

OFFICIALS

Lee Young, Chairman
Dana Hennis, Vice Chairman
Stephen Damron, Commissioner
Cathy Gealy, Commissioner
Tyson Garten, Commissioner



CITY OF KUNA
Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, Idaho 83634

Planning & Zoning Commission Meeting
AGENDA

Tuesday January 11, 2022

6:00 PM REGULAR MEETING

For questions, please call the Kuna Planning and Zoning Department at (208) 922-5274.

1. CALL TO ORDER & ROLL CALL:

2. CONSENT AGENDA: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

All items listed under the Consent Agenda are considered to be routine and are acted on with one (1) Motion by the Commission. There will be no separate discussion on these items unless the Chairman, Commissioner, or City Staff requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda under Business or as instructed by the Commission.

- 1. Regular Planning and Zoning Commission Meeting Minutes Dated December 14, 2021
- 2. Findings of Fact & Conclusions of Law
 - 1. Case No. 21-07-AN (Annexation) for Ledgestone South

3. PUBLIC HEARINGS: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

- A. *Continued from December 14, 2021* Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) & 20-05-SUP (Special Use Permit) for Merlin Cottages Subdivision – Doug Hanson, Planner II

A Team Land Consultants on behalf of Merlin pointe, LLC, requests planned unit development approval for an approximately 7.04 (6.61 developable) acre site, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the property into 66 total lots (54 residential, 6 common, and 6 commercial). The subject site is located at 115 N Sailer Avenue, Kuna, ID 83634, within Section 24, Township 2 North, Range 1 West; (APNs: R5672430020, R5672430040, R5672430060).

Staff requests this item be tabled to a date uncertain pending critical agency reports.

- B. Case No. 21-12-AN (Annexation) for Boise Basin/Markovetz – Doug Hanson, Planner II

Boise Basin Development LLC and Donald Markovetz, request approval to Annex two (2) parcels totaling approximately 51.67 acres, into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100).

- C. Case Nos. 21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit) for First Choice Collision Repair – Doug Hanson, Planner II

Craig Kulchak, on behalf of Todd Goode and Emmett Partners, LLC requests approval to Rezone approximately 1.60 acres from its current zoning district classification of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The Applicant also requests Special Use Permit approval in order to operate an automobile repair shop. The subject site is located at 997 N Meridian Road (APN: R2404320014).

- D. Case No. 21-14-CPF (Combination Preliminary & Final Plat) for Ashville Acres – Troy Behunin, Senior Planner

Applicant requests approval for a Combined Preliminary & Re-Final Plat for Lots 3 & 4, Blk 12, Ashton Estates No. 2. Applicant's desires to divide these two (2) lots into four (4) total lots, thus providing another two (2) buildable lots, in the Ashton Estates No. 2, Commercial Subdivision within Kuna City. This is a request for re-subdivision.

Staff requests this item be tabled to a date uncertain pending additional review.

4. BUSINESS ITEMS:

- A. Case No. 21-11-DR (Design Review) for Commercial Tire – Jessica Reid, Planning Services Specialist **ACTION ITEM**

David Blodgett of Rudeen Architects, on behalf of his client the Schwenkfelder's, requests Design Review approval for an approximately 10,022 Square Foot tire shop with mezzanine level office; a 1,965 Square Foot mercantile space; a 3,266 Square Foot open air truck/equipment bay; associated parking lot; and landscaping. The subject site is located at 997 N Meridian Road (APN: R2404340100) with a C-1 (Neighborhood Commercial) zoning designation; Section 24, Township 2 North, Range 1 West.

5. ADJOURNMENT:

OFFICIALS

Lee Young, Chairman
Dana Hennis, Vice Chairman
Stephen Damron, Commissioner
Cathy Gealy, Commissioner
Tyson Garten, Commissioner



CITY OF KUNA
Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, Idaho 83634

Planning & Zoning Commission Meeting
MINUTES
Tuesday December 14, 2021

6:00 PM REGULAR MEETING

For questions, please call the Kuna Planning and Zoning Department at (208) 922-5274.

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:01:02)

COMMISSION MEMBERS PRESENT:

Chairman Lee Young – Via Zoom
Vice Chairman Dana Hennis – In Person
Commissioner Stephen Damron – Absent
Commissioner Tyson Garten – In Person
Vacant

CITY STAFF PRESENT:

Bill Gigray, City Attorney – Via Zoom
Troy Behunin, Senior Planner – In Person
Jessica Reid, Planning Services Specialist – In Person

2. CONSENT AGENDA: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

(Timestamp 00:01:16)

1. Regular Planning and Zoning Commission Meeting Minutes Dated November 9, 2021
2. Findings of Fact & Conclusions of Law
 1. Case No. 21-25-DR (Design Review) for the Americool Building
 2. Case No. 21-17-DR (Design Review) Rising Sun Fencing Alternative Compliance

(Timestamp 00:01:18)

Motion To: Approve Consent Agenda.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 3-0-1, Commissioner Damron was absent.

3. PUBLIC HEARINGS: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

(Timestamp 00:01:33)

- A.** Continued from November 9, 2021 Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) & 20-05-SUP (Special Use Permit) for Merlin Cottages Subdivision – Doug Hanson, Planner II

A Team Land Consultants on behalf of Merlin pointe, LLC, requests planned unit development approval for an approximately 7.04 (6.61 developable) acre site, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the property into 66 total lots (54 residential, 6 common, and 6 commercial). The subject site is located at 115 N Sailer Avenue, Kuna, ID 83634, within Section 24, Township 2 North, Range 1 West; (APNs: R5672430020, R5672430040, R5672430060).

(Timestamp 00:02:00)

Chairman Young commented Staff had requested the item be continued until a date certain of January 11, 2022 pending critical agency comments.

(Timestamp 00:02:15)

Motion To: Continue Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) & 20-05-SUP (Special Use Permit) for Merlin Cottages Subdivision to January 11, 2022.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 3-0-1, Commissioners Damron was absent.

(Timestamp 00:02:50)

- B.** Case Nos. 21-04-S (Preliminary Plat) for Falcon Crest Golf Villages Subdivision – Troy Behunin, Senior Planner

Wendy Shrief of J-U-B Engineers, on behalf of M3 Companies, LLC, requests preliminary plat approval to subdivide approximately 86.03 ac. into 291 residential lots, 43 common lots, and 18 common driveway lots, within an R-6 (Medium Density Residential) zone. (APN: S1422110300). Section 22, Township 2 North, Range 1 East.

(Timestamp 00:03:25)

Senior Planner Troy Behunin presented an overview of the proposed project and touched on additional Conditions of Approval listed within the staff report.

(Timestamp 00:07:34)

Mark Tate of M3 Companies spoke on the history of the Falcon Crest master planned community then provided a presentation (page 285 - 295 of the meeting packet). Mr. Tate asked the Commission for a caveat on Condition 9.26 within the staff report, requesting verbiage be added stating “if topography allows” due to a sever slope and ridge. He then explained their intent to modify hole 17, and additional details about the entrance and park. Mr. Tate then stood for questions.

(Timestamp 00:20:33)

Chairman Young asked a question regarding past concerns from neighboring landowners that their wells and/or water supply would be affected; he confirmed that water and sewer services would be provided by the City of Kuna and the developer would not be using wells to provide water to the future residences.

(Timestamp 00:21:12)

Mr. Tate confirmed that was correct; he explained there were existing wells which were used for Agricultural purposes and such but they had chosen to withdraw their water right request and bring domestic water in from the City of Kuna.

(Timestamp 00:22:24)

Chairman Young asked the Commission if there were any other questions; there were not. He then proceeded to open the Public Hearing.

Support:

None

Neutral:

None

Against:

1. Robbie Reno, Kuna Joint School District No. 3 (KSD), 711 E Porter Street, Kuna, Idaho, 83634 – Testify

(Timestamp 00:22:44)

As Chairman Young was attending via Zoom, Vice Chairman Hennis read the name of the only individual which had signed up to testify.

(Timestamp 00:23:02)

Robbie Reno addressed a letter dated December 9, 2021, which had been submitted to the Planning and Zoning Department (page 278 of meeting packet). Mr. Reno explained that at time of the letter's submission, the Developer had not reached out regarding discussion of a possible partnership, however, the Developer had reached out since and they were scheduled to meet Friday of that week to discuss a possible partnership. He then stood for questions; there were none.

(Timestamp 00:24:00)

Vice Chairman Hennis indicated there were no other individuals signed up to testify; he then asked if there was anything the Applicant would like to add. Mr. Tate confirmed they would be meeting and touched on the fact that a majority of the current project was 55+ communities and they would not be generating the same number of potential students as other developments.

(Timestamp 00:25:28)

Chairman Young closed the Public Hearing and the Commission proceeded into their discussion. The Chairman expressed the proposed project fit with the overall Development as well as expressing the landscaping and open space seemed adequate and consistent.

(Timestamp 00:26:45)

Vice Chairman Hennis agreed with the Chairman and additionally pointed out the good connectivity of the project. He also expressed his interest in seeing the high-end product which was proposed; he had no concerns.

(Timestamp 00:28:08)

Commissioner Garten also expressed interest in the fact the proposed project was a high-end product and that there were plans to improve the golf course.

(Timestamp 00:28:46)

Chairman Young asked if there were any other questions; being none, he asked for a Motion which also included working with the city on development of the requested pathways and possible topography issues.

(Timestamp 00:29:22)

Motion To: Recommend Approval of Case Nos. 21-04-S (Preliminary Plat) for Falcon Crest Golf Villages Subdivision with Conditions as outlined in the Staff Report, and the additional Conditions the Applicant work with the City of Kuna on pathway development dependent on topography; and the Applicant work with Kuna Joint School District No. 3 to ensure future potential students are served.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 3-0-1, Commissioners Damron was absent.

4. BUSINESS ITEMS:

(Timestamp 00:30:53)

- A. Case Nos. 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage – Jessica Reid, Planning Services Specialist **ACTION ITEM**

Matt Sanchi of ZGA Architects, on behalf of his client Jason Papich, requests Special Use Permit & Design Review approval for an approx. 14.86-acre development which includes: Enclosed RV & self-storage; outdoor RV storage; self-storage office with second-floor living quarters; three (3) flex-space (office/warehouse) buildings; fire suppression tank/system; fencing; landscaping; and parking. The proposed project is to be completed in five (5) phases and be connected to a well & septic system until City Services are within 300 feet of the site. The subject site is located at 7370 S Meridian Road, #1 (APN: S1406325625) with a C-2 (Area Commercial) zoning designation; Section 06, Township 2 North, Range 1 East.

(Timestamp 00:31:10)

Chairman Young stated staff had requested the item be tabled to a date certain of January 25, 2022, pending critical agency comments.

(Timestamp 00:31:23)

Motion To: Table Case Nos. 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage to January 25, 2022.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 3-0-1, Commissioners Damron was absent.

(Timestamp 00:32:05)

B. Case No. 21-33-DR (Design Review) for the Athleta Townhomes – Troy Behunin, Senior Planner ACTION ITEM

Pacific Rim Builders requests Design Review Modification approval for new townhome elevations for the Athleta Subdivision. This project is located on the northwest corner of N Ten Mile Road and W Crenshaw Street; Section 15, Township 2 North, Range 1 West.

(Timestamp 00:32:26)

Senior Planner Troy Behunin presented a history of the project and the current Design Review approval request. Mr. Behunin also addressed the fence which was currently installed against the sidewalk on N Ten Mile Road and the city's request for it to be moved or removed completely. He then stood for questions.

(Timestamp 00:34:50)

Chairman Young asked the Commission if there were any questions for staff.

Vice Chairman Hennis asked what the intention had been behind the request to remove the fence.

Mr. Behunin answered by explaining the fence was installed on the property line and was right against the sidewalk along N Ten Mile Road, which caused it to be imposing and uninviting to pedestrians.

Vice Chairman Hennis thanked Mr. Behunin.

(Timestamp 00:36:27)

Theo Hanson of Pacific Rim Builders discussed the history of the project they had purchased and the newly proposed Design Review. Mr. Hanson touched on the intent behind their design which provided the adequate square footage for a townhome and didn't cause the product to appear like an apartment, as well as their intent to sell the townhomes to individual buyers. He also expressed their intent to remove the fence along N Ten Mile Road; he then stood for questions.

(Timestamp 00:39:50)

Chairman Young and the Commission proceeded into their discussion with the Chairman expressing he felt the project was in the correct location, and the proposed design was aesthetically pleasing. He also pointed out that the plat and open spaces had not changed.

(Timestamp 00:41:05)

Vice Chairman Hennis agreed with the Chairman and felt the proposal looked good overall.

(Timestamp 00:41:46)

Commissioner Garten also agreed and was pleased the fence would be taken down.

(Timestamp 00:42:06)

Motion To: Approve Case No. 21-33-DR (Design Review) for the Athleta Townhomes with the Conditions as outlined in the Staff Report, with the additional Condition the fence along N Ten Mile Road be removed in agreement with the Applicant.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 3-0-1, Commissioners Damron was absent.

5. ADJOURNMENT:

(Timestamp 00:42:46)

As the Chairman saw no other items listed on the agenda, he asked staff if there were any other items to add.

(Timestamp 00:43:00)

Planning Services Specialist Jessica Reid notified the Commission there was potential that the December 28, 2021 meeting would be canceled and would let the Commissioners know as soon as it was decided.

(Timestamp 00:43:30)

Motion To: Adjourn.

Motion By: Commissioner Garten

Motion Seconded: Vice Chairman Hennis

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 3-0-1, Commissioners Damron was absent.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Jace Hellman, Planning and Zoning Director
Kuna Planning and Zoning Department



CITY OF KUNA

751 W. 4th Street • Kuna, Idaho • 83634 • Phone (208) 922-5274

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

SIGN-UP SHEET

December 14, 2021 – P&Z Commission, Public Hearing

Case Name: **Golf Villages @ Falcon Crest Preliminary Plat Request:**

1. Case Type: Subdivision Preliminary Plat.

Case No.: 21-04- S (Preliminary Plat).

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Council/Commission.

IN FAVOR		NEUTRAL		IN OPPOSITION	
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input checked="" type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
None _____ Print Name		_____ Print Name		Robbie Ren _____ Print Name	
_____ Print Address		_____ Print Address		Hil E Porter _____ Print Address	
City	State, Zip	City	State, Zip	Kuna	State, Zip ID 83634
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
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_____ Print Address		_____ Print Address		_____ Print Address	
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_____ Print Name		_____ Print Name		_____ Print Name	
_____ Print Address		_____ Print Address		_____ Print Address	
City	State, Zip	City	State, Zip	City	State, Zi

2.13	Neighborhood Meeting Certification			X
2.14	Commitment to Post the Property			X
2.15	City Engineer's Memo			X
2.16	Ada County Highway District Comments (ACHD)			X
2.17	Ada County Development Services			X
2.18	Boise Project Board of Control Comments			X
2.19	Central District Health Comments			X
2.20	COMPASS Comments			X
2.21	Agency Comments Request 9.15.2021			X
2.22	P&Z Kuna Melba News 10.13.2021			X
2.23	P&Z Legal Notice Mailer 10.13.2021			X
2.24	P&Z Proof of Property Posting			X
2.25	P & Z Commission Meeting Minutes 11.9.2021			X

1.2 Hearings

1.2.1 Planning and Zoning Commission heard this on November 9, 2021. The FCO's have been requested to go to the Planning and Zoning Commission on January 11, 2022. A Neighborhood Meeting was held June 30, 2021, no residents attended the meeting. A legal notice was published in the Kuna Melba Newspaper on October 13, 2021. The applicant posted sign on the property on October 29, 2021. Neighborhood Notices were mailed to land owners within 300-FT of the proposed project site on October 13, 2021.

1.3 Witness Testimony

1.3.1 Those who testified at the Commission's November 9, 2021, hearing are as follows, to-wit:

1.3.1.1 City Staff:
Troy Behunin, Planner III

1.3.1.2 Appearing for the Applicant:
Jane Suggs, Gem State Planning, LLC., 9839 W Cable Car Street, Ste. 101
Boise, ID 83709 - Testified

1.3.1.3 Appearing In Favor:
Charlotte G. Busbee, 364 N Bay Haven Ave, Kuna, ID 83634 – Not Testify

1.3.1.4 Appearing For Neutral:
Roger Stagg, 2303 N Locust Grove Rd., Kuna, ID 83634 – Not Testify

1.3.1.5 Appearing In Opposition: None

**II
DECISION**

WHEREUPON THE PLANNING AND ZONING COMMISSION being duly informed upon the premises and having reviewed the record, evidence, and testimony received and being fully advised in the premises, DO HEREBY MAKE THE FOLLOWING RECCOMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, to-wit:

**III
FINDINGS OF FACT**

3.1 Findings Regarding Notice

3.1.1 Notice Required: Notice has been given in accordance with the City Code and Idaho Statutes.

3.1.2 Notice Provided

3.1.2.1 Notice was published for the November 9, 2021, hearing for the Ledgestone South Annexation in the *Kuna Melba News*, the official City of Kuna newspaper, which has general circulation within the boundaries of the city, Ada County and Canyon County.

<i>Newspaper</i>	<i>Dates Published</i>
<i>Kuna Melba News</i>	October 13, 2021

3.1.2.2 Notice for the November 9, 2021, hearing containing the description of the property proposed to be developed, was mailed on October 13, 2021, to all known and affected property owners within three hundred (300) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the November 9, 2021, hearing was posted on a sign in accordance with Kuna City Code (KCC) 5-1A-8 on October 29, 2021. A Proof of Property Posting was provided to staff on October 29, 2021.

3.1.2.4 Notice for the November 9, 2021, hearing was posted in conspicuous places within City Hall on the Foyer’s Bulletin Boards and City Website.

3.2 Findings Regarding Annexation

3.2.1 The land proposed for Annexation is comprised of six (6) parcels totaling *approximately* (approx.) 99.78 acres. The parcels involved are listed below:

Property Owner	Parcel Size:	Current Zone	Parcel Number
Heartland Homes Property Management, LLC	32.54 ac	RR	S1418123460

Heartland Homes Property Management, LLC	32.51 ac	RR	S1418123496
TJ & G. Elaine Johnson	6.55 ac.	RR	S1418123498
207 LLC	1.04 ac.	RR	S1418123490
TJ & G. Elaine Johnson	16.80 ac.	RR	S1418427800
TJ & G. Elaine Johnson	7.88 ac.	RR	S1418417200

3.2.2 The proposal is for annexation into Kuna City limits for approx. 99.78 acres using two residential zones, R-6 Medium Density Residential (MDR) and R-8 MDR.

3.2.3 The existing land uses and zoning district classifications for lands surrounding the subject parcels are as follows:

North	R-8	Medium Density Residential– Kuna City
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County
West	RR, C-1, R-4	Rural Residential – Ada County Neighborhood Commercial – Kuna City Medium Density Residential – Kuna City

3.2.4 All technical requirements listed in KCC Chapters 5 were provided for the Annexation, application and the landowners at issue support the Annexation.

3.2.5 The subject site is located at 2425 N Locust Grove Road, near the southwest corner of Locust Grove and Hubbard Road.

3.2.6 The proposed project site has one residence and several outbuildings used for agricultural purposes. Vegetation on-site is consistent with that of crop fields. The site has an estimated average slope of 1.5% to 1.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 to 60 inches across the lands proposed for annexation.

3.2.7 Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for future development of the site.

3.2.8 The Recreation and Pathways Master Plan Map does not indicate a future pathway/trail within the subject site.

3.2.9 Ada County Highway District (ACHD) delivered comments for an application on record known as KPP 19-0009 (ACHD case number) [20-01-AN, 20-03-S and 20-07-DR; *Ledgestone South 2020*]. ACHD has simply applied the requirements of the former application to this Annexation only application (21-07-AN), in connection with possible Future Development application(s).

3.3 Testimony of the City Planner

3.3.1 Conclusions: The City Planner, in a staff report to the Planning and Zoning Commission dated November 09, 2021, confirmed a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

- 3.3.1.1** The Applicant held a Neighborhood Meeting June 30, 2021; there were no attendees. Meeting minutes have been provided as a part of this packet.
- 3.3.1.2** The Applicant requests Annexation of approx. 99.78 -acres into the City of Kuna using two zones; approx. 83.86 acres as R-6 MDR, and 16.45 acres as R-8 MDR. The lands are currently in Ada County, zoned RR (Rural Residential) and are adjacent to Kuna City Limits on the north and west sides.
- 3.3.1.3** The Applicant is only requesting Annexation into the City of Kuna at this time; the Applicant is reminded of all City of Kuna development standards if development is proposed in the future. The standards for useable open space are defined in Kuna City Code (KCC) 5-1-6-2. Pathways must be provided throughout the subdivision for pedestrian connectivity. KCC 5-17 defines how much developments shall devote as useable open space. The Applicant is reminded that local roads are required to provide five-foot wide minimum attached sidewalks and eight foot (8) minimum wide detached sidewalks along classified roads.
- 3.3.1.4** The proposed Annexation is within the Danskin Lift Station Sewage Basin which requires upgrades. The Developer may be requested to participate with Lift Station and/or force main improvements in order to serve possible future development. Sewer Flow models would be required to verify pipe sizes and would be paid by developer. A Design Review Application for street buffers, common area landscaping and open space will be required as a part of a land use application in the future.
- 3.3.2 Staff Recommendations:** As a result of the review, Planner III, Troy Behunin, recommended if the Planning and Zoning Commission recommends approval of Case No. 21-07-AN (Annexation) to City Council, the Applicant be subject to the following Conditions of Approval:

 - 3.3.2.1** The Owner/Developer/Applicant 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:

 - 3.3.2.1.1** The City Engineer shall approve the sewer connections.
 - 3.3.2.1.2** 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.
 - 3.3.2.1.3** Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, “Catalog for Best Management Practices for Idaho Cities and Counties”.

- 3.3.2.1.4** The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.
- 3.3.2.1.5** The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
- 3.3.2.1.6** Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).
- 3.3.2.1.7** 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.
- 3.3.2.2** Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.
- 3.3.2.3** Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- 3.3.2.4** When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
- 3.3.2.5** It is the responsibility of the developer or his engineer to coordinate and design for the stricter requirement between agencies and the City of Kuna standards for the entire development.
- 3.3.2.6** The Land Owner/Applicant/Developer, and/or any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
- 3.3.2.7** The Land Owner/Developer/Applicant, and/or any future assigns having an interest in any of the subject properties shall be subject to all provisions required within an applicable Development Agreement.
- 3.3.2.8** For all future development, the owner/developer/applicant and any future assigns having interests in any of the subject properties shall be subject to applicable processes required in Kuna City Code, unless otherwise provided for within an applicable Development Agreement.

3.3.2.9 The Land Owner/Developer/Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.

3.3.2.10 Owner/Developer/Applicant shall comply with all local, state and federal laws.

3.4 Other Testimony

3.4.1 11/09/2021 Public Hearing – Jane Suggs, with Gem State Planning, LLC, 9839 W Cable Car St. Ste. 101, Boise, ID presented an overview of the proposed project and some of the previous development applications history. She did expound that the development community was working with Kuna Public Works on addressing current sewer capacity issues and working towards solutions. Ms. Suggs stressed the application before the Commission was strictly for Annexation with an R-6 and R-8 zone. She agreed with the Conditions of Approval listed in the staff report and explained when the development application came forward in the future, that is when the serviceability would be addressed. Ms. Suggs stated the Annexation followed the FLUM (Future Land Use Map) within the Comprehensive Plan she then stood for questions.

IV

CONCLUSIONS OF LAW

RE: POWERS AND DUTIES OF THE PLANNING AND ZONING COMMISSION

4.1 City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.

4.2 The power of the City of Kuna lies in the Planning and Zoning Commission to hear this matter as provided in Idaho Code §50-222, and Kuna City Code 1-14-3.

V

CONCLUSIONS OF LAW

RE: APPLICATION FOR ANNEXATION

5.1 The City of Kuna has authority to Annex lands into its boundaries pursuant to I.C. §50-222.

5.2 I.C. § 50-222(1) provides that:

[C]ities of the state should be able to annex lands which are reasonably necessary to assure the orderly development of Idaho’s cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, *to enable the orderly development of private lands* which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocated the costs of public services in management of development on the urban fringe.

(emphasis added).

5.3 The proposed Annexation is a Category A Annexation as described in I.C. § 50-222(3)(a), because all private landowners of the parcels at issue have consented to the proposed Annexation.

5.4 The annexation, proposed by the Annexation Application in Case No. 21-07-AN, would constitute an orderly development and would not contribute to urban sprawl of the city.

VI

ORDER OF RECOMMENDING APPROVAL OF APPLICATION FOR ANNEXATION

The Kuna Planning and Zoning Commission, having reviewed the above-entitled record, having listened to the arguments and presentations at the hearing, and being fully informed in the premises and further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY ORDER AND THIS DOES ORDER:

6.1 Recommended approval to City Council of the Annexation Application (Case No 21-07-AN).

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 11th day of January, 2022.

Lee Young, Chairman

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATIONS OF) **Case No. 21-12-AN (Annexation),**
)
BOISE BASIN DEVELOPMENT LLC AND)
DONALD MARKOVETZ)
) **STAFF REPORT FOR THE BOISE**
For an Annexation for 5055 E Kuna) **BASIN - MARKOVETZ**
Road and E Kuna Road.) **ANNEXATION APPLICATION.**

TABLE OF CONTENTS

1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. General Project Facts
5. Transportation and Connectivity
6. Staff Analysis
7. Proposed Findings of Fact and Conclusions of Law
8. Proposed Comprehensive Plan Analysis
9. Commission’s Recommendation



**I
EXHIBIT LIST**

The exhibits of the above-referenced matter consist of the following, to-wit:

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.1	Staff Memo			X
2.1	P&Z Application Coversheet			X

2.2	Annexation Application			X
2.3	Narrative			X
2.4	Markovetz Legal Description			X
2.5	Boise Basin Legal Description			X
2.6	Vicinity Map			X
2.7	Quitclaim Deed - Markovetz			X
2.8	Warranty Deed – Chase Craig, Boise Basin			X
2.9	Affidavit of Legal Interest - Markovetz			X
2.10	Affidavit of Legal Interest – Boise Basin			X
2.11	Neighborhood Meeting Certification			X
2.12	Commitment to Property Posting			X
2.13	Agency Transmittal Letter			X
2.14	Ada County Development Services			X
2.15	Boise Project Board of Control			X
2.16	Nampa & Meridian Irrigation District			X
2.17	Central District Health Department			X
2.18	Ada County Highway District			X
2.19	City Engineer			X
2.20	P&Z Commission Kuna Melba News			X
2.21	P&Z Commission Mailer			X

II PROCESS AND NOTICING

2.1 Kuna City Code (KCC), Title 1, Chapter 14, Section 3 states Annexations are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. This land use application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act.

2.1.1 Notifications

- 2.1.1.1** Neighborhood Meeting: September 8, 2021 (14 Attendees)
- 2.1.1.2** Agency Comments Request: October 25, 2021
- 2.1.1.3** 300 FT Property Owners Notice: December 22, 2021
- 2.1.1.4** Kuna Melba News Newspaper: December 22, 2021
- 2.1.1.5** Site Posted: December 29, 2021

**III
APPLICANTS REQUEST**

- 3.1** Boise Basin Development LLC and Donald Markovetz, request approval to Annex two (2) parcels totaling approximately 51.67 acres, into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100).

**IV
GENERAL PROJECT FACTS**

4.1 Site History

- 4.1.1** The properties have historically served as single-family residences and farmland.

4.2 Surrounding Land Uses

North	RR	Rural Residential – Ada County
South	RR	Rural Residential – Ada County
East	A	Agriculture – Kuna City
West	RR	Rural Residential – Ada County

4.3 Parcel Number, Owner, Parcel Size, Current Zoning

- 4.3.1** S1428223050 (5505 E Kuna Road)

4.3.1.1 Boise Basin Development LLC

4.3.1.2 Approximately 22.28 acres

4.3.1.3 RR (Rural Residential)

- 4.3.2** R5462680100 (E Kuna Road)

4.3.1.1 Donald Markovetz

4.3.1.2 Approximately 29.40 acres

4.3.1.3 RR (Rural Residential)

4.5 Services

Sanitary Sewer – Private System
Potable Water – Private System
Fire Protection – Kuna Rural Fire District
Police Protection – Kuna Police (Ada County Sheriff’s Office)
Sanitation Services – J&M Sanitation

4.6 Existing Structures, Vegetation, and Natural Features

- 4.6.1** 50555 E Kuna Road has a 924 square foot manufactured home with a 64 square foot shed; E Kuna Road has no existing structures. Vegetation on the subject properties is consistent with that of agricultural uses. The sites have an estimated average slope of

0.9% to 5.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be between 20 and 40 inches, and greater than 60 inches.

4.7 Environmental Issues

4.7.1 A portion of the subject site lies within the 100 Year Floodplain Area; beyond this, Staff is not aware of any other environmental issues, health or safety conflicts.

4.8 Comprehensive Plan Future Land Use Map

4.8.1 The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the city. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approximately 51.67-acres as Medium Density Residential.

4.9 Recreation and Pathways Map

4.9.1 The Recreation and Pathways Master Plan Map does not indicate a future pathway/trail or bike route through or along the subject site.

4.10 Agency Responses

Agency	Exhibit No.
Ada County Development Services	2.14
Boise Project Board of Control	2.15
Nampa & Meridian Irrigation District	2.16
Central District Health Department	2.17
Ada County Highway District	2.18
City Engineer	2.19

**V
TRANSPORTATION AND CONNECTIVITY**

5.1 The Ada County Highway District (ACHD) has provided comments detailing what will be required as a part of a future development application.

The proposed project takes frontage on E Kuna Road and S Terben Lane. Kuna Road identified on the City of Kuna Street Circulation Map as a Minor Arterial is improved with 2-travel lanes, 30-feet of pavement and no curb, gutter or sidewalk abutting the site. S Terben Lane is currently a private road, identified on the City of Kuna Street Circulation Map as a proposed Minor Collector. As part of a future development application, the Applicant will be required to improve E Kuna Road and S Terben Lane in accordance with ACHD policy and KCC standards.

5055 E Kuna Road (S1428223050) is currently accessed via an unimproved driveway located approximately 1,100 feet east of the Eagle Road and Kuna Road intersection. E Kuna Road (R5462680100) is accessed via an unimproved driveway located approximately 845 feet south of the E Kuna Road and S Terben Lane intersection.

VI STAFF ANALYSIS

- 6.1** The Applicant held a Neighborhood Meeting with neighboring land owners within 300 ft of the proposed project area on September 8, 2021, there were fourteen (14) attendees. The meeting minutes have been included as a part of this application.

The property is currently zoned RR (Rural Residential) within unincorporated Ada County. The Applicant is proposing to Annex the approximately 51.67 -acres with a R-4 (Low Density Residential) zoning district classification. The property is adjacent to Kuna City Limits to the east, which makes it eligible for consideration of Annexation; the property owners are consenting to the Annexation. Idaho Statute §50-222 grants cities the authority to Annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable the orderly development of private lands which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocate the costs of public services in management of development on the urban fringe.

The Boise Project Board of Control commented the subject sites will not be allowed to connect to the Kuna Municipal Irrigation System unless it acquires a legal surface water irrigation right from the New York Irrigation District; they also note that high ground water spreading is against Idaho State Statues. In addition, the Boise Project Board of Control asserts the federal easement of 35 feet east of the water's edge and 20 feet west out and parallel to the canal's lower toe as the area is required for the operation and maintenance of the canal; no landscaping besides grass or gravel is permitted within the easements and any/all fencing or pathways must be constructed just off this easement. The easement must maintain unhindered access and surfaces must remain flat and drivable.

This request is limited to the Annexation of the land into Kuna City Limits, no development is associated with this application.

Staff has determined the Applicant's Annexation request is in compliance with Idaho Statute §50-222 and the goals and policies set forth in Kuna's Comprehensive Plan. Staff recommends that if the Commission recommends approval to the City Council, that the applicant be subject to the Conditions of Approval listed in section "IX" of this report, as well as any additional Conditions designated by the Planning and Zoning Commission.

6.2 Applicable Standards

6.2.1 City of Kuna Comprehensive Plan.

6.2.2 Idaho Code, Title 50, Chapter 2, §50-222

VII PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 21-12-AN (Annexation) including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Planning and Zoning Commission hereby recommends (*approval/conditional approval/denial*) of the Findings of Fact and Conclusions of Law for Case No. 21-12-AN, a request from Boise Basin

Development LLC and Donald Markovetz to annex two (2) parcels totaling approximately 51.67 acres into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification.

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.

7.1 Based on the evidence contained in Case No. 21-12-AN, this proposal *does/does not* generally comply with Kuna 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 Kuna City Code Title 5.*

7.2 The public notice requirements *have/have not* been met and the Neighborhood Meeting *was/was not* conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: *The Applicant held a Neighborhood Meeting on September 8, 2021; there were fourteen (14) attendees. Legal Notices were mailed out to residents within 300-FT of the proposed project site on December 22, 2021, and a Legal Notice was published in the Kuna Melba News on December 22, 2021. The Applicant posted sign on the property on December 29, 2021.*

7.3 Based on the evidence contained in Case Nos. 21-12-AN, this proposal *does/does not* generally comply with the Comprehensive Plan.

Staff Finding: *The Comprehensive Plan designates the future land use designation of the proposed subject site as Medium Density Residential. The applicant is requesting a R-4 (Low Density Residential) zoning district classification.*

7.4 All private landowners *have/have not* consented to the Annexation.

Staff Finding: *The property owners have consented to the Annexation.*

7.5 The proposed subject sites are eligible for Annexation into Kuna City Limits.

Staff Finding: *The parcels to be Annexed have a contiguous touch to Kuna City Limits to the east.*

7.6 The Applicant and/or Owner of the property have the right to request a written regulatory taking analysis.

Staff Finding: *Pursuant to Idaho Code 67-8003, the owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk. Not more than twenty-eight (28) days after the final decision concerning the matter at issue, the City shall prepare a written taking analysis concerning the action if requested.*

VIII PROPOSED COMPREHENSIVE PLAN ANALYSIS

The Kuna Planning and Zoning Commission may *accept/reject* the Comprehensive Plan components, and shall determine if the proposed Annexation request for the site *is/is not* consistent with the following Comprehensive Plan components:

8.1 Goal Area 3: Kuna's Land uses will support a desirable, distinctive and well-designed community.

- Goal 3.A.: Ensure community design directs growth and implements sustainable land use patterns
 - Objective 3.A.1.: Use the Future Land Use Map and land use regulations to direct development, encourage complementary and compatible land uses, and achieve good community design.
- Goal 3.G.: Respect and protect private property rights.
 - Objective 3.G.1.: Ensure land use policies, restrictions, and fees do not violate private property rights.
 - Policy 3.G.1.b: Ensure City land use actions, decision, and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.
 - Policy 3.G.1.c: Ensure land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

IX COMMISSION'S RECCOMENDATION

Note: These motions are for recommendation of Approval, Conditional Approval or Denial of the Annexation application to the City Council. However, if the Planning and Zoning Commission wishes to Approve or Deny specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (*Approval/Conditional Approval/Denial*) of Case No. 21-12-AN (Annexation), a request from Boise Basin Development LLC and Donald Markovetz to Annex two (2) parcels totaling approximately 51.67 acres into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification, subject to the following Conditions of Approval:

- 9.1** Upon development 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:
 - 9.1.1** The City Engineer shall approve the sewer connections.
 - 9.1.2** 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.
 - 9.1.3** Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 - 9.1.4** The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.

- 9.1.5** The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
- 9.1.6** Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).
- 9.1.7** 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.
- 9.2** Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.
- 9.3** Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- 9.4** When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the KMIS of the City.
- 9.5** The Applicant/Developer/Owner, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
- 9.6** The Applicant/Developer/Owner shall follow staff, City engineers and other agency recommended requirements as applicable.
- 9.7** The Applicant/Developer/Owner shall comply with all local, state and federal laws.
- 9.8** The Applicant/Developer/Owner is hereby notified of Kuna's weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
- 9.9** The Applicant/Developer/Owner/Contractors are all hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

DATED this 11th day of January, 2021.

Aerial Map



Eagle

Kuna

-  Subject Site
-  Roads
-  Water Features



Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

received
9.20.21



****Office Use Only****

File No.(s): 21-12-AN

Project Name: Boise Basin/Markovetz

Date Received: 09.20.2021

Date Accepted as Complete: 08.03.2021

Type of review requested (check all that apply):

<input checked="" type="checkbox"/>	Annexation	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Comp. Plan Map Amendment	<input type="checkbox"/>	Combination Pre & Final Plat
<input type="checkbox"/>	Design Review	<input type="checkbox"/>	Development Agreement
<input type="checkbox"/>	Final Planned Unit Development	<input type="checkbox"/>	Final Plat
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Ordinance Amendment	<input type="checkbox"/>	Planned Unit Development
<input type="checkbox"/>	Preliminary Plat	<input type="checkbox"/>	Rezone
<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Temporary Business
<input type="checkbox"/>	Vacation	<input type="checkbox"/>	Variance

Owner of Record

Name: Boise Basin Development LLC/Donald Markovetz

Address: 5055 E. Kuna Road/E. Kuna Road

Phone: 208-284-0829/(208) 871-0585 Email: chase@ownboise.com

Applicant (Developer) Information

Name: Boise Basin Development LLC

Address: 1065 S. Allante Place Boise, ID 83709

Phone: 208-284-0829 Email: chase@ownboise.com

Engineer/Representative Information

Name: Tim Nicholson

Address: 950 W. Bannock Street Boise, ID 83702

Phone: 208-410-6147 Email: tim.nicholson@kimley-horn.com

Subject Property Information

Site Address: 5055 E. Kuna Road/E. Kuna Road

Nearest Major Cross Streets: E. Kuna Road and S. Eagle Road

Parcel No.(s): S1428223050 and R5462680100

Section, Township, Range: 2N 1E 28

Property Size: 51.67

Current Land Use: Residential/Agriculture Proposed Land Use: Medium Density Residential

Current Zoning: RR Proposed Zoning: R-4

Project Description

Project Name: TBD

General Description of Project: Single family residential

Type of proposed use (check all that apply and provide specific density/zoning):

- Residential: R-2 (R-4) R-6 R-8 R-12 R-20 Commercial: C-1 C-2 C-3 CBD
- Office Industrial: M-1 M-2 Other: _____

Type(s) of amenities provided with development: common areas, pathways, sidewalks, street trees, etc

Residential Project Summary (If Applicable)

Are there existing buildings? (YES) NO

If YES, please describe: Existing manufactured home on Parcel 1 will be demolished

Will any existing buildings remain? (YES) NO MARKOVETZ HOUSE + MARKO LAKE HOUSES (NOT A PART OF THE ANNEXATION)

No. of Residential Units: TBD No. of Building Lots: TBD

No. of Common Lots: TBD No. of Other Lots: TBD

Type of dwelling(s) proposed (check all that apply):

- Single-Family Townhomes Duplexes Multi-Family
- Other: _____

Minimum square footage of structure(s): TBD

Gross Density (Dwelling Units ÷ Total Acreage): TBD

Net Density (Dwelling Units ÷ Total Acreage not including Roads): TBD

Percentage of Open Space provided: TBD Acreage of Open Space: TBD

Type of Open Space provided (i.e. public, common, landscaping): _____

common lots for residents, landscape strips with trees, etc

Non-Residential Project Summary (If Applicable)

Number of building lots: _____ Other lots: _____

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

Building height: _____ Hours of Operation: _____

Total No. of Employees: _____ Max No. of Employees at one time: _____

No. of and ages of students: _____ Seating capacity: _____

Proposed Parking

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

Applicant Signature:  Date: 8-18-21

By signing, you are confirming you have provided all required items listed on this application.

Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided for application attachments to be uploaded to the cloud.



Annexation Application

PO Box 13 | 751 W. 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



Annexation requires Public Hearings with both the Planning & Zoning Commission and City Council. Public Hearing signs will be required to be posted by the Applicant for both meetings. Sign posting regulations are available online in Kuna City Code 5-1A-8.

Office Use Only	
Case No(s):	<u>21-12-AN</u>
Project Name:	<u>Boise Basin/Markovetz</u>
Date of Pre-Application Meeting:	<u>Valid for three (3) months, unless otherwise determined by Staff</u>
Date Received:	<u>09.20.2021</u>
Date Accepted as Complete:	<u>08.03.2021</u>

Application shall contain one (1) copy of the following (digital documents preferred):

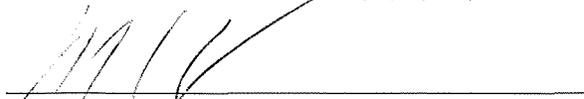
- ✓ • Complete Planning & Zoning Application Coversheet.
- ✓ • Complete Annexation Application (*It is the Applicant's responsibility to use the most current application.*)
- ✓ • Detailed narrative or justification for the application, describing the project, design elements, serviceability, amenities, and how the project complies with the requirements found within Kuna City Code 5-13 and Idaho Code §50-222.
- ✓ • Legal Description of Annexation Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- ✓ • Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- ✓✓ • Recorded Warranty Deed for property.
- ✓✓ • Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.*)
- ✓ • Neighborhood Meeting Certification.
- ✓ • Commitment of Property Posting form signed by the applicant/agent.

This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.

Information to Note:

The date of application acceptance shall be the date the Applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).

Complete applications shall be reviewed within sixty (60) days of date of acceptance (KCC 5-1A-5A).

Applicant Signature:  Date: 9-9-21
By signing, you are confirming you have provided all required items listed on this application.



September 17, 2021

Mr. Jace Hellman, Planning and Zoning Director
City of Kuna
751 W. 4th Street
Kuna, ID 83634

5055 E. Kuna Road and E. Kuna Road Parcel Annexation – Project Narrative

Dear Mr. Hellman,

This project is located on approximately fifty-one (51) acres, between S. Eagle Road and S. Terben Lane on the south side of E. Kuna Road. After receiving comments from planning staff and local neighbors as well as considering the City's Comprehensive Plan, Future Land Use Map, and Zoning Code, our development team will thoughtfully design these parcels to include a proposed layout with a maximum density of R-4. This project will include common lots that will be dedicated open space, walking paths, and landscaping to meet the City's requirements while providing amenities for future residents. Our proposed layout will provide internal street and pedestrian connectivity between the parcels.

We ask for your approval on the item stated below:

- Annexation of the project site.

Please find the attached Planning and Zoning Application Coversheet, Annexation Application, Project Narrative, Legal Descriptions and Exhibits, Vicinity Map, Warranty Deeds, Affidavit of Legal Interests, Neighborhood Meeting Certification, and Commitment of Property Posting. Thank you for your time and consideration. We believe this project will be a great addition to the City of Kuna and will compliment future neighborhoods in the area. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

Tim Nicholson, P.E.
Kimley-Horn
Project Manager



PROJECT OVERVIEW

The proposed annexation area is located on approximately 51 acres south of Kuna Road between Eagle Road and Terben Lane ("Project Site") as shown on Figure 1 below. The Project Site currently lies in unincorporated Ada County and is within Meridian's area of city impact. Primary access to the Project Site is provided directly from Kuna Road. There is also secondary access planned along Terben Lane.

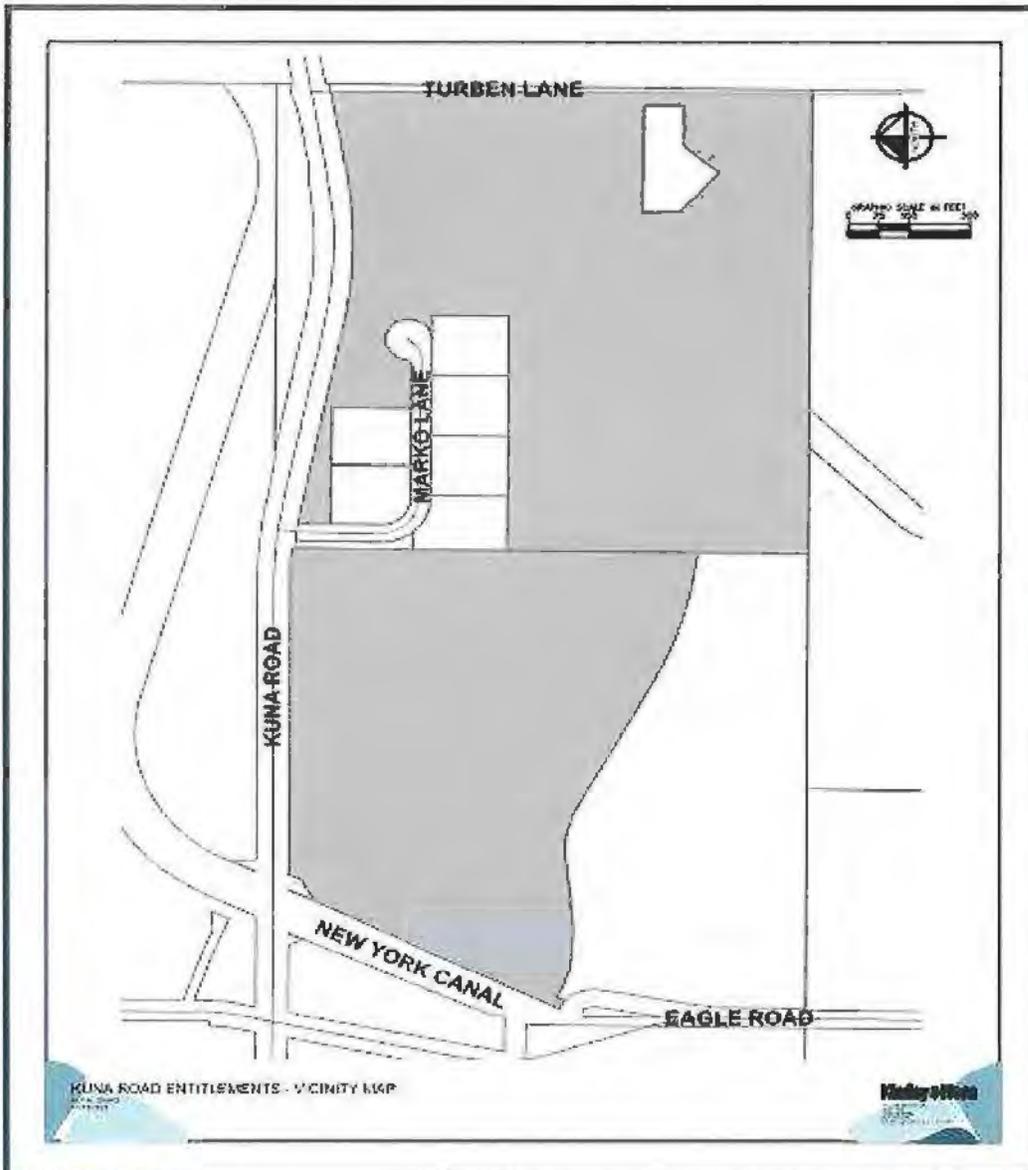


Figure 1 - Vicinity Map

The Project Site is currently located in Ada County and is zoned as Rural Residential (RR). The applicant is currently only proposing annexation of the Project Site. In the future, a separate rezone and preliminary plat application will be brought forward. The

proposed rezone will be in conformance with the Future Land Use Map, which designates the Project Site as Medium Density Residential, which allows R-4, R-6, or R-8 zoning per the City's codes. This is shown in Appendix A.

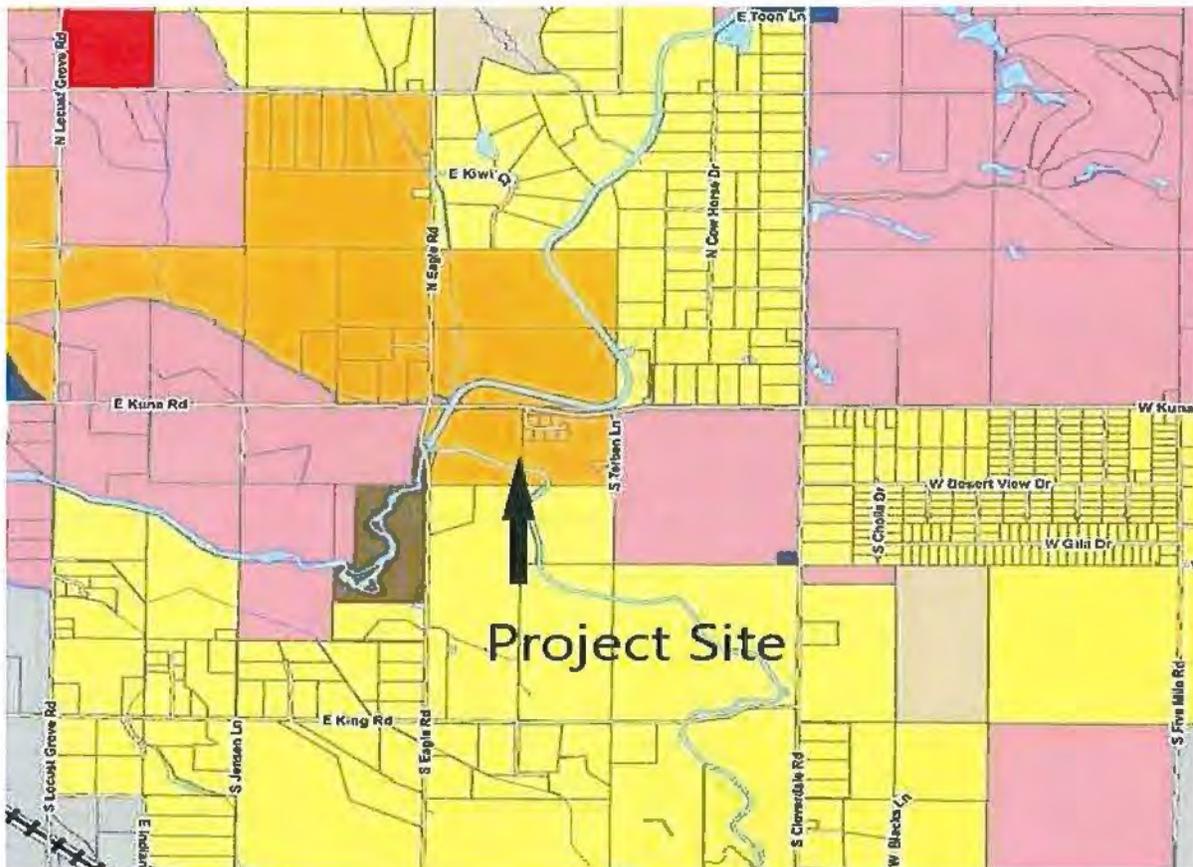
UTILITIES

The City and the developer of the Falcon Crest subdivision have recently invested significant funds to install new water and sewer mainlines in Kuna Road adjacent to this project. Our project intends to utilize these existing City services while adding any needed infrastructure as required by the City. This project can help the City generate revenue through connection and usage fees while adding necessary flows to prevent stagnation in both the water and sewer mainlines. Irrigation service will be provided by onsite wells. Both parcels now have approved water sources by IDWR. To provide consistent irrigation water delivery for residents a pond and pump station will be constructed onsite for irrigation water storage and pressure irrigation service.

CONCLUSION

As shown, the annexation of these two parcels into the City of Kuna will allow for an attractive future development. These parcels help promote orderly growth within the City and would potentially spur more development along Kuna Road. This will then further increase City revenues through utility payments, connections, and property taxes. When further rezoning and preliminary plat applications move forward, the proposed R-4 zoning classification will align with the Comprehensive Plan's Future Land Use Map designations. Open spaces and amenities will work together to create an active and interconnected recreational community. Our design team will carefully consider the input of existing neighbors and service providers. With these positive characteristics, approval of the annexation of these parcels is in the best interests of the City. The developers and design team respectfully request your approval of this annexation application.

APPENDIX A – EXISTING/FUTURE LAND USE



LEGEND

	AREA OF CITY IMPACT - AREA A		AGRICULTURE		STATE LANDS
	ROADS		LOW DENSITY RESIDENTIAL		FEDERAL LANDS
	RAILROAD		MEDIUM DENSITY RESIDENTIAL		BIRDS OF PREY BOUNDARY
	WATERBODIES (LAKES, RIVERS & CANALS)		HIGH DENSITY RESIDENTIAL		
	WASTEWATER LAGOONS		MIXED USE *		
			COMMERCIAL		
			LIGHT INDUSTRIAL		
			HEAVY INDUSTRIAL		
			PUBLIC		

* SEE COMPREHENSIVE PLAN TEXT FOR MORE DETAIL.

	Adjacent Land Use	Current Adjacent Zoning
North	Medium-Density Residential	RR
South	Low-Density Residential	RR
East	Mixed Use	A
West	Mixed Use	RR



August 27, 2021
Project No. 121120

EXHIBIT A

**MARKOVETZ PARCEL
KUNA ANNEXATION DESCRIPTION**

A parcel of land being Lot 1, Block 1, Lot 9, Block 2 and a portion of E. Kuna Road in Markovetz Subdivision, as same is recorded in Book 101 of Plats at Page 13185 of Ada County Records, located in the Northeast One Quarter of the Northwest One Quarter of Section 28, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Section Corner common to Sections 20, 21, 28 and 29 of said Township 2 North, Range 1 East, (from which point the North One Quarter Corner of said Section 28 bears South 89°43'40" East, 2639.81 feet distant);

Thence from said Section Corner, South 89°43'40" East, a distance of 1319.90 feet on the north line of said Section 28 to the West 1/16th Corner common to Sections 21 and 28 of said Township 2 North, Range 1 East, said point being the POINT OF BEGINNING;

Thence South 89°43'40" East, a distance of 1319.91 feet on the north line of said Section 28, to the North One Quarter Corner of said Section 28;

Thence on the exterior boundary line of said Markovetz Subdivision for the following courses and distances:

Thence South 00° 42' 00" West, a distance of 1329.23 feet on the north-south mid-section line of said Section 28 to the Center-North 1/16th Corner of said Section 28;

Thence North 89° 41' 32" West, a distance of 1320.37 feet on the east-west 1/16th section line of the Northwest One Quarter of said Section 28 to the North-West 1/16th Corner of said Section 28;

Thence North 00° 43' 13" East, a distance of 748.49 feet to the southwest corner of Lot 2, Block 2 of said Markovetz Subdivision;

Thence leaving the exterior boundary line of said Markovetz Subdivision, South 89°43'40" East, a distance of 667.00 feet on the exterior Lot Line of Lot 9, Block 2 to the southeast corner of Lot 5, Block 2 of said Subdivision;

Thence on the exterior Lot Line of Lot 9, Block 2 of said Markovetz Subdivision for the following courses and distances:

Thence North 00° 43' 13" East, a distance of 192.00 feet;

Thence North 89°43'39" West, a distance of 69.45 feet to a point on a curve;

Thence 264.08 feet on the arc of a curve to the left, having a radius of 58.00 feet, a central angle of 260° 52' 38", a chord bearing of North 40° 26' 20" West and a chord length of 88.29 feet to a point of reverse curve;

Thence 28.33 feet on the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 81° 08' 59", a chord bearing of South 49° 41' 51" West and a chord length of 26.02 feet;

Thence North 89°43'39" West, a distance of 118.28 feet;

Thence North 00° 43' 13" East, a distance of 198.57 feet;

Thence North 89°43'40" West, a distance of 331.38 feet;
 Thence North 00° 43' 13" East, a distance of 46.71 feet to a point of curve;
 Thence 26.60 feet on the arc of a curve to the right, having a radius of 275.00 feet, a central angle of 05° 32' 29", a chord bearing of North 03° 29' 27" East and a chord length of 26.59 feet;
 Thence North 06° 15' 41" East, a distance of 6.91 feet to a point on a curve;
 Thence leaving the exterior Lot Line of said Lot 9, Block 2, 25.01 feet on the arc of a curve to the left, having a radius of 1097.87 feet, a central angle of 01° 18' 19", a chord bearing of North 82° 10' 37" West and a chord length of 25.01 feet to a point of compound curve;
 Thence 25.00 feet on the arc of a curve to the left, having a radius of 1097.87 feet, a central angle of 01° 18' 17", a chord bearing of North 83° 28' 55" West and a chord length of 25.00 feet to a point of compound curve;
 Thence 22.48 feet on the arc of a curve to the left, having a radius of 1097.87 feet, a central angle of 01° 10' 24", a chord bearing of North 84° 43' 16" West and a chord length of 22.48 feet to a point on the north-south 1/16th section line of the Northwest One Quarter of said Section 28;
 Thence North 00° 43' 13" East, a distance of 51.27 feet on the north-south 1/16th section line of the Northwest One Quarter of said Section 28 to the POINT OF BEGINNING.

LESS AND EXCEPTING:

A parcel of land being Lot 10, Block 2 of Markovetz Subdivision, as same is recorded in Book 101 of Plats at Page 13185 of Ada County Records, located in the Northeast One Quarter of the Northwest One Quarter of Section 28, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Section Corner common to Sections 20, 21, 28 and 29 of said Township 2 North, Range 1 East, (from which point the North One Quarter Corner of said Section 28 bears South 89°43'40" East, 2639.81 feet distant);

Thence from said Section Corner, South 89°43'40" East, a distance of 1319.90 feet on the north line of said Section 28 to the West 1/16th Corner common to Sections 21 and 28 of said Township 2 North, Range 1 East;

Thence South 89°43'40" East, a distance of 1319.91 feet on the north line of said Section 28, to the North One Quarter Corner of said Section 28;

Thence South 00° 42' 00" West, a distance of 1329.23 feet on the north-south mid-section line of said Section 28 to the Center-North 1/16th Corner of said Section 28;

Thence North 89° 41' 32" West, a distance of 50.00 feet on the east-west 1/16th section line of the Northwest One Quarter of said Section 28;

Thence North 00° 42' 00" East, a distance of 319.31 feet to the Southeast corner of Lot 10, Block 2 of said Markovetz Subdivision, said point being the POINT OF BEGINNING;

Thence on the exterior lot line of said Lot 10, Block 2 for the following courses and distances:

Thence North 89° 18' 00" West, a distance of 115.86 feet;

Thence South 40° 33' 05" West, a distance of 114.93 feet;

Thence North 49° 03' 12" West, a distance of 147.15 feet;

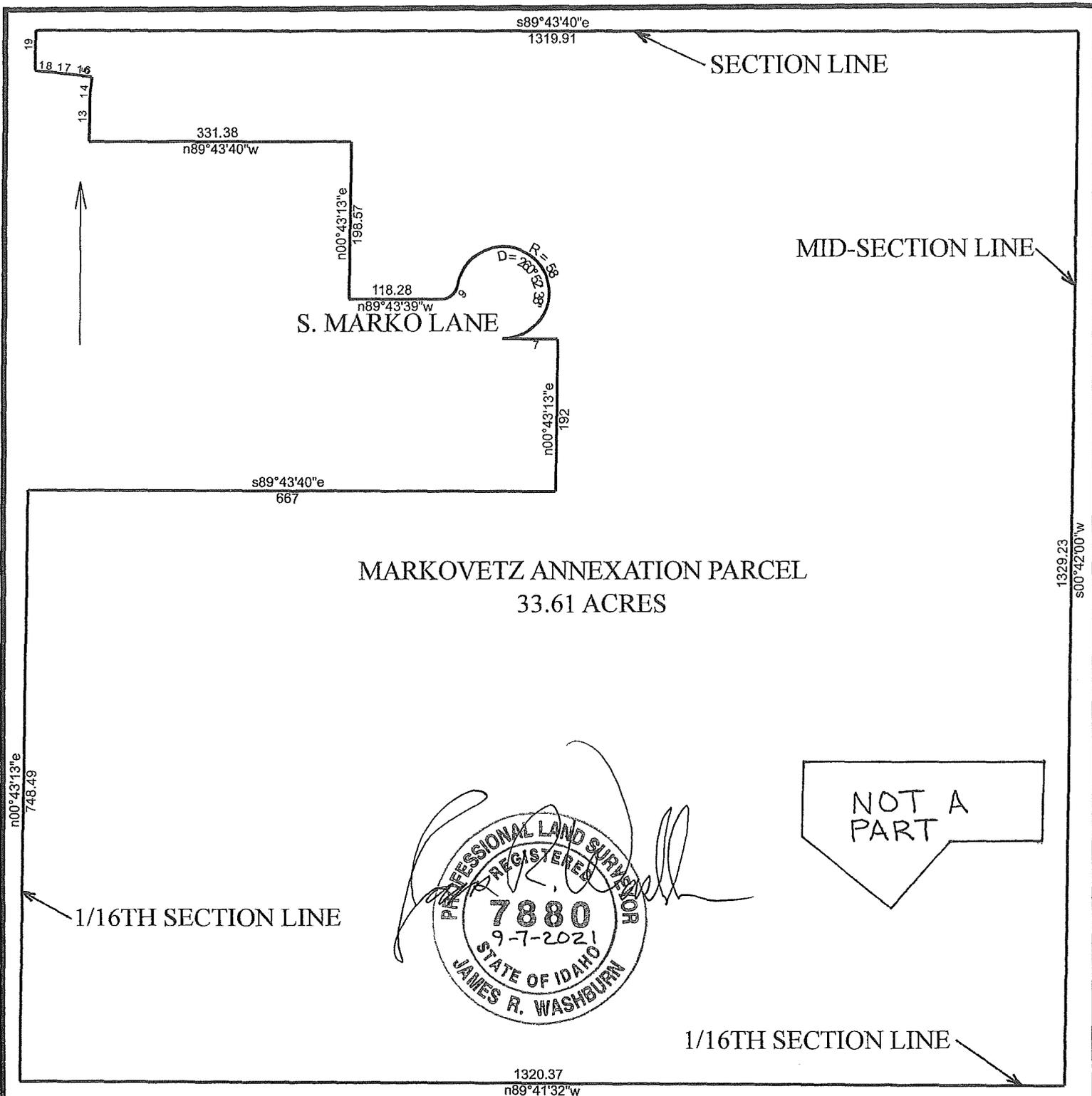
Thence North 00° 42' 00" East, a distance of 93.16 feet;
Thence South 89°18'00" East, a distance of 301.82 feet;
Thence South 00° 42' 00" West, a distance of 100.00 feet to the POINT OF BEGINNING.

The resulting above described annexation parcel contains 33.61 acres more or less.

PREPARED BY:
THE LAND GROUP, INC.

James R. Washburn





MARKOVETZ ANNEXATION PARCEL EXHIBIT MAP

9/7/2021

Scale: 1 inch= 172 feet

File:

Tract 1: Closure: s17.5340w 0.02 ft. (1/443183), Perimeter=6791 ft.

- | | |
|---|---|
| 01 s89.4340e 1319.91 | 14 Rt, r=275.00, delta=005.3229, chord=n03.2927e 26.59 |
| 02 s00.4200w 1329.23 | 15 n06.1541e 6.91 |
| 03 n89.4132w 1320.37 | 16 Lt, r=1097.87, delta=001.1819, chord=n82.1037w 25.01 |
| 04 n00.4313e 748.49 | 17 Lt, r=1097.87, delta=001.1817, chord=n83.2855w 25.00 |
| 05 s89.4340e 667 | 18 Lt, r=1097.87, delta=001.1024, chord=n84.4316w 22.48 |
| 06 n00.4313e 192 | 19 n00.4313e 51.27 |
| 07 n89.4339w 69.45 | |
| 08 Lt, r=58.00, delta=260.5238, chord=n40.2620w 88.29 | |
| 09 Rt, r=20.00, delta=081.0859, chord=s49.4151w 26.02 | |
| 10 n89.4339w 118.28 | |
| 11 n00.4313e 198.57 | |
| 12 n89.4340w 331.38 | |
| 13 n00.4313e 46.71 | |



August 27, 2021
Project No. 121120

BOISE BASIN PARCEL
KUNA ANNEXATION DESCRIPTION

A parcel of land located in the Northwest One Quarter of the Northwest One Quarter of Section 28, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Section Corner common to Sections 20, 21, 28 and 29 of said Township 2 North, Range 1 East, (from which point the North One Quarter Corner of said Section 28 bears South 89°38'23" East, 2639.92 feet distant);

Thence from said Section Corner, South 89°38'23" East, a distance of 287.65 feet on the north line of said Section 28 to the POINT OF BEGINNING;

Thence South 89°38'23" East, a distance of 1032.22 feet on the north line of said Section 28 to the West 1/16th Corner common to Sections 21 and 28 of said Township 2 North, Range 1 East;

Thence South 00° 48' 35" West, a distance of 1052.10 feet on the north-south 1/16th Section Line of the Northwest One Quarter of said Section 28 to a point on the centerline of the Mora Canal;

Thence on the centerline of the Mora Canal for the following courses and distances:

Thence North 82° 00' 00" West, a distance of 42.76 feet to a point of curve;

Thence 349.07 feet on the arc of a curve to the right, having a radius of 1000.00 feet, a central angle of 20° 00' 00", a chord bearing of North 72° 00' 00" West and a chord length of 347.30 feet;

Thence North 62° 00' 00" West, a distance of 395.82 feet to a point of curve;

Thence 148.35 feet on the arc of a curve to the left, having a radius of 250.00 feet, a central angle of 34° 00' 00", a chord bearing of North 79° 00' 00" West and a chord length of 146.19 feet;

Thence South 84° 00' 00" West, a distance of 157.09 feet to a point of curve;

Thence 36.65 feet on the arc of a curve to the right, having a radius of 300.00 feet, a central angle of 07° 00' 00", a chord bearing of South 87° 30' 00" West and a chord length of 36.63 feet;

Thence North 89° 00' 00" West, a distance of 51.83 feet to a point of curve;

Thence 153.18 feet on the arc of a curve to the right, having a radius of 300.00 feet, a central angle of 29° 15' 17", a chord bearing of North 74° 22' 21" West and a chord length of 151.52 feet;

Thence leaving the centerline of the Mora Canal, South 25° 44' 00" West, a distance of 23.73 feet to a point on a curve on the easterly right of way line of South Eagle Road;

Thence 58.74 feet on the arc of a curve to the left, having a radius of 110.00 feet, a central angle of 30° 35' 49", a chord bearing of North 56° 48' 56" West and a chord length of 58.05 feet to a point on the west line of said Section 28;

Thence North 00° 49' 39" East, a distance of 41.42 feet on the west line of said Section 28 to a point on the centerline of the New York Canal;

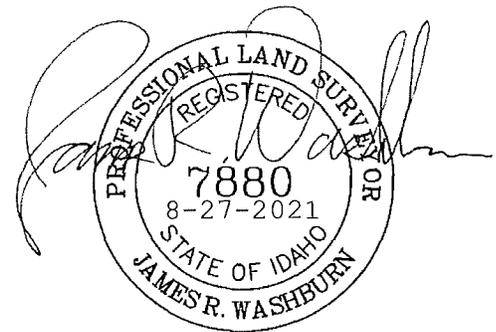
Thence North 25° 44' 00" East, a distance of 683.80 feet to a point on the southerly right of way line of East Kuna Road;

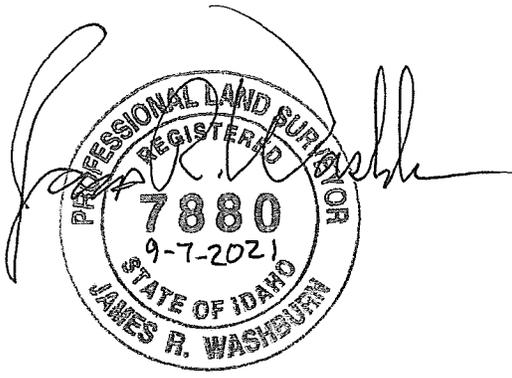
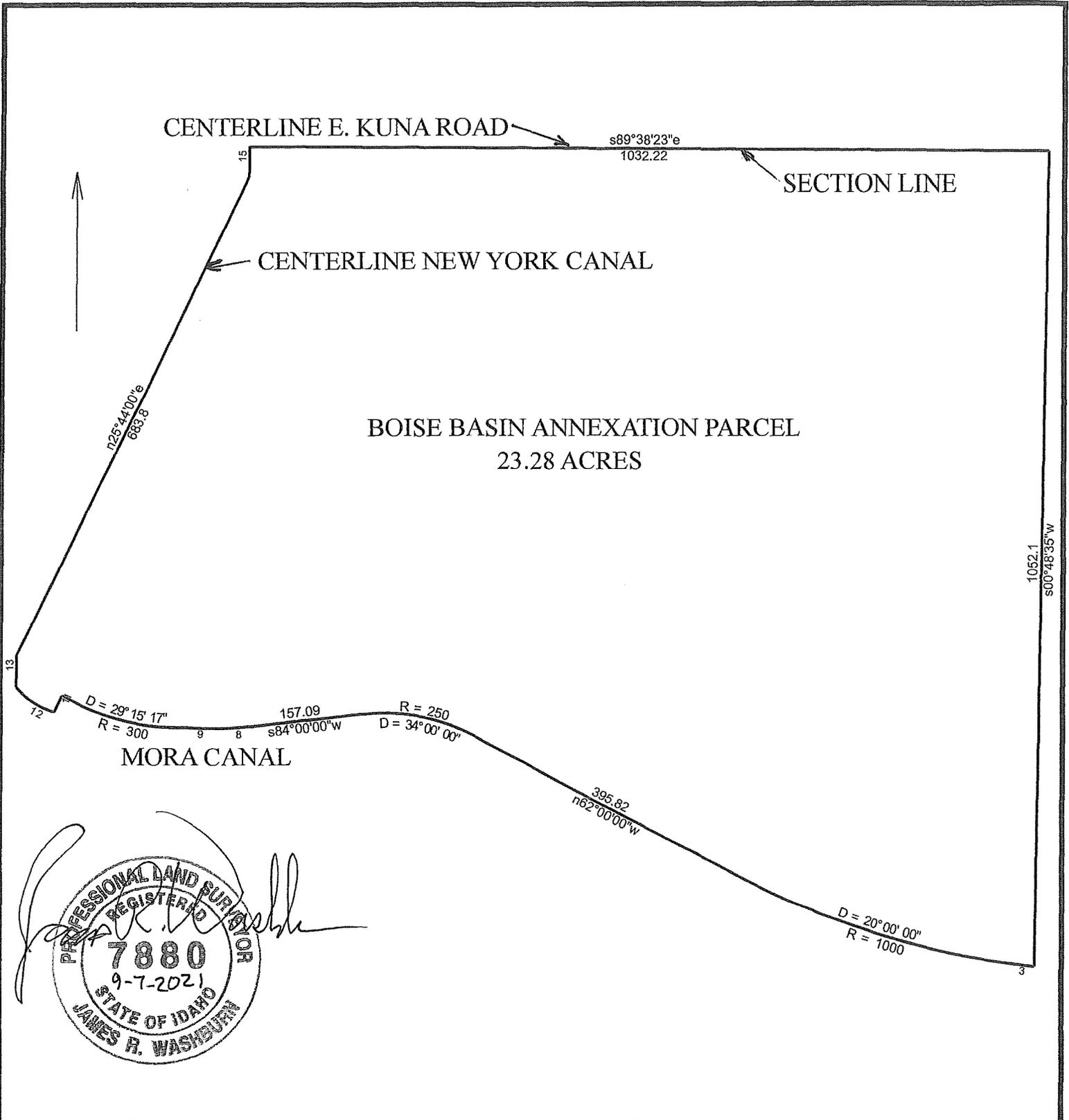
Thence North 00° 21' 37" East, a distance of 40.00 feet to the POINT OF BEGINNING.

The above described parcel contains 23.28 acres more or less.

PREPARED BY:
THE LAND GROUP, INC.

James R. Washburn





BOISE BASIN ANNEXATION PARCEL EXHIBIT MAP 9/7/2021

Scale: 1 inch= 171 feet File:

Tract 1: Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=4267 ft.

01 s89.3823e 1032.22	11 s25.4400w 23.73
02 s00.4835w 1052.1	12 Rt, r=110.00, delta=030.3549, chord=n56.4856w 58.05
03 n82.0000w 42.76	13 n00.4939e 41.42
04 Rt, r=1000.00, delta=020.0000, chord=n72.0000w 347.30	14 n25.4400e 683.8
05 n62.0000w 395.82	15 n00.2137e 40
06 Lt, r=250.00, delta=034.0000, chord=n79.0000w 146.19	
07 s84.0000w 157.09	
08 Rt, r=300.00, delta=007.0000, chord=s87.3000w 36.63	
09 n89.0000w 51.83	
10 Rt, r=300.00, delta=029.1517, chord=n74.2221w 151.52	

TURBEN LANE



MARKO LANE

KUNA ROAD

NEW YORK CANAL

EAGLE ROAD

KUNA ROAD ENTITLEMENTS - VICINITY MAP

KUNA, IDAHO
08/18/2021

Kimley»Horn

500 WEST BROADWAY, SUITE 200
DENVER, CO 80202
303.733.2200
WWW.KIMLEYHORN.COM



QUITCLAIM DEED

FOR VALUE RECEIVED, DONALD J. MARKOVETZ + CAROL J. MARKOVETZ

Grantor(s), does hereby convey, release, remise and forever quitclaim unto DONALD J. MARKOVETZ + CAROL J. MARKOVETZ

Grantee(s), whose mailing address is 325 S. TERESA LN KUNA, ID 83634,

the following described premises, to-wit:

LOT 9 BLOCK 2 OF THE MARKOVETZ SUB
PARCEL # R5462680100

ADA county.

Together with the appurtenances.

This deed is intended to convey to the Grantee all right, title, and interest of the Grantor in and to said property, now owned or hereafter acquired.

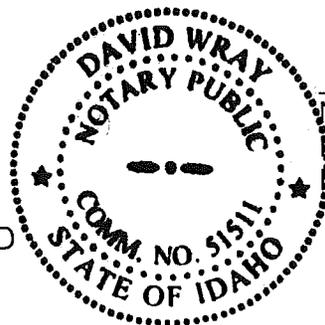
Date Sept 16, 2021.

[Signature]
Signature, Grantor

[Signature]
Signature, Grantor

STATE OF IDAHO)
County of Ada) ss.

On this 16th day of Sept, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Donald Markovetz & Carol Markovetz, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that s/he executed the same.



David Wray
NOTARY PUBLIC for Idaho
Residing at: Boise
My Commission Expires: 12/21/25



August 27, 2021
Project No. 121120

EXHIBIT A

MARKOVETZ PARCEL
KUNA ANNEXATION DESCRIPTION

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Thence on the exterior boundary line of said Markovetz Subdivision for the following courses and distances:

Thence South 00° 42' 00" West, a distance of 1329.23 feet on the north-south mid-section line of said Section 28 to the Center-North 1/16th Corner of said Section 28;

Thence North 89° 41' 32" West, a distance of 1320.37 feet on the east-west 1/16th section line of the Northwest One Quarter of said Section 28 to the North-West 1/16th Corner of said Section 28;

Thence North 00° 43' 13" East, a distance of 748.49 feet to the southwest corner of Lot 2, Block 2 of said Markovetz Subdivision;

Thence leaving the exterior boundary line of said Markovetz Subdivision, South 89°43'40" East, a distance of 667.00 feet on the exterior Lot Line of Lot 9, Block 2 to the southeast corner of Lot 5, Block 2 of said Subdivision;

Thence on the exterior Lot Line of Lot 9, Block 2 of said Markovetz Subdivision for the following courses and distances:

Thence North 00° 43' 13" East, a distance of 192.00 feet;

Thence North 89°43'39" West, a distance of 69.45 feet to a point on a curve;

Thence 264.08 feet on the arc of a curve to the left, having a radius of 58.00 feet, a central angle of 260° 52' 38", a chord bearing of North 40° 26' 20" West and a chord length of 88.29 feet to a point of reverse curve;

Thence 28.33 feet on the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 81° 08' 59", a chord bearing of South 49° 41' 51" West and a chord length of 26.02 feet;

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Thence North 00° 43' 13" East, a distance of 198.57 feet;

Thence North 89°43'40" West, a distance of 331.38 feet;
 Thence North 00° 43' 13" East, a distance of 46.71 feet to a point of curve;
 Thence 26.60 feet on the arc of a curve to the right, having a radius of 275.00 feet, a central angle of 05° 32' 29", a chord bearing of North 03° 29' 27" East and a chord length of 26.59 feet;
 Thence North 06° 15' 41" East, a distance of 6.91 feet to a point on a curve;
 Thence leaving the exterior Lot Line of said Lot 9, Block 2, 25.01 feet on the arc of a curve to the left, having a radius of 1097.87 feet, a central angle of 01° 18' 19", a chord bearing of North 82° 10' 37" West and a chord length of 25.01 feet to a point of compound curve;
 Thence 25.00 feet on the arc of a curve to the left, having a radius of 1097.87 feet, a central angle of 01° 18' 17", a chord bearing of North 83° 28' 55" West and a chord length of 25.00 feet to a point of compound curve;
 Thence 22.48 feet on the arc of a curve to the left, having a radius of 1097.87 feet, a central angle of 01° 10' 24", a chord bearing of North 84° 43' 16" West and a chord length of 22.48 feet to a point on the north-south 1/16th section line of the Northwest One Quarter of said Section 28;
 Thence North 00° 43' 13" East, a distance of 51.27 feet on the north-south 1/16th section line of the Northwest One Quarter of said Section 28 to the POINT OF BEGINNING.

LESS AND EXCEPTING:

A parcel of land being Lot 10, Block 2 of Markovetz Subdivision, as same is recorded in Book 101 of Plats at Page 13185 of Ada County Records, located in the Northeast One Quarter of the Northwest One Quarter of Section 28, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

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Thence South 89°43'40" East, a distance of 1319.91 feet on the north line of said Section 28, to the North One Quarter Corner of said Section 28;

Thence South 00° 42' 00" West, a distance of 1329.23 feet on the north-south mid-section line of said Section 28 to the Center-North 1/16th Corner of said Section 28;

Thence North 89° 41' 32" West, a distance of 50.00 feet on the east-west 1/16th section line of the Northwest One Quarter of said Section 28;

Thence North 00° 42' 00" East, a distance of 319.31 feet to the Southeast corner of Lot 10, Block 2 of said Markovetz Subdivision, said point being the POINT OF BEGINNING;

Thence on the exterior lot line of said Lot 10, Block 2 for the following courses and distances:

Thence North 89° 18' 00" West, a distance of 115.86 feet;

Thence South 40° 33' 05" West, a distance of 114.93 feet;

Thence North 49° 03' 12" West, a distance of 147.15 feet;

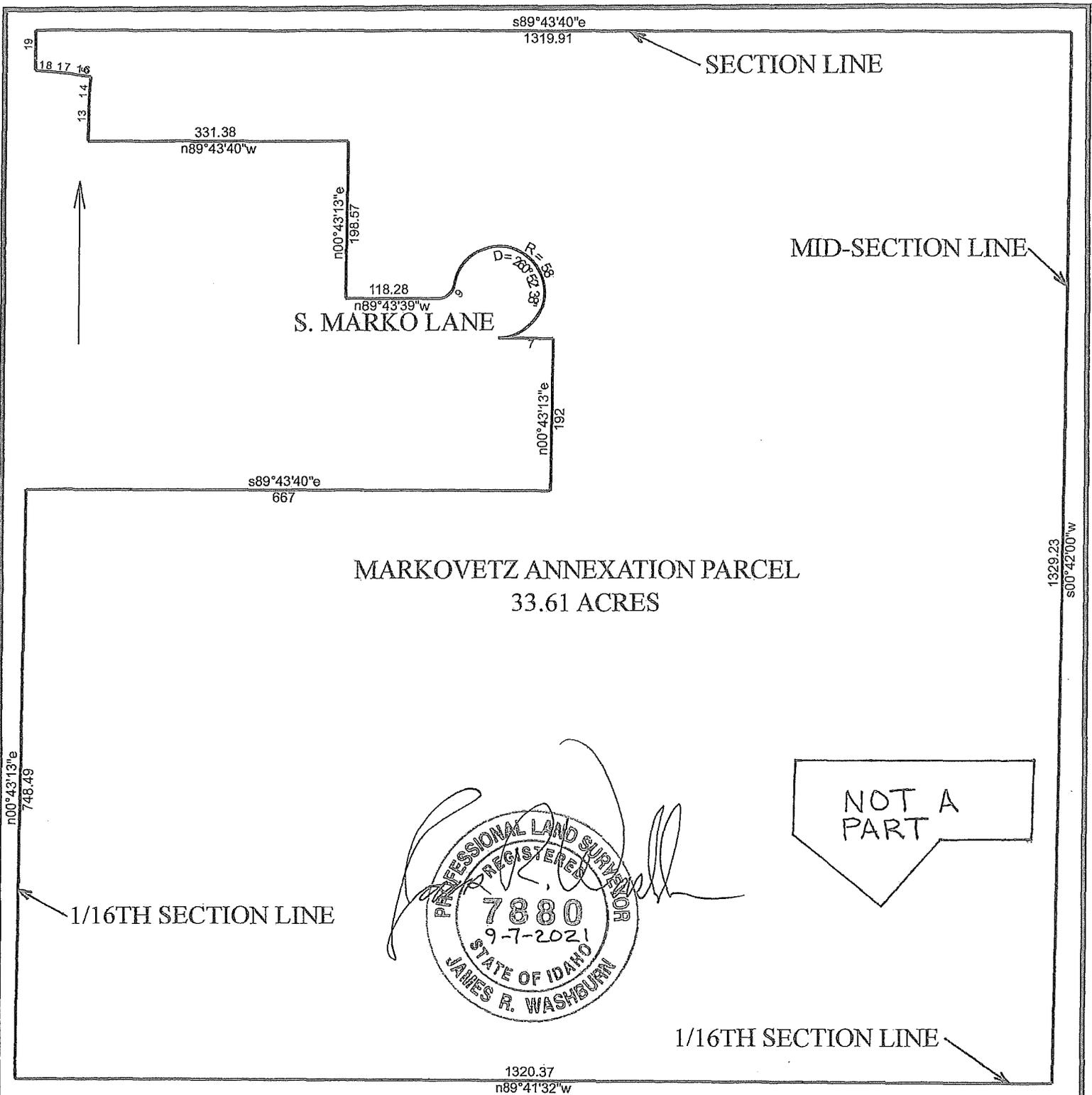
Thence North 00° 42' 00" East, a distance of 93.16 feet;
Thence South 89°18'00" East, a distance of 301.82 feet;
Thence South 00° 42' 00" West, a distance of 100.00 feet to the POINT OF BEGINNING.

The resulting above described annexation parcel contains 33.61 acres more or less.

PREPARED BY:
THE LAND GROUP, INC.

James R. Washburn





MARKOVETZ ANNEXATION PARCEL EXHIBIT MAP

9/7/2021

Scale: 1 inch= 172 feet

File:

Tract 1: Closure: s17.5340w 0.02 ft. (1/443183), Perimeter=6791 ft.

- | | |
|---|---|
| 01 s89.4340e 1319.91 | 14 Rt, r=275.00, delta=005.3229, chord=n03.2927e 26.59 |
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| 03 n89.4132w 1320.37 | 16 Lt, r=1097.87, delta=001.1819, chord=n82.1037w 25.01 |
| 04 n00.4313e 748.49 | 17 Lt, r=1097.87, delta=001.1817, chord=n83.2855w 25.00 |
| 05 s89.4340e 667 | 18 Lt, r=1097.87, delta=001.1024, chord=n84.4316w 22.48 |
| 06 n00.4313e 192 | 19 n00.4313e 51.27 |
| 07 n89.4339w 69.45 | |
| 08 Lt, r=58.00, delta=260.5238, chord=n40.2620w 88.29 | |
| 09 Rt, r=20.00, delta=081.0859, chord=s49.4151w 26.02 | |
| 10 n89.4339w 118.28 | |
| 11 n00.4313e 198.57 | |
| 12 n89.4340w 331.38 | |
| 13 n00.4313e 46.71 | |

AFTER RECORDING MAIL TO:

1065 S. Allante Pl
Boise, Idaho 83709

WARRANTY DEED

File No.: 4106-3661499 (WS)

Date: January 25, 2021

For Value Received, **Michael R. Smith, Trustee of The Michael R. Smith Living Trust dated July 12, 2016**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Boise Basin Development LLC**, hereinafter referred to as Grantee, whose current address is **1065 S. Allante Pl, Boise, Idaho 83709**, 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:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, THENCE
SOUTH 00°49'39" WEST 657.86 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO A POINT ON THE CENTERLINE OF THE NEW YORK CANAL, SAID POINT BEING THE REAL POINT OF BEGINNING OF THIS DESCRIPTION; THENCE
NORTH 25°44'00" EAST 683.80 FEET ALONG SAID CENTERLINE TO POINT ON THE SOUTH RIGHT OF WAY OF EAST KUNA ROAD; THENCE
SOUTH 89°38'23" EAST 77.65 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE
SOUTH 24°39'35" WEST 70.18 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE
NORTH 60°00'00" EAST 69.00 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE
NORTH 25°00'00" EAST 32.00 FEET ALONG SAID RIGHT OF WAY TO A POINT; THENCE
SOUTH 89°38'23" EAST 825.71 FEET ALONG SAID RIGHT OF WAY TO A POINT OF CURVATURE; THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT 84.40 FEET, SAID CURVE HAVING A RADIUS OF 1105.92 FEET, A CENTRAL ANGLE OF 04°22'22", TANGENTS OF 42.22 FEET, AND A CHORD WHICH BEARS SOUTH 87°27'12" EAST 84.38 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE
SOUTH 00°48'35" WEST 1008.88 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO A POINT ON THE CENTERLINE OF THE MORA CANAL; THENCE ALONG THE CENTERLINE OF THE MORA CANAL THE FOLLOWING COURSES AND DISTANCES: THENCE
NORTH 82°00'00" WEST 42.76 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE**

TO THE RIGHT 349.07 FEET, SAID HAVING CURVE A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 20°00'00", TANGENTS OF 176.33 FEET, AND A CHORD WHICH BEARS NORTH 72°00'00" WEST 347.30 FEET TO A POINT OF TANGENCY; THENCE NORTH 62°00'00" WEST 395.82 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT 148.35 FEET, SAID HAVING CURVE A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 34°00'00", TANGENTS OF 76.43 FEET, AND A CHORD WHICH BEARS NORTH 79°00'00" WEST 146.19 FEET TO A POINT OF TANGENCY; THENCE SOUTH 84°00'00" WEST 157.09 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 36.65 FEET, SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 07°00'00", TANGENTS OF 18.35 FEET, AND A CHORD WHICH BEARS SOUTH 87°30'00" WEST 36.63 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°00'00" WEST 51.83 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT 153.18 FEET, SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 29°15'17", TANGENTS OF 78.30 FEET, AND A CHORD WHICH BEARS NORTH 74°22'21" WEST 151.52 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF THE NEW YORK CANAL; THENCE LEAVING THE CENTERLINE OF THE MORA CANAL: THENCE SOUTH 25°44'00" WEST 23.73 FEET ALONG THE EASTERLY RIGHT OF WAY OF THE NEW YORK CANAL TO A POINT ON THE EAST RIGHT OF WAY OF SOUTH EAGLE ROAD, SAID POINT BEING ON A CURVE; THENCE ALONG THE EAST RIGHT OF WAY OF SOUTH EAGLE ROAD ALONG A CURVE TO THE LEFT 58.74 FEET, SAID CURVE HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 30°35'49", TANGENTS OF 30.09 FEET, AND A CHORD WHICH BEARS NORTH 56°48'46" WEST 58.05 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°49'39" EAST 41.42 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION.

APN: S1428223050

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.

AFFIDAVIT OF LEGAL INTEREST

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



State of Idaho)
) ss
County of Ada)

I, DONALD J. MARKOVETZ + CAROL J. MARKOVETZ
325 Advertiser LN City KUNA State ID ZIP 83634

Being first duly sworn upon oath, depose and say: (If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to

TIMOTHY PETER NICHOLSON
950 W. Bannock St Suite 1100 Boise ID 83702
to submit the accompanying application pertaining to that property.

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

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

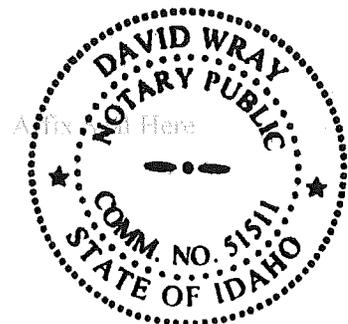
Dated this 16 Date day of Sept Month, 20 21 Year

Donald J. Markovetz Carol Markovetz
Signature

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

Print Name David Wray
Residing at: 950 W Bannock
Boise ID 83702

My Commission expires: 12/21/25
David Wray
Signature



**AFFIDAVIT OF
LEGAL INTEREST**

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



State of Idaho)
) ss
County of Ada)

I, Chase Craig
1065 S. Atlante Pl Boise ID 83709

Being first duly sworn upon oath, depose and say: (If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to

TIMOTHY PETER MICHOLSON
950 W. BARRACK ST SUITE 1100 BOISE ID 83702
to submit the accompanying application pertaining to that property.

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

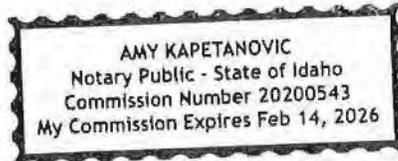
C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 17th day of September, 2021

[Signature]
Signature

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

AMY KAPETANOVIC
Residing at: BOISE ID



My Commission expires: 2-14-26
[Signature]
Signature



Neighborhood Meeting Certification

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



You **must** conduct a Neighborhood Meeting **prior** to submission of an application for Annexation; Rezone; Special Use Permit; Subdivision; and Variance. Please see Kuna City Code 5-1A-2 for more information or contact the Planning & Zoning Department at (208) 922-5274.

The Neighborhood Meeting Certification packet includes the following:

- Neighborhood Meeting Certification – This acts as quick reference information regarding your project.
- Sign-in Sheet – This provides written record of who attended your Neighborhood Meeting.
- Neighborhood Meeting Minutes – Provides space in which to record the items discussed and any concerns attendees may have.

A Neighborhood Meeting cannot take place more than two (2) months prior to acceptance of the application and an application will not be accepted before the meeting is conducted. You are required to mail written notification of your meeting, allowing at least fourteen (14) days before your meeting for property owners to plan to attend. **Contacting and/or meeting individually with property owners will not fulfill Neighborhood Meeting requirements.** You may request a 300' property owners mailing list by completing the Neighborhood Meeting Mailing List Request form located under Forms & Applications on the City of Kuna website.

Neighborhood Meetings must be held on either a weekend between 10:00 Am & 7:00 PM, or a weekday between 6:00 PM & 8:00 PM. The meeting **cannot** be conducted on holidays, holiday weekends, or the day before/after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- Subject property;
- Nearest available public meeting place (i.e. Libraries, Community Centers, etc.); or
- An office space within a one (1) mile radius of the subject property.

Once you have held your Neighborhood Meeting, please complete this certification form and include with your application along with the Sign-in Sheet, Neighborhood Meeting Minutes & a copy of the notification mailed to attendees.

Description of proposed project: ANNEXATION OF TWO (2) PARCELS

Date of Meeting: 9-8-21 Time: 7:30 - 8:00 PM

Meeting Location: 5055 E. KUNA ROAD

Site Information

Location: Section 28 Township 2N Range 1E Total Acres 51.7

Subdivision Name: ANNA MARLOUETTE SUB Lot 9 Block 2

Address: 5055 E. KUNA ROAD E. KUNA ROAD

Parcel No(s): S1428223050 R5462680100

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: BOISE BASIN DEVELOPMENT / DONALD MARKOVETZ

Address: 1065 S. ALLAMATE PL BOISE ID 83709 / 325 S. TERBERT LN KUNA, ID 83634

Contact Person

Name: Tim Nicholson

Business Name (if applicable): KIMLEY-HORN

Address: 950 W. BATHOLE ST SUITE 1100 BOISE, ID 83702

Phone: 610-360-2709 Email: tim.nicholson@kimley-horn.com

Applicant

Name: Tim Nicholson ON BEHALF OF BOISE BASIN DEVELOPMENT &

Address: SEE ABOVE DON MARKOVETZ

Phone: _____ Email: _____

I, Timothy P. Nicholson, certify that a Neighborhood Meeting was conducted at the time and location noted on this form in accordance with Kuna City Code 5-1A-2.

Applicant Signature:  Date: 9-9-21

SIGN-IN SHEET

Project Name: 5055 E. KUMA ROAD + KUMA ROAD PARCELS ANNEXATION

	Name	Address	Phone
1	Dawn Patter	36 S Marko Ln	
2	Rick Patter	u	208 789 8170
3	KATHY RAINWATER	1455 Marko Ln	661-699-4959
4	Devin's RAINWATER	145 S. Marko Ln	661-699-4950
5	SARA COOKSEY	50 S EAGLE RD	208 602 3397
6	Josh COOKSEY	50 S EAGLE RD	208 340 8440
7	Linda Krueger	41 S marko Ln	208-340-4347
8	Norman Krueger	41 S marko Ln	208-340-3495
9	Steve & Sonja Hudson	120 S Marko Ln	208-861-2965
10	Cliff & CARLA ARNOLD	93 S MARKO Ln	208-901-0513
11	David & Anna Goitiandla	5150 E King Rd	208-830-6671
12	Ramon & Diane Goitiandla	5150 E. King Rd.	208-866-6287
13	Tim Nicholson	950 W. BAYHOCK ST BOISE	610-360-2709
14	CHASE CARIL	1065 S. ALLANTE PL BOISE	208-284-0829
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 9-9-21 Number of Attendees: 18

Location: 5055 E. KONA ROAD

Project Description: ANNEXATION OF TWO PARCELS

Attendee Comments or Concerns:

DENSITY TO R-8 IN FUTURE?

NO SITE PLAN FROM PAST DEVELOPER

TIMING OF PROJECT / CONSTRUCTION OF HOMES

WATER + SEWER TO MARKO - ALL WANT SEWER / NOT WATER NOW

FENCE ALONG CANAL

PATHWAY / GREENBELT

PARK ALONG BACK OF MARKO LOTS / SINGLE LEVEL LOTS

WELL WATER

VIEW CONCERNS

TRAFFIC ON MARKO

SEPTIC EASEMENT / MITIGATION BY DEVELOPER

I, Timothy P. Nicholson, hereby certify the above information and the information provided within these forms is true, complete and correct to the best of my knowledge.

Applicant Signature:  Date: 9-9-21



**Notice of Neighborhood Meeting
Annexation
Pre-Application Requirement for a Public Hearing**

August 20, 2021

Dear Neighbor,

Boise Basin Development, LLC and Kimley-Horn are in the process of submitting an application for Annexation to the City of Kuna (City). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Kuna City Code 5-1A-2).

This meeting is for informational purposes and to receive feedback from you as we progress through the application process. This is **NOT** a Public Hearing before a governing body of the City. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date, you will receive an official notification from the City regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Annexation is applied.

The In-Person Neighborhood Meeting details are as follows:

Date: September 8, 2021

Time: 7:30-8 PM MST

Location: 5055 E. Kuna Road

Property Description: Single Family Residential

The project is summarized below:

Site Location: South side of E. Kuna Road between S. Eagle Road and Terben Lane

Proposed Access: To Be Determined on both E. Kuna Road and Terben Lane

Total Acreage: 51.7 Acres, not including the Marko Lane parcels

Proposed Lots: approximately 200 new lots (R-4 density)

We look forward to the neighborhood meeting and encourage you to attend. At that time, we will answer any questions and collect comments you may have.

Please do **NOT** call the City regarding this meeting. This is a Pre-Application requirement and we have not submitted the applications for consideration at this time. The City currently has no information on this project. If you have any questions prior to the meeting, please contact me using the information below.

Respectfully,

Tim Nicholson, P.E.

Kimley-Horn

950 W. Bannock Street, Suite 1100

Boise, ID 83702

208-410-6147

tim.nicholson@kimley-horn.com



COMMITMENT TO PROPERTY POSTING



PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

Per Kuna City Code (KCC) 5-1A-8, the Applicant, for all applications requiring a Public Hearing, shall post the subject property *not less than ten (10) days prior to the hearing*. The Applicant shall post a copy of the Public Hearing notice on the property under consideration; all posting must be in substantial compliance.

The Applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the Planning and Zoning Department *no later than seven (7) days* prior to the Public Hearing, attesting to where and when the sign(s) were posted. Unless such certificate is received by the required date, the hearing will be continued to the next available date, as scheduling permits.

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

Print Name: CHASE CRAIG

Signature: [Handwritten Signature]

Date: 8-18-21

Doug Hanson

From: Doug Hanson
Sent: Monday, October 25, 2021 8:55 AM
To: 'Ada County Engineer'; 'Ada County Highway District'; 'Adam Ingram'; 'Beky Rone (Kuna USPS Addressing)'; Bobby Withrow; 'Boise Project Board of Control'; 'Brady Barroso'; 'Brent Moore (Ada County)'; 'Cable One TV'; Catherine Feistner; 'Central District Health Department'; 'Chief Fratusco'; 'COMPASS'; 'David Reinhart'; 'DEQ'; 'Eric Adolfson'; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Intermountain Gas'; 'ITD'; 'J&M Sanitation'; Jace Hellman; 'Krystal Hinkle'; 'Leon Letson (Ada County)'; 'Marc Boyer (Kuna Postmaster)'; 'Megan Leatherman'; 'Mike Borzick'; 'Nampa Meridian Irrigation District'; 'New York Irrigation'; 'Paris Dickerson'; Paul Stevens; 'Robbie Reno'; 'Scott Arellano (KRFD)'; 'Stacey Yarrington (Ada County)'; 'TJ Lawrence (Interim KRFD Chief)'
Subject: 21-12-AN (Annexation) Boise Basin-Markovetz City of Kuna Request for Comment
Attachments: 21-12-AN (Annexation) Boise Basin-Markovetz Agency Transmittal.pdf

October 25, 2021

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

File Number & Case Name:	21-12-AN (Annexation) – Boise Basin - Markovetz
Project Description	Boise Basin Development, LLC, on behalf of Donald Markovetz, requests approval to annex two (2) properties totaling approximately 51.67 acres into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100)
Applicant	Boise Basin Development 1065 S Allante Place Boise, ID 83709 208-284-0829 chase@ownboise.com
Tentative Public Hearing Date	Tuesday, January 11, 2022 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634
Staff Contact	Doug Hanson dhanson@kunaaid.gov Phone: 208.287.1771 Fax: 208.922.5989

All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project.*

Best,

Doug Hanson

Planner II

City of Kuna

751 W 4th St

Kuna, ID 83634

dhanson@kunaid.gov

208.287.1771





ADA COUNTY DEVELOPMENT SERVICES

200 W. FRONT STREET, BOISE, IDAHO 83702-7300
<https://adacounty.id.gov/developmentservices>

PHONE (208) 287-7900
FAX (208) 287-7909

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

October 28, 2021

Doug Hanson
Kuna City Planning Department
PO Box 13
Kuna, ID 83634

RE: 21-12-AN / 5055 E Kuna Road / Markovetz Annexation

Troy,

The City of Kuna has requested feedback regarding the proposed annexation for Donald Markovetz with a rezoning to R-4 on 51.67-acres located at 5055 E Kuna Road (Parcels S1428223050 & R5462680100).

Ada County is supportive of the application due to the proximity of the site to existing public services. *Goal 2.2f* of the Ada County Comprehensive Plan encourages residential development to occur at urban densities within Areas of City Impact where public facilities are available.

Regarding the land use, the proposal is for annexation only with a rezone to R-4 (Medium density Residential), which allows for 4-units per acre.

The City of Kuna has adopted an updated comprehensive plan, which has not been adopted by Ada County, however, the site is located within the Area of City Impact. Therefore, the application is consistent with the City's Future Land Use Map designating the site as Medium Density Residential. The site is contiguous to City of Kuna limits and Ada County looks forward to working with city staff in the renegotiation and adoption of the updated comprehensive plan.

Please feel free to contact me with any questions.

Sincerely,

Stacey Yarrington

Stacey Yarrington
Community & Regional Planner
Ada County Development Services

GALE MASLONKA
CHAIRMAN OF THE BOARD
RICHARD DURRANT
VICE CHAIRMAN OF THE BOARD
ROBERT D. CARTER
PROJECT MANAGER
THOMAS RITTHALER
ASSISTANT PROJECT MANAGER
APRYL GARDNER
SECRETARY-TREASURER
MARY SUE CHASE
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

RECEIVED
OCT 27 2021
CITY OF KUNA

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

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

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

25 October 2021

City of Kuna
751 W. 4th street
Kuna, Idaho 83634

RE: Donald Markovetz 21-12-AN
5055 E Kuna Rds, Kuna
New York Irrigation District
NO SURFACE IRRIGATION WATER RIGHT (HIGH GROUND)
Mora Canal 03+40A, Main Canal 1214+70
Sec. 28, T2N, R1E, BM.

Doug Hanson:

Boise Project will not allow this property to be connected into the City of Kuna's pressurized irrigation system, serviced from our canal systems, unless it acquires a legal surface water irrigation right from the New York Irrigation District. High ground water spreading is against the Idaho State Statutes.

The United States' Mora Canal and New York Canal lies within the boundary of the above-mentioned location. The easement for these canals is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this canal. We assert the federal easement of 35 feet east of the water's edge and 20 feet west out and parallel to the Mora and New York canals lower toe. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. All easements must remain a flat drivable surface.

Fencing/pathways (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments.

Please note the appropriate easements on all future preliminary/final plats.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

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

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

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

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

NO DISCHARGE into any live irrigation system is permitted.

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

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the irrigation and drainage plans.

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

RECEIVED

NOV 01 2021

CITY OF KUNA

ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663



October 27, 2021

Doug Hanson, Planner I
City of Kuna
751 W. 4th Street
Kuna, ID 83634

RE: 21-21-AN/ Boise Basin- Markovetz; 5055 E. Kuna Road

Dear Doug:

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ gnf

Cc:

Office/ file
T. Ritthaler, Board of Control



APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000



Ada County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # 21-12-AN

Conditional Use # _____

Preliminary / Final / Short Plat _____

City of Kuna

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

Reviewed by: _____

R. J. [Signature]
Date: 11/15/24



Project/File: **Boise Basin-Markovetz Subdivision/ KPP21-0016/ 21-21-AN**
 This is an annexation and rezoning application to annex 51.67 acres into the City of Kuna with a R-4 zoning designation for future single family residential lot use.

Lead Agency: City of Kuna

Site address: 5055 E. Kuna Road/ E. Kuna Road, Parcel Numbers S1428223050, R546280100

Staff Approval: November 23, 2021

Applicant: Boise Basin Development LLC
 1065 S. Allante Place
 Boise, Idaho 83709

Representative: Kimley-Horn
 Tim Nicholson
 950 W. Bannock Street
 Boise, Idaho 83702

Staff Contact: Renata Ball-Hamilton
 Phone: 387-6171
 E-mail: rhamilton@achdidaho.org



A. Findings of Fact

- Description of Application:** The applicant is requesting approval of an annexation and rezoning application to annex 51.67 acres into the City of Kuna with a R-4 zoning designation for future single family residential lot use.

The City of Kuna’s Future Land Use Map designates this area as Medium Density Residential. The R-4 zoning of the property and the proposal is consistent with City of Kuna’s Comprehensive plan.

2. Description of Adjacent Surrounding Area:

Direction	Land Use	Zoning
North	Rural Residential (Ada County) / Medium-Density Residential	RR
South	Rural Residential (Ada County)/ Low-Density Residential	RR
East	Agricultural / Mixed Use	A
West	Rural Residential (Ada County)/ Mixed Use	RR

- Site History:** ACHD staff previously reviewed this site as Markovetz Annexation and Rezoning /Kuna21-0002/21-02-AN earlier this year on March 22, 2021. The requirements of this staff report are consistent with those of the prior action.
- Transit:** Transit services are not available to serve this site.

- 5. Pathway Crossings:** United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

- 6. New Center Lane Miles:** The proposed development includes 0.0 centerline miles of new public road.
- 7. Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
- 8. Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
There are no roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP).
- 9. Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.
 - The BMP identifies Eagle Road as a Level 2 facility and Kuna Road as a Level 3 facility that will be constructed as part of a future ACHD project. The BMP also identifies level 1 facilities on the new collector roadways within the site. The applicant will construct the new collectors consistent with the MSM and the Roadways to Bikeways Master plan with the future development application.

B. Traffic Findings for Consideration

- 1. Trip Generation:** The following table includes trip generation rates for anticipated land uses, based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

Land Use	Average Daily Trips	PM Peak Hour Trips
Single Family Detached Housing (unit)	9.43	0.94
Single Family Attached Housing (unit)	7.20	0.57
Multifamily Housing (Low-Rise 2 to 3 Floors)	6.74	0.51

2. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Kuna Road	1626-feet	Minor Arterial	206	Better Than "E"

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

3. Average Daily Traffic Count (VDT)

Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for Kuna Road west of Cloverdale Road was 3,176 on August 05, 2020.

C. Findings for Consideration

This application is for annexation and rezone only. Listed below are some findings for consideration that the District may identify when it reviews a future development application. The District may add additional findings for consideration when it reviews a specific redevelopment application.

1. Kuna Road

a. **Existing Conditions:** Kuna Road is improved with 2-travel lanes, 30-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 80 to 96-feet of right-of-way for Kuna Road (46 to 48-feet from centerline).

b. **Policy:**

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

Street Section and Right-of Way Width Policy: District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and

protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-foot wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Roadways Outside City's Area of Impact: District Policy 7205.2 states that if a proposed development abuts a paved road outside a City's area of impact, the District may consider waiving the requirement to construct sidewalk along the arterial roadway. If this waiver is granted, other requirements may be established to accommodate pedestrians and non-motorized travel.

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter, and additional pavement widening may be required (See Section 7205.5.5).

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Kuna Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 78-feet of right-of-way.

- c. **Staff Comments/Recommendations:** This segment of Kuna Road abutting the site is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, within a 46-foot street section within 78-feet of right-of-way. Kuna Road is already improved with 2-travel lanes, 30-feet of pavement and no curb, gutter or sidewalk abutting the site and 80 to 96-feet of right-of-way for Kuna Road.

With the future development application, the applicant should be required to improve Kuna Road meeting the District Policies for minor arterials listed above.

2. North/South Collector

- a. **Existing Conditions:** There are no existing public streets on site. Treben Lane, an existing private road, is listed in the MSM as a future north/south Rural Road Collector at the site's east property line.

There is a 14-foot wide driveway from the site onto Treben Lane, located 800-feet south of Kuna Road (measured centerline to property line).

- b. **Policy:**
Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Off-Site Streets Policy: District Policy 7206.2.3 states that if the proposed development is not served by a public street that is fully improved to urban standards (curb, gutter, sidewalk) or a minimum 30-feet of pavement, then the developer shall provide 30-feet of pavement with 3-foot wide gravel shoulders from the site to the public street specified by the District; OR the developer shall provide 24-feet of pavement with 3-foot wide gravel shoulders and a minimum 6-foot wide detached asphalt/concrete pedestrian facility, from the site to a public street specified by the District.

Alternatives to pavement widening including sidewalks and pathways or other proposals, may be considered by the District. The extent of roadway improvements (improvement type and length) will be determined by evaluating certain criteria. Criteria to establish improvement type and length include but are limited to: traffic volumes (existing and projected); number of pedestrians (existing and projected); location of pedestrian “attractors” and “generators” (i.e. parks and schools); number of access points/streets serving the proposed development; usable right-of-way; need for traffic calming; utilities and irrigation facilities. All utility relocation costs associated with the off-site street widening shall be borne by the developer.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District’s planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter, and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Rural Road Collector. The new collector roadway should stub Kuna Road to the north and continue through the property stubbing to the south. The Rural Road Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway on, a 40-foot street section within 50 to 70-feet of right-of-way.

- c. **Staff Comments/Recommendations:** With the future development application, the applicant should be required to construct the new north/south collector roadway at the site's east property line as ½ of a 2-lane collector roadway with an 8-foot wide shoulder on the west side of the roadway with an additional 12-feet of pavement beyond the centerline of the roadway to provide an adequate roadway surface and construct a 3-foot wide gravel shoulder and borrow ditch sized to accommodate the roadway stormwater runoff on the east side of the road. The applicant will be required to dedicate right-of-way for the new roadway that extends from the site's east property line to 2-feet behind the back of sidewalk.

The MSM shows the rural collector roadway continuing north of Kuna Road along site's east property line, shown below. This segment of the collector roadway will be approximately 50-feet long until a bridge crossing is required over the New York Canal. The requirements for this segment of the north/south collector roadway will be assessed and determined at the time of the future development application.

Consistent with the MSM the applicant will be required to close Terben Lane located at the site's east property line with the construction of the new north/south collector roadway that is shown on the MSM, with the future development application. However, the applicant should be required to provide access from the site onto Kuna Road from the private road, Terben Lane, which currently provides access for a single family residential home.

3. Internal Local Roads

- a. **Existing Conditions:** There are no internal local roads within the site.

b. **Policy:**

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

Continuation of Streets Policy: District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Landscape Medians Policy: District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

- c. **Staff Comments/Recommendations:** If public local roadways are proposed with the future development application, the applicant will be subject to meet the District Policies listed above. If public roads are proposed, at a minimum, the applicant should be required to construct one local street to stub to the site's east property line with the future development application to provide connectivity to that parcel.

4. Alleys

a. **Existing Conditions:** There are no alleys within the site.

b. **Policy:**

New Alley Policy: District Policy 7210.3.1 requires the minimum right-of-way width for all new residential alleys shall be a minimum of 16-feet or a maximum of 20-feet. If the residential alley is 16-feet in width building setbacks required by the land use agency having jurisdiction shall provide sufficient space for the safe backing of vehicles into the alley (see Section 7210.3.3). The minimum right-of-way width for all new commercial or mixed-use alleys shall be 20-feet. All alleys shall be improved by paving the full width and length of the right-of-way.

Dedication of clear title to the right-of-way and the improvement of the alley, and acceptance of the improvement by the District as meeting its construction standards, are required for all alleys contained in a proposed development.

Alley Length Policy: District Policy 7210.3.2 states that alleys shall be no longer than 700-feet in length. If the lead land use agency having jurisdiction requires a shorter block length, the alley shall be no longer than the agency's required block length.

Alley Parking & Setbacks Policy: District Policy 7210.3.3 states that parking within the alley right-of-way is prohibited. "No Parking" signs are required to be installed by the developer. The signs should be located at the alley/street intersections. Parking which is entered from the alley shall be designed so the minimum clear distance from the back of the parking stall to the opposite side of the alley is 20-feet for all perpendicular parking.

Setbacks for structures taking access from the alley should be closely coordinated with the lead land use agency. The setbacks shall either discourage parking within the alley (where it may partially block or occur within the right-of-way) or allow adequate area for one perpendicular parking pad. In order to discourage parking, building setbacks shall be minimal from the alley right-of-way line, while still achieving the required 20-feet of back-up space from a garage or other parking structure to the opposite side of the alley (i.e. 4-foot setback + 16-foot alley= 20-feet for back-up space).

Alleys as Stub Street Policy: District Policy 7210.3.5 states that alleys may be constructed as stubs to adjacent properties if the same land use pattern is desired by the lead land use agency and the continuation of the alley is associated with a parallel stub street with an appropriate turnaround. The District will only consider an alley as a stub street if there is full support from the lead land use agency (indicated either by staff or Commission/Council support). Some lead land use agencies may require a temporary turnaround at the end of the stubbed alley. Typically support will be granted from the lead land use agency if the property being stubbed to is either zoned similarly or has the same comprehensive plan designation as the property being developed (i.e. densities and land use layout are anticipated to be similar). Prior to the District approving an alley as a stub, the applicant shall seek comment and/or a conceptual plan from the adjacent property owner.

If an alley is to be stubbed to an adjacent property for future development the area should have an established circulation plan that supports the temporary dead-end. An alley may be stubbed to an adjacent property; there may be interim restrictions on building lots, turnarounds, sanitary service provision, emergency access provision, and other related items.

Alley Intersections and Offsets Policy: District policy 7210.3.7 states that alleys should intersect public streets at each end. In specific circumstances as outlined in the policies below, the District may consider allowing an alley to intersect a public street at only one end. A 90-degree angle of intersection shall be designed where practical. In no case shall the intersecting angle be less than 75-degrees, as measured from centerline of intersecting street. An access

to an alley shall be located a minimum of 50-feet from the nearest street (measured centerline to centerline).

Alley/Alley Intersection Policy: District policy 7210.3.7.1 states that alley to alley intersection may only be considered or allowed under the specific circumstances identified below:

- The lead land use agency supports the land use proposing an alley to alley intersection.
- The intersecting alleys provide access to residential uses. On a case by case basis the District will consider allowing the alley to alley intersections for mixed use areas within a development.
- For alley/alley intersections, base the sight triangle on the 10x20 and use ACHD Policy 7200 Figure 3, but decrease the driver's eye location to 10' from the edge of travel way.
- For the horizontal curves in an alley base the clear sight triangle on AASHTO equation 3-38. $HSO=R(1-\cos(28.65*S/R))$. The value for S shall be based on a single vehicle approaching a nonmoving object at 15 mph.
- Appropriate radii and site distances are accommodated at the alley/alley intersection. The minimum inside radius at the alley/alley intersection shall be 28-feet and the minimum outside radius shall be 48-feet. The radii at the intersection shall accommodate the planned design vehicle, most typically a sanitary services vehicle.
- The sight triangles shall either be identified as common spaces with landscaping restrictions or permanent easements identified on the plat.
- A coordination meeting is held with the applicable agency staff (fire department, police department, sanitary service provider, land use agency, and ACHD) to discuss and resolve potential issues.
- The crossing alley has a maximum block length of 500-feet (measured near edge to near edge of the intersecting streets). The crossing alley shall intersect a public street at each end and shall not terminate at another alley. The crossing alley is the alley that has intersections with two public streets and an intersection with the perpendicular alley.

Alley/Local Street Intersections Policy: District Policy 7210.3.7.2 states that alleys may intersect all types of local streets including minor local streets. Alleys shall generally be designed with a curb cut type approach when intersecting a local street. Alleys shall generally intersect streets in the middle of the block equally offsetting the intersecting streets. Alleys shall either align with alley/street intersections or provide a minimum 100-foot offset (measured centerline to centerline) from other local street intersections. For alley intersections with local streets, the District may consider a reduced offset if the lead land use agency's required lot size allows for shorter buildable lots.

- c. **Staff Comments/Recommendations:** The future development application will be subject to the District Policies listed above if public alleys are proposed with the development.

5. Roadway Offsets

- a. **Existing Conditions:** There are no roadways within the site.

b. **Policy:**

Collector Offset Policy: District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

Local Offset Policy: District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

- c. **Staff Comments/Recommendations:** The future development application will be subject to the District Policies listed above. The proposed development should be oriented to use the

north/south collector roadway at the site's east property line as the primary access to Kuna Road.

6. Stub Streets

a. **Existing Conditions:** There are no stub streets within the site.

b. **Policy:**

Stub Street Policy: District policy 7206.2.4.3 and 7207.2.4.3 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7206.2.4 and 7207.2.4, except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." or "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

Temporary Dead End Streets Policy: District policy 7206.2.4.4 and 7207.2.4.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

c. **Staff Comments/Recommendations:** If public roads are proposed, at a minimum the applicant should be required to construct a local road to stub to the sites east property line with the future development application. The future development application will be subject to the District Policies listed above.

7. Driveways

7.1 Kuna Road

a. **Existing Conditions:** There are three access points, two private roads and one driveway from the site onto Kuna Road the locations are listed below:

- Terben Lane, 20-foot width access is located at the site's east property line.
- Marko Lane, 23-foot width access is located 978-feet east of the site's west property line.
- 21-foot wide driveway is located 648-feet east of the site's west property line.

b. **Policy:**

Access Points Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher

classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 30 MPH to align or offset a minimum of 330-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

- c. **Staff Comments/Recommendations:** The applicant should be required to provide access from the site onto Kuna Road from the private road, Mark Lane, which currently provides access for single family residential homes and the 21-foot wide driveway currently providing access for a private business. The applicant will also be required to close Mark Lane and the 21-foot wide driveway on Kuna Road with the future development application in order to reduce the number of access points on Kuna Road, an arterial roadway. The applicant will be required to provide access to the north/south collector roadway from Mark Lane and if the business remains the 21-foot wide driveway with the future development application.

There is an off-site 23-foot wide driveway for a parcel located directly east of the site located 165-feet to the east of Terben Lane on Kuna Road. This driveway curves to the west and parallels Terben Lane and the future alignment of the north/south collector roadway. In order to reduce the number of access points on Kuna Road, staff recommends that the City of Kuna require that the off-site driveway located 165-feet east of Terben Lane be closed when access to the north/south collector roadway is available to the parcel directly east of the site with the future development application.

7.2 North/South Collector Road

- a. **Existing Conditions:** There are no collector roadways within the site.
- b. **Policy:**

Access Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section

and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

Driveway Location Policy (Signalized Intersection): District policy 7206.4.3 requires driveways located on collector roadways near a signalized intersection to be located outside the area of influence; OR a minimum of 440-feet from the signalized intersection for a full-access driveway and a minimum of 220-feet from the signalized intersection for a right-in/right-out only driveway. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

Driveway Location Policy (Stop Controlled Intersection): District policy 7206.4.4 requires driveways located on collector roadways near a STOP controlled intersection to be located outside of the area of influence; OR a minimum of 150-feet from the intersection, whichever is greater. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

Successive Driveways: District policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 25 MPH and daily traffic volumes greater than 100 VTD to align or offset a minimum of 245-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7206.4.6 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7206.4.6, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter, and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

- c. **Staff Comments/Recommendations:** The future development application will be subject to the District Policy listed above for driveways that are proposed on the new north/south collector road.

7.3 Internal Local Roads

a. **Existing Conditions:** There are no local roadways within the site.

b. **Policy:**

Driveway Location Policy: District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.

Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

- c. **Staff Comments/Recommendations:** The future development application will be subject to the District Policy listed above for driveways that are proposed on the new local roadways.

8. Private Roads

- a. **Private Road Policy:** District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:

- Designed to discourage through traffic between two public streets,
- Graded to drain away from the public street intersection, and
- If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

- b. **Staff Comments/Recommendations:** If the City of Kuna approves private road(s), the applicant shall be required to pave the private roadway(s) a minimum of 20 to 24-feet wide and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Kuna, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

ACHD does not make any assurances that the private road, which is a part of this application, will be accepted as a public road if such a request is made in the future. Substantial redesign and reconstruction costs may be necessary in order to qualify this road for public ownership and maintenance.

The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements.
- Construct a stub street to the surrounding parcels.

9. Traffic Calming

- a. **Speed Control and Traffic Calming Policy:** District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, or the streets extend greater than 750-feet in length, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the

roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

- b. **Staff Comments/Recommendations:** The future development application will be subject to the District Policy Listed above.

10. Canal Crossing

If canal crossings are proposed with the future development application, the District will require that the applicant submit the bridge plans for the crossing of the Mora Canal and New York Canal for review and approval prior to the pre-construction meeting and final plat approval. Note: all plan submittals for bridges or pipe crossings of irrigation facilities should be submitted to ACHD for review no later than December 15th for construction in the following year prior to irrigation season.

11. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

12. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

13. Other Access

Kuna Road is classified as a minor arterial roadway and a north/south collector roadway is located at the site's east property line. Other than the access specifically approved with the future development application, direct lot access is prohibited to Kuna Road and the north/south collector roadway and should be noted on the final plat.

D. Site Specific Conditions of Approval

This application is for an annexation and rezone only. Site specific conditions of approval will be established as part of the future development application.

1. Payment of impact fees is due prior to issuance of a building permit.
2. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.

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

F. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

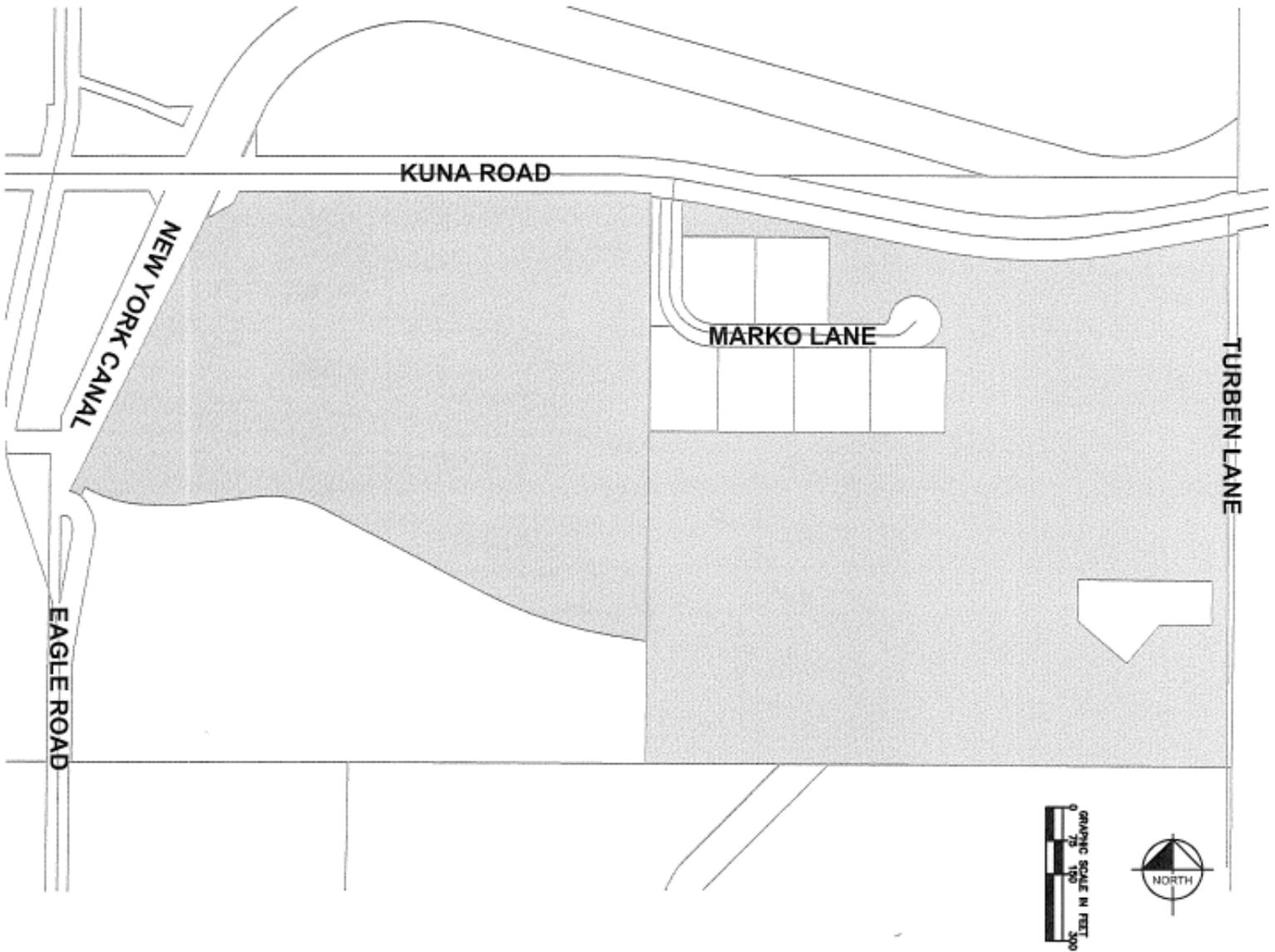
G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Appeal Guidelines

VICINITY MAP



SITE PLAN



Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Development Process Checklist

Items Completed to Date:

- Submit a development application to a City or to Ada County
- The City or the County will transmit the development application to ACHD
- The ACHD **Planning Review Section** will receive the development application to review
- The **Planning Review Section** will do one of the following:
 - Send a “**No Review**” letter to the applicant stating that there are no site specific conditions of approval at this time.
 - Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
 - Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

- For **ALL** development applications, including those receiving a “**No Review**” letter:
 - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
 - The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:

Construction (Non-Subdivisions)

Driveway or Property Approach(s)

- Submit a “Driveway Approach Request” form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

Working in the ACHD Right-of-Way

- Four business days prior to starting work have a bonded contractor submit a “Temporary Highway Use Permit Application” to ACHD Construction – Permits along with:
 - a) Traffic Control Plan
 - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50’ or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

Sediment & Erosion Submittal

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

Idaho Power Company

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

Final Approval from Development Services is required prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

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



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

Catherine Feistner, E.J.T.
Assistant Kuna City Engineer

Brady Barroso
Engineering Technician I

ANNEXATION MEMORANDUM

To: Jace Hellman - Planning and Zoning Director
From: Brady Barroso - Engineering Technician I
Catherine Feistner - Assistant City Engineer
Date: 14 December 2021
RE: Public Works Comments
Boise Basin – Markovetz – 21-12-AN (Annexation)

The Boise Basin – Markovetz property, 21-12-AN, annexation request dated 25 October 2021 has been reviewed. The applicant wishes to annex with a City of Kuna (City) R-4 (medium density residential) zone. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

If the applicant commits to the construction of a potable water booster station, potable water reservoir, and a stand-alone pressurized irrigation system, Public Works staff can support this annexation request.

Comments may be expanded or refined in connection with the future land-use actions.

1) Inspection & Fees

- a) An inspection fee will apply to inspect the final construction of water, sewer, and irrigation facilities associated with this development.
- b) The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
- c) All applicable utility inspection and utility flow modeling fees shall be paid by the developer in accordance with City of Kuna Resolution R57-2021. *Payment is due and payable prior to the pre-construction meeting.*
- d) The Kuna Rural Fire District's current hydrant flow testing and plat base fee are \$300.00 and \$75.00 respectively for a total of \$375.00. *Payment is due and payable prior to the pre-construction meeting.*

2) General

- a) The applicant requests approximately 51 acres to be annexed into the City of Kuna with an intent of R-4 zoning designation upon annexation.

- b) Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 661.
- c) At least two access points are required in Phase I per Kuna Rural Fire District (KRFD) or no more than thirty (30) certificates of occupancy will be issued.
- d) Areas for outside activities are incorporated into the project. Connection to the City of Kuna pathways presents a long-term goal that should be considered.
- e) A plan approval letter will be required if this project affects any local irrigation districts.
- f) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
- g) All positional information shall be from the most recent state plane coordinate system.
- h) Provide engineering certification on all final engineering drawings.
- i) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
- j) Fire suppression shall be available and approved by KRFD.
- k) No building permits will be issued and no construction can begin without adequate fire protection.

3) Right-of-Way

- a) Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
- b) Approaches onto classified streets must comply with ACHD approach policies.
- c) All street construction must meet or exceed City of Kuna and ACHD development standards.
- d) All City mainlines crossing proposed lots or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
- e) The KRFD Deputy Fire Marshal, or the representative, must approve fire access to the subdivision.
- f) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4) Sanitary Sewer Connection

- a) The applicant's property is not connected to City services. The closest possible connection to gravity sewer is on the west side of the canal or approximately 500-ft to the east on Kuna Rd.
- b) City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
- c) All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality (DEQ) requirements. Documentation shall be provided to the City of Kuna.
- d) This development may have to design and construct a lift station.
- e) Sewer must provide connectivity for surrounding developments.
- f) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
- g) All sewer infrastructure must meet or exceed City of Kuna requirements.
- h) Sewer flow models will be required to verify and accommodate pipe sizes. The associated costs shall be paid by the developer.

- i) Sewer connection fees apply to each lot containing a home or other facility.
- j) This application shall conform to the sewer masterplan as applicable. The sewer master plan specifies minimum pipe sizes and supports the “to and through” utility policy.

5) Potable Water Connection

- a) The applicant’s property is not connected to City services. The closest connection point is located north of the parcel on Kuna Rd.
- b) The applicant may be required to design and construct a booster pump station and water reservoir to service the region. Both items are proportionally reimbursable by the City.
- c) Water flow models will be required to verify and accommodate adequate water supply and fire suppression. The associated costs shall be paid by the developer.
- d) City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels. It is expected the applicant will connect to City water services, in accordance with the City’s “to and through” policy in Kuna City Code 6-4-2.
- e) All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
- f) All water infrastructure must meet or exceed City of Kuna requirements.
- g) Water connection fees apply to each lot containing a home or other facility.
- h) Fire hydrants are required in a layout acceptable to the KRFD.

6) Pressurized Irrigation

- a) The applicant’s property is not connected to City services. The developer will need to design and construct a stand-alone pressurized irrigation system. Due to the lack of water rights, the developer will not be permitted to connect to the City pressurized irrigation services.
- b) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
- c) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- d) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
- e) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply. All associated costs shall be paid by the developer.

7) Grading and Storm Drainage

- a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
- c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
- d) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City’s Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm

water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

- e) Sidewalks, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.

8) As-Built Drawings

- a) As-built (record) drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product.
- b) *Correct and verified as-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

9) Exhibits

- a) No maps are included to support Public Works comments.



ADVERTISING PROOF

c/o ISj Payment Processing Center
 PO Box 1570,
 Pocatello, ID 83204
 Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
12/20/21	21880

LEGAL NOTICE

**Case No. 21-12-AN
 (Annexation):
 Boise Basin-Markovetz**

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

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing Tuesday, January 11, 2022, at 6:00 PM, or as soon as can be heard; in connection with an Annexation (AN) request to annex two (2) parcels totaling approximately 51.67 acres into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100).

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning
 Department

December 22, 2021
 184172

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
184172	21-12-AN	12/22/21	12/22/21	1	\$41.26

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
Discount:					\$0.00
Surcharge:					\$0.00
Credits:					\$0.00
				Gross:	\$41.26
				Paid Amount:	\$0.00

Amount Due: \$41.26

We Appreciate Your Business!

Suggestions for Testifying at Public Hearings:

Be Informed...

Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

Be on time...

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

Speak to the Point...

The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write...

Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.



Planning & Zoning

PO BOX 13
Kuna, ID 83634

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FIRST-CLASS MAIL

12/21/2021

US POSTAGE \$000.00⁰⁰



ZIP 83634
041M11460992

JR 12-21-21

City of Kuna

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning & Zoning Commission** is scheduled to hold a Public Hearing on **January 11, 2022 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

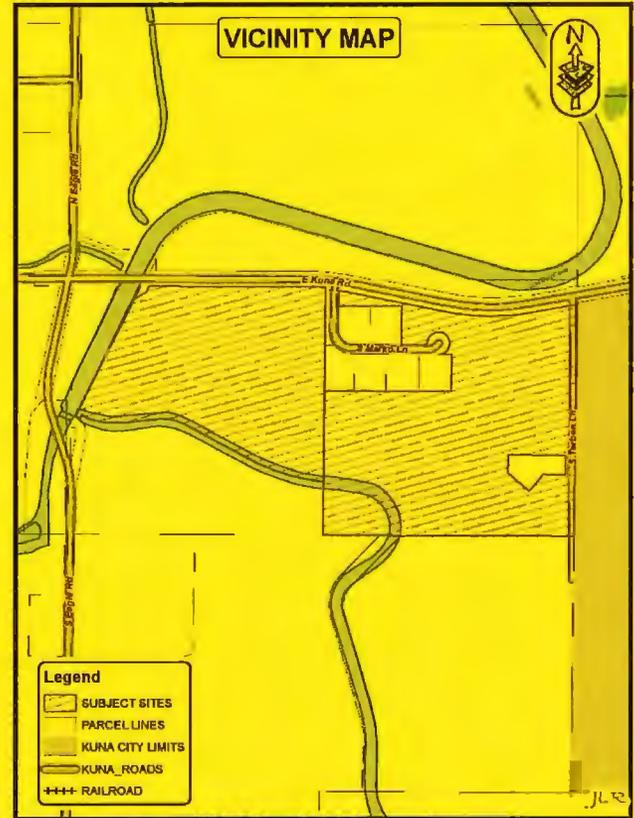
Case No. 21-07-AN (Annexation) for the Boise Basin-Markovetz

A request to Annex two (2) parcels totaling approximately 51.67 acres, into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100).

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **January 5, 2022** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.

MAILED 12.21.2021





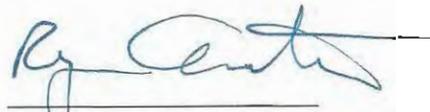
City of Kuna PROOF OF PROPERTY POSTING

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

This notice shall confirm that the Public Hearing Notice for 5055 E Kuna Rd., Kuna ID 83634 (**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance 5-1A-8. Sign posted Wednesday, December 29, 2021 (**DAY OF THE WEEK, MONTH, DATE AND YEAR**). This form is required to be returned three (3) calendar days subsequent to posting and signs are to be removed from the site three (3) calendar days after the hearing.

DATED this 29th day of December, 2021.

Signature,

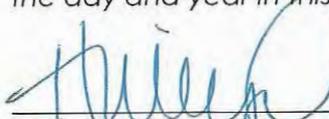


Owner/Developer

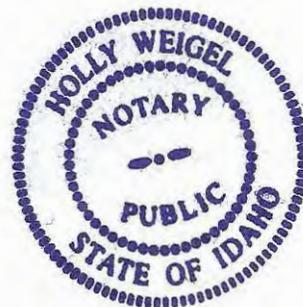
STATE OF IDAHO)
County of Ada) : ss

On this 29th day of December, 2021, before me the undersigned, a Notary Public in and for said State, personally appeared before me (Owner, Developer).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public
Residing at 10909 State Dr. Boise 83709
Commission Expires 4/5/2027



CITY OF KUNA PUBLIC HEARING NOTICE

Before the Kuna Planning and Zoning Commission

**THE CITY OF KUNA will hold a public hearing
on January 11, 2022 at 6:00 PM, at
Kuna City Hall**

PURPOSE: Annexation of Parcels into the City of Kuna for
Application Number: 21-11-AN

This application is for the Annexation of Parcels
R5462680100 and S1428223050 totaling 51.67 acres
of land with R-4 zoning.

LOCATION: 5055 E. Kuna Rd. Kuna ID 83634

APPLICATION BY: Boise Basin Development

CONTACT: Kuna Planning & Zoning at 208-922-5274

Posted - 12/29/2021

CITY OF KUNA PUBLIC HEARING NOTICE

Before the Kuna Planning and Zoning Commission

**THE CITY OF KUNA will hold a public hearing
on January 11, 2022 at 6:00 PM, at
Kuna City Hall**

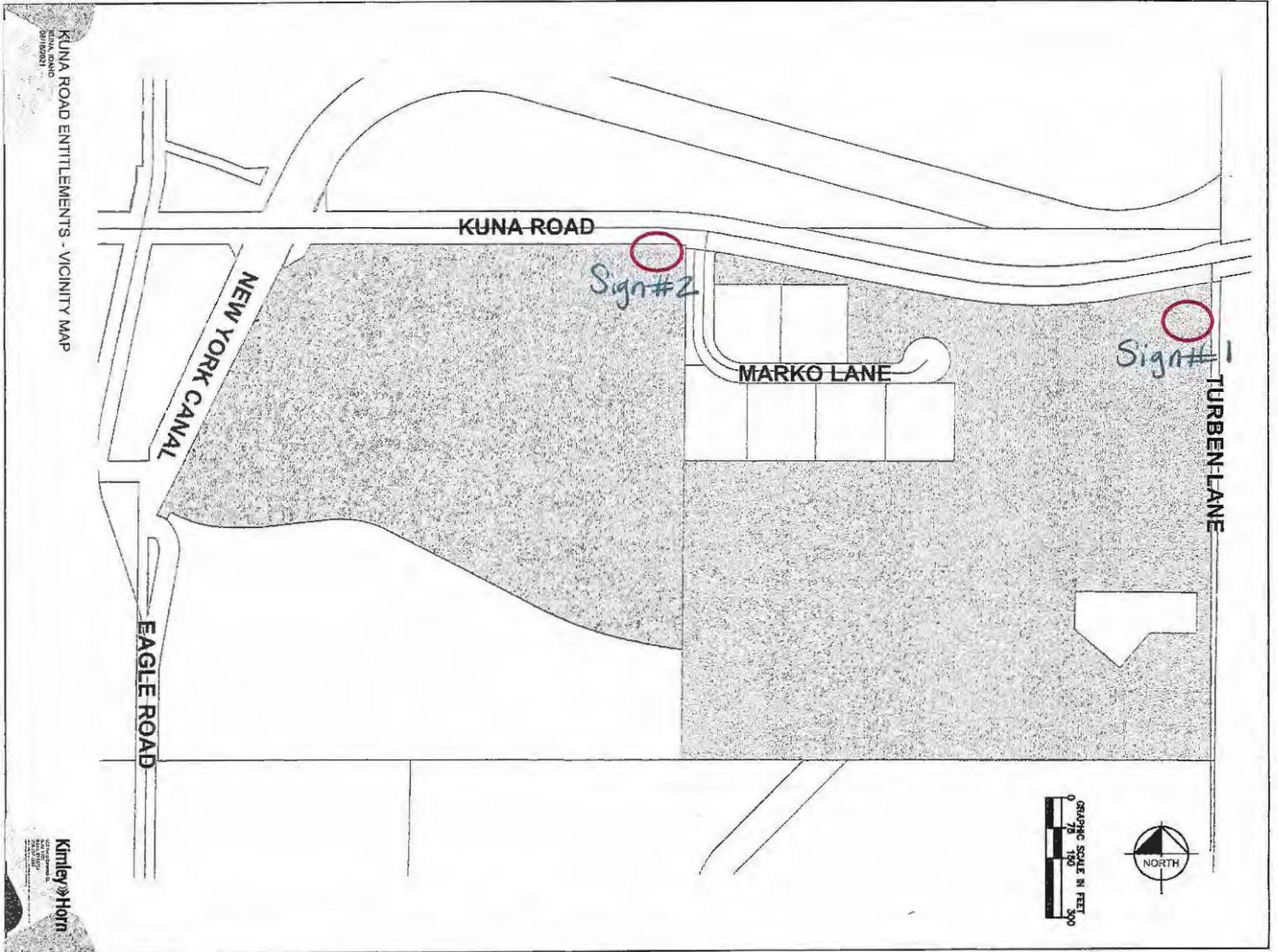
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CONTACT: Kuna Planning & Zoning at 208-922-5274

Posted - 12/29/2021



KUNA ROAD ENTITLEMENTS - VICINITY MAP
KUNA ROAD
08/16/2021

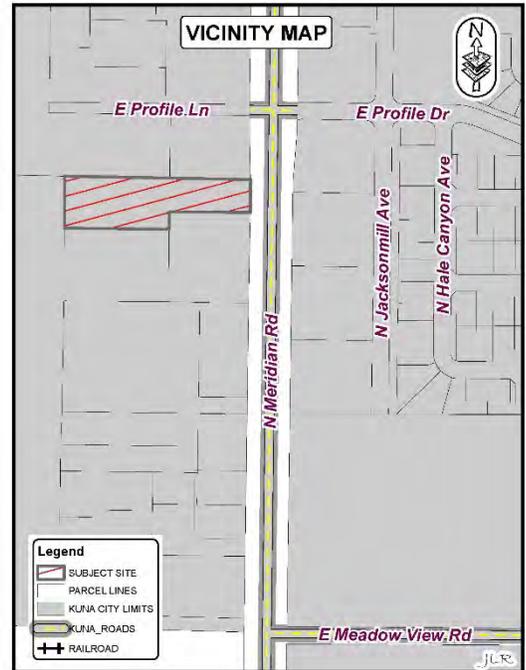
Kimley-Horn
INCORPORATED
1000 EAST 10TH AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.8800
WWW.KIMLEY-HORN.COM

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATIONS OF) **Case Nos. 21-02-ZC (Rezone) &**
) **21-02-SUP (Special Use Permit)**
EMMETT PARTNERS LLC)
)
) **STAFF REPORT FOR THE FIRST**
For a Rezone and Special Use Permit for) **CHOICE COLLISION REPAIR**
997 N Meridian Road.) **REZONE AND SPECIAL USE**
) **PERMIT APPLICATION.**

TABLE OF CONTENTS

1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. General Project Facts
5. Transportation and Connectivity
6. Staff Analysis
7. Proposed Findings of Fact and Conclusions of Law
8. Proposed Comprehensive Plan Analysis
9. Commission’s Recommendation



**I
EXHIBIT LIST**

The exhibits of the above-referenced matter consist of the following, to-wit:

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.1	Staff Memo			X
2.1	P&Z Application Coversheet			X

2.2	Rezone Application			X
2.3	Special Use Permit Application			X
2.4	Narrative			X
2.5	Aerial Map			X
2.6	Vicinity Map			X
2.7	Legal Description			X
2.8	Affidavit of Legal Interest			X
2.9	Warranty Deed			X
2.10	Neighborhood Meeting Certification			X
2.11	Commitment to Property Posting			X
2.12	Agency Transmittal Letter			X
2.13	Idaho Transportation Department			X
2.14	Boise Project Board of Control			X
2.15	Ada County Highway District			X
2.16	Department of Environmental Quality			X
2.17	Nampa & Meridian Irrigation District			X
2.18	City Engineer			X
2.19	P&Z Commission Proof o Property Posting			X
2.20	P&Z Commission Kuna Melba News			X
2.21	P&Z Commission Mailer			X

II PROCESS AND NOTICING

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

2.1.1 Notifications

- 2.1.1.1** Neighborhood Meeting: March 12, 2021 (3 Attendees)
- 2.1.1.2** Agency Comments Request: November 2, 2021
- 2.1.1.3** 300 FT Property Owners Notice: December 22, 2021
- 2.1.1.4** Kuna Melba News Newspaper: December 22, 2021
- 2.1.1.5** Site Posted: December 17, 2021

**III
APPLICANTS REQUEST**

3.1 Craig Kulchak, on behalf of Todd Goode and Emmett Partners, LLC requests approval to Rezone approximately 1.60 acres from its current zoning district classification of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The Applicant also requests Special Use Permit approval in order to operate an automobile repair shop. The subject site is located at 997 N Meridian Road (APN: R2404320014).

**IV
GENERAL PROJECT FACTS**

4.1 Site History

4.1.1 The property was Annexed into Kuna City limits in 2007, and Rezoned from R-6 to C-1 in 2017, as a part of the Ensign Subdivision No. 1 Rezone and Preliminary Plat Application. The subject parcel, R2404320014, was created from a re-subdivision of Lot 1, Block 1 of the Ensign Subdivision No. 1 in 2021.

4.2 Surrounding Land Uses

North	R-6 C-1	Rural Residential – Ada County Neighborhood Commercial – Kuna City
South	C-1	Neighborhood Commercial – Kuna City
East	C-1	Neighborhood Commercial – Kuna City
West	R-6	Rural Residential – Ada County

4.3 Parcel Number, Owner, Parcel Size, Current Zoning

4.3.1 R2404320014 (997 N Meridian Road)

4.3.1.1 Emmett Partners LLC

4.3.1.2 Approximately 1.6 acres

4.3.1.3 C-1 (Neighborhood Commercial)

4.4 Services

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

4.5 Existing Structures, Vegetation, and Natural Features

4.5.1 There are no existing structures on the subject property. The property has been cleared of vegetation in preparation for construction. The site has an estimated average slope of 1.5% to 1.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be greater than 60 inches.

4.6 Environmental Issues

4.6.1 Beyond the property being located within the Nitrate Priority Area, staff is not aware of any other environmental issues, health or safety conflicts.

4.7 Comprehensive Plan Future Land Use Map

4.7.1 The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the city. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approximately 1.6 acre site as Commercial.

4.8 Recreation and Pathways Map

4.8.1 The Recreation and Pathways Master Plan Map does not indicate a future pathway/trail or bike route through or along the subject site.

4.9 Agency Responses

Agency	Exhibit No.
Idaho transportation Department	2.13
Boise Project Board of Control	2.14
Ada County Highway District	2.15
Department of Environmental Quality	2.16
Nampa & Meridian Irrigation District	2.17
City Engineer	2.18

V

TRANSPORTATION AND CONNECTIVITY

5.1 The Ada County Highway District (ACHD) reviewed the submitted application and determined that there are no improvements required to adjacent streets.

The Idaho Transportation Department (ITD) confirmed that trips generated by this application were already accounted for in a previous Traffic Impact Study for the Ensign Subdivision. ITD does not anticipate any significant impact to the State Highway system from this development.

The site can be accessed from the north via two (2) fully improved driveways on Profile Lane, or from the south via internal roadways from a full access on N Meridian Road.

VI

STAFF ANALYSIS

6.1 The Applicant held a Neighborhood Meeting with neighboring land owners within 300 ft of the proposed project area on March 12, 2021, there were three (3) attendees. The meeting minutes have been included as a part of this application.

Craig Kulchak, on behalf of Emmett Partners, LLC requests approval to Rezone approximately 1.60 acres from its current zoning district classification of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The applicant also requests Special Use Permit approval in order to

operate an automobile repair shop. The subject site is located at 997 N Meridian Road (APN: R2404320014).

Per City Engineer's comments (Exhibit 2.18), Public Works staff must review the civil site plan for existing and proposed utilities. After review, Public Works staff can support this Rezone and Special Use Permit, given there will be an oil water interceptor in the design.

This request is limited to the Rezone of the of the property and Special Use Permit Approval, no development is associated with this application. The Applicant will be required to return for Design Review Approval at a later date before construction of the automobile repair shop may commence.

Staff has determined the Applicant's Rezone and Special Use Permit request is in compliance with Kuna City Code, Title Five; Idaho Statute § 67-65 and the goals and policies set in Kuna's Comprehensive Plan. Staff recommends that if the Commission approved the Special Use Permit and recommends approval of the Rezone to the City Council, that the applicant be subject to the Conditions of Approval listed in section "IX" of this report, as well as any additional Conditions designated by the Planning and Zoning Commission.

6.2 Applicable Standards

6.2.1 City of Kuna Zoning Ordinance Title 5.

6.2.2 City of Kuna Comprehensive Plan.

6.2.3 Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

VII PROPOSED FINDINGS OF FACT

Based upon the record contained in Case Nos. 21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit) including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the Public Hearing, the Kuna Planning and Zoning Commission hereby recommends (*approval/conditional approval/denial*) of the Findings of Fact and Conclusions of Law for Case No. 21-02-ZC and (*approves/conditionally approves/denies*) Case No. 21-02-SUP, a request by Craig Kulchak, on behalf of Emmett Partners, LLC, for approval to Rezone approximately 1.60 acres from its current zoning district classification of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The applicant also requests Special Use Permit approval in order to operate an automobile repair shop.

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.

7.1 Based on the evidence contained in Case Nos. 21-02-AN & 21-02-SUP, this proposal *does/does not* 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 Kuna City Code Title 5.*

7.2 The public notice requirements *have/have not* been met and the neighborhood meeting *was/was not* conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: *The Applicant held a Neighborhood Meeting on March 12, 2021, there were three (3) attendees. Neighborhood Notices were mailed out to residents within 300-FT of the proposed project site on December 22, 2021 and a legal notice was published in the Kuna Melba Newspaper on December 22, 2021. The Applicant posted sign on the property on December 17, 2021.*

- 7.3** Based on the evidence contained in Case Nos. 21-02-ZC & 21-02-SUP, this proposal *does/does not* generally comply with the Comprehensive Plan.

Staff Finding: *The Comprehensive Plan designates the future land use designation of the proposed subject site as Commercial. The Applicant is requesting a C-3 (Heavy Commercial) zoning district classification.*

- 7.4** All private landowners *have/have not* consented to the Rezone.

Staff Finding: *The property owners have consented to the Rezone.*

- 7.5** The availability of existing and proposed public services and streets *can/cannot* accommodate the proposed development.

Staff Finding: *Per submitted comments from ITD (Exhibit 2.13) and ACHD (Exhibit 2.15), the site can accommodate a future automobile body shop. Utilities were stubbed to the property prior to the recording of the Ensign Subdivision Final Plat. Per City Engineer's comments (Exhibit 2.18) Public Works staff must review the civil site plan for existing and proposed utilities. After review, Public Works staff can support this Rezone and Special Use Permit, given there will be an oil water interceptor in the design.*

- 7.6** The Applicant and/or Owner of the property have the right to request a written regulatory taking analysis.

Staff Finding: *Pursuant to Idaho Code 67-8003, the owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk. Not more than twenty-eight (28) days after the final decision concerning the matter at issue, the City shall prepare a written taking analysis concerning the action if requested.*

VIII PROPOSED COMPREHENSIVE PLAN ANALYSIS

The Kuna Planning and Zoning Commission may *accept/reject* the Comprehensive Plan components, and shall determine if the proposed Rezone and Special Use Permit request for the site *is/is not* consistent with the following Comprehensive Plan components:

- 8.1** Goal Area 1: Kuna will be Economically Diverse and Vibrant.
- Goal 1.A.: Ensure land use in Kuna will support economic development.
 - Objective 1.A.2.: Create commercial nodes and corridors that support development or economic opportunities that do not compete with downtown revitalization efforts.
 - Policy 1.A.2.a: Designate commercial land use nodes and corridors at strategic locations such as Meridian Road/Highway 69 and Ten Miler Road.

- Policy 1.A.2.c: Focus on development of commercial uses that will not compete with downtown Kuna’s businesses and character.

8.2 Goal Area 3: Kuna’s Land uses will support a desirable, distinctive and well-designed community.

- Goal 3.A.: Ensure community design directs growth and implements sustainable land use patterns
 - Objective 3.A.1.: Use the Future Land Use Map and land use regulations to direct development, encourage complementary and compatible land uses, and achieve good community design.
- Goal 3.G.: Respect and protect private property rights.
 - Objective 3.G.1.: Ensure land use policies, restrictions, and fees do not violate private property rights.
 - Policy 3.G.1.b: Ensure City land use actions, decision, and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.
 - Policy 3.G.1.c: Ensure land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

**IX
COMMISSION’S RECCOMENDATION**

Note: These Motions are for recommendation of Approval, Conditional Approval or Denial of the Rezone application to the City Council, and the Approval, Conditional, Approval or Denial of the Special Use Permit. However, if the Planning and Zoning Commission wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff’s report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (*Approval/Conditional Approval/Denial*) of the Findings of Fact and Conclusions of Law for Case No. 21-02-ZC and (*Approves/Conditionally Approves/Denies*) Case No. 21-02-SUP, a request Craig Kulchak, on behalf of Emmett Partners, LLC for approval to Rezone approximately 1.60 acres from its current zoning district classification of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The Applicant also requests Special Use Permit approval in order to operate an automobile repair shop, subject to the following Conditions of Approval:

- 9.1** Upon development 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:
 - 9.1.1** The City Engineer shall approve the sewer connections.
 - 9.1.2** 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.

- 9.1.3** Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, “Catalog for Best Management Practices for Idaho Cities and Counties”.
- 9.1.4** The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.
- 9.1.5** The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
- 9.1.6** Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).
- 9.1.7** 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.
- 9.2** Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.
- 9.3** Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- 9.4** When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the KMIS of the City.
- 9.5** The Applicant/Developer/Owner, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
- 9.6** The Applicant/Developer/Owner shall follow staff, City engineers and other agency recommended requirements as applicable.
- 9.7** The Applicant/Developer/Owner shall comply with all local, state and federal laws.
- 9.8** The Applicant/Developer/Owner shall obtain a City of Kuna Business License prior to receiving a Certificate of Occupancy.
- 9.9** The Applicant/Developer/Owner is hereby notified of Kuna’s weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.

9.10 The Applicant/Developer/Owner/Contractors are all hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

DATED this 11th day of January, 2022.

Aerial Map



Profile

Meridian

Jacksonmill

-  Subject Site
-  Roads



Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



Office Use Only

File No.(s): 21-02-ZC, 21-02-SUP

Project Name: First Choice Collision Repair

Date Received: 10.06.2021

Date Accepted as Complete: 11.02.2021

Type of review requested (check all that apply); please submit all associated applications:

<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Comp. Plan Map Amendment	<input type="checkbox"/>	Combination Pre & Final Plat
<input checked="" type="checkbox"/>	Design Review	<input type="checkbox"/>	Development Agreement
<input type="checkbox"/>	Final Planned Unit Development	<input type="checkbox"/>	Final Plat
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Ordinance Amendment	<input type="checkbox"/>	Planned Unit Development
<input type="checkbox"/>	Preliminary Plat	<input checked="" type="checkbox"/>	Rezone
<input checked="" type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Temporary Business
<input type="checkbox"/>	Vacation	<input type="checkbox"/>	Variance

Owner of Record

Name: EMMETT PARTNERS LLC, a Utah Limited Liability Co.

Address: 579 South Moss Hill Drive
Bountiful, Utah 84010

Phone: _____ Email: _____

Applicant (Developer) Information

Name: TODD GOODE

Address: 8285 Star Pass Ridge Road
Nampa, ID 83686

Phone: 208-249-6836 Email: Todd@fccollision.net

Engineer/Representative Information

Name: Craig Kulchuk

Address: 4839 Mountain View Drive

Boise, ID 83704
Phone: (208) 919-1141 Email: rc.kulchak@gmail.com

Subject Property Information

Site Address: 997 North Meridian Rd. Kuna, ID 83634-000
Nearest Major Cross Streets: N. Meridian Rd & E. Deerflat Rd
Parcel No.(s): ~~R2404320010~~ R2404320014
Section, Township, Range: 2N1W24
Property Size: ~~3.047 Acres~~ 1.60
Current Land Use: Vacant lot Proposed Land Use: Auto Body & Paint
Current Zoning: C-1 Proposed Zoning: C-3

Project Description

Project Name: First Choice Collision Repair
General Description of Project: an auto body repair & paint business

Type of proposed use (check all that apply and provide specific density/zoning):
 Residential: R-2 R-4 R-6 R-8 R-12 R-20 Commercial: C-1 C-2 C-3 CBD
 Office Industrial: M-1 M-2 Other: _____

Type(s) of amenities provided with development: _____

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO
If YES, please describe: _____

Will any existing buildings remain? YES NO

No. of Residential Units: _____ No. of Building Lots: _____

No. of Common Lots: NA No. of Other Lots: NA

Type of dwelling(s) proposed (check all that apply):

Single-Family Townhomes Duplexes Multi-Family

Other: NA

Minimum square footage of structure(s): NA

Gross Density (Dwelling Units ÷ Total Acreage): NA

Net Density (Dwelling Units ÷ Total Acreage not including Roads): NA

Percentage of Open Space provided: NA Acreage of Open Space: NA

Type of Open Space provided (i.e. public, common, landscaping): NA

Non-Residential Project Summary (If Applicable)

Number of building lots: 1 (one) Other lots: (0)

Gross floor area square footage: 10,000 ft² Existing (if applicable): 0

Building height: 22 feet Hours of Operation: 7:30 am - 5:30 pm (M-F)

Total no. of employees: 15 Max no. of employees at one time: 15

No. of and ages of students: NA Seating capacity: NA

Proposed Parking:

ADA accessible spaces: 2 Dimensions: 9 x 20 + 9 x 20 Access

Regular parking spaces: 34 Dimensions: 9 x 20

Width of driveway aisle: 24 feet

Proposed lighting: LED (shielded)

Is lighting "Dark Sky" compliant? YES NO

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

Front and parking islands 1500 ft²

Applicant Signature: [Signature] Date: 06/OCT/2021



Rezone Application

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



Rezoning requires Public Hearings with both the Planning & Zoning Commission and City Council. Public Hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available.

****Office Use Only****

Case No(s): 21-02-ZC, 21-02-SUP

Project Name: First Choice Collision Repair

Date of Pre-Application Meeting: Valid for three (3) months unless otherwise determined by Staff

Date Received: 10.06.2021

Date Accepted as Complete: _____

Application shall contain one (1) copy of the following (digital documents preferred):

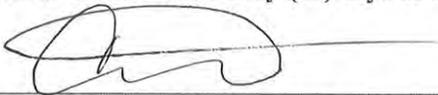
- Complete Planning & Zoning Application Coversheet.
- Complete Rezone Application.
- Detailed narrative or justification for the application, describing the reasons for the proposed Rezone.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Legal Description of Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Development Agreement & complete Development Agreement Application (if applicable).
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the Applicant/Agent.

This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.

Information to Note:

The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).

Complete applications shall be reviewed within sixty (60) days of date of acceptance (KCC 5-1A-5A).

Applicant Signature:  Date: 06/OCT/2021

By signing, you are confirming you have provided all required items listed on this application.



Special Use Application

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



A Special Use requires a Public Hearing with the Planning & Zoning Commission. A Public Hearing sign will be required to be posted by the applicant for the meeting. Sign posting regulations are available online in Kuna City Code 5-1A-8.

****Office Use Only****

Case No(s): 21-02-ZC & 21-02-SUP

Project Name: First Choice Collision Repair

Date Received: 10.06.2021

Date Accepted as Complete: _____

Application shall contain one (1) copy of the following (digital documents preferred):

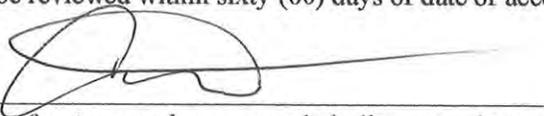
- Complete Planning & Zoning Application Coversheet.
- Complete Special Use Permit Application.
- Detailed narrative or justification of the application, describing how the project enhances and beautifies the community; types of services the project will provide; and any other applicable information.
- Legal Description of Property: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Aerial Photo: 8.5" x 11" depicting proposed site, street names, and surrounding parcels within five-hundred (500) feet. *(The purpose of the aerial map is to view the site for existing features and existing features of adjacent sites.)*
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. *(One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.

This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.

Information to Note:

The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).

Complete applications shall be reviewed within sixty (60) days of date of acceptance (KCC 5-1A-5A).

Applicant Signature:  Date: 06/OCT/2021
By signing, you are confirming you have provided all required items listed on this application.



4839 Mountain View Drive
Boise, Idaho 83704
(208) 919-1141

City of Kuna
751 W. 4th Street
Kuna, Idaho 83634

April 16, 2021

Subject: Re-Zone and Special Use, 997 North Meridian Road

Council and Staff:

We are pleased to present this request for approval of a rezone, from C-1 to C-3 and a special use, of 3.097 acres of land.

Site Data

The entire site consists of 3.097 acres of land. It is located within the Kuna City Limits, and is currently Zoned C-1, for Commercial use. The Ada County Assessor lists the parcel's address as 997 North Meridian Road and the tax parcel is R2404320010.

The site is currently a vacant lot in the Ensign Sun No. 1, Lot 01 BLK 01.

Pre-Application Meeting

Consultation with the City of Kuna occurred on February 24th, 2021 with me, the architect, the Owner, the builder and staff.

Neighborhood Meeting

A neighborhood meeting was held for the rezone and special use application on March 12th, 2021 at 6:00 pm at 997 North Meridian Road on the site. I, along with the owner, Todd Goode and his wife, Janna Goode, were the only attendants.

Proximity to City Services

The parcel is located in a commercial development and has access to all needed city services.

RE-Zone Application

We have submitted the Re-Zone Application as required. Kuna Fire has no objection to the Rezone. Public Works has no objection but will require an oil water interceptor in the design. P & Z staff is supportive of the Rezone as Well. We will work with the City of Kuna to complete the application, if necessary.

4839 Mountain View Drive
Boise, Idaho 83704
(208) 919-1141

Special Use Application

We have submitted the Special use Application as required. We will work with the City of Kuna to complete the application, if necessary

Community

To date, there is not another auto collision repair shop within the nearby area. Todd Goode's **First Choice Collision Repair** development will be a beneficial service to the growing community of Kuna, Idaho.

Kindest Regards,



Craig Kulchak, PM

947 N Meridian Road

First Choice Collision Repair

Legend

-  947 N Meridian Rd
-  Kuna Performing Arts Center
-  School
-  Untitled Polygon



947 N Meridian Rd

69

Meadow View Rd

E Limestone St

E Albacore Ln

Plustone Midstone Ct

E Kokanee Ln

Google Earth

© 2021 Google



1000 ft



Page 1 of 2

Exhibit A
Buyer 22

Date 1-25-2021



2/8/2021

**DESCRIPTION FOR
PARCEL A**

A portion of Lot 1, Block 1 of Ensign Subdivision No. 1 as filed in Book 111 of Plats at Pages 16,059 through 16,061, records Ada County, Idaho located in the SE 1/4 of the NE 1/4 of Section 24, T.2N., R.1W., B.M., City of Kuna, Ada County, Idaho being more particularly described as follows:

BEGINNING at the NW corner of said Lot 1:

thence along the exterior boundary line of said Lot 1 the following 5 courses and distances.

thence South 88°59'54" East, 544.97 feet;

thence South 01°31'50" East, 1.65 feet;

thence South 00°22'43" West, 94.79 feet;

thence North 89°37'19" West, 238.00 feet;

thence South 00°22'49" West, 50.99 feet;

thence leaving said exterior boundary line North 89°18'37" West, 307.00 feet to a point on the West boundary line of said Lot 1;

thence along said West boundary line North 00°22'43" East, 151.69 feet to the **POINT OF BEGINNING**. Containing 1.60 acres, more or less.



APN: 51324142250

Warranty Deed
- continued

File No.: 4103-2439692 (DS)
Date: 09/8/2016

AFTER RECORDING MAIL TO:

Emmett Partners, LLC
579 South Moss Hill Drive
Bountiful, UT 84010

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=4 CHE FOWLER
IDAHO SURVEY GROUP

2016-090356
09/23/2016 08:37 AM
AMOUNT:\$19.00



CORRECTION WARRANTY DEED

(To correct legal descriptions on Warranty Deed recorded 10-26-2015, Inst. No. 2015-098773, and rerecorded 10-1-2015, Inst. No. 2015-091292

File No.: 4103-2439692 (DS)

Date: September 8, 2016

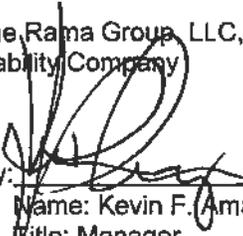
For Value Received, **The Rama Group, LLC, an Idaho Limited Liability Company**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Emmett Partners, LLC, a Utah Limited Liability Company**, hereinafter referred to as Grantee, whose current address is **579 South Moss Hill Drive, Bountiful, UT 84010**, 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:

(SEE ATTACHED EXHIBIT A)

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.

The Rama Group, LLC, an Idaho Limited Liability Company

By: 
Name: Kevin F. Amar
Title: Manager

September 8, 2016

Emmett Partners, LLC

A portion of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 24 from which the Northeast corner of said Section 24 bears North 00°22'43" East, 2,649.30 feet (formerly described as North 00°46'12" East);

Thence along the East boundary line of said Section 24 North 00°22'43" East, 1324.65 feet (formerly described as North 00°46'12" East) to the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 24;

Thence along the North boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 24 North 88°59'54" West, 65.06 feet (formerly described as North 88°36'31" West, 70.00 feet) to the West right-of-way line of North Kuna-Meridian Road (St. Hwy. 69) as described in that Warranty Deed dated March 17th, 1997 and recorded as Instrument No. 97029946, records of Ada County, Idaho, said point being the **REAL POINT OF BEGINNING**;

Thence leaving said North boundary line and along said West right-of-way line South 01°31'50" East, 1.65 feet (formerly described as South 01°08'21" East)

Thence continuing along said West right-of-way line South 00°22'43" West, 1262.81 feet (formerly described as South 00°46'12" West, 1,284.45 feet);

Thence leaving said West right-of-way line North 68°50'19" West, 551.26 feet (formerly described as North 88°26'50" West, 546.26 feet);

Thence 31.14 feet along the arc of a curve to the right having a radius of 20.00 feet, a central angle of 69°13'02" and a long chord which bears North 44°13'48" West (formerly described as North 43°50'19" West), 28.09 feet;

Thence North 00°22'43" East (formerly described as North 00°46'12" East), 70.22 feet;

Thence 59.67 feet along the arc of a curve to the left having a radius of 74.00 feet, a central angle of 46°11'54" and a long chord which bears North 22°43'14" West (formerly described as North 22°19'45" West), 58.06 feet;

Thence North 63°47'00" East (formerly described as North 64°10'29" East), 42.13 feet;

Thence North 32°04'50" East (formerly described as North 32°26'19" East), 21.02 feet;

Thence North 00°22'43" East, 1102.49 (formerly described as North 00°46'12"

East, 1,102.47 feet) to a point on the North boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 24;

Thence along said North boundary line South 88°59'54" East, 544.97 feet (formerly described as South 88°36'31" East, 540.04 feet) to the **REAL POINT OF BEGINNING**. Containing an area of 16.17 acres, more or less.





Neighborhood Meeting Certification

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



You **must** conduct a Neighborhood Meeting **prior** to submission of an application for Annexation; Rezone; Special Use Permit; Subdivision; and Variance. Please see Kuna City Code 5-1A-2 for more information or contact the Planning & Zoning Department at (208) 922-5274.

The Neighborhood Meeting Certification packet includes the following:

- Neighborhood Meeting Certification – This acts as quick reference information regarding your project.
- Sign-in Sheet – This provides written record of who attended your Neighborhood Meeting.
- Neighborhood Meeting Minutes – Provides space in which to record the items discussed and any concerns attendees may have.

A Neighborhood Meeting cannot take place more than two (2) months prior to acceptance of the application and an application will not be accepted before the meeting is conducted. You are required to mail written notification of your meeting, allowing at least fourteen (14) days before your meeting for property owners to plan to attend. **Contacting and/or meeting individually with property owners will not fulfill Neighborhood Meeting requirements.** You may request a 300' property owners mailing list by completing the Neighborhood Meeting Mailing List Request form located under Forms & Applications on the City of Kuna website.

Neighborhood Meetings must be held on either a weekend between 10:00 Am & 7:00 PM, or a weekday between 6:00 PM & 8:00 PM. The meeting **cannot** be conducted on holidays, holiday weekends, or the day before/after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- Subject property;
- Nearest available public meeting place (i.e. Libraries, Community Centers, etc.); or
- An office space within a one (1) mile radius of the subject property.

Once you have held your Neighborhood Meeting, please complete this certification form and include with your application along with the Sign-in Sheet, Neighborhood Meeting Minutes & a copy of the notification mailed to attendees.

Description of proposed project: Auto Collision Repair Shop
With Paint Booth

Date of Meeting: 12/MARCH/2021 Time: 6:00 pm

Meeting Location: 997 North Meridian Blvd, Kuna, ID 83634

Site Information

Location: Quarter _____ Section 24 Township 2N Range 1W Total Acres 3.097

Subdivision Name: ENSIGN Subdivision #1 Lot 01 Block 01

Address: 997 N Meridian Rd, Kuna, ID 93634

Parcel No(s): R240 432 0010
Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: Todd Goode

Address: _____

Contact Person

Name: Craig Kulchak

Business Name (if applicable): RCK Consultants

Address: 4839 Mountain View Drive Boise, ID 83708

Phone: 208-919-1141 Email: rckulchak@gmail.com

Applicant

Name: _____

Address: _____

Phone: _____ Email: _____

I, _____, certify that a Neighborhood Meeting was conducted at the time and location noted on this form in accordance with Kuna City Code 5-1A-2.

Applicant Signature: _____ Date: _____

SIGN-IN SHEET

Project Name: First Choice Collision Repair

	Name	Address	Phone
1	Craig Kulchale	4839 Mountain View Dr	(203) 919-1141
2	Todd Goode	8785 Star Pass Ridge Rd. Nampa	(208) 249-6836
3	Janna Goode	8785 Star Pass Ridge Rd Nampa	(208) 250-6330
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 12/MARCH/2021 Number of Attendees: 3

Location: 997 N. Meridian Rd Kona, HI 93634-0010

Project Description: Auto Body Repair and Paint Shop

Attendee Comments or Concerns: None

I, Craig Kulchuk, hereby certify the above information and the information provided within these forms is true, complete and correct to the best of my knowledge.

Applicant Signature:  Date: 12/MAR/2021



RCK Consultants

February 26, 2021

To Whom it may concern,

My name is Craig Kulchak. Todd Good has purchased the 1.6 acre lot in the Ridley's / Tractor Supply Shopping Center a Meridian Road and Deer Flat in Kuna Idaho. He is proposing to build a new Auto Body Repair facility on this parcel. The parcel needs to be Re-Zoned from C-1 to C-3, with a Conditional Use Permit that would allow for C-3 Zoning.

I will be holding a Neighborhood Meeting at 6:00 pm on March 12th 2021

There will be the layout of the proposed project for you viewing and I welcome any questions you may have. I look forward to meeting you and discussing the great project.

Kindest Regards,

Craig Kulchak, PM

4839 Mountain View Drive, Boise, Idaho 83704
208-919-1141
rckulchak@gmail.com



COMMITMENT TO PROPERTY POSTING

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

KUNA

Planning & Zoning

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

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

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

Print Name: Craig Kulchak

Signature: 

Date: 31/MAR/2021

Doug Hanson

From: Doug Hanson
Sent: Tuesday, November 2, 2021 11:59 AM
To: 'Ada County Engineer'; 'Ada County Highway District'; 'Adam Ingram'; 'Beky Rone (Kuna USPS Addressing)'; Bobby Withrow; 'Boise Project Board of Control'; 'Brady Barroso'; 'Brent Moore (Ada County)'; 'Cable One TV'; Catherine Feistner; 'Central District Health Department'; 'Chief Fratusco'; 'COMPASS'; 'David Reinhart'; 'DEQ'; 'Eric Adolfson'; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Intermountain Gas'; 'ITD'; 'J&M Sanitation'; Jace Hellman; 'Krystal Hinkle'; 'Leon Letson (Ada County)'; 'Marc Boyer (Kuna Postmaster)'; 'Megan Leatherman'; 'Mike Borzick'; 'Nampa Meridian Irrigation District'; 'New York Irrigation'; 'Paris Dickerson'; Paul Stevens; 'Robbie Reno'; 'Sarah Arjona ITD'; 'Scott Arellano (KRFD)'; 'Stacey Yarrington (Ada County)'; 'TJ Lawrence (Interim KRFD Chief)'
Subject: 21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit) First Choice Collision Auto Repair City of Kuna Request for Comment
Attachments: 21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit) First Choice Collision Auto Repair Agency Transmittal Packet.pdf

November 2, 2021

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

File Number & Case Name:	21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit) – First Choice Collision Auto Repair
Project Description	Craig Kulchak, on behalf of Todd Goode and Emmett Partners, LLC requests approval to rezone approximately 1.60 acres from its current zoning district classification of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The applicant also requests special use permit approval in order to operate an automobile repair shop. The subject site is located at 997 N Meridian Road (APN: R2404320014)
Applicant	Craig Kulchak 4839 Mountain View Drive Boise, ID 83704 208-919-1141 r.c.kulchak@gmail.com
Tentative Public Hearing Date	Tuesday, January 11, 2022 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634
Staff Contact	Doug Hanson dhanson@kunaid.gov Phone: 208-287-1771 Fax: 208-922-5989

All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project.*

Best,

Doug Hanson

Planner II

City of Kuna

751 W 4th St

Kuna, ID 83634

dhanson@kunaid.gov

208.287.1771



Doug Hanson

From: Sarah Arjona <Sarah.Arjona@itd.idaho.gov>
Sent: Wednesday, November 3, 2021 12:18 PM
To: Doug Hanson
Subject: 21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit) First Choice Collision Auto Repair

Good afternoon Doug,

ITD has received application SD2019-0010 for review. The trips generated by this application were already accounted for in a previous Traffic Impact Study for Ensign Subdivision. As such ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

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

From: Doug Hanson <dhanson@kunaid.gov>
Sent: Tuesday, November 2, 2021 11:59 AM
To: Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Beky Rone (Kuna USPS Addressing) <rebecca.i.rone@usps.gov>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Project Board of Control <TRitthaler@boiseproject.org>; Brady Barroso <bbarroso@kunaid.gov>; Brent Moore (Ada County) <bmoore@adacounty.id.gov>; Cable One TV <cheryl.goettsche@cableone.biz>; Catherine Feistner <cfeistner@kunaid.gov>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <cmiller@compassidaho.org>; David Reinhart <dreinhardt@kunaschools.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfsen <eadolfsen@compassidaho.org>; 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@jmsanitation.com>; Jace Hellman <jhellman@kunaID.gov>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson (Ada County) <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Mike Borzick <mborzick@kunaid.gov>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Paris Dickerson <PDickerson@idahopower.com>; Paul Stevens <PStevens@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Sarah Arjona <Sarah.Arjona@itd.idaho.gov>; Scott FCCNWI <scott@fccnwi.com>; Stacey Yarrington (Ada County) <syarrington@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>
Subject: [EXTERNAL] 21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit) First Choice Collision Auto Repair City of Kuna Request for Comment

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

November 2, 2021

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

File Number & Case Name:	21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit) – First Choice Collision Auto Repair
Project Description	Craig Kulchak, on behalf of Todd Goode and Emmett Partners, LLC requests approval to rezone approximately 1.60 acres from its current zoning district classification of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The applicant also requests special use permit approval in order to operate an automobile repair shop. The subject site is located at 997 N Meridian Road (APN: R2404320014)
Applicant	Craig Kulchak 4839 Mountain View Drive Boise, ID 83704 208-919-1141 r.c.kulchak@gmail.com
Tentative Public Hearing Date	Tuesday, January 11, 2022 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634
Staff Contact	Doug Hanson dhanson@kunaid.gov Phone: 208-287-1771 Fax: 208-922-5989
<p>All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you. If your agency needs additional time for review, please let our office know as soon as possible. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i></p>	

Best,

Doug Hanson
Planner II
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771



GALE MASLONKA
CHAIRMAN OF THE BOARD
RICHARD DURRANT
VICE CHAIRMAN OF THE BOARD
ROBERT D. CARTER
PROJECT MANAGER
THOMAS RITTHALER
ASSISTANT PROJECT MANAGER
APRYL GARDNER
SECRETARY-TREASURER
MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

RECEIVED
NOV 05 2021
CITY OF KUNA

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

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

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

02 November 2021

City of Kuna
751 W. 4th St.
Kuna, Idaho 83634

RE: First Choice Collision Repair
997 N. Meridian Rd. Kuna 83634
Boise-Kuna Irrigation District BK-1401
Teed Lateral 61+90
Sec. 24, T2N, R1W, BM.

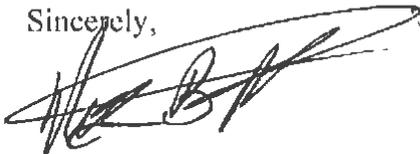
Doug Hanson, Planner:

There are no Boise Project facilities located on the above-mentioned property, however it does in fact possess a valid water right.

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

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

Sincerely,



Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Clint McCormick
Alicia Flavel
File

Watermaster, Div. 2 BPBC
Secretary – Treasurer, BKID



Kent Goldthorpe, President
Dave McKinney, Vice-President
Jim D. Hansen, Commissioner
Mary May, Commissioner
Alexis Pickering, Commissioner

November 9th, 2021

To: Craig Kulchak
4839 Mountain View Drive
Boise, ID 83704

Subject: KUNA21-0009/ 21-02-ZC/ 21-02/SUP
997 N Meridian Road
First Choice Collision Repair

The Ada County Highway District (ACHD) has reviewed the submitted application for the application referenced above and has determined that there are no improvements required to the adjacent street(s).

The applicant shall be required to:

1. Pay a traffic impact fee. If applicable, a traffic impact fee may be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency. This is a separate review process and it is the applicant's responsibility to submit plans directly to ACHD. For any questions regarding the traffic impact fee please contact ACHD's Impact Fee Administrator, Austin Miller, at amiller@achdidaho.org or (208)387-6335.
2. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.
3. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.).

Traffic Information

This development is estimated to generate 31 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

Condition of Area Roadways:

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification
Meridian Road/ State Highway 69	96-feet	Arterial

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

Average Daily Traffic Count (VDT):

Average daily traffic counts are based on ACHD's most current traffic counts

- There are no current traffic counts for this portion of Meridian Road.

If you have any questions, please feel free to contact me at (208) 387-6346.

Sincerely,



Brenna Garro
Planner 1
Development Services

cc: Todd Goode, via email
City of Kuna (Doug Hanson), via email

Standard Conditions of Approval

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



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

November 12, 2021

By e-mail: dhanson@kunaid.gov

City of Kuna
751 W 4th St
Kuna, Idaho 83634

Subject: First Choice Collision Auto Repair, 21-02-ZC/21-02-SUP

Dear Mr. Hanson:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
- For questions, contact David Luft, Air Quality Manager, at 373-0550.
- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
- Automotive coating facilities are subject to DEQ air quality Rules, and many require an air quality permit. Air quality permits are required prior to the commencement of construction of the facility. Please see the following web site for additional information:
<https://www.deq.idaho.gov/permits/air-quality-permitting/>

- For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.

- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollution Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

Response to Request for Comment

November 12, 2021

Page 5

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive style with a large, prominent "A" and "S".

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2021AEK240



ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH

NAMPA, IDAHO 83651-4395

RECEIVED FAX #208-463-0092

nmid.org

OFFICE: Nampa 208-466-7861

SHOP: Nampa 208-466-0663

November 10, 2021

NOV 12 2021

CITY OF KUNA

Doug Hanson, Planner I
City of Kuna
751 W. 4th Street
Kuna, ID 83634

RE: 21-02-ZC & 21-02-SUP/ Collision Auto Repair

Dear Doug:

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ gnf

Cc:

Office/ file
T. Ritthaler, Board of Control



APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000



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

Catherine Feistner, E.J.T.
Assistant Kuna City Engineer

Brady Barroso
Engineering Technician I

MEMORANDUM

To: Jace Hellman - Planning and Zoning Director
From: Brady Barroso - Engineering Technician I
Catherine Feistner - Assistant City Engineer
Date: 14 December 2021
RE: Public Works Comments
First Choice Collision Auto Repair – 21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit)

The First Choice Collision Auto Repair property, 21-02-ZC and 21-02-SUP, rezone and special use permit request dated 2 November 2021 has been reviewed. The applicant wishes to rezone from a City of Kuna (City) C-1 (neighborhood commercial) zone to a C-3 (Service Commercial). These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Public Works staff must review the civil site plan for existing and proposed utilities. After review, Public Works staff can support this rezone and special use permit, given there will be an oil water interceptor in the design.

Comments may be expanded or refined in connection with the future land-use actions.

1) Inspection & Fees

- a) An inspection fee will apply to inspect the final construction of water, sewer, and irrigation facilities associated with this development.
- b) The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
- c) All applicable utility inspection and utility flow modeling fees shall be paid by the developer in accordance with City of Kuna Resolution R57-2021. *Payment is due and payable prior to the pre-construction meeting.*
- d) The Kuna Rural Fire District's current hydrant flow testing and plat base fee are \$300.00 and \$75.00 respectively for a total of \$375.00. *Payment is due and payable prior to the pre-construction meeting.*

2) General

- a) The applicant requests approximately 1.6 acres to be rezoned from City of Kuna C-1 zoning to a C-3 zoning designation.
- b) If the applicant's construction area spans more than 1.0 acres, a Stormwater Pollution Prevention Plan (SWPPP) is required per Idaho Department of Environmental Quality (IDEQ).
- c) Equivalent Dwelling Units (EDUs) are based on the fixture count at the time a building permit is issued.
- d) Sufficient fire access is required per Kuna Rural Fire District (KRFD).
- e) Areas for outside activities are incorporated into the project. Connection to the City of Kuna pathways presents a long-term goal that should be considered.
- f) A plan approval letter will be required if this project affects any local irrigation districts.
- g) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
- h) All positional information shall be from the most recent state plane coordinate system.
- i) Provide engineering certification on all final engineering drawings.
- j) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
- k) Fire suppression shall be available and approved by KRFD.
- l) No building permits will be issued and no construction can begin without adequate fire protection.

3) Right-of-Way

- a) Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
- b) Please provide Public Works staff proof of legal access to the site. If none available, please include in the civil site plan.
- c) Approaches onto classified streets must comply with ACHD approach policies.
- d) All street construction must meet or exceed City of Kuna and ACHD development standards.
- e) All City mainlines crossing proposed lots or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
- f) The KRFD Deputy Fire Marshal, or the representative, must approve fire access to the subdivision.
- g) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4) Sanitary Sewer Connection

- a) The applicant's property is not connected to City services. The applicant shall construct a sanitary sewer service, potentially with the ability to incorporate a service for the parcel directly south. The closest possible connection to gravity sewer is on the east side of this property, located in the access road. City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.

- b) All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality (DEQ) requirements. Documentation shall be provided to the City of Kuna.
- c) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
- d) All sewer infrastructure must meet or exceed City of Kuna requirements.
- e) Sewer connection fees apply to each lot containing a home or other facility.
- f) This application shall conform to the sewer masterplan as applicable. The sewer master plan specifies minimum pipe sizes and supports the “to and through” utility policy.

5) Potable Water Connection

- a) The applicant’s property is not connected to City services. The applicant shall construct a potable water service, potentially with the ability to incorporate a service for the parcel directly south. The closest possible connection to potable water is on the east side of this property, located in the access road. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels.
- b) It is expected the applicant will connect to City water services, in accordance with the City’s “to and through” policy in Kuna City Code 6-4-2.
- c) All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
- d) All water infrastructure must meet or exceed City of Kuna requirements.
- e) Water connection fees apply to each lot containing a home or other facility.
- f) Fire hydrants are required in a layout acceptable to the KRFD.

6) Pressurized Irrigation

- a) The applicant’s property is not connected to City services. The applicant shall construct a pressurized irrigation service, potentially with the ability to incorporate a service for the parcel directly south. The closest connection point is on the west side of N Meridian Rd in between 1011 N Meridian Rd and the Right-of-Way. City Code 5-16-3-B.2 states pressurized irrigation utilities shall be extended to each parcel when pressurized irrigation is available within three hundred (300) feet of the parcels. It is expected the applicant will connect to City pressurized irrigation services, in accordance with the City’s “to and through” policy in Kuna City Code 6-4-2.
- b) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
- c) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- d) All residential, common lots, and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection and assessment fee.

7) Grading and Storm Drainage

- a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.

- c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
- d) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.
- e) Sidewalks, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.

8) As-Built Drawings

- a) As-built (record) drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product.
- b) *Correct and verified as-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

9) Exhibits

- a) No maps are included to support Public Works comments.



Proof of Property Posting

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



This form shall confirm that the Public Hearing Notice for 21-02-ZC 21-02-SUP
First Choice Collision Repair was posted, as required per Kuna City Code
5-1A-8, on 16/DEC/2021. This form and associated photos shall be returned
to the Planning & Zoning department no later than seven (7) days prior to the Public Hearing.

Signs shall be removed from the site within three (3) days after the Public Hearing.

DATED this 17 day of December, 2021.

Signature: [Signature] CRAIG KULCHAK

State of Idaho)
) ss
County of Ada)

On this 17th day of December, 2021, before me, the
Undersigned, a Notary Public in and for said State, personally appeared before me
(Owner/Developer).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and
year in this certificate first above written. Subscribed and sworn to before me the day and year
first above written.

Jessica Marcum

Residing at: 7900 W. Merigold
Garden City Id 83714

My Commission expires: 04-03-2025

Signature [Signature]



City of Kuna Public Hearing Notice

THE CITY OF KUNA will hold a public hearing on January 11, 2022 at the Kuna City Hall, at 6:00 pm

PURPOSE: A Planning and Zoning Commission Public Hearing will be held for the request of a Special use permit (APN: R2404320014) and Rezone (21-02-ZC) from C-1 TO C-3, a commercial development of 3.097 acres for First Choice Collision Repair, an auto body repair and paint business located at 997 North Meridian Road, Kuna, Idaho 83634

LOCATION: The hearing will be held at Kuna City Hall is scheduled for January 11, 2022 at 6:00 pm.

APPLICATION BY: Todd Goode, Nampa, Idaho



ADVERTISING PROOF

c/o ISj Payment Processing Center
 PO Box 1570,
 Pocatello, ID 83204
 Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
12/20/21	21880

LEGAL NOTICE

**Case Nos. 21-02-ZC
 (Rezone) & 21-02-SUP
 (Special Use Permit)
 First Choice Collision Repair**

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

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing Tuesday, January 11, 2022, at 6:00 PM, or as soon as can be heard; in connection with a Rezone (ZC) & Special Use Permit (SUP) request for First Choice Collision Repair. Craig Kulchak, on behalf of Todd Goode and Emmett Partners, LLC requests approval to rezone approximately 1.60 acres from its current zoning district classification of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The applicant also requests special use permit approval in order to operate an automobile repair shop. The subject site is located at 997 N Meridian Road (APN: R2404320014).

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning
 Department

December 22, 2021
 184180

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
184180	21-02-ZC & 21-02-SUP	12/22/21	12/22/21	1	\$47.92

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$47.92
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$47.92

We Appreciate Your Business!

Suggestions for Testifying at Public Hearings:

Be Informed...

Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

Be on time...

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

Speak to the Point...

The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write...

Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.



JR 12.22.21

City of Kuna

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning & Zoning Commission** is scheduled to hold a Public Hearing on **January 11, 2022 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

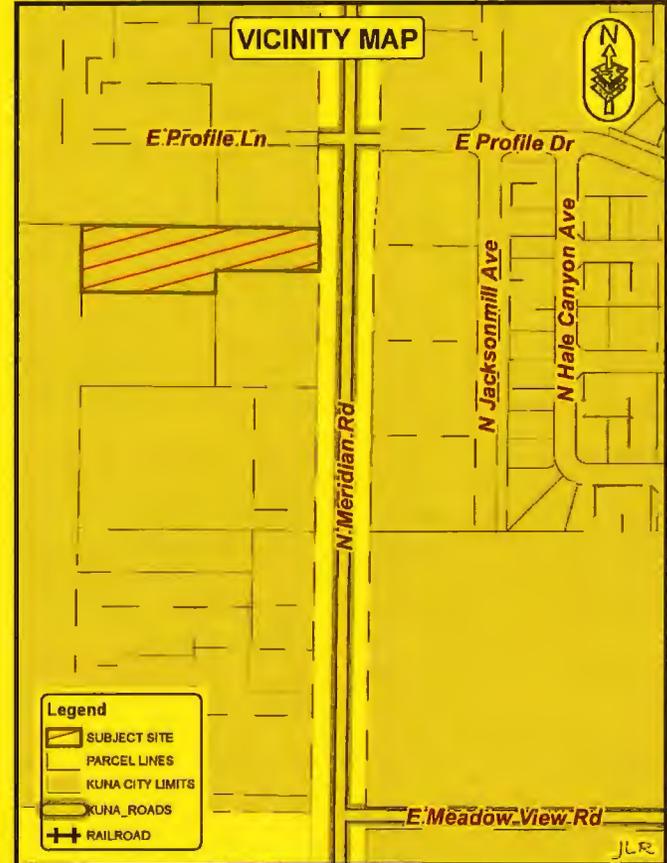
Case No. 21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit): First Choice Collision Repair

Craig Kulchak, on behalf of Todd Goode and Emmett Partners, LLC, requests approval to Rezone approximately 1.60 acres from its current zoning district classification of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The Applicant also requests Special Use Permit approval in order to operate an automobile repair shop. The subject site is located at 997 N Meridian Road (APN: R2404320014).

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **January 5, 2022** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.

MAILED 12.22.2021

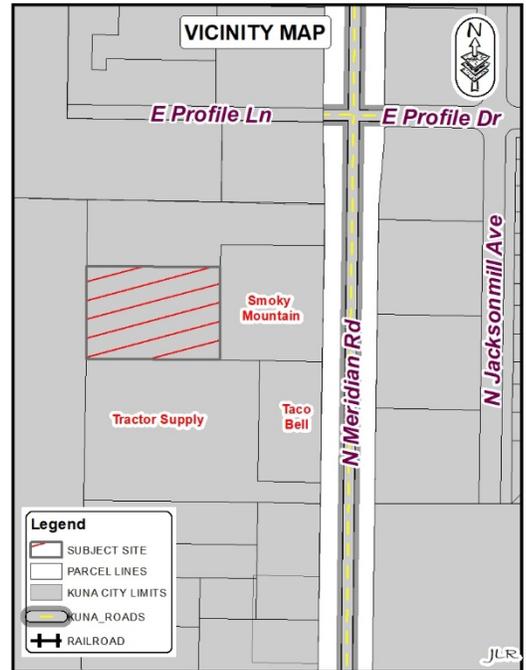


**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATION OF) Case No. 21-11-DR (DESIGN REVIEW)
)
JR AND BONNIE SCHWENKFELDER)
) **STAFF REPORT FOR THE**
For a Design Review for the Commercial) **COMMERCIAL TIRE DESIGN**
Tire Building, Parking Lot & Landscaping.) **REVIEW APPLICATION.**

TABLE OF CONTENTS

1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. General Project Facts
5. Transportation and Connectivity
6. Staff Analysis
7. Proposed Findings of Fact and Conclusions of Law
8. Commission’s Proposed Decision



**I
EXHIBIT LIST**

The exhibits of the above-referenced matter consist of the following, to-wit:

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	Design Review Application			X
2.3	Narrative			X
2.4	Vicinity Map			X

2.5	Aerial Map			X
2.6	Warranty Deed			X
2.7	Affidavit of Legal Interest			X
2.8	Elevations & Color Board			X
2.9	Photometrics & Lighting Cutsheets			X
2.10	Site Plan			X
2.11	Interior Layout			X
2.12	Landscape Plan			X
2.13	Public Works Memo			X

II PROCESS AND NOTICING

2.1 In accordance with Kuna City Code (KCC) 5-4-2: Design Review; all new commercial projects, landscaping and parking lots are required to submit an application for review by the Planning and Zoning Commission. As a Public Meeting item, this action requires no formal public noticing actions.

2.2 Notifications

2.2.1 Completeness Letter: November 18, 2021

2.2.2 Agency Notifications: November 18, 2021

2.2.3 Agenda: January 11, 2022

III APPLICANTS REQUEST

3.1 David Blodgett of Rudeen Architects, on behalf of his client the Schwenkfelder's, requests Design Review approval for an approximately 10,022 Square Foot tire shop with mezzanine level office; a 1,965 Square Foot mercantile space; a 3,266 Square Foot open air truck/equipment bay; associated parking lot; and landscaping. The subject site is located at 997 N Meridian Road (APN: R2404340100) with a C-1 (Neighborhood Commercial) zoning designation.

IV GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The property lies within the Ensign No. 1 Subdivision and is currently zoned C-1 (Neighborhood Commercial). The subject site has remained undeveloped, has an approximate bedrock depth of 20-40 inches with some of the general area being greater than 60 inches, and an average slope of 0-0.9%.

4.2 Surrounding Land Uses

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

4.3 Parcel Size, Current Zoning and Parcel Number

4.3.1 Approximately 1.5 acres

4.3.2 C-1 (Neighborhood Commercial)

4.3.3 R2404340100

4.4 Services

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

4.5 Existing Structures, Vegetation, and Natural Features

4.5.1 The subject site contains no structures and is covered by general weeds/grasses.

4.6 Environmental Issues

4.6.1 Apart from being within the Nitrate Priority Area, staff is not aware of any environmental issues, health or safety conflicts at this time.

4.7 Comprehensive Plan Future Land Use Map

4.7.1 The Future Land Use Map (FLUM) identifies the subject site as Commercial and Staff views this proposed Design Review request to be consistent with the current land use designation.

4.8 Agency Responses

Agency	Exhibit No.
Kuna City Public Works	2.13

V

TRANSPORTATION AND CONNECTIVITY

5.1 The subject site is accessed via existing fully improved internal driveways on both the East and West of the subject site. Per the provided site plan, the proposed building, outdoor bay and associated parking lot can be accessed from multiple ingress/egress points off of these drives. Traffic circulation within the subject site is adequate for the proposed use.

VI

STAFF ANALYSIS

6.1 The proposed building contains a 1,965 Square Foot mercantile space and a 10,022 Square Foot tire shop with storage. The mercantile space will also include an 800 Square Foot mezzanine level to house an employee break room, office and storage area but is not counted as part of the total building area. Additionally, there is a 3,266 Square Foot covered, open-air bay in which to service large trucks and equipment.

The proposed building lies central to the subject site with the main entrance facing south. The customer entrance to the main showroom provides a steel framed, glass man door and aluminum framed storefront windows with a metal awning and multiple pipe bollards. Additionally, there are six (6) overhead doors which provide vehicles entrance to the service floor.

The north face includes a proposed covered, fully paved, truck/equipment bay, as well as one (1) steel man door and two (2) overhead doors. The awning for the bay is proposed to be prefinished metal with a concealed fastener system, and set on steel pillars with a concrete column base.

The proposed east face has an additional customer entrance & storefront, two (2) benches, and multiple pipe bollards. Additionally, one (1) steel man door is proposed near the center of the building face and has three (3) windows near the upper half of the building.

The proposed west elevation has storefront windows, a steel man door and an outdoor storage area. The storage area proposes a gravel surface surrounded with an eight (8) foot tall chain link fence with privacy slats in grey, and three (3) entry gates.

The overall proposed elevations offer aesthetic variety by using an array of materials such as smooth and split-faced CMU, pre-finished metal siding, and stucco in neutral colors, as well as accents of the signature Commercial Tire Red.

Proposed signage for the building includes three (3) Commercial Tire logo wall signs above the store front windows on the west, south, and east; and lettering-type wall signage above each service bay indicating the type of service.

A 16-foot x 12-foot 8-inch CMU trash enclosure with internal and external bollards, is proposed on the northwest corner of the subject site; the CMU material will mirror the CMU used on the building. A double gate offering a 120-degree opening is proposed for the north face, as well as an opening on the east for employee access. The proposed location of the trash enclosure, including traffic circulation within the subject site, allows adequate access by J&M Sanitation.

Proposed landscaping for the subject site includes a variety of deciduous trees, shrubs, grasses and perennials; upon review, staff finds the Applicant has provided the required amount of each of these items and/or beyond the required amount, for each landscape buffer/island. The west side of the subject site offers a narrow section of buffer strip due to the angle of the drive previously developed with construction of the Ensign No. 1 Subdivision. As such, the Applicant proposes ample plantings as well as a six (6) foot vinyl privacy fence to act as a buffer to the neighboring R-6 (Medium Density Residential) zoned parcel. Directly parallel across the same angled drive is an additional landscape strip acting as a buffer between the drive and proposed parking stalls. This landscape strip includes ample plantings, two (2) trees, and has the proposed trash enclosure recessed into its north end.

Per Kuna City Code 5-9-3(B)(1), two (2) parking stalls are required per each service bay, thus resulting in 14 total stalls with one (1) being ADA accessible. The Applicant has proposed a total of 23 standard stalls and one (1) ADA stall, thus providing above and beyond this requirement.

Per the Public Works Memo (Exhibit 2.13), an oil water interceptor must be incorporated within the project design and a Stormwater Pollution Prevention Plan (SWPPP), as required per the Idaho Department of Environmental Quality (IDEQ) must be provided as the site is over one (1) acre in size. Additionally, the subject site must connect to water, sewer and pressurized irrigation services, with utility line(s) installation adhering to the city's "to and through" policy listed in Kuna City Code (KCC) 5-16-3(B)(2).

Upon complete review, staff finds the application generally complies with Title 5 of Kuna City Code; Comprehensive Plan Future Land Use Map (FLUM); and Idaho Code. Staff would recommend the Planning and Zoning Commission Approve Case No. 21-11-DR, with the Applicant being subject to the recommended Conditions of Approval listed in Section VIII (8) of this report.

6.2 Applicable Standards

- 6.2.1 City of Kuna Zoning Ordinance, Title 5
- 6.2.2 City of Kuna Comprehensive Plan FLUM
- 6.2.3 Idaho Code, Title 67, Chapter 65 – Local Land Use Planning Act

VII PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 21-11-DR (Design Review), including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, exhibits and discussion at the public meeting; the Kuna Planning and Zoning Commission hereby **Approves/Denies** the Findings of Fact and Conclusions of Law, and Conditions of Approval for Case No. 21-11-DR, a request from David Blodgett for an approximately 10,022 Square Foot tire shop with mezzanine level office; a 1,965 Square Foot mercantile space; a 3,266 Square Foot open air truck/equipment bay; associated parking lot; and landscaping; located at 997 N Meridian Road (APN: R2404340100) with a C-1 (Neighborhood Commercial) zoning designation.

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.

- 7.1 Based on the evidence contained in Case No. 21-11-DR, the building design, including building mass, proportion of the building, relationship of exterior materials, and relationship of openings in the building, this proposal generally **does/does not** comply with Kuna 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.

- 7.2 The contents of the proposed Design Review application **does/does not** contain all of the necessary requirements as listed in KCC 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 Kuna City Code 5-4-9 were provided.

- 7.3 Based on the evidence contained in Case No. 21-11-DR, this proposal **does/does not** generally comply with the Comprehensive Plan.

The Comprehensive Plan designates the future land use designation of the proposed subject site as Commercial; the subject site is currently dedicated as such and is to be developed following the designations permitted uses.

- 7.4** The overall proposed project *is/is not* appropriate for the proposed site selection.

Staff Finding: Upon review, staff finds the proposed facility is an appropriate fit for the property's zoning designation and use.

- 7.5** The orientation of the building and its site design *does/does not* minimize the impact on adjacent properties.

Staff Finding: The buildings placement and orientation, building façade and colors, fencing materials, and landscaping all provide adequate mitigation of the impact on adjacent properties.

- 7.6** The associated parking lot *does/does not* provide adequate parking for the proposed facility and its design *does/does not* provide safe access for pedestrians.

Staff Finding: The proposed parking lot and the amount of regular and ADA parking spaces provided meets KCC 5-9. Safe pedestrian access is provided via walkways immediately adjacent to the showroom entrances.

VIII COMMISSIONS ORDER OF DECISION

Note: The motion is for the Approval, Conditional Approval, or Denial of the Design Review application. However, if the Planning and Zoning Commission wishes to Approve/Deny specific parts of the requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report, case file, and discussion at the public meeting, the Planning and Zoning Commission of Kuna, Idaho (acting as Design Review Committee), hereby **Approves/Conditionally Approves/Denies** of Case No. 21-11-DR (Design Review), a request from David Blodgett for an approximately 10,022 Square Foot tire shop with mezzanine level office; a 1,965 Square Foot mercantile space; a 3,266 Square Foot open air truck/equipment bay; associated parking lot; and landscaping; located at 997 N Meridian Road (APN: R2404340100) with a C-1 (Neighborhood Commercial) zoning designation, subject to the following Conditions of Approval:

- 8.1** The Applicant shall follow all requirements for sanitary sewer, potable water, irrigation system connections, and all other requirements of the Kuna Public Works Department. Potable/drinking water shall not be used for irrigation purposes per Kuna City Code 6-4-2-B(9).
- 8.2** The Applicant shall obtain written approval of the construction plans from the agencies noted below; the approval may be either on agency letterhead referring to the approved use, or may be written or stamped upon a copy of the approved plans. All site improvements are prohibited prior to approval of these agencies and the issuance of a building permit:
- a. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received approval of the Civil Plan.
 - b. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Kuna Rural Fire District is required.
 - c. The city shall approve any modifications to the existing irrigation system.

- d. Approval from Ada County Highway District (impact fees), if any, shall be paid *prior to issuance* of building permits.
- 8.3** Developer/Owner/Applicant shall provide engineering certification on all final engineering drawings, as applicable.
- 8.4** Developer/Owner/Applicant shall provide a utility site layout showing proposed modifications to the water/sewer lines and how they connect to the proposed building, to Public Works prior to construction or Building Permit application.
- 8.5** On-site stormwater retention shall be reviewed in conjunction with this Design Review and Applicant/Developer shall be required to provide a stormwater disposal and treatment plan which accounts for increased on-site storm water runoff volumes; detailed drawings of drainage and treatment facilities with supporting calculations for review and approval.
- 8.6** If applicable, Fire Suppression shall be shown on all plans and approved by the Kuna Rural Fire District (KRFD).
- 8.7** The Kuna Rural Fire District, or KRFD representative, must approve fire access to the project before, during, and after construction.
- 8.8** Developer/Owner/Applicant shall verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties; slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot, and no steeper than 4:1 for lots with common rear lot lines.
- 8.9** This development is subject to Architectural and Landscape compliance Design Review inspections *prior* to receiving a Certificate of Occupancy. Design Review inspection fees shall be paid *prior* to requesting staff inspection.
- 8.10** 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.
- 8.11** All required landscaping shall be permanently maintained in healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three (3) days or as the planting season permits, as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
- 8.12** Landscaping shall not be placed within 10 feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities, and must honor all vision triangles.
- 8.13** As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the Applicants Engineer.
- 8.14** Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over 12-inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout the seasons.
- 8.15** Developer/Owner/Applicant is hereby notified of Kuna's working hours. Construction of any kind

shall only be conducted between 7:00 AM to 11:00 PM; noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

8.16 Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.

8.17 Developer/Owner/Applicant shall comply with all local, state and federal laws.

DATED this 11th day of January, 2022.



Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



Office Use Only

FileNo.(s): 21-11-DR

ProjectName: Commercial Tire

DateReceived: 10.19.2021

DateAccepted as Complete: 11.18.2021

Type of review requested (check all that apply); please submit all associated applications:

<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Comp. Plan Map Amendment	<input type="checkbox"/>	Combination Pre & Final Plat
<input type="checkbox"/>	Design Review	<input type="checkbox"/>	Development Agreement
<input type="checkbox"/>	Final Planned Unit Development	<input type="checkbox"/>	Final Plat
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Ordinance Amendment	<input type="checkbox"/>	Planned Unit Development
<input type="checkbox"/>	Preliminary Plat	<input type="checkbox"/>	Rezone
<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Temporary Business
<input type="checkbox"/>	Vacation	<input type="checkbox"/>	Variance

Owner of Record

Name: _____

Address: _____

Phone: _____ Email: _____

Applicant (Developer) Information

Name: _____

Address: _____

Phone: _____ Email: _____

Engineer/Representative Information

Name: _____

Address: _____

Phone: _____ Email: _____

Subject Property Information

Site Address: _____

Nearest Major Cross Streets: _____

Parcel No.(s): _____

Section, Township, Range: _____

Property Size: _____

Current Land Use: _____ Proposed Land Use: _____

Current Zoning: _____ Proposed Zoning: _____

Project Description

Project Name: _____

General Description of Project: _____

Type of proposed use (check all that apply and provide specific density/zoning):

Residential: R-2 R-4 R-6 R-8 R-12 R-20 Commercial: C-1 C-2 C-3 CBD

Office Industrial: M-1 M-2 Other: _____

Type(s) of amenities provided with development: _____

Residential Project Summary (If Applicable) [N/A](#)

Are there existing buildings? YES NO

If YES, please describe: _____

Will any existing buildings remain? YES NO

No. of Residential Units: _____ No. of Building Lots: _____

No. of Common Lots: _____ No. of Other Lots: _____

Type of dwelling(s) proposed (check all that apply):

Single-Family Townhomes Duplexes Multi-Family

Other: _____

Minimum square footage of structure(s): _____

Gross Density (Dwelling Units ÷ Total Acreage): _____

Net Density (Dwelling Units ÷ Total Acreage not including Roads): _____

Percentage of Open Space provided: _____ Acreage of Open Space: _____

Type of Open Space provided (i.e. public, common, landscaping): _____

Non-Residential Project Summary (If Applicable)

Number of building lots: _____ Other lots: _____

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

Building height: _____ Hours of Operation: _____

Total no. of employees: _____ Max no. of employees at one time: _____

No. of and ages of students: _____ Seating capacity: _____

Proposed Parking:

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? **YES** NO

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

Applicant Signature: _____  _____ Date: _____



DESIGN REVIEW APPLICATION

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



****Office Use Only****

Case No(s): 21-11-DR

Project Name: Commercial Tire

Date of Pre-Application Meeting: _____ **Valid for three (3) months**

Date Received: 10.19.2021

Date Accepted as Complete: 11.18.2021

The City of Kuna has adopted a Design Review Overlay District 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 Kuna City Code 5-4. The Design Overlay District includes all of Kuna City Limits.

Design Review includes, but is not limited to:

- Commercial
- Industrial
- Institutional
- Office
- Multi-family Residential
- Common Areas
- Proposed Conversions
- Proposed changes in land and/or building use
- Exterior Remodeling/Restoration
- Enlargement or Expansion of existing buildings or sites

Application shall contain one (1) copy of the following:

- Complete Planning & Zoning Application Coversheet
- Complete Design Review Application (*It is the applicant's responsibility to use the most current application.*)
- Detailed narrative or justification for the application, describing the project, design elements and how the project complies with Design Review standards.
- Vicinity Map: 8.5" x 11" at 1" = 300' scale (or similar). Label the location of the property and adjacent streets.
- Aerial Map: 8.5" x 11" color photo depicting proposed site, street names, and surrounding area within 500'.
- Recorded Warranty Deed
- Affidavit of Legal Interest if the individual submitting the application is not the property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.*)
- Color rendering and material sample(s) specifically noting where each color and material is to be located on the structure. (*PDF or photo of materials acceptable*).

- Detailed Plans: Site Plan; Landscape Plan; Drainage Plan; and Elevations.

Detailed Site Plan Requirements

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Property Lines
- Existing structures – Identify those which are relocated or removed
- On-site and adjoining streets, alleys, private drives and rights-of-way
- Drainage location and method of on-site retention/detention
- Location of public restrooms
- Existing and/or proposed utility services; any above ground utility structures and provide their location
- Location and width of easements, canals and drainage ditches
- Location and dimensions of off-street parking
- Location and size of any loading areas, docks, ramps and vehicle storage or service areas
- Location of trash storage areas and exterior mechanical equipment; provide proposed method of screening
- Sign locations (*A separate Sign Application must be submitted; this is a Staff level review.*)
- On-site transportation circulation plan for motor vehicles, pedestrians and bicycles
- Locations and uses of all Open Spaces (*if applicable*)
- Location, types and sizes of sound and visual buffers (*all buffers must be located outside the public rights-of-way.*)
- Parking layout including spaces, driveways, curbs, cuts, circulation patterns, pedestrian walks and vision triangles
- Location and designation of subdivision lines (*if applicable*), property lines, and rights-of-way
- Location of walls and fences; provide their height and material of construction
- Roofline and foundation plan of building and location onsite

Landscape Plan

The Landscape Plan need to be drawn by the Project Architect, Professional Landscape Architect, Landscape Designer, or qualified Nurseryman for developments possessing more than twelve thousand (12,000) square feet of private land. The Landscape Plan must be colored and drawn to a scale no smaller than 1" = 30', unless otherwise approved. The Planning & Zoning Director may require the preparation of a landscape plan for smaller developments by one of the noted individuals, if the lot(s) have unique attributes. (*See Kuna City Code 5-17 Landscaping Requirements*)

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Boundaries, property lines and dimensions
- Location and design of areas to be landscaped
- Location and labels for all proposed plants
- Existing vegetation identified by species & sizes, and if they are proposed to be relocated or removed (*Retention of existing trees required, see Kuna City Code 5-17-4*)

- Plant lists or schedules with the botanical common name, quantity, and spacing as well as the size of all proposed landscape materials at time of planting
- Location of automatic, underground irrigation systems (*See Kuna City Code 5-17-11*)
- Clearly identify pressurized irrigation lines and underground water storage
- Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains, street/pathway furniture, etc.
- Sign locations (a separate sign application must be submitted)
- Locations of open spaces (*if applicable*)
- Parking areas
- Location and designations of all sidewalks
- 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.

Building Elevations

- Detailed elevation plans, in color, of each side of any proposed building(s) or addition(s). Label associated elevations with North, South, East, West
- Color renderings of all proposed building materials and indication where each material and color application are to be located, in PDF or JPEG format.
- Screening of mechanical equipment
- Provide a cross-section of the building showing any rooftop mechanical units and their roof placement
- Detailed trash enclosure elevation plans showing the materials to be used in construction

Lighting Plan

- Exterior lighting, including detailed cut sheets and photometric plan (*pedestrian, vehicle, security, decoration, etc.*)
- Types and wattage of all light fixtures. (*NOTE: Lighting fixtures shall comply with "Dark Sky" policies.*)
- Placement of all light fixtures shown on elevations and landscaping plans

Owner Information

Name: _____

Address: _____

Phone: _____ Email: _____

Applicant Information

Name: _____

Address: _____

Phone: _____ Email: _____

Engineer/Representative

Name: _____

Address: _____

Phone: _____ Email: _____

Property Information

Address: _____

Parcel No(s): _____

Closest Major Cross Streets: _____

Please check the box that reflects the intent of the application:

- Building Design Review Design Review Modification
- Staff Level Application Subdivision/Common Area Landscape

1. Briefly explain the nature of the request: _____

2. Dimension of property: _____

3. Current land use(s): _____

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

North: _____ South: _____

East: _____ West: _____

5. Is the project intended to be phased? If so, what is the phasing time period?

6. Number and use(s) of all structures: _____

7. Building Height: _____

8. 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. Height and area standards can be found in Kuna City Code 5-5-3.)

9. What is the percentage of building space on the lot when compared to the total lot area:

Exterior Building Materials and Colors
[See attached Exterior Building Materials and Colors pdf](#)

	Material	Color
Roof:		
Walls: (include percentage of wall coverage of each material)		
% of Wood Application:		
% EIFS: (Exterior Insulation Finish System)		
% Masonry:		
% Face Block:		
% Stucco:		
Other:		
Windows/Doors:		
Soffits and Fascia:		
Trim, etc.:		

Mechanical Units

Please identify mechanical unit(s) size and placement: _____

Proposed screening method? _____

Trash Enclosures

Please identify trash enclosure location, size, and construction materials: _____

Irrigation Ditches/Canals

Are there any irrigation ditches/canals on or adjacent to the property? YES NO

If Yes, what is the name of the irrigation/drainage provider? _____

What is the proposed method of on-site drainage retention/detention? _____

Fencing

Is there any existing fencing that will remain? YES NO

If Yes, what is the fencing material, size and location? _____

What is the fencing material for all new fencing? _____

The City has regulations for fences, walls, and hedges (see Kuna City Code 5-5-5). A fence permit must be acquired prior to installation of any fencing; a permit cannot be acquired until Design Review Application approval/denial.

Building Coverage

% of site devoted to building coverage?		11,987 sf
% of site devoted to landscaping? (Include landscaped rights-of-way)		Square Footage:
% of site that is hard surface? (paving, driveways, walkways)		Square Footage:
% of site devoted to other uses:		Describe:

Landscaping

Please provide dimensions of landscaped areas within public rights-of-way: _____

Are there any existing trees of 4" or greater in caliper on the property? YES NO

If Yes, what type, size and general location? *(Please indicate location on site plan. NOTE: It is the city's goal to preserve such trees.)*

Dock Loading Facilities

Will there be any dock loading facilities? YES NO *(If Yes, please continue; if No, please skip this section.)*

No. of dock loading facilities and their location: _____

What is the proposed method of screening? _____

Pedestrian Amenities

Are there any proposed pedestrian amenities? (i.e. bike racks, trash receptacles, drinking fountains, benches, etc.) YES NO

If Yes, please indicate type, number of each type: _____

Parking

Total number of parking spaces? _____ Dimensions? _____

Total number of ADA accessible spaces? _____ Dimensions? _____

Total number of compact spaces (8' x 17')? _____

Miscellaneous

Will you be proposing setbacks different than those found in KCC 5-3-3? YES NO

If YES, please provide setbacks below, in feet:

Front: _____ Rear: _____ Side: _____ Side: _____

Is any portion of the property subject to flooding conditions? YES NO

The Ada County Highway District (ACHD) may also conduct a public meeting regarding this application. If you have questions about the meeting date, the traffic that this development may generate or the impact of that traffic on streets in the area, please contact ACHD at (208) 387-6170. In order to expedite your request, please have ready the file number indicated.

Applicant Signature:  _____ Date: 05/24/21

Additional Information

Please indicate/explain/provide any additional information deemed relevant to this application:

Design Review Exterior Building Materials and Colors

Material, Color, Area and Percentage Breakdown

	Material	Color	Area	Percentage
Roof:	Membrane Roofing System	TBD	11600	
North:	Split-Faced CMU	705 Graphite	2242	63.68%
	Split-Faced CMU	660 Old Pyramid	157	4.46%
	Precision Smooth CMU	705	663	18.83%
	Stone Veneer	TBD	18	0.51%
	Stucco	Crystal Ball	14	0.40%
	Stucco	Steel Wool	6	0.17%
	Doors	Metal Shavings	24	0.68%
	Overhead Doors	White	308	8.75%
	Trim	Charcoal Gray	85	2.41%
	Awning	Steel Wool	4	0.11%
		Total Elevation Area		3521
East:	Split-Faced CMU	705 Graphite	1156	42.53%
	Split-Faced CMU	660 Old Pyramid	72	2.65%
	Precision Smooth CMU	705	450	16.56%
	Stone Veneer	TBD	244	8.98%
	Stucco	Crystal Ball	356	13.10%
	Stucco	Steel Wool	41	1.51%
	Windows	Clear Anodized	288	10.60%
	Doors	Metal Shavings	24	0.88%
	Trim	Charcoal Gray	53	1.95%
	Awning	Steel Wool	34	1.25%
		Total Elevation Area		2718
South:	Split-Faced CMU	705 Graphite	872	24.77%
	Split-Faced CMU	660 Old Pyramid	54	1.53%
	Split-Faced CMU	995 Granite Gold	240	6.82%
	Precision Smooth CMU	705	412	11.70%
	Stone Veneer	TBD	148	4.20%
	Stucco	Crystal Ball	325	9.23%
	Stucco	Steel Wool	38	1.08%
	Windows	Clear Anodized	272	7.73%
	Overhead Doors	White	1008	28.63%
	Trim	Charcoal Gray	118	3.35%
	Awning	Steel Wool	34	0.97%
	Total Elevation Area		3521	

West:	Split-Faced CMU	705 Graphite	1596	58.72%
	Split-Faced CMU	660 Old Pyramid	116	4.27%
	Split-Faced CMU	995 Granite Gold	15	0.55%
	Precision Smooth CMU	705	536	19.72%
	Stone Veneer	TBD	64	2.35%
	Stucco	Crystal Ball	134	4.93%
	Stucco	Steel Wool	17	0.63%
	Windows	Clear Anodized	96	3.53%
	Doors	Metal Shavings	74	2.72%
	Trim	Charcoal Gray	66	2.43%
	Awning	Steel Wool	4	0.15%
	Total Elevation Area		2718	

Elevations: Material Percentage Breakdown

Split-Faced CMU	705 Graphite	5866	47.01%
Split-Faced CMU	660 Old Pyramid	399	3.20%
Split-Faced CMU	995 Granite Gold	255	2.04%
Precision Smooth CMU	705	2061	16.52%
Stone Veneer	TBD	474	3.80%
Stucco	Crystal Ball	829	6.64%
Stucco	Steel Wool	102	0.82%
Windows	Clear Anodized	656	5.26%
Doors	Metal Shavings	122	0.98%
Overhead Doors	White	1316	10.55%
Trim	Charcoal Gray	322	2.58%
Awning	Steel Wool	76	0.61%
Total Building Elevation Areas		12478	

May 24, 2021

City of Kuna
751 W 4th Street
Kuna, Idaho 83634

Re: Design Review Application for Commercial Tire at 997 N. Meridian Road, Kuna

To Whom It May Concern:

The attached Design Review documents are for the proposed new Commercial Tire, at 997 N. Meridian Road, Kuna. The project is within the Ensing Subdivision NO. 01, at the southwest corner of Meridian Road and Deer Flat Road.

The building proposed is 11,987 s.f., with two main areas a Mercantile space of 1,965 s.f. and a Tire Shop and Storage of 10,022 s.f. It also includes a Mezzanine of 800 s.f. not counted as part of the building area, also proposed is a Covered Truck Canopy of 3,266 s.f.

The parcel is 65,345 s.f. (1.5 acres), and improvements will include paving, concrete slabs, sidewalks, and landscaping.

Site Access – Vehicular ingress and egress of the development site will be via access points, at Meridian Road and Deer Flat Road. These vehicular access points connect to shared access drives within the development.

Building Orientation and Layout- The building as proposed, is centrally positioned within the site and the main entrance of the facility facing south.

Parking- The lot will contain twenty-four parking spaces, which includes one accessible space located on the east parking area. Parking stalls are available on the west, south and east of the building. Parking spaces are broken up with landscape planters. The trash enclosure is located in the west portion of the project site.

Landscaping – The proposed site will have approximately 6,038 s.f of landscaping (including 1,260 s.f of gravel). It will be landscaped with planters and a mix of trees and plantings throughout the landscape areas. See attached Landscape Plan.

Architectural Character – The building will be constructed with Concrete Masonry Units, enhanced with Stucco and Stone Veneer finishes and accentuated with entry awnings. The overall design of the building features multiple architectural components rendered in a variety of textures and colors, which will provide visual interest and architectural character. A covered truck canopy is proposed adjacent on the north side of the building.

Facades- The building facades, which are visible from the main roads, feature numerous windows, articulated masses – which are supported by changing rooflines and large awnings. The various building masses feature a variety of CMU colors, Stone Veneer, and complimentary Stucco walls. All windows and entry doors are anodized aluminum frame storefront system.

Primary Entrance- The primary public entrance on the south elevation of the structure, and is visible from the shared access drives. The entrance is delineated by a large awning above the storefront windows.

Roof Lines- The building has a flat roof with parapet walls, the height of the parapet walls varies, as shown on sections and elevations.

Color & Texture Variations- See attached exterior building elevations and color board.

Mechanical Equipment- The project will have two roof top condensing units. Both will be screened by parapet walls around the perimeter of the building.

Color and Materials- The structure is proposed to be a mix of four different CMU colors, Stone Veneer, two Stucco colors and accents at the awnings.

Signs and Lighting- The building as proposed will have main signs above the entries and additional signage throughout the building. The signs are shown for reference purposes on the building elevations and will be submitted for DR sign submittal by others at a later date. The area adjacent to the building will be lit with wall mounted exterior LED fixtures, Dark Sky compliant. The parking areas will be lit with pole mounted LED fixtures, also Dark Sky compliant. See attached Site Photometric Plan for fixture types, location and site photometric readings.

Please contact our office at 338-1413 if you have any questions or need further information. Thank you for your time regarding this matter.

Thank You,

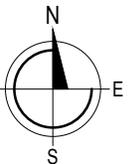
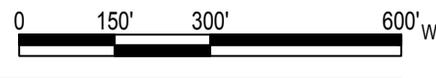
A handwritten signature in black ink, appearing to read "David Blodgett", with a long horizontal flourish extending to the right.

David Blodgett, Architect
Rudeen Architects



A1 VICINITY MAP

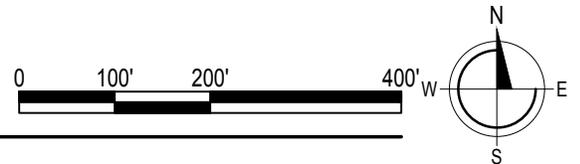
SCALE: 1" = 300'-0"





A1 AERIAL MAP

SCALE: 1" = 200'-0"





TitleOne
a title & escrow co.

Order Number: 20392296

Warranty Deed

For Value Received,

Emmett Partners, LLC, a Utah limited liability company, the Grantor, does hereby grant, bargain sell and convey unto, **J.R. Schwenkfelder and Bonnie P. Schwenkfelder Limited Partnership, an Idaho limited partnership**, whose current address is **5500 W Old School Ln, Meridian, ID 83646**, the Grantee, the following described premises, in **Ada County, Idaho**, To Wit:

EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

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Dated: 2/10/2021

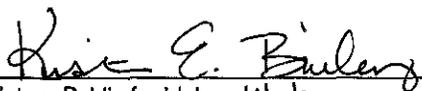
Emmett Partners, LLC, a Utah limited liability company

By: 
M. Brett Jensen, Member

State of Utah, County of Cache, ss.

On this 10th day of February, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared M. Brett Jensen, known or identified to me to be a Member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for ~~Utah~~ Utah
Residing In: Mendon
My Commission Expires: 10/21/2024

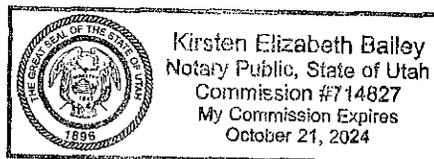


Exhibit A

Parcel I:

A portion of Lot 1 in Block 1 of Ensign Subdivision No. 1, as filed in Book 111 of Plats at Pages 16058 through 16061, records of Ada County, Idaho located in the Southeast quarter of the Northeast quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the Northwest corner of said Lot 1; thence along the West boundary line of said Lot 1 South 00°22'43" West, 151.69 feet to the Real Point of Beginning; thence leaving said West boundary South 89°18'37" East, 307.00 feet to a point on the East boundary line of said Lot 1; thence along said East boundary line South 00°22'49" West, 212.02 feet to the Southeast corner of said Lot 1; thence along the South boundary line of said Lot 1 North 89°37'19" West, 306.99 feet; thence along the West boundary line of said Lot 1 North 00°22'43" East, 213.69 feet to the Real Point of Beginning.

Parcel II:

A perpetual, non-exclusive right and easement for the purpose of ingressing and egressing the Land as created and defined in Section 2.1 of the Grant of Reciprocal Easements and Declaration of Covenants recorded September 26, 2016 as Instrument No. 2016-091329, records of Ada County, Idaho.

Parcel III:

A perpetual, non-exclusive right and easement to locate, survey, upgrade, expand, entrench, maintain, repair, replace, protect, inspect and operate utility lines and drainage ways as created and defined in Section 2.2 of the Grant of Reciprocal Easements and Declaration of Covenants recorded September 26, 2016 as Instrument No. 2016-091329, records of Ada County, Idaho;

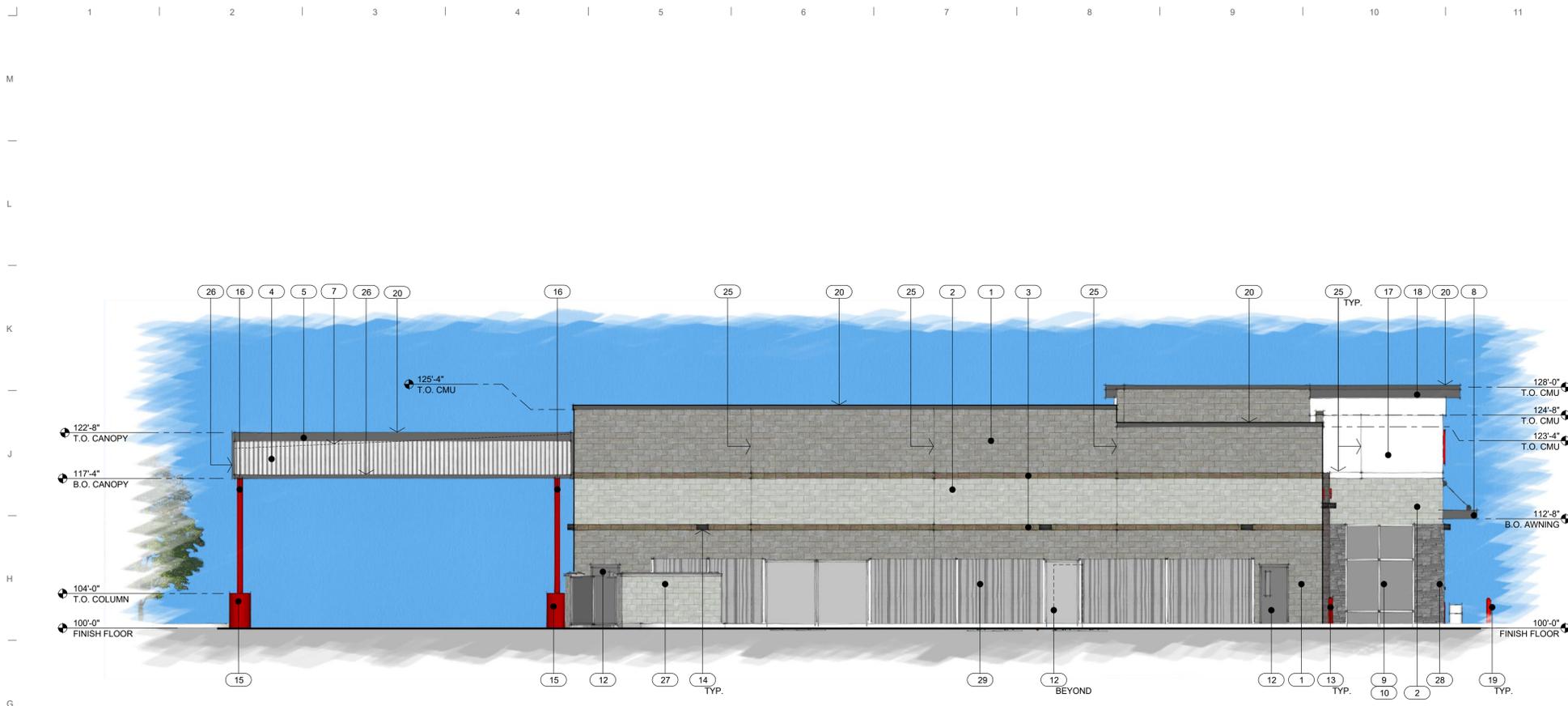
A non-exclusive, perpetual, royalty free easement and license to the right to drain storm water over, across, under and through the storm drainage systems as created and defined in Section 2.3 of the Grant of Reciprocal Easements and Declaration of Covenants recorded September 26, 2016 as Instrument No. 2016-091329, records of Ada County, Idaho;

A non-exclusive, perpetual and continuous easement to use and maintain a sign panel as created and defined in Section 2.4(a) of the Grant of Reciprocal Easements and Declaration of Covenants recorded September 26, 2016 as Instrument No. 2016-091329, records of Ada County, Idaho;

A non-exclusive easement for vehicular parking as created and defined in Section 2.5 of the Grant of Reciprocal Easements and Declaration of Covenants recorded September 26, 2016 as Instrument No. 2016-091329, records of Ada County, Idaho.

Parcel IV:

Non-exclusive and perpetual easements and rights-of-way for ingress and egress by vehicular and pedestrian traffic as created and defined in Section 1 of the Cross Access Easement Agreement recorded January 4, 2017 as Instrument No. 2017-000668, records of Ada County, Idaho.



G1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

SYMB.	MATERIAL / DESCRIPTION	FINISH / COLOR	NOTES
1	10x8x16 SPLIT-FACED HI-R CMU, BASALITE w/ INTEGRAL CMU SEALER	GRAPHITE #705	4
2	10x8x16 SMOOTH-FACED HI-R CMU, BASALITE w/ INTEGRAL CMU SEALER	#705	4
3	10x8x16 SPLIT-FACED HI-R CMU, BASALITE w/ INTEGRAL CMU SEALER	OLD PYRAMID #660	4
4	PRE-FINISHED METAL SIDING PBR 36 & TRIM w/ CONCEALED FASTENERS	PACIFIC WHITE	-
5	PRE-FINISHED METAL FASCIA & GUTTER	CHARCOAL	-
6	PRE-FINISHED METAL RAINWATER LEADER	GRAY	-
7	PRE-FINISHED METAL ROOF w/ EXPOSED FASTENERS	CHARCOAL	-
8	METAL AWNING	PAINT P-8	-
9	KAWNEER TRIFAB 451T ALUMINUM STOREFRONT SYSTEM OR APPROVED EQUAL. GLAZING TO BE CENTER SET	CLEAR ANODIZED	-
10	CLEAR INSULATED LOW-E GLAZING U-FACTOR AND SHGC. RE: SHEET A6.01 FOR INFORMATION	-	2
11	HEAVY DUTY OVERHEAD DOOR, 20 GA. STEEL INSULATED (R-10 MIN) RE: DOOR SCHEDULE	NO PAINT, MFR. WHITE	2
12	H/M DOOR & FRAME, HEAVY DUTY 18 GA. STEEL INSULATED (R-7.5 MIN) W/ 14 GA. FRAME. RE: DOOR SCHEDULE	PAINT P-2	2
13	CONCRETE FILLED METAL PIPE BOLLARD	PAINT P-1	-
14	WALL MOUNTED LIGHT. RE: ELECTRICAL DRAWINGS.	MFR.	-
15	CONCRETE COLUMN BASE, RE: STRUCTURAL	PAINT P-1	-
16	METAL COLUMN, RE: STRUCTURAL	PAINT P-1	-
17	STUCCO	PAINT, TBD	-
18	STUCCO	PAINT, TBD	-
19	PIPE BOLLARD	PAINT P-1	-
20	PRE-FINISHED METAL PARAPET CAP	CHARCOAL GRAY	-
21	KNOX BOX, RECESSED MOUNT. VERIFY MOUNTING HEIGHT AND PLACEMENT LOCATION WITH FIRE DEPARTMENT	-	-
22	SIGNAGE BY OTHERS	-	-
23	CHANNEL	PAINT P-8	-
24	FLASHING	MATCH GRAY SIDING	-
25	CONTROL JOINT	-	-
26	TRIM	CHARCOAL GRAY	-
27	8x8x16 SPLIT-FACED CMU, BASALITE w/ INTEGRAL CMU SEALER	GRAPHITE #705	5
28	SIMULATED STONE VEENER	TBD	-
29	CHAIN LINK GATE & FENCE w/ PRIVACY SLATS	GREY	-
30	BENCH	PAINT P-1	-
31	10x8x16 SPLIT-FACED HI-R CMU, BASALITE w/ INTEGRAL CMU SEALER	GRANITE GOLD #995	4

SCHEDULE NOTES	PAINT COLORS
1. COLOR TO BE SELECTED BY ARCHITECT.	P-1 = KVAL PAINT, SAFETY RED
2. RE: DOOR AND WINDOW SCHEDULES FOR ADDITIONAL INFORMATION.	P-2 = KVAL PAINT, 8750 METAL SHAVINGS
3. PAINT TO MATCH METAL SIDING.	P-3 = KVAL PAINT, 8774M TANKARD
4. PROVIDE INSULATION INSERTS.	P-4 = KVAL PAINT, 8772M SIBERIAN ICE
5. TRASH ENCLOSURE. RE: A1.01 AND A1.02.	P-5 = KVAL PAINT, 8780W CRYSTAL BALL
	P-6 = KVAL PAINT, CL1110 SEGET
	P-7 = SHERWIN-WILLIAMS PAINT, SW 6993 BLACK OF NIGHT
	P-8 = KVAL PAINT, STEEL WOOL

REFER TO STRUCTURAL AND FLOOR PLANS FOR INTERIOR CMU WALLS.



A1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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architecture
planning
project management

NEW CONSTRUCTION:

COMMERCIAL TIRE

RETAIL STORE & FLEET CENTER

997 North Meridian Road
Kuna, Idaho 83634



BUILDING ELEVATIONS
Sheet Title:

AS NOTED
Scale:

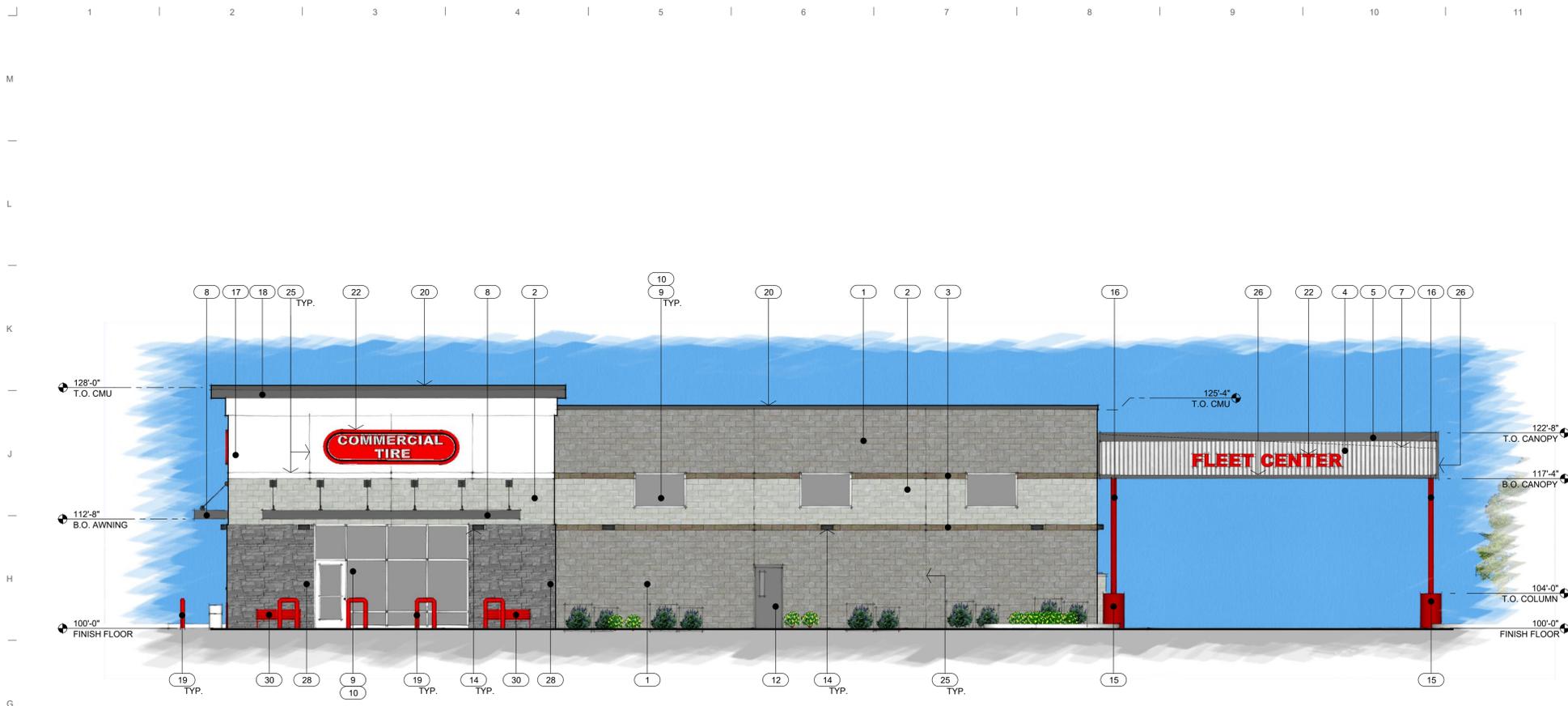
2040
Project Number:

MAY 24, 2021
Date:

File Name:

Revisions:

A3.01



G1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

SYMB.	MATERIAL / DESCRIPTION	FINISH / COLOR	NOTES
1	10x8x16 SPLIT-FACED HI-R CMU, BASALITE w/ INTEGRAL CMU SEALER	GRAPHITE #705	4
2	10x8x16 SMOOTH-FACED HI-R CMU, BASALITE w/ INTEGRAL CMU SEALER	#705	4
3	10x8x16 SPLIT-FACED HI-R CMU, BASALITE w/ INTEGRAL CMU SEALER	OLD PYRAMID #660	4
4	PRE-FINISHED METAL SIDING PBR 36 & TRIM w/ CONCEALED FASTENERS	PACIFIC WHITE	-
5	PRE-FINISHED METAL FASCIA & GUTTER	CHARCOAL	-
6	PRE-FINISHED METAL RAINWATER LEADER	GRAY	-
7	PRE-FINISHED METAL ROOF w/ EXPOSED FASTENERS	CHARCOAL	-
8	METAL AWNING	PAINT P-8	-
9	KAWNEER TRIFAB 451T ALUMINUM STOREFRONT SYSTEM OR APPROVED EQUAL. GLAZING TO BE CENTER SET	CLEAR ANODIZED	-
10	CLEAR INSULATED LOW-E GLAZING U-FACTOR AND SHGC. RE: SHEET A6.01 FOR INFORMATION	-	2
11	HEAVY DUTY OVERHEAD DOOR, 20 GA. STEEL INSULATED (R-10 MIN) RE: DOOR SCHEDULE	NO PAINT, MFR. WHITE	2
12	HM DOOR & FRAME, HEAVY DUTY 18 GA. STEEL INSULATED (R-7.5 MIN) W/ 14 GA. FRAME. RE: DOOR SCHEDULE	PAINT P-2	2
13	CONCRETE FILLED METAL PIPE BOLLARD	PAINT P-1	-
14	WALL MOUNTED LIGHT. RE: ELECTRICAL DRAWINGS.	MFR.	-
15	CONCRETE COLUMN BASE, RE: STRUCTURAL	PAINT P-1	-
16	METAL COLUMN, RE: STRUCTURAL	PAINT P-1	-
17	STUCCO	PAINT, TBD	-
18	STUCCO	PAINT, TBD	-
19	PIPE BOLLARD	PAINT P-1	-
20	PRE-FINISHED METAL PARAPET CAP	CHARCOAL GRAY	-
21	KNOX BOX, RECESSED MOUNT. VERIFY MOUNTING HEIGHT AND PLACEMENT LOCATION WITH FIRE DEPARTMENT	-	-
22	SIGNAGE BY OTHERS	-	-
23	CHANNEL	PAINT P-8	-
24	FLASHING	MATCH GRAY SIDING	-
25	CONTROL JOINT	-	-
26	TRIM	CHARCOAL GRAY	-
27	8x8x16 SPLIT-FACED CMU, BASALITE w/ INTEGRAL CMU SEALER	GRAPHITE #705	5
28	SIMULATED STONE VEENER	TBD	-
29	CHAIN LINK GATE & FENCE w/ PRIVACY SLATS	GREY	-
30	BENCH	PAINT P-1	-
31	10x8x16 SPLIT-FACED HI-R CMU, BASALITE w/ INTEGRAL CMU SEALER	GRANITE GOLD #995	4

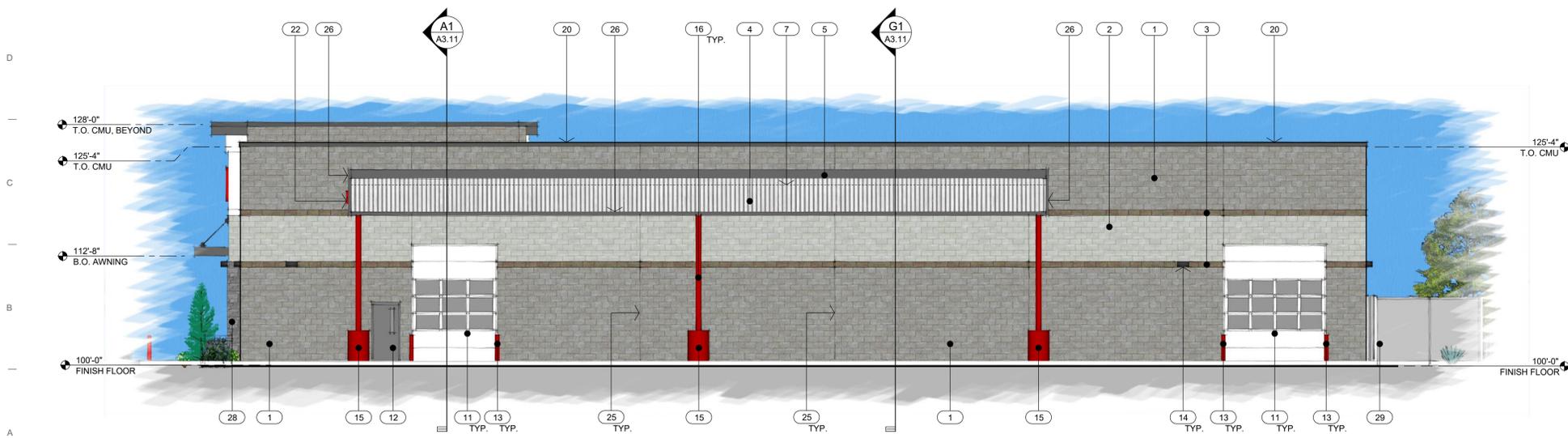
SCHEDULE NOTES

- COLOR TO BE SELECTED BY ARCHITECT.
- RE: DOOR AND WINDOW SCHEDULES FOR ADDITIONAL INFORMATION.
- PAINT TO MATCH METAL SIDING.
- PROVIDE INSULATION INSERTS.
- TRASH ENCLOSURE. RE: A1.01 AND A1.02.

REFER TO STRUCTURAL AND FLOOR PLANS FOR INTERIOR CMU WALLS.

PAINT COLORS

P-1 = KWAL PAINT, SAFETY RED
P-2 = KWAL PAINT, 8775D METAL SHAVINGS
P-3 = KWAL PAINT, 8774M TANKARD
P-4 = KWAL PAINT, 8772M SIBERIAN ICE
P-5 = KWAL PAINT, 8780W CRYSTAL BALL
P-6 = KWAL PAINT, CL1110 SEGET
P-7 = SHERWIN-WILLIAMS PAINT, SW 6993 BLACK OF NIGHT
P-8 = KWAL PAINT, STEEL WOOL



A1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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architecture
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project management

NEW CONSTRUCTION:



RETAIL STORE & FLEET CENTER

997 North Meridian Road
Kuna, Idaho 83634



BUILDING ELEVATIONS
Sheet Title:

AS NOTED
Scale:

2040
Project Number:

OCTOBER 19, 2021
Date:

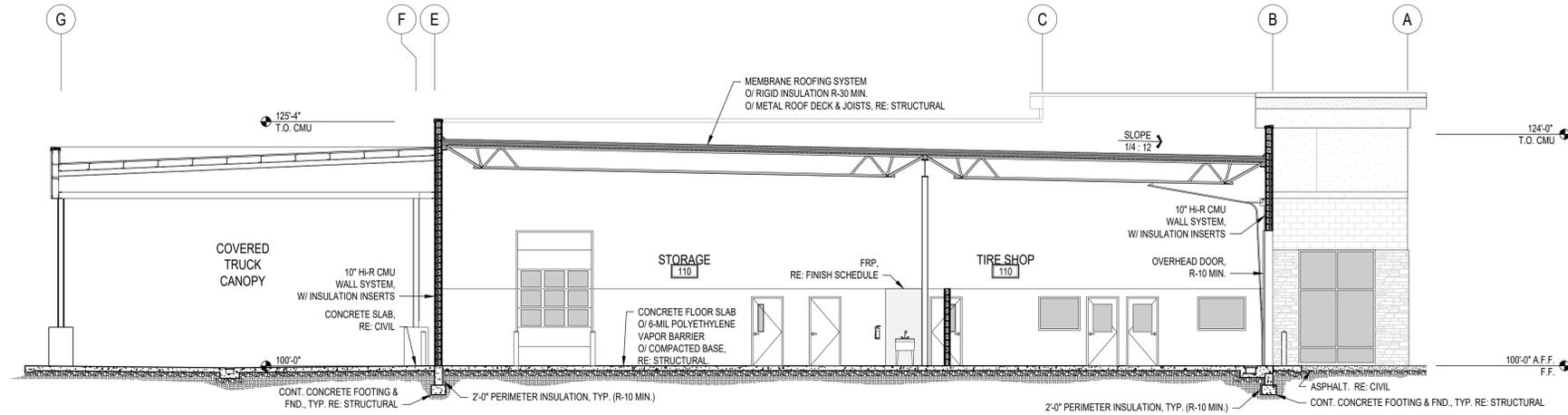
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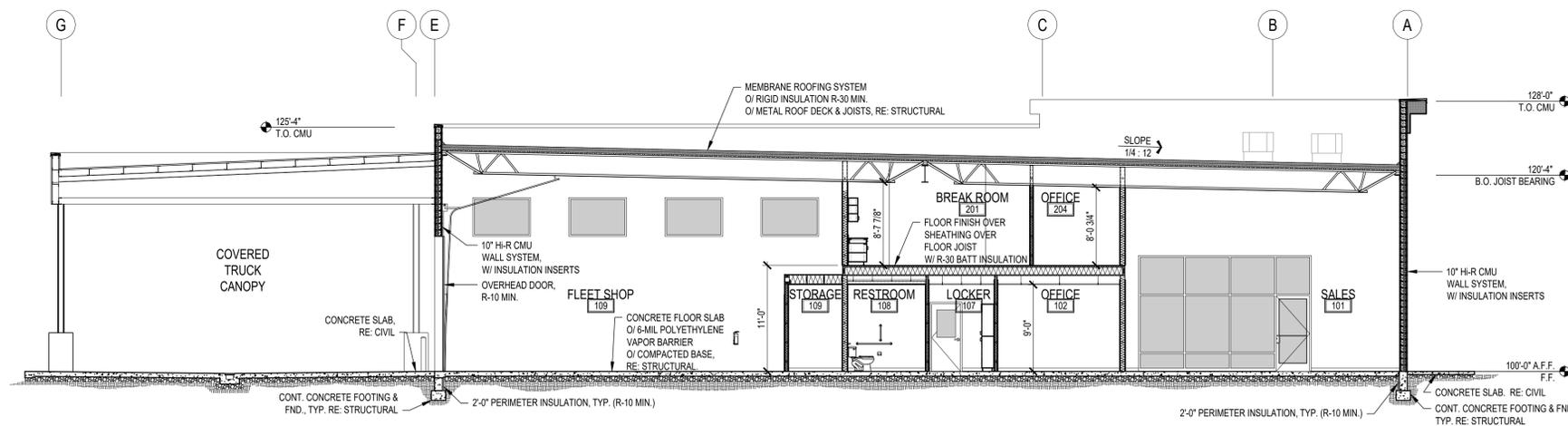
A3.02

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G1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



A1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

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NEW CONSTRUCTION:



RETAIL STORE & FLEET CENTER

997 N. Meridian Road
Kuna, Idaho 83634



BUILDING SECTIONS
Sheet Title:

AS NOTED
Scale:

2040
Project Number:

MAY 24, 2021
Date:

2040 A311.DWG
File Name:

Revisions:

A3.11

05/24/21 9:50:28 AM - rudeenarchitects - ELENA TORRES



① SIMULATED STONE VENEER
COLOR: TBD



② CMU SPLIT-FACED
COLOR: GRAPHITE 705



③ CMU SPLIT-FACED
COLOR: GRANITE GOLD 995



④ CMU SPLIT-FACED
COLOR: OLD PYRAMID 660



⑤ CMU
PRECISION SMOOTH
COLOR: 705



⑥ STUCCO
COLOR: CRYSTAL
BALL 8780W



⑦ STUCCO
COLOR: STEEL
WOOL 3166A



⑧ STOREFRONT
WINDOW & ENTRY
SYSTEM with CLEAR
ANODIZED FRAMES
and CLEAR
INSULATED GALZING



⑨ PREFINISHED
METAL PRAPET
CAP: CHARCOAL
GRAY



⑩ METAL AWNING
COLOR: STEEL
WOOL 3166A

⑪ WALL MOUNTED
LIGHT
COLOR: BLACK



NEW BUILDING - 997 North Meridian Road, Kuna

COLOR BOARD

October 19, 2021
DR SUBMITTAL

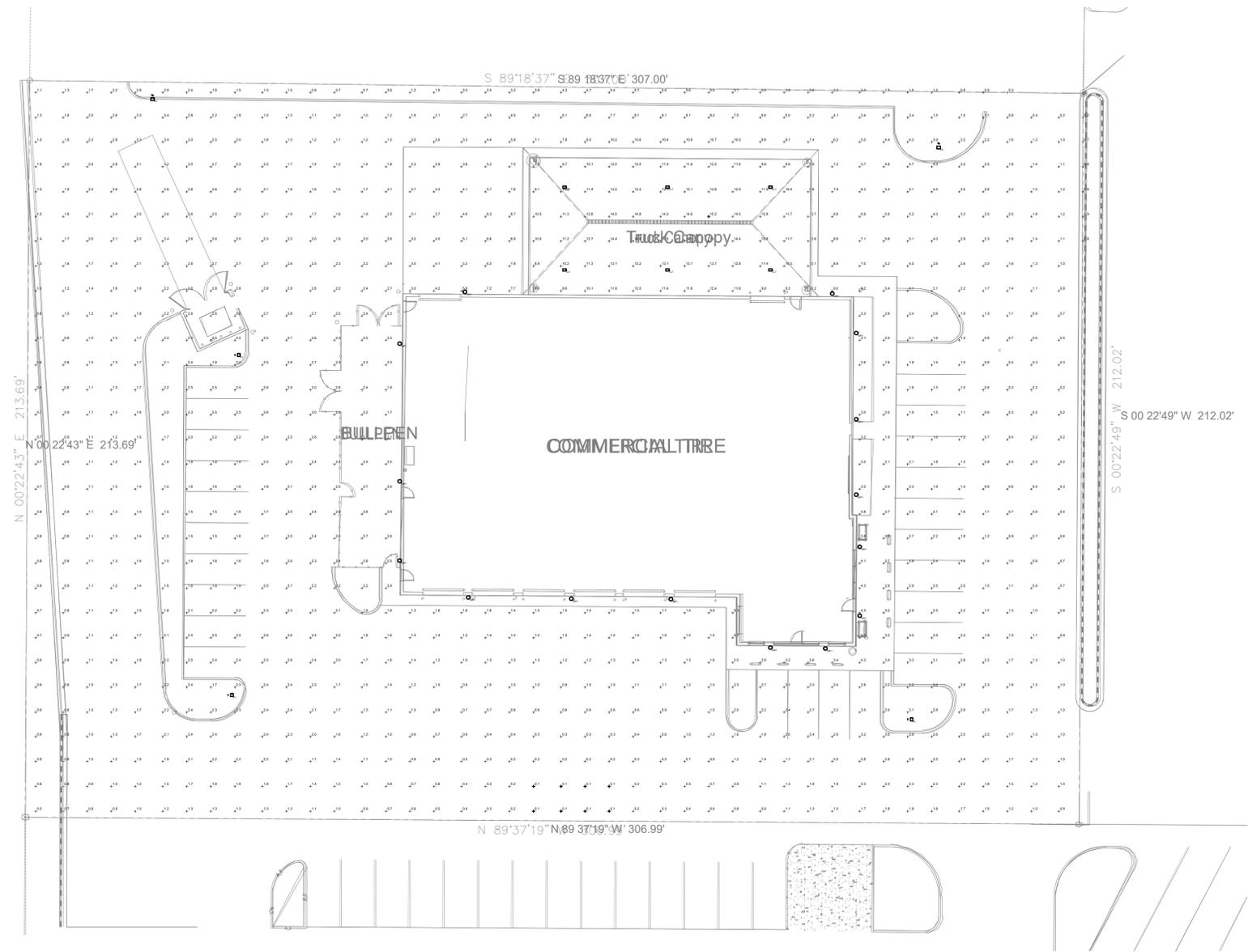


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Boise + San Francisco

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Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
	CL1	6	Lithonia Lighting	KACM LED 60C 700 40K RS MVOLT	KACM LED WITH 60-LEDs, @700mA, 4000K, AND TYPE RS OPTICS	LED	1	KACM_LED_60C_700_40K_RS_MVOLT.iac	16962	1	137
	P1	3	Lithonia Lighting	DSX1 LED P6 40K T5M MVOLT	DSX1 LED P6 40K T5M MVOLT	LED	1	DSX1_LED_P6_40K_T5M_MVOLT.iac	19765	1	163
	P2	2	Lithonia Lighting	DSX1 LED P4 40K T4M MVOLT HS	DSX1 LED P4 40K T4M MVOLT with housings shield	LED	1	DSX1_LED_P4_40K_T4M_MVOLT_HS.iac	11006	1	125
	WP1	15	Lithonia Lighting	WSR LED 1 10A70040K SR4 MVOLT	WSR LED WITH 1 MODULE, 10 LED's, 700mA DRIVER, 4000K COLOR TEMPERATURE, TYPE 4 LENS	Outdoor Wall Pack Luminaire to IES LM-79-08 LUMINAIRE OUTPUT: 1950 Lms.	1	WSR_LED_1_10A700_40K_SR4_MVOLT.iac	1943	1	24.2



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

05/12/21 - 3:23:26 PM - rudeenarchitects - BARB SEVERSON

NEW CONSTRUCTION:

RETAIL STORE & FLEET CENTER

997 N. Meridian Road
Kuna, Idaho 83634



SITE PHOTOMETRIC PLAN
Sheet Title:

NTS
Scale:

2040
Project Number:

MAY 13, 2021
Date:

21RUD09-E1.01.DWG
File Name:

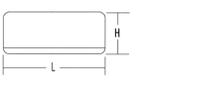
Revisions:



KACM LED LED Surface Luminaire

CL1
Type: CL1

Specifications
Length: 17-1/2" (44.5 cm)
Width: 17-1/2" (44.5 cm)
Height: 7-1/8" (18.1 cm)
Weight (max): 36 lbs (16.4 kg)



Ordering Information

EXAMPLE: KACM LED 60C 700 50K RS MVOULT SRM DDBXD

Series	LEDs	Drive current	Color Temp	Distribution	Voltage	Mounting	Options	Finish
KACM LED	20C ¹ 30C ¹ 40C 60C	530 ¹ 530 mA 700 700 mA	300K 3000K 40K 4000K 50K 5000K	R2 Type II R3 Type III R4 Type IV R5 Type V	120V ¹ 277V ¹ 208V ¹ 347V ¹ 240V ¹ 480V ¹	MVOULT ¹ Surface mount TC Through-wire conduit (Priced by option)	Shipped separately ¹ YK Yoke/trimmount mount TW Through-wire conduit (Priced by option)	Shipped separately ¹ YK Yoke/trimmount mount TW Through-wire conduit (Priced by option)

Option

Option	Finish
Shipped installed	Shipped separately ¹
SF Single face (120, 277, 347V) ¹	BL30 Black BL30 Bi-level switched dimming 30W/30V ¹
DF Double face (208, 240, 480V) ¹	BL30 Bi-level switched dimming 30W/30V ¹
PF Ambient/retrofit sensor, 6-30' mounting height ¹	BL30 Bi-level switched dimming 30W/30V ¹
PRH Ambient/retrofit sensor, 15-30' mounting height ¹	HS Hazeless shield
PRHFCV Motion/ambient sensor for 15-30' mounting height and for typical applications requiring daylight harvesting and IESNA compliance ¹	BL30 Bi-level switched dimming 30W/30V ¹
PRHFCV Motion/ambient sensor for 15-30' mounting height and typical applications requiring daylight harvesting and IESNA compliance ¹	HS Hazeless shield

Accessories
KACM DDBXD Y Yoke/trimmount assembly (specify finish)
KACM G Wire partition

NOTES
1. 20C or 30C LED are not available with 530 Drive current and 347V or 480V.
2. MVOULT driver operates on any line voltage from 120-277V (50/60 Hz). Single Line (SL) requires 120, 277 or 347 voltage input. Double Line (DL) requires 208, 240 or 480 voltage input.
3. Also available as a recessed accessory, see Accessories Information on left.
4. PR & PRHFCV specifies the Acuity Controls 3000 10:1 (10:1) motion/ambient sensor. The PRH & PRHFCV specifies the Acuity Controls 3000 10:1 (10:1) motion/ambient sensor.
5. The PR & PRHFCV are not available with dual, PL, or DCX.
6. PRHFCV and PRHFCV are not available with the low voltage DCX.
7. Requires an additional electrical circuit.
8. Requires an additional electrical circuit.
9. Dimming driver standard MVOULT only.
10. Not available with PRHFCV and PRHFCV.

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Performance Data

Lumen Output
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configuration not shown here.

Series	LEDs	Drive current	Color Temp	Distribution	Voltage	Mounting	Options	Finish	
20C	530 mA	300K	R2 Type II	120V	277V	MVOULT	YK	YK	BL30
									BL30
									BL30
									BL30
									BL30
									BL30
	700 mA	400K	R3 Type III	120V	277V	MVOULT	YK	YK	BL30
									BL30
									BL30
									BL30
									BL30
									BL30
30C	530 mA	300K	R2 Type II	120V	277V	MVOULT	YK	YK	BL30
									BL30
									BL30
									BL30
									BL30
									BL30
	700 mA	400K	R3 Type III	120V	277V	MVOULT	YK	YK	BL30
									BL30
									BL30
									BL30
									BL30
									BL30
40C	530 mA	300K	R2 Type II	120V	277V	MVOULT	YK	YK	BL30
									BL30
									BL30
									BL30
									BL30
									BL30
	700 mA	400K	R3 Type III	120V	277V	MVOULT	YK	YK	BL30
									BL30
									BL30
									BL30
									BL30
									BL30
60C	530 mA	300K	R2 Type II	120V	277V	MVOULT	YK	YK	BL30
									BL30
									BL30
									BL30
									BL30
									BL30
	700 mA	400K	R3 Type III	120V	277V	MVOULT	YK	YK	BL30
									BL30
									BL30
									BL30
									BL30
									BL30

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Performance Data

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

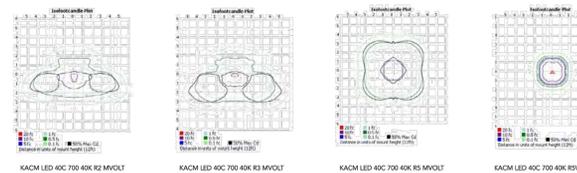
Ambient Temp (°C)	Multiplier
0°C	1.00
10°C	0.97
20°C	0.94
30°C	0.91
40°C	0.89

Projected LED Lumen Maintenance
Data references the extrapolated performance projections for the KACM LED 60C distribution in a 20°C ambient, based on 10,000 hours of LED testing based per IESNA LM-80-08 and projected per IESNA TM-21-11.

Operating Hours	0	25,000	50,000	100,000
Relative Lumen Maintenance (%)	1.0	0.94	0.91	0.84

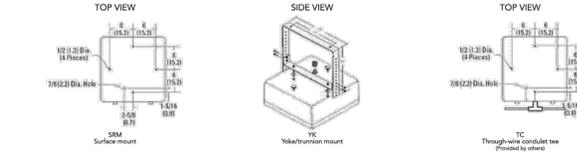
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's KACM LED homepage.



KACM LED 40C 700 40K R2 MVOULT KACM LED 40C 700 40K R3 MVOULT KACM LED 40C 700 40K R5 MVOULT KACM LED 40C 700 40K R5V5 MVOULT

Mounting



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FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings and long life of the KACM LED surface mount luminaire make it a reliable choice for illuminating parking garages, conference rooms, hotels, and canopy walkways.

CONSTRUCTION
Single-piece die-cast, aluminum housing with contoured edges has a 0.12" nominal wall thickness. The cast door frame has an impact resistant, tempered glass lens that is fully gasketed with one-piece silicone gaskets.

FINISH
Exterior parts are protected by a zinc-inhibited Super Durable TOC thermoplastic powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mil thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS
Precision-molded acrylic lenses housed behind the door frame lens are available in 5 distributions. Light engines are available in 3000K (70 CRI min.), 4000K (70 CRI min.), 5000K (70 CRI min.) configurations.

ELECTRICAL
Light engines consist of 20, 34, 40, or 60 high efficacy LEDs mounted to a metal core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >0.95, THD <20%, and has an expected life of over 100,000 hours with <1% failure rate. Inherent 100V surge protection meets a minimum Category C low operation per ANSI/IEEE C62.41.2.

INSTALLATION
Standard configuration utilizes four 1/2" mounting holes and one 7/8" electrical connection hole located on top for surface mounting. Hardware included. Mount on concrete, steel, or aluminum only. Mount on covered ceilings only. Not for use in damp areas. Also available with a through-wire conduit (not included) set option or a yoke/trimmount set option.

LISTINGS
ULC certified to U.S. and Canadian standards. Luminaire is rated IP65 for outdoor applications. Rated for 40°C minimum ambient conditions. DesignLight Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.dlc-qualified.com to confirm which versions are qualified.

WARRANTY
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/Customersupport/Forms_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.

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DC ENGINEERING
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208.288.2181 Project:21RUD09

NEW CONSTRUCTION:

RETAIL STORE & FLEET CENTER

997 N. Meridian Road
Kuna, Idaho 83634



05/13/2021

LIGHT FIXTURE CUTSHEETS
Sheet Title:

NTS
Scale:

2040
Project Number:

MAY 13, 2021
Date:

21RUD09-E1.02.DWG
File Name:

Revisions:

E1.02



WSR LED Architectural Wall Scone

WP1
Type: WP1

Specifications
Luminaire
Height: 7-1/4" (18.4 cm)
Width: 18" (45.7 cm)
Depth: 9" (22.8 cm)
Weight: 17 lbs (7.7 kg)



Optional Back Box (BBW)

Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



Ordering Information

EXAMPLE: WSR LED 2 10A700/40K SR3 MVOULT DDBTDX

Series	Light Engines	Performance Factor	Distribution	Voltage	Mounting	Options	Finish
WSR LED	1 One engine (10 LED)	700 mA options: 10A700/50K 3000K	S82 Type II	120V	MVOULT	Shipped included	Shipped installed
	2 Two engines (20 LED)	10A700/50K 4000K	S84 Type IV	208V	MVOULT	Shipped separately ¹	Shipped installed

Accessories
WSR DDBXD Y Surface-mounted back box

NOTES
1. MVOULT driver operates on any line voltage from 120-277V (50/60 Hz).
2. Single face (SF) requires 120V, 277V or 347V options. Double face (DF) requires 208V, 240V or 480V options.
3. Must be ordered with fixture, cannot be field-installed.
4. Specify 120, 208, 240 or 277 options only ordering with photoacoustic.
5. Not available with 480V option. Not available with motion/ambient light sensor (PMS).
6. Integral battery pack is rated for 20° to 60°C operating temperature. ELW warranty is 3-year period. Not available with WLU. Not available with WLU.
7. Cannot be used in California. Not qualified under CEC T20 requirements.
8. WLU not available with PMS or ELW.
9. See PMS Data.
10. Provides 2000 lumen operation to two independent drivers and light engines on two separate circuits. Not available with one engine, MVOULT, ELW, WLU, SF, or DF. Must specify voltage, voltage must be the same for both drivers. When ordered with photoacoustic (PMS) or motion sensor (PMS), only the primary power source leads will be controlled.
11. See electrical section on page 2 for more details.

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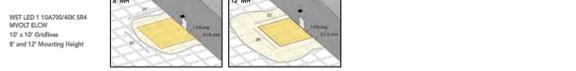
Emergency Battery Operation

The emergency battery backup (ELW) option is integral to the luminaire. An external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are needed to provide both engines operate in emergency mode and provide additional component redundancy. These design features meet various interpretations of NFPA 70:NEC, 2009[®] 700.16.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1024 and NFPA 70: NEC, 2009[®] 700.16.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the angle-lumen Type IV product in emergency mode.



Performance Data

Lumen Output
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Series	LEDs	Drive current	Color Temp	Distribution	Voltage	Mounting	Options	Finish		
1	700	1000V-4K	2W	S82 Type II	120V	MVOULT	YK	YK	BL30	
									BL30	
									BL30	
									BL30	
									BL30	
									BL30	
	2	700	1000V-4K	4W	S83 Type III	120V	MVOULT	YK	YK	BL30
										BL30
										BL30
										BL30
										BL30
										BL30

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

Ambient Temp (°C)	Multiplier
0°C	1.10
10°C	1.06
20°C	1.02
30°C	0.99
40°C	0.96

Projected LED Lumen Maintenance
Data references the extrapolated performance projections for the WSR LED 2 10A700 distribution in a 20°C ambient, based on 10,000 hours of LED testing based per IESNA LM-80-08 and projected per IESNA TM-21-11.

Operating Hours	0	25,000	50,000	100,000
Relative Lumen Maintenance (%)	1.0	0.94	0.88	0.77

Electrical Load

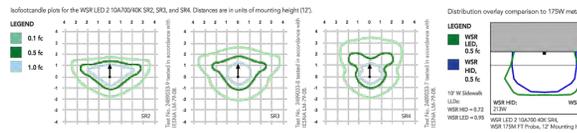
Series	LEDs	Drive current	Color Temp	Distribution	Voltage	Mounting	Options	Finish	
1	700	20W	62A	0.2A	0.02	0.1	-	-	0.87
									0.87
2	700	40W	0.44	0.22	0.02	-	-	0.82	
								0.82	

1 Higher wattage is due to electrical losses from step-down transformer.

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Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's WSR LED homepage.



WSR LED 2 10A700/40K SR4 MVOULT ELW 10' WSR LED 2 10A700/40K SR4 MVOULT ELW 12' WSR LED 2 10A700/40K SR4 MVOULT ELW 10' WSR LED 2 10A700/40K SR4 MVOULT ELW 12'

FEATURES & SPECIFICATIONS

INTENDED USE
The classic architectural shape of the WSR LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LED and driver make the luminaire a low maintenance fixture.

CONSTRUCTION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS
ULC certified to U.S. and Canadian standards. Light engines are PMS rated, luminaire is PMS rated and suitable for wet locations when mounted with the luminaire down. WLU option offers wet location listing in "up" orientation. Rated for 20°C minimum ambient.

FINISH
Exterior parts are protected by a zinc-inhibited Super Durable TOC thermoplastic powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mil thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Precision-molded acrylic lenses are engineered for superior distribution, uniformity and spacing in well-mount applications. Light engines are 8000K (70 CRI). The WSR LED has easy adjust and qualify as a Nighttime Friendly™ product, meaning it is consistent with the LEED and Green Globes™ criteria for minimizing nighttime light pollution.

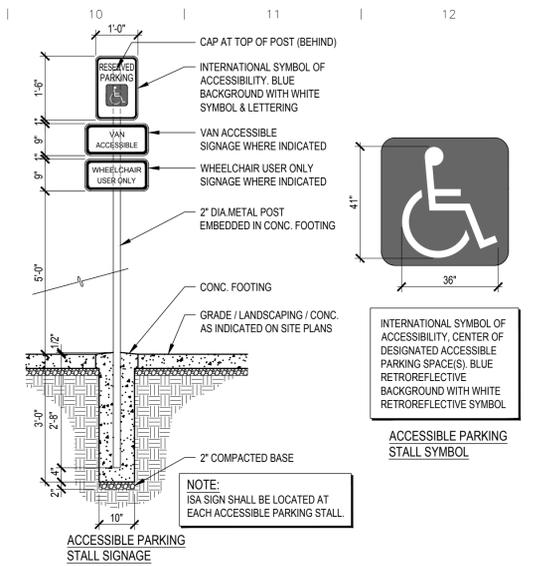
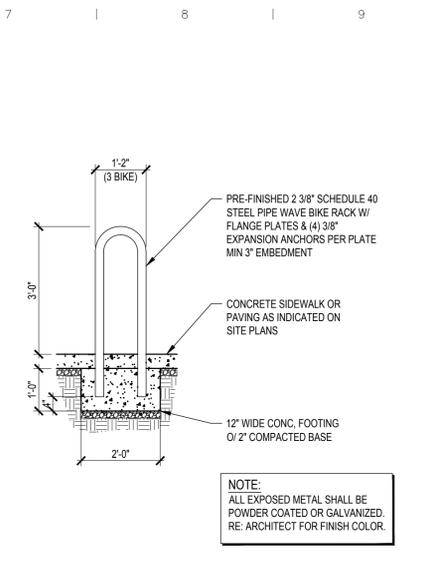
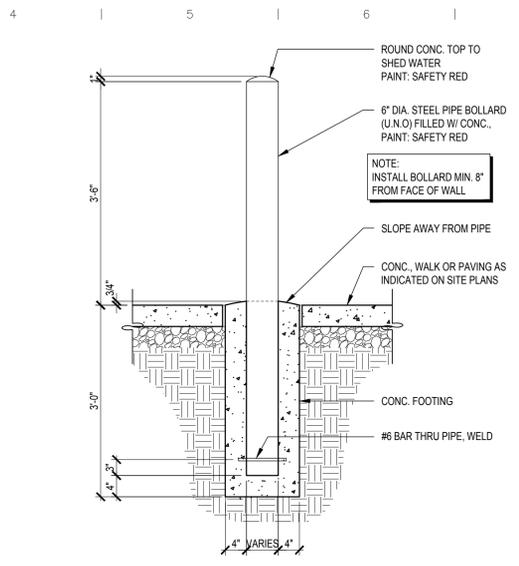
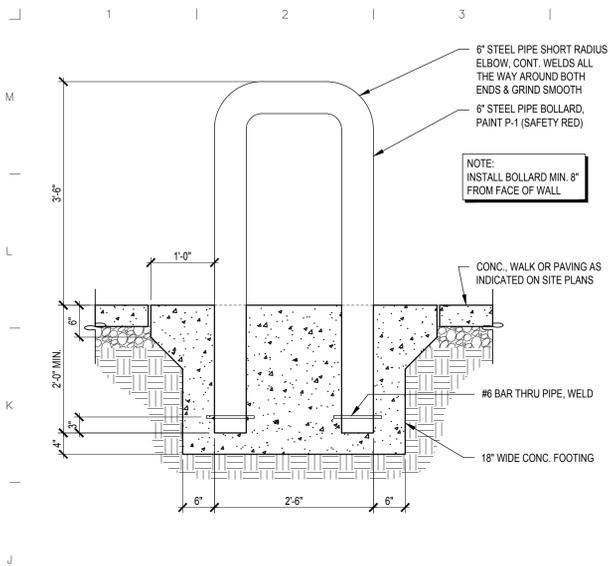
ELECTRICAL
Light engine(s) consist of 10 high efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sink to maximize heat dissipation and promote long life (100,000 hrs @ 25°C, L70). Class 2 electronic driver has a power factor >0.95, THD <20%. The electronic driver has a power factor >0.95, THD <20%, and a minimum 2.5 A surge protection. When ordering the SF option, a separate surge protection device is installed within the luminaire which meets a minimum Category C low operation per ANSI/IEEE C62.41.2.

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

LISTINGS
ULC certified to U.S. and Canadian standards. Light engines are PMS rated, luminaire is PMS rated and suitable for wet locations when mounted with the luminaire down. WLU option offers wet location listing in "up" orientation. Rated for 20°C minimum ambient.

WARRANTY
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/Customersupport/Forms_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.

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- ### KEY NOTES
- PROPERTY LINE.
 - 0WAGE-RE-0WITE.
 - LANDSCAPING. RE: LANDSCAPE PLAN.
 - ACCESSIBLE PARKING SIGNAGE. RE: J10/A1.01.
 - SIGN BY OTHERS.
 - PIPE BOLLARD FILLED W/ CONC.. RE: J4/A1.01.
 - PIPE BOLLARD. RE: J1/A1.01.
 - 8'-0" CHAIN LINK FENCING W/ PRIVACY SLATS.
 - KNOX BOX, MODEL 3263. SURFACE MOUNT ON FENCE GATES, VERIFY LOCATION WITH OWNER.
 - BIKE RACK. RE: J7/A1.01.
 - AC PAVING. RE: CIVIL.
 - CONCRETE SLAB.
 - GRAVEL. RE: CIVIL.
 - REFER TO CIVIL FOR SITE DIMENSIONS.

SITE ANALYSIS

LEGAL ADDRESS:	997 NORTH MERIDIAN ROAD, KUNA, IDAHO 83634
PARCEL NUMBER:	R2404320012
ZONING:	C-1
SITE:	65,345 SF (1.5 ACRES)
BUILDING AREA:	11,987 SF
BUILDING % OF SITE:	18%
CANOPY AREA:	3,266 SF
CANOPY % OF SITE:	5%
LANDSCAPE (INCLUDING GRAVEL):	6,038 SF
LANDSCAPE % OF SITE:	9%
PAVED AREA:	44,054 SF
PAVED % OF SITE:	68%

PARCEL DESCRIPTION

R2404320012; PAR #0012 OF LOT 1 ENSIGN SUB NO 01 #0010-B

PARKING ANALYSIS

PARKING REQUIRED:
 CITY OF KUNA: 5-9-3 - PARKING SPACE REQUIREMENTS
 B. COMMERCIAL: 1. AUTOMOBILE SERVICE GARAGES WHICH ALSO PROVIDE REPAIR,
 1 FOR EACH 2 GASOLINE PUMPS AND 2 FOR EACH SERVICE BAY
 TIRES, TIRES, ALIGNMENT, MECHANIC, MECHANIC, MECHANIC, AND FLEET SHOP = 7 SERVICE BAYS
 7 SERVICE BAYS * 2 = 14 REQUIRED PARKING SPACES

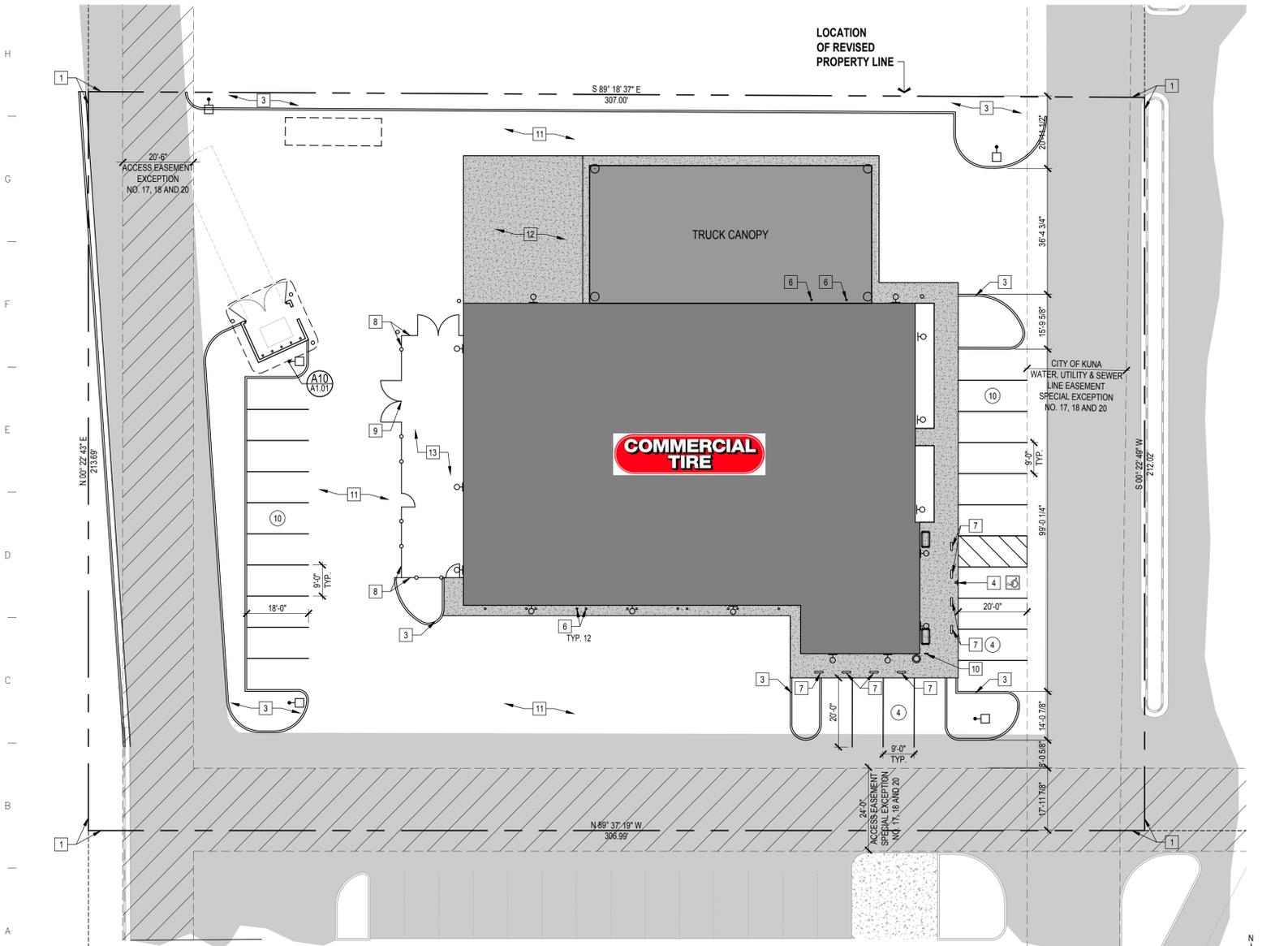
PARKING PROVIDED:
 STANDARD PARKING SPACES = 23 PARKING SPACES
 ACCESSIBLE PARKING SPACES = 1 PARKING SPACES
 TOTAL PARKING SPACES = 24 PARKING SPACES

J1 BOLLARD DETAIL
SCALE: 3/4" = 1'-0"

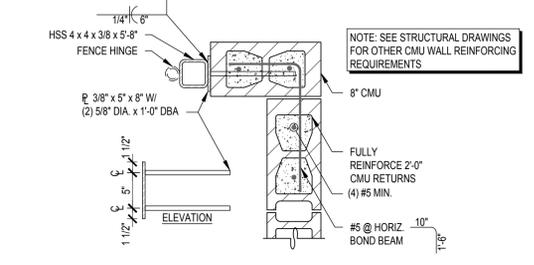
J4 BOLLARD DETAIL
SCALE: 3/4" = 1'-0"

J7 BIKE RACK DETAIL
SCALE: 1/2" = 1'-0"

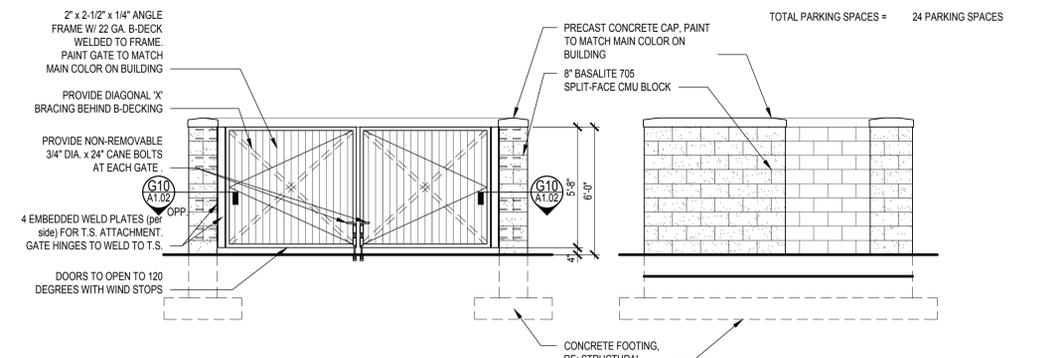
J10 ACCESSIBLE PARKING SIGNAGE DETAIL
SCALE: 1/2" = 1'-0"



A1 SITE PLAN
SCALE: 1" = 20'-0"

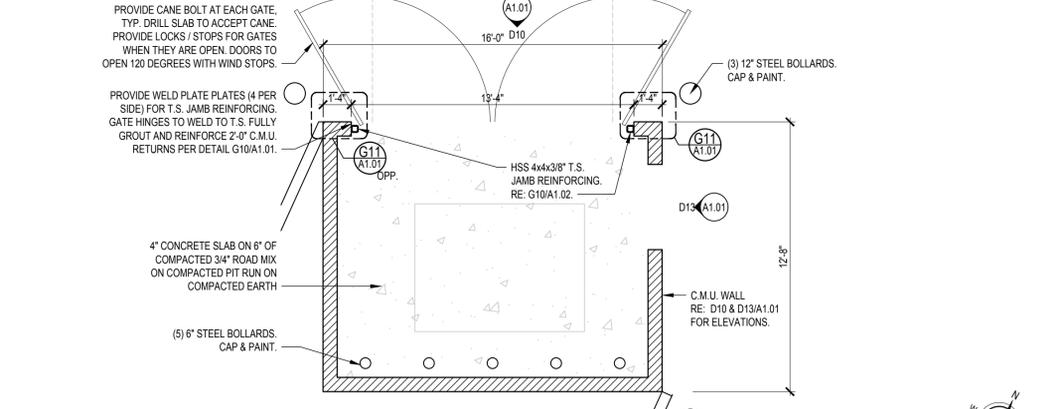


G10 TYP. C.M.U. GATE CONNECTION DETAIL
SCALE: 1" = 1'-0"



D10 NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

D13 NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



A10 TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/4" = 1'-0"

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architecture
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NEW CONSTRUCTION:

COMMERCIAL TIRE

RETAIL STORE & FLEET CENTER

997 N. Meridian Road
Kuna, Idaho 83634

SITE PLAN
Sheet Title:

AS NOTED
Scale:

2040
Project Number:

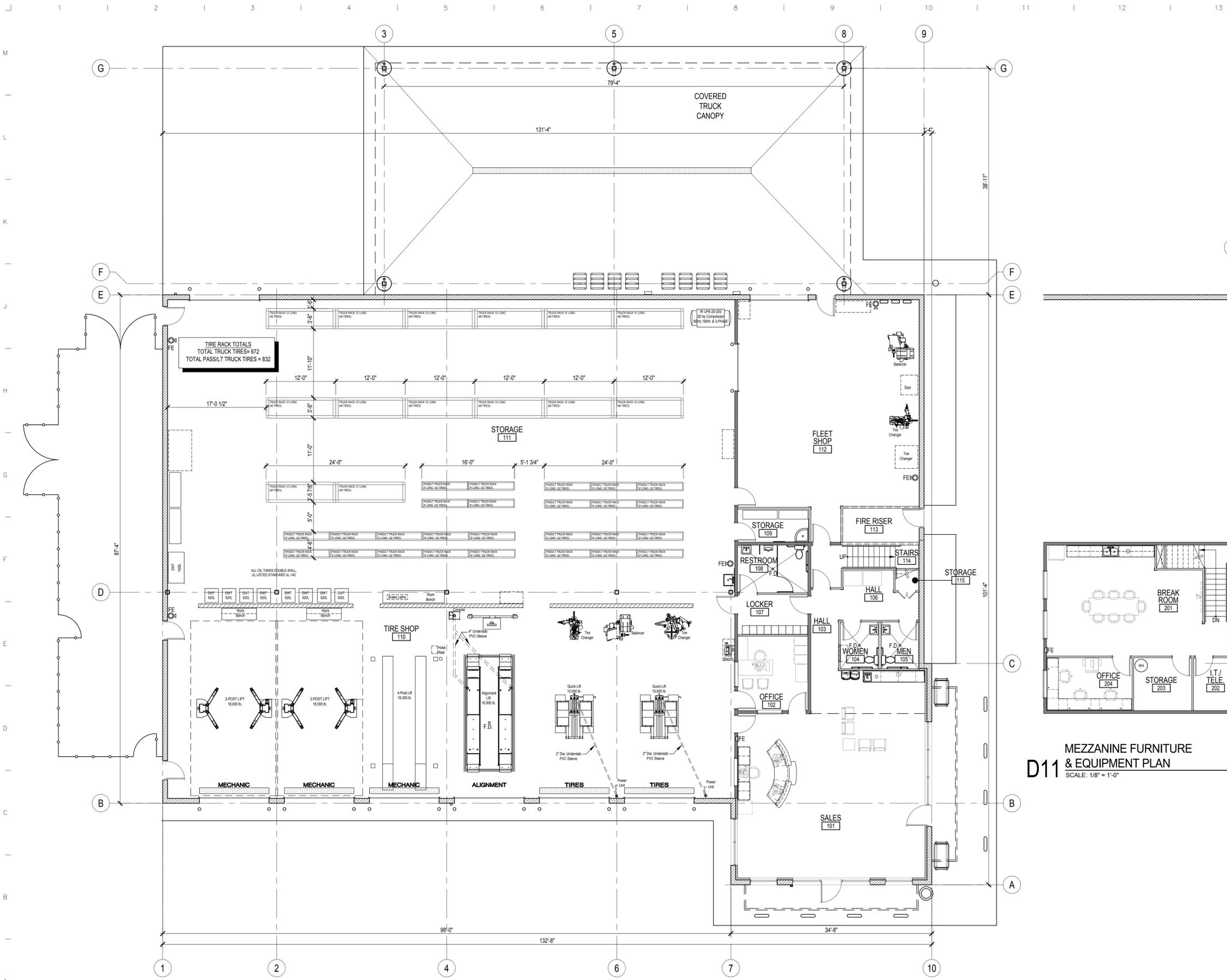
MAY 24, 2021
Date:

2040 A101.DWG
File Name:

Revisions:

05/24/21 - 9:45:43 AM - rudeenarchitects - ELENA TORRES

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EQUIPMENT NOTES

- A: THE GENERAL CONTRACTOR'S RESPONSIBILITY**
1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK PROVIDED BY OTHERS. ITEMS INCLUDE BUT NOT LIMITED TO: LIFTS, AIR PIPING, COMPRESSOR, WORK BENCHES, TIRE SERVICE EQUIPMENT, TIRE RACKS, FLEET CENTER EQUIPMENT AND FURNISHING.
 2. THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS ARE RESPONSIBLE TO MAINTAIN AND PROTECT THE EQUIPMENT AND FURNISHINGS AFTER INSTALLATION. THE GENERAL CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE EQUIPMENT AND FURNISHINGS AT HIS SOLE COST AND EXPENSE. SHOULD DAMAGE OCCUR, THE OWNER RESERVES THE RIGHT TO SEEK REIMBURSEMENTS FROM THE GENERAL CONTRACTOR.
 3. ALL WORK SHOWN ON THE EQUIPMENT PLAN IS FOR THE PURPOSE OF INDICATING THE GENERAL CONTRACTOR'S WORK. THE EQUIPMENT SUPPLIED BY THE OWNER AND/OR THE EQUIPMENT CONTRACTOR WILL BE SET IN PLACE UNDER SEPARATE CONTRACT.
 4. EQUIPMENT SIZES AND UTILITY REQUIREMENTS INDICATED IN CONSTRUCTION DOCUMENTS. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO OBTAIN CUT SHEETS FOR EACH PIECE OF EQUIPMENT PROVIDED BY OWNER OR EQUIPMENT SUPPLIER AND VERIFY UTILITY REQUIREMENTS, SIZE AND OTHER SPECIAL NEEDS. GENERAL CONTRACTOR IS TO CONTACT ARCHITECT IF REVISED EQUIPMENT REQUIREMENTS DIFFER FROM THAT OF SPECIFIED EQUIPMENT.
- B: THE EQUIPMENT CONTRACTOR'S RESPONSIBILITY**
- THE EQUIPMENT CONTRACTOR WILL VISIT THE SITE FOR THE PURPOSE OF VERIFYING THE CORRECTNESS OF STUB-OUTS FOR UTILITIES AND CONSTRUCTION IN GENERAL AS RELATED TO THE INSTALLATION OF THE EQUIPMENT.

**MEZZANINE FURNITURE
D11 & EQUIPMENT PLAN**
SCALE: 1/8" = 1'-0"

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Boise + San Francisco

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Suite 602
Boise, Idaho 83702

Phone 208-338-1413
Fax 208-336-0371
info@rudeenarchitects.com

architecture
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project management

NEW CONSTRUCTION:

**COMMERCIAL
TIRE**

**RETAIL STORE &
FLEET CENTER**

997 N. Meridian Road
Kuna, Idaho 83634



**FURNITURE &
EQUIPMENT PLANS**
Sheet Title:

AS NOTED
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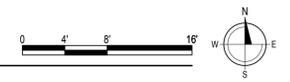
OCTOBER 19, 2021
Date:

2040 A201.DWG
File Name:

Revisions:

A2.03

10/19/21 - 9:01:24 AM - rudeenarchitects - ELENA TORRES



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

Catherine Feistner, E.I.T.
Assistant Kuna City Engineer

Brady Barroso
Engineering Technician I

MEMORANDUM

To: Jace Hellman - Planning and Zoning Director
From: Brady Barroso - Engineering Technician I
Catherine Feistner - Assistant City Engineer
Date: 27 December 2021
RE: Public Works Comments
Commercial Tire – 21-11-DR (Design Review)

The Commercial Tire property, 21-11-DR, design review request dated 18 November 2021 has been reviewed. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Public Works staff must review the civil site plan for existing and proposed utilities. After review, Public Works staff can support this design review, given there will be an oil water interceptor in the design.

Comments may be expanded or refined in connection with the future land-use actions.

1) Inspection & Fees

- a) An inspection fee will apply to inspect the final construction of water, sewer, and irrigation facilities associated with this development.
- b) The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
- c) All applicable utility inspection and utility flow modeling fees shall be paid by the developer in accordance with City of Kuna Resolution R57-2021. *Payment is due and payable prior to the pre-construction meeting.*
- d) The Kuna Rural Fire District's current hydrant flow testing and plat base fee are \$300.00 and \$75.00 respectively for a total of \$375.00. *Payment is due and payable prior to the pre-construction meeting.*

2) General

- a) If the applicant's construction area spans more than 1.0 acres, a Stormwater Pollution Prevention Plan (SWPPP) is required per Idaho Department of Environmental Quality (IDEQ).

- b) Equivalent Dwelling Units (EDUs) are based on the fixture count at the time a building permit is issued.
- c) Sufficient fire access is required per Kuna Rural Fire District (KRFD).
- d) Areas for outside activities are incorporated into the project. Connection to the City of Kuna pathways presents a long-term goal that should be considered.
- e) A plan approval letter will be required if this project affects any local irrigation districts.
- f) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
- g) All positional information shall be from the most recent state plane coordinate system.
- h) Provide engineering certification on all final engineering drawings.
- i) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
- j) Fire suppression shall be available and approved by KRFD.
- k) No building construction can begin without adequate fire protection.

3) Right-of-Way

- a) Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
- b) Please provide Public Works staff proof of legal access to the site. If none available, please include in the civil site plan.
- c) Approaches onto classified streets must comply with ACHD approach policies.
- d) All street construction must meet or exceed City of Kuna and ACHD development standards.
- e) All City mainlines crossing proposed lots or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
- f) The KRFD Deputy Fire Marshal, or the representative, must approve fire access to the subdivision.
- g) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4) Sanitary Sewer Connection

- a) The applicant's property is not connected to City services. The applicant shall construct a sanitary sewer service, potentially with the ability to incorporate a service for the parcel directly north. The closest possible connection to gravity sewer is on the east side of this property, located in the access road. City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
- b) All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality (DEQ) requirements. Documentation shall be provided to the City of Kuna.
- c) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
- d) All sewer infrastructure must meet or exceed City of Kuna requirements.
- e) Sewer connection fees apply to each lot containing a home or other facility.

- f) This application shall conform to the sewer masterplan as applicable. The sewer master plan specifies minimum pipe sizes and supports the “to and through” utility policy.

5) Potable Water Connection

- a) The applicant’s property is not connected to City services. The applicant shall construct a potable water service, potentially with the ability to incorporate a service for the parcel directly north. The closest possible connection to potable water is on the east side of this property, located in the access road. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels. It is expected the applicant will connect to City water services, in accordance with the City’s “to and through” policy in Kuna City Code 6-4-2.
- b) It is expected the applicant will connect to City pressurized irrigation services, in accordance with the City’s “to and through” policy in Kuna City Code 6-4-2.
- c) All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
- d) All water infrastructure must meet or exceed City of Kuna requirements.
- e) Water connection fees apply to each lot containing a home or other facility.
- f) Fire hydrants are required in a layout acceptable to the KRFD.

6) Pressurized Irrigation

- a) The applicant’s property is not connected to City services. The applicant shall construct a pressurized irrigation service, potentially with the ability to incorporate a service for the parcel directly south. The closest connection point is on the west side of N Meridian Rd in between 1011 N Meridian Rd and the Right-of-Way. City Code 5-16-3-B.2 states pressurized irrigation utilities shall be extended to each parcel when pressurized irrigation is available within three hundred (300) feet of the parcels. It is expected the applicant will connect to City pressurized irrigation services, in accordance with the City’s “to and through” policy in Kuna City Code 6-4-2.
- b) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
- c) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- d) All residential, common lots, and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection and assessment fee.

7) Grading and Storm Drainage

- a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
- c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
- d) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City’s Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm

water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

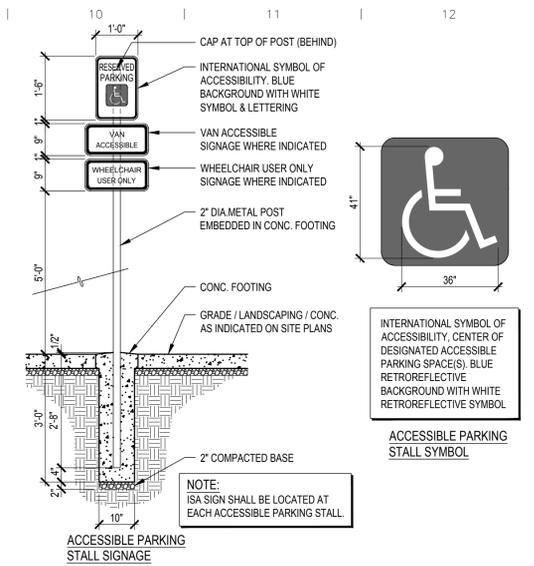
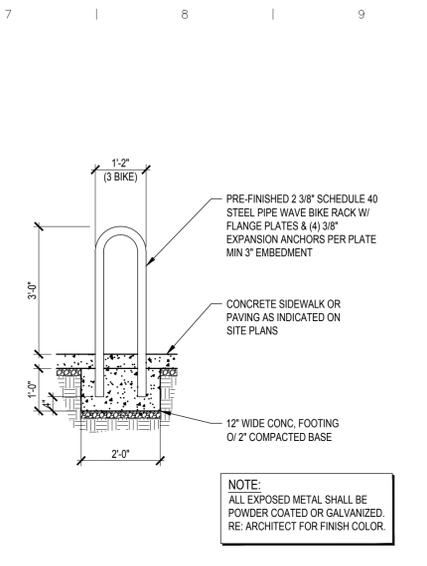
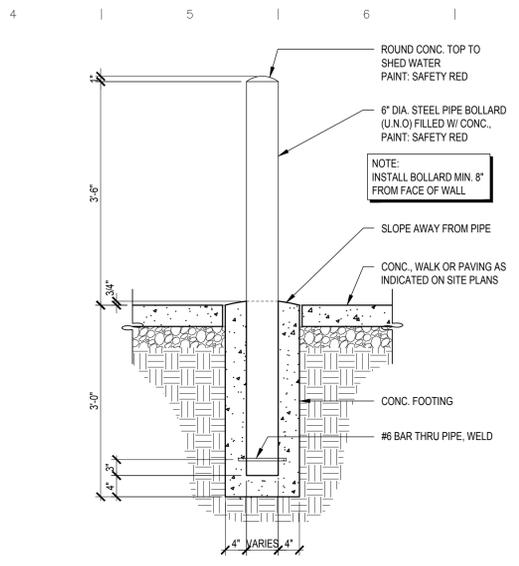
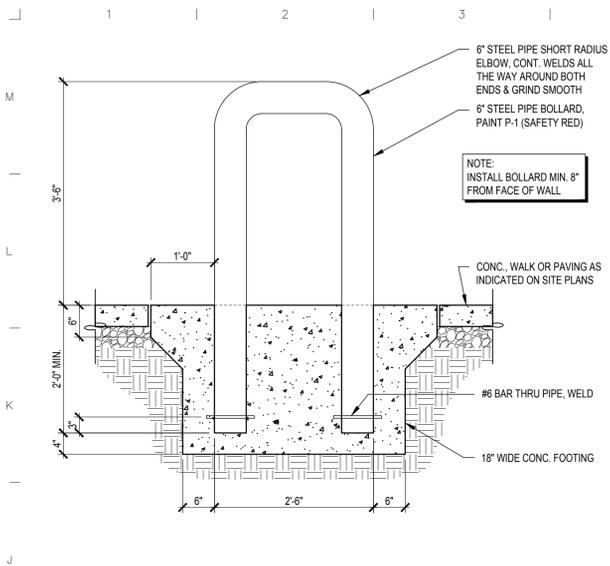
- e) Sidewalks, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.

8) As-Built Drawings

- a) As-built (record) drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product.
- b) *Correct and verified as-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

9) Exhibits

- a) No maps are included to support Public Works comments.



- ### KEY NOTES
- PROPERTY LINE.
 - 0WAGE-RE-0WITE.
 - LANDSCAPING. RE: LANDSCAPE PLAN.
 - ACCESSIBLE PARKING SIGNAGE. RE: J10/A1.01.
 - SIGN BY OTHERS.
 - PIPE BOLLARD FILLED W/ CONC.. RE: J4/A1.01.
 - PIPE BOLLARD. RE: J1/A1.01.
 - 8'-0" CHAIN LINK FENCING W/ PRIVACY SLATS.
 - KNOX BOX, MODEL 3263. SURFACE MOUNT ON FENCE GATES. VERIFY LOCATION WITH OWNER.
 - BIKE RACK. RE: J7/A1.01.
 - AC PAVING. RE: CIVIL.
 - CONCRETE SLAB.
 - GRAVEL. RE: CIVIL.
 - REFER TO CIVIL FOR SITE DIMENSIONS.

SITE ANALYSIS

LEGAL ADDRESS:	997 NORTH MERIDIAN ROAD, KUNA, IDAHO 83634
PARCEL NUMBER:	R2404320012
ZONING:	C-1
SITE:	65,345 SF (1.5 ACRES)
BUILDING AREA:	11,987 SF
BUILDING % OF SITE:	18%
CANOPY AREA:	3,266 SF
CANOPY % OF SITE:	5%
LANDSCAPE (INCLUDING GRAVEL):	6,038 SF
LANDSCAPE % OF SITE:	9%
PAVED AREA:	44,054 SF
PAVED % OF SITE:	68%

PARCEL DESCRIPTION

R2404320012; PAR #0012 OF LOT 1 ENSIGN SUB NO 01 #0010-B

PARKING ANALYSIS

PARKING REQUIRED:
CITY OF KUNA: 5-9-3 - PARKING SPACE REQUIREMENTS
B. COMMERCIAL: 1. AUTOMOBILE SERVICE GARAGES WHICH ALSO PROVIDE REPAIR,
1 FOR EACH 2 GASOLINE PUMPS AND 2 FOR EACH SERVICE BAY
TIRES, TIRES, ALIGNMENT, MECHANIC, MECHANIC, MECHANIC, AND FLEET SHOP = 7 SERVICE BAYS
7 SERVICE BAYS * 2 = 14 REQUIRED PARKING SPACES

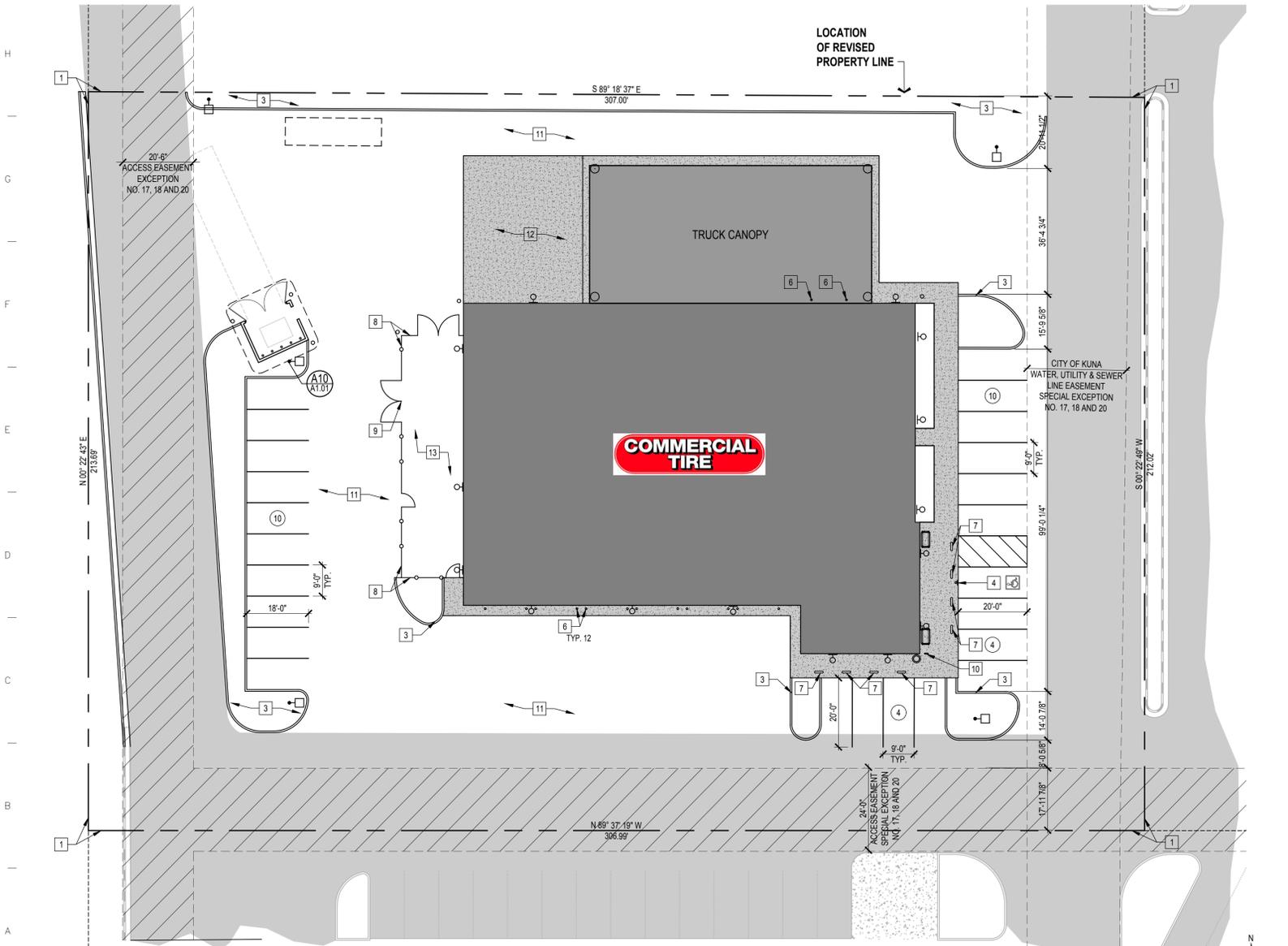
PARKING PROVIDED:
STANDARD PARKING SPACES = 23 PARKING SPACES
ACCESSIBLE PARKING SPACES = 1 PARKING SPACES
TOTAL PARKING SPACES = 24 PARKING SPACES

J1 BOLLARD DETAIL
SCALE: 3/4" = 1'-0"

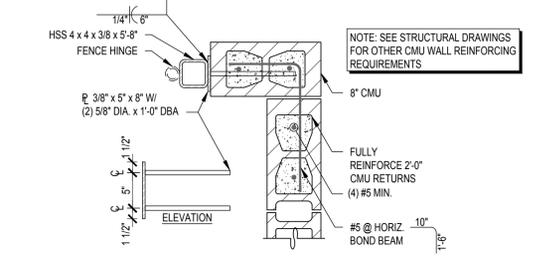
J4 BOLLARD DETAIL
SCALE: 3/4" = 1'-0"

J7 BIKE RACK DETAIL
SCALE: 1/2" = 1'-0"

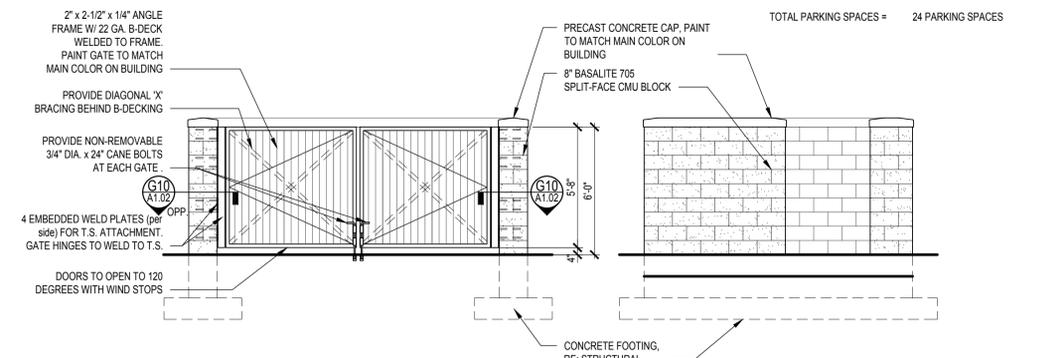
J10 ACCESSIBLE PARKING SIGNAGE DETAIL
SCALE: 1/2" = 1'-0"



A1 SITE PLAN
SCALE: 1" = 20'-0"

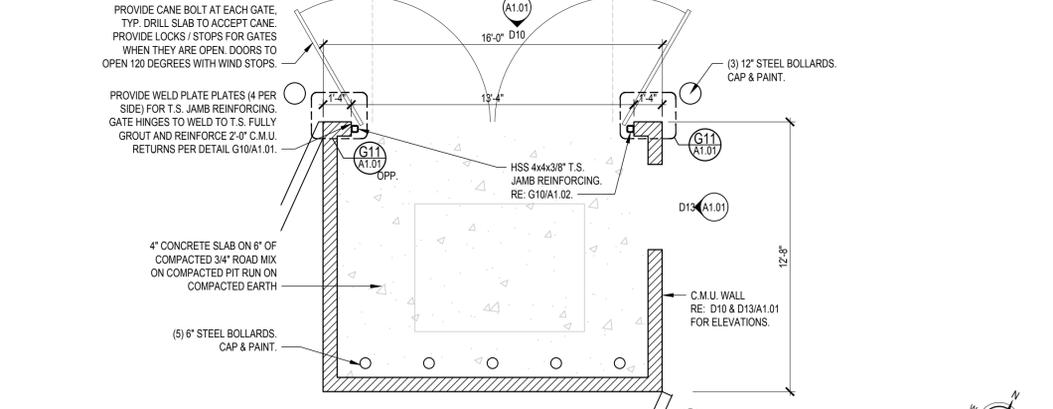


G10 TYP. C.M.U. GATE CONNECTION DETAIL
SCALE: 1" = 1'-0"



D10 NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

D13 NORTHEAST ELEVATION
SCALE: 1/4" = 1'-0"



A10 TRASH ENCLOSURE ENLARGED PLAN
SCALE: 1/4" = 1'-0"

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NEW CONSTRUCTION:

COMMERCIAL TIRE

RETAIL STORE & FLEET CENTER

997 N. Meridian Road
Kuna, Idaho 83634

SITE PLAN
Sheet Title:

AS NOTED
Scale:

2040
Project Number:

MAY 24, 2021
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2040 A101.DWG
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Revisions:

A1.01

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COMMERCIAL
TIRE

COMMERCIAL
TIRE

BRAKES

BRAKES

SHOCKS

ALIGNMENT

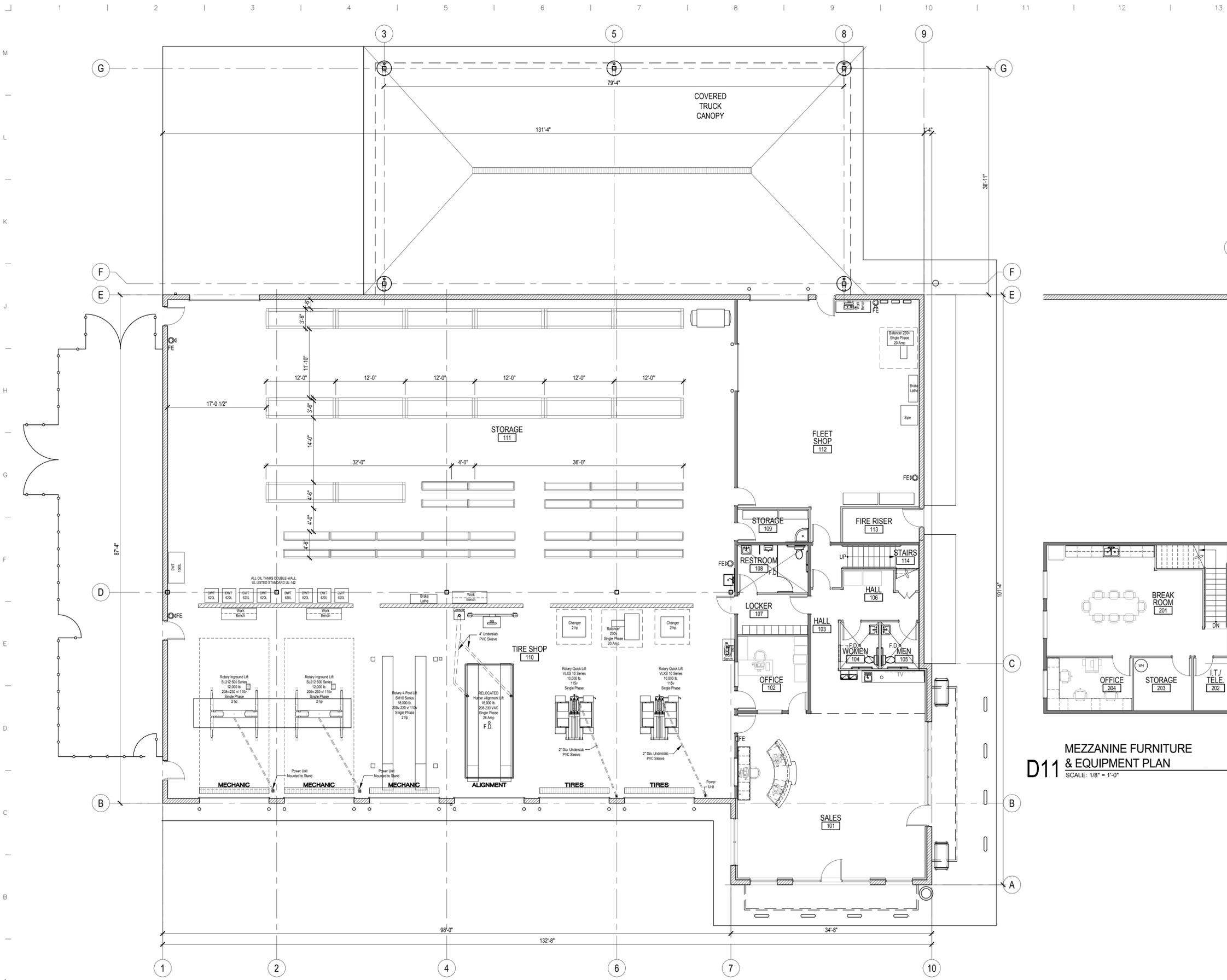
TIRES

1



COMMERCIAL
TIRE

FLEET CENTER



MEZZANINE FURNITURE
D11 & EQUIPMENT PLAN
SCALE: 1/8" = 1'-0"

EQUIPMENT NOTES

- A: THE GENERAL CONTRACTOR'S RESPONSIBILITY**
1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK PROVIDED BY OTHERS. ITEMS INCLUDE BUT NOT LIMITED TO: LIFTS, AIR PIPING, COMPRESSOR, WORK BENCHES, TIRE SERVICE EQUIPMENT, TIRE RACKS, FLEET CENTER EQUIPMENT AND FURNISHING.
 2. THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS ARE RESPONSIBLE TO MAINTAIN AND PROTECT THE EQUIPMENT AND FURNISHINGS AFTER INSTALLATION. THE GENERAL CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE EQUIPMENT AND FURNISHINGS AT HIS SOLE COST AND EXPENSE. SHOULD DAMAGE OCCUR, THE OWNER RESERVES THE RIGHT TO SEEK REIMBURSEMENTS FROM THE GENERAL CONTRACTOR.
 3. ALL WORK SHOWN ON THE EQUIPMENT PLAN IS FOR THE PURPOSE OF INDICATING THE GENERAL CONTRACTOR'S WORK. THE EQUIPMENT SUPPLIED BY THE OWNER AND/OR THE EQUIPMENT CONTRACTOR WILL BE SET IN PLACE UNDER SEPARATE CONTRACT.
 4. EQUIPMENT SIZES AND UTILITY REQUIREMENTS INDICATED IN CONSTRUCTION DOCUMENTS. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO OBTAIN CUT SHEETS FOR EACH PIECE OF EQUIPMENT PROVIDED BY OWNER OR EQUIPMENT SUPPLIER AND VERIFY UTILITY REQUIREMENTS, SIZE AND OTHER SPECIAL NEEDS. GENERAL CONTRACTOR IS TO CONTACT ARCHITECT IF REVISED EQUIPMENT REQUIREMENTS DIFFER FROM THAT OF SPECIFIED EQUIPMENT.
- B: THE EQUIPMENT CONTRACTOR'S RESPONSIBILITY**
- THE EQUIPMENT CONTRACTOR WILL VISIT THE SITE FOR THE PURPOSE OF VERIFYING THE CORRECTNESS OF STUB-OUTS FOR UTILITIES AND CONSTRUCTION IN GENERAL AS RELATED TO THE INSTALLATION OF THE EQUIPMENT.

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NEW CONSTRUCTION:

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FURNITURE & EQUIPMENT PLANS
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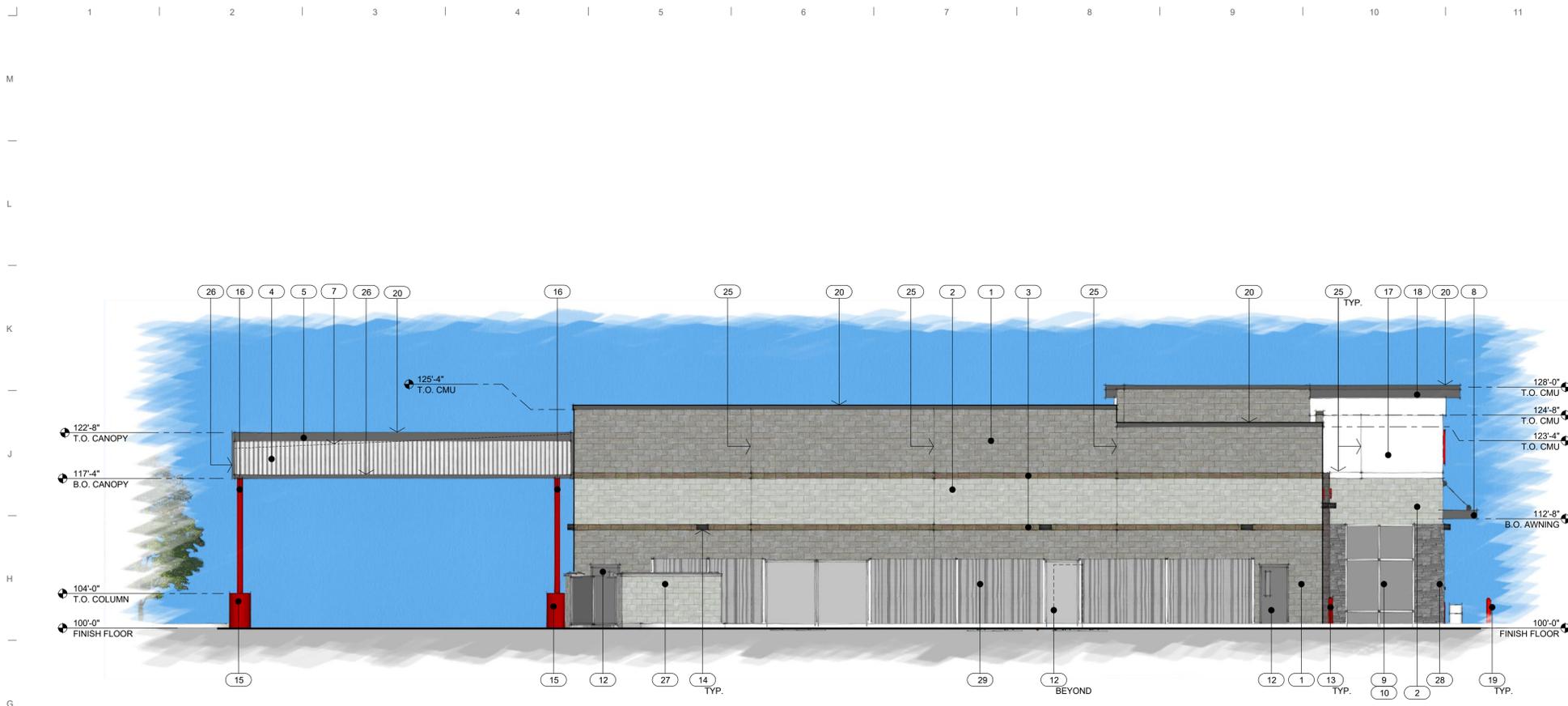
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G1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

SYMB.	MATERIAL / DESCRIPTION	FINISH / COLOR	NOTES
1	10x8x16 SPLIT-FACED HI-R CMU, BASALITE w/ INTEGRAL CMU SEALER	GRAPHITE #705	4
2	10x8x16 SMOOTH-FACED HI-R CMU, BASALITE w/ INTEGRAL CMU SEALER	#705	4
3	10x8x16 SPLIT-FACED HI-R CMU, BASALITE w/ INTEGRAL CMU SEALER	OLD PYRAMID #660	4
4	PRE-FINISHED METAL SIDING PBR 36 & TRIM w/ CONCEALED FASTENERS	PACIFIC WHITE	-
5	PRE-FINISHED METAL FASCIA & GUTTER	CHARCOAL	-
6	PRE-FINISHED METAL RAINWATER LEADER	GRAY	-
7	PRE-FINISHED METAL ROOF w/ EXPOSED FASTENERS	CHARCOAL	-
8	METAL AWNING	PAINT P-8	-
9	KAWNEER TRIFAB 451T ALUMINUM STOREFRONT SYSTEM OR APPROVED EQUAL. GLAZING TO BE CENTER SET	CLEAR ANODIZED	-
10	CLEAR INSULATED LOW-E GLAZING U-FACTOR AND SHGC. RE: SHEET A6.01 FOR INFORMATION	-	2
11	HEAVY DUTY OVERHEAD DOOR, 20 GA. STEEL INSULATED (R-10 MIN) RE: DOOR SCHEDULE	NO PAINT, MFR. WHITE	2
12	H/M DOOR & FRAME, HEAVY DUTY 18 GA. STEEL INSULATED (R-7.5 MIN) W/ 14 GA. FRAME. RE: DOOR SCHEDULE	PAINT P-2	2
13	CONCRETE FILLED METAL PIPE BOLLARD	PAINT P-1	-
14	WALL MOUNTED LIGHT. RE: ELECTRICAL DRAWINGS.	MFR.	-
15	CONCRETE COLUMN BASE, RE: STRUCTURAL	PAINT P-1	-
16	METAL COLUMN, RE: STRUCTURAL	PAINT P-1	-
17	STUCCO	PAINT, TBD	-
18	STUCCO	PAINT, TBD	-
19	PIPE BOLLARD	PAINT P-1	-
20	PRE-FINISHED METAL PARAPET CAP	CHARCOAL GRAY	-
21	KNOX BOX, RECESSED MOUNT. VERIFY MOUNTING HEIGHT AND PLACEMENT LOCATION WITH FIRE DEPARTMENT	-	-
22	SIGNAGE BY OTHERS	-	-
23	CHANNEL	PAINT P-8	-
24	FLASHING	MATCH GRAY SIDING	-
25	CONTROL JOINT	-	-
26	TRIM	CHARCOAL GRAY	-
27	8x8x16 SPLIT-FACED CMU, BASALITE w/ INTEGRAL CMU SEALER	GRAPHITE #705	5
28	SIMULATED STONE VEENER	TBD	-
29	CHAIN LINK GATE & FENCE w/ PRIVACY SLATS	GREY	-
30	BENCH	PAINT P-1	-
31	10x8x16 SPLIT-FACED HI-R CMU, BASALITE w/ INTEGRAL CMU SEALER	GRANITE GOLD #995	4

SCHEDULE NOTES	PAINT COLORS
1. COLOR TO BE SELECTED BY ARCHITECT.	P-1 = KVAL PAINT, SAFETY RED
2. RE: DOOR AND WINDOW SCHEDULES FOR ADDITIONAL INFORMATION.	P-2 = KVAL PAINT, 8750 METAL SHAVINGS
3. PAINT TO MATCH METAL SIDING.	P-3 = KVAL PAINT, 8774M TANKARD
4. PROVIDE INSULATION INSERTS.	P-4 = KVAL PAINT, 8772M SIBERIAN ICE
5. TRASH ENCLOSURE. RE: A1.01 AND A1.02.	P-5 = KVAL PAINT, 8780W CRYSTAL BALL
	P-6 = KVAL PAINT, CL1110 SEGET
	P-7 = SHERWIN-WILLIAMS PAINT, SW 6993 BLACK OF NIGHT
	P-8 = KVAL PAINT, STEEL WOOL

REFER TO STRUCTURAL AND FLOOR PLANS FOR INTERIOR CMU WALLS.



A1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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NEW CONSTRUCTION:

COMMERCIAL TIRE

RETAIL STORE & FLEET CENTER

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BUILDING ELEVATIONS
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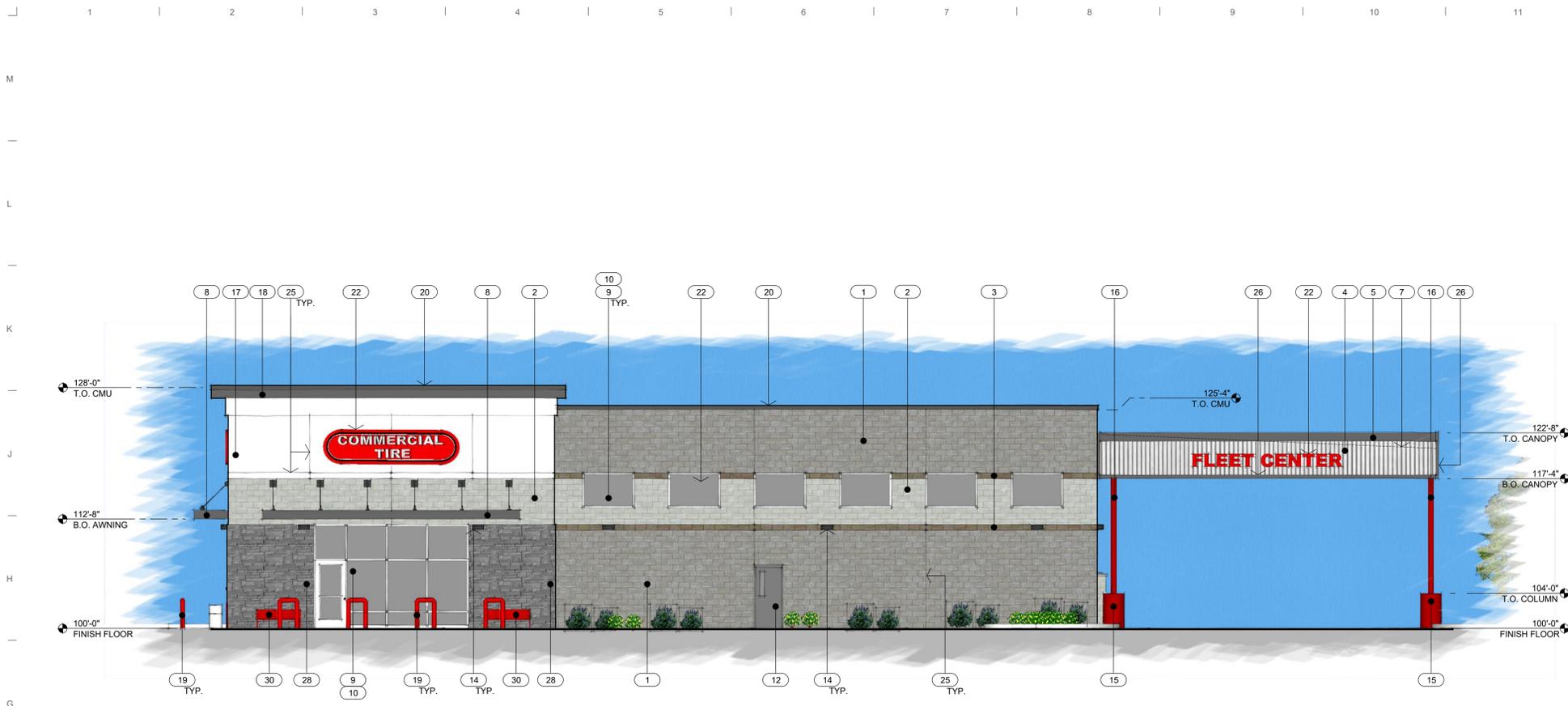
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Project Number:

MAY 24, 2021
Date:

File Name:

Revisions:

A3.01



G1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

SYMB.	MATERIAL / DESCRIPTION	FINISH / COLOR	NOTES
1	10x8x16 SPLIT-FACED HI-R CMU, BASALITE w/ INTEGRAL CMU SEALER	GRAPHITE #705	4
2	10x8x16 SMOOTH-FACED HI-R CMU, BASALITE w/ INTEGRAL CMU SEALER	#705	4
3	10x8x16 SPLIT-FACED HI-R CMU, BASALITE w/ INTEGRAL CMU SEALER	OLD PYRAMID #660	4
4	PRE-FINISHED METAL SIDING PBR 36 & TRIM w/ CONCEALED FASTENERS	PACIFIC WHITE	-
5	PRE-FINISHED METAL FASCIA & GUTTER	CHARCOAL	-
6	PRE-FINISHED METAL RAINWATER LEADER	GRAY	-
7	PRE-FINISHED METAL ROOF w/ EXPOSED FASTENERS	CHARCOAL	-
8	METAL AWNING	PAINT P-8	-
9	KAWNEER TRIFAB 451T ALUMINUM STOREFRONT SYSTEM OR APPROVED EQUAL. GLAZING TO BE CENTER SET	CLEAR ANODIZED	-
10	CLEAR INSULATED LOW-E GLAZING U-FACTOR AND SHGC. RE: SHEET A6.01 FOR INFORMATION	-	2
11	HEAVY DUTY OVERHEAD DOOR, 20 GA. STEEL INSULATED (R-10 MIN) RE: DOOR SCHEDULE	NO PAINT, MFR. WHITE	2
12	HM DOOR & FRAME, HEAVY DUTY 18 GA. STEEL INSULATED (R-7.5 MIN) W/ 14 GA. FRAME. RE: DOOR SCHEDULE	PAINT P-2	2
13	CONCRETE FILLED METAL PIPE BOLLARD	PAINT P-1	-
14	WALL MOUNTED LIGHT. RE: ELECTRICAL DRAWINGS.	MFR.	-
15	CONCRETE COLUMN BASE, RE: STRUCTURAL	PAINT P-1	-
16	METAL COLUMN, RE: STRUCTURAL	PAINT P-1	-
17	STUCCO	PAINT, TBD	-
18	STUCCO	PAINT, TBD	-
19	PIPE BOLLARD	PAINT P-1	-
20	PRE-FINISHED METAL PARAPET CAP	CHARCOAL GRAY	-
21	KNOX BOX, RECESSED MOUNT. VERIFY MOUNTING HEIGHT AND PLACEMENT LOCATION WITH FIRE DEPARTMENT	-	-
22	SIGNAGE BY OTHERS	-	-
23	CHANNEL	PAINT P-8	-
24	FLASHING	MATCH GRAY SIDING	-
25	CONTROL JOINT	-	-
26	TRIM	CHARCOAL GRAY	-
27	8x8x16 SPLIT-FACED CMU, BASALITE w/ INTEGRAL CMU SEALER	GRAPHITE #705	5
28	SIMULATED STONE VEENER	TBD	-
29	CHAIN LINK GATE & FENCE w/ PRIVACY SLATS	GREY	-
30	BENCH	PAINT P-1	-
31	10x8x16 SPLIT-FACED HI-R CMU, BASALITE w/ INTEGRAL CMU SEALER	GRANITE GOLD #995	4

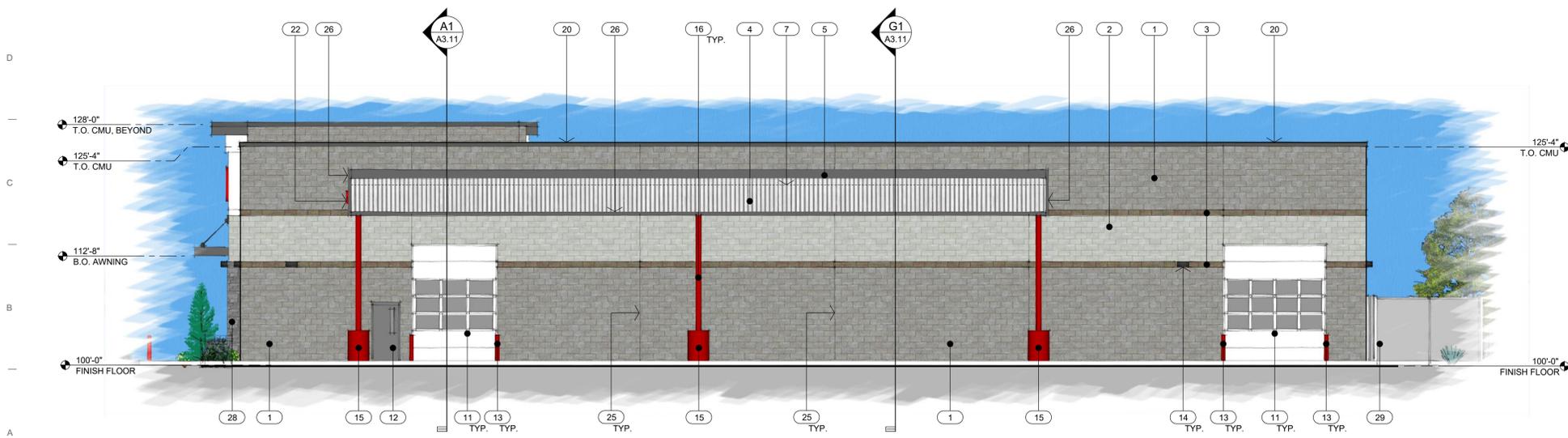
SCHEDULE NOTES

- COLOR TO BE SELECTED BY ARCHITECT.
- RE: DOOR AND WINDOW SCHEDULES FOR ADDITIONAL INFORMATION.
- PAINT TO MATCH METAL SIDING.
- PROVIDE INSULATION INSERTS.
- TRASH ENCLOSURE. RE: A1.01 AND A1.02.

REFER TO STRUCTURAL AND FLOOR PLANS FOR INTERIOR CMU WALLS.

PAINT COLORS

P-1 = KVAL PAINT, SAFETY RED
P-2 = KVAL PAINT, 8750 METAL SHAVINGS
P-3 = KVAL PAINT, 8774M TANKARD
P-4 = KVAL PAINT, 8772M SIBERIAN ICE
P-5 = KVAL PAINT, 8780W CRYSTAL BALL
P-6 = KVAL PAINT, CL1110 SEGET
P-7 = SHERWIN-WILLIAMS PAINT, SW 6993 BLACK OF NIGHT
P-8 = KVAL PAINT, STEEL WOOL



A1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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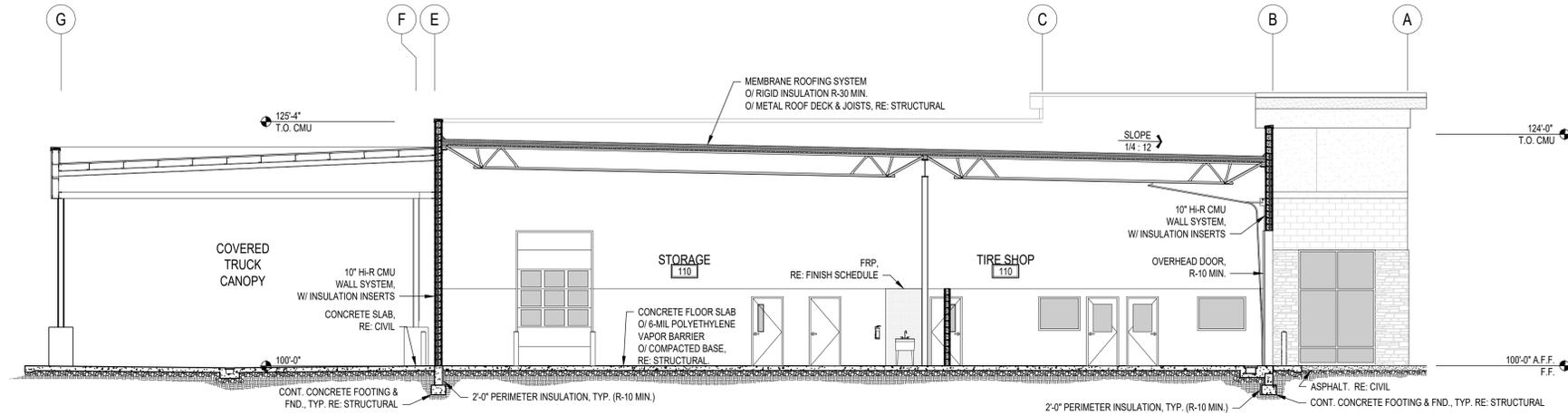
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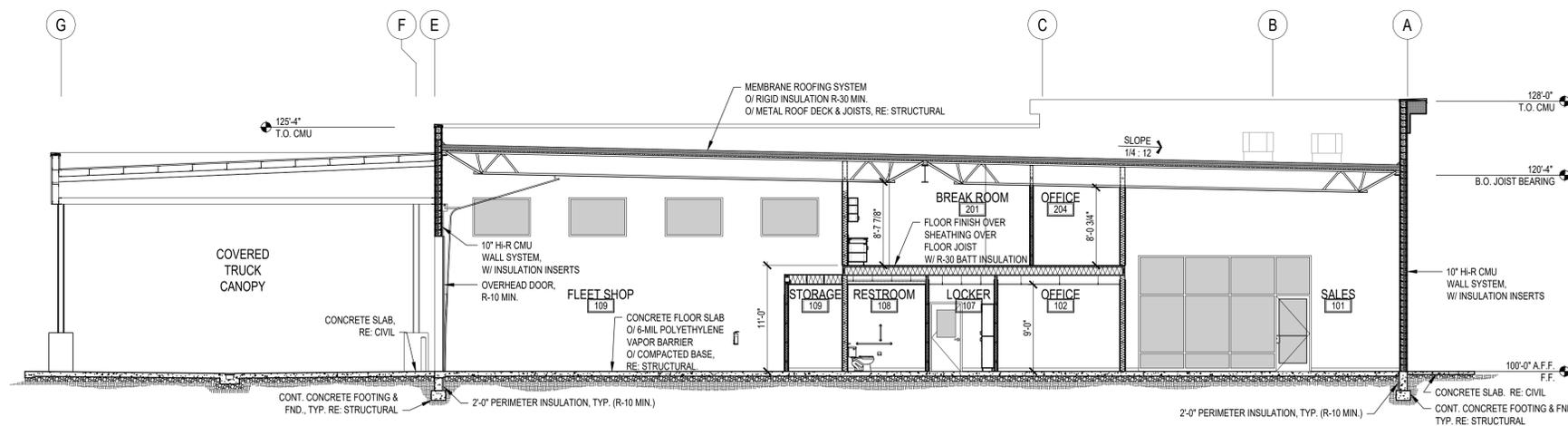
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G1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



A1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

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BUILDING SECTIONS
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Scale:

2040
Project Number:

MAY 24, 2021
Date:

2040 A311.DWG
File Name:

Revisions:

A3.11

05/24/21 9:50:28 AM - rudeenarchitects - ELENA TORRES



① SIMULATED STONE VENEER
COLOR: TBD



② CMU SPLIT-FACED
COLOR: GRAPHITE 705



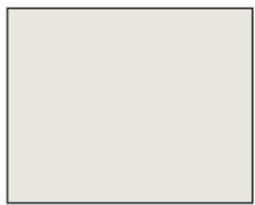
③ CMU SPLIT-FACED
COLOR: GRANITE GOLD 995



④ CMU SPLIT-FACED
COLOR: OLD PYRAMID 660



⑤ CMU
PRECISION SMOOTH
COLOR: 705



⑥ STUCCO
COLOR: CRYSTAL
BALL 8780W



⑦ STUCCO
COLOR: STEEL
WOOL 3166A



⑧ STOREFRONT
WINDOW & ENTRY
SYSTEM with CLEAR
ANODIZED FRAMES
and CLEAR
INSULATED GALZING



⑨ PREFINISHED
METAL PRAPET
CAP: CHARCOAL
GRAY



⑩ METAL AWNING
COLOR: STEEL
WOOL 3166A

⑪ WALL MOUNTED
LIGHT
COLOR: BLACK



NEW BUILDING - 997 North Meridian Road, Kuna

COLOR BOARD

May 24, 2021
DR SUBMITTAL



rudeenarchitects
Boise + San Francisco