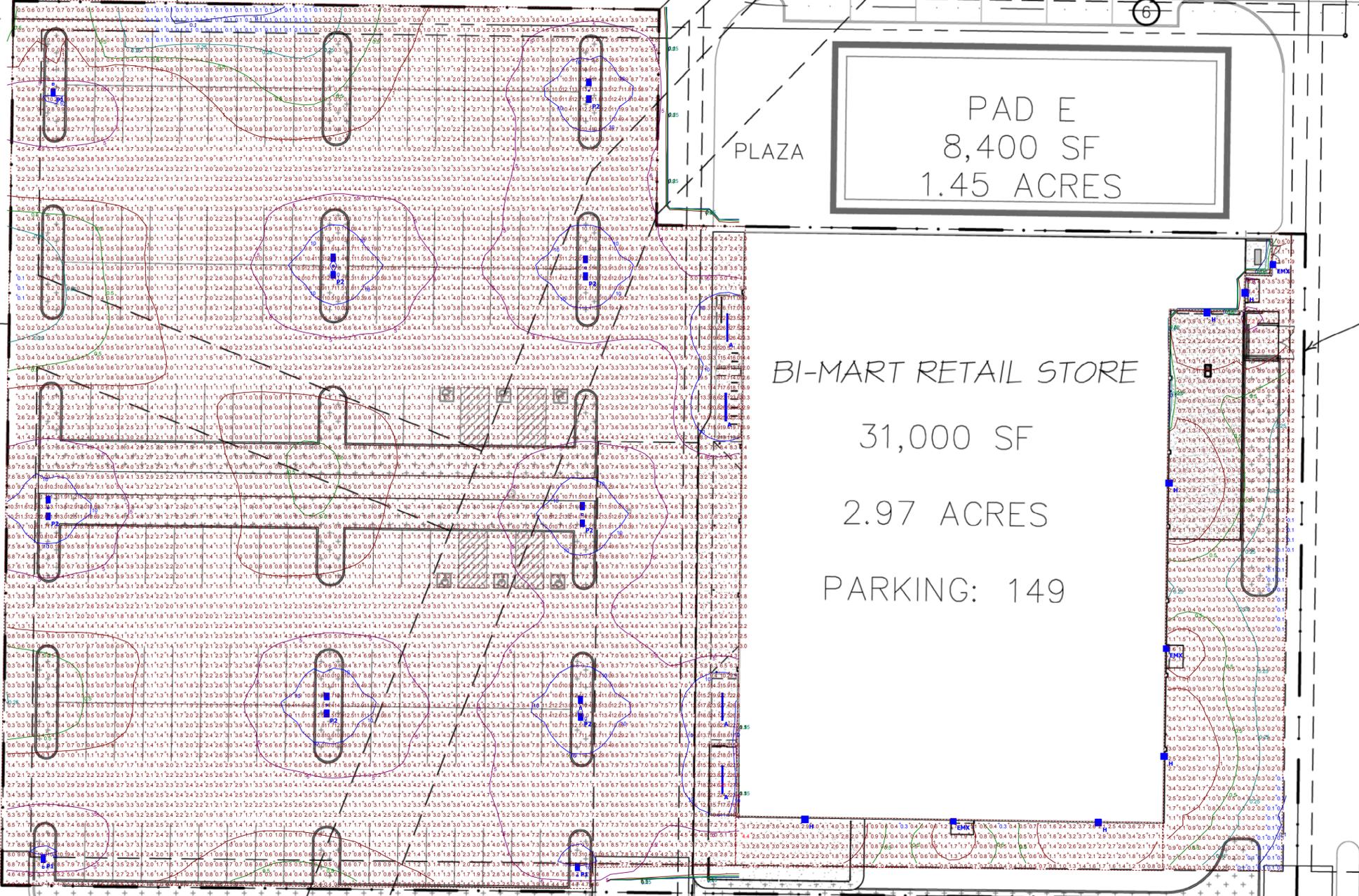
2.97 ACRES

PARKING: 149

BI-MART'S PROPERTY AND
PRELIMINARY LIMITS OF CONSTRUCTION



SITE DEVELOPMENT PLAN

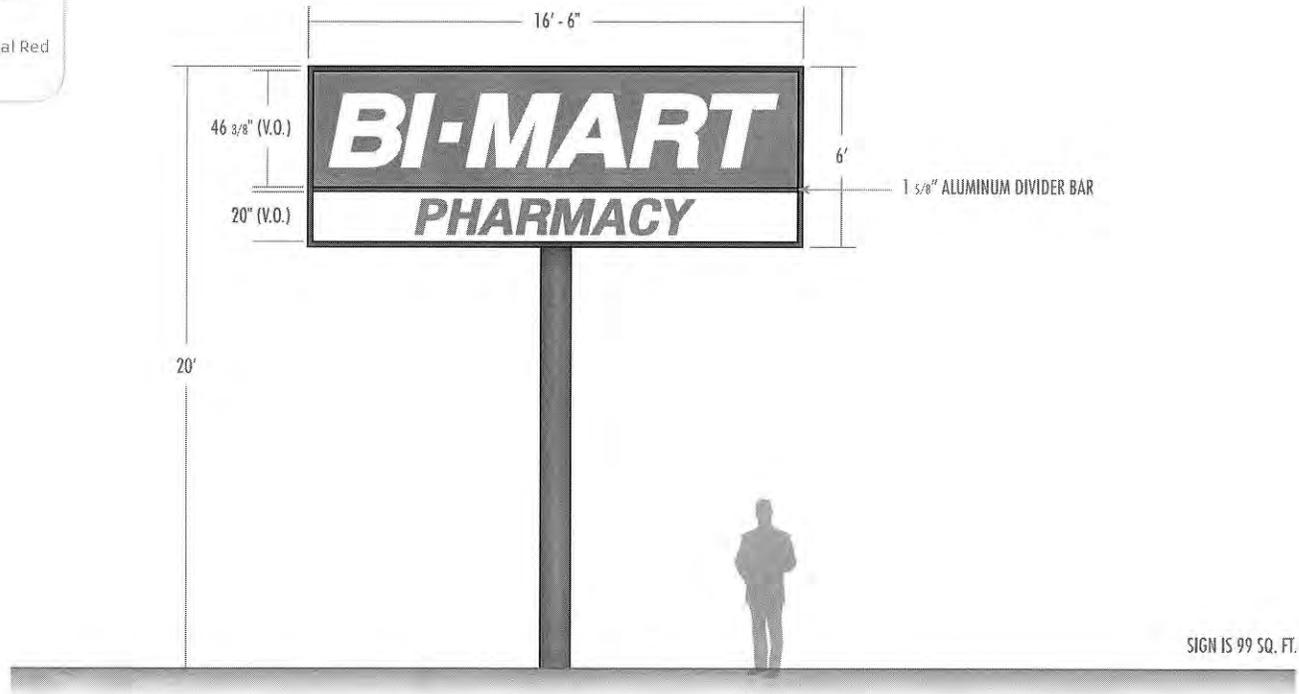


SCOPE OF WORK:

· Mfg. & install (1) D/F pole sign

SPECIFICATIONS:

- Fabricated aluminum construction
- Fluorescent illumination
- White acrylic faces with Cardinal Red translucent vinyl



D/F POLE SIGN

Scale: 1/4" = 1'

www.imageking.com

Client:
Bi Mart
Scappoose, OR

Project Name:
Sign Program

Sales Rep:
BK

Designer
M. Wiggins

Date
7.3.2014

4051 W. 1st Ave.
Eugene, OR 97402
(541)-464-1482

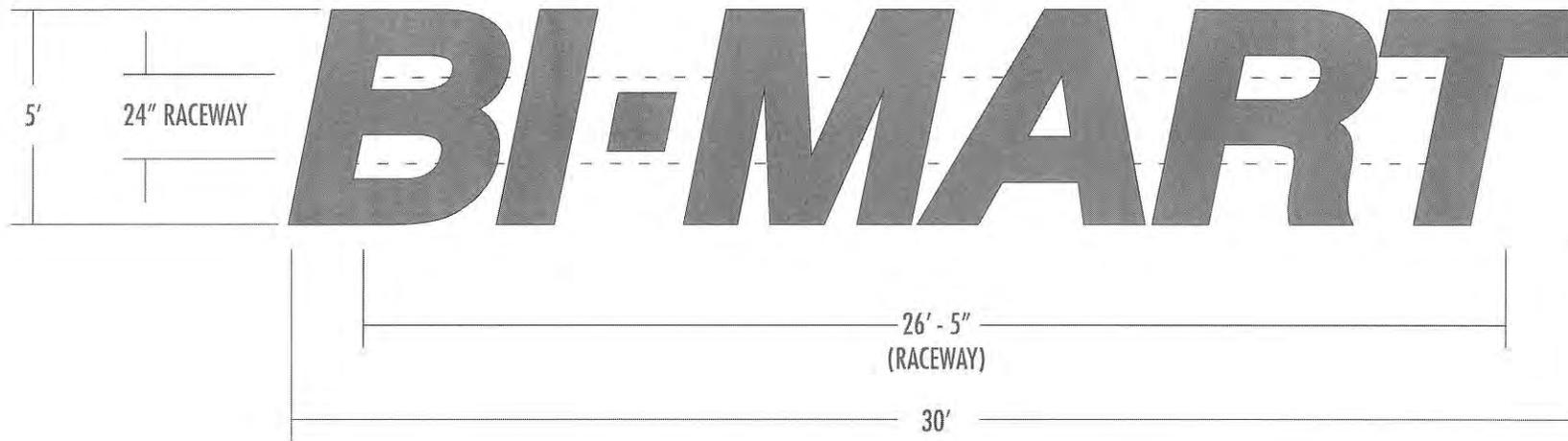


SCOPE OF WORK:

· Mfg. & install (1) S/F wall sign

SPECIFICATIONS:

- 60"H LED illuminated channel letters.
- Red acrylic faces (#278-0/3RK3)
- Bronze trimcap & returns
- Paint raceway to match building color



S/F WALL SIGN

Scale: 3/8" = 1'

www.imageking signs.com

Client:
Bi Mart
Scappoose, OR

Project Name:
Sign Program

Sales Rep:
BK

Designer
M. Wiggins

Date
7.3.2014

4051 W. 1st Ave.
Eugene, OR 97402
(541)-484-1482

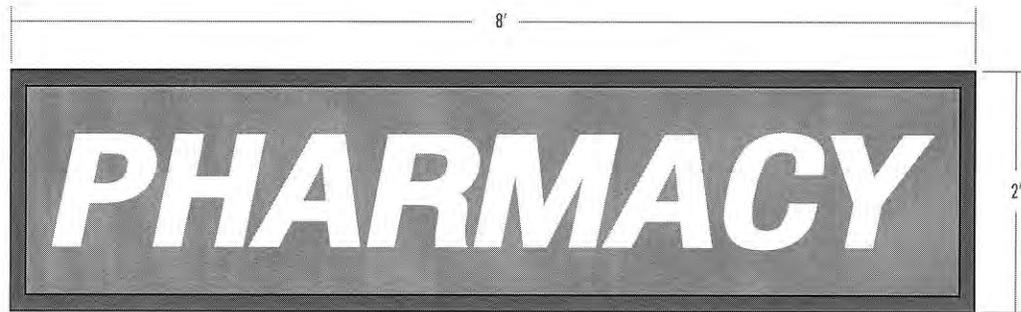


SCOPE OF WORK:

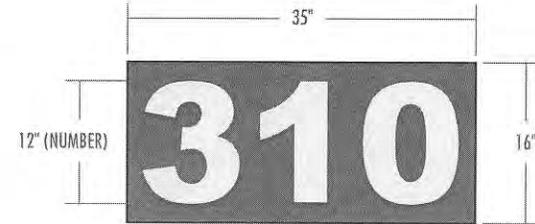
· Mfg. & install (2) S/F wall signs

SPECIFICATIONS:

· Noted



FABRICATED ALUMINUM CABINET
FLUORESCENT ILLUMINATION
WHITE ACRYLIC FACES
CARDINAL RED TRANSLUCENT VINYL



"BRITISH GREEN" DIBOND PANEL W/
"OYSTER" (220-100) VINYL COPY

S/F WALL SIGNS

Scale: 1"=1'

www.imageking signs.com

Client:

Project Name:
Sign Program

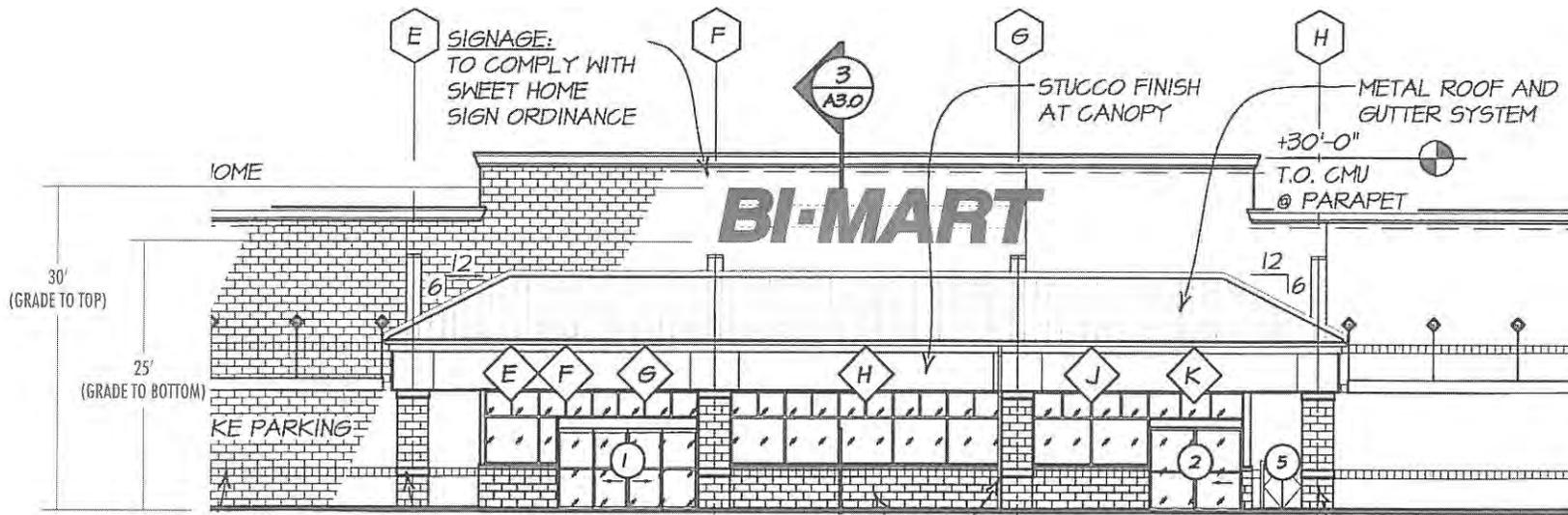
Sales Rep:
BK

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S/F WALL SIGN

Scale: 3/32" = 1'

Client:
Bi Mart
Scappoose, OR

Project Name:
Wall Sign

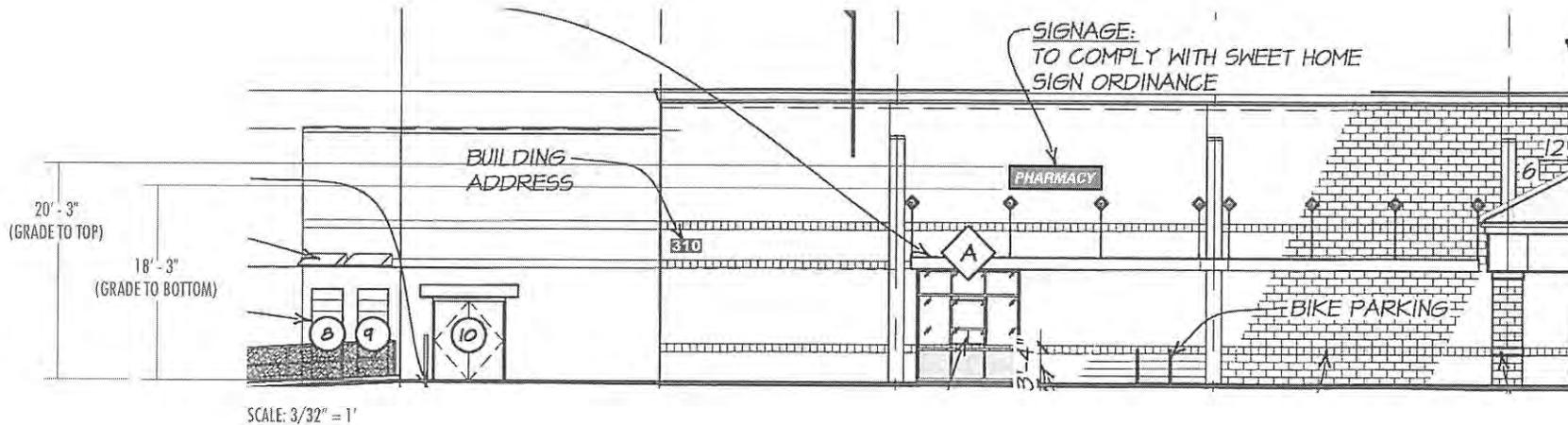
Sales Rep:
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S/F WALL SIGN

Scale: 3/32" = 1'

Client:
Bi Mart
Scappoose, OR

Project Name:
Wall Sign

Sales Rep:
BK

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