



**KUNA PLANNING AND ZONING
COMMISSION MEETING
AGENDA FOR OCTOBER 8, 2019**



1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Cathy Gealy

Commissioner John Laraway
Commissioner Stephen Damron

2. CONSENT AGENDA: *All Listed Consent Agenda Items are Action Items*

- a. **Meeting Minutes** for September 24, 2019.
- b. **Findings of Fact and Conclusions of Law** for 19-25-DR (Design Review) & 19-13-SN (Sign)
- c. **Findings of Fact and Conclusions of Law** for 18-33-DR-A (Design Review) & 18-17-SN-A (Sign)

3. NEW BUSINESS:

- a. **19-26-DR (Design Review) & 19-11-SN (Sign)** - Select Development & Contacting, LLC requests approval of design review for an approximately 1,610 square-foot clubhouse, playground, pool and monument sign, within Lugarno Terra Subdivision located on E. Deer Flat Rd, Kuna, Idaho 83634. (APN: S1418346610)
ACTION ITEM

4. PUBLIC HEARING:

- a. **19-02-OA (Ordinance Amendment)** – Open Space and fencing; An ordinance of the City Council of Kuna, Idaho, Amending Kuna City Code (KCC) to:
 - MAKING CERTAIN FINDINGS; AND
 - REPEALING SECTION 20, ARTICLE A, CHAPTER 2, TITLE 4 AND RENUMBERING THE REMAINING SECTIONS; AND
 - AMENDING SUBSECTION 2 OF SECTION 6, CHAPTER 1, TITLE 5 MAKING A TECHNICAL CORRECTION TO THE DEFINITION OF “OPEN SPACE”; AND
 - AMENDING PART 8 OF SUBSECTION C, SECTION 5, CHAPTER 5, TITLE 5, MAKING A TECHNICAL CORRECTION REGARDING THE MEASURE OF FENCE HEIGHT; AND
 - REPEALING SECTION 4, CHAPTER 6, TITLE 5 AND RENUMBERING THE REMAINING SECTIONS OF SAID SECTION; AND
 - AMENDING SECTIONS 4, 5, 6, 7, 8, AND 9, CHAPTER 6, TITLE 5 TO REDESIGNATE THESE SECTIONS; AND
 - AMENDING SECTIONS 2, 4, 6, 10, 12, AND 20, CHAPTER 17, TITLE 5 MAKING TECHNICAL CHANGES TO DESIGN REQUIREMENTS AND ADDING REQUIREMENTS FOR RESIDENTIAL OPEN SPACE; AND
 - AMENDING SECTION 2, CHAPTER 4, TITLE 6, PROVIDING FOR A CHANGE IN THE TEXT DESIGNATION FOR DEFINITIONS UPON WHICH CITY STAFF CAN RELY AND MAKING A TECHNICAL CORRECTION REGARDING THE MEASURE OF FENCE HEIGHT AND LOCATION OF FENCING; AND
 - PROVIDING A SEVERABILITY CLAUSE; AND
 - DIRECTING THE CITY CLERK; AND
 - PROVIDING AN EFFECTIVE DATE. **ACTION ITEM**

5. ADJOURNMENT

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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	N/A
Commissioner Cathy Gealy	X	Jace Hellman, Planner II	X
Commissioner Stephen Damron	Absent	Sam Weiger, Planner I	X
Commissioner John Laraway	X	Doug Hanson, Planner I	N/A

6:00 pm – COMMISSION MEETING

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

Call to Order and Roll Call

1. CONSENT AGENDA

Meeting Minutes for September 10, 2019.

Findings of Fact and Conclusions of Law for 19-24-DR (Design Review) & 19-10-SN (Sign)

Findings of Fact and Conclusions of Law for 19-08-AN (Annexation), 19-04-S (Preliminary Plat) & 19-19-DR (Design Review)

Findings of Fact and Conclusions of Law for 19-09-AN (Annexation)

Findings of Fact and Conclusions of Law for 19-02-ZC (Rezone)

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

2. NEW BUSINESS

19-25-DR (Design Review) & 19-13-SN (Sign) - The Wendy's Company requests approval of design review for an approximately 2,456 square-foot Wendy's restaurant including landscaping, lighting and a parking lot, within Ensign Subdivision No. 2, Lot 10 Block 1, at 871 North Meridian Road, Kuna, Idaho 83634.

Sam Weiger: Chairman, commissioners for the record Sam Weiger, Planner I for the City of Kuna 751 W 4th ST.

The Wendy's Company requests approval of design review for a new approximately 2,456 square-foot Wendy's restaurant, including landscaping, lighting and a parking lot, within Ensign subdivision No. 2, Lot 10 Block 1, at 871 North Meridian Road, Kuna, Idaho 83634. Staff has determined that this application complies with Title 5 of Kuna City Code; Idaho Code; the Comprehensive Plan and the Future Land Use Map. Staff forwards a recommendation of approval for Case Nos. 19-25-DR & 19-13-SN to the Planning and Zoning Commission. I will now stand for any questions you may have. **Dan Brubaker:** My name is Dan Brubaker, I'm out of Denver, Colorado, I'm the construction manager for this area. I really appreciate the opportunity to be in front of you and answer any questions you might have. Our site is the perfect spot, it is heavily landscaped with earth-tone colors like the rest of the buildings in the area. I'm looking forward to being here, and I can answer any questions. **C/Young:** I think the site is well landscaped, and the structure itself gives building relief, and different finishes. **C/Laraway:** It fits. **C/Hennis:** I see stores like this, and I think they've done a nice job with landscaping. I think they've put more than we're asking in there. **C/Young:** I don't think I have any issues with what's been presented. **C/Hennis:** The monument sign is low key, it's nice. I think it conforms really nicely.

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Commissioner Hennis motions to approve Case Nos. 19-25-DR and 19-13-SN with the conditions as outlined in the staff report; Commissioner Gealy seconds, all aye and motion carried 3-0.

18-33-DR-A (Design Review) & 18-17-SN-A (Sign) - On behalf of Toll Brothers (Coleman Homes), Apex Sign Company requests design review approval for two 5-ft tall (approximate) illuminated monument signs for Winfield Springs Subdivision. The subject sites are located at North Sailer Way, Kuna, ID 83634. (APNs: R9466230700 & R9466230020).

Sam Weiger: Chairman, commissioners, for the record Sam Weiger, Planner I, City of Kuna 751 W 4th St. The application before you this evening is for design review consideration for two monument signs for the Winfield Springs Subdivision entrance located near the intersection of Meridian and Deer Flat Road. The proposed signs stand approximately 5 and a half ft tall and 20 ft across at its widest point. The proposed sign copy area is 40 square feet for both signs. Staff has determined the design review application complies with Kuna City Code, title 5, and would recommend that if the proposed project is approved, the applicant be subject to the conditions of approval listed in the staff report and any additional conditions requested by the Planning and Zoning Commission.

Craig Lunsford: Craig Lunsford, Apex Sign Company, PO Box 2002, Eagle, ID 83616. Just to clarify on the sign area, what we have before you is actually 36 square feet. That is the sign letters themselves. **C/Young:** The existing signs are getting relocated, correct? **Craig Lunsford:** Yes, so Toll Brothers typically has large entry signage. What they have now really fits well with phase five, and not two large entrance signs. I've done half a dozen subdivision signs for them, and they typically aren't flanked on both sides, and they are more horizontal from 15 to 30 feet. They asked me to revisit this, and the plan is to remove the two existing signs and reinstall them into phase five.

C/Hennis: When you say this is illuminated, is it just back-lit? **Craig Lunsford:** It is internally illuminated. When you see the Sterling Ranch, it's inside and what you see that the letters are mounted out. There's a piece that we call plex, and so the lighting comes through those letters. It's a subtle illumination. **C/Hennis:** It's the insignia that's backlit? **Craig Lunsford:** it's illuminated to what we call a halo. It's kind of subtle and away from you, and it provides a little bit of a halo shape. If you can see the existing signs, it just looks pretty small with that big space. They wanted us to revisit it. **C/Young:** The stone matches what's there, it's just a little bit longer. The entrance is pretty big. **C/Hennis:** It's just a little more appropriate. **C/Young:** Regarding the backlighting on the insignia, that looks good at night.

Commissioner Hennis motions to approve Case Nos. 18-33-DR-A and 18-17-SN-A with the conditions as outlined in the staff report; Commissioner Laraway seconds, all aye and motion carried 3-0.

3. PUBLIC HEARING

19-03-AN (Annexation), 19-02-S (Preliminary Plat) & 19-09-DR (Design Review) – Don Veasey (owner) requests to annex two parcels consisting of approximately 7.67 acres into Kuna City Limits with an R-6 (Medium Density Residential) zone and to subdivide the 7.67 acres into 38 total lots (33 buildable lots, 5 common lots). The subject sites are located at 642 S. Ash St. and S. Ash St., Kuna, ID 83634, within Section 26, Township 2 North, Range 1 West; (APNs: R5070503050 and R5070502835).

Jace Hellman: Good Evening, Chairman and Commissioners, for the Record, Jace Hellman, Kuna Planning and Zoning Staff, 751 W 4th St, Kuna, ID 83634. The applications before you this evening are the annexation of approximately 7.67-acres into Kuna City Limits with an R-6 (medium Density Residential) zoning classification, and the subdivision of the 7.67-acre parcel into 33 buildable lots and five common lots including a 12,000 square foot common lot. Additionally, the applicant has submitted a design review application for the projects landscaping and open space. Following review, staff has determined the annexation, preliminary plat and design review requests are within compliance of the Kuna City Code, Idaho State Code and the Kuna Comprehensive Plan.

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As a reminder, the annexation and preliminary plat are before you as a recommendation to the City Council, and the Design Review is seeking your decision this evening. If the Commission approves the design review and recommends approval of the annexation/pre plat, Staff would recommend that the applicant be subject to the conditions of approval listed in section "i" of your staff report, as well as any other additional conditions, this decision-making body decides to impose. We did receive one late exhibit, which I have provided a copy for you this evening, and I will read into the record. Let the record show that comments from Cindy Giesen are noted as exhibit D7. Four paragraphs are pertaining to some posting questions with the project that staff is currently working on discussing with Ms. Giesen. We'll start at paragraph four. In particular, I am concerned about 1) the added traffic that a project like this will put on S. Ash and then onto Avalon; 2) the impact of having more homes on the south side of the train tracks which is always a fire/health/emergency rescue issue; 3) the school children's safety and school impact, each time another subdivision is approved; 4) the subdivision street lighting that recently seems to be getting more intense (>3000k) and is on from dusk to dawn, without sensors...; 5) and the impact of more 'white' vinyl fencing city requirements, which reflect even more of this street light into our 'rural,' dark skies. (Please Note: The 2 street lights in the new subdivision (no homes on it yet) on Ten Mile Rd between W. King and Avalon, look like an airplane runway or car with brights on, from my house acres away - due to the brightness of the lights, and it beaming on the white fences - and nobody lives there yet). This project appears to add 1.5x more trip-ends to the existing traffic on S. Ash. THAT IS A HUGE INCREASE FOR ONE PROJECT. South Ash is only wide where recent developments have been added. About 1/3 of S. Ash, nearest Avalon (N) is usually only wide enough for one-way traffic most the time, due to the fact that people park on the street (which they have probably been doing for the life of their homes, so shouldn't be forced to do otherwise). Most of South Ash is not a typical two-way street, it is a rural country road that doesn't even justify a dividing center line. I read there may be more exit/entries in the proposed subdivision, in the future, but we all know how that works out. A sign and rail fence is put up at a dead end road, but the road will not happen until someone decides to sell/develop their adjacent land. It can take years for another exit/entrance to open up, to alleviate the traffic impact. It's worth a study by P&Z to determine how often these promised roads actually happen. And how long did it take. Saying there may be another road in the future, is definitely not a justification for approval for the traffic problems the project generates today. Until there are more road connections, these promises are like promising you can flush a cow paddy down your toilet, without facing any consequences. There will be traffic flow consequences, without the proper infrastructure in place, before giving approval. Please consider my request to postpone the meeting so we can better understand and respond to what is being requested, now that documentation has been provide. Otherwise, please add my comments and concerns to your records for this Planning and Zoning hearing. After which time I can read your minutes and your responses to them, in preparation for the next City Council hearing on the project, if approved by P&Z. Additionally, I realized this morning that comments from the City Engineer were missing a page, so I have provided you with the full document as well, which is exhibit C-8 in your packet. With that, I will stand for any questions you may have. **C/Young:** We will take two-minutes. I do have a question about the City Engineer's report. It ties into the letter on the last page of the packet. In here, the engineer indicates to proceed with the preliminary plat. The letter indicated some concerns with pressurized irrigation, are there any pressure issues in that area? **Jace Hellman:** As far as the City Engineer reporting to the Planning and Zoning Department, there has been no assurance. However, we would be happy to provide documentation on that. As far as where they're at regarding capacity, it's a loop system. **C/Hennis:** How far is the sewer system to it. Is it connectable? **Jace Hellman:** There are some on Ash, and there's one on Cassandra. **C/Hennis:** The engineer doesn't state anything in here as to whether the capacity is the reason or not, though. **Jace Hellman:** Typically, what they would have to do is, once they get to their civil plan review, they'll need to go through and have all density and the QLPE and the serviceability on that. Again, we can reach out and have them provide some specifics on what that capacity looks like. **C/Hennis:** Isn't that kind of the cart before the horse, though? **Jace Hellman:** Yes. **C/Hennis:** I know this is clear on the other side of our sewer plant. The sewer plant is on the upper end of town. Is the old one on the south end of town still functioning? **Jace Hellman:** Yes. **C/Hennis:** Was it at capacity before? **Jace Hellman:** Prior, it was. I'm not too familiar with exactly how they release in

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capacity, but there has been some shifting capacity in that station. They were able to switch some stuff to the north treatment plant. **Crystal McDaniel:** I'm Crystal McDaniel, and I'm with Accurate Surveying & Mapping. We've submitted the application for our client, Don Veasey, who is the owner and developer of Chotika. I think Jace has pretty much covered a lot of what I was going to cover, but I'll repeat a few things. The subdivision does consist of 33 buildable lots for single-family homes. There are also five common lots, four are landscape buffers and one is usable open space that will be a shared space with grass and trees. We are requesting a zoning of R-6, which would be six dwellings per acre. The buildable lots range from 4,911 square feet to 15,500 square feet. As noted in the Planning and Zoning staff report, Kuna's Comprehensive Plan encourages a variety of housing types for all incomes. A variety of lot sizes encourages a variety of houses in Chotika Subdivision. To assist with connectivity and the flow of traffic, our plan is to extend Recess Way and Cassandra. That's the plat, which shows the extensions of Recess and Cassandra. Cassandra ties into West Sunbeam, which is a mid-mile collector street. This will help with the traffic. If you look at the recently approved projects within the vicinity, most of those approved subdivisions surrounding are R-6. The closest to our proposal is Deserthawk Subdivision, which is a total of 7.41 acres and 36 total lots, 33 residential lots and three common lots. Ardmore Subdivision is a little bit bigger, it's 9.68 acres with 32 total lots, 30 residential lots and two common lots with an R-6 zoning. For irrigation, the property is currently under Boise Kuna Irrigation, and after this it will be the Kuna Municipal Irrigation System (KMIS). KMIS will make assessments and determine how to provide the service. I'll stand for any questions. **C/Young:** It looks faded in the staff report, but for verification, the entries for the existing lot on the northwest corner, it sits on Ash, will be closed off and that one will have new access off of recess. **Crystal McDaniel:** Are you referring to block 1? **C/Young:** Yes. **Crystal McDaniel:** That will lose its driveway access. **C/Young:** On Ash, but it will have it from Recess. **C/Young:** The common lot no. 3, that common area, you've indicated trees and grass for that. Are there any other amenities for that? Tot lots or a gazebo, for example. **Crystal McDaniel:** No, it's primarily just an open park. **C/Gealy:** Can you explain the rationale for the location of the open space within the subdivision. **Crystal McDaniel:** Yes. The owner has a long-term lease tenant on the abutting lot, the one that has the existing house. Part of the agreement with that tenant was that there would be the common lot placed there. **C/Young:** I'll open the public testimony at 6:37. **Jim Russell:** Jim Russell, 781 S. School Ave. Our property adjoins this in the southeast corner. Future Sunbeam Road is my first concern, which does not exist yet. It belongs to a property owner as previously stated. My second concern is fencing. We have livestock, bulls, and horses that are in the south side of my property. I have a wired fence down to there, and we also burn ditches and pasture. You name it, it's probably going to blow across the street. Number four on my list is irrigation, and that's a real high concern of mine. They put in Brandywine, and they eliminated some ditch work that went to my property, and we had to give the City a right-of-way down through my property. As it stands right at moment, the irrigation comes right down through the middle of this cul-de-sac. There's an irrigation box right there in that yellow area. At present, we use that ditch that comes a half-mile down and it flushes all the way down the property through this subdivision at the moment. I don't know how it ever flushed that line once the ditch disappears. We would need at least a ten-foot right of way to maintain that ditch in that irrigation box. Everything within this property is not the City of Kuna water, it's Boise Kuna Irrigation District. It's also affected water that comes down south and through this property. I just want a little more clarification on how they are going to handle this. Noise restrictions is another big item of mine, hydraulic hammers and dust control. Of course, the traffic situation, which I'll leave to the Bakers here, you've got a small subdivision going through Locust Grove, so whoever gets the traffic light first, whether it be Ash Street or School Street, that's the way the traffic is going. **Bryce Baker:** Mr. Chairman, Commissioners, Bryce Baker, I reside at 975 West Recess Way in Kuna. I am representing a group of homeowners. I do have a submittal, and I would like to pass out a late submission. It also includes a letter that summarizes some of our concerns. As homeowners of the Outpost Subdivision, were not anti-growth, and we're not opposed to the subdivision. We are, however, opposed to the subdivision to that is coming before you, with a proposed R-6 zoning. While it meets the intent of the number of people per acre, when you actually look at those lots, particularly the ones that are facing recess way, they are 50 feet wide or thereabouts, which is pretty narrow. If you flip back a couple of pages, just for context, I've drawn some things to scale here to help you visualize what we're talking about. My home on Recess

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Way is one of the smaller homes in the subdivision. **C/Young:** This is now Exhibit D8, for the record. **Bryce Baker:** My home has one of the smaller footprints in the subdivision. I've drawn to scale what my home looks like on this present lot in Recess Way in the Outpost Subdivision. How would it fit on a typical lot in the Chotika Subdivision that's 50 feet wide. At best, the dimensions of the lots that are being proposed would severely limit potential architecture for the types of homes that are put on these lots. I've also included some photographs, these are just on Google Earth. I've just selected a couple typical homes in the Outpost Subdivision, Brandywine, and Placerville. The current lots are outlined in blue, and the proposed typical Chotika lot is outlined in red. You can see how that compares with existing homes in lots that are adjacent to this subdivision. None of these smaller homes, including a small 1400 square-foot home in the middle of the Brandywine Subdivision that I've got outlined there, that would fit on this 50-foot-wide lot. That limits the type of homes in size to probably 1100 to 1200 square-foot homes for the most part. I think I'm allowed 10 minutes, because I represent a group, correct? **C/Young:** There are rules for that, you have to submit a list of people you represent at a time and have it issued prior to the hearing. **Bryce Baker:** I apologize, I didn't understand that rule and procedure. The rest of our comments and concerns are outlined in the letter that I submitted to you. I'd appreciate if you take a moment to review those exhibits and images. **Eddie Moreno:** Eddie Moreno, 1041 W Recess Way, Kuna, Idaho. I live in the Outpost Subdivision, and I've been living there since it was built originally. Our builder, Mick, is a long-time resident, who envisioned the south side of Kuna, which back in 2005 when he was building it, hoped that it would blend with the agricultural feel that it is in the south side. Understanding that on the north side, growth will happen. We lived on the north side before and moved to the south side for the agricultural aspect of it. Looking at the design of the subdivision, I question why so many homes are in such a small area. In my opinion, an R-4 designation would be more appropriate for the area. Not only that, all those homes added and a couple more people on Recess Way wouldn't be good. I work in the government sector, so I know about public safety. I see issues on Recess regarding vehicle speed, and it is what it is. It comes with growth. Regarding Ash, I've driven by Ash. To me, it's not all fully developed to what School Road and Recess Way is. In my opinion, if the subdivision gets approved, I think there should be a lot more improvement to Ash, so it can meet the demands of the population moving in there. Regarding issues of public safety, there was an accident on School Road. I ask you to revisit this plan to be more in tune with what we have in the south side. **Jerry Flarel:** 1022 W Recess Way. I agree with the rest of the group that R-4 would be more appropriate. Regarding the subdivision, when you add onto Recess Way, I'm concerned about traffic. I'm also concerned about the lack of sidewalks going up and down Ash. Right there at the end, kids ride their bikes down the street to get onto Avalon. You've got everything on Ten Mile. Wherever we've developed, we've put sidewalks in. To be responsible you need to include sidewalks. One other thing is emergency services. It does concern me to keep adding here. **Crystal McDaniel:** We're using vinyl fence, but are there any other options we would have? **C/Hennis:** Rod iron is also acceptable. **Crystal McDaniel:** As far as irrigation goes, the Boise Project Board of Control gave their feedback as far as irrigation is concerned. There is a requirement that both irrigation and drainage ditches crossing this property in order to serve neighboring properties must remain unobstructed and protected by appropriate easements to address the irrigation concerns and continued access to it. As far as what kind of houses go in, I don't know which houses will go in, that's the next phase. One of the things that I read in the Kuna Comprehensive Plan. The trends section of the Plan says that Kuna continues to grow. 54,000 is the projected population by 2040. Kuna is shifting from agricultural product to government and service sectors. Kuna has the potential to become a thriving community with more local jobs. There is a growing demand for housing in Kuna. This may be partially driven by younger families and professionals seeking out less expensive housing options. This subdivision will maybe provide some housing for those seeking to move there. **C/Young:** I'll close the public testimony at 6:55. That brings up our discussion. Has our fire department had a chance to reviewed the preliminary plat. **Jace Hellman:** The fire department was sent the entire packet that was submitted to staff. They did not provide on-paper comments. They were a part of the pre-application meeting. They had no comments as far as access. Their only comments were location of fire hydrants and making those accessible. **C/Hennis:** Mr. Russell indicated that the Sunbeam extension was on other property owner's property. Is there an easement there already for the street, or how will that work with what he indicated? **Jace Hellman:** There is no easement on the

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property so far. The right-of-way that they'll be dedicating for that portion of Sunbeam will come from their property as far as their half of the road to construct. It will go into a road trust as ACHD is requiring, because as it sits right now, there is no place for it to develop it because the properties around it are undeveloped. There would just be a half of a road section going to nowhere on each side. ACHD has required them to dedicate that right-of-way, which is on their property, for the road trust, which is highlighted at the bottom in that orange. That's the buffer and then below that would be the road section of the right-of-way that they'd be dedicating. **C/Hennis:** I'm concerned about having this many lots in that little area. These are very narrow-fronted lots stubbed with four flag lots. I don't know if I'm concerned as much with traffic, because I think it will access the other way. Ash Street obviously has an issue. It's a small street. I'm also concerned with law enforcement services. We don't have anything on record that they're looking to have substations. They have them on the east side of Kuna, but a lack on the south side. I'm concerned with that. The pressurized irrigation is obviously an issue. Without the sewer hookup, it may not be as big of an issue. We don't know that for sure. **C/Young:** I think the pressure irrigation is alright. For the other subdivisions, they were talking about lift station issues? **C/Hennis:** No, they were talking about the pressurized irrigation, but they irrigate between 3 AM and 8 AM. There was a noticeable performance drop when the systems are in use. **C/Laraway:** A couple weeks ago we had the same scenario, where we had agricultural backing up against the subdivision. A chain-link fence was talked about, I think. We can make a recommendation on that to see what can be done to separate livestock. **C/Young:** A condition to work with the neighbors on a situation to help stabilize and prevent the agricultural interest. **C/Laraway:** This is the first subdivision I've seen that's had so many ingress and egress entrance points. I realize ACHD makes all these trees line up, and we have to have access to them. The lot design is a little bizarre. I don't know if it's designed that way for a reason. That's my personal taste, obviously. They have those long entry points, and I have a question for staff to verify that the fire department is fine with those long driveways going into those back areas. They don't like backing up. **Jace Hellman:** The maximum they're allowed to have is 150 feet, and those driveways are 110. **C/Hennis:** There's five flagpole lots. They're maximizing the amount of lots in there, and I don't know if that's appropriate. **C/Laraway:** I don't know if pushing this to an R-4 would alleviate the flagpole lots. With all those access points, it looks like 50 percent of the traffic is going to go out on School, and the other 50 percent will go out on Ash. Again, we can't stop the access points, that's ACHD. **C/Young:** One nice thing about the existing section of Recess is that there is a roundabout in there to potentially help with that. **C/Young:** Another point up for consideration are the lack of amenities in the common area. **C/Laraway:** Since you've been on Recess, going back to what I was talking about, isn't that roundabout one lane? **C/Young:** Yes, but it still functions as a two-way. **C/Gealy:** Two of my key points are transitional lots and amenities for the people that will live there. It appears that there is a very nice transition for the existing tenant in the home that's there. It appears that there is very little consideration for transitions to many of the surrounding property owners. There is very little consideration for amenities for the people potentially living in this community. When I found myself looking at this plan and asking, is this the best we can do? Surely, we can be more creative. If a promise has been made to the existing tenant to have open space beside them, that's fine. There's no reason why we can't increase the amount of open space that's available to other people living in the neighborhood, and perhaps consider a reconfiguration with additional open space. We don't want to have these flagpole lots, very narrow lots. I understand you really can't predict what size of house is going to go onto a lot, but it's going to be affected somewhat by the size of the lot. I always want to look at transitional lots, transitional lots from existing to proposed. Also, I look at lots within the subdivision. I want to be sure we consider amenities. Is this the best we can do with this piece of property? I think there's a lot more potential than what I see here. I go back to the Comprehensive Plan. We want Kuna to be a desirable place to live. Is this proposed subdivision increasing the desirability of Kuna as a place to live? Or, is this subdivision just increasing the number of houses in Kuna? I think that's two different things. **C/Young:** Would the applicant consider an R-4 designation instead of R-6? **Crystal McDaniel:** That's not something that I can answer at this time. I'd need to have a discussion first. **C/Laraway:** This is not the optimal design. **C/Hennis:** The main is that this doesn't coordinate with the areas around it. We're maximizing the amount that go in here at this point, and it doesn't jive with the properties to the south. I have issues stuffing that many homes in this area, because of safety

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services on that side of town. Obviously, we already have issues with irrigation. An R-4 would definitely be something that I think could be accomplished a little bit easier. I just think it's a little more appropriate. It still doesn't buffer the southwest, but it's a start. **C/Young:** We have several options. We can table this and have them come back with a little different layout and have that discussion at that time. We can recommend denial, or recommend approval with conditions to potentially recommend to Council. **C/Laraway:** I'm looking at the technicalities of the area around it. The flagpole lots are a concern. **C/Young:** I think they should come back with a little different configuration. Items we would be looking for are fewer flag lots. Another thing would be adding more amenities in common areas. The fencing along the agricultural uses north of the subdivision would be another. **C/Laraway:** The subdivision to the east is R-4, and the subdivision to the north is R-4. **C/Hennis:** There are even R-2's close. **C/Young:** Is there a thought to having them come back with a different layout we can review? Or will we condition approval with an R-4? **C/Hennis:** We could table it, so we can see what comes back and not just kick it to City Council and let them deal with it. We're interested in how this lays out, figuratively and literally. **Wendy Howell:** Regarding kicking it to City Council, if there's a significant change, as to what was presented to you, it would have to be re-noticed at your level. **C/Hennis:** This would be a more efficient use of the applicant's time if we just tabled it? **C/Young:** It would save Council's time too. **C/Hennis:** I would prefer that. **C/Gealy:** I would like to see further consideration of the open space and amenities in consideration of the people that will be living in the subdivision. I understand they put that lot up there because of an agreement with the existing tenant. I'm more concerned actually about the people that will be living there. I am not by any means an architect. I wonder if you couldn't envision scenarios for some of these homes where there is open space that they could all use, versus that common lot. **C/Hennis:** You're talking about the flagpole lots, correct? **C/Gealy:** Yes. **C/Young:** We'll include amenities, additional fencing for separation between the two. **C/Gealy:** Do we want to configure to an R-4? **C/Young:** I don't know if we can do that at this point, we'll see what they come back with. We can suggest that type of density. **Wendy Howell:** If you're going to recommend that, in order for them to make the changes, I'll have it back to staff by October 1, which is next Tuesday, and I don't know if that's possible to make it in that time frame. We will have to review it, and get it back out to packets for you. The conversation is whether October 8 or October 22 would be more appropriate. That needs to be worked out with the applicant's representative. **C/Young:** I know it takes time for them to reconfigure things. I have another question for the applicant. Could we table this to a certain time? Is there a time frame that you would need to try and make revisions? **C/Hennis:** The main question is, at that point, the next available meeting would be the 8th of October. The following meeting would be more preferred. How quickly would you get on that?

Commissioner Hennis motions to table Case Nos. 19-03-AN and 19-02-S and 19-09-DR until the meeting on October 22nd to give the applicant time to address adding amenities in the open space and possibly redesigning the open space for its usage, preferably to see a new layout of the plat, or possibly an R-4 density to remove some of the flagpole lots and widen some areas, and also to address the fencing to separate the subdivision and the property owner to the east with livestock containment; Commissioner Laraway seconds, all aye and motion carried 3-0.

C/Gealy: I have a question for staff, did we have a landscape plan? **Jace Hellman:** Exhibit B2 in your packet. **C/Gealy:** Have we tabled the preliminary plats, annexation and design review? **C/Hennis:** Yes, I think they're all kind of intertwined enough, just one thing will affect all three.

4. COMMISSION REPORTS

5. ADJOURNMENT

Commissioner Gealy motions to adjourn; Commissioner Laraway Seconds, all aye and motion carried 3-0.

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, September 24, 2019**

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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



City of Kuna

Planning and Zoning Commission

Findings of Fact and Conclusions of Law

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

To: Planning and Zoning Commission
 (acting as Design Review Committee)

Case: 19-25-DR (Design Review) &
 19-13-SN (Sign); **Wendy's**

Location: 871 North Meridian Road,
 Kuna, ID 83634

Planner: Sam Weiger, Planner I

Meeting Date: September 24, 2019
Findings: **October 8, 2019**

Owner: **WT Garrity LLC**
 76 West 13775 S. Suite 2
 Draper, UT 84020

Applicant: **The Wendy's Company**
 12200 E Illiff Ave, Suite 208
 Aurora, CO 80014
 303.481.2534
dan.brubaker@wendys.com

Engineer: **Rennison Engineering**
 PO Box 1001
 Eagle, ID 83616
 208.938.2440

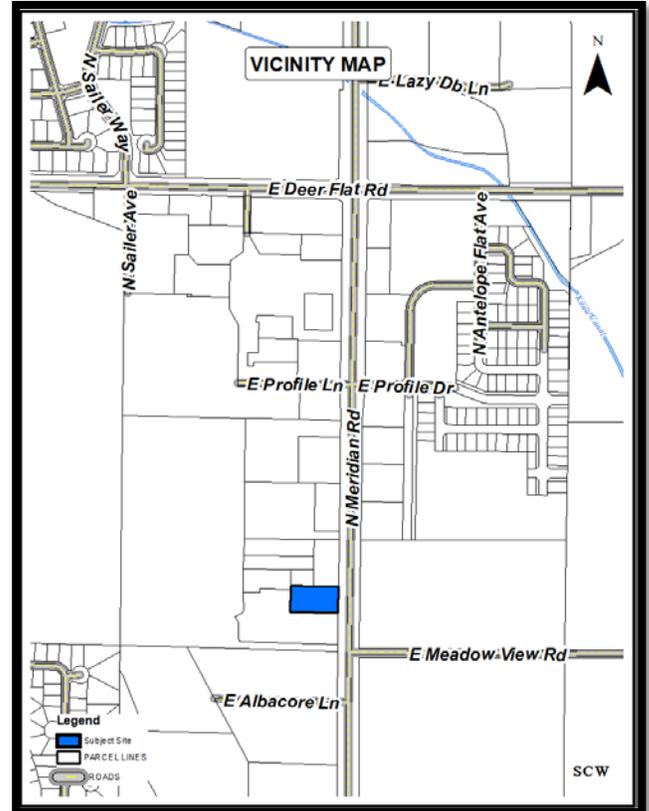


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- A. Course Proceedings
- B. Applicant's Request
- C. General Project Facts
- D. Staff Analysis
- E. Applicable Standards
- F. Proposed Decision by the Commission

A. Process and Noticing:

Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews and signs are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body. As a public meeting item, this action requires no formal public noticing actions.

a. Notifications

- i. Completeness Letter August 29, 2019
- ii. Agency Notifications August 29, 2019
- iii. Agenda September 24, 2019

B. Applicant’s Request:

The Wendy’s Company requests approval of design review for an approximately 2,456 square-foot Wendy’s *restaurant* including landscaping, lighting and a parking lot, within Ensign Subdivision No. 2, Lot 10 Block 1, at 871 North Meridian Road, Kuna, Idaho 83634.

C. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map identifies this project location as Commercial.

2. **Surrounding Land Uses:**

North	C-1	Neighborhood Commercial – Kuna City
	R-6	Medium Density Residential – Kuna City
South	C-1	Neighborhood Commercial – Kuna City
East	A	Agricultural – Kuna City
West	C-1	Neighborhood Commercial – Kuna City
	R-6	Medium Density Residential – Kuna City

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

- 0.942 (approximate) acres
- C-1 (Neighborhood Commercial)
- Parcel No. R2404330080

4. **Services:**

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

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

The site consists of a vacant lot with landscaping which was previously approved during the Ensign preliminary plat process.

6. **Transportation / Connectivity:**

The applicant proposes two driveway accesses from Parcel No. R2404320060 (the parcel north of the subject site) and Parcel No. S1324142230 (the parcel south of the subject site).

7. **Environmental Issues:**

The subject site lies within the designated Nitrate Priority Area (NPA). Beyond the NPA, staff is not aware of any additional environmental issues, health or safety conflicts.

D. Staff Analysis:

The driveway accesses to the subject site are not on the Wendy’s lot. However, all cross accesses within Ensign Subdivision No. 2 were approved as a part of the preliminary plat application.

The submitted site plan and elevations indicate that the building will have one monument sign and four wall signs. Additionally, the applicant proposes a drive-thru lane for the restaurant. Staff would like to note that drive-up service menu board signs are also subject to design review approval. The monument signs and wall signs are in conformance with Kuna City Code 5-10-4. The monument signs, wall signs and drive-thru/drive-up menu board sign will require a Sign Permit. All illuminated signs will require an Electrical Permit.

Staff would like to note that the applicant will not be removing any existing landscaping approved with the Ensign Subdivision's preliminary plat application.

The applicant is subject to design review inspections and fees, for compliance verification of the building façade, parking lot and landscaping, prior to the Certificate of Occupancy being issued.

With the recommended and required changes, staff has determined that the application complies with Title 5 of KCC; Idaho Code; the Comprehensive Plan and the Future Land Use Map; Staff forwards a recommendation of approval for Case Nos. 19-25-DR and 19-13-SN to the Planning and Zoning Commission, subject to the recommended conditions of approval listed in section "F" of this report.

E. Applicable Standards:

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

F. Order of Decision by the Planning and Zoning Commission:

Based on the facts outlined in staff's report, case file and testimony at the public meeting, the Planning and Zoning Commission of Kuna, Idaho, hereby *approves* Case Nos. 19-25-DR and 19-13-SN, a design review request to construct a 2,456 (approximate) square-foot *Wendy's* restaurant, including landscaping, lighting and a parking lot, with the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve all civil plans. 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 applicant shall provide the subsurface seepage bed design with supporting calculations to the City Engineer's office prior to commencement of construction. Storm Water shall be managed on site.
 - d. The Kuna Fire District shall approve fire flow requirements. Installation of fire protection facilities as required by Kuna Fire District are required.
 - e. The Kuna Public Works Department and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. 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. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
3. If any revisions to the landscape plan are desired following design review approval, the applicant shall submit the revised landscape plan to Planning and Zoning staff. Staff will determine if the revised plan will receive administrative approval, or if an additional public meeting is required.
4. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately 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 a license agreement from the public and/or private entities owning the property.
5. All signs shall be permitted with the City of Kuna. All work shall be inspected by the appropriate staff.
6. The developer/owner/applicant and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Planning and Zoning Commission, or seek amending them through the design review process.
7. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements.
8. Developer/owner/applicant shall comply with all local, state and federal laws.

Lee Young, Chairman
Planning and Zoning Commission

ATTEST:

Sam Weiger, Planner I
Kuna Planning and Zoning Department



City of Kuna
Kuna Planning and Zoning Commission
Findings of Fact and Conclusions of Law

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www.Kunacity.id.gov

Based on the facts outlined in staff's report, the case file and discussion at the public meeting, the Planning and Zoning Commission of Kuna, Idaho, hereby *approves* Case Nos. 19-25-DR & 19-13-SN, a design review request to construct a new 2,456 (approximate) square-foot Wendy's restaurant including landscaping, lighting and a parking lot.

If the Planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Fact and Conclusions of Law as detailed below, those changes must be specified.

1. Based on the evidence contained in Case Nos. 19-25-DR & 19-13-SN, this proposal *does* generally comply with the City Code.

Staff Finding: *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with the design requirements, objectives and considerations listed in Kuna City Code Title 5 and 6.*

2. Based on the evidence contained in Case Nos. 19-25-DR & 19-13-SN this proposal *does* comply with the Future Land Use Map.

Staff Finding: *The proposed zoning designation is C-1 (Neighborhood Commercial). The Future Land Use Map designates this property as Commercial. Staff finds that the proposal does comply with the Future Land Use Map.*

3. The proposed project *does* generally conform to the design review requirements for commercial districts.

Staff Finding: *Over seventy percent of the building façade is facing the plaza. Additionally, the building entry is covered and features display windows and a plaza. The applicant proposes an outdoor dining area west of and adjacent to the restaurant. The proposed project does conform to Kuna City Code 5-4-6.*

4. The proposed project *does* provide appropriate, safe vehicle parking and safe access.

Staff Finding: *Per the submitted site plan, there are 44 proposed standard parking spaces. The applicant proposes two ADA accessible spaces. Additionally, all proposed driveways are at least 22 feet wide. The parking spaces and driveways comply with KCC 5-9-3.*

5. The proposed project *does* generally conform to the Kuna Architecture guidelines.

Staff Finding: *Per the submitted elevations, the maximum building height is approximately 25 feet. The building height, proposed building materials and roof conform to the Kuna Architecture guidelines.*

6. The site landscaping *does* minimize the impact on adjacent properties through the use of screening.

Staff Finding: *Per the submitted landscape plan, the applicant will preserve the existing landscape buffer between the proposed building and North Meridian Road. The applicant will add landscape islands with a minimum of one tree per island for the parking lot and buffers along the north and south property lines. All proposed landscaping complies with KCC 5-17.*

DATED this 8th day of October, 2019.



City of Kuna

Planning and Zoning Commission

Findings of Fact and Conclusions of Law

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 Fax: (208) 922-5989
 www.Kunacity.id.gov

To: Planning and Zoning Commission

Case Numbers: 18-17-SN-A (Sign);
 18-33-DR-A (Design Review) -
Winfield Springs Monument Sign Modifications

Site Location: North Sailer Way, Kuna, ID 83634

Planner: Sam Weiger, Planner I

Meeting Date: September 24, 2019
Findings: **October 8, 2019**

Owner/Applicant: Toll Brothers, Coleman Homes
 3103 West Sheryl Dr. #100
 Meridian, ID 83642

Representative: Apex Sign Company
 PO Box 2002
 Eagle, ID 83616
 208-871-6103
apexsignsboise@gmail.com

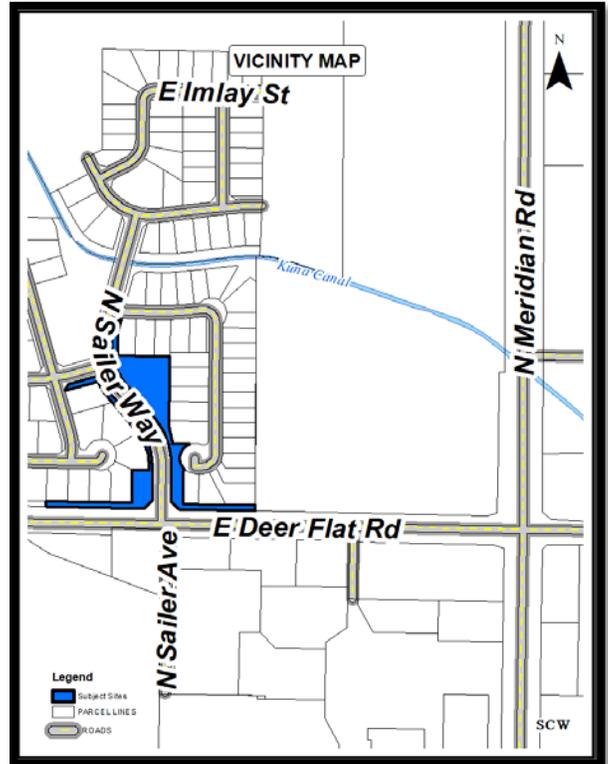


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- A. Process and Noticing
- B. Applicant's Request
- C. General Project Facts
- D. Staff Analysis
- E. Applicable Standards
- F. Decision by the Commission

A. Process and Noticing:

Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews and signs are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body. As a public meeting item, this action requires no formal public noticing actions.

B. Applicant's Request:

On behalf of Toll Brothers (Coleman Homes), Apex Sign Company requests design review approval for two 5-ft (approximate) illuminated monument signs for Winfield Springs Subdivision. The subject sites are located at North Sailer Way, Kuna, ID 83634. (APNs# R9466230700 & R9466230020).

C. General Projects Facts:

1. Surrounding Land Uses:

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

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

Property Owner	Parcel Size	Current Zone:	Parcel Number
Toll Brothers (Coleman Homes)	0.5 acres	R-6 – Kuna City	R9466230700
Toll Brothers (Coleman Homes)	1.2 acres	R-6 – Kuna City	R9466230020

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

The subject sites feature two existing monument signs (received design review approval in November 2018). Additionally, the subject sites feature flag signs and landscaping associated with subdivision common lots.

4. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area.

D. Staff Analysis:

The applicant, Apex Sign Company is proposing to construct two new onsite monument signs for Toll Brothers (Coleman Homes), located at 1800 North Siltstone Way. The proposed monument signs will replace the existing monument signs at the entrance of Winfield Springs Subdivision, adjacent to Deer Flat Road. The proposed monument signs stand approximately five feet high and 20 feet across at its widest point. The total sign area is approximately 110 square feet, which includes a 40 square-foot (approximate) sign copy. The sign east of North Sailer Way is proposed to be built approximately 27 feet from North Sailer Way and approximately 28 feet from East Deer Flat Road. The sign east of North Sailer Way is proposed to be built approximately 30 feet from North Sailer Way and approximately 26 feet from East Deer Flat Road. The proposed monument sign locations meet the city's clear vision triangle standards.

The applicant indicated on the vicinity map that the existing monument signs will be removed and relocated to an entryway adjacent to the northern property boundary of Winfield Springs Subdivision. The proposed sign relocations comply with KCC 5-10-4.

Kuna City Code 5-10-4 states that subdivision sign area shall not exceed 40 square feet per side. Staff would like to note that the sign area is referring to the sign copy area, or the combined area of the sign's logo and emblem, rather than the entire structure.

Staff has determined the design review application complies with Kuna City Code, Title 5; Staff recommends if the proposed project is approved, the applicant be subject to the conditions of approval listed in section "F" of this report and any additional conditions requested by the Planning and Zoning Commission.

E. Applicable Standards:

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

F. Decision by the Commission:

Based on the facts outlined in staff's report as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby *approves* Case Nos. 18-17-SN-A (Sign) & 18-33-DR-A (Design Review), a request from Apex Sign Company for design review approval for two monument signs, subject to the following conditions:

1. All signage on site shall comply with KCC 5-10.
2. All electrical components of sign shall obtain a building permit with the City of Kuna. All work shall be inspected by Kuna City inspectors.

3. Any footings and foundations shall obtain a building permit with the City of Kuna. All work shall be inspected by Kuna City inspectors.
4. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of approval by the Design Review Committee/Planning and Zoning Commission, or seek an amendment through the Design Review process.
5. Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
6. Applicant shall comply with all local, state and federal laws.

DATED this 8th day of October, 2019.



City of Kuna
Kuna Planning and Zoning Commission
Findings of Fact and Conclusions of Law

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

Based on the facts outlined in staff's report, the case file and discussion at the public meeting, the Planning and Zoning Commission of Kuna, Idaho, hereby *approves* Case Nos. 18-33-DR-A & 18-17-SN-A, a design review request to construct two 5-ft (approximate) illuminated monument signs for Winfield Springs Subdivision.

If the Planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Fact and Conclusions of Law as detailed below, those changes must be specified.

1. Based on the evidence contained in Case Nos. 18-33-DR-A & 18-17-SN-A, this proposal *does* generally comply with the City Code.

Staff Finding: *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with the design requirements, objectives and considerations listed in Kuna City Code Title 5.*

2. The proposed project *does* conform to the general requirements for signs.

Staff Finding: *The sign illumination and sign materials did not change from the previously approved subdivision signs. The signs conform to the general requirements for signs listed in KCC 5-10-4.*

3. The proposed project *does* generally conform to the requirements for subdivision signs.

Staff Finding: *Per the submitted elevations, the maximum sign height does not exceed six feet in height and the sign copy areas do not exceed 40 square feet per side. The project meets subdivision sign requirements.*

DATED: This 8th day of October, 2019.

Lee Young, Chairman
Planning and Zoning Commission

ATTEST:

Sam Weiger, Planner I
Kuna Planning and Zoning Department



City of Kuna

Planning and Zoning Commission Staff Report

P.O. Box 13
Kuna, ID 83634
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To: Planning and Zoning Commission
(acting as Design Review Committee)

Case: 19-26-DR (Design Review)
& 19-11-SN (Sign);
Lugarno Terra Amenity Area

Location: E Deer Flat Rd,
Kuna, ID 83634

Planner: Doug Hanson, Planner I

Meeting Date: October 8, 2019

Owner: **Select Development & Contracting LLC**
P.O. Box 1030
Meridian, ID 83680
208.288.0700
randy@selectmanagement.com

Applicant: **Billy Edwards**
P.O. Box 1030
Meridian, ID 83680
208.288.0700
wedwards@selectdev.com

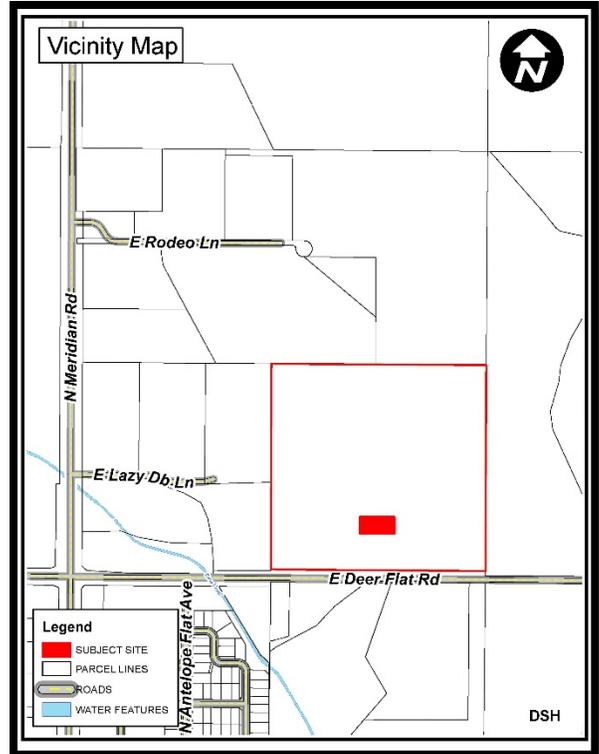


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|---|--|

A. Process and Noticing:

Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews and signs are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body. As a public meeting item, this action requires no formal public noticing actions.

a. Notifications

- | | |
|--------------------------|-------------------|
| i. Completeness Letter | September 4, 2019 |
| ii. Agency Notifications | September 4, 2019 |
| iii. Agenda | October 8, 2019 |

B. Applicant's Request:

Select Development & Contracting, LLC requests approval of design review for an approximately 1,610 square-foot clubhouse, playground, pool and monument sign, within Lugarno Terra Subdivision located on E. Deer Flat Rd, Kuna, Idaho 83634.

C. General Projects Facts:

1. **Comprehensive Plan Designation:** The Comprehensive Plan Future Land Use Map identifies this project location as Medium Density Residential.

2. **Surrounding Land Uses:**

North	R-4	Medium Density Residential – Kuna City
South	R-4	Medium Density Residential – Kuna City
East	R-4	Medium Density Residential – Kuna City
West	R-4	Medium Density Residential – Kuna City

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

- 1.66 (approximate) acres
- R-4 (Neighborhood Commercial)
- Parcel No. S1418346610

4. **Services:**

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

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

There are currently no structures situated on the subject site. The site’s vegetation has been cleared and earth work for future development is underway.

6. **Transportation / Connectivity:**

Vehicle ingress/egress will be made available from N. Rockdale Ave and N. Hurtsville Ave following completion of Lugarno Terra Subdivision. Pedestrian access will be made available by pathway from all sides of the site.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area.

D. Staff Analysis:

The Lugarno Terra Amenity Area is planned for future Lot 4, Block 4 of Lugarno Terra Subdivision. Staff has reviewed the application and finds that the proposed clubhouse, playground, pool and monument sign satisfy the intent of Kuna’s Zoning Code and conforms to the Kuna architecture guidelines and parking standards.

Staff finds that the proposed clubhouse building height, masonry and asphalt shingle-roof generally appears to conform to Kuna City Code Title 5, Chapter 4, Design Review Overlay District. The proposed structure appears to comply with Kuna City Code. Trash collection will be accomplished through the use of tip carts.

The applicant proposes seventeen (17) off-street parking stalls on the lot. Staff finds that the proposed parking stall dimensions are in substantial conformance with KCC 5-9-2. Staff finds that that the proposed number of parking spaces appears to meet the requirements specified in KCC 5-9-3. The applicant is subject to design review inspection and fees, for compliance verification of the building façade, parking lot and landscaping, prior to Certificate of Occupancy being issued.

A sign application accompanies the overall design review application. The applicant proposes one monument style sign for the amenity area. Staff finds the proposed sign to be in substantial conformance with Kuna City Code Title 5, Chapter 10, Kuna's Sign Ordinance.

Staff has determined that the application generally complies with Title 5 of KCC; Idaho Code; the Comprehensive Plan and the Future Land Use Map; Staff recommends that if the Planning and Zoning Commission approves Case Nos. 19-26-DR & 19-11-SN that the applicant be subject to the recommended conditions of approval listed in section "F" of this report.

E. Applicable Standards:

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

F. Proposed Order of Decision by the Planning and Zoning Commission:

Note: This proposed motion is for (approval, conditional approval or denial) of this request. If the Planning and Zoning Commission wishes to change specific parts of the request as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report, case file and testimony at the public meeting, the Planning and Zoning Commission of Kuna, Idaho, hereby (approves/conditionally approves/denies) Case Nos. 19-26-DR & 19-11-SN, a design review request to construct a clubhouse, pool, playground and monument sign including landscaping, lighting and a parking lot, with the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve all civil plans. 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 applicant shall provide the subsurface seepage bed design with supporting calculations to the City Engineer's office prior to commencement of construction. Storm Water shall be managed on site.
 - d. The Kuna Fire District shall approve fire flow requirements. Installation of fire protection facilities as required by Kuna Fire District are required.
 - 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).
 - f. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
3. If any revisions to the landscape plan are desired following design review approval, if approved, the applicant shall go back to the Planning and Zoning Commission for a second design review approval.
4. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately 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 a license agreement from the public and/or private entities owning the property.
5. All signs shall be permitted with the City of Kuna. All work shall be inspected by the appropriate staff.
6. The developer/owner/applicant and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Planning and Zoning Commission, or seek amending them through the design review process.
7. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements.
8. Developer/owner/applicant shall comply with all local, state and federal laws.



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Fax: (208) 922-5989
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Based upon the record contained in Case No. 19-26-DR and 19-11-SN including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, the Kuna Commission hereby (*approves/ conditionally approves/ denies*) the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 19-26-DR (Design Review) and 19-11-SN (Sign), a request for design review approval for a clubhouse, pool, playground and monument sign.

1. Based on the evidence contained in Case No. 19-26-DR, this proposal generally **does/does not** comply with the City Code.

Staff Finding: *The applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements listed in Kuna City Code Title 5.*

2. The contents of the proposed design Review application **does/does not** contain all of the necessary requirements as listed in Kuna City Code 5-4-9: - Design Review Application Required.

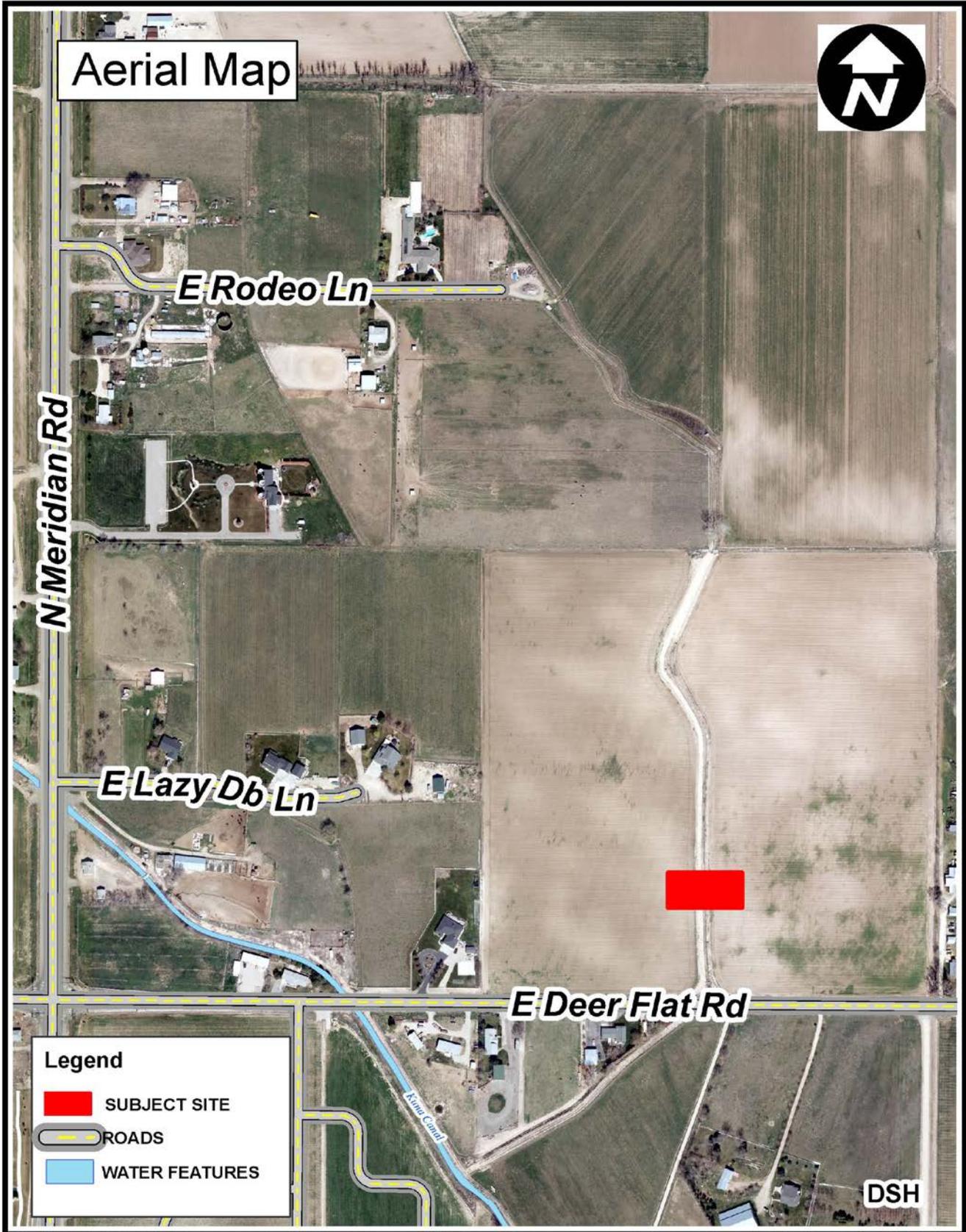
Staff Finding: *Review by Staff and the Commission of the proposed Design Review confirms all applicable requirements listed in KCC 5-4-9 were provided.*

3. The parking design **does/does not** minimize the impact of traffic on adjacent streets, and provides appropriate, safe vehicle parking.

Staff Finding: *The off-street parking serves the residents of the Lugarno Terra Subdivision. The parking will be accessed via N Rockdale Ave and N Hurtsville Ave. The applicant has proposed seventeen off-street stalls, which provides pedestrians safe access to and from the amenity area. Applicant shall follow stall and aisle design standards listed in KCC.*

4. The proposed project **does/does not** conform to the Kuna Architecture Guidelines.

Staff Finding: *The applicant proposes to construct a monument sign that stands approximately five feet, eight inches (5'8") high and twelve (12) ft across at its widest point. The sign area is approximately thirty-nine (39) square ft. The applicant has proposed to construct the sign out of materials and colors that are consistent with the clubhouse.*



Lugarno Terra Clubhouse

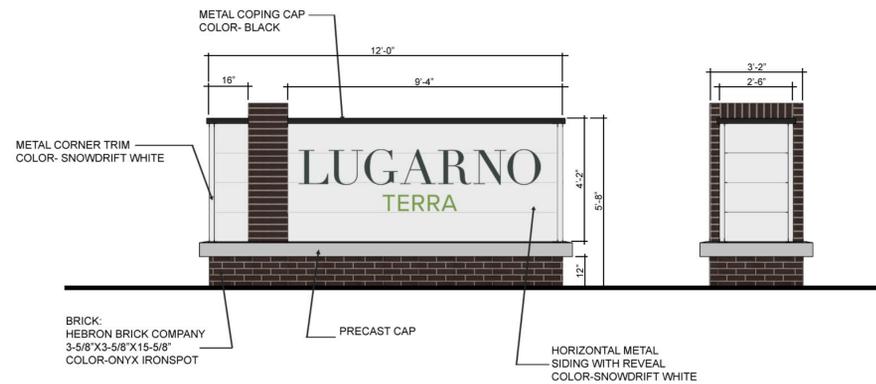
Kuna, ID



South Elevation



East Elevation

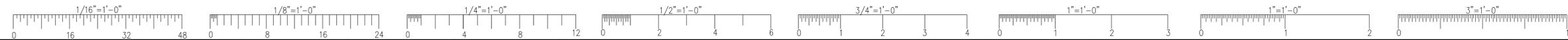


North Elevation



West Elevation

If this sheet is not 24" by 36" it is a reduced print, scale accordingly



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NO.	DESCRIPTION	DATE
REVISIONS		

NO SUBCONTRACTOR SHOULD BE PROVIDED WITH A PARTIAL SET OF PLANS FOR EITHER BIDDING OR CONSTRUCTION PURPOSES WITHOUT FIRST TAKING AMPLE TIME TO REVIEW A COMPLETE SET IN ORDER TO DETERMINE FOR THEMSELVES THE INFORMATION AND DOCUMENTATION THEY WISH TO HAVE COPIED. THERE ARE MANY CROSS-REFERENCES IN A SET OF CONSTRUCTION DOCUMENTS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR FORMAL CLARIFICATION. SUBCONTRACTORS ARE RESPONSIBLE FOR BIDDING AND CONSTRUCTION IN ACCORDANCE WITH THE COMPLETE CONSTRUCTION DOCUMENTS, NOT SPECIFIC SHEETS. ONLY HAVING A PARTIAL SET OF DRAWINGS SHALL NOT BE ACCEPTED AS AN EXCUSE FOR DELAYS OR INCOMPLETE WORK.

PROJECT NAME:

LUGARNO TERRA CLUBHOUSE
 East Deer Flat Rd.
 Kuna, ID 83634

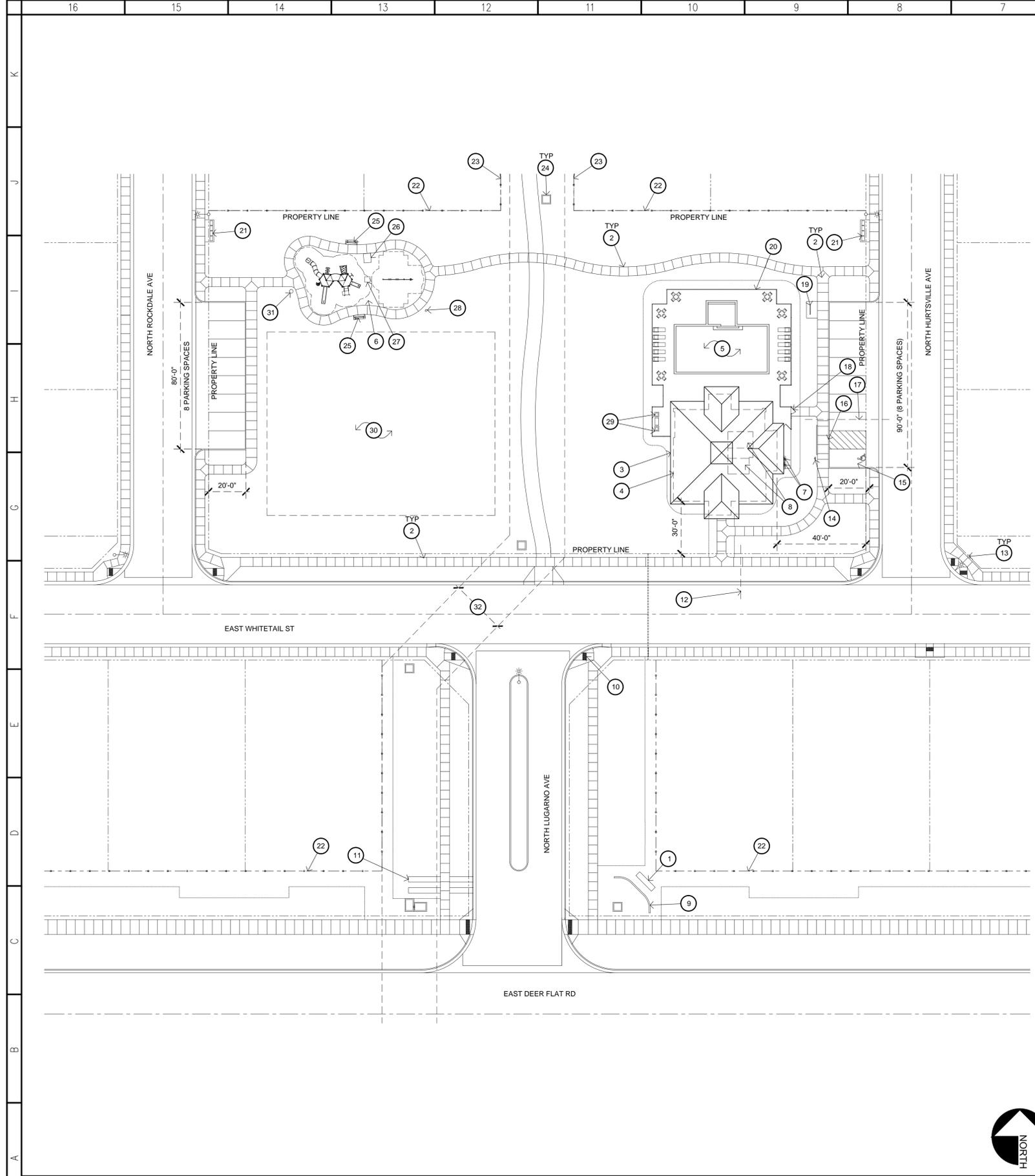
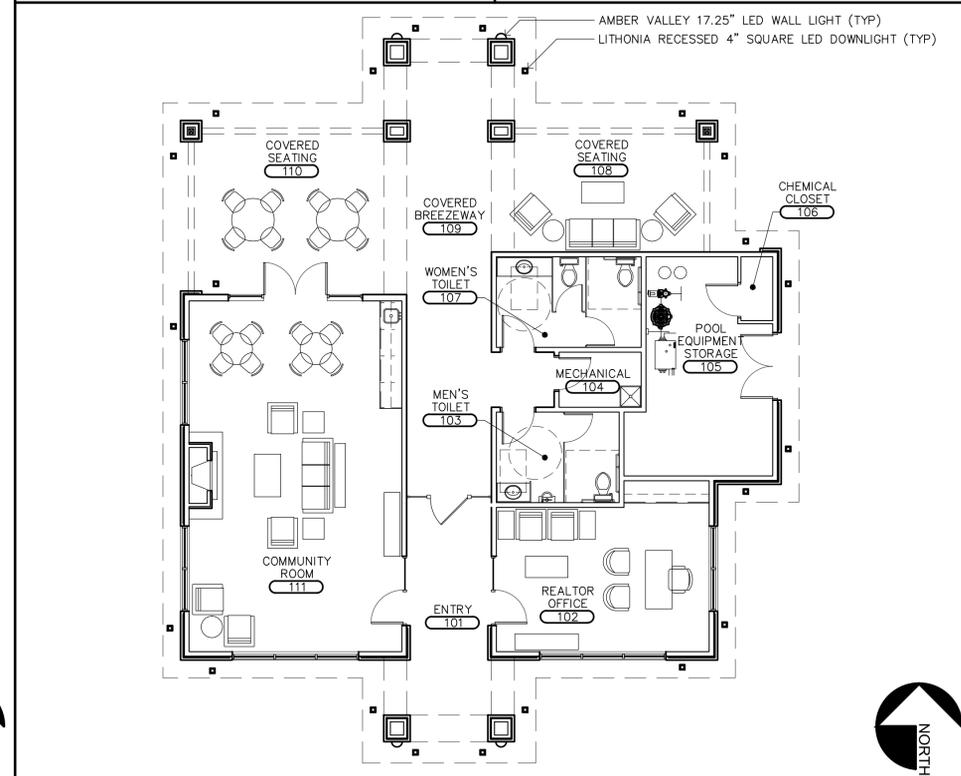
SJS	08/07/19	18042
DRAWN BY:	DATE	PROJECT NO.
AMR	08/22/19	
CHECKED BY:	DATE	Q.A. BY: DATE

SHEET TITLE:

ISSUE:	PD	DRAWING NO.
SCALE:	As Noted	PD1.1
DATE:	08/23/19	

- * NO ROOF TOP EQUIPMENT TO BE UTILIZED AT THIS LOCATION
- 1 Monument Sign, By others
- 2 Poured concrete sidewalk
- 3 Roof line
- 4 Outline of foundation below
- 5 Swimming pool, By others
- 6 Play area, By others, including swing set, Dash lines represent safety area
- 7 Condensing units shown for reference, To be concealed from view by dense landscaping
- 8 Location of public restroom
- 9 12" high concrete wall to raise monument sign
- 10 Pedestrian ramp, See subdivision construction documents
- 11 Boise project required concrete access drive
- 12 Approximate location of water service
- 13 Street light approved during subdivision construction documents review
- 14 Handicap parking signage
- 15 Van accessible parking stall
- 16 Pedestrian ramp
- 17 Approximate location of sewer service
- 18 Secured pool access gate
- 19 Pre finished bike rack
- 20 4' tall open wrought iron fence
- 21 Pedestal mailboxes
- 22 6' tall vinyl fence
- 23 6' tall open wrought iron fence
- 24 Gravity irrigation boxes
- 25 Pre-finished bench
- 26 Playground ADA ramp access
- 27 Concealed sump pit
- 28 Pre-finished dog wash station
- 29 Pedestal grills with stainless steel table
- 30 125x100' sports/play field
- 31 Trash receptacle, To be concealed from view by dense landscaping
- 32 30' Bureau Of Reclamation easement

Not Used



A16 Architectural Site Plan
 Scale: 1"=30'-0"

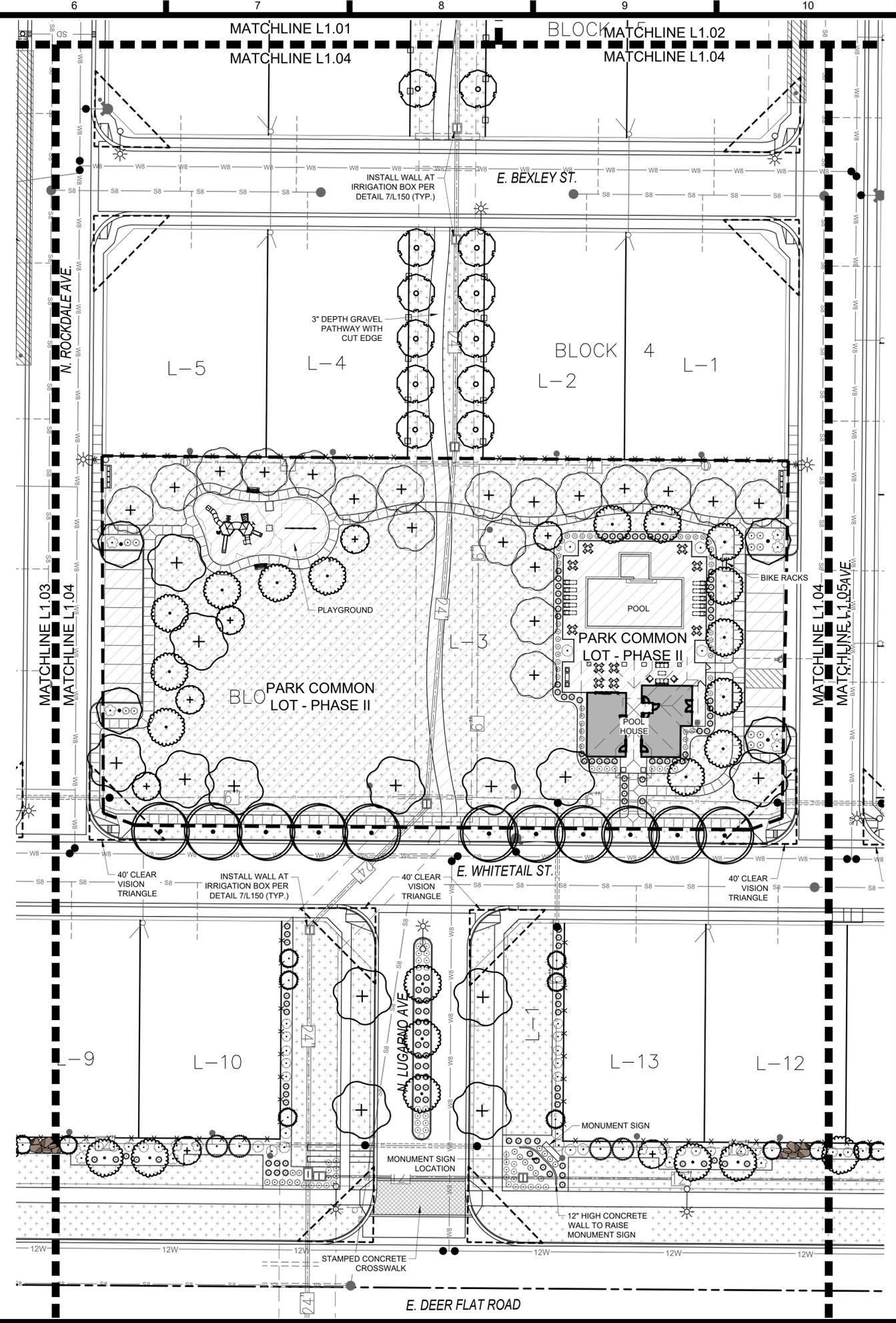
A6 Floor Plan
 No Scale

PLANT SCHEDULE						
TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam	B&B	2"		26	35'h x 15'w Class II
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Green Ash	B & B	2"		20	40'h x 20'w Class II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2"		13	50'h x 30'w Class II
	Liquidambar styraciflua 'Worplesdon' / Worplesdon Sweet Gum	B & B	2"		21	40'h x 25'w Class II
	Picea omorika 'Bruns' / Bruns Spruce	B&B		6'-7" H	79	30'h x 10'w
	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	B & B		6'-7" H	44	25'h x 12'w
	Prunus virginiana 'Canada Red' / Canada Red Cherry	B & B	2"		52	25'h x 20'w Class II
	Quercus robur x alba 'Crimson Spire' / Crimson Spire Oak	B & B	2"		43	40'h x 20'w Class II
	Tilia americana 'Redmond' / Redmond American Linden	B & B	2"		19	50'h x 30'w Class II
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Genista pilosa 'Gold Flash' / Pilosa Broom	2 gal			17	12'h x 3'w
	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass	1 gal			183	3'h x 3'w
	Juniperus squamata 'Blue Star' / Blue Star Juniper	2 gal			116	30'h x 4'w
	Pennisetum alopecuroides 'Red Head' / Red Head Fountain Grass	1 gal			65	3'h x 3'w
	Perovskia atriplicifolia 'Blue Spires' / Russian Sage	2 gal			134	4'h x 4'w
	Phlox subulata 'Emerald Blue' / Emerald Blue Moss Phlox	1 gal			50	6" h x 3'w
	Prunus laurocerasus 'Otto Luyken' / Otto Luykens English Laurel	2 gal			108	3'h x 6'w
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal			75	2'h x 6'w

LANDSCAPE MATERIALS LEGEND:

- LAWN: SEED PER NOTE 6/L1.00
- SWALE TREATMENT - TURF COMPRISED OF DROUGHT TOLERANT SPECIES WITH SANDY OR WASHED SOD ON THE SWALE SIDE SLOPE PER CIVIL PLANS.
- 6" TAN VINYL FENCE - SEE DETAIL 3/L1.05
- 6" OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L1.05
- SANDSTONE BOULDERS
BOULDERS ARE GRAPHIC REPRESENTATION ONLY. NO QUANTITY OR SIZE PROVIDED, AND THESE PLANS SHALL NOT BE HELD TO INSTALLING BOULDERS IF THEY BECOME COST PROHIBITIVE

LAWN AREAS TO BE IRRIGATED BY UNDERGROUND PRESSURIZED SPRINKLER IRRIGATION SYSTEM.
PLANTER BEDS TO BE IRRIGATED BY UNDERGROUND DRIP SYSTEM.



STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING

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Seals PRELIMINARY



NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION

REVISIONS

MRK	DATE	Description
△	**	**

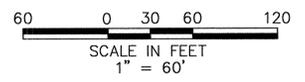
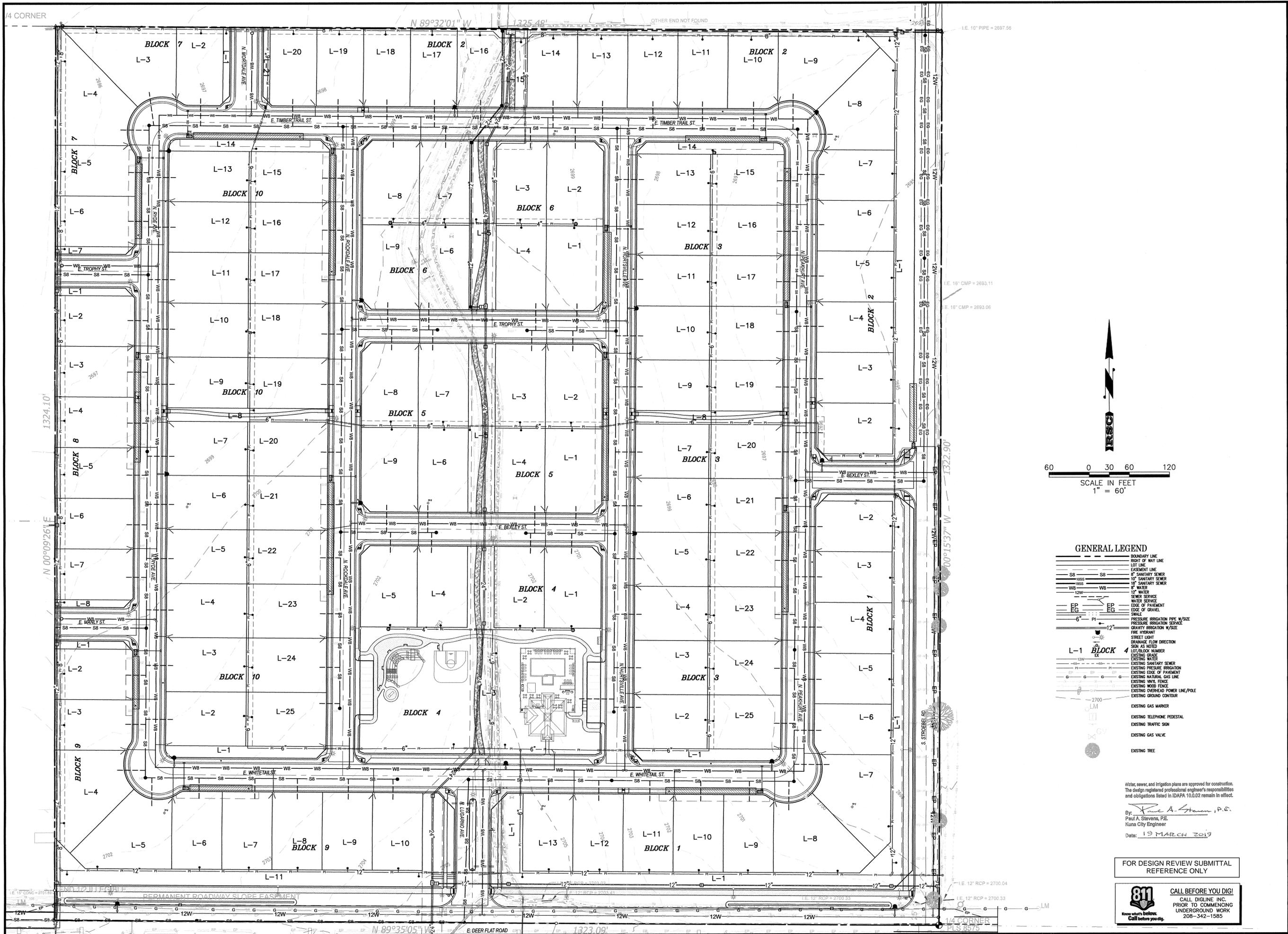
JOB NO: 18-1042
DATE: 08.20.2019
DRAWN BY: DW
CHECKED BY: JB

DRAWING TITLE
LANDSCAPE PLAN - AREA 4

SHEET NUMBER
L1.04

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STACK ROCK GROUP - CONSTRUCTION DOCUMENTS



GENERAL LEGEND

---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	LOT LINE
---	EASEMENT LINE
SB	8" SANITARY SEWER
10SB	10" SANITARY SEWER
12WB	12" WATER
12W	12" WATER SEWER SERVICE
---	WATER SERVICE
---	EDGE OF PAVEMENT
---	EDGE OF GRAVEL
---	SWALE
---	PRESSURE IRRIGATION PIPE W/SIZE
---	PRESSURE IRRIGATION SERVICE
---	GRAVITY IRRIGATION W/SIZE
---	FIRE HYDRANT
---	STREET LIGHT
---	DRAINAGE FLOW DIRECTION
---	SW AS NOTED
---	LOT/BLOCK NUMBER
---	EXISTING GRADE
---	EXISTING WATER
---	EXISTING SANITARY SEWER
---	EXISTING PRESSURE IRRIGATION
---	EXISTING EDGE OF PAVEMENT
---	EXISTING NATURAL GAS LINE
---	EXISTING WOOD FENCE
---	EXISTING OVERHEAD POWER LINE/POLE
---	EXISTING GROUND CONTOUR
---	EXISTING GAS MARKER
---	EXISTING TELEPHONE PEDESTAL
---	EXISTING TRAFFIC SIGN
---	EXISTING GAS VALVE
---	EXISTING TREE

Water, sewer, and irrigation plans are approved for construction. The design registered professional engineer's responsibilities and obligations listed in IDAPA 10.0.02 remain in effect.

By: *Paul A. Stevens, P.E.*
Paul A. Stevens, P.E.
Kuna City Engineer

Date: 19 MARCH 2019

FOR DESIGN REVIEW SUBMITTAL
REFERENCE ONLY

811 CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING
UNDERGROUND WORK
208-342-1565

Revisions

Date	Description
1	
2	
3	
4	

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www.rocksolidcivil.com

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Project Name: LUGARNO TERRA SUBDIVISION
Sheet Name: MASTER UTILITY PLAN

PROFESSIONAL ENGINEER
LICENSED
1788
3-14-19
STATE OF IDAHO
DERRITT KERNER

Project No. RSC-1825
Drawn By: RLC
Date: 14 March 2019
Sheet No. 2
1 of 30

Amber Valley 17.25" LED Wall Light Textured Black
 49624BKTLED (Textured Black)

Project Name: _____
 Location: _____
 Type: _____
 Qty: _____
 Comments: _____



Certifications/Qualifications

Location Rating	Wet
Title 24 Compliant	Yes
www.kichler.com/warranty	

Dimensions

Base Backplate	6.25 X 9.00
Extension	10.00"
Weight	7.14 LBS
Height from center of Wall opening (Spec Sheet)	3.75"
Height	17.25"
Width	8.75"

Electrical

Input Voltage	Single(120)V
---------------	--------------

Mounting/Installation

Interior/Exterior	Exterior
Mounting Style	Wall Mount
Mounting Weight	5.75 LBS

Photometrics

Color Rendering Index	90
Color Temperature Range	3000
Delivered Efficacy (Lumens/Watt)	51
Delivered Lumens	875
Kelvin Temperature	3000

Primary Lamping

Dimmable	Yes
Dimmable Notes	This LED is compatible with most standard incandescent dimmers, LED dimmers, and electronic low voltage dimmers. For more information, go to Kichler.com/dimming .
Expected Life Span	40000
Lamp Included	Integrated
Light Source	LED
Max or Nominal Watt	17W
# of Bulbs/LED Modules	1

Product/Ordering Information

SKU	49624BKTLED
Finish	Black
Style	Transitional
UPC	783927458788

Specifications

Diffuser Description	Etched Seeded
Material	ALUMINUM

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.
CONSTRUCTION — Durable square metal reflectors retained by torsion springs.

Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step SDCM; 80 CRI minimum.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

70% lumen maintenance at 50,000 hours.

LISTINGS — Certified to US and Canadian safety standards. Damp location standard (wet location, covered ceiling optional). ENERGY STAR® certified product.

WARRANTY — 5-year limited warranty. Complete warranty terms located at:

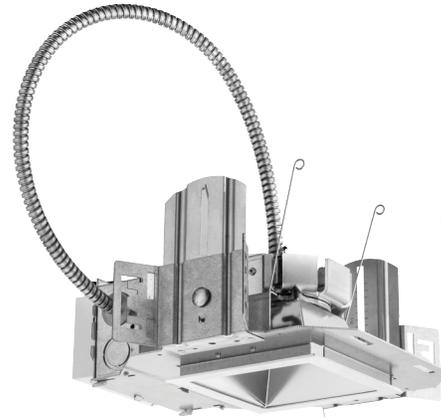
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

Catalog Number
Notes
Type



LDN4SQ

**4" Square Open
Non-IC
New Construction Downlight**



A+ Capable options indicated by this color background.

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN4SQ 35/15 LS4AR LSS MVOLT EZ1

LDN4SQ									
Series	Color temperature	Lumens ¹	Aperture/Trim Color		Finish	Voltage			
LDN4SQ 4" square	27/ 2700K	05 500 lumens	LS4 Downlight	AR Clear	LSS Semi-specular	MVOLT Multi-volt	120 120V		
	30/ 3000K	10 1000 lumens						LSW4 Wallwash	WR ² White
	35/ 3500K	15 1500 lumens	BR ² Black	LS Specular	347 ³ 347V				
	40/ 4000K	20 2000 lumens							
	50/ 5000K	25 2500 lumens							
		30 3000 lumens							

Driver	Options
GZ10 0-10V driver dims to 10%	SF ⁴ Single fuse
GZ1 0-10V driver dims to 1%	TRW ⁵ White painted flange
EZ10 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 10%	TRBL ⁵ Black painted flange
	EL Emergency battery pack with integral test switch. Not Certified in CA Title 20 MAEDBS
EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%	ELR Emergency battery pack with remote test switch. Not Certified in CA Title 20 MAEDBS
	ELSD Emergency battery pack with self-diagnostics, integral test switch. Not Certified in CA Title 20 MAEDBS
	ELRSD Emergency battery pack with self-diagnostics, remote test switch. Not Certified in CA Title 20 MAEDBS
	E10WCP Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDB
	E10WCPR Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDB
	NPP16D ⁶ nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).
	NPP16DER ⁶ nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.
	NPS80EZ ⁶ nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1).
	NPS80EZER ⁶ nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit.
	NLTAIR2 ^{7,9} nLight® Air enabled
	NLTAIRER2 ^{7,9} nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit
	N80 ⁸ nLight™ Lumen Compensation
	HAO ¹⁰ High ambient option (40°C)
	CP ¹¹ Chicago Plenum
	WL Wet Location, specify for exterior use applications
	RRL__ RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
	USPOM US point of manufacture

Notes

- Overall height varies based on lumen package; refer to dimensional chart on page 3.
- Not available with finishes.
- Not available with emergency options.
- Must specify voltage 120V or 277V.

- Available with clear (AR) reflector only.
- Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
- NLTAIR2 and NLTAIRER2 not recommended for metal ceiling installations.
- Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.

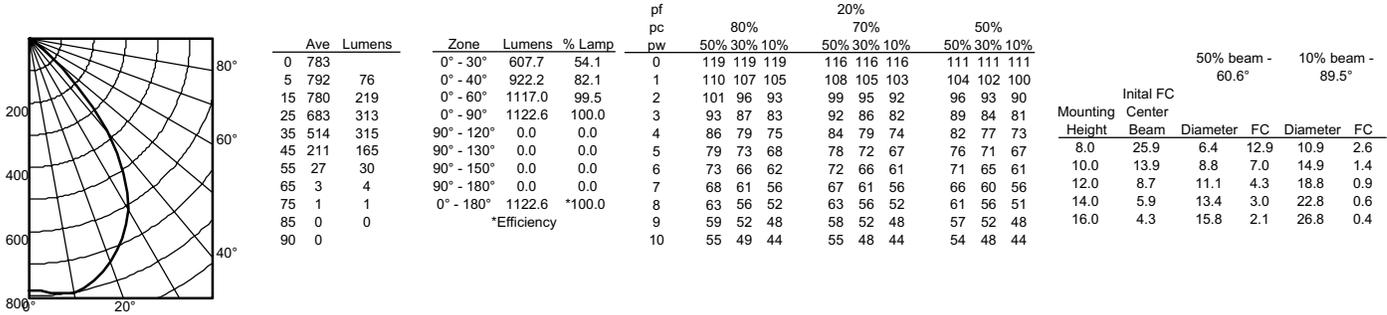
- Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options.
- Fixture height is 5-11/16" for all lumen packages with HAO.
- Must specify voltage for 3000lm. Not available with emergency battery pack option.

LDN4SQ

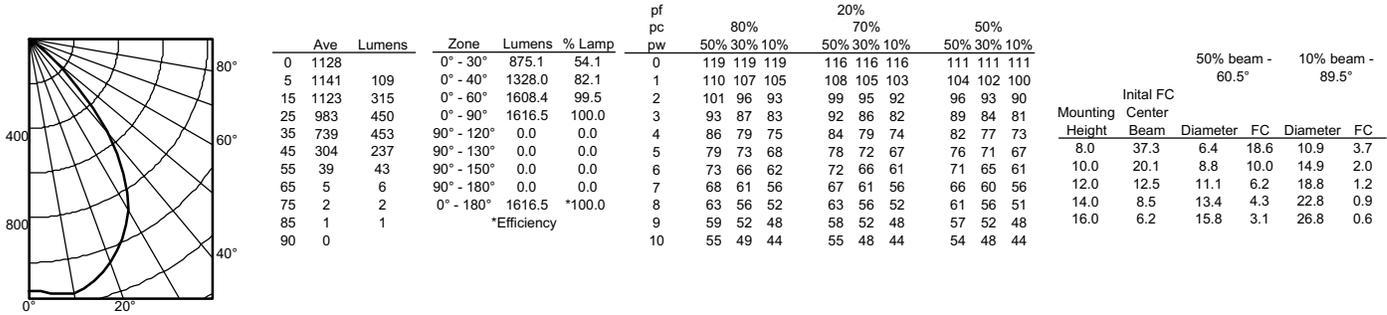
PHOTOMETRY

Distribution Curve Distribution Data Output Data Coefficient of Utilization Illuminance Data at 30" Above Floor for a Single Luminaire

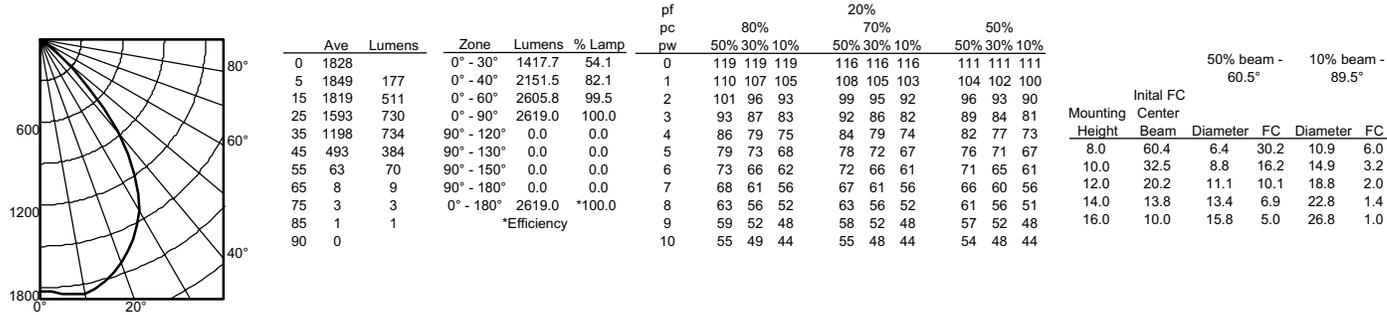
LDN4SQ 35/10 LS4AR, input watts: 12.58, delivered lumens: 1122.6, LM/W = 89.23, spacing criterion at 0= 1.18, test no. ISF 30712P31.



LDN4SQ 35/15 LS4AR, input watts: 20.2, delivered lumens: 1616.5, LM/W = 80.02, spacing criterion at 0= 1.18, test no. ISF 31036P25.



LDN4SQ 35/20 LS4AR, input watts: 30.11, delivered lumens: 2619, LM/W = 86.98, spacing criterion at 0= 1.18, test no. ISF 31036P34.

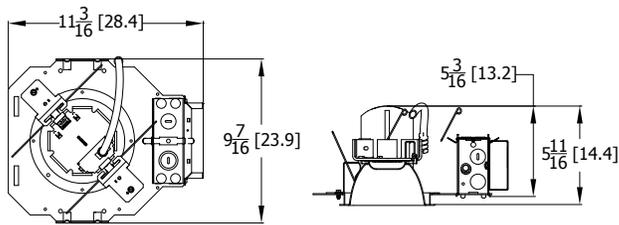


EXTERIOR SOFFIT LIGHT FIXTURE

LDN4SQ

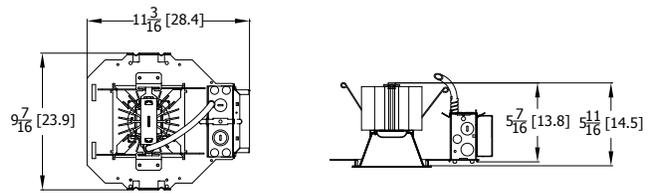
* All dimensions are inches (centimeters) unless otherwise noted.

LDN4 500-1500 LUMEN



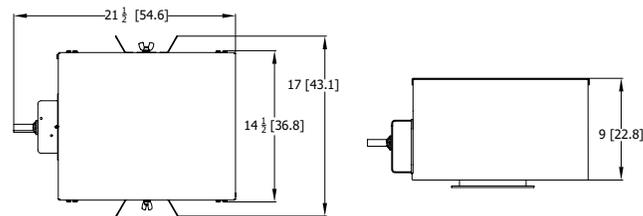
Aperture: 4-5/16 (11)
Ceiling Opening: 5-1/8 (13)
Overlap trim: 5-7/16 (13.8)

LDN4 2000-3000 LUMEN



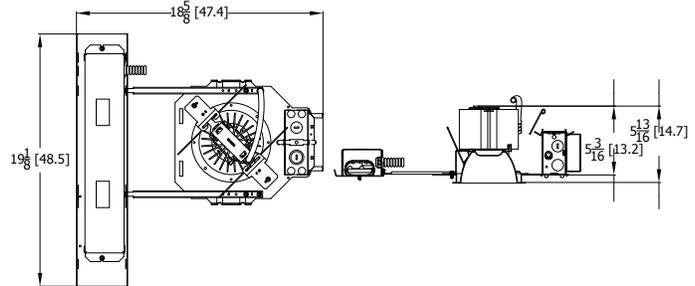
Aperture: 4-5/16 (11) Square
Ceiling Opening: 5-1/8 (13) Square
Overlap trim: 5-7/16 (13.8) Square

LDN4 CP



Aperture: 4-5/16" (11) Square
Ceiling Opening: 5-1/8" (13) Square
Overlap trim: 5-7/16" (13.8) Square

LDN4 EL-ELR



Aperture: 4-5/16 (11)
Ceiling Opening: 5-1/8 (13)
Overlap trim: 5-7/16 (13.8)

LDN4SQ			
Target Lumen	Lumens @ 3500K	Wattage	LPW
500	782.0	8.6	90.9
1000	1122.6	12.6	89.1
1500	1616.5	20.2	80
2000	2025.1	22.5	90
2500	2619.0	30.1	87
3000	2812.8	34.9	80.6

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

$$\text{Delivered Lumens} = 1.25 \times P \times \text{LPW}$$

P = Output power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

The LPW rating is also available at Designlight Consortium.

LUMEN OUTPUT MULTIPLIERS - FINISH			
	Clear (AR)	White (WR)	Black (BR)
Specular (LS)	1.0	N/A	N/A
Semi-specular (LSS)	0.950	N/A	N/A
Matte diffuse (LD)	0.85	N/A	N/A
Painted	N/A	0.87	0.73

LUMEN OUTPUT MULTIPLIERS - CCT					
	2700K	3000K	3500K	4000K	5000K
80CRI	0.950	0.966	1.000	1.025	1.101

Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

ADDITIONAL DATA

COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva® DDTV	
	Diva® DVSTCTV	
	Nova T® NTFTV	
	Nova® NFTV	
Leviton®	AWSMT-7DW	CN100
	AWSMG-7DW	PE300
	AMRMG-7DW	
	Leviton Centura Fluorescent Control System	
	IllumaTech® IP7 Series	
Synergy®	ISD BC	RDMFC
	SLD LPCS	
	Digital Equinox (DEQ BC)	
Douglas Lighting Controls	WPC-5721	
Entertainment Technology	Tap Glide TG600FAM120 (120V)	
	Tap Glide Heatsink TGH1500FAM120 (120V)	
	Oasis 0A2000FAMU	
Honeywell	EL7315A1019	EL7305A1010 (optional)
	EL7315A1009	
HUNT Dimming	Preset slide: PS-010-IV and PS-010-WH	
	Preset slide: PS-010-3W-IV and PS-010-3W-WH	
	Preset slide, controls FD-010: PS-IFC-010-IV and PS-IFC-010-WH-120/277V	
	Preset slide, controls FD-010: PS-IFC-010-3W-IV and PS-IFC-010-3W-WH-120/277V	
	Remote mounted unit: FD-010	
Lehigh Electronic Products	Solitaire	PBX
PDM Electrical Products	WPC-5721	
Starfield Controls	TR61 with DALI interface port	RT03 DALInet Router
WattStopper®	LS-4 used with LCD-101 and LCD-103	



This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a **shaded background***
- This luminaire is part of an A+ Certified solution for nLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a **shaded background***

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

LDN4SQ

EXAMPLE

Group Fixture Control*

*Application diagram applies for fixtures with eldoLED drivers only.

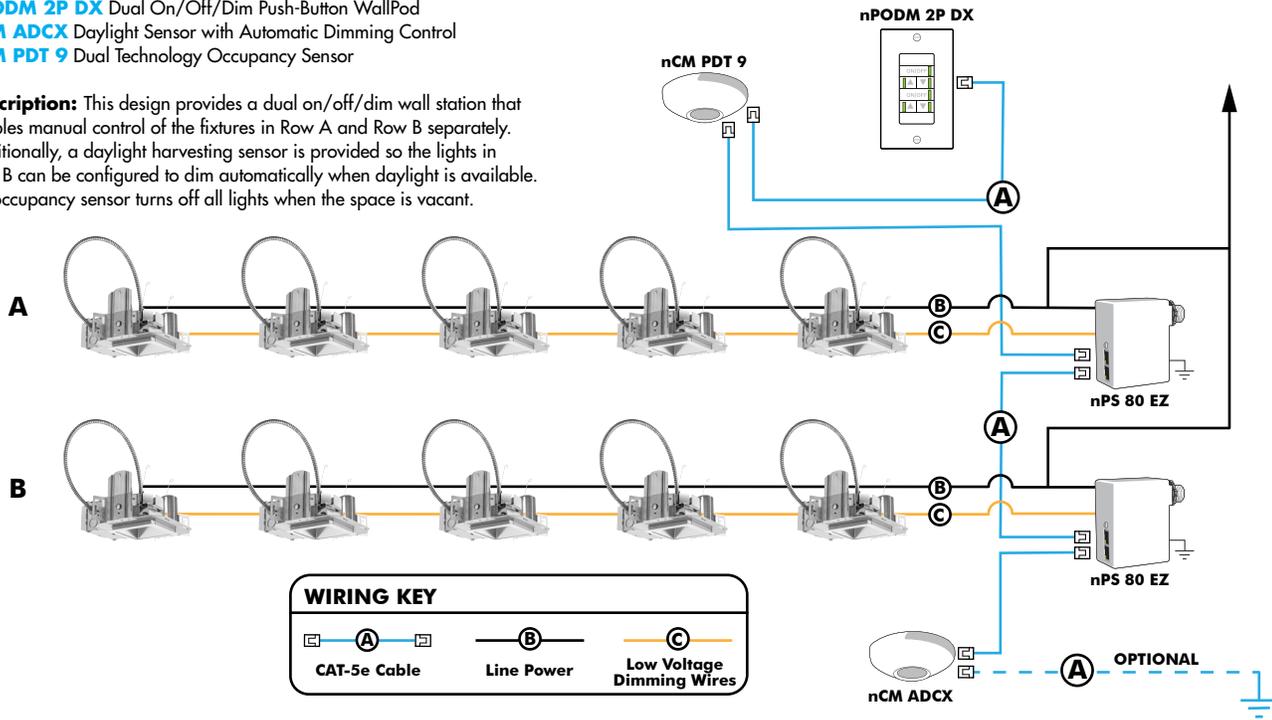
nPS 80 EZ Dimming/Control Pack (qty: 2 required)

nPODM 2P DX Dual On/Off/Dim Push-Button WallPod

nCM ADCX Daylight Sensor with Automatic Dimming Control

nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in Row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.



Choose Wall Controls

nLight offers multiple styles of wall controls - each with varying features and user experience.



Push-Button Wallpod

Traditional tactile buttons and LED user feedback



Graphic Wallpod

Full color touch screen provides a sophisticated look and feel

nLight® Wired Controls Accessories:

Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlight for complete listing of nLight controls.

WallPod Stations	Model number	Occupancy sensors	Model Number
On/Off	nPODM (Color)	Small motion 360°, ceiling (PIR/dual Tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPOD DX (Color)	Large motion 360°, ceiling (PIR/dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX (Color)	Wide View (PIR/dual tech)	nWV 16 / nWV PDT 16
Photocell controls	Model Number	Wall Switch w/ Raise/Lower (PIR/dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	Cat-5 cables (plenum rated)	Model Number
		10', CAT5 10FT	CAT5 10FT J1
		15', CAT5 15FT	CAT5 15FT J1

nLight® AIR Control Accessories:

Order as separate catalog number. Visit www.acuitybrands.com/products/controls/nlightair.

Wall switches

	Model number
On/Off single pole	rPODB [color]
On/Off two pole	rPODB 2P [color]
On/Off & raise/lower single pole	rPODB DX [color]
On/Off & raise/lower two pole	rPODB 2P DX [color]
On/Off & raise/lower single pole	rPODBZ DX WH ¹

Notes

¹ Can only be ordered with the RES7Z zone control sensor version.

nLight AIR

nLight AIR is the ideal solution for retrofit or new construction spaces where adding communication is cost prohibitive. The integrated nLight AIR rPP20 Power Pack is part of each Lithonia LDN Luminaire. These individually addressable controls offer the ultimate in flexibility during initial setup and for space repurposing.

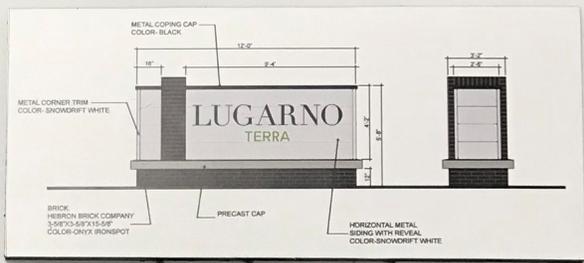
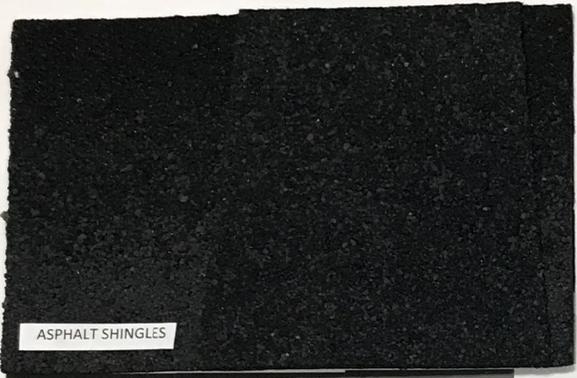


Simple as 1,2,3

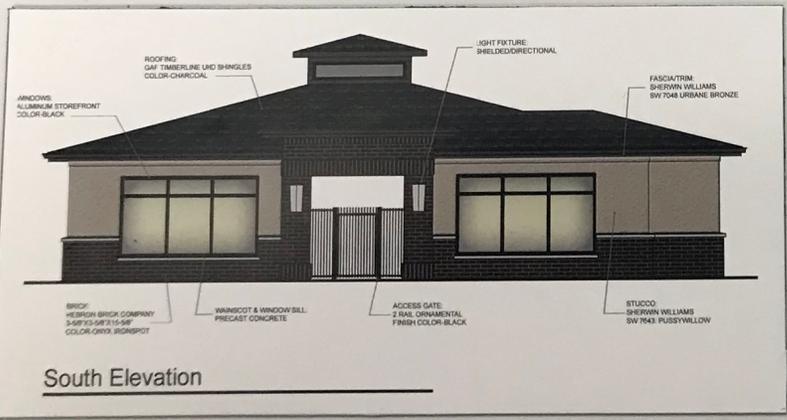
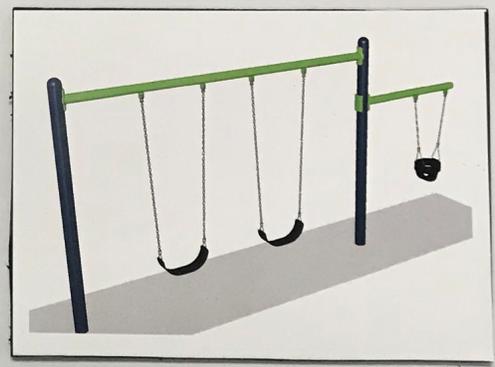
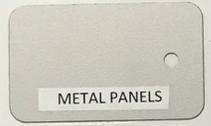
1. Install the nLight® AIR fixtures with embedded smart sensor
2. Install the wireless battery-powered wall switch
3. With CLAIRITY app, pair the fixtures with the wall switch and if desired, customize the sensor settings for the desired outcome



FINISH LEGEND
 BRICK - HEBRON BRICK COMPANY - SMOOTH FACE - ONYX IRONSPOT
 STUCCO - COLOR = PUSSY WILLOW
 FASCIA (PAINT) - COLOR = URBANE BRONZE
 PREFINISHED GUTTER - COLOR = URBANE BRONZE
 ALUMINUM STOREFRONT - COLOR = BLACK
 MONUMENT METAL PANELS - COLOR = SNOWDRIFT WHITE
 OPEN RAIL POOL FENCING - COLOR = BLACK
 PERIMETER VINYL FENCE - COLOR = ADOBE
 ASPHALT SHINGLES - COLOR = CHARCOAL



ALUMINUM STOREFRONT
POOL FENCING



LUGARNO
TERRA



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

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

Contact/Applicant Information

Owners of Record: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Applicant (Developer): _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: _____
Site Location (Cross Streets): _____
Parcel Number (s): _____
Section, Township, Range: _____
Property size : _____
Current land use: _____ Proposed land use: _____
Current zoning district: _____ Proposed zoning district: _____



City of Kuna Design Review Application

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

FILE NO.: _____

CROSS REF.: _____

FILES: _____

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

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

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

Application Submittal Requirements

Applicant Use		Staff Use
<input type="checkbox"/>	Date of pre- application meeting : <u>08.23.2019</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input type="checkbox"/>
<input type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input type="checkbox"/>
<input type="checkbox"/>	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input type="checkbox"/>
<input type="checkbox"/>	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input type="checkbox"/>
<input type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input type="checkbox"/>

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

- (1) 24" X 36" TO SCALE COPIES*
- (1) 11" X 17" REDUCTIONS*
- (1) 8 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 type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input type="checkbox"/>	Property lines	<input type="checkbox"/>
<input type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input type="checkbox"/>	Existing structures, identify those which are to be relocated or removed	<input type="checkbox"/>
<input type="checkbox"/>	On-site and adjoining streets, alleys, private drives and rights-of-way	<input type="checkbox"/>
<input type="checkbox"/>	Drainage location and method of on-site retention / detention	<input type="checkbox"/>
<input type="checkbox"/>	Location of public restrooms	<input type="checkbox"/>
<input type="checkbox"/>	Existing / proposed utility service and any above-ground utility structures and their location	<input type="checkbox"/>
<input type="checkbox"/>	Location and width of easements, canals and drainage ditches	<input type="checkbox"/>
<input type="checkbox"/>	Location and dimension of off-street parking	<input type="checkbox"/>
<input type="checkbox"/>	Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas	<input type="checkbox"/>
<input type="checkbox"/>	Trash storage areas and exterior mechanical equipment, with proposed method of screening	<input type="checkbox"/>
<input type="checkbox"/>	Sign locations <i>(a separate sign application must be submitted with this application)</i>	<input type="checkbox"/>
<input type="checkbox"/>	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input type="checkbox"/>	Locations and uses of ALL open spaces	<input type="checkbox"/>
<input type="checkbox"/>	Locations, types and sizes of sound and visual buffers <i>(Note: all buffers must be located outside the public right-of-way)</i>	<input type="checkbox"/>
<input type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input type="checkbox"/>	Locations of subdivision lines <i>(if applicable)</i>	<input type="checkbox"/>
<input type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input type="checkbox"/>	Location of walls and fences and indication of their height and material of construction	<input type="checkbox"/>
<input type="checkbox"/>	Roofline and foundation plan of building, location on the site	<input type="checkbox"/>
<input type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input type="checkbox"/>	Location and designation of all rights-of-way and property lines	<input type="checkbox"/>

Landscape and Streetscape Plan

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

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

Building Elevations

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

Lighting Plan

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

Roof Plans

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

Design Review Application

Applicant: _____ Phone: _____

Owner

Representative

Fax/Email: _____

Applicant's Address: _____

Zip: _____

Owner: _____ Phone: _____

Owner's Address: _____ Email: _____

Zip: _____

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

Address: _____ Email: _____

Zip: _____

Address of Property: _____

Zip: _____

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

Please check the box that reflects the intent of the application

- BUILDING DESIGN REVIEW**
- SUBDIVISION / COMMON AREA LANDSCAPE**

- DESIGN REVIEW MODIFICATION**
- STAFF LEVEL APPLICATION**

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

1. Dimension of Property: _____

2. Current Land Use(s): _____

3. What are the land uses of the adjoining properties?
North: _____
South: _____
East: _____
West: _____

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

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

6. Building heights: _____ Number of stories: _____
The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

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

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

7. What is the percentage of building space on the lot when compared to the total lot area? _____

8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at www.cityofkuna.com under the City Code.*

MATERIAL

COLOR

Roof: _____ / _____

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

% of Wood application: _____ / _____

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

% Masonry: _____ / _____

% Face Block: _____ / _____

% Stucco: _____ / _____

& other material(s): _____ / _____

List all other materials: _____

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

Soffits and fascia material: _____ / _____

Trim, etc.: _____ / _____

Other: _____ / _____

9. Please identify Mechanical Units: _____

Type/Height: _____

Proposed Screening Method: _____

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

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

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

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

Type: _____

Size: _____

Location: _____

(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)

13. Proposed method of On-site Drainage Retention/Detention: _____

14. Percentage of Site Devoted to Building Coverage: _____

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

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

% of Site Devoted to other uses: _____

Describe: _____

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

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

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

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

17. Dock Loading Facilities:

Number of docking facilities and their location: _____

Method of screening: _____

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

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

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

20. Parking requirements: _____

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

Total Number of Compact Spaces 8'x17': _____

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

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

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

Signature of Applicant _____ Date 08.27.2019

City staff comments:

Signature of receipt by City Staff _____ Date _____

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

Refer to Lugarno Terra Subdivision Approved Construction Drawings for further information

regarding drainage and utility services. These elements apply to the clubhouse but were

previously approved at a earlier date and time.



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 #: _____ Zone _____

Site Address: _____

Applicant's Name: _____ Phone: _____

Applicant's Address: _____ City: _____ Zip: _____

Contact's Email: _____ RCE# _____

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

SIGN #1	PROPOSED <input checked="" type="checkbox"/>	EXISTING _____	OFF PREMISES _____	ON PREMISE <input checked="" type="checkbox"/>
Type of Sign:	Freestanding _____	Wall _____	Ground Monument	<u>12'Lx3'2"Dx5'8"T</u>
Sign Dimensions:	Length <u>8'0"</u>	Width <u>2'4"</u>	Square Feet	<u>13.25 sf</u>
Building Lineal Foot (space of which is occupied by enterprise) _____				

SIGN #2	PROPOSED _____	EXISTING _____	OFF PREMISES _____	ON PREMISE _____
Type of Sign:	Freestanding _____	Wall _____	Ground Monument	_____
Sign Dimensions:	Length _____	Width _____	Square Feet	_____
Building Lineal Foot (space of which is occupied by enterprise) _____				

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 2015/IRC 2012 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: _____ Date: 08.27.2019

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

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



Mr. Jace Hellman
Planning & Zoning Department, City of Kuna
751 West 4th Street
Kuna, ID 83634

27 August 2019

RE: Lugarno Terra Subdivision
Design Review Application

Dear Mr. Hellman,

On behalf of Select Development & Contracting, LLC (Applicant) please accept applications for Design Review for clubhouse and monument design for the Lugarno Terra Subdivision

Lugarno Terra Subdivision

- The future Lugarno Terra Sub (Sub) will include 114 single family residential lots ranging in size from $\pm 8,100$ SF to $\pm 13,100$ SF. Density per acre is **2.8 residential units per acre**.
- Clubhouse (1,610SF) with integrated sales center, large community room, 1200 SF covered breezeway and seating area, and restroom facilities.
- Swimming pool (1,250SF) with zero entry/lounge area, expansive perimeter with patio seating within a fenced in area, and all pool access is secured
- Common area totaling 1.6 acres with playground and large grass area.
- Main entry monument sign built with same materials as clubhouse to create a cohesive feel.

Design Review

A complete Design Review (DR) application accompanies this submittal for clubhouse and monument sign for the approved subdivision. All planned utilities and storm drain facilities were stamped by a professional engineer and approved by Public Works during the construction document review for the Lugarno Terra project. During that process all property lines, right-of-ways, easements, and street lights per City of Kuna spacing requirements were reviewed and approved. Clubhouse, monument sign, and common lot amenities are described in the attached documentation. All features will be constructed of quality materials and by quality builder.

In conclusion, the goal of the Applicant is to provide a quality community complementing the City's vision. We look forward to working with Staff to accomplish this great project.

Thank you in advance for consideration of our applications. Please feel free to contact me if you have any questions. I can be reached at (208) 288-0700 or at wedwards@selectdev.com.

Thank you in advance.

Sincerely,
William Edwards, Project Manager
Select Development & Contracting, LLC.

AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC
PO Box 1030
Meridian, ID 83680

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: **4103-2956488 (DS)**

Date: **December 28, 2017**

For Value Received, **Bennett Properties, L.P., an Idaho limited partnership**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Select Development & Contracting, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **PO Box 1030, Meridian, ID 83680**, the following described premises, situated in **Ada County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

The Southeast Quarter of the Southwest Quarter of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho.

APN: **S1418346600**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Doug Hanson

From: Phil Roberts <proberts@kunafire.com>
Sent: Thursday, September 12, 2019 3:55 PM
To: Doug Hanson; Paul Stevens; Bob Bachman; jmcDaniel@adaweb.net;
chad.gordon@jmsanitation.com
Subject: RE: Lugarno Terra Amenity Area Design Review

I do not have any concerns

*Phil Roberts
Fire Chief
Kuna Rural Fire District
208-922-1144 Ext 101
208-922-1982 Fax
208-870-3057 Cell*



From: Doug Hanson <dhanson@kunaid.gov>
Sent: Wednesday, September 4, 2019 11:12 AM
To: Paul Stevens <PStevens@kunaid.gov>; Bob Bachman <bbachman@kunaid.gov>; Phil Roberts <proberts@kunafire.com>; jmcDaniel@adaweb.net; chad.gordon@jmsanitation.com
Subject: Lugarno Terra Amenity Area Design Review

The Lugarno Terra Amenity Area Design Review has a tentative P&Z Commission hearing date for Tuesday October 22, 2019. Please provide any comments that you have.

FILE NUMBER:	19-26-DR (Design Review) – Lugarno Terra Amenity Area
PROJECT DESCRIPTION	Select Development & Contracting requests Design Review Approval for the Lugarno Terra Amenity Area, which consists of one lot on 1.66 acres. (APN: S1418346600)
SITE LOCATION	N Meridian Rd and East Deer Flat Rd, Kuna, ID 83634.
REPRESENTATIVE	<i>Billy Edwards – Select Development and Contracting</i> P.O. Box 1030 Meridian, ID 83680 208.288.0700 wedwards@selectdev.com

<p style="text-align: center;">SCHEDULED HEARING DATE</p>	<p>Tuesday, October 22, 2019. 6:00 P.M.</p>
<p style="text-align: center;">STAFF CONTACT</p>	<p>Doug Hanson Dhanson@Kunald.Gov Phone: 922.5274 Fax: 922.5989</p>
<p>We have enclosed information to assist you with your consideration and response. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i> We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. <i>If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, included their email as well.</i> If your agency needs additional time for review, please let our office know ASAP.</p>	

Thanks,

Doug Hanson
Planner 1
City of Kuna
751 W 4th St
Kuna, ID 83634



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

Paul A. Stevens, P.E.
Kuna City Engineer
208-287-1727

DESIGN REVIEW MEMORANDUM

Date: 27 September 2019
From: Paul A. Stevens, P.E.
To: Wendy Howell, Planning and Zoning Director
RE: Lugarno Terra Amenities 19-26 DR

The Lugarno Terra Amenities application design review request dated 27 August 2019 has been reviewed. The following narrative is limited to the Public Works related items and does not assess parking, access, and other related items that are reviewed by Planning and Zoning.

1. General

- a. The design review application shows a clubhouse, swimming pool, playground and open space intended to augment the Lugarno Terra Subdivision. The project contains a sign. Sign details were not provided.
- b. The listed amenities occupy 1.66 Acres. The swimming pool is listed as 1250 SF, and the clubhouse is listed as 1610 SF. The balance of the area is occupied by paths, landscaping, parking and open area.

2. Road

- a. Sign must be located on applicant's property as shown on Sheet L 1.04.
- b. Sign must not block the site triangle.
- c. Sign must not interfere with underground or overhead utilities.

3. Maintenance

- a. Sign must be maintained in "good condition". Maintain sign such that fugitive light is not emitted from the sign to the detriment of passing motorists.

4. Utilities:

- a. Pressurized irrigation, sewer, and water are available as shown on Sheets L 1.03 & L 1.04.
- b. Pressurized irrigation connections for the common area are shown. If the irrigation connection points require modification the contractor shall coordinate with the City of Kuna Field Team to modify the connection points during construction such that irrigation connection points are not modified after initial construction.
- c. Pressurized irrigation connections shall comply with City of Kuna Standards and pipe manufacturers requirements.
- d. Pressurized irrigation connections shall be sized in accordance with the table contained in Note 4 of the standard City of Kuna Pressurized irrigation notes. Pressurized irrigation sizes exceeding the prescriptive connection sizes shall be reviewed and approved by the City Engineer.
- e. Sewer service is available in the street surrounding the Club House area.

- f. Discharge from the swimming pool to the City of Kuna sewer system is allowed providing the discharge pipe is 1 ½" diameter or less. This restriction is required so that overdosing of chlorine does not result in the City Sewer Collection system.
- g. Water service is available in the street surrounding the Club House area.

5. Fire suppression:

- a. The development shall be reviewed by the Kuna Fire Department representative.
 - i. Install fire suppression sprinkler system if required by KFD.

ORDINANCE _____

CITY OF KUNA, IDAHO
ZONING ORDINANCE AMENDMENT

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- **MAKING CERTAIN FINDINGS; AND**
- **REPEALING SECTION 20, ARTICLE A, CHAPTER 2, TITLE 4 AND RENUMBERING THE REMAINING SECTIONS; AND**
- **AMENDING SUBSECTION 2 OF SECTION 6, CHAPTER 1, TITLE 5 MAKING A TECHNICAL CORRECTION TO THE DEFINITION OF “OPEN SPACE”; AND**
- **AMENDING PART 8 OF SUBSECTION C, SECTION 5, CHAPTER 5, TITLE 5, MAKING A TECHNICAL CORRECTION REGARDING THE MEASURE OF FENCE HEIGHT; AND**
- **REPEALING SECTION 4, CHAPTER 6, TITLE 5 AND RENUMBERING THE REMAINING SECTIONS OF SAID SECTION; AND**
- **AMENDING SECTIONS 4, 5, 6, 7, 8, AND 9, CHAPTER 6, TITLE 5 TO REDESIGNATE THESE SECTIONS; AND**
- **AMENDING SECTIONS 2, 4, 6, 10, 12, AND 20, CHAPTER 17, TITLE 5 MAKING TECHNICAL CHANGES TO DESIGN REQUIREMENTS AND ADDING REQUIREMENTS FOR RESIDENTIAL OPEN SPACE; AND**
- **AMENDING SECTION 2, CHAPTER 4, TITLE 6, PROVIDING FOR A CHANGE IN THE TEXT DESIGNATION FOR DEFINITIONS UPON WHICH CITY STAFF CAN RELY AND MAKING A TECHNICAL CORRECTION REGARDING THE MEASURE OF FENCE HEIGHT AND LOCATION OF FENCING; AND**
- **PROVIDING A SEVERABILITY CLAUSE; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

Section 1: The City Council findings: The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:

- 1.1 The City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the state of Idaho and is authorized under the provisions of 67-6511, Idaho Code, to establish within its jurisdiction one or more zones or zoning districts where appropriate which zoning districts and zoning ordinances are established and codified in Title 5 of the Kuna City Code and are known and cited as the Kuna Zoning Regulations; and
- 1.2 The Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on _____, 2019, as required by Sections 67-6511 and 67-6509, Idaho Code, made findings (approved by the Commission on _____, 2019) where it was recommended to the Mayor and Council that this legislative proposal for amendments to the Kuna Zoning Regulations be approved; and

- 1.3 The Kuna City Council, pursuant to public notice as required by law, held a public hearing on _____, 2019, on the Legislative Proposal for Amendments to the Kuna Zoning Regulations, as required by Sections 67-6511 and 67-6509, Idaho Code, and in accordance with the provisions of Kuna City Code Section 5-1A-7 the City Council has made findings (approved on _____) and determined that the legislative proposal for amendments to the Kuna Zoning Regulations be approved; and
- 1.4 It is necessary that the City Council adopt this Ordinance, as required by Section 67-6511(2) Idaho Code and Kuna City Code § 5-1A-7G, to complete the process of implementing the decision of the Kuna City Council to adopt and enact the legislative proposal for amendments to the Kuna Zoning Regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 2: That Section 20, Article A, Chapter 2 of Title 4 Kuna City Code and hereby is repealed renumber the remaining sections:

4-2A-20: - STORAGE:

A. General Requirements: A fenced area shall be provided for each manufactured home park for the storage of accessory items such as boats, vacation trailers, campers and related equipment owned by park residents. Such items shall be stored in the storage area and not be parked beside the manufactured home. The storage area shall contain a minimum of sixty (60) square feet per manufactured home space. The required fence shall be six feet (6') high, sight obscuring and contain a lockable gate.

B. Permanent Storage Building: In addition to the above, one permanent storage building containing a minimum of thirty-two (32) square feet of floor area shall be provided by the owner of the manufactured home park development for each manufactured home space. The building height shall not be less than seven feet (7') nor more than nine feet (9'). It shall have a minimum setback of fifteen feet (15') from adjacent manufactured home spaces and from any public street or highway right of way.

4-2A-21: - WALKS:

A. General Requirements: All parks shall be provided with safe, convenient, all-season pedestrian access of adequate width for intended use, durable and convenient to maintain, between individual manufactured homes, the park streets and all community facilities provided for park residents. Sudden changes in alignments and gradients shall be avoided.

B. Individual Walks: All manufactured home stands shall be connected to common walks, to paved streets and to paved driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of three feet (3').

4-2A-22: - MANUFACTURED HOME STANDS:

The owner or developer of a manufactured home park development shall provide a manufactured home stand for each space. The area of the manufactured home stand shall be improved to provide

adequate support for the placement and tie-down of the manufactured home, thereby securing the superstructure against uplift, sliding, rotation and overturning. The manufactured home stand shall not heave, shift or settle unevenly under the weight of the manufactured home due to frost action, inadequate drainage, vibration or other forces acting on the structure.

4-2A-23: - WATER SUPPLY:

A. Water Distribution System: The park shall use city water and shall be in compliance with the provisions of Title 7, Chapter 5 of this code. The water supply system of the manufactured home park shall have one meter and shall be connected by pipes to all manufactured homes, buildings and other facilities requiring water by the manufactured home park owner or developer. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations and shall be of a type and in locations approved by the city. The water piping system shall not be connected with nonpotable or questionable water supplies and shall be protected against the hazards of backflow or back siphonage. The system shall be so designed and maintained as to provide a pressure of not less than thirty-five (35) pounds per square inch under normal operating conditions at service buildings and other locations requiring potable water supply and be of the size required by the city. The water distribution system shall be designed by a registered Idaho professional engineer. The plans and specifications for the water system shall be submitted for review and written approval by the division of environmental quality (DEQ) prior to construction. All water service lines and connections shall be installed and maintained in accordance with the rules and regulations of the state department of labor and industrial services, plumbing division.

B. Fire Hydrants: Fire hydrants shall be installed and maintained in accordance with safe standards for fire protection and shall not be located more than four hundred fifty feet (450') from any manufactured home stand. All water mains in the manufactured home park which serve fire hydrants shall not be less than six inches (6") in diameter.

C. Individual Water Riser Pipes and Connections: Individual water riser pipes shall be located within the confined area of the manufactured home stand at a point where the water connection will approximate a vertical position. Water riser pipes shall extend at least four inches (4") above ground elevation. The pipe shall be at least three-quarter inch (3/4") in diameter. The water outlet shall be capped when a manufactured home does not occupy the lot. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes and to protect risers from heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.

4-2A-24: - SEWAGE DISPOSAL:

A. General Requirements: All plumbing in the manufactured home park shall comply with state and local plumbing laws and regulations and must connect to the public sewer of the city and shall conform to all applicable ordinances, rules and regulations of the city.

B. Sewer Mains: All sewer mains shall be constructed in accordance with the rules and regulations of the Idaho public works division. Mains shall not be less than eight inches (8") in diameter with manholes located no more than three hundred feet (300') apart. All mains shall terminate in a manhole. Cleanouts shall not be allowed except on individual service lines. The sewage disposal system shall be designed by a registered Idaho professional

engineer. The plans and specifications for the sewage disposal system shall be submitted for review and written approval by the division of environmental quality (DEQ) prior to construction. All sewage disposal lines and connections shall be installed and maintained in accordance with the rules and regulations of the state department of labor and industrial services, plumbing division.

C. Individual Sewer Connections: The connection of each manufactured home, building or other facility requiring sewer to the manufactured home park sewer mains shall be provided by the manufactured home park owner or developer. Each manufactured home stand shall be provided with at least a four-inch (4") diameter sewer riser pipe. The sewer riser pipe shall be so located on each stand that the sewer connection to the manufactured home drain outlet will approximate a vertical position. The sewer connection (see definition of sewer connection) ⁽¹⁾ shall be laid with a minimum drop of one-quarter inch (1/4") slope per foot. The sewer connection shall consist of one pipe line only without any branch fittings. All joints shall be watertight. All materials used for sewer connections shall be semirigid, corrosive resistant, absorbent and durable. The inner surface shall be smooth. Provision shall be made for plugging the sewer riser pipe when a manufactured home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least four inches (4") above ground elevation.

4-2A-25: - PLUMBING WITHIN MANUFACTURED HOMES:

All plumbing within each manufactured home shall conform to the minimum standards of the state and local regulations and laws. All plumbing within the manufactured home park shall comply with state and local plumbing standards of the state and local regulations and laws, as well as the city.

4-2A-26: - ELECTRICAL DISTRIBUTION SYSTEM:

A. General Requirements: Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with applicable codes and regulations governing such systems.

B. Power Distribution Lines: Main power lines shall be installed underground and must comply with all local and state requirements. All direct burial conductors or cable shall comply with all state and local regulations, with a minimum buried distance of eighteen inches (18") below the ground surface and specially designed for the purpose. Such conductors shall be located not less than one foot (1') radial distance from water, sewer, gas or communication lines.

C. Individual Electrical Connections: The electrical connection for each individual manufactured home shall be provided by the manufactured home park owner or developer and shall conform to the requirements of the electrical code of the state of Idaho.

D. Required Grounding: All exposed noncurrent-carrying metal parts of manufactured homes and all other equipment shall be grounded by means of an approved grounding conductor with branch circuit conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for manufactured homes or other equipment.

4-2A-27: - SERVICE BUILDINGS AND OTHER COMMUNITY SERVICE FACILITIES:

A. General Requirements: The requirements of this section shall apply to all service buildings, recreation buildings and other community service facilities, including, but not limited to, management offices, repair shops, storage areas, sanitary facilities, laundry facilities, indoor recreation areas and commercial uses supplying essential goods or services for the exclusive use of park occupants.

B. Service Buildings: Every manufactured home park that accepts or accommodates dependent manufactured homes shall provide adequate flush-type toilet fixtures and laundry facilities. In no instance shall there be less than one laundry unit, two (2) water closets, one lavatory and one shower or bathtub for women and one shower or bathtub for men. The foregoing listed facilities shall be the minimum required facilities to accommodate up to twenty (20) dependent manufactured homes. One additional water closet for each sex shall be provided for every ten (10) additional dependent manufactured homes. (Urinals may be substituted for 1/3 of the additional water closets.) One additional lavatory for each sex shall be provided for every ten (10) additional dependent coaches, and one additional shower or bathtub for each sex for every twenty (20) additional dependent coaches. Dependent manufactured homes shall be parked not more than two hundred feet (200') from the service buildings. There shall be one laundry tray for every twenty (20) dependent manufactured home spaces. One shall be located at least fifteen feet (15') or more from any manufactured home space.

C. Structural Requirements for Service Building and Service Facilities: All structures and buildings shall conform to all applicable ordinances, rules and regulations of the state and city code. All portions of the structure shall be properly protected from destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.

D. Sanitary and Laundry Facilities: All sanitary and laundry facilities shall:

1. Have resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof material or covered with moisture resistant material.
2. Have at least one window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than ten percent (10%) of floor space served by them. Such openings shall be adequately screened.
3. Have at least one window which can be easily opened, or a mechanical device which will adequately ventilate the room. Such opening or openings shall be adequately screened, to prevent insect infiltration.

E. Toilets: Toilets shall be located in separate compartments equipped with self-closing doors. Shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.

F. Illumination of Service Buildings: Illumination levels shall be maintained as follows:

1. Laundry room work area: forty (40) foot-candles.
2. Toilet room, in front of mirrors: forty (40) foot-candles.

G. Hot and Cold Water: Hot and cold water shall be furnished to every lavatory, sink, bathtub, shower and laundry fixture, and cold water shall be furnished to every water closet and urinal.

H. Heating Facilities: Heating facilities shall be maintained at a temperature of seventy degrees Fahrenheit (70;deg;F) during cold weather, and shall supply a minimum of three (3) gallons of hot water per hour per manufactured home space during time of peak demand.

I. Outdoor Fireplace Facilities: All barbecue pits, fireplaces, stoves, incinerators and cooking shelters and the like shall be so located, constructed, maintained and used as to minimize fire hazards and smoke nuisance both on the property on which used and on neighboring property. No open fire shall be permitted except in facilities provided. No open fire shall be left unattended. No fuel shall be used or material burned which emits dense smoke or objectionable odors.

4-2A-28: - REFUSE HANDLING:

The storage, collection and disposal of refuse in the manufactured home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution. All refuse shall be stored in fly tight, watertight, rodent proof containers, which shall be located not more than one hundred fifty feet (150') from any manufactured home lot. Containers shall be provided in sufficient number and capacity to properly store all refuse and shall conform to the state and local minimum health standards. Refuse collection stands shall be provided for all refuse containers. Such container stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them or as set forth by state and local garbage collection regulations. All refuse containing garbage shall be collected at least once a week.

4-2A-29: - INSECT AND RODENT CONTROL:

Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements and regulations of the state of Idaho, department of agriculture. Parks shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests. Storage areas shall be so maintained as to prevent rodent harborage. Lumber, pipe and other building material shall be stored at least one foot (1') aboveground. Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials. The growth of brush, weeds and grass shall be controlled to prevent harborage of noxious insects. Parks shall be so maintained as to prevent the growth of noxious and unsightly weeds, and those which could be injurious to health. Open areas as well as areas about and under the manufactured home shall be maintained free of heavy undergrowth of any description.

4-2A-30: - FUEL SUPPLY AND STORAGE:

A. Natural Gas System: Natural gas piping systems shall, where natural gas is available, be installed and maintained by the manufactured home park owner or developer in accordance with applicable codes and regulations governing such systems. The hookup for each system shall be provided by the manufactured home park owner or developer at the manufactured home stand. Each manufactured home lot provided with piped gas shall have an approved manual shut-off valve installed upstream of the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.

B. Liquefied Petroleum Gas System: Liquefied petroleum gas systems shall be devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location. They shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location. They shall have at least one accessible means for shutting off gas. Such means shall be located outside the manufactured home and shall be maintained in effective operating condition. All LPG piping outside of the manufactured home shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in manufactured homes. Liquefied petroleum gas containers installed on a manufactured home lot shall be securely but not permanently fastened to prevent accidental overturning. Such containers shall not be less than five (5) nor more than two hundred (200) U.S. gallons gross capacity. No liquefied petroleum gas vessel shall be stored or located inside or beneath any storage cabinet, carport, manufactured home or any other structure, unless such installations are approved by the city council and placed fifteen feet (15') or more from any adjacent lot line.

C. Fuel Oil Supply Systems: All fuel oil supply systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems. All piping from outside fuel storage tanks or cylinders to manufactured homes shall be permanently installed and securely fastened in place. All fuel oil storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath any manufactured home or less than five feet (5') from any manufactured home exit. Storage tanks located in areas subject to traffic shall be protected against physical damage.

4-2A-31: - FIRE PROTECTION:

Manufactured home parks shall be kept free of litter, rubbish and other flammable materials. Portable fire extinguishers rated for class B and C fires shall be kept in service buildings. Their capacity shall not be less than two and one-half (2 1/2) pounds. Fires shall be made only in stoves and other equipment intended for such purposes. Fire hydrants shall be located within four hundred fifty feet (450') of any manufactured home, service building or other structure in the park. The manufactured home park shall be subject to the city fire prevention codes [\[1\]](#) and authority.

4-2A-32: - RESPONSIBILITIES OF PARK MANAGEMENT:

The person to whom a permit for a manufactured home park is issued shall operate the park in compliance with this article and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition. The park management shall notify park occupants of all applicable provisions of this article and inform them of their duties and

responsibilities under this article. The park management shall be present during and supervise and be responsible for the placement of each manufactured home on its manufactured home pad and shall, prior to occupancy of any manufactured home, obtain a certificate of occupancy from the public works director. The park management shall maintain a register containing the names of all park occupants identified by lot number or street address. Such register shall be available to any authorized person inspecting the park. Fire extinguishers for class B and C fires shall be kept at each service building and community service facility and maintained in good working condition.

4-2A-33: - RESPONSIBILITIES OF PARK OCCUPANTS:

A. General Requirements: Every park occupant shall comply with all applicable ordinances, regulations and rules of the city and shall maintain his manufactured home lot, manufactured home, its facilities and equipment in good repair and in a clean and sanitary condition. Manufactured homes shall be subject to all building, electrical, plumbing, water and sewer codes and requirements.

B. Installation of Utility Connections: Each park occupant shall be responsible for proper installation of all utility connections in accordance with the instructions of the park management, and all applicable ordinances, regulations and rules of the city.

C. Garbage and Trash Disposal: Every park occupant shall comply with the provisions of section 8-1-5 of this code and shall also store and dispose of all his rubbish and garbage in a clean, sanitary and safe manner. The garbage container shall be rodent proof, insect proof and watertight.

D. Pets: Pets shall be prohibited to run at large or to commit any nuisance within the limits of any manufactured home lot. Owners of any animals shall be subject to all applicable provisions of this code relating to dog or animal control [\[1\]](#).

E. Skirting, Porches and Awnings: Skirting, porches, awnings and other additions shall be installed only if permitted and approved by the park management. When installed, they shall be maintained in good repair. The space immediately underneath a manufactured home shall be used for storage only if permitted by the park management. If permitted, the following conditions shall be satisfied:

1. The storage area shall be provided with a base of impervious material.
2. Stored items shall be located so as not to interfere with the underneath inspection of the manufactured home.
3. The storage area shall be enclosed by skirting.

4-2A-34: - CONFLICTING PROVISIONS; SEVERABILITY CLAUSE:

A. In any case where a provision of this article is found to be in conflict with a provision of any other ordinance or code of the city, existing on the effective date of this article, the provision which, in the judgment of the city council, establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail.

B. If any section, subsection, paragraph, sentence, clause or phrase of this article should be declared invalid for any reason whatsoever, such decision shall not affect the remaining

portions of this article which shall remain in full force and effect; and to this end the provisions of this article are hereby declared to be severable.

4-2A-35: - NONCONFORMING MANUFACTURED HOME PARKS:

Any manufactured home park which is in existence at the date of the passage of this article shall not be subject to provisions of this article; provided, however, that if any manufactured home park is enlarged, added to or extended after the passage of this article, the entire manufactured home park shall be subject to the provisions of this article.

4-2A-36: - PENALTIES:

Penalties for failure to comply with the provisions of this article or failure to comply with any of its requirements shall constitute a misdemeanor. A separate offense shall be deemed committed for each day such violation shall continue. The manufactured home owner, manufactured home tenant, manufactured home park owner, park manager, or any other person who commits, participates in, assists in or maintains such violation may each be found guilty of a separate offense. Each offense may be punished by a fine of up to three hundred dollars (\$300.00). Nothing herein contained shall prevent the council or any other public official or private citizen from taking such lawful action as is necessary to restrain or prevent any violation of this article or of the Idaho Code.

4-2A-37: - TREES:

The manufactured home park owner or developer shall plant at least one tree for every two (2) lots in the manufactured home development.

Section 3: That Subsection 2 of Section 6, Chapter 1 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

5-1-6-2: - MEANINGS OF TERMS OR WORDS:

For the meanings of zoning terms or words not found in Kuna City Code 5-1-6-2, the city staff shall rely upon the latest A Planners Dictionary, edited by Michael Davidson and Fay Dolnick, American Planning Association and Planning Advisory Service, for interpretation purposes.

OPEN SPACE: An area substantially open to the sky which may be on the same lot with a building. The area may include, along with the natural environmental features, water areas, swimming pools and tennis courts, and other recreational facilities that the planning and zoning commission deems permissible. Streets, parking areas, structures for habitation, buffer areas, endcaps, and the like shall not be included.

Section 4: That Section 5, Chapter 5 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

5-5-5: - REGULATIONS FOR FENCES, WALLS AND HEDGES:

A. Permit required: It is unlawful for any person to construct or replace a fence upon any property within the city limits without first having applied for and obtained a building permit to

do so and without thereafter complying with all the provisions of said permit with the exception of normal maintenance.

B. *Fences on rights-of-way or easements:* Fences may be permitted to be constructed on public rights-of-way and easements subject to the sidewalk and vision clearance restrictions set forth herein. Permission to construct fences on rights-of-way shall be obtained from the city council and ACHD or appropriate agency. Upon notification from the city, it is the property owner's responsibility to remove fences from public rights-of-way or easements, at the owner's expense, should the city need to utilize any right-of-way or easement for maintenance or construction of any public facility or improvements or if it is determined to be in the best interest of the city, or in the opinion of the city, the fence creates a safety hazard. Fences which constitute structures as defined under this section shall not be permitted upon public rights-of-way or easements.

C. *General requirements:* For the purposes of this section, wall, latticework, screens, hedges and planting shall be considered fences and shall be built and maintained in compliance with the provisions herein.

1. Electric fences and barbed wire fences are prohibited within the city except in those instances where it can be demonstrated to the building official that the use is solely for the containment of animals kept in compliance with city animal control regulations and the fence is not located on the public right-of-way. The building official shall have the authority to revoke authorization for an electric fence or barbed wire fence upon declaration of a finding by him that such fence would be detrimental to public health, safety or welfare or would be potentially injurious to persons, properties or improvements in the vicinity.
2. Barbed wire may be permitted in commercial or industrial zones when used as the top section for security fences, provided barbed wires are a minimum of seventy-two (72) inches above grade and do not project over public right-of-way.
3. No fence shall be permitted on the sidewalk or in a location which may impair the construction of sidewalks.
4. In the event any fence restricts access to or use of established rights-of-way and easements, it shall be the fence owner's responsibility, at his expense, to provide access upon demand of the city or other entitled party.
5. Any fence that exceeds six (6) feet in height must have an approved waiver according to KCC 5-5-5-I.
6. Any fence which restricts access to any utility meter or fire hydrant shall provide a way of access through the fence by a hand gate and remain unlocked.
7. Vision clearance for fences at street and alley intersections shall be as defined in subsection 5-5-2.A of this chapter.
8. All fence heights shall be measured from the base of the fence to the highest point.

I. *Waiver:* If an owner or applicant desires to obtain a waiver from the provisions in this subsection of this title. The special procedure for a waiver from this subsection shall be as follows:

1. The owner or applicant shall file an application for a fence waiver with the city planning and zoning director or their designee. The application shall be provided by the city.
2. Upon receipt of the fence waiver application, staff shall review each application on a case-by-case basis using the following criteria:
 - a. *Setback requirements* waiver shall consider the safety and clear-vision sight triangle standards (see KCC 5-3-1) to determine if the application is appropriate.

b. *Height of fence* waiver shall only be considered when the grade between two lots has a difference of two (2) feet or more and is on the request is for the lower of the two properties.

3. Upon hearing the request for the fence waiver, the planning and zoning director shall either approve, deny, or approve with conditions, the application for a fence waiver. No written findings of fact will be required but a written decision shall be sent to the applicant and to any party requesting written notification of the decision.

J. *Appeal*: Any aggrieved party may appeal the decision of the planning and zoning director directly to the planning and zoning commission pursuant to section 5-11-2 of this title. Written notice of an appeal of the director's decision should be filed along with a nonrefundable fee to be established by resolution of the city council, with the city clerk within twenty (20) days after the decision of the director.

Section 5: That Section 4, Chapter 6 of Title 5 Kuna City Code be and the same is hereby repealed.

Section 6: That Sections 4, 5, 6, 7, 8, and 9 of Chapter 6 of Title 5 Kuna City Code be and the same are hereby amended to read as follows:

5-6-4: - SUPPLEMENTARY CONDITIONS AND SAFEGUARDS:

In granting any special use, the planning and zoning commission may prescribe appropriate conditions, bonds and safeguards in conformity with this title. Violations of such conditions, bonds or safeguards, when made a part of the terms under which the special use is granted, shall be deemed a violation of this title.

5-6-5: - PROCEDURE FOR HEARING NOTICE:

Prior to granting a special use permit, at least one (1) public hearing in which interested persons shall have an opportunity to be heard shall be held. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the proposal shall be published in the official newspaper or paper of general circulation within the jurisdiction. Notice may also be made available to other newspapers, radio and television stations serving the jurisdiction for use as a public service announcement. Notice shall also be provided to property owners and residents within three hundred (300) feet of the external boundaries of the land being considered, and any additional area that may be substantially impacted by the proposed special use as determined by the commission. When notice is required to two hundred (200) or more property owners or residents, in lieu of the mailing notice, two (2) additional hearing notices shall be provided.

5-6-6: - ACTION BY COMMISSION:

Within thirty (30) days after the public hearing, the planning and zoning commission shall either approve; conditionally approve; or disapprove the applications as presented. If the application is approved or approved with modifications, the commission shall direct the planning and zoning director to issue a special use permit listing the specific conditions specified by the commission for approval.

A. Upon granting a special use permit, conditions may be attached to a special use permit including, but not limited to those:

1. Minimizing adverse impact on other development;

2. Controlling the sequence and timing of developments;
3. Controlling the duration of the development;
4. Assuring that development is maintained properly;
5. Designating the exact location and nature of the development;
6. Requiring the provision for on-site or off-site public facilities or services;
7. Requiring more restrictive standards than those generally required in an ordinance.

B. Prior to granting a special use permit, studies may be required of the social, economic, fiscal and environmental effects of the proposed special use. A special use permit shall not be considered as establishing a binding precedent to grant other special use permits. A special use permit is not transferable from one parcel of land to another.

C. Prior to granting or denying an application, the commission shall specify:

1. The ordinance and standards used in evaluating the application;
2. The reasons for approval or denial; and
3. The actions, if any, that the applicant could take to obtain a permit.

D. The applicant or any affected person who appeared in person or in writing before the commission may appeal the decision of the commission to the council, provided the appeal is submitted to the council within fifteen (15) days from receipt of notification of the commission's action.

5-6-7: - NOTIFICATION TO APPLICANT:

Within ten (10) days after a decision has been rendered, the planning and zoning director or their designee shall provide the applicant with written notice of the action on the request.

5-6-8: - APPEAL TO COUNCIL:

Upon receipt of an appeal from the action of the planning and zoning commission, the city council shall set a hearing date to consider all information, testimony and commission's minutes of the public hearing to reach a decision to uphold, conditionally uphold or overrule the commission by a favorable vote of one-half plus one (1) of the full council.

5-6-9: - HARDSHIP CASES:

The planning and zoning commission may grant a special use permit for retail business use in any residential zone upon a showing that, due to extreme hardship resulting from the physical disability of the applicant, it is impractical for the applicant to operate his or her business elsewhere. No such special use permit shall be granted unless the following conditions have been found to exist:

A. The applicant has a physical disability which prevents the applicant from traveling to a business location outside of his or her residential premises, and there does not exist adequate public transportation for such purpose.

B. All of the standards set forth in section 5-6-3 of this chapter, except subsection 5-6-3.A of this chapter, have been satisfied.

Any special use permit so granted shall be personal to the applicant and shall not run with the land, shall not be transferable, and shall terminate when the applicant ceases to do business at the location stated in the permit or when adequate public transportation is available, whichever occurs first. The grant or denial of an application for a special use permit hereunder shall be subject to appeal by any interested party pursuant to section 5-6-9 of this chapter.

Section 7: That Section 2, 4, 6, 10, 12, and 20 Chapter 17 of Title 5 Kuna City Code be and is hereby amended to read as follows:

5-17-2: - DEFINITIONS:

BUFFER: A landscape buffer is a combination of physical space and vertical elements; including, but not limited to: Trees, shrubs, berms, fences and/or walls that separate and screen incompatible land uses from one another. A common lot is a lot that is separate from individual building lots. Landscape coverage shall be comprised of one hundred (100) percent organic materials, thus, hardscape materials may not substitute for landscape purposes. All landscaping shall be supported by a non-potable irrigation source, unless the public works director determines surface waters are not available for this irrigating purpose. All subdivision landscape buffers and open space areas shall be placed on a common lot, owned and maintained by the subdivision homeowner's association (HOA) or business owner's association (BOA), the city shall not maintain nonpublic common lots. Landscape buffers associated with new residential development, located outside a subdivision, shall be the property owner's responsibility.

5-17-4: - EXISTING VEGETATION:

A. *Retention of existing trees:* Existing trees shall be retained unless removal is approved in writing by the city. Where trees are approved by the city to be removed from the project site (or from abutting rights-of-way), replacement of all trees with an acceptable species is required. Acceptable replacement shall be greater in size or equal to the size of the tree(s) removed.

Example: An acceptable replacement for a six-inch (6") caliper tree could be either a new six-inch (6") caliper tree or two (2), three-inch (3") caliper trees.

In all cases, planting within public rights-of-way shall be with approval from the public and/or private entities owning the property.

B. *Damage during construction:* Existing trees or shrubs that are retained shall be protected from damage to bark, branches, or roots during construction. Any damaged tree or shrub shall be replaced in accordance with section 5-17-7 of this chapter.

C. *Minimum landscaping:* Existing vegetation which is to be retained can be used to satisfy the minimum required landscaping (staff approval required).

5-17-6: - INSTALLATION AND MINIMUM STANDARDS:

A. Accepted nursery standards and practices shall be followed in the planting and maintenance of landscaped areas.

B. Soil and slope stabilization must result after landscape installation.

C. Root barriers shall be installed for all new trees planted adjacent to existing or proposed public or private sidewalks and paving. Ada County Highway District (ACHD) requires continuous root barriers for planter strips proposed to be less than eight (8) feet in width with trees. ACHD does not allow trees to be planted in a planter strip less than six (6) feet wide.

D. The minimum acceptable size for deciduous trees shall be two-inch caliper, balled and burlapped with wire baskets, twine and rope removed from the top half of the ball after being placed in the ground.

E. The minimum acceptable size for evergreen trees shall be six (6) feet balled and burlapped with wire baskets, twine and rope removed from the top half of the ball after being placed in the ground.

F. The minimum acceptable size for woody shrubs is a two (2) Gallon pot.

G. All landscaped areas adjacent to vehicular areas are to be protected with an approved curbing material (staff approval required).

5-17-10: - BERMS:

A. Four to one (4:1) maximum slopes are allowed for berms.

B. The height of berms and fences employed as a landscape application shall be measured from the base of the fence to the highest point.

5-17-12: - BUFFER AREAS; COMMON LOTS; OPEN SPACE:

A. *Materials:*

1. All buffer areas shall be comprised of, but not limited to, a mix of evergreen and deciduous trees, shrubs and groundcover in which evergreen plant materials comprise a minimum of sixty (60) percent of the total plant material used.
2. Height requirements shall be accomplished with plant material with a fence or decorative wall.
3. The required buffer area shall result in an effective barrier within three (3) years and be maintained such that sixty (60) percent or more of the vertical surface is closed and prevents the passage of vision through it.
4. Chainlink fencing, with slats or otherwise is prohibited for screening in or adjacent to residential areas.

B. *Major roadways:* New residential development shall be buffered through landscape applications from the adjoining collectors, arterials, or highways according to the city's landscape requirements, to protect residents from roadway activity. This buffer shall be placed on an individual lot, an easement or in a common open space. The buffer area shall be owned and maintained by a homeowners' association or business association. Landscape buffers associated with new residential development, located outside a subdivision, shall be the property owner's responsibility. Landscape placed within the public rights-of-way shall not be credited towards buffer area requirements.

C. *Common area landscapes*: New residential subdivision common area landscapes shall be comprised of the following:

1. Lawn, either seed or sod.
 - a. All required buffers along classified roads shall be planted with sod.
 - b. Interior end caps, open spaces, and other approved areas may be planted with seed with prior approval from the planning and zoning director or their designee. All seeded areas shall be mature at time of inspection request.
2. A minimum of one (1) deciduous shade tree per eight hundred (800) square feet of site.
3. For design flexibility, half of the required shade trees may be substituted on a two to one (2:1) basis with ornamental and evergreen trees.
4. Buffer areas should include a variety of species, arranged to create varied and attractive views. Fences, walls and berms may be used. Height changes, offset angles, different materials and other design techniques are required so as to create variety.

A. *Design requirements for open space*:

1. Open space is required for all residential developments* in accordance with the following tables:

a.

Proposed No. of Dwellings Units	Total % of Required Open Space
100 or less	3.0%

b.

Proposed Number of Dwellings/Units	Required Open Space Per 50 Dwellings/Units (Compounded)**	Total % of Required Open Space*** & ****
101 - 150	1.70%	4.70%
151 - 200	1.70%	6.40%
201 - 250	1.70%	8.10%
251 - 300	1.70%	9.80%
301 - 350	0.55%	10.35%
351 - 400	0.55%	10.90%
451 - 500	0.55%	12.00%
501 - 550	0.40%	12.40%
551 - 600	0.40%	12.80%
601 - 650	0.40%	13.20%
651 - 700	0.40%	13.60%
701 - 750	0.40%	14.00%
751 - 800	0.40%	14.40%
801 - 850	0.40%	14.80%
851 - 900	0.40%	15.20%
901 - 950	0.40%	15.60%
951 - 1000	0.40%	16.00%

1001 - 1050	0.40%	16.40%
1051 - 1100	0.40%	16.80%
1101 - 1150	0.40%	17.20%
1151 - 1200	0.40%	17.60%
1201 - 1250	0.40%	18.00%
1251 - 1300	0.40%	18.40%
1301 - 1350	0.40%	18.80%
1351 - 1400	0.40%	19.20%
1401 - 1450	0.40%	19.60%
1451 - 1500	0.40%	20.00%
1501 - 1550	0.40%	20.40%
1551 - 1600	0.40%	20.80%
1601 - 1650	0.40%	21.20%
1651 - 1700	0.40%	21.60%
1701 - 1750	0.40%	22.00%
1751 - 1800	0.40%	22.40%
1801 - 1850	0.40%	22.80%
1851 - 1900	0.40%	23.20%
1901 - 1950	0.40%	23.60%
1951 - 2000	0.40%	24.00%
2001 +	0.40% Per 50 units	

Example 1 - 340 dwellings = 10.35% open space.

Example 2 - 723 dwellings would be 14.0% required open space.

*The open space tables above do not apply to planned unit developments. See KCC 5-7-11.

**Subdivisions over one hundred (100) dwellings/units have compounding open space requirements at increments of fifty (50) dwellings.

*** A portion of the storm retention pond may be considered open space on a case by case basis, if it is determined there is a useable area of a minimum of two (2) feet from the bottom of the retention pond.

**** A portion of a school site may be considered open space on a case by case basis, if its open to the public after school hours and on weekends.

E. Design options for Commercial Development:

1. Mulching: Mulch shall be used in all required planting areas. With prior approval, mulches may be organic, including but not limited to bark, soil aid, or rock products, such as "perma-bark" or similar products. Use of mulch, organics or rock, as the exclusive ground cover in required planting areas is prohibited. Mulch may not total more than thirty five percent (35%) of all ground cover. Pea gravel, drain rock, road base gravel, or similar products shall not be considered mulch. All mulch shall be confined by a concrete curb or other approved edging method to prevent mulch migrating to adjacent surfaces. If rock mulch is used, a weed barrier fabric shall be used beneath the rock. Plastic weed barriers that are impermeable are prohibited as they restrict water and

oxygen to the plants. If approved by the City engineer, mulch used in stormwater facilities may not float. See size requirements for rock below in E-2, of this section.

2. Vegetation Coverage: Required landscape areas shall be at least seventy percent (70%) covered with vegetation at maturity, installing mulch under and/or around all shrubs and trees.

F. *Alternative method of compliance:*

1. Water Conserving Design: in order to qualify for water conserving designs, the applicant shall demonstrate the following:

- a. The design includes water conserving trees, shrubs, boulders, rocks and other ground covers.
- b. The design includes plants that can thrive in climates with approximately ten (10) to twelve inches (12") of annual rainfall.
- c. Lawn and turf areas shall not comprise more than fifty five percent (55%) of the total landscaped areas and shall consist of water conserving grasses, including, but not limited to, Buffalo Grass, Blue Gamma Grass, Compact Fescue, Zerilawn, and/or Rhyzomotuous Tall Fescue.
- d. Herbaceous and/or perennial ground cover shall be drought tolerant and able to withstand dry conditions once established. As a guide, refer to the recommended plants in the city of Boise parks and recreation department "Water Conservation Guidelines".
- e. Boulders, rocks and/or other materials to be used as sod substitutes shall be at least a minimum size approved by the design review committee on a case by case basis. Pea gravel, drain rock, road base gravel, or similar products shall not be used.

2. Vegetation Coverage: An exception to F-1-b listed above may be approved by the planning and zoning director for water conserving designs that meet both standards listed below:

- a. The design incorporates a variety of water conserving trees, water conserving shrubs, boulders, rocks, decorative walls and/or permeable hardscape materials such as pavers and flagstones; and
- b. Required landscape areas shall be at least forty percent (40%) covered with vegetation at maturity.

5-17-20: - LANDSCAPING WITHIN RIGHT-OF-WAY:

A. The distance separation from the edge of the roadway pavement to the curb or its alignment, where there is a separation, requires a landscape treatment - see KCC 6-4-2:S. A distance separation of less than ten (10) feet from the edge of pavement to the public curb or its alignment requires an approved landscape treatment to include a non-potable irrigation source located underground. A distance separation greater than ten (10) feet from edge of pavement to the public curb or its alignment may allow the remaining right-of-way area to be improved with a rock, or other application treatment acceptable to the planning and zoning director and the transportation authority with jurisdiction.

B. Landscaping placed in the public rights-of-way shall not be credited towards buffer area requirements (KCC 5-17-12:B).

Section 8: That Section 2, Chapter 4 of Title 6 Kuna City Code be and is hereby amended to read as follows:

6-4-2: - REQUIRED PUBLIC IMPROVEMENTS:

Every subdivider as part of the final subdivision platting process shall be required to install the following public and other improvements in accordance with the conditions and specifications as follows:

Note: for amendment purposes, subdivider and developer are intended to be interchangeable words.

For the meanings of subdivision terms or words not found in Kuna City Code section 5-1-6-2, the city staff shall rely upon the latest *A Planners Dictionary*, edited by Michael Davidson and Fay Dolnick, American Planning Association and Planning Advisory Service, for interpretation purposes.

A. *Bicycle lanes:* A subdivision shall feature bicycle lanes along its roadways to accommodate bicycle enthusiasts. Sidewalks shall not substitute for bicycle lanes, rather the bike lane shall be included as a feature of the street section or located in a separate easement. Bike lane specifications shall be according to city and ACHD standards.

B. *Cell towers:* Cell tower placement is subject to the provisions of the city's wireless communication facilities ordinance.

C. *Curb and gutter:* Vertical curb and gutter shall be installed on functionally classified collector and arterial streets. The street's functionality shall be determined based on the city's adopted functionally classified roadmap. Other street classifications may feature rolled or vertical curbs, and supporting stormwater devices.

The use of drainage swales for stormwater conveyance in lieu of curb and gutter is prohibited unless necessary to preserve a historical drainage right that would be impeded by the swale's removal as determined by the city engineer. There shall be no mixing of irrigation drainage water and road runoff water. All construction shall be in accordance with Idaho Standards for Public Work Construction [ISPWC] or other standards established by the city engineer or Public Works Director.

B. *Driveway and other approaches:* Driveway and other approaches' curb cuts shall be installed according to the city, ITD and ACHD's access management standards. Driveway and other approach placement, alignment, width and apron features shall be designed and constructed

C. according to standards established by the authority with jurisdictional over the subject roadway. The width of driveways and other approaches that are installed in office, commercial and industrial zoning districts, where the city's zoning does not establish a minimum lot width standard, shall be constructed wide enough to accommodate commercially designed driveway entrances accessing the street frontage. All curb returns shall be constructed with a twenty-eight-foot minimum curb return radius.

E. *Fencing*: Fencing shall be installed according to KCC 5-5-5. The subdivision shall feature permanent fencing along its outer perimeter with the exception of those portions of its perimeter that feature common open space or park area accessible from the street. The fencing that is placed next to an arterial or collector road shall be punctuated with a minimum three (3) feet of parallel fencing offset, every two hundred fifty (250) linear feet [maximum] to minimize the monotony of the fence's facade. Fences shall be measured from base of fence to the highest point and permanent in nature and maintenance free. Fencing shall be constructed of metal, rock or vinyl materials with an approved post hole footing. Wood and chainlink fencing are not permitted in a subdivision, except for school related purposes. The school authority may rely upon a powder coated or vinyl coated chainlink type fencing for security related purposes. Ditch or irrigation fencing shall be determined with input from the irrigation surveyor. Fencing placed along a subdivision's internal pathways shall be of a see-through type construction to minimize tunneling effects and provide for pedestrian safety. If fencing is used in combination with a landscaped berm, the fence may be placed on the berm.

F. *Fire hydrants*: Subdivision fire hydrants shall be installed in such a manner as to meet the city and fire district's water supply requirements and according to standards established for the type of fire hydrant installed and the accompanying waterline connection(s). Fire hydrants shall be installed at locations identified by the Kuna Fire District and shown on all of the final approved construction drawings and record drawings. Fire hydrants shall be operable prior to any combustible materials being brought on the subdivision property. Fire hydrants shall be painted bright red [or other prescribed color] and the steamer connection must meet fire district requirements. Where there is the possibility a fire hydrant is susceptible to collision potential, the subdivider may be directed to install bollards for its safekeeping.

G. *Flag lot*: Residential subdivision flag lots shall be developed via a common private driveway access that connects with a public street. The driveway shall not extend more than one hundred fifty (150) feet from the public street right-of-way. A common [or shared] driveway shall be relied upon to access the lots contained within the flag lot configuration, with a maximum of three (3) contiguous lots contained within a flag lot. A cross-access driveway agreement qualifying the methods of common driveway care and maintenance responsibility shall be recorded with each lot of the flag lot. The pole portion of the flag lot shall front on the street a minimum thirty (30) feet. The driveway access shall be centered on the pole portion of the flag lot and designed and constructed with a minimum twenty-foot-wide curb cut to include a concrete apron. The common driveway shall be constructed of a material approved by the city engineer. The flag lot is subject to street frontage improvements. The area of the flag lot pole is exclusive of each lot's minimum square footage. Each flag lot shall meet the zoning conditions of the underlying zone. Structure(s) placed on the flag lot shall face the public street and be setback a minimum of twenty (20) feet from edge of driveway. Commercial flag lots shall be evaluated on a case by case basis.

H. *Greenbelt pathways*: Greenbelts pathways are required to be installed at developer's expense within the subdivision to: mitigate land incompatibilities that arise between the subdivision property and the adjoining highways, waterbodies, railroad rights-of-way, transmission lines and other like features; or as shown on the recreation and pathways master plan, as adopted by the city council. Greenbelt pathways are subject to design review. Subdivision plats shall show the location of greenbelt pathways. These pathways shall be a minimum ten (10) feet wide and located within a thirty-foot wide public easement. The city council may accept a pathway that is nine (9) feet wide, upon making findings that this width is not a safety hazard and it is in the

interests of the city to allow the narrower pathway width. The greenbelt pathway shall feature lighting bollards at appropriate distances, directional signage and landscape consisting of trees, bushes and other organic materials to include an irrigation source. The greenbelt pathway shall feature park benches, vistas at appropriate locations and be marked with mileage indicators for sport and safety purposes. These pathways shall be constructed of a material in keeping with the Americans with Disabilities Act (ADA) accessibility guidelines. Greenbelt pathways located along waterbodies shall be placed on one (1) side or the other of the water feature in such a fashion as to provide an uninterrupted pathway alignment and be separated from the waterbody by the installation of fencing constructed consistent with the fencing standards found in Kuna City Code subsection 6-4-2.E. If there are trees located along the waterbody, these shall be reviewed by the city forester for preservation purpose. Where possible, the greenbelt pathway shall connect with other pathways.

Section 9: Severability Provision

9.1 This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

Section 10: Directing the City Clerk

10.1 The City Clerk is directed to file, this Ordinance in the official records of the City and to provide a conformed copy to the, Planning and Zoning Director.

Section 11: Effective Date

11.1 This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

ADOPTED this ____ day of _____, 2019.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

ORDINANCE _____

CITY OF KUNA, IDAHO
ZONING ORDINANCE AMENDMENT

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- **MAKING CERTAIN FINDINGS; AND**
- **REPEALING SECTION 20, ARTICLE A, CHAPTER 2, TITLE 4 AND RENUMBERING THE REMAINING SECTIONS; AND**
- **AMENDING SUBSECTION 2 OF SECTION 6, CHAPTER 1, TITLE 5 MAKING A TECHNICAL CORRECTION TO THE DEFINITION OF “OPEN SPACE”; AND**
- **AMENDING PART 8 OF SUBSECTION C, SECTION 5, CHAPTER 5, TITLE 5, MAKING A TECHNICAL CORRECTION REGARDING THE MEASURE OF FENCE HEIGHT; AND**
- **REPEALING SECTION 4, CHAPTER 6, TITLE 5 AND RENUMBERING THE REMAINING SECTIONS OF SAID SECTION; AND**
- **AMENDING SECTIONS 4, 5, 6, 7, 8, AND 9, CHAPTER 6, TITLE 5 TO REDESIGNATE THESE SECTIONS; AND**
- **AMENDING SECTIONS 2, 4, 6, 10, 12, AND 20, CHAPTER 17, TITLE 5 MAKING TECHNICAL CHANGES TO DESIGN REQUIREMENTS AND ADDING REQUIREMENTS FOR RESIDENTIAL OPEN SPACE; AND**
- **AMENDING SECTION 2, CHAPTER 4, TITLE 6, PROVIDING FOR A CHANGE IN THE TEXT DESIGNATION FOR DEFINITIONS UPON WHICH CITY STAFF CAN RELY AND MAKING A TECHNICAL CORRECTION REGARDING THE MEASURE OF FENCE HEIGHT AND LOCATION OF FENCING; AND**
- **PROVIDING A SEVERABILITY CLAUSE; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

Section 1: The City Council findings: The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:

- 1.1 The City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the state of Idaho and is authorized under the provisions of 67-6511, Idaho Code, to establish within its jurisdiction one or more zones or zoning districts where appropriate which zoning districts and zoning ordinances are established and codified in Title 5 of the Kuna City Code and are known and cited as the Kuna Zoning Regulations; and
- 1.2 The Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on _____, 2019, as required by Sections 67-6511 and 67-6509, Idaho Code, made findings (approved by the Commission on _____, 2019) where it was recommended to the Mayor and Council that this legislative proposal for amendments to the Kuna Zoning Regulations be approved; and

- 1.3 The Kuna City Council, pursuant to public notice as required by law, held a public hearing on _____, 2019, on the Legislative Proposal for Amendments to the Kuna Zoning Regulations, as required by Sections 67-6511 and 67-6509, Idaho Code, and in accordance with the provisions of Kuna City Code Section 5-1A-7 the City Council has made findings (approved on _____) and determined that the legislative proposal for amendments to the Kuna Zoning Regulations be approved; and
- 1.4 It is necessary that the City Council adopt this Ordinance, as required by Section 67-6511(2) Idaho Code and Kuna City Code § 5-1A-7G, to complete the process of implementing the decision of the Kuna City Council to adopt and enact the legislative proposal for amendments to the Kuna Zoning Regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 2: That Section 20, Article A, Chapter 2 of Title 4 Kuna City Code and hereby is repealed renumber the remaining sections:

~~4-2A-20: - FENCES:~~

~~A. Location, Height And Density: In any yard adjacent to a street and within ten feet (10') from the curb line to such street, fences, walls and hedges may be up to forty eight inches (48") in height, when that portion of the fence above twenty four inches (24") is at least seventy five percent (75%) open when measured at ninety degrees (90;deg;) to the fence. Fences located in a yard area other than above described may be up to six feet (6') in height.~~

~~B. Measurements Of Height Of Fences: All fences along a public right of way will be measured from and along the sidewalk, or if no sidewalk exists, from along the curb. All other fences will be measured from and along the finished grade of the property along the fence.~~

~~C. Use Of Hazardous Materials: Fences shall not be constructed of or contain any material which will do bodily harm, such as barbed wire, electric wires, broken glass, spikes or any other hazardous or dangerous material.~~

4-2A-210: - STORAGE:

A. General Requirements: A fenced area shall be provided for each manufactured home park for the storage of accessory items such as boats, vacation trailers, campers and related equipment owned by park residents. Such items shall be stored in the storage area and not be parked beside the manufactured home. The storage area shall contain a minimum of sixty (60) square feet per manufactured home space. The required fence shall be six feet (6') high, sight obscuring and contain a lockable gate.

B. Permanent Storage Building: In addition to the above, one permanent storage building containing a minimum of thirty-two (32) square feet of floor area shall be provided by the owner of the manufactured home park development for each manufactured home space. The building height shall not be less than seven feet (7') nor more than nine feet (9'). It shall have a minimum setback of fifteen feet (15') from adjacent manufactured home spaces and from any public street or highway right of way.

4-2A-221: - WALKS:

A. General Requirements: All parks shall be provided with safe, convenient, all-season pedestrian access of adequate width for intended use, durable and convenient to maintain, between individual manufactured homes, the park streets and all community facilities provided for park residents. Sudden changes in alignments and gradients shall be avoided.

B. Individual Walks: All manufactured home stands shall be connected to common walks, to paved streets and to paved driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of three feet (3').

4-2A-232: - MANUFACTURED HOME STANDS:

The owner or developer of a manufactured home park development shall provide a manufactured home stand for each space. The area of the manufactured home stand shall be improved to provide adequate support for the placement and tie-down of the manufactured home, thereby securing the superstructure against uplift, sliding, rotation and overturning. The manufactured home stand shall not heave, shift or settle unevenly under the weight of the manufactured home due to frost action, inadequate drainage, vibration or other forces acting on the structure.

4-2A-243: - WATER SUPPLY:

A. Water Distribution System: The park shall use city water and shall be in compliance with the provisions of [title 7](#), chapter 5 of this code. The water supply system of the manufactured home park shall have one meter and shall be connected by pipes to all manufactured homes, buildings and other facilities requiring water by the manufactured home park owner or developer. All water piping, fixtures and other equipment shall be constructed and maintained in accordance with state and local regulations and shall be of a type and in locations approved by the city. The water piping system shall not be connected with nonpotable or questionable water supplies and shall be protected against the hazards of backflow or back siphonage. The system shall be so designed and maintained as to provide a pressure of not less than thirty-five (35) pounds per square inch under normal operating conditions at service buildings and other locations requiring potable water supply and be of the size required by the city. The water distribution system shall be designed by a registered Idaho professional engineer. The plans and specifications for the water system shall be submitted for review and written approval by the division of environmental quality (DEQ) prior to construction. All water service lines and connections shall be installed and maintained in accordance with the rules and regulations of the state department of labor and industrial services, plumbing division.

B. Fire Hydrants: Fire hydrants shall be installed and maintained in accordance with safe standards for fire protection and shall not be located more than four hundred fifty feet (450') from any manufactured home stand. All water mains in the manufactured home park which serve fire hydrants shall not be less than six inches (6") in diameter.

C. Individual Water Riser Pipes ~~A~~and Connections: Individual water riser pipes shall be located within the confined area of the manufactured home stand at a point where the water connection will approximate a vertical position. Water riser pipes shall extend at least four inches (4") above ground elevation. The pipe shall be at least three-quarter inch (3/4") in

diameter. The water outlet shall be capped when a manufactured home does not occupy the lot. Adequate provisions shall be made to prevent freezing of service lines, valves and riser pipes and to protect risers from heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.

4-2A-254: - SEWAGE DISPOSAL:

A. General Requirements: All plumbing in the manufactured home park shall comply with state and local plumbing laws and regulations and must connect to the public sewer of the city and shall conform to all applicable ordinances, rules and regulations of the city.

B. Sewer Mains: All sewer mains shall be constructed in accordance with the rules and regulations of the Idaho public works division. Mains shall not be less than eight inches (8") in diameter with manholes located no more than three hundred feet (300') apart. All mains shall terminate in a manhole. Cleanouts shall not be allowed except on individual service lines. The sewage disposal system shall be designed by a registered Idaho professional engineer. The plans and specifications for the sewage disposal system shall be submitted for review and written approval by the division of environmental quality (DEQ) prior to construction. All sewage disposal lines and connections shall be installed and maintained in accordance with the rules and regulations of the state department of labor and industrial services, plumbing division.

C. Individual Sewer Connections: The connection of each manufactured home, building or other facility requiring sewer to the manufactured home park sewer mains shall be provided by the manufactured home park owner or developer. Each manufactured home stand shall be provided with at least a four-inch (4") diameter sewer riser pipe. The sewer riser pipe shall be so located on each stand that the sewer connection to the manufactured home drain outlet will approximate a vertical position. The sewer connection (see definition of sewer connection) ⁽¹⁾ shall be laid with a minimum drop of one-quarter inch (1/4") slope per foot. The sewer connection shall consist of one pipe line only without any branch fittings. All joints shall be watertight. All materials used for sewer connections shall be semirigid, corrosive resistant, absorbent and durable. The inner surface shall be smooth. Provision shall be made for plugging the sewer riser pipe when a manufactured home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least four inches (4") above ground elevation.

4-2A-265: - PLUMBING WITHIN MANUFACTURED HOMES:

All plumbing within each manufactured home shall conform to the minimum standards of the state and local regulations and laws. All plumbing within the manufactured home park shall comply with state and local plumbing standards of the state and local regulations and laws, as well as the city.

4-2A-276: - ELECTRICAL DISTRIBUTION SYSTEM:

A. General Requirements: Every park shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with applicable codes and regulations governing such systems.

B. Power Distribution Lines: Main power lines shall be installed underground and must comply with all local and state requirements. All direct burial conductors or cable shall comply with all state and local regulations, with a minimum buried distance of eighteen inches (18") below the ground surface and specially designed for the purpose. Such conductors shall be located not less than one foot (1') radial distance from water, sewer, gas or communication lines.

C. Individual Electrical Connections: The electrical connection for each individual manufactured home shall be provided by the manufactured home park owner or developer and shall conform to the requirements of the electrical code of the state of Idaho.

D. Required Grounding: All exposed noncurrent-carrying metal parts of manufactured homes and all other equipment shall be grounded by means of an approved grounding conductor with branch circuit conductors or other approved method of grounded metallic wiring. The neutral conductor shall not be used as an equipment ground for manufactured homes or other equipment.

4-2A-287: - SERVICE BUILDINGS AND OTHER COMMUNITY SERVICE FACILITIES:

A. General Requirements: The requirements of this section shall apply to all service buildings, recreation buildings and other community service facilities, including, but not limited to, management offices, repair shops, storage areas, sanitary facilities, laundry facilities, indoor recreation areas and commercial uses supplying essential goods or services for the exclusive use of park occupants.

B. Service Buildings: Every manufactured home park that accepts or accommodates dependent manufactured homes shall provide adequate flush-type toilet fixtures and laundry facilities. In no instance shall there be less than one laundry unit, two (2) water closets, one lavatory and one shower or bathtub for women and one shower or bathtub for men. The foregoing listed facilities shall be the minimum required facilities to accommodate up to twenty (20) dependent manufactured homes. One additional water closet for each sex shall be provided for every ten (10) additional dependent manufactured homes. (Urinals may be substituted for 1/3 of the additional water closets.) One additional lavatory for each sex shall be provided for every ten (10) additional dependent coaches, and one additional shower or bathtub for each sex for every twenty (20) additional dependent coaches. Dependent manufactured homes shall be parked not more than two hundred feet (200') from the service buildings. There shall be one laundry tray for every twenty (20) dependent manufactured home spaces. One shall be located at least fifteen feet (15') or more from any manufactured home space.

C. Structural Requirements ~~F~~for Service Building ~~A~~and Service Facilities: All structures and buildings shall conform to all applicable ordinances, rules and regulations of the state and city code. All portions of the structure shall be properly protected from destructive elements. Exterior portions shall be of such materials and be so constructed and protected as to prevent entrance or penetration of moisture and weather.

D. Sanitary ~~A~~and Laundry Facilities: All sanitary and laundry facilities shall:

1. Have resistant walls extending to the ceiling between male and female sanitary facilities. Walls and partitions around showers, bathtubs, lavatories and other plumbing fixtures shall be constructed of dense, nonabsorbent, waterproof material or covered with moisture resistant material.
2. Have at least one window or skylight facing directly to the outdoors. The minimum aggregate gross area of windows for each required room shall be not less than ten percent (10%) of floor space served by them. Such openings shall be adequately screened.
3. Have at least one window which can be easily opened, or a mechanical device which will adequately ventilate the room. Such opening or openings shall be adequately screened, to prevent insect infiltration.

E. Toilets: Toilets shall be located in separate compartments equipped with self-closing doors. Shower stalls shall be of the individual type. The rooms shall be screened to prevent direct view of the interior when the exterior doors are open.

F. Illumination ~~O~~of Service Buildings: Illumination levels shall be maintained as follows:

1. Laundry room work area: forty (40) foot-candles.
2. Toilet room, in front of mirrors: forty (40) foot-candles.

G. Hot ~~A~~and Cold Water: Hot and cold water shall be furnished to every lavatory, sink, bathtub, shower and laundry fixture, and cold water shall be furnished to every water closet and urinal.

H. Heating Facilities: Heating facilities shall be maintained at a temperature of seventy degrees Fahrenheit (70;deg;F) during cold weather, and shall supply a minimum of three (3) gallons of hot water per hour per manufactured home space during time of peak demand.

I. Outdoor Fireplace Facilities: All barbecue pits, fireplaces, stoves, incinerators and cooking shelters and the like shall be so located, constructed, maintained and used as to minimize fire hazards and smoke nuisance both on the property on which used and on neighboring property. No open fire shall be permitted except in facilities provided. No open fire shall be left unattended. No fuel shall be used or material burned which emits dense smoke or objectionable odors.

4-2A-298: - REFUSE HANDLING:

The storage, collection and disposal of refuse in the manufactured home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards or air pollution. All refuse shall be stored in fly_tight, watertight, rodent_proof containers, which shall be located not more than one hundred fifty feet (150') from any manufactured home lot. Containers shall be provided in sufficient number and capacity to properly store all refuse and shall conform to the state and local minimum health standards. Refuse collection stands shall be provided for all refuse containers. Such container stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them or as set forth by

state and local garbage collection regulations. All refuse containing garbage shall be collected at least once a week.

4-2A-~~3029~~: - INSECT AND RODENT CONTROL:

Grounds, buildings and structures shall be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects and rodents shall conform with the requirements and regulations of the state of Idaho, department of agriculture. Parks shall be maintained free of accumulations of debris which may provide rodent harborage or breeding places for flies, mosquitoes and other pests. Storage areas shall be so maintained as to prevent rodent harborage. Lumber, pipe and other building material shall be stored at least one foot (1') aboveground. Where the potential for insect and rodent infestation exists, all exterior openings in or beneath any structure shall be appropriately screened with wire mesh or other suitable materials. The growth of brush, weeds and grass shall be controlled to prevent harborage of noxious insects. Parks shall be so maintained as to prevent the growth of noxious and unsightly weeds, and those which could be injurious to health. Open areas as well as areas about and under the manufactured home shall be maintained free of heavy undergrowth of any description.

4-2A-~~310~~: - FUEL SUPPLY AND STORAGE:

A. Natural Gas System: Natural gas piping systems shall, where natural gas is available, be installed and maintained by the manufactured home park owner or developer in accordance with applicable codes and regulations governing such systems. The hookup for each system shall be provided by the manufactured home park owner or developer at the manufactured home stand. Each manufactured home lot provided with piped gas shall have an approved manual shut-off valve installed upstream of the gas outlet. The outlet shall be equipped with an approved cap to prevent accidental discharge of gas when the outlet is not in use.

B. Liquefied Petroleum Gas System: Liquefied petroleum gas systems shall be devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location. They shall be provided with safety devices to relieve excessive pressures and shall be arranged so that the discharge terminates at a safe location. They shall have at least one accessible means for shutting off gas. Such means shall be located outside the manufactured home and shall be maintained in effective operating condition. All LPG piping outside of the manufactured home shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas in liquid form shall not be conveyed through piping equipment and systems in manufactured homes. Liquefied petroleum gas containers installed on a manufactured home lot shall be securely but not permanently fastened to prevent accidental overturning. Such containers shall not be less than five (5) nor more than two hundred (200) U.S. gallons gross capacity. No liquefied petroleum gas vessel shall be stored or located inside or beneath any storage cabinet, carport, manufactured home or any other structure, unless such installations are approved by the city council and placed fifteen feet (15') or more from any adjacent lot line.

C. Fuel Oil Supply Systems: All fuel oil supply systems shall be installed and maintained in accordance with applicable codes and regulations governing such systems. All piping from outside fuel storage tanks or cylinders to manufactured homes shall be permanently installed and securely fastened in place. All fuel oil storage tanks or cylinders shall be securely fastened in place and shall not be located inside or beneath any manufactured home or less

than five feet (5') from any manufactured home exit. Storage tanks located in areas subject to traffic shall be protected against physical damage.

4-2A-321: - FIRE PROTECTION:

Manufactured home parks shall be kept free of litter, rubbish and other flammable materials. Portable fire extinguishers rated for class B and C fires shall be kept in service buildings. Their capacity shall not be less than two and one-half (2 1/2) pounds. Fires shall be made only in stoves and other equipment intended for such purposes. Fire hydrants shall be located within four hundred fifty feet (450') of any manufactured home, service building or other structure in the park. The manufactured home park shall be subject to the city fire prevention codes [11](#) and authority.

4-2A-332: - RESPONSIBILITIES OF PARK MANAGEMENT:

The person to whom a permit for a manufactured home park is issued shall operate the park in compliance with this article and shall provide adequate supervision to maintain the park, its facilities and equipment in good repair and in a clean and sanitary condition. The park management shall notify park occupants of all applicable provisions of this article and inform them of their duties and responsibilities under this article. The park management shall be present during and supervise and be responsible for the placement of each manufactured home on its manufactured home pad and shall, prior to occupancy of any manufactured home, obtain a certificate of occupancy from the public works director. The park management shall maintain a register containing the names of all park occupants identified by lot number or street address. Such register shall be available to any authorized person inspecting the park. Fire extinguishers for class B and C fires shall be kept at each service building and community service facility and maintained in good working condition.

4-2A-343: - RESPONSIBILITIES OF PARK OCCUPANTS:

A. General Requirements: Every park occupant shall comply with all applicable ordinances, regulations and rules of the city and shall maintain his manufactured home lot, manufactured home, its facilities and equipment in good repair and in a clean and sanitary condition. Manufactured homes shall be subject to all building, electrical, plumbing, water and sewer codes and requirements.

B. Installation ~~Of~~ Utility Connections: Each park occupant shall be responsible for proper installation of all utility connections in accordance with the instructions of the park management, and all applicable ordinances, regulations and rules of the city.

C. Garbage ~~A~~and Trash Disposal: Every park occupant shall comply with the provisions of section 8-1-5 of this code and shall also store and dispose of all his rubbish and garbage in a clean, sanitary and safe manner. The garbage container shall be rodent~~_~~proof, insect~~_~~proof and watertight.

D. Pets: Pets shall be prohibited to run at large or to commit any nuisance within the limits of any manufactured home lot. Owners of any animals shall be subject to all applicable provisions of this code relating to dog or animal control [11](#).

E. Skirting, Porches ~~A~~and Awnings: Skirting, porches, awnings and other additions shall be installed only if permitted and approved by the park management. When installed, they shall

be maintained in good repair. The space immediately underneath a manufactured home shall be used for storage only if permitted by the park management. If permitted, the following conditions shall be satisfied:

1. The storage area shall be provided with a base of impervious material.
2. Stored items shall be located so as not to interfere with the underneath inspection of the manufactured home.
3. The storage area shall be enclosed by skirting.

4-2A-354: - CONFLICTING PROVISIONS; SEVERABILITY CLAUSE:

A. In any case where a provision of this article is found to be in conflict with a provision of any other ordinance or code of the city, existing on the effective date of this article, the provision which, in the judgment of the city council, establishes the higher standard for the promotion and protection of the health and safety of the people shall prevail.

B. If any section, subsection, paragraph, sentence, clause or phrase of this article should be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this article which shall remain in full force and effect; and to this end the provisions of this article are hereby declared to be severable.

4-2A-365: - NONCONFORMING MANUFACTURED HOME PARKS:

Any manufactured home park which is in existence at the date of the passage of this article shall not be subject to provisions of this article; provided, however, that if any manufactured home park is enlarged, added to or extended after the passage of this article, the entire manufactured home park shall be subject to the provisions of this article.

4-2A-376: - PENALTIES:

Penalties for failure to comply with the provisions of this article or failure to comply with any of its requirements shall constitute a misdemeanor. A separate offense shall be deemed committed for each day such violation shall continue. The manufactured home owner, manufactured home tenant, manufactured home park owner, park manager, or any other person who commits, participates in, assists in or maintains such violation may each be found guilty of a separate offense. Each offense may be punished by a fine of up to three hundred dollars (\$300.00). Nothing herein contained shall prevent the council or any other public official or private citizen from taking such lawful action as is necessary to restrain or prevent any violation of this article or of the Idaho Code.

4-2A-387: - TREES:

The manufactured home park owner or developer shall plant at least one tree for every two (2) lots in the manufactured home development.

Section 3: That Subsection 2 of Section 6, Chapter 1 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

5-1-6-2: - MEANINGS OF TERMS OR WORDS:

For the meanings of zoning terms or words not found in Kuna City Code 5-1-6-2, the city staff shall rely upon the latest A Planners Dictionary, edited by Michael Davidson and Fay Dolnick, American Planning Association and Planning Advisory Service, for interpretation purposes.

OPEN SPACE: An area substantially open to the sky which may be on the same lot with a building. The area may include, along with the natural environmental features, water areas, swimming pools and tennis courts, and other recreational facilities that the planning and zoning commission deems permissible. Streets, parking areas, structures for habitation, buffer areas, endcaps, and the like shall not be included.

Section 4: That Section 5, Chapter 5 of Title 5 Kuna City Code be and the same is hereby amended to read as follows:

5-5-5: - REGULATIONS FOR FENCES, WALLS AND HEDGES:

A. *Permit required:* It is unlawful for any person to construct or replace a fence upon any property within the city limits without first having applied for and obtained a building permit to do so and without thereafter complying with all the provisions of said permit with the exception of normal maintenance.

B. *Fences on rights-of-way or easements:* Fences may be permitted to be constructed on public rights-of-way and easements subject to the sidewalk and vision clearance restrictions set forth herein. Permission to construct fences on rights-of-way shall be obtained from the city council and ACHD or appropriate agency. Upon notification from the city, it is the property owner's responsibility to remove fences from public rights-of-way or easements, at the owner's expense, should the city need to utilize any right-of-way or easement for maintenance or construction of any public facility or improvements or if it is determined to be in the best interest of the city, or in the opinion of the city, the fence creates a safety hazard. Fences which constitute structures as defined under this section shall not be permitted upon public rights-of-way or easements.

C. *General requirements:* For the purposes of this section, wall, latticework, screens, hedges and planting shall be considered fences and shall be built and maintained in compliance with the provisions herein.

1. Electric fences and barbed wire fences are prohibited within the city except in those instances where it can be demonstrated to the building official that the use is solely for the containment of animals kept in compliance with city animal control regulations and the fence is not located on the public right-of-way. The building official shall have the authority to revoke authorization for an electric fence or barbed wire fence upon declaration of a finding by him that such fence would be detrimental to public health, safety or welfare or would be potentially injurious to persons, properties or improvements in the vicinity.

2. Barbed wire may be permitted in commercial or industrial zones when used as the top section for security fences, provided barbed wires are a minimum of seventy-two (72) inches above grade and do not project over public right-of-way.
3. No fence shall be permitted ~~on~~ the sidewalk ~~area~~ or in a location which may impair the construction of sidewalks.
4. In the event any fence restricts access to or use of established rights-of-way and easements, it shall be the fence owner's responsibility, at his expense, to provide access upon demand of the city or other entitled party.
5. Any fence that exceeds six (6) feet in height must have an approved waiver according to KCC 5-5-5-I special permit.
6. Any fence which restricts access to any utility meter or fire hydrant shall provide a way of access through the fence by a hand gate and remain unlocked.
7. Vision clearance for fences at street and alley intersections shall be as defined in subsection 5-5-2.A of this chapter.
8. All fence heights ~~shall must~~ be measured from the base of the fence existing sidewalk or proposed sidewalk to the highest point.

I. Variance Waiver: If an owner or applicant desires to obtain a variance waiver from the provisions in this subsection, ~~it shall not be treated as a variance pursuant to the provisions of KCC 5-11-4 of this title, and the procedure for such variance shall not be governed by the aforementioned section.~~ The special procedure for a waiver variances from this subsection shall be as follows:

1. The owner or applicant shall file an application for a fence variance waiver with the city planning and zoning director or their designee assignee. ~~The~~ ~~which~~ application shall be provided by the city.
2. Upon receipt of the fence variance waiver application, ~~the assignee staff~~ shall review each application on a case-by-case basis using the following criteria:
 - a. Setback requirements waiver shall consider the safety and clear-vision sight triangle standards (see KCC 5-3-1) to determine if the application is appropriate.
 - b. Height of fence waiver shall only be considered when the grade between two lots has a difference of two (2) feet or more and is on the request is for the lower of the two properties.
3. Upon hearing the request for the fence variance waiver, the planning and zoning director shall either approve, deny, or approve with conditions, the application for a fence variance waiver. No written findings of fact will be required but a written decision shall be sent to the applicant and to any party requesting written notification of the decision ~~at the hearing~~.

J. Appeal: Any aggrieved party may appeal the decision of the planning and zoning director directly to the planning and zoning commission pursuant to section 5-11-2 of this title. Written notice of an appeal of the director's decision should be filed along with a nonrefundable fee to be established by resolution of the city council, with the city clerk within twenty (20) days after the decision of the director.

Section 5: That Section 4, Chapter 6 of Title 5 Kuna City Code be and the same is hereby repealed.

Section 6: That Sections 4, 5, 6, 7, 8, and 9 of Chapter 6 of Title 5 Kuna City Code be and the same are hereby amended to read as follows:

5-6-54: - SUPPLEMENTARY CONDITIONS AND SAFEGUARDS:

In granting any special use, the planning and zoning commission may prescribe appropriate conditions, bonds and safeguards in conformity with this title. Violations of such conditions, bonds or

safeguards, when made a part of the terms under which the special use is granted, shall be deemed a violation of this title.

5-6-65: - PROCEDURE FOR HEARING NOTICE:

Prior to granting a special use permit, at least one (1) public hearing in which interested persons shall have an opportunity to be heard shall be held. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the proposal shall be published in the official newspaper or paper of general circulation within the jurisdiction. Notice may also be made available to other newspapers, radio and television stations serving the jurisdiction for use as a public service announcement. Notice shall also be provided to property owners and residents within three hundred (300) feet of the external boundaries of the land being considered, and any additional area that may be substantially impacted by the proposed special use as determined by the commission. When notice is required to two hundred (200) or more property owners or residents, in lieu of the mailing notice, two (2) additional hearing notices shall be provided.

5-6-76: - ACTION BY COMMISSION:

Within thirty (30) days after the public hearing, the planning and zoning commission shall either approve; conditionally approve; or disapprove the applications as presented. If the application is approved or approved with modifications, the commission shall direct the planning and zoning director to issue a special use permit listing the specific conditions specified by the commission for approval.

A. Upon granting a special use permit, conditions may be attached to a special use permit including, but not limited to those:

1. Minimizing adverse impact on other development;
2. Controlling the sequence and timing of developments;
3. Controlling the duration of the development;
4. Assuring that development is maintained properly;
5. Designating the exact location and nature of the development;
6. Requiring the provision for on-site or off-site public facilities or services;
7. Requiring more restrictive standards than those generally required in an ordinance.

B. Prior to granting a special use permit, studies may be required of the social, economic, fiscal and environmental effects of the proposed special use. A special use permit shall not be considered as establishing a binding precedent to grant other special use permits. A special use permit is not transferable from one parcel of land to another.

C. Prior to granting or denying an application, the commission shall specify:

1. The ordinance and standards used in evaluating the application;
2. The reasons for approval or denial; and
3. The actions, if any, that the applicant could take to obtain a permit.

D. The applicant or any affected person who appeared in person or in writing before the commission may appeal the decision of the commission to the council, provided the appeal is

submitted to the council within fifteen (15) days from receipt of notification of the commission's action.

5-6-87: - NOTIFICATION TO APPLICANT:

Within ten (10) days after a decision has been rendered, the planning and zoning director or their designee shall provide the applicant with written notice of the action on the request.

5-6-98: - APPEAL TO COUNCIL:

Upon receipt of an appeal from the action of the planning and zoning commission, the city council shall set a hearing date to consider all information, testimony and commission's minutes of the public hearing to reach a decision to uphold, conditionally uphold or overrule the commission by a favorable vote of one-half plus one (1) of the full council.

5-6-109: - HARDSHIP CASES:

The planning and zoning commission may grant a special use permit for retail business use in any residential zone upon a showing that, due to extreme hardship resulting from the physical disability of the applicant, it is impractical for the applicant to operate his or her business elsewhere. No such special use permit shall be granted unless the following conditions have been found to exist:

A. The applicant has a physical disability which prevents the applicant from traveling to a business location outside of his or her residential premises, and there does not exist adequate public transportation for such purpose.

B. All of the standards set forth in section 5-6-3 of this chapter, except subsection 5-6-3.A of this chapter, have been satisfied.

Any special use permit so granted shall be personal to the applicant and shall not run with the land, shall not be transferable, and shall terminate when the applicant ceases to do business at the location stated in the permit or when adequate public transportation is available, whichever occurs first. The grant or denial of an application for a special use permit hereunder shall be subject to appeal by any interested party pursuant to section 5-6-9 of this chapter.

Section 7: That Section 2, 4, 6, 10, 12, and 20 Chapter 17 of Title 5 Kuna City Code be and is hereby amended to read as follows:

5-17-2: - DEFINITIONS:

BUFFER: A landscape buffer is a combination of physical space and vertical elements; including, but not limited to: Trees, shrubs, berms, fences and/or walls that separate and screen incompatible land uses from one another. A common lot is a lot that is separate from individual building lots. Landscape coverage shall be comprised of one hundred (100) percent organic materials, thus, ~~no gravel or~~ hardscape materials may not substitute for landscape purposes. ~~The~~ All landscapeing shall be supported by a non-potable irrigation source, unless the public works director determines surface waters are not available for this irrigating purpose. All subdivision landscape buffers and open space areas shall be placed on a common lot, owned and maintained by the subdivision homeowner's association (HOA) or business owner's association (BOA), the city shall not maintain nonpublic common lots. Landscape buffers

associated with new residential development, located outside a subdivision, shall be the property owner's responsibility.

5-17-4: - EXISTING VEGETATION:

A. *Retention of existing trees:* Existing trees shall be retained unless removal is approved in writing by the city. Where trees are approved by the city to be removed from the project site (or from abutting rights-of-way), replacement of all trees with an acceptable species is required. Acceptable replacement shall be greater in size or equal to the size of the tree(s) removed.

Example: An acceptable replacement for a six-inch (6") caliper tree could be either a new six-inch (6") caliper tree or two (2), three-inch (3") caliper trees.

In all cases, planting within public rights-of-way shall be with approval from the public and/or private entities owning the property.

B. *Damage during construction:* Existing trees or shrubs that are retained shall be protected from damage to bark, branches, or roots during construction. Any damaged tree or shrub shall be replaced in accordance with section 5-17-7 of this chapter.

C. *Minimum landscaping:* Existing vegetation which is to be retained can be used to satisfy the minimum required landscaping (staff approval required).

5-17-6: - INSTALLATION AND MINIMUM STANDARDS:

A. Accepted nursery standards and practices shall be followed in the planting and maintenance of landscaped areas.

B. Soil and slope stabilization must result after landscape installation.

C. Root barriers shall be installed for all new trees planted adjacent to existing or proposed public or private sidewalks and paving. Ada County Highway District (ACHD) requires continuous root barriers for planter strips proposed to be less than eight (8) feet in width with trees. ACHD does not allow trees to be planted in a planter strip less than six (6) feet wide.

D. The minimum acceptable size for deciduous trees shall be two-inch caliper, balled and burlapped with wire baskets, twine and rope removed from the top half of the ball after being placed in the ground.

E. The minimum acceptable size for evergreen trees shall be six (6) ~~to seven (7)~~-feet balled and burlapped with wire baskets, twine and rope removed from the top half of the ball after being placed in the ground.

F. The minimum acceptable size for woody shrubs is a two (2) Gallon pot.

FG. All landscaped areas adjacent to vehicular areas are to be protected with an approved curbing material (staff approval required).

5-17-10: - BERMS:

A. ~~Three~~Four to one (~~3~~4:1) maximum slopes are ~~recommended~~allowed for berms. ~~Grass that requires mowing shall not be used on slopes steeper than three to one (3:1).~~

B. The height of berms and fences employed as a landscape application shall be measured from the ~~base of the fence elevation of the final grade of the adjacent roadway (measured at the centerline to the top of the proposed berming/fencing and to the highest point)~~not exceed city height standards.

5-17-12: - BUFFER AREAS; COMMON LOTS; OPEN SPACE:

A. *Materials:*

1. All buffer areas shall be comprised of, but not limited to, a mix of evergreen and deciduous trees, shrubs and groundcover in which evergreen plant materials comprise a minimum of sixty (60) percent of the total plant material used.
2. Height requirements shall be accomplished with plant material with a fence or decorative wall.
3. The required buffer area shall result in an effective barrier within three (3) years and be maintained such that sixty (60) percent or more of the vertical surface is closed and prevents the passage of vision through it.
4. Chainlink fencing, with slats or otherwise, ~~and cedar fencing~~ is prohibited for screening in or adjacent to residential areas.

B. *Major roadways:* New residential development shall be buffered through landscape applications from the adjoining collectors, arterials, or highways according to the city's landscape requirements, to protect residents from roadway activity. This buffer shall be placed on an individual lot, an easement or in a common open space. The buffer area shall be owned and maintained by a homeowners' association or business association. Landscape buffers associated with new residential development, located outside a subdivision, shall be the property owner's responsibility. Landscape placed within the public rights-of-way shall not be credited towards buffer area requirements.

C. *Common area landscapes:* New residential subdivision common area landscapes shall be comprised of the following:

1. Lawn, either seed or sod.
 - a. All required buffers along classified roads shall be planted with sod.
 - b. Interior end caps, open spaces, and other approved areas may be planted with seed with prior approval from the planning and zoning director or their designee. All seeded areas shall be mature at time of inspection request.
2. A minimum of one (1) deciduous shade tree per ~~one thousand eight hundred~~ (~~1,000~~800) square feet of site.
 3. For design flexibility, half of the required shade trees may be substituted on a two to one (2:1) basis with ornamental and evergreen trees.

4. Buffer areas should include a variety of species, arranged to create varied and attractive views. Fences, walls and berms may be used. Height changes, offset angles, different materials and other design techniques are required so as to create variety.

A. Design requirements for residential developments open space:

~~1. A minimum of five (5) percent useable open space per fifty (50) dwellings in residential developments.~~

1. Open space is required for all residential developments* in accordance with the following tables: A minimum of 5% useable open space per 50 dwellings in residential developments.

a.

<u>Proposed No. of Dwellings Units</u>	<u>Total % of Required Open Space</u>
<u>100 or less</u>	<u>3.0%</u>

b.

<u>Proposed Number of Dwellings/Units</u>	<u>Required Open Space Per 50 Dwellings/Units (Compounded)**</u>	<u>Total % of Required Open Space*** & ****</u>
<u>101 - 150</u>	<u>1.70%</u>	<u>4.70%</u>
<u>151 - 200</u>	<u>1.70%</u>	<u>6.40%</u>
<u>201 - 250</u>	<u>1.70%</u>	<u>8.10%</u>
<u>251 - 300</u>	<u>1.70%</u>	<u>9.80%</u>
<u>301 - 350</u>	<u>0.55%</u>	<u>10.35%</u>
<u>351 - 400</u>	<u>0.55%</u>	<u>10.90%</u>
<u>451 - 500</u>	<u>0.55%</u>	<u>12.00%</u>
<u>501 - 550</u>	<u>0.40%</u>	<u>12.40%</u>
<u>551 - 600</u>	<u>0.40%</u>	<u>12.80%</u>
<u>601 - 650</u>	<u>0.40%</u>	<u>13.20%</u>
<u>651 - 700</u>	<u>0.40%</u>	<u>13.60%</u>
<u>701 - 750</u>	<u>0.40%</u>	<u>14.00%</u>
<u>751 - 800</u>	<u>0.40%</u>	<u>14.40%</u>
<u>801 - 850</u>	<u>0.40%</u>	<u>14.80%</u>
<u>851 - 900</u>	<u>0.40%</u>	<u>15.20%</u>
<u>901 - 950</u>	<u>0.40%</u>	<u>15.60%</u>
<u>951 - 1000</u>	<u>0.40%</u>	<u>16.00%</u>
<u>1001 - 1050</u>	<u>0.40%</u>	<u>16.40%</u>
<u>1051 - 1100</u>	<u>0.40%</u>	<u>16.80%</u>
<u>1101 - 1150</u>	<u>0.40%</u>	<u>17.20%</u>
<u>1151 - 1200</u>	<u>0.40%</u>	<u>17.60%</u>
<u>1201 - 1250</u>	<u>0.40%</u>	<u>18.00%</u>
<u>1251 - 1300</u>	<u>0.40%</u>	<u>18.40%</u>
<u>1301 - 1350</u>	<u>0.40%</u>	<u>18.80%</u>
<u>1351 - 1400</u>	<u>0.40%</u>	<u>19.20%</u>
<u>1401 - 1450</u>	<u>0.40%</u>	<u>19.60%</u>
<u>1451 - 1500</u>	<u>0.40%</u>	<u>20.00%</u>
<u>1501 - 1550</u>	<u>0.40%</u>	<u>20.40%</u>

<u>1551 - 1600</u>	<u>0.40%</u>	<u>20.80%</u>
<u>1601 - 1650</u>	<u>0.40%</u>	<u>21.20%</u>
<u>1651 - 1700</u>	<u>0.40%</u>	<u>21.60%</u>
<u>1701 - 1750</u>	<u>0.40%</u>	<u>22.00%</u>
<u>1751 - 1800</u>	<u>0.40%</u>	<u>22.40%</u>
<u>1801 - 1850</u>	<u>0.40%</u>	<u>22.80%</u>
<u>1851 - 1900</u>	<u>0.40%</u>	<u>23.20%</u>
<u>1901 - 1950</u>	<u>0.40%</u>	<u>23.60%</u>
<u>1951 - 2000</u>	<u>0.40%</u>	<u>24.00%</u>
<u>2001 +</u>	<u>0.40% Per 50 units</u>	

Example 1 - 340 dwellings = 10.35% open space.

Example 2 - 723 dwellings would be 14.0% required open space.

*The open space tables above do not apply to planned unit developments. See KCC 5-7-11.

**Subdivisions over one hundred (100) dwellings/units have compounding open space requirements at increments of fifty (50) dwellings.

*** A portion of the storm retention pond may be considered open space on a case by case basis, if it is determined there is a useable area of a minimum of two (2) feet from the bottom of the retention pond.

**** A portion of a school site may be considered open space on a case by case basis, if its open to the public after school hours and on weekends.

E. ~~Design requirement for apartments and/or multi-family developments:~~

—1. A minimum of 200 square feet of usable open space is required per dwelling unit.

E. ~~Design considerations options for eCommercial dDevelopment:~~

1. Mulching: Mulch shall be used in all required planting areas. With prior approval, mulches may be organic, including but not limited to bark, soil aid, or rock products, such as "perma-bark" or similar products. Use of mulch, organics or rock, as the exclusive ground cover in required planting areas is prohibited. Mulch may not total more than thirty five percent (35%) of all ground cover. Pea gravel, drain rock, road base gravel, or similar products shall not be considered mulch. All mulch shall be confined by a concrete curb or other approved edging method to prevent mulch migrating to adjacent surfaces. If rock mulch is used, a weed barrier fabric shall be used beneath the rock. Plastic weed barriers that are impermeable are prohibited as they restrict water and oxygen to the plants. If approved by the City engineer, mulch used in stormwater facilities may not float. See size requirements for rock below in E-2, of this section.

2. Vegetation Coverage: Required landscape areas shall be at least seventy percent (70%) covered with vegetation at maturity, installing mulch under and/or around all shrubs and trees.

F. ~~Alternative method of compliance:~~

1. Water Conserving Design: in order to qualify for water conserving designs, the applicant shall demonstrate the following:

- a. The design includes water conserving trees, shrubs, boulders, rocks and other ground covers.
- b. The design includes plants that can thrive in climates with approximately ten (10) to twelve inches (12") of annual rainfall.
- c. Lawn and turf areas shall not comprise more than fifty five percent (55%) of the total landscaped areas and shall consist of water conserving grasses, including, but not limited to, Buffalo Grass, Blue Gamma Grass, Compact Fescue, Zerilawn, and/or Rhyzomotuous Tall Fescue.
- d. Herbaceous and/or perennial ground cover shall be drought tolerant and able to withstand dry conditions once established. As a guide, refer to the recommended plants in the city of Boise parks and recreation department "Water Conservation Guidelines".
- e. Boulders, rocks and/or other materials to be used as sod substitutes shall be at least a minimum size approved by the design review committee on a case by case basis. Pea gravel, drain rock, road base gravel, or similar products shall not be used.

2. Vegetation Coverage: An exception to F-1-b listed above may be approved by the planning and zoning director for water conserving designs that meet both standards listed below:

- a. The design incorporates a variety of water conserving trees, water conserving shrubs, boulders, rocks, decorative walls and/or permeable hardscape materials such as pavers and flagstones; and
- b. Required landscape areas shall be at least forty percent (40%) covered with vegetation at maturity.

F. ~~Design considerations for residential developments:~~

- ~~1. For design flexibility, half of the required shade trees may be substituted on a two to one (2:1) basis with ornamental and evergreen trees.~~
- ~~2. Buffer areas should include a variety of species, arranged to create varied and attractive views. Fences, walls and berms may be used. Height changes, offset angles, different materials and other design techniques are required so as to create variety.~~

5-17-20: - LANDSCAPING WITHIN RIGHT-OF-WAY:

- A. The distance separation from the edge of the roadway pavement to the curb or its alignment, where there is a separation, requires a landscape treatment - see KCC 6-4-2:S. A distance separation of less than ten (10) feet from the edge of pavement to the public curb or its alignment requires an approved landscape treatment to include a non-potable irrigation source located underground. A distance separation greater than ten (10) feet from edge of pavement to the public curb or its alignment ~~requires~~ may allow the remaining right-of-way area to be improved with a rock, or other application treatment acceptable to the ~~city~~ planning and zoning director and the transportation authority with jurisdiction.
- B. Landscaping placed in the public rights-of-way shall not be credited towards buffer area requirements (KCC 5-17-12:B).

Section 8: That Section 2, Chapter 4 of Title 6 Kuna City Code be and is hereby amended to read as follows:

6-4-2: - REQUIRED PUBLIC IMPROVEMENTS:

Every subdivider as part of the final subdivision platting process shall be required to install the following public and other improvements in accordance with the conditions and specifications as follows:

Note: for amendment purposes, subdivider and developer are intended to be interchangeable words.

For the meanings of subdivision terms or words not found in Kuna City Code section 5-1-6-2, the city staff shall rely upon ~~the "Latest Illustrated Book of Development Definitions", by Moskowitz and Lindbloom~~ the latest A Planners Dictionary, edited by Michael Davidson and Fay Dolnick, American Planning Association and Planning Advisory Service, for interpretation purposes.

A. *Bicycle lanes:* A subdivision shall feature bicycle lanes along its roadways to accommodate bicycle enthusiasts. Sidewalks shall not substitute for bicycle lanes, rather the bike lane shall be included as a feature of the street section or located in a separate easement. Bike lane specifications shall be according to city and ACHD standards.

B. *Cell towers:* Cell tower placement is subject to the provisions of the city's wireless communication facilities ordinance.

C. *Curb and gutter:* Vertical curb and gutter shall be installed on functionally classified collector and arterial streets. The street's functionality shall be determined based on the city's adopted functionally classified roadmap. Other street classifications may feature rolled or vertical curbs, and supporting stormwater devices.

The use of drainage swales for stormwater conveyance in lieu of curb and gutter is prohibited unless necessary to preserve a historical drainage right that would be impeded by the swale's removal as determined by the city engineer. There shall be no mixing of irrigation drainage water and road runoff water. All construction shall be in accordance with Idaho Standards for Public ~~Construction-Work Construction~~ Construction [ISPCWWC] or other standards established by the city engineer or Public Works Director.

~~B. D.~~ *Driveway and other approaches:* Driveway and other approaches' curb cuts shall be installed according to the city, ITD and ACHD's access management standards. Driveway and other approach placement, alignment, width and apron features shall be designed and constructed

~~B-C.~~ according to standards established by the authority with jurisdictional over the subject roadway. The width of driveways and other approaches that are installed in office, commercial and industrial zoning districts, where the city's zoning does not establish a minimum lot width standard, shall be constructed wide enough to accommodate commercially designed driveway entrances accessing the street frontage. All curb returns shall be constructed with a twenty-eight-foot minimum curb return radius.

E. *Fencing*: Fencing shall be installed according to ~~the approved fencing plan KCC 5-5-5~~. The subdivision shall feature permanent fencing along its outer perimeter with the exception of those portions of its perimeter that feature common open space or park area accessible from the street. The fencing that is placed next to an arterial or collector road shall be punctuated with a minimum three (3) feet of parallel fencing offset, every two hundred fifty (250) linear feet [maximum] to minimize the monotony of the fence's facade. Fences shall be ~~a maximum six (6) feet in height (measured from base of fence to the highest point and crest of the road at the location the fences are constructed)~~, permanent in nature and maintenance free. Fencing shall be constructed of metal, rock or vinyl materials with an approved post hole footing. Wood and chainlink fencing ~~is~~ are not permitted in a subdivision, except for school related purposes. The school authority may rely upon a powder coated or vinyl coated chainlink type fencing for security related purposes. Ditch or irrigation fencing shall be determined with input from the irrigation ~~p~~surveyor. Fencing placed along a subdivision's internal pathways shall be of a see-through type construction to minimize tunneling effects and provide for pedestrian safety. If fencing is used in combination with a landscaped berm, the fence ~~shall~~ may be placed ~~behind the berm, and under no circumstances, placed~~ on the berm.

F. *Fire hydrants*: Subdivision fire hydrants shall be installed in such a manner as to meet the city and fire district's water supply requirements and according to standards established for the type of fire hydrant installed and the accompanying waterline connection(s). Fire hydrants shall be installed at locations identified by the Kuna Fire District and shown on all of the final approved construction drawings and record drawings. Fire hydrants shall be operable prior to any combustible materials being brought on the subdivision property. Fire hydrants shall be painted bright red [or other prescribed color] and the steamer connection must meet fire district requirements. Where there is the possibility a fire hydrant is susceptible to collision potential, the subdivider may be directed to install bollards for its safekeeping.

G. *Flag lot*: Residential subdivision flag lots shall be developed via a common private driveway access that connects with a public street. The driveway shall not extend more than one hundred fifty (150) feet from the public street right-of-way. A common [or shared] driveway shall be relied upon to access the lots contained within the flag lot configuration, with a maximum of three (3) contiguous lots contained within a flag lot. A cross-access driveway agreement qualifying the methods of common driveway care and maintenance responsibility shall be recorded with each lot of the flag lot. The pole portion of the flag lot shall front on the street a minimum thirty (30) feet. The driveway access shall be centered on the pole portion of the flag lot and designed and constructed with a minimum twenty-foot-wide curb cut to include a concrete apron. The common driveway shall be constructed of a material approved by the city engineer. The flag lot is subject to street frontage improvements. The area of the flag lot pole is exclusive of each lot's minimum square footage. Each flag lot shall meet the zoning conditions of the underlying zone. Structure(s) placed on the flag lot shall face the public street and be setback a minimum of twenty (20) feet from edge of driveway. Commercial flag lots shall be evaluated on a case by case basis.

H. *Greenbelt pathways*: Greenbelts pathways are required to be installed at developer's expense within the subdivision to: mitigate land incompatibilities that arise between the subdivision property and the adjoining highways, waterbodies, railroad rights-of-way, transmission lines and other like features; or as shown on the recreation and pathways master plan, as adopted by the city council. Greenbelt pathways are subject to design review. Subdivision plats shall show the location of greenbelt pathways. These pathways shall be a minimum ten (10) feet wide and

located within a thirty-foot wide public easement. The city council may accept a pathway that is nine (9) feet wide, upon making findings that this width is not a safety hazard and it is in the interests of the city to allow the narrower pathway width. The greenbelt pathway shall feature lighting bollards at appropriate distances, directional signage and landscape consisting of trees, bushes and other organic materials to include an irrigation source. The greenbelt pathway shall feature park benches, vistas at appropriate locations and be marked with mileage indicators for sport and safety purposes. These pathways shall be constructed of a material in keeping with the Americans with Disabilities Act (ADA) accessibility guidelines. Greenbelt pathways located along waterbodies shall be placed on one (1) side or the other of the water feature in such a fashion as to provide an uninterrupted pathway alignment and be separated from the waterbody by the installation of fencing constructed consistent with the fencing standards found in Kuna City Code subsection 6-4-2.E. If there are trees located along the waterbody, these shall be reviewed by the city forester for preservation purpose. Where possible, the greenbelt pathway shall connect with other pathways.

Section 9: Severability Provision

9.1 This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

Section 10: Directing the City Clerk

10.1 The City Clerk is directed to file, this Ordinance in the official records of the City and to provide a conformed copy to the, Planning and Zoning Director.

Section 11: Effective Date

11.1 This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

ADOPTED this _____ day of _____, 2019.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Jace Hellman

From: Jace Hellman
Sent: Thursday, September 12, 2019 2:05 PM
To: 'IDAHO PRESS-TRIBUNE'
Subject: City of Kuna Request for Legal Publication
Attachments: PZ Paper Notice 19-02-OA.doc

Greetings:

We would like to request that you publish the attached legal notification in the September 18th, 2019 **AND** the September 25th, 2019 cycle of the Kuna Melba News on behalf of the City of Kuna, Planning and Zoning Department. This notification needs to be published in both cycles.

The Kuna P.O. for this request is #9034 (if you need it)

Jace Hellman
Planner II
751 W 4th St
Kuna, ID 83634
jhellman@kunaid.gov

KUNA
Planning & Zoning

IDAHO PRESS-TRIBUNE
EMMETT MERIDIAN KUNA BOISE WKLY
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(208)467-9251
Fax (208)475-2321

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 09/13/19 17:34 by sje14

Acct #: 345222

Ad #: 1945660

Status: New HOLD

1 KUNA, CITY OF
P.O. BOX 13
KUNA ID 83634

Start: 09/18/2019 Stop: 09/18/2019
Times Ord: 1 Times Run: ***
LEG 2.00 X 59.00 Words: 367
Total LEG 118.00
Class: 0006 GOVERNMENT NOTICES
Rate: L2 Cost: 109.33
Affidavits: 1

Contact: CHRIS ENGLER
Phone: (208)387-7727
Fax#:
Email: awelker@kunaid.gov; gsmith@k
Agency:

Ad Descrpt: 19-02-0A
Given by: JACE HELLMAN
P.O. #:
Created: sje14 09/13/19 17:27
Last Changed: sje14 09/13/19 17:33

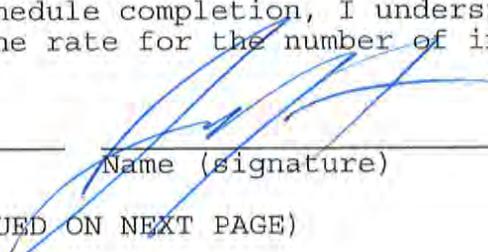
PUB ZONE EDT TP RUN DATES
KMN A 96 S 09/18

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Jace Hellman

Name (print or type)


Name (signature)

(CONTINUED ON NEXT PAGE)

IDAHO PRESS-TRIBUNE
EMMETT MERIDIAN KUNA BOISE WKLY
C/O ISJ PAYMENT PROCESSING CENTER
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ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 09/13/19 17:34 by sje14

Acct #: 345222

Ad #: 1945660

Status: New CHOLD CHOI

LEGAL NOTICE

File # 19-02-OA - City of Kuna,
Zoning Ordinance Amendment

NOTICE IS HEREBY GIVEN that Kuna Planning and Zoning Commission will hold a public hearing on Tuesday, October 8, 2019 at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID. The public hearing is for the purpose of gaining input on the following ordinance amendment:

- MAKING CERTAIN FINDINGS; AND
- REPEALING SECTION 20, ARTICLE A, CHAPTER 2, TITLE 4 AND RENUMBERING THE REMAINING SECTIONS; AND
- AMENDING SUBSECTION 2 OF SECTION 6, CHAPTER 1, TITLE 5 MAKING A TECHNICAL CORRECTION TO THE DEFINITION OF "OPEN SPACE"; AND
- AMENDING PART B OF SUBSECTION C, SECTION 5, CHAPTER 5, TITLE 5, MAKING A TECHNICAL CORRECTION REGARDING THE MEASURE OF FENCE HEIGHT; AND
- REPEALING SECTION 4, CHAPTER 6, TITLE 5 AND RENUMBERING THE REMAINING SECTIONS OF SAID SECTION; AND
- AMENDING SECTIONS 4, 5, 6, 7, 8, AND 9, CHAPTER 6, TITLE 5 TO REDESIGNATE THESE SECTIONS; AND
- AMENDING SECTIONS 2, 4, 6, 10, 12, AND 20, CHAPTER 17, TITLE 5 MAKING TECHNICAL CHANGES TO DESIGN REQUIREMENTS AND ADDING REQUIREMENTS FOR RESIDENTIAL OPEN SPACE; AND
- AMENDING SECTION 2, CHAPTER 4, TITLE 6, PROVIDING FOR A CHANGE IN THE TEXT DESIGNATION FOR DEFINITIONS UPON WHICH CITY STAFF CAN RELY AND MAKING A TECHNICAL CORRECTION REGARDING THE MEASURE OF FENCE HEIGHT AND LOCATION OF FENCING; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

*Everything
look good!*

The public is invited to present written or oral comments. Written testimony received by the close of business on October 1, 2019 will be included in the packets distributed to the governing body. Late submissions (must include eight (8) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

If you have questions or require special accommodations, contact the Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning Department

September 18, 2019 1945660

RECEIVED
SEP 23 2019
CITY OF KUNA

345222 1945660

1 KUNA, CITY OF

P.O. BOX 13
KUNA ID 83634

AFFIDAVIT OF PUBLICATION
STATE OF IDAHO)

County of Ada)

)SS.
)

Sharon Jessen
of Nampa, Canyon County, Idaho, being
first duly sworn, deposes and says:

1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Kuna Melba News, a weekly newspaper published in the City of Kuna, in the County of Ada, State of Idaho; that the said newspaper is in general circulation in the said County of Ada, and in the vicinity of Kuna and Melba, and has been uninterruptedly published in said County during a period of seventy-eight consecutive weeks prior to the first publication of this notice, a copy of which is hereto attached.
3. That the notice, of which the annexed is a printed copy, was published in said newspaper 1 time(s) in the regular and entire issue of said paper, and was printed in the newspaper proper, and not in a supplement.

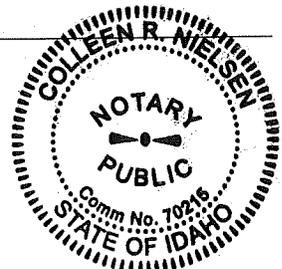
That said notice was published the following:
09/18/2019

Sharon Jessen
STATE OF IDAHO)

County of Canyon)

On this 18th day of September in the year of 2019 before me a Notary Public, personally appeared Sharon Jessen, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he/she executed the same.

Colleen R. Nielsen
Notary Public for Idaho
Residing at Canyon County
My Commission expires 06/28/2023



LEGAL NOTICE

File # 19-02-OA - City of Kuna,
Zoning Ordinance Amendment

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- AMENDING PART 8 OF SUBSECTION C, SECTION 5, CHAPTER 5, TITLE 5, MAKING A TECHNICAL CORRECTION REGARDING THE MEASURE OF FENCE HEIGHT; AND
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- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

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Kuna Planning & Zoning Department

September 18, 2019 1945660

Jace Hellman

From: Jace Hellman
Sent: Thursday, September 12, 2019 12:19 PM
To: Ada County Engineer; Ada County Highway District; Adam Ingram; Becky Rone - Kuna USPS Addressing; Bob Bachman; Bobby Withrow; Boise Project Board of Control (TRitthaler@boiseproject.org); Cable One t.v.; Central District Health Dept. CDHD; COMPASS; DEQ (Alicia.martin@deq.idaho.gov); Eric Adolfsen; Idaho Power; Idaho Power; Idaho Power Easements; 'Idaho Power Easments 2'; Intermountain Gas; ITD; J&M Sanitation - Chad Gordon; jmcDaniel@adaweb.net; Julie Stanely - Regional Address Mgmt.; Kuna Postmaster - Marc C. Boyer; Kuna School District; Kuna School District; Kuna School District; Lisa Holland; Megan Leatherman; Nampa Meridian Irrigation District; New York Irrigation; Paul Stevens; Perry Palmer; Planning Mgr: Ada County Development Services; Wendy
Subject: City of Kuna Request for Agency Comment - Case No. 19-02-OA (Ordinance Amendment)
Attachments: PZ Open Area_Fence Height 9-3-19_Redlines.pdf

September 12, 2019

Notice is hereby given by the City of Kuna that the following action is under consideration by the Planning and Zoning Commission for:

FILE NUMBER	19-02-OA (Ordinance Amendment)
PROJECT DESCRIPTION	<ul style="list-style-type: none">• MAKING CERTAIN FINDINGS; AND• REPEALING SECTION 20, ARTICLE A, CHAPTER 2, TITLE 4 AND RENUMBERING THE REMAINING SECTIONS; AND• AMENDING SUBSECTION 2 OF SECTION 6, CHAPTER 1, TITLE 5 MAKING A TECHNICAL CORRECTION TO THE DEFINITION OF “OPEN SPACE”; AND• AMENDING PART 8 OF SUBSECTION C, SECTION 5, CHAPTER 5, TITLE 5, MAKING A TECHNICAL CORRECTION REGARDING THE MEASURE OF FENCE HEIGHT; AND• REPEALING SECTION 4, CHAPTER 6, TITLE 5 AND RENUMBERING THE REMAINING SECTIONS OF SAID SECTION; AND• AMENDING SECTIONS 4, 5, 6, 7, 8, AND 9, CHAPTER 6, TITLE 5 TO REDESIGNATE THESE SECTIONS; AND• AMENDING SECTIONS 2, 4, 6, 10, 12, AND 20, CHAPTER 17, TITLE 5 MAKING TECHNICAL CHANGES TO

	<p>DESIGN REQUIREMENTS AND ADDING REQUIREMENTS FOR RESIDENTIAL OPEN SPACE; AND</p> <ul style="list-style-type: none"> • AMENDING SECTION 2, CHAPTER 4, TITLE 6, PROVIDING FOR A CHANGE IN THE TEXT DESIGNATION FOR DEFINITIONS UPON WHICH CITY STAFF CAN RELY AND MAKING A TECHNICAL CORRECTION REGARDING THE MEASURE OF FENCE HEIGHT AND LOCATION OF FENCING; AND • PROVIDING A SEVERABILITY CLAUSE; AND • DIRECTING THE CITY CLERK; AND • PROVIDING AN EFFECTIVE DATE.
APPLICANT/ REPRESENTATIVE	City of Kuna PO Box 13 Kuna, ID 83634
SCHEDULED HEARING DATE	Tuesday, October 8, 2019 at 6:00 pm
STAFF CONTACT	Wendy I. Howell, Planning & Zoning Director whowell@kunaid.gov Phone: 208- 922-5274 Fax: 208-922-5989
<p>Attached is the ordinance for your consideration and response. We would appreciate any information you can supply us as to how this action would affect the service you provide. The public hearing is at 6:00 pm located at Kuna City Hall, 751 W. 4th Street, Kuna, Idaho 83634.</p>	

Jace Hellman
Planner II
751 W 4th St
Kuna, ID 83634
jhellman@kunaid.gov



Jace Hellman

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, October 1, 2019 11:07 AM
To: Jace Hellman
Subject: Case No. 19-02-OA (Ordinance Amendment)

Good morning,
ITD has received application 19-02-OA for review. ITD does not anticipate any significant impact to the State Highway system from this development and has no objections to the proposed ordinance amendment.

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338

From: Jace Hellman <jhellman@kunaID.gov>
Sent: Thursday, September 12, 2019 12:19 PM
To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaid.gov>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Project Board of Control (TRitthaler@boiseproject.org) <TRitthaler@boiseproject.org>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; COMPASS <cmiller@compassidaho.org>; DEQ (Alicia.martin@deq.idaho.gov) <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <ahawkins@idahopower.com>; Idaho Power <bwatson2@idahopower.com>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; J&M Sanitation - Chad Gordon <Chad.Gordon@jmsanitation.com>; jmcDaniel@adaweb.net; Julie Stanely - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Kuna School District <kbekkedahl@kunaschools.org>; Kuna School District <bsaxton@kunaschools.org>; Kuna School District <wjohanson@kunaschools.org>; Lisa Holland <lholland@kunaid.gov>; Megan Leatherman <mleatherman@adaweb.net>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Paul Stevens <PStevens@kunaid.gov>; Perry Palmer <ppalmer@kunafire.com>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>; Wendy Howell <whowell@kunaid.gov>
Subject: [EXTERNAL] City of Kuna Request for Agency Comment - Case No. 19-02-OA (Ordinance Amendment)

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September 12, 2019

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