OFFICIALS
Lee Young, Chairman
Dana Hennis, Vice Chairman
Stephen Damron, Commissioner
Tyson Garten, Commissioner
Vacant

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

Planning & Zoning Commission Meeting
AGENDA
Tuesday March 22, 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 March 8, 2022

2. Findings of Fact & Conclusions of Law
None

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

A. *Tabled from March 8, 2022* Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat), 20-05-SUP (Special Use Permit) & 20-22-DR (Design Review) for Merlin Cottages Subdivision – Doug Hanson, Planning & Zoning Director

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 that this item be tabled to a date uncertain pending additional review; this Public Hearing will be re-noticed.

B. *Tabled from March 8, 2022* Case Nos. 21-02-CPM (Comprehensive Plan Map Amendment), 21-08-AN (Annexation), 21-06-S (Preliminary Plat) & 21-18-DR (Design Review) for Rising Sun West Subdivision – Troy Behunin, Planner III

JUB Engineers, on behalf of M3 Companies, LLC, requests approval for a Comprehensive Plan Map Amendment to change the zoning designation for part of an approximately 42.04-acre site from solely Commercial, to R-8 (Medium Density Residential) and R-20 (High Density

Residential) zoning designations. Additionally, the Applicant requests Annexation of the parcels into Kuna City Limits, with 18.81-acres R-8 (Medium Density Residential), 13.29-acres R-20 (High Density Residential), and 9.94-acres C-1 (Neighborhood Commercial) zoning designations, as well as, Preliminary Plat approval to subdivide the parcels into 90 Single-Family lots, 8 Common Lots, 2 shared driveways and 1 multi-family lot (Future development) and 13 commercial lots. The site is located southeast of the N Meridian Road and E Kuna Road intersection (Parcel numbers; R0615251201, R0615250551, R0615250575).

Staff requests this item be tabled to a date certain of April 26, 2022, pending critical agency reports.

C. *Tabled from March 8, 2022* Case Nos. 21-17-AN (Annexation) & 21-06-CPF (Combination Preliminary & Final Plat) for Skylar Ranch Subdivision – Doug Hanson, Planning & Zoning Director

Skylar Ranch LLC, requests approval for Annexation of 9.97 acres into Kuna City Limits with R-4 and R-6 (Medium Density Residential) zoning district classifications, and to subdivide the 9.97 acres into three (3) lots. The application will be accompanied by a Development Agreement. The subject site is located at 1113 W Oak Tree Drive, Kuna, ID 83634 (APN: S1314244739).

D. Case No. 21-19-AN (Annexation) for Kuna Lutheran Church – Doug Hanson, Planning & Zoning Director

Kuna Lutheran Church requests approval for Annexation of approximately 5.01 acres into Kuna City Limits with a C-1 (Neighborhood Commercial) zone. The Applicant also requests Special Use Permit approval in order to operate a church. The subject site is located near the NEC of N Linder Road and E Porter Street, Kuna, ID 83634 (APN: S1324233800).

E. Case No. 21-13-AN (Annexation) & 21-09-S (Preliminary Plat) for Lee Country Subdivision – Troy Behunin, Senior Planner

Bailey Engineering, on behalf of Providence Properties, LLC, requests Annexation of approx. 76.02 ac. into Kuna City Limits with approx. 27.73 ac. of R-6 (Medium Density Residential), 23.06 ac. of R-12 (High Density Residential) and 29.41 ac. of C-2 (Area Commercial) zones; and Preliminary Plat approval to subdivide the 72.06 ac. into 16 Commercial Lots, 132 single-family lots, nine (9) multi-family lots and 22 common lots. The site is at the intersection of Meridian and Hubbard Roads (APNS; S1313141810 and S1313110030).

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

F. Comprehensive Plan Amendment (Maps) & Area of City Impact (ACI) Boundary Reduction – Dough Hanson, Planning & Zoning Director

The City of Kuna requests consideration from the Planning and Zoning Commission for an Amendment to the Comprehensive Plan Maps, and a reduction of the Area of City Impact (ACI) Boundary and to forward a recommendation to City Council.

4. BUSINESS ITEMS:

A. *Tabled from March 8, 2022* Case No. 22-04-DR (Design Review) for Project Peregrine – Doug Hanson, Planning & Zoning Director

Brisbie LLC, represented by Parametrix, requests Design Review approval of a data center campus, including data halls, support buildings, parking, loading/unloading areas and landscaping. The subject site is located on the northeast corner of Kuna-Mora Road and Cole Road (APNs: S1531300000 & S1531233600).

B. Case No. 21-34-DR (Design Review) for Changed Life Ranch – Jessica Reid, Planner I

Rick Bugatsch of RBA Architects, on behalf of Big D Builders, requests Design Review approval for an approx. 24,754 square foot pre-engineered metal building to be used as the primary sanctuary for Changed Life Church, as well as the associated parking lot and landscaping. This further development of the site is the second portion of their previously approved Special Use Permit and Design Review (06-12-SUP & 07-01-DR; Approved February 2007). The approx. 6.23-acre subject site is located at 500 E Deer Flat Road (APN: R7702700502) with a R-2 (Low Density Residential) zone.

Staff requests this item be tabled to a date certain of April 12, 2022 pending additional review.

C. Case No. 22-01-DR (Design Review) for Arby's – Jessica Reid, Planner I

Hamilton Designs, LLC, on behalf of RB American Group, LLC, requests Design Review Approval for an approx. 2,579 square foot fast food drive-thru restaurant, associated parking lot, & landscaping. The subject site is located on the southwest corner of E Profile Road & N Meridian Road (APN: R7448420100) with a C-1 (Neighborhood Commercial) zone.

5. ADJOURNMENT:

OFFICIALS
Lee Young, Chairman
Dana Hennis, Vice Chairman
Stephen Damron, Commissioner
Tyson Garten, Commissioner
Vacant

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

Planning & Zoning Commission Meeting
MINUTES
Tuesday March 8, 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:

(Timestamp 00:02:44)
COMMISSION MEMBERS PRESENT:
Chairman Lee Young – Via Zoom
Vice Chairman Dana Hennis – In Person
Commissioner Stephen Damron – Absent
Commissioner Tyson Garten – Via Zoom
Vacant

CITY STAFF PRESENT:
Matt Johnson, City Attorney – In Person
Doug Hanson, Planning & Zoning Director – In Person
Jessica Reid, Planner I – In Person

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

(Timestamp 00:03:08)

1. Regular Planning and Zoning Commission Meeting Minutes Dated February 22, 2022

2. Findings of Fact & Conclusions of Law
A. Case No. 21-08-SUP Essentials with Ashley

Motion To: Approve Consent Agenda.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 3-1-0

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

(Timestamp 00:03:34)

A. *Tabled from February 22, 2022* Case Nos. 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage – Jessica Reid, Planner I

(Timestamp 00:03:50)
Motion To: Table Case Nos. 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage to a date uncertain pending additional review.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 3-1-0

(Timestamp 00:04:36)

B. Case Nos. 21-02-CPM (Comprehensive Plan Map Amendment), 21-08-AN (Annexation), 21-06-S (Preliminary Plat) & 21-18-DR (Design Review) for Rising Sun West Subdivision – Troy Behunin, Planner III

(Timestamp 00:05:02)
Motion To: Table Case Nos. 21-02-CPM (Comprehensive Plan Map Amendment), 21-08-AN (Annexation), 21-06-S (Preliminary Plat) & 21-18-DR (Design Review) for Rising Sun West Subdivision to a date certain of March 22, 2022.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 3-1-0

(Timestamp 00:06:08)

C. Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat), 20-05-SUP (Special Use Permit) & 20-01-DA (Development Agreement) for Merlin Cottages Subdivision – Doug Hanson, Planning & Zoning Director

(Timestamp 00:05:02)
Motion To: Table Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat), 20-05-SUP (Special Use Permit) & 20-01-DA (Development Agreement) for Merlin Cottages Subdivision to a date certain of March 22, 2022.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 3-1-0

(Timestamp 00:06:42)

D. Case No. 21-06-CPF (Combination Preliminary & Final Plat) for Skylar Ranch Subdivision – Doug Hanson, Planning & Zoning Director

(Timestamp 00:06:57)
Planning & Zoning Director Doug Hanson notified the Commissioners that the correct Case

Numbers for Skylar Ranch should be 21-17-AN (Annexation) & 21-06-CPF (Combination Preliminary & Final Plat).

(Timestamp 00:07:20)
Motion To: Table Case Nos. 21-17-AN (Annexation) & 21-06-CPF (Combination Preliminary & Final Plat) for Skylar Rance Subdivision to a date certain of March 22, 2022.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 3-1-0

4. BUSINESS ITEMS:

(Timestamp 00:07:52)
A. Case No. 22-04-DR (Design Review) for Project Peregrine – Doug Hanson, Planning & Zoning Director

(Timestamp 00:08:03)
Motion To: Table Case No. 22-04-DR (Design Review) for Project Peregrine to a date certain of March 22, 2022.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 3-1-0

5. ADJOURNMENT:

(Timestamp 00:08:33)
Motion To: Adjourn.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 3-1-0

_____

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

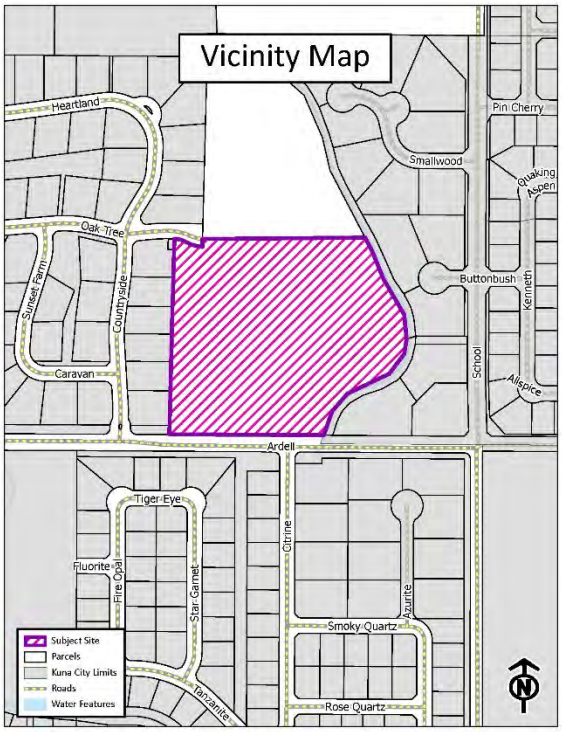
_____
Doug Hanson, Planning and Zoning Director
Kuna Planning and Zoning Department

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF	)	**Case No. 21-17-AN (Annexation) & 21-06-CPF (Combination Plat)**
SKYLAR RANCH, LLC	)	
For an Annexation and Combination Plat at 1113 W Oak Tree Drive.	)	**STAFF REPORT FOR SKYLAR RANCH SUBDIVISION.**

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 & Conclusions of Law
8. Proposed Comprehensive Plan Analysis
9. Proposed Commission's Recommendation



I
EXHIBIT LIST

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.2	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	Annexation & Zoning Application			X
2.3	Combination Preliminary & Final Plat Application			X

2.4	Narrative			X
2.5	Vicinity Map			X
2.6	Warranty Deed & Legal Description			X
2.7	Affidavit of Legal Interest			X
2.8	Neighborhood Meeting Certification			X
2.9	Commitment to property Posting			X
2.10	Subdivision Name Reservation			X
2.11	Legal Description – Subdivision Boundary			X
2.12	Legal Description R-4 & R-6			X
2.13	Preliminary Plat			X
2.14	Final Plat			X
2.15	Agency Transmittal			X
2.16	Ada County Development Services			X
2.17	Central District Health Comments			X
2.18	Boise Project Bord of Control			X
2.19	Department of Environmental Quality			X
2.20	Kuna Rural Fire District			X
2.21	Nampa & Meridian Irrigation District			X
2.22	Ada County Highway District			X
2.26	City Engineer			X
2.27	Kuna School District			X
2.23	Planning & Zoning Commission Kuna Melba News			X
2.24	Planning & Zoning Commission Mailer			X
2.25	Planning & Zoning Commission Proof of Property Posting			X

II
PROCESS AND NOTICING

2.1 In accordance with Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that 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 Planning Act.

2.1.2 Notifications

2.1.2.1 Neighborhood Meeting: October 25, 2021 (8 attendees)

2.1.2.2 Agency Comments Request: January 5, 2022

2.1.2.3 300 FT Property Owners Notice: February 16, 2022

2.1.2.4 Kuna Melba News Newspaper: February 16, 2022

2.1.2.5 Site Posted: February 24, 2022

III
APPLICANTS REQUEST

3.1 Skylar Ranch LLC, requests approval for Annexation of 9.97 acres into Kuna City Limits with R-4 and R-6 (Medium Density Residential) zones, and to subdivide the 9.97 acres into three (3) lots. The application will be accompanied by a Development Agreement. The subject site is located at 1113 W Oak Tree Drive, Kuna, ID 83634 (APN: S1314244739).

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The parcel is currently in Ada County zoned RR (Rural Residential), and are directly adjacent to Kuna City Limits to the East, West and South. Historically the site has served as a residence and farmland.

4.2 Surrounding Land Uses

North	RR	Rural Residential – Ada County
South	R-4 R-6	Medium Density Residential – Kuna City Medium Density Residential – Kuna City
East	C-1	Neighborhood Commercial – Kuna City
West	R-4	Medium Density Residential – Kuna City

4.3 Parcel Sizes, Current Zoning and Parcel Numbers

4.3.1 S1314244739

4.3.1.1 Skylar Ranch, LLC

4.3.1.2 Approximately 9.97 acres

4.3.1.3 RR (Rural Residential)

4.4 Services

Sanitary Sewer – Personal System
Potable Water – Personal System
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 proposed project site has two (2) single family residences and several outbuildings. Vegetation on-site is consistent with that of crop fields and a residence. The site has an

estimated average slope of 2% to 4%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 to 40 inches.

4.6 Environmental Issues

4.6.1 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.

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 9.97 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 within the subject site.

4.10 Agency Responses

Agency	Exhibit No.
Ada County Development Services	2.16
Central District Health Department	2.17
Boise Project Board of Control	2.18
Department of Environmental Quality	2.19
Kuna Rural Fire District	2.20
Nampa & Meridian Irrigation District	2.21
Ada County Highway District	2.22
City Engineer	2.26

V
TRANSPORTATION AND CONNECTIVITY

5.1 The Applicant is not proposing right-of-way improvements with this application. Per Exhibit 2.22, the Ada County Highway District (ACHD) has provided comments on what transportation improvements will be required based upon the "Concept Plan" shown as a part of Exhibit 2.13, Preliminary Plat. If the application is approved the Applicant will be required to make all recommended traffic improvements in accordance with ACHD Policy and Kuna City Code (KCC) standards at the time of future development.

VI
STAFF ANALYSIS

6.1 A pre-application meeting was held with the City on October 14, 2021. Planning and Zoning, Parks and Recreation and the Public Works Department were in attendance. The Applicant held a

Neighborhood Meeting on October 25, 2021; there were eight (8) attendees. Meeting minutes from the Neighborhood Meeting have been provided as a part of this packet.

The Applicant, requests approval for Annexation of 9.97 acres into Kuna City Limits with R-4 and R-6 (Medium Density Residential) zones, and to subdivide the 9.97 acres into three (3) lots. The application will be accompanied by a Development Agreement.

At this time, the Applicant is only requesting Annexation, Combo Plat and Development Agreement approval. The purpose of the Combo Plat is to create three (3) lots, two (2) of which will be for the already existing single-family homes, and the third for future Medium Density Residential Development. The Development Agreement has been proposed to ensure the property will not be able to develop until such time that there is adequate serviceability. At which time adequate serviceability for the site is determined, the Applicant may apply to subdivide the property in substantial conformance with the "Concept Plan" shown as a part of Exhibit 2.13, Preliminary Plat.

Per Exhibit 2.26, Public Works can support the approval of this application, given the understanding that connection to City services will not be available until the 18" Danskin force main upgrade is successful.

Staff has reviewed the proposed Annexation and Combo Plat for compliance with Title 5 and Title 6 of Kuna City Code; Idaho Statutes § 50-222 and § 67-6511; and the Kuna Comprehensive Plan. The Applicant will be required to work with Kuna's staff, ACHD, the Kuna Rural Fire District (KRFD), and any other applicable agencies to ensure conformance to each agency's requirements. If the Planning and Zoning Commission recommends approval of Case Nos 21-17-AN and 21-06-CPF (Combination Plat), the Applicant shall be subject to the Conditions of Approval listed in section "IX" 9 of this report, as well as any additional Conditions requested 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 Subdivision Ordinance Title 6

6.2.3 City of Kuna Comprehensive Plan

6.2.4 Idaho Code Title 50, Chapter 2 – General Provisions - Government – Territory

6.2.5 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. 21-17-AN and 21-06-CPF, including the Comprehensive Plan, Kuna City Code, Staff's Memorandum, the exhibits, and testimony during the Public Hearing, the Kuna Planning and Zoning Commission recommends (***approval/conditional approval/denial***) for Case Nos. 21-17-AN and 21-06-CPF, to City Council; a request from Skylar Ranch, LLC for Annexation of 9.97

acres into Kuna City Limits with R-4 and R-6 (Medium Density Residential) zones, and to subdivide the 9.97 acres into three (3) lots.

If the Planning and Zoning Commission wishes to Approve, Conditionally 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. 21-17-AN and 21-06-CPF, this proposal **does/does not** generally comply with Kuna City Code (KCC) for technical compliance with KCC Title 5.

Staff Finding: *The Applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in technical compliance with KCC Title 5.*

7.2 The public notice requirements have 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 June 30, 2020; no residents attended the meeting. A legal notice was published in the Kuna Melba Newspaper on February 16, 2022. The Applicant posted a sign on the property on February 24, 2022. Neighbor Notices were mailed to land owners within 300-FT of the proposed project site on February 16, 2022.*

7.3 Based on the evidence contained in Case Nos. 21-06-CPF, the Combo Plat **does/does not** generally meet technical compliance per KCC Title 6.

Staff Finding: *Review by Staff of the proposed Combination Plat confirms all technical requirements listed in KCC 6-2-3 were provided.*

7.4 The availability of existing and proposed public services and infrastructure **can/cannot** accommodate the proposed development.

Staff Finding: *The application proposes no new development at this time, therefore existing public services and infrastructure will be unaffected. ACHD has provided comments per Exhibit 2.22 on what transportation improvements will be required based upon the "Concept Plan" shown as a part of Exhibit 2.13 Preliminary Plat. The applicant shall not submit a future Preliminary Plat application until such time that the property can be served by City infrastructure in accordance with the proposed Development Agreement.*

7.5 Based on the evidence contained in Case Nos. 21-17-AN and 21-06-CPF, this proposal **does/does not** generally comply with the Comprehensive Plan.

Staff Finding: *The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups in Kuna, as well as the installation of pathways and open space. The Annexation and Combo Plat is proposed to be zoned R-4 and R-6 (Medium Density Residential), the Comp Plan Map designates the property as Medium Density Residential.*

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

Staff Finding: *The property owners has signed an Affidavit of Legal Interest to allow Skylar Ranch, LLC to submit an Annexation application request to the City of Kuna on their behalf.*

7.7 The proposed lands for Annexation ***are/are not*** eligible to request Annexation into Kuna City limits.

Staff Finding: *The land proposed for Annexation has a contiguous touch to Kuna City Limits to the East, West and South of the site.*

7.8 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 that 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 implement sustainable land use patterns.
  - Objective 3.D.1.: Encourage development in priority areas.
    - Policy 3.A.2.b. Encourage infill development to maximize the use of developable land, minimize infrastructure costs and preserve agricultural and open spaces

- Goal 3.D.: Encourage development of housing options and strong neighborhoods.
  - Objective 3.D.1.: Encourage development of housing options for all citizens.
    - Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
  - Objective 3.D.2.: Create strong neighborhoods through preservation, new development, connectivity and programming.
    - Policy 3.D.2.d: Work to ensure all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure.

- 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: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.

- 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
PROPOSED COMMISSIONS ORDER OF DECISION

*Note: This motion is for the 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 this request as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report and the public testimony as presented at the hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends ***approval/conditional approval/denial*** of Case Nos 21-17-AN (Annexation) and 21-06-CPF (Combo Plat), a request from Skylar Ranch, LLC for Annexation of 9.97 acres into Kuna City Limits with R-4 and R-6 (Medium Density Residential) zones, and to subdivide the 9.97 acres into three (3) lots subject to the following conditions of approval:

9.1 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:

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 Kuna Municipal Pressure Irrigation System of the City (KMIS).

9.5 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

9.6 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.

9.7 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.

9.8 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

9.9 Owner/Developer/Applicant shall follow staff, City Engineers and other agency recommended requirements as applicable.

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

DATED: this 22nd day of March, 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****

File No.(s): 21-06-CPF, 21-17-AN 21-06-DA

Project Name: Skylar Ranch

Date Received: 12.02.2021

Date Accepted as Complete:

Type of review requested (check all that apply):

X	Annexation & Zoning		Appeal
	Comp. Plan Map Amendment	X	Combination Pre & Final Plat
	Design Review	X	Development Agreement
	Final Planned Unit Development		Final Plat
	Lot Line Adjustment		Lot Split
	Ordinance Amendment		Planned Unit Development
	Preliminary Plat	N/A	Rezone
	Special Use Permit		Temporary Business
	Vacation		Variance

Owner of Record

Name: Skylar Ranch LLC

Address: c/o Rallens Realty Consultants, 1520 W. Washington St, Boise, ID 83702

Phone: (916) 425-9694 Email: christiansandiego@me.com

Applicant (Developer) Information

Name: Skylar Ranch LLC

Address: c/o Rallens Realty Consultant, 1520 W. Washington St, Boise, ID 83702

Phone: (916) 425-9694 Email: christiansandiego@me.com

Engineer/Representative Information

Name: Mason & Associates - Will Mason

Address: 924 3rd St So. STE B, Nampa, ID 83651

Phone: (208) 454-0256 Email: wmason@masonandassociates.us

Subject Property Information

Site Address: 1113 W Oak Tree Drive

Nearest Major Cross Streets: N Ten Mile Rd & W Ardell Rd.

Parcel No.(s): S1314244739

Section, Township, Range: 14, 2N, 1W

Property Size: 9.97 Acres

Current Land Use: Agricultral Proposed Land Use: residential

Current Zoning: RR Proposed Zoning: R-4, R-6 (8.22 Acres)

Project Description

Project Name: Skylar Ranch

General Description of Project: annexation and zoning for the property, platting the two existing homes each on individual lots. The remainder of the property will be vacant until the city has sewer services available.

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: N/A until city services are available for the Site.

Residential Project Summary (If Applicable)

Are there existing buildings? (YES) NO

If YES, please describe: two existing homes are being plated with this request.

Will any existing buildings remain? (YES) NO

No. of Residential Units: 2 No. of Building Lots: 1 (R4-R6)

No. of Common Lots: N/A No. of Other Lots: N/A

Type of dwelling(s) proposed (check all that apply):
☑ Single-Family ☐ Townhomes ☐ Duplexes ☐ Multi-Family
☐ Other:

Minimum square footage of structure(s): N/A

Gross Density (Dwelling Units ÷ Total Acreage): TBD (R4, R6 compliance)

Net Density (Dwelling Units ÷ Total Acreage not including Roads): TBD (R4-R6 Complaince)

Percentage of Open Space provided: N/A Acreage of Open Space: N/A

Type of Open Space provided (i.e. public, common, landscaping): N/A

Non-Residential Project Summary (If Applicable) — N/A

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: William J. Moon Date: November 30, 2021

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.

KUNA
Planning & Zoning

Annexation & Zoning 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).: 21-06-CPF, 21-14-AN, 21-06-DA

Project Name: Skylar Ranch

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

Date Received: 12.10.2021

Date Accepted as Complete: _____

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: 12-6-2021

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

Combination Preliminary Plat & Final Plat Application

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

Combo Plats require 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.

****Office Use Only****

Case No(s).: 21-06-CPF, 21-17-AN, 21-06-DA

Project Name: Skylar Ranch

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

Date Received: 12.10.2021

Date Accepted as Complete: _____

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

- Complete Planning & Zoning Application Coversheet
- Complete Preliminary Plat 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.
- 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 Preliminary Plat 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.
- 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.
- A letter or email from the Ada County Engineer showing the subdivision name reservation. (*A name change needs to be submitted and approved by the Planning & Zoning Director & Ada County Engineer.*)
- Plat Plans (24" x 36"): Drawn to a scale of 1" = 100' (or similar), showing
    - Topography at 2' intervals
    - Land uses (location, layout, types & dimensions) of Residential, Commercial & Industrial
    - Street right-of-way (ROW) including dimensions of ROW dedication for all roadways, street sections, improvements, etc.
    - Easements/common space such as utility easements, parks, community spaces, etc.
    - Layout & dimensions of lots
    - Improvements drawing showing water, sewer, drainage, electricity, irrigation, telephone, gas, proposed street lighting, proposed street names, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.

- Pressurized Irrigation Plan
- Plat Plans (8.5" x 11"): Drawn to a scale of 1" = 100' (or similar)
- Phasing Plan
- Approved final engineering construction drawings for streets, water, sewer, sidewalks, pressure irrigation & other public improvements.
- Statement of Conformance with the following: Preliminary Plat meets all requirements or conditions; and Preliminary Plat meets acceptable engineering practices and local standards.
- Landscape Plan for subdivision entrances, buffers, common areas, etc.
- Homeowners Maintenance Agreement for the care of landscaped common areas, & any proposed restrictive covenants and/or deed restrictions, and Homeowners Association documents.

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: Dina Lawson Date: 12/1/21

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

Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Ste B, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130
Email: wmason@masonandassociates.us

LETTER OF EXPLANATION
SHORT PLAT WITH DEVELOPMENT AGREEMENT
SKYLAR RANCH SUBDIVISION

This subject property is located at 1113 W Oak Tree Drive, parcel number S1314244739.

The property was planned for annexation to the City with a preliminary plat that showed 34 residential lots. Work on the project stopped when it became known that the City does not have sewer capacity to service lots at this time.

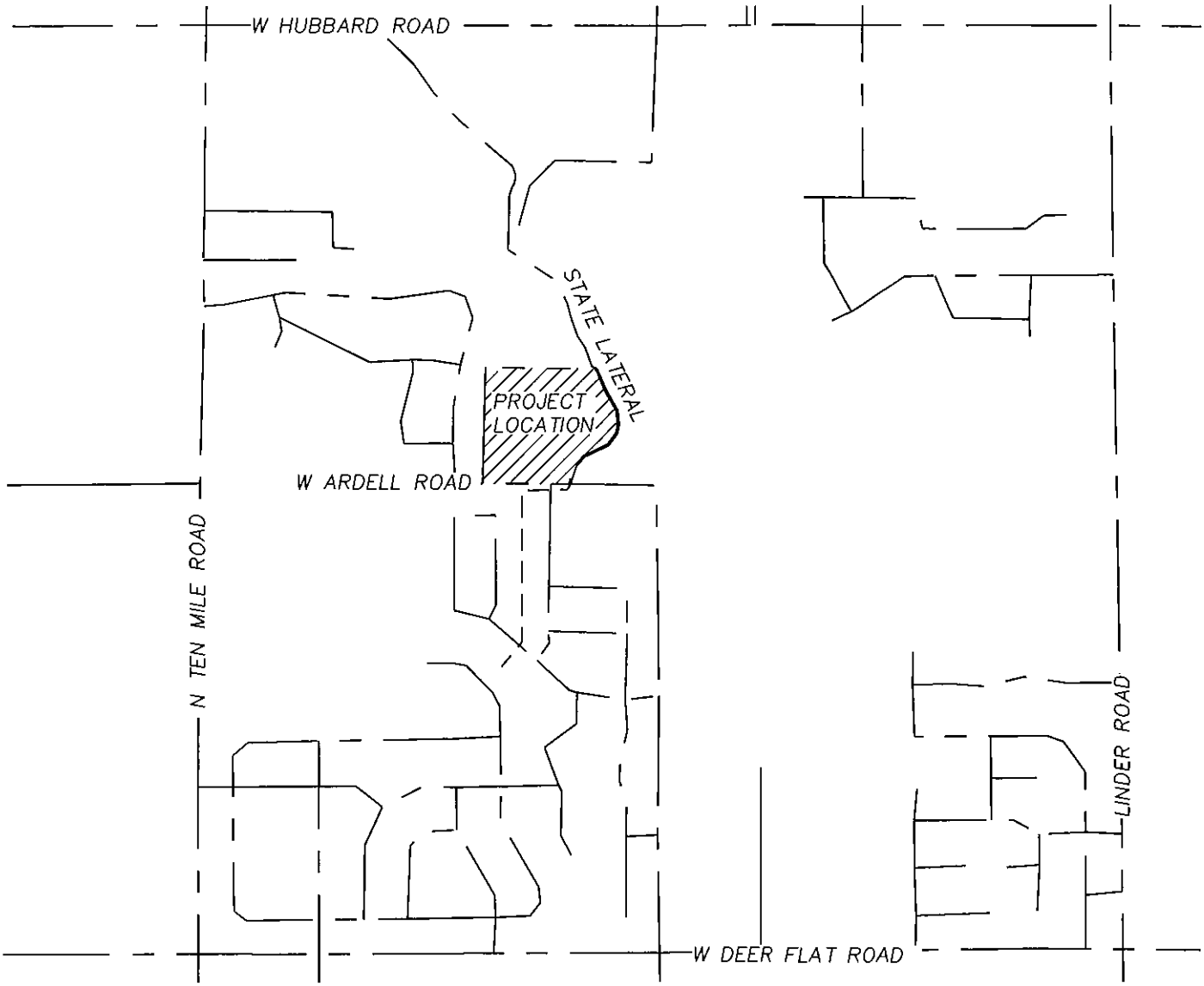
It is now the desire to move forward with annexation and zoning for the property, plating the two existing homes, each on single lots. The remainder of the property will be vacant until such time as the City has sewer services available.

Zoning for the property is requested as both R-4 and R-6 as shown in the preliminary plat. This property is contiguous to both R-4 and R-6 zoning. The R-6 zoning will be towards the east side of the property and the R-4 zone will be next to the larger neighboring lots to the west. The future land use designation is medium density. Both R-4 and R-6 zoning fit in the medium density designation.

A development agreement with the City will ensure that the City's desired conditions for the property will be met. A concept plan for the development agreement is included. The concept plan is the future desired lot layout. It is proposed that the development agreement allow property improvements to be made when the City can provide the service that allows the project to move forward. This would include the landscaping plan, irrigation plan, and construction drawings. The timing for the sewer service availability is unknown. The time required to begin use on the property is requested to be 3 years after notification that sewer services are available.

Improvements to the property would occur after supportive services are available by the City and in tune with defined development agreement. These would include pressured irrigation plan, phasing plan (if required), landscape plan and homeowners' maintenance agreement. No improvements to the property will occur until City services are available and conditions outlined above can be observed.

VICINITY MAP



SKYLAR RANCH SUBDIVISION

VICINITY MAP

Mason & Associates
Professional Engineers, Land Surveyors & Planners
924 3rd St. South, Nampa, ID 83651
(208) 454-0256 Fax (208) 467-4130

JOB NO.	NV0520
DWG NO.	NV0520PP
SCALE:	1"=1000'
REV.	△
FIELD BOOK NO.	
DRAWN BY:	DL
DATE:	11/29/21

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=4 CHE FOWLER
FIDELITY NATIONAL TITLE - BOISE

2021-092318
06/15/2021 03:39 PM
$15.00

Fidelity National Title

Escrow No.: 34602021771-KY

WARRANTY DEED

FOR VALUE RECEIVED

Billy D. Cunnington and Julie Ocamica Cunnington, husband and wife, as to undivided fifty percent (50%) interest

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Skylar Ranch LLC, a Wyoming limited liability company

GRANTEE(S), whose current address is: **2476 Oxford Ave, Cardiff, CA 92007**

the following described real property in Ada County, Idaho, more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 15th day of June, 2021.

Billy D. Cunnington

Julie Ocamica Cunnington

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 15th day of June, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Billy D. Cunnington and Julie Ocamica Cunnington known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/thet executed the same.

Signature:
Name: Kimberly Yelm
Residing at:
My Commission Expires:

(SEAL)

KIMBERLY YELM
COMMISSION #50141
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 06/15/2025

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): S1314244739

Parcel I

A parcel of Land being a portion of the South 1/2 of the Northwest 1/4 of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada county, Idaho, as shown on Record of Survey No. 3352, filed as Instrument No. 95080026, in the office of the Ada County recorder, more particularly described as follows:

COMMENCING at a Brass Cap marking the Northwest corner of the said Section 14; thence
Along the Westerly boundary of the said Northwest 1/4 of Section 14, which is also the centerline of Ten Mile Road South 0°00'17" West, 1406.81 feet to a point, said point is located South 0°00'17" West, 75.00 feet from a pin marking the Northwest corner of the South 1/2 of the Northwest 1/4 of said Section 14; thence
Along a line that is 75.00 feet South of and parallel to the Northerly boundary of the South 1/2 of the Northwest 1/4 of said Section 14
South 89°56'56" East, 1731.19 feet to an iron pin; thence leaving said parallel line
South 1°04'25" West, 592.05 feet to a point marked by an iron pin, to the POINT OF BEGINNING; thence
South 89°45'20" East, 533.68 feet to a point on the centerline of the State lateral; thence
Along the centerline of the State lateral the following courses and distances:
South 27°59'45" East, 39.95 feet to a point; thence
South 22°13'45" East, 94.40 feet to a point; thence
South 30°39'45" East, 134.10 feet to a point; thence
South 6°05'45" East, 79.60 feet to a point; thence
South 9°16'15" West, 49.70 feet to a point; thence
South 36°55'15" West, 80.00 feet to a point; thence
South 64°08'15" West, 150.00 feet to a point; thence
South 40°53'15" West, 75.00 feet to a point; thence
South 18°56'15" West, 112.82 feet to a point on the East-West center line of said Section 14; thence
Along the East-West center line of said Section 14
South 89°56'41" West, 492.11 feet to a point marked by an iron pin; thence
Leaving the East-West centerline of said Section 14
North 1°04'25" East, 662.27 feet to a point marked by an iron pin; thence
South 89°45'20" East, 91.47 feet to the POINT OF BEGINNING.

EXCEPTING from said Parcel I, the following pursuant to a Grant Deed recorded with the Ada County Recorder on October 30, 2008, as Instrument Number 108119539:

A parcel of Land situate in the South One-half of the Northwest quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 14; thence
South 00°00'02" West, 1406.81 feet along the Westerly boundary of said Section 14; thence
South 89°57'09" East, 1,731.19 feet along the Northerly boundary of GALIANO ESTATES SUBDIVISION as shown in Book 99 of Plats at Pages 12780 – 12783, Records of Ada County, Idaho; thence
South 1°04'12" West, 592.05 feet along the Easterly boundary of said GALIANO ESTATES SUBDIVISION to the POINT OF BEGINNING; thence
South 01°04'12" West, 24.85 feet; thence
51.04 feet along a non-tangent curve deflecting to the right, having a radius of 125.00 feet, a central angle of 23°23'35", a chord bearing of North 75°12'38" West, and a long chord distance of 50.68 feet; thence
North 63°30'50" West, 9.91 feet; thence
34.35 feet along a tangent curve deflecting to the left, having a radius of 75.00 feet, a central angle of 26°14'43", a chord bearing of North 76°38'12" West, and a long chord distance of 34.06 feet; thence
South 89°45'33" East, 91.47 feet along the Southeasterly boundary of said GALIANO ESTATES SUBDIVISION to the Easterly boundary of said GALIANO ESTATES SUBDIVISION and to the POINT OF BEGINNING.

EXHIBIT "A"
Legal Description

Also Excepting from said Parcel I that portion of property conveyed to Ada County Highway District by Special Warranty Deed recorded July 12, 2018, as Instrument No. 2018-065059, records of Ada County, Idaho.

PARCEL II

An Ingress-Egress easement lying in the Northwest 1/4 of Section 14, Township 2 North Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly descried as follows:

A Strip of Land 50.00 feet in width, 25.00 feet each side of the following described centerline:

Beginning at the Northwest corner of the said Section 14; thence
South 0°00'00" East, 1867.71 feet along the Westerly boundary of the said Northwest 1/4 of Section 14 to a point, said point being the REAL POINT OF BEGINNING; thence
North 75°33'38" East, 301.09 feet to a point; thence
South 61°66'43" East, 431.93 feet to a point; thence
South 89°46'36" East, 1307.63 feet to a point, said point being the Point of Ending of the above-described centerline.

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, Christian Rooney,

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
Mason & Associates, Inc.
924 3rd St S, Ste B, Nampa ID 83651
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 10th day of November, 20 2

Signature

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

Residing at:

My Commission expires:

Signature

See Attached CA Notary Document

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☐ See Attached Document (Notary to cross out lines 1–5 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

1.
2.
3.
4.

Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 10 day of November 2021.
Date *Month* *Year*
by (1) Christian Rooney
(and (2) _____).
Name(s) of Signer(s)

KARIN LYON GRAFF
Comm. # 2297117
Notary Public · California
San Diego County
Comm Expires Aug. 11, 2023

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5910

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: To annex into the City with 2 zones to seperate the two existing homes from the remainder of the property. The remainder to be developed with development agreement when City has services

Date of Meeting: 10-25-21 Time: 6:00 pm - 6:30pm

Meeting Location: 1113 W. Oak Tree Drive, Kuna

Site Information

Location: Section 14 Township 2N Range 1W Total Acres 9.97

Subdivision Name: Skylar Ranch Subdivision Lot ____ Block ____

Address: 1113 W. Oak Tree Drive, Kuna

Parcel No(s).: S1314244739

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: Skylar Ranch LLC

Address: C/O Rallens Realty Consultants 1520 W Washington street, Boise 83702

Contact Person

Name: Will Mason / Angie Cuellar

Business Name (if applicable): Mason & Associates Inc

Address: 924 3rd Street South, Nampa, ID 83651

Phone: 208-454-0256 Email: wmason@masonandassociates.us

Applicant

Name: Mason & Associates Inc on behalf of Skylar Ranch LLC

Address: 924 3rd Street South, Nampa ID 83651

Phone: (208) 454-0256 Email: wmason@masonandassociats.us

I, Angie Cuellar *, 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: Angie Cuellar Date: 10-25-21

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 10-25-21 Number of Attendees: 8

Location: 1113 W Oak Tree Drive.

Project Description: 3 Lot Subdivision with development agreement

Attendee Comments or Concerns:

R-4 zoning is ok. Concern that R-6 zoning is too high of density.

Concern of weeds that will grow while large lot remains vacant.

Against Oak Tree Drive from extending east

Concern of possible easement along west property boundary

Concern the future project will add to the traffic problems

Want existing homes to remain – and will smaller home be added to since only one bedroom?

Concern apartments/multifamily housing will be built.

I, Angie Cuellar *, 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: Angie Cuellar Date: 10-25-21

SIGN IN SHEET

PROJECT NAME: Sycamore Ranch

Date: 10-25-21

	Name	Address	Zip	Phone
1	Pat Dell	1329 W Oak Tree	83634	209-327-9739
2	Yvette Marshall	2440 N. Countryside	83684	208-571-3054
3	Mike + Laurie Nuran	2376 N Countryside	83634	208-870-4521
4	DON FERNALD	2239 N. FIRE OPAL AVE	83634	626-523-4017
5	Jay + Darrell Hatfield	1114 W. Oak Tree Dr.	83634	208-650-5359
6	Bob Swan	1432 W. HEARTLAND	83634	208 2049454
7	Manuel Salas	2220 N. Star Garnet	83634	208-409-5326
8	BONNIE DAVIS	2462 N. COUNTRYSIDE	83634	208-867-6653
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KUNA
Planning & Zoning

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: Angie Cuellar

Signature: Angie Cuellar Date: 11-24-21

From: Sub Name Mail
To: Angie Cuellar
Cc: Darin Holzhey
Subject: RE: Skylar Ranch Subdivision Name Reservation
Date: Monday, April 19, 2021 10:44:27 AM
Attachments: image001.png
image004.png

April 19, 2021

Darin Holzhey, Mason & Associates
Angie Cuellar, Mason & Associates

RE: Subdivision Name Reservation: **SKYLAR RANCH SUBDIVISION**

At your request, I will reserve the name **Skylar Ranch Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,

Glen Smallwood
Surveying Technician
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 *office*
(208) 287-7909 *fax*

From: Angie Cuellar <acuellar@masonandassociates.us>
Sent: Monday, April 19, 2021 8:08 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] RE: Reservation of Subdivision Name-3rd attempt

To Whom it May Concern,

A request to reserve the name: **Skylar Ranch Subdivision**

Parcel Number: S1314244739

Address: 1113 W. Oak Tree Drive, Kuna 83634

Owner: Billy and Julie Cunnington, 1113 W. Oak Tree Drive, Kuna 83634

Developer: Homeprofit – 140 Encinitas Blvd # 311- Encinitas CA 92024 (916) 425-9694

Land Surveyor: Darin Holzhey – Mason and Associates Inc. 924 3rd Street South, Nampa- (208) 454-0256 dholzhey@masonandassociates.us

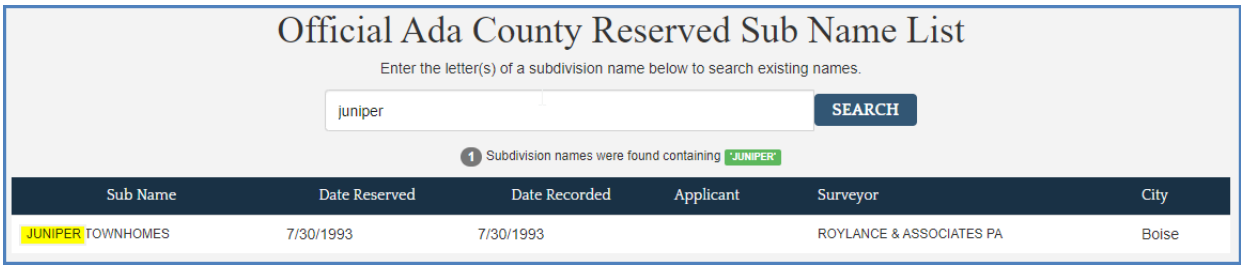
Thank you

Angie Cuellar, Planner

Professional Engineers, Land Surveyors and Planners
924 3rd St. So., Suite B, Nampa, ID 83651
Ph (208) 454-0256 Fax(208) 467-4130
e-mail: acuellar@masonandassociates.us

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Tuesday, April 13, 2021 12:16 PM
To: Angie Cuellar <acuellar@masonandassociates.us>
Subject: RE: Reservation of Subdivision Name-2nd attempt

The Primary name “Juniper” has previously been recorded and cannot be reserved in this location.
Please choose another name.



Official Ada County Reserved Sub Name List

Enter the letter(s) of a subdivision name below to search existing names.

juniper SEARCH

1 Subdivision names were found containing 'JUNIPER'

Sub Name	Date Reserved	Date Recorded	Applicant	Surveyor	City
JUNIPER TOWNHOMES	7/30/1993	7/30/1993		ROYLANCE & ASSOCIATES PA	Boise

A link to the Ada County Subdivision Naming Policy is included below as a guide to what is allowed.

A link is also included below to a search function on the Ada County Surveyors website which will assist you in weeding out names that cannot be reserved. The search is more accurate if fewer words are used in the search for a primary name. **Rule of thumb is that if you can find the primary name, chances are that it cannot be used.**

Name Search: https://adacounty.id.gov/developmentservices/wp-content/uploads/sites/37/Plat_Naming_Policy_Ada_County_Surveyor.pdf

Policy: https://apps.adacounty.id.gov/developmentservices/dsSubSearch/

Glen Smallwood
Surveying Technician
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 *office*
(208) 287-7909 *fax*

From: Angie Cuellar <acuellar@masonandassociates.us>
Sent: Tuesday, April 13, 2021 10:36 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] RE: Reservation of Subdivision Name-2nd attempt

Apologies for not including all information needed.

A request to reserve the name: **Juniper Ranch Subdivision** (only one Juniper in the County and its in Boise)

Parcel Number: S1314244739

Address: 1113 W. Oak Tree Drive, Kuna 83634

Owner: Billy and Julie Cunnington, 1113 W. Oak Tree Drive, Kuna 83634

Developer: Homeprofit – 140 Encinitas Blvd # 311- Encinitas CA 92024 (916) 425-9694

Land Surveyor: Darin Holzhey – Mason and Associates Inc. 924 3rd Street South, Nampa- (208) 454-0256 dholzhey@masonandassociates.us

Angie Cuellar, Planner
Mason & Associates Inc.
Professional Engineers, Land Surveyors and Planners
924 3rd St. So., Suite B, Nampa, ID 83651
Ph (208) 454-0256 Fax(208) 467-4130

e-mail: acuellar@masonandassociates.us

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Tuesday, April 13, 2021 5:56 AM
To: Angie Cuellar <acuellar@masonandassociates.us>
Subject: RE: Reservation of Subdivision Name

Angie;

The Primary name "Sycamore" has previously been recorded and cannot be reserved in this location.
Please choose another name.

In addition, the following information is also required prior to reserving a name;

- The name and contact information for the Owner
- The name and contact information for the Developer
- The name of the Professional Land Surveyor and firm that will be in responsible charge of the plat

A link to the Ada County Subdivision Naming Policy is included below as a guide to what is allowed.

A link is also included below to a search function on the Ada County Surveyors website which will assist you in weeding out names that cannot be reserved. The search is more accurate if fewer words are used in the search for a primary name. Rule of thumb is that if you can find the primary name, chances are that it cannot be used.

Name Search: https://adacounty.id.gov/developmentservices/wp-content/uploads/sites/37/Plat_Naming_Policy_Ada_County_Surveyor.pdf

Policy: https://apps.adacounty.id.gov/developmentservices/dsSubSearch/

Glen Smallwood
Surveying Technician
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 *office*
(208) 287-7909 *fax*

From: Angie Cuellar <acuellar@masonandassociates.us>
Sent: Monday, April 12, 2021 10:24 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Cc: Darin Holzhey <dholzhey@masonandassociates.us>
Subject: [EXTERNAL] Reservation of Subdivision Name

CAUTION: This email originated from outside Ada County email servers. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Verify the sender by mouse-hovering over their display name in order to see the sender's full email address and confirm it is not suspicious. If you are unsure an email is safe, please report the email by using the 'Phish Alert' button in Outlook.

To whom it may concern,

A request to reserve the name: **Sycamore Ranch Subdivision**

Parcel Number: S1314244739

Address: 1113 W. Oak Tree Drive, Kuna 83634

Thank you.

Angie Cuellar, Planner

Professional Engineers, Land Surveyors and Planners
924 3rd St. So., Suite B, Nampa, ID 83651

Ph (208) 454-0256 Fax(208) 467-4130
e-mail: acuellar@masonandassociates.us

Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130
e-mail: dholzhey@masonandassociates.us

FOR: Homeprofit
JOB NO.: NV0520
DATE: October 27, 2021

SUBDIVISION BOUNDARY PARCEL

A parcel of land being a portion of the SE1/4 NW1/4 of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at the southeast corner of the SE1/4 NW1/4;

Thence N 89° 40' 05" W., 525.48 feet along the south boundary of the SE1/4 NW1/4 to the southwest corner of Arbor Ridge Subdivision No.5 in Book 118 at Pages 18091-18094 in the Ada County Recorder's Office and the **POINT OF BEGINNING**;

Thence N 89° 40' 05" W., 492.01 feet along the south boundary of the SE1/4 NW1/4 to the southeast corner of Galiano Estates Subdivision in Book 99 at Pages 12780-12783 in the Ada County Recorder's Office;

Thence N 01° 28' 27" E a distance of 661.59 feet along the easterly boundary of Galiano Estates Subdivision to a non-tangent curve;

Thence a distance of 34.35 feet along the arc of said curve right, having a radius of 75.00 feet, a central angle of 26° 14' 43", the long chord of which bears S. 76° 19' 42" E., a distance of 34.06 feet;

Thence S 63° 12' 13" E., 9.91 feet to the beginning of a curve;

Thence a distance of 51.04 feet along the arc of said curve left, having a radius of 125.00 feet, a central angle of 23° 23' 35", the long chord of which bears S. 74° 53' 12" E., a distance of 50.68 feet;

Thence N 01° 26' 49" E., 25.35 feet;

Thence S 89° 22' 56" E., 533.35 feet to a point on the westerly boundary of Arbor Ridge Subdivision;

Thence along the westerly boundary of Arbor Ridge Subdivision the following courses and distances;

Thence S 27° 36' 33" E., 40.03 feet;

Thence S 21° 50' 33" E., 94.40 feet;

Thence S 30° 16' 33" E., 134.10 feet;

Thence S 05° 42' 33" E., 79.60 feet;

Thence S 09° 39' 27" W., 49.70 feet;

Thence S 37° 18' 27" W., 80.00 feet;

Thence S 64° 31' 27" W., 150.00 feet;

Thence S 41° 16' 27" W., 75.00 feet;

Thence S 19° 19' 27" W., 112.81 feet to the **POINT OF BEGINNING.**

This parcel contains 9.969 acres more or less.

Mason & Associates Inc.
Professional Engineers, Land Surveyors and Planners
924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130
e-mail: dholzhey@masonandassociates.us

FOR: Homeprofit
JOB NO.: NV0520
DATE: October 15, 2021

ZONE R4

A parcel of land being a portion of the SE1/4 NW1/4 of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at the southeast corner of the SE1/4 NW1/4;

Thence N 89° 40' 05" W., 634.90 feet along the south boundary of the SE1/4 NW1/4 to the **POINT OF BEGINNING**;

Thence N 89° 40' 05" W., 382.59 feet along the south boundary of the SE1/4 NW1/4 to the southeast corner of Galiano Estates Subdivision in Book 99 at Pages 12780-12783 in the Ada County Recorder's Office;

Thence N 01° 28' 27" E a distance of 661.59 feet along the easterly boundary of Galiano Estates Subdivision to a non-tangent curve;

Thence a distance of 34.35 feet along the arc of said curve right, having a radius of 75.00 feet, a central angle of 26° 14' 43", the long chord of which bears S. 76° 19' 42" E., a distance of 34.06 feet;

Thence S 63° 12' 13" E., 9.91 feet to the beginning of a curve;

Thence a distance of 51.04 feet along the arc of said curve left, having a radius of 125.00 feet, a central angle of 23° 23' 35", the long chord of which bears S. 74° 53' 12" E., a distance of 50.68 feet;

Thence N 01° 26' 49" E., 25.35 feet;

Thence S 89° 22' 56" E., 403.40 feet;

Thence S 00° 19' 55" W., 205.59 feet;

Thence N 89° 40' 05" W., 300.00 feet parallel with the south boundary of the SE1/4 NW1/4 to the beginning of a curve;

Thence a distance of 77.54 feet along the arc of said curve left, having a radius of 50.00 feet, a central angle of 88° 51' 29", the long chord of which bears S. 45° 54' 11" W., a distance of 70.00 feet;

Thence S 01° 28' 27" W., 152.03 feet to the beginning of a curve;

Thence a distance of 79.54 feet along the arc of said curve left, having a radius of 50.00 feet, a central angle of 91° 08' 31", the long chord of which bears S. 44° 05' 49" E., a distance of 71.41 feet;

Thence S 89° 40' 05" E., 177.53 feet parallel with the south boundary of the SE1/4 NW1/4;

Thence S 00° 19' 55" W., 202.00 feet to the **POINT OF BEGINNING**.

This parcel contains 4.989 acres more or less.

Mason & Associates Inc.
Professional Engineers, Land Surveyors and Planners
924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130
e-mail: dholzhey@masonandassociates.us

FOR: Homeprofit
JOB NO.: NV0520
DATE: October 15, 2021

ZONE R6

A parcel of land being a portion of the SE1/4 NW1/4 of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at the southeast corner of the SE1/4 NW1/4;

Thence N 89° 40' 05" W., 525.48 feet along the south boundary of the SE1/4 NW1/4 to the southwest corner of Arbor Ridge Subdivision No.5 in Book 118 at Pages 18091-18094 in the Ada County Recorder's Office and the **POINT OF BEGINNING**;

Thence N 89° 40' 05" W., 109.42 feet along the south boundary of the SE1/4 NW1/4;

Thence N 00° 19' 55" E., 202.00 feet;

Thence N 89° 40' 05" W., 177.53 feet parallel with the south boundary of the SE1/4 NW1/4 to the beginning of a curve;

Thence a distance of 79.54 feet along the arc of said curve right, having a radius of 50.00 feet, a central angle of 91° 08' 31", the long chord of which bears N 44° 05' 49" W., a distance of 71.41 feet;

Thence N 01° 28' 27" E., 152.03 feet to the beginning of a curve;

Thence a distance of 77.54 feet along the arc of said curve right, having a radius of 50.00 feet, a central angle of 88° 51' 29", the long chord of which bears N 45° 54' 11" E., a distance of 70.00 feet;

Thence S 89° 40' 05" E., 300.00 feet parallel with the south boundary of the SE1/4 NW1/4;

Thence N 00° 19' 55" E., 205.59 feet;

Thence S 89° 22' 56" E., 129.95 feet to a point on the westerly boundary of Arbor Ridge Subdivision;

Thence along the westerly boundary of Arbor Ridge Subdivision the following courses and distances;

Thence S 27° 36' 33" E., 40.03 feet;

Thence S 21° 50' 33" E., 94.40 feet;

Thence S 30° 16' 33" E., 134.10 feet;

Thence S 05° 42' 33" E., 79.60 feet;

Thence S 09° 39' 27" W., 49.70 feet;

Thence S 37° 18' 27" W., 80.00 feet;

Thence S 64° 31' 27" W., 150.00 feet;

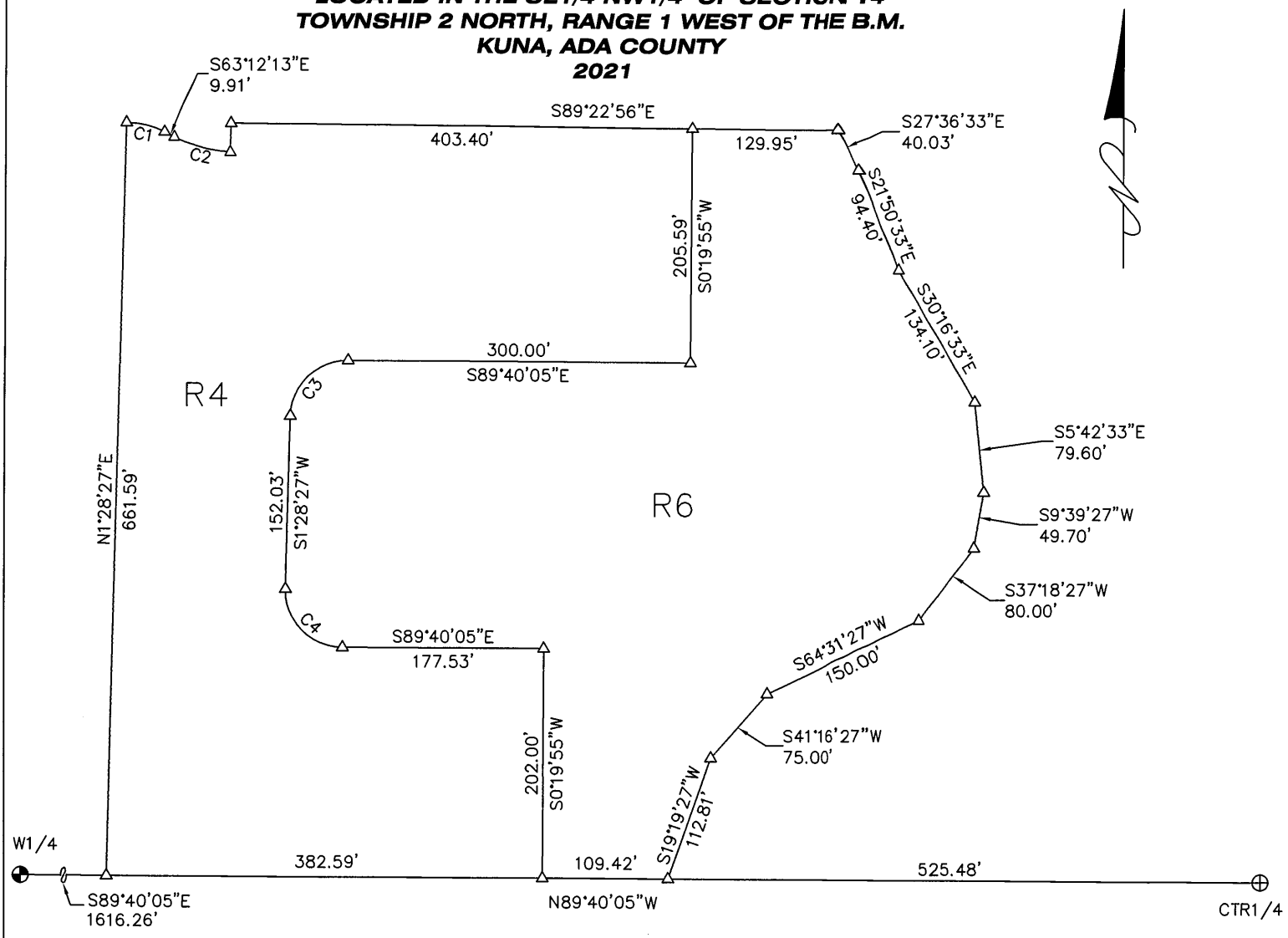
Thence S 41° 16' 27" W., 75.00 feet;

Thence S 19° 19' 27" W., 112.81 feet to the **POINT OF BEGINNING**.

This parcel contains 4.980 acres more or less.

R4 & R6 ZONES

LOCATED IN THE SE1/4 NW1/4 OF SECTION 14
TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE B.M.
KUNA, ADA COUNTY
2021



Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	34.35	75.00	26°14'43"	N76°19'42"W	34.06	17.48
C2	51.04	125.00	23°23'35"	S74°53'12"E	50.68	25.88
C3	77.54	50.00	88°51'29"	S45°54'11"W	70.00	49.01
C4	79.54	50.00	91°08'31"	S44°05'49"E	71.41	51.01

LEGEND

- △ CALCULATED POINT
- ⊕ FOUND ALUMINUM CAP MONUMENT
- ◒ FOUND BRASS CAP MONUMENT

R4 & R6 ZONES

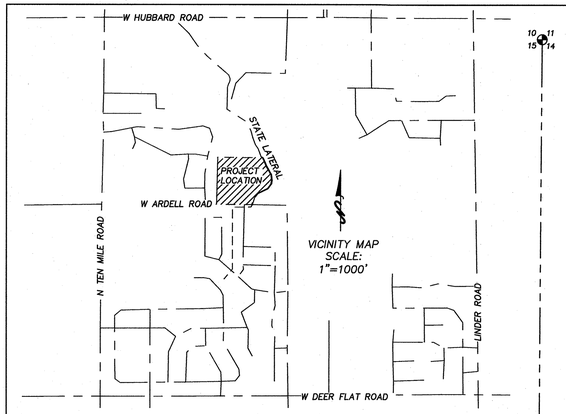
1113 OAK TREE DRIVE KUNA IDAHO

Mason & Associates
Professional Engineers, Land Surveyors & Planners
924 3rd St. South, Nampa, ID 83651
(208) 454-0266 Fax (208) 467-4130

JOB NO.	NV0520
DWG NO.	ZONE R4 & R6
SCALE:	NTS
REV.	△
FIELD BOOK NO.	
DRAWN BY:	DH
DATE:	10/18/21

SKYLAR RANCH SUBDIVISION
PRELIMINARY PLAT

A PART OF THE S 1/2 NW 1/4, SECTION 14, T. 2 N., R. 1 W., B.M.,
KUNA, ADA COUNTY, IDAHO
2021



LEGEND

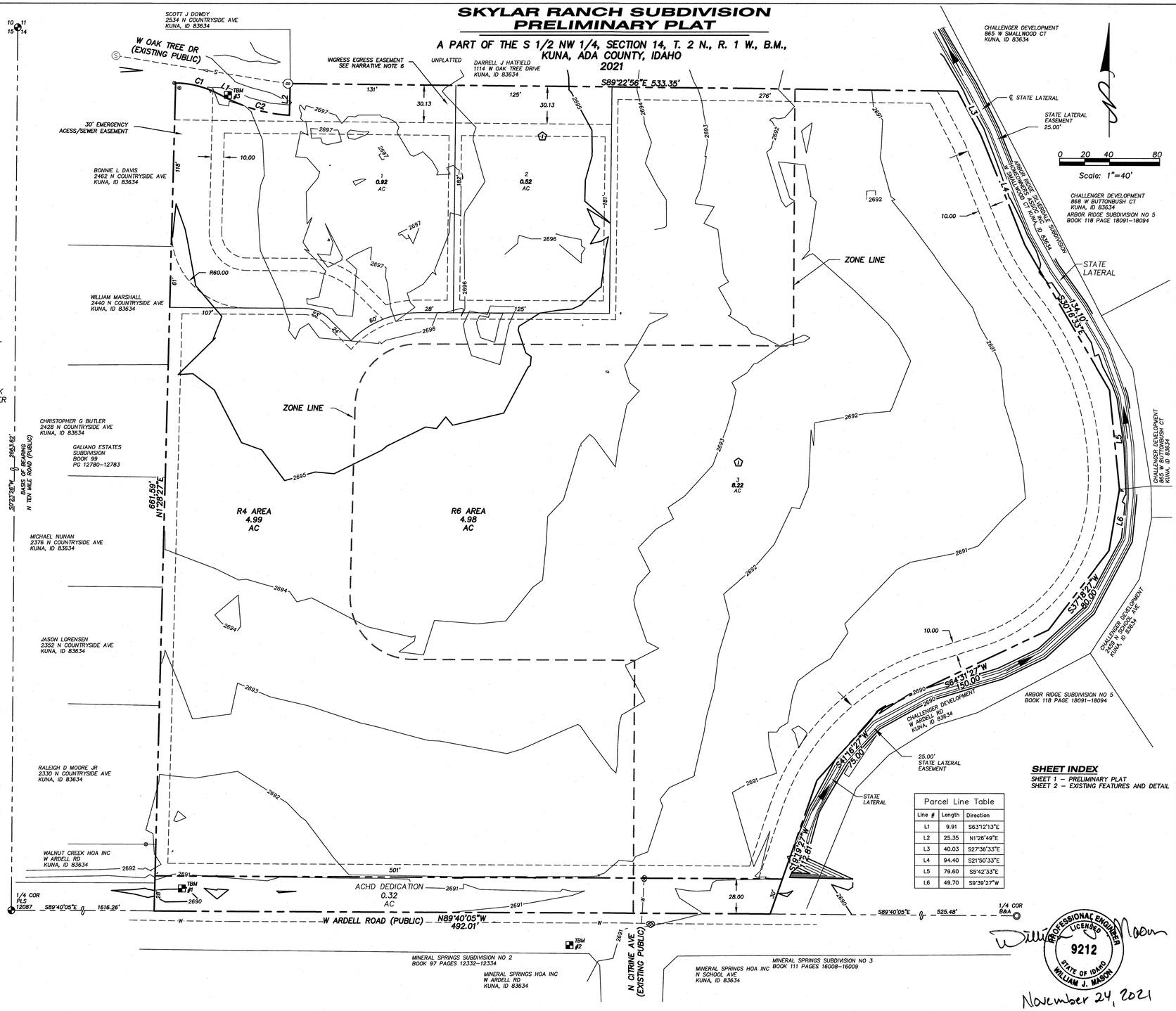
- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- BLOCK NUMBER
- PROPERTY BOUNDARY LINE
- SECTION LINE
- LOT LINE
- EASEMENT LINE
- R4/R6 ZONE LINE

TBM'S

TBM #1
CHISELED X IN TBVC @ CATCH BASI NORTH SIDE OF W ARDELL ROAD 23.2' SE OF SW PROPERTY CORNER
NAVD 88 EL=2690.19'

TBM #2
CHISELED X AT WESTERLY BACK OF SIDEWALK AP AT SW CORNER INTX W ARDELL ROAD & N CITRINE AVE
NAVD 88 EL=2691.66'

TBM #3
CHISELED X AT BACK OF SIDEWALK PRC SOUTH SIDE W OAKTREE DRIVE 50' WEST OF EAST END OF SIDEWALK
NAVD 88 EL=2696.12'



Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	34.35	75.00	26°14'43"	N76°19'42"W	34.06	17.48
C2	51.04	125.00	23°23'35"	S74°53'12"E	50.68	25.88

Parcel Line Table		
Line #	Length	Direction
L1	9.91	S63°12'13"E
L2	25.35	N1°26'49"E
L3	40.03	S27°36'33"E
L4	94.40	S21°50'33"E
L5	79.60	S5°42'33"E
L6	49.70	S9°39'27"W

PROJECT NARRATIVE

1. CURRENT ZONE AGRICULTURAL; REQUESTING ZONES R4 & R6
TOTAL ACREAGE: ±9.97 ACRES; TOTAL LOTS: 3
TOTAL BUILDABLE LOTS: 2 (PREEXISTING HOMES)

THIRD LOT IS COMPRISED OF TWO ZONE AREAS: R4 & R6 TO BE SUBDIVIDED AND DEVELOPED PENDING CITY SERVICE IMPROVEMENTS & APPROVAL.

TOTAL R6 ZONE AREA: ±4.98 ACRES
TOTAL R4 ZONE AREA: ±4.99 ACRES; INCLUDES TWO EXISTING HOMES.

2. UTILITIES: CITY OF KUNA–WATER, SEWER, TRASH, IRRIGATION (BOISE KUNA IRRIGATION DIST), IDAHO POWER, INTERMOUNTAIN GAS, CENTURYLINK

3. KUNA EMERGENCY SERVICES

4. SCHOOL: KUNA SCHOOL DISTRICT

5. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF KUNA STANDARDS FOR THE APPLICABLE ZONES: R4 AND R–6.

6. LOTS 1 AND 2 BLOCK 1 ARE SUBJECT TO INGRESS/EGRESS EASEMENT PER QUITCLAIM DEED INST. NO. 2020–051226, AS SHOWN.

7. LOT 1 BLOCK 1 IS SUBJECT TO A PUBLIC UTILITY & EMERGENCY ACCESS EASEMENT AS SHOWN.

8. ANY RE–SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE–SUBDIVISION.

OWNER

SKYLAR RANCH LLC
C/O RALLENS REALTY CONSULTANTS
1520 W. WASHINGTON STREET
BOISE, ID 83702
(916) 425–9694

ENGINEER

MASON & ASSOCIATES, INC.
924 3rd ST. SOUTH
NAMPA, ID 83651
(208) 454–0256

SHEET INDEX

SHEET 1 – PRELIMINARY PLAT
SHEET 2 – EXISTING FEATURES AND DETAIL

PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON

November 24, 2021

NO	BY	DATE	DESCRIPTION

REVISIONS

DESIGNED BY: DL 11/21
DRAWN BY:
CHECKED BY:
APPV'D BY:

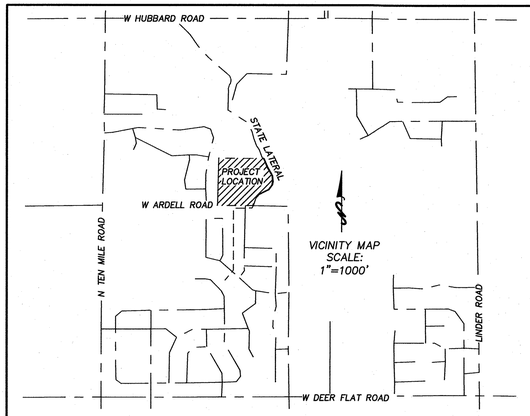
Professional Engineers, Land Surveyors & Planners
924 3rd St. South, Nampa, ID 83651
(208) 454-0256 Fax (208) 467-4100

Mason & Associates

CLIENT: SKYLAR RANCH LLC
c/o Rallens Realty Consultants
1520 W. Washington Street
Boise, ID 83702
(916) 425–9694

JOB NO. NV0520
DWG NO. NV0520PP
SCALE: Vert: N/A Horz: 1"=40'
FIELD BOOK NO.

DRAWING TITLE: SKYLAR RANCH SUBDIVISION
PRELIMINARY PLAT
Rev
SHEET NO. 1 OF 2 SHEETS



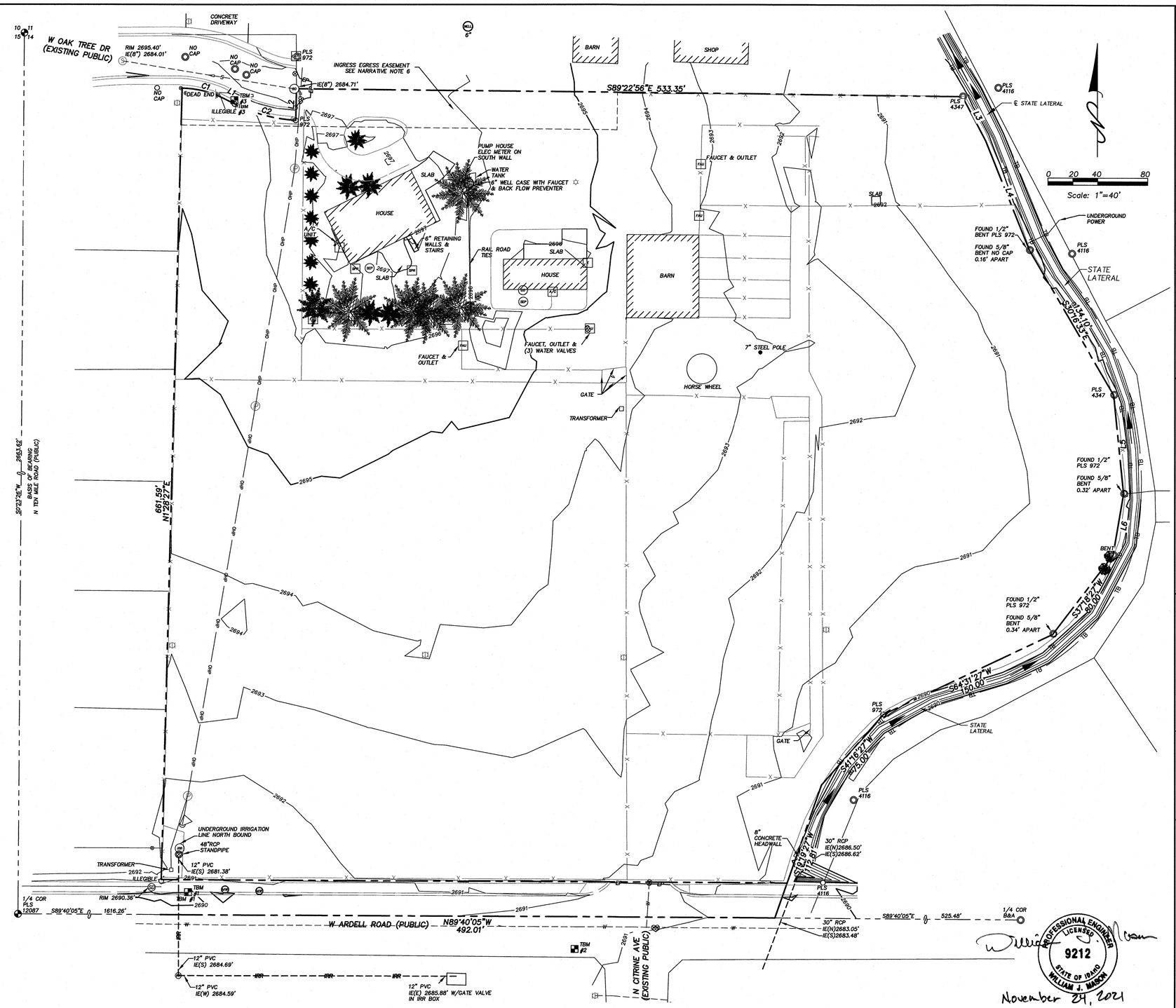
VICINITY MAP
SCALE: 1"=1000'

LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- FOUND MAG NAIL
- SANITARY SEWER MANHOLE
- CLEAN OUT
- APPROXIMATE SEPTIC TANK
- FIRE HYDRANT
- WATER VALVE
- WELL
- SPRINKLER BOX
- FAUCET
- IRRI. CONTROL VALVE
- IRRIGATION PUMP
- FOUND PIPE/ STANDPIPE
- IRRIGATION MANHOLE
- STORM DRAIN MANHOLE
- MONITORING WELL
- MAILBOX
- CABLE TV BOX
- TELEPHONE RISER
- SIGN
- LIGHT POLE
- GUY ANCHOR
- POWER POLE
- ELECTRIC METER
- CONIFER TREE
- DECIDUOUS TREE
- PROPERTY BOUNDARY LINE
- SECTION LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING PI LINE
- FENCE LINE
- UNDERGROUND POWER
- OVERHEAD POWER LINE
- TOP OF BANK
- EDGE OF PAVEMENT
- PIPE

Parcel Line Table		
Line #	Length	Direction
L1	9.91	S63°12'13"E
L2	25.35	N1°26'49"E
L3	40.03	S27°36'33"E
L4	94.40	S21°50'33"E
L5	79.60	S5°42'33"E
L6	49.70	S9°39'27"W

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	34.35	75.00	26°14'43"	N76°19'42"W	34.06	17.48
C2	51.04	125.00	23°23'35"	S74°53'12"E	50.68	25.88



PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON

November 29, 2021

REVISIONS			
NO	BY	DATE	DESCRIPTION

DESIGNED BY:
DRAWN BY: JH 3/21
CHECKED BY:
APP'D BY:

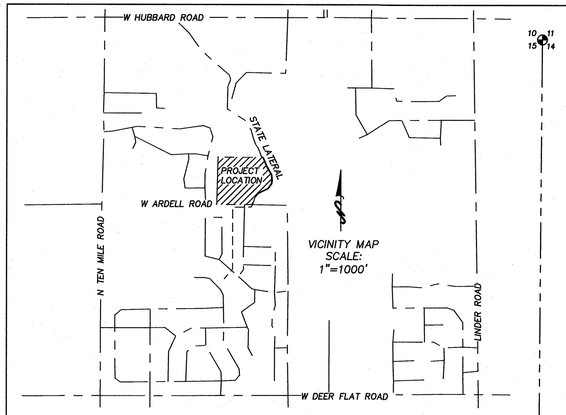
Professional Engineers, Land Surveyors & Planners
821 In-D, Sun Ranch, ID 83861
(208) 454-0338 Fax (208) 467-4130
Mason & Associates

CLIENT: SKYLAR RANCH LLC
c/o Rallens Realty Consultants
1520 W. Washington Street
Boise, ID 83702
(916) 425-9894

JOB NO. NV0520
DWG NO. NV0520PP
SCALE: Vert: N/A Horiz: 1"=40'
FIELD BOOK NO.

DRAWING TITLE: SKYLAR RANCH SUBDIVISION
EXISTING FEATURES AND DETAIL
SHEET NO. 2 OF 2 SHEETS
Rev

SKYLAR RANCH SUBDIVISION
CONCEPT PLAN
A PART OF THE S 1/2 NW 1/4, SECTION 14, T. 2 N., R. 1 W., B.M., KUNA, ADA COUNTY, IDAHO



LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- BLOCK NUMBER
- PROPERTY BOUNDARY LINE
- SECTION LINE
- LOT LINE
- EASEMENT LINE
- CENTER LINE
- RIGHT OF WAY LINE
- W — PROPOSED WATER LINE
- S — PROPOSED SEWER LINE
- PI — PROPOSED PRESSURE IRRIGATION LINE
- PROPOSED STREET LIGHTING
- PROPOSED FIRE HYDRANT
- PROPOSED STREET SIGN
- SD — PROPOSED STORM DRAIN PIPE
- PROPOSED SEEPAGE BED
- PROPOSED NEW DOMESTIC WATER HOUSE SERVICE
- PROPOSED NEW PRESSURE IRRIGATION SERVICE
- PI — EXISTING PI LINE
- EXISTING WATER LINE

TBM'S

TBM #1
CHISELED X IN TBVC @ CATCH BASI NORTH SIDE OF W ARDELL ROAD 23.2' SE OF SW PROPERTY CORNER
NAVD 88 EL=2690.19'

TBM #2
CHISELED X AT WESTERLY BACK OF SIDEWALK AP AT SW CORNER INTX W ARDELL ROAD & N CITRINE AVE
NAVD 88 EL=2691.66'

TBM #3
CHISELED X AT BACK OF SIDEWALK PRC SOUTH SIDE W OAKTREE DRIVE 50' WEST OF EAST END OF SIDEWALK
NAVD 88 EL=2696.12'

PROJECT NARRATIVE

1. CURRENT ZONE RURAL RESIDENTIAL; REQUESTING ZONES R4 & R6
TOTAL ACREAGE: ±9.97 ACRES; TOTAL LOTS 39
TOTAL BUILDABLE LOTS: 34 (INCLUDES TWO PREEXISTING HOMES)
AVERAGE R4 LOT SIZE: 8,853, AVERAGE R6 LOT SIZE: 5,664
TOTAL COMMON LOTS: 5, AVERAGE COMMON LOT SIZE: 7,699

2. UTILITIES: CITY OF KUNA–WATER, SEWER, TRASH, IRRIGATION (BOISE KUNA IRRIGATION DIST), IDAHO POWER, INTERMOUNTAIN GAS, CENTURYLINK

3. KUNA EMERGENCY SERVICES

4. SCHOOL: KUNA SCHOOL DISTRICT

5. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF KUNA STANDARDS FOR THE APPLICABLE ZONES: R4 AND R–6.

6. ANY RE–SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE–SUBDIVISION.

7. 30' LANDSCAPING STRIPS ALONG W. ARDELL ROAD TO MEET ACHD STANDARDS.

8. IMPROVEMENTS SHOULD NOT SIGNIFICANTLY INCREASE STORM WATER RUNOFF. INCREASED RUNOFF WILL BE RETAINED VIA UNDERGROUND STORM BEDS. ALL STORM WATER WILL BE RETAINED ON SITE.

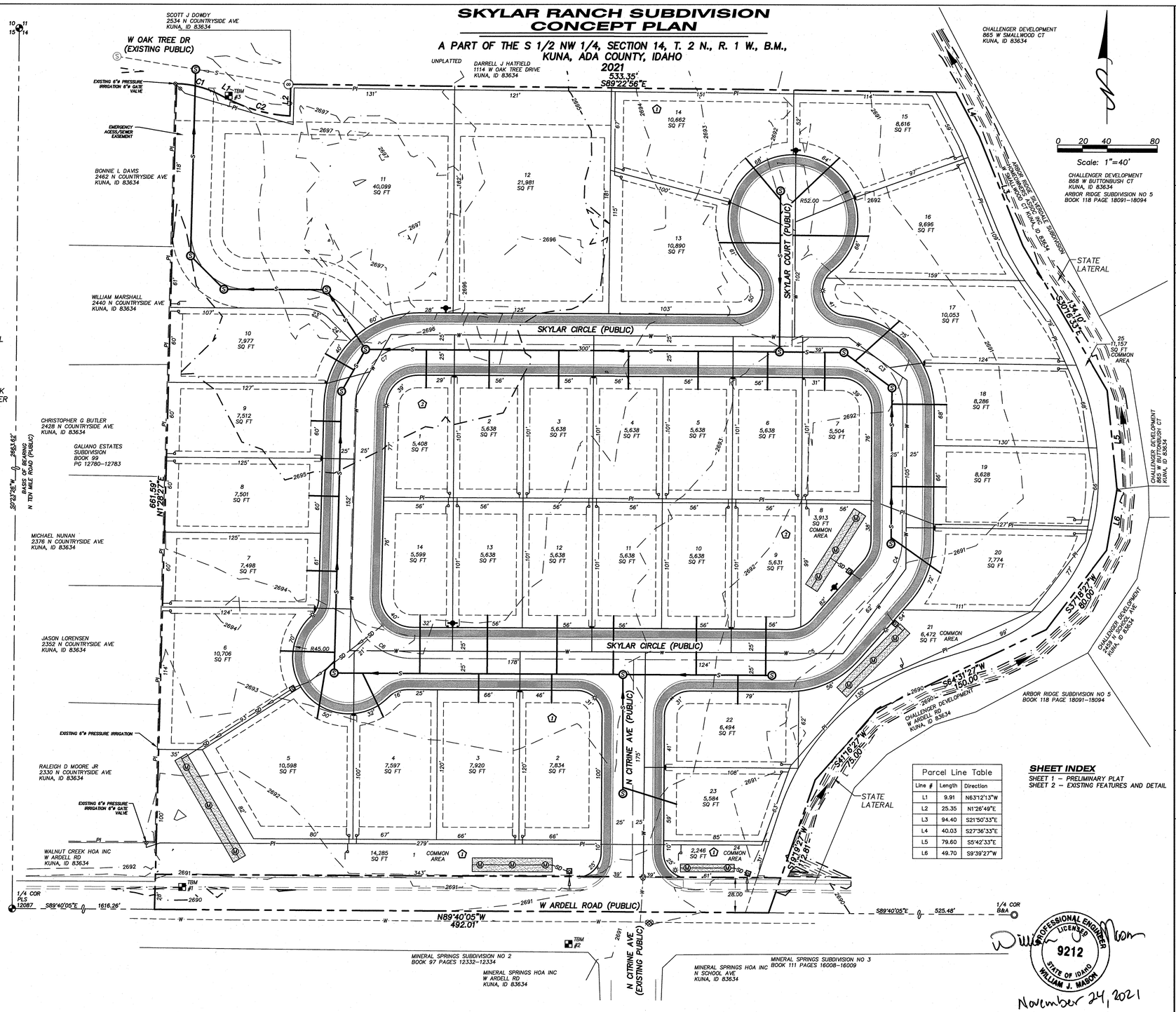
OWNER

SKYLAR RANCH LLC
C/O RALLENS REALTY CONSULTANTS
1520 W. WASHINGTON STREET
BOISE, ID 83702
(916)425–9694

ENGINEER

MASON & ASSOCIATES, INC.
924 3rd ST. SOUTH
NAMPA, ID 83651
(208) 454–0256

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	34.35	75.00	26°14'43"	N76°19'42"W	34.06	17.48
C2	51.04	125.00	23°23'35"	S74°53'12"E	50.68	25.88
C3	78.54	50.00	90°00'00"	N44°40'05"W	70.71	50.00
C5	42.81	50.00	49°03'28"	N65°48'11"E	41.52	22.82
C4	35.73	50.00	40°56'32"	N20°48'11"E	34.97	18.67
C6	79.54	50.00	91°08'31"	S44°05'49"E	71.41	51.01
C7	77.54	50.00	88°51'29"	S45°54'11"W	70.00	49.01



Parcel Line Table		
Line #	Length	Direction
L1	9.91	N63°12'13"W
L2	25.35	N1°26'49"E
L3	94.40	S21°50'33"E
L4	40.03	S27°36'33"E
L5	79.60	S5°42'33"E
L6	49.70	S9°39'27"W

SHEET INDEX

SHEET 1 – PRELIMINARY PLAT
SHEET 2 – EXISTING FEATURES AND DETAIL

PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON

November 24, 2021

NO.	BY	DATE	DESCRIPTION
			REVISIONS

DESIGNED BY:
DRAWN BY: JH 3/21
CHECKED BY:
APPV'D BY:

Professional Engineers, Land Surveyors & Planners
924 3rd St. South, Nampa, ID 83651
(208) 454-0256 Fax (208) 467-4100
Mason & Associates

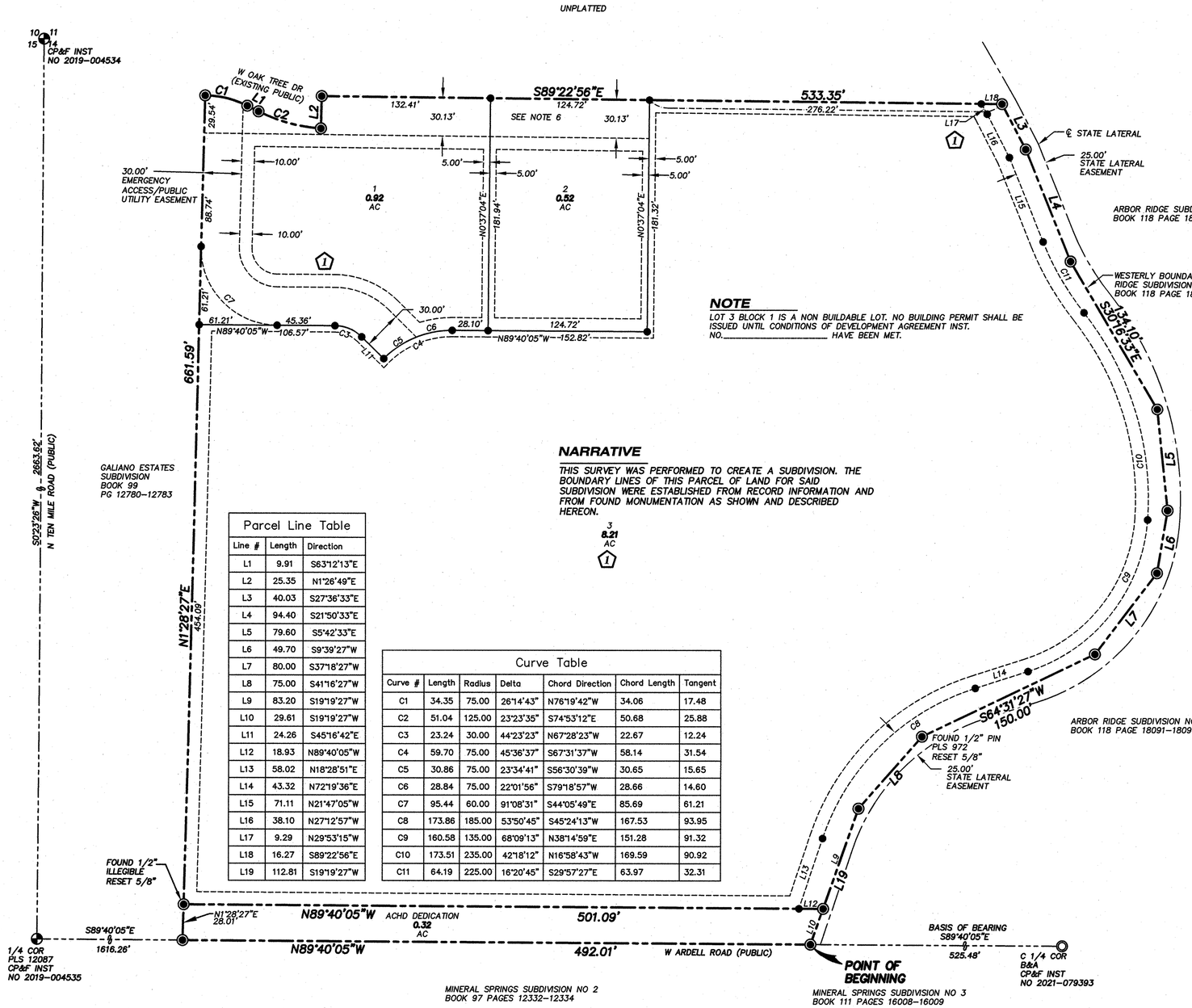
CLIENT: SKYLAR RANCH LLC
C/O Rallens Realty Consultants
1520 W. Washington Street
Boise, ID 83702
(916) 425–9694

JOB NO. NV0520
DWG NO. NV0520PP
SCALE: Vert: N/A Horz: 1"=40'
FIELD BOOK NO.

DRAWING TITLE: SKYLAR RANCH SUBDIVISION
CONCEPT PLAN
SHEET NO. 1 OF 1 SHEETS
Rev

SKYLAR RANCH SUBDIVISION

A PART OF THE SE 1/4 NW 1/4, SECTION 14, T. 2 N., R. 1 W., B.M., KUNA, ADA COUNTY, IDAHO 2021



NARRATIVE

THIS SURVEY WAS PERFORMED TO CREATE A SUBDIVISION. THE BOUNDARY LINES OF THIS PARCEL OF LAND FOR SAID SUBDIVISION WERE ESTABLISHED FROM RECORD INFORMATION AND FROM FOUND MONUMENTATION AS SHOWN AND DESCRIBED HEREON.

NOTE

LOT 3 BLOCK 1 IS A NON BUILDABLE LOT, NO BUILDING PERMIT SHALL BE ISSUED UNTIL CONDITIONS OF DEVELOPMENT AGREEMENT INST. NO._____ HAVE BEEN MET.

Scale: 1"=60'

0 30 60 120

LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND 5/8" IRON PIN
- SET 5/8" X 30" IRON PIN W/ PLASTIC CAP PLS 9366
- SET 1/2" X 24" IRON PIN W/ PLASTIC CAP PLS 9366
- (1) BLOCK NUMBER
- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- LOT LINE
- EASEMENT LINE

Parcel Line Table

Line #	Length	Direction
L1	9.91	S63°12'13"E
L2	25.35	N1°26'49"E
L3	40.03	S27°36'33"E
L4	94.40	S21°50'33"E
L5	79.60	S5°42'33"E
L6	49.70	S9°39'27"W
L7	80.00	S37°18'27"W
L8	75.00	S41°16'27"W
L9	83.20	S19°19'27"W
L10	29.61	S19°19'27"W
L11	24.26	S45°16'42"E
L12	18.93	N89°40'05"W
L13	58.02	N18°28'51"E
L14	43.32	N72°19'36"E
L15	71.11	N21°47'05"W
L16	38.10	N27°12'57"W
L17	9.29	N29°53'15"W
L18	16.27	S89°22'56"E
L19	112.81	S19°19'27"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	34.35	75.00	26°14'43"	N76°19'42"W	34.06	17.48
C2	51.04	125.00	23°23'35"	S74°53'12"E	50.68	25.88
C3	23.24	30.00	44°23'23"	N67°28'23"W	22.67	12.24
C4	59.70	75.00	45°36'37"	S67°31'37"W	58.14	31.54
C5	30.86	75.00	23°34'41"	S56°30'39"W	30.65	15.65
C6	28.84	75.00	22°01'56"	S79°18'57"W	28.66	14.60
C7	95.44	60.00	91°08'31"	S44°05'49"E	85.69	61.21
C8	173.86	185.00	53°50'45"	S45°24'13"W	167.53	93.95
C9	160.58	135.00	68°09'13"	N38°14'59"E	151.28	91.32
C10	173.51	235.00	42°18'12"	N16°58'43"W	169.59	90.92
C11	64.19	225.00	16°20'45"	S29°57'27"E	63.97	32.31

NOTES

1. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF KUNA STANDARDS FOR THE APPLICABLE ZONES: R4 AND R-6.

2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION.

3. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE CITY OF KUNA ZONING ORDINANCE.

4. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE --- EXCEPTION. NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.

5. EASEMENTS – UNLESS OTHERWISE NOTED WIDTHS SHALL BE,
10 FOOT UTILITY & IRRIGATION EASEMENT ALONG SUBDIVISION BOUNDARY,
10 FOOT UTILITY & IRRIGATION EASEMENT ALONG STREET FRONTAGE,
10 FOOT UTILITY & IRRIGATION EASEMENT ALONG STREET FRONTAGE,
5 FOOT UTILITY & IRRIGATION EASEMENT ALONG SIDE LOT LINES.

6. LOTS 1 AND 2 BLOCK 1 ARE SUBJECT TO INGRESS/EGRESS EASEMENT PER QUITCLAIM DEED INST. NO. 2020-051226, AS SHOWN.

7. LOT 1 BLOCK 1 IS SUBJECT TO A PUBLIC UTILITY & EMERGENCY ACCESS EASEMENT AS SHOWN.

8. IRRIGATION WATER IS NOT CURRENTLY AVAILABLE TO THIS PROPERTY.

PROFESSIONAL LAND SURVEYOR REGISTERED 9366 12/01/21 STATE OF IDAHO DARIN HOLZHEY

Mason & Associates
Professional Engineers, Land Surveyors & Planners
924 3rd St. South, Nampa, ID 83651
(208) 454-0256 Fax (208) 467-4130

NV0520002 11/29/21

SHEET 1 of 3

BK._____, PG_____

SKYLAR RANCH SUBDIVISION

CERTIFICATE OF OWNERS

WE, SKYLAR RANCH, L.L.C., A LIMITED LIABILITY COMPANY, BEING FIRST DULY SWORN, DEPOSE AND SAY WE ARE THE OWNERS OF SKYLAR RANCH SUBDIVISION MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION BELOW, STATE THAT IT IS OUR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT, WE DO FOR OURSELVES, OUR HEIRS, TRANSFEREES, SUCCESSORS AND ASSIGNS, DO HEREBY DEDICATE, DONATE AND CONVEY TO THE PUBLIC FOREVER THE PUBLIC STREETS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT AND NO PERMANENT STRUCTURES OTHER THAN THOSE FOR UTILITY, IRRIGATION, OR DRAINAGE PURPOSES IS TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS. THE OWNERS FURTHER CERTIFY THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM THE CITY OF KUNA, AND THAT THE CITY HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION.

A PARCEL OF LAND BEING A PORTION OF THE SE1/4 NW1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE1/4 NW1/4;

THENCE N 89°40'05"W., 525.48 FEET ALONG THE SOUTH BOUNDARY OF THE SE1/4 NW1/4 TO THE SOUTHWEST CORNER OF ARBOR RIDGE SUBDIVISION NO.5 IN BOOK 118 AT PAGES 18091–18094 IN THE ADA COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING;

THENCE N 89°40'05"W., 492.01 FEET ALONG THE SOUTH BOUNDARY OF THE SE1/4 NW1/4 TO THE SOUTHEAST CORNER OF GALIANO ESTATES SUBDIVISION IN BOOK 99 AT PAGES 12780–12783 IN THE ADA COUNTY RECORDER'S OFFICE;

THENCE N 01°28'27"E A DISTANCE OF 661.59 FEET ALONG THE EASTERLY BOUNDARY OF GALIANO ESTATES SUBDIVISION TO A NON–TANGENT CURVE;

THENCE A DISTANCE OF 34.35 FEET ALONG THE ARC OF SAID CURVE RIGHT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 26°14'43", THE LONG CHORD OF WHICH BEARS S. 76°19'42"E., A DISTANCE OF 34.06 FEET;

THENCE S 63°12'13"E., 9.91 FEET TO THE BEGINNING OF A CURVE;

THENCE A DISTANCE OF 51.04 FEET ALONG THE ARC OF SAID CURVE LEFT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 23°23'35", THE LONG CHORD OF WHICH BEARS S. 74°53'12"E., A DISTANCE OF 50.68 FEET;

THENCE N 01°26'49"E., 25.35 FEET;

THENCE S 89°22'56"E., 533.35 FEET TO A POINT ON THE WESTERLY BOUNDARY OF ARBOR RIDGE SUBDIVISION;

THENCE ALONG THE WESTERLY BOUNDARY OF ARBOR RIDGE SUBDIVISION THE FOLLOWING COURSES AND DISTANCES;

THENCE S 27°36'33"E., 40.03 FEET;

THENCE S 21°50'33"E., 94.40 FEET;

THENCE S 30°16'33"E., 134.10 FEET;

THENCE S 05°42'33"E., 79.60 FEET;

THENCE S 09°39'27"W., 49.70 FEET;

THENCE S 37°18'27"W., 80.00 FEET;

THENCE S 64°31'27"W., 150.00 FEET;

THENCE S 41°16'27"W., 75.00 FEET;

THENCE S 19°19'27"W., 112.81 FEET TO THE POINT OF BEGINNING.

SKYLAR RANCH SUBDIVISION CONTAINS 9.969 ACRES MORE OR LESS.

_____

CHRISTIAN ROONEY

ACKNOWLEDGMENT

STATE OF IDAHO } SS
COUNTY OF CANYON }

Be it remembered that on this_____day of_____, 20___, before me, the undersigned, a notary public in and for said state, personally appeared CHRISTIAN ROONEY, who is known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

In witness whereof, I have hereunto set my hand and notarial seal the day last above written.

_____

Notary Public for _____
Residing at _____
Commission expires _____

CERTIFICATE OF SURVEYOR

I, Darin Holzhey do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the Owners Certificate and the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accuratley represents the points platted theron in conformity with the state of Idaho codes relating to plats, surveys, and the corner perpetuation and filing act, Idaho code 55–1601 through 55–1612.

PROFESSIONAL LAND SURVEYOR REGISTERED 9366 12/01/21 STATE OF IDAHO DARIN HOLZHEY

Darin Holzhey — P.L.S. License No. 9366

BK._____, PG_____

SKYLAR RANCH SUBDIVISION

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing Plat was accepted and approved by the BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS on the _____day of_____, 20___.

_____
President
Ada County Highway District

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

_____ _____
District Health Department, EHS *Date*

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Kuna, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the _____day of_____,20___this plat was duly accepted and approved.

_____
City Clerk, City of Kuna, Idaho

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER, in and for the City of Kuna, Ada County, Idaho, Hereby Approve this plat.

_____ _____
City Engineer *Date*

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, county surveyor in and for Ada County, Idaho, do hereby certify that I have checked this plat and find that it complies with the State of Idaho Code relating to plats and surveys.

_____ _____
Ada County Surveyor *Date*

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C.50-1308, do hereby certify that any and all current and/or delinquent County Property Taxes for the property included in this proposed subdivision have been paid in full.
This certificate is valid for the next thirty (30) days only.

_____ _____
County Treasurer *Date*

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO._____

STATE OF IDAHO }
COUNTY OF ADA } SS

I Hereby certify that this instrument was filed at the request of_____ _____at_____ minutes past_____O'clock_____ this_____day of_____, 20___, in my office and was duly recorded in Book_____of Plats at Pages_____thru_____

_____ _____
DEPUTY *EX-OFFICIO RECORDER*
FEE:_____

PROFESSIONAL LAND SURVEYOR REGISTERED 9366 12/01/21 STATE OF IDAHO DARIN HOLZHEY

NV0520BS 11/04/21
SHEET 3 of 3

BK._____, PG_____

Doug Hanson

From: Doug Hanson
Sent: Wednesday, January 5, 2022 9:28 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: 21-17-AN, 21-06-CPF & 21-06-DA Skylar Ranch Subdivision City of Kuna Request for Comment
Attachments: 21-17-AN, 21-06-CPF & 21-06-DA Skylar Ranch Subdivision Agency Transmittal Packet 1.05.2022.pdf

January 5, 2022

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

File Number & Case Name:	21-17-AN (Annexation), 21-05-CPF (Combination Preliminary and Final Plat) & 21-06-DA (Development Agreement) – Skylar Ranch Subdivision
Project Description	Skylar Ranch LLC, requests approval for Annexation of 9.97 acres into Kuna City Limits with R-4 and R-6 (Medium Density Residential) zoning district classifications, and to subdivide the 9.97 acres into three (3) lots. The application will be accompanied by a Development Agreement. The subject site is located at 1113 W Oak Tree Drive, Kuna, ID 83634 (APN: S1314244739).
Representative	**Will Mason – Mason and Associates** 924 3rd Street South Suite B, Nampa, ID 83651 Boise, ID 83702 208.454.0256 wmason@masonandassociates.us
Tentative Public Hearing Date	Tuesday, **March 8, 2022** 6:00 pm Kuna City Hall is located at 751 W. 4th 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

ADA COUNTY
DEVELOPMENT SERVICES

200 W. FRONT STREET, BOISE, IDAHO 83702-7300 PHONE (208) 287-7900
https://adacounty.id.gov/developmentservices FAX (208) 287-7909

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

January 7, 2022

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

RE: 21-17-AN, 21-05-CPF / 1113 W Oak Tree Drive / Skylar Ranch Subdivision

Doug,

The City of Kuna has requested feedback regarding the proposed annexation with rezone to R-6 and R-8 (medium density residential) and a combined preliminary and final plat for the Skylar Ranch Subdivision, which will consist of 3 lots; two existing detached single-family lots each to be platted on a single lot and the remaining lot to be redeveloped in the future. The site consists of 9.97-acres located at 1113 W Oak Tree Drive.

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.

The proposed access point to Ardell Road is supported by *Goal 4.3* of the Ada County Comprehensive Plan which supports the development of local transportation systems that are well-connected both internally and to the regional transportation system. However, a stub street to the north should be considered when the site is redeveloped in the future, which would be consistent with *Goal 4.3d* which calls for new developments to provide stub streets that will connect to future developments on adjacent lands wherever possible.

Regarding the land use, the proposal is for the existing two detached single family lots to be platted on their own lots and the remaining larger third lot would be redeveloped with a proposed zoning of R-6 and R-8, which allows for 6-units to 8-units per acre respectively. The site is contiguous to City of Kuna limits. Therefore, the proposed development is compatible with other development in the area.

Please feel free to contact me with any questions.

Sincerely,

Stacey Yarrington

Stacey Yarrington
Community & Regional Planner
Ada County Development Services

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 21-05-CPF

Skylar Ranch

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.

☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____

☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.

☒ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☒ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water
☐ individual sewage ☐ individual water

☒ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☒ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☒ central water

☐ 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.

☐ 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 12. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☒ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.

☐ 14. _____

_____

_____ Reviewed By: Rob Bach

Date: 1/11/22

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
JAN 10 2022
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

06 January 2022

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

RE: Skylar Ranch LLC (Subdivision) **21-17-AN, 21-05-CPF, 21-06-DA**
1113 W Oak Tree Drive, Kuna
Masson and Associates
Boise-Kuna Irrigation District BK-276 D
State Lateral 09+40
Sec. 14, T2N, R1W, BM.

Doug Hanson:

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

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert this federal easement 25 feet east and 25 feet west of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

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

Any fencing or pathways, as may be required, must be constructed off of any Boise Project Easements.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be located outside of these easements.

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.

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

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

Developer must contact the Boise-Kuna Irrigation District to get the irrigation right transferred to the City of Kuna before any water will be supplied to the acreage.

The proposed irrigation system for Skylar Ranch Subdivision must be constructed in accordance to the standards set by the City of Kuna as it will be operated and maintained by the city of Kuna. Thus, the proposed system must provide for the delivery of irrigation water to each lot in a manner we find acceptable

We request a hard copy all plans and of the recorded final plat and/or record of survey (to include instrument, book and page numbers) be sent to the Boise Project Board of Control so we may track this project to closure.

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. Developer must contact the Watermaster at 208-342-5086 prior to any construction beginning on the site.

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 — Watermaster, Div. 2 BPBC
Alicia Flavel — Secretary – Treasurer, BKID
File

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

January 14, 2022

By e-mail: dhanson@kunaid.gov

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

Subject: Skylar Ranch Subdivision, 21-17-AN/21-06-CPF/21-06-DA

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).

- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.

- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

- For questions, contact David Luft, Air Quality Manager, at (208) 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.

  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 Pollutant 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 Conservations 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 Rebecca Blankenau, 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.

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,

Aaron Scheff

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2021AEK293

KUNA RURAL FIRE DISTRICT
EST. 1951

150 W BOISE ST
PO Box 607
Kuna, ID 83634
PHONE: (208) 922-1144
FAX: (208) 922-1982

Date: 1/18/2022
From: Kuna Rural Fire Protection District

Regarding: Skylar Ranch Subdivision
1113 W Oak Tree Dr
Kuna, ID 83634

Agency Comments: Additional information is required for approval. The proposed plan indicates 32 buildable lots with a single access provided from the south at W Ardell road. A secondary access will be required to meet the Idaho Fire Code section D107.2.

- **Fire Service and Emergency Service Access:**

  Approved Fire Department vehicle access roads shall be provided to within 150'-0" of all exterior portions of dwellings. All public or private streets, individual or common driveways, or dedicated emergency vehicle access lanes, etc., which are considered "fire department vehicle access roads" shall have a minimum of 20'-0" width, 48'-0" outside turning radius and 28'-0" inside radius, 13' 6" overhead clearance, and no dead ends over 150 feet unless an approved turnaround is provided. Private driveways shall be a minimum of 12 feet in width. Building's hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. (Ref IFC 503 and Appendix "D102").

  Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of Section D107.2. (Idaho Fire Code appendix D107.1)

  The 2 required access roads shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, as measured in a s straight line between accesses. (Idaho Fire Code appendix D107.2)

Please provide additional information indicating compliance with Idaho Fire Code section D107.2.

Regards,

Kuna Rural Fire Protection District
Plan Review
scott@fccnwi.com
Kuna, ID 83634
1.208.922.1144

RECEIVED
JAN 24 2022
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

January 19, 2022

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

RE: 21-17-AN & 21-05-CPF/ Skylar Ranch Subdivision; 1113 W. Oak Tree Drive

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

Mary May, President
Alexis Pickering, Vice-President
Jim D. Hansen, 2nd Vice President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner

February 10, 2022

To: Skylar Ranch LLC
40 Rallens Realty Consultants
1520 W Washington Street
Boise, ID 83702

Subject: KPP22-0001/ 21-17-AN/ 21-05-CPF/ 21-06-DA
1113 W Oak Tree Drive
Skylar Ranch Subdivision

The applicant is requesting an annexation and rezone of 9.97 acres into the City of Kuna with R-4 and R-6 zoning designations. The applicant is also requiring preliminary and final plat approval for the development of 34 residential lots on 9.97 acres.

A. Findings of Fact

1. Ardell Road

a. Existing Conditions: Ardell Road is improved with 1-travel lane and no vertical curb, gutter, or sidewalk abutting the site. There is 55-feet of right-of-way for Ardell Road (34-feet from centerline).

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.

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.

Existing Collector 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. This segment of Ardell Road is designated in the MSM as a residential collector roadway with a 36-foot street section within 50 to 70-feet of right-of-way.

c. Applicant Proposal: The applicant is proposing to improve Ardell Road with pavement widening.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy.

The applicant should be required to improve Ardell Road pavement widening to total 18-feet from centerline, vertical curb, gutter, and 7-foot wide attached or 5-foot wide detached concrete sidewalk abutting the site, consistent with ACHD policy.

The applicant should be required to dedicate additional right-of-way to extend to 2-feet behind the back of sidewalk or reduce the right-of-way to 2-feet behind the back of curb and provide a permanent right-of-way easement for detached sidewalks on Ardell Road.

2. Internal Local Roads

a. Existing Conditions: There are no internal local roadways within the site. However, Oak Tree Drive, an existing public local street, stubs to the site's north property line at the northwest corner.

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.

Cul-de-sac Streets Policy: District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 45-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater

radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

c. Applicant's Proposal: The applicant is proposing to construct the internal local roadways as 35-foot street sections with curb, gutter, and 5-foot wide attached concrete sidewalks within 50-feet of right-of-way.

The applicant is proposing to terminate Skylar Court in a cul-de-sac turnaround.

The applicant is proposing to construct a knuckle within the site.

The applicant is proposing to construct a 30-foot wide emergency access from the proposed internal local roadways to Oak Tree Drive.

d. Staff Comments/Recommendations: The applicant's proposal to construct the internal local roadways as 35-foot wide street sections with curb, gutter, and 5-foot wide attached concrete sidewalks within 50-feet of right-of-way does not meet District policy and should not be approved.

The applicant should be required to construct the internal local roadways as 36-foot wide local street sections with curb, gutter, and 5-foot wide concrete attached sidewalks within 50-feet of right-of-way.

The applicant should be required to terminate Skylar Court in a cul-de-sac turnaround with a minimum turning radius of 50-feet.

The applicant's proposal to construct a knuckle meets District policy and should be approved, as proposed.

The applicant's proposal to construct a 30-foot wide emergency access from the proposed internal local roadways to Oak Tree Drive does not meet District policy and should not be approved.

The applicant should be required to extend the local streets to Oak Tree Drive as a 36-foot wide local street section with curb, gutter, and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.

3. 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. **Applicant's Proposal:** The applicant is proposing to construct Citrine Avenue to intersect Ardell Road approximately 381-feet east of the site's west property line to align centerline to centerline with Citrine Avenue to the south of Ardell Road.

d. **Staff Comments/Recommendations:** The applicant's proposal to construct Citrine Avenue to intersect Ardell Road approximately 381-feet east of the site's west property line to align centerline to centerline with Citrine Avenue to the south of Ardell Road meets District policy and should be approved, as proposed.

4. Other Access

Ardell Road is classified as a collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

B. Site Specific Conditions of Approval

1. Improve Ardell Road pavement widening to total 18-feet from centerline, vertical curb, gutter, and 7-foot wide attached or 5-foot wide detached concrete sidewalk abutting the site.
2. Dedicate additional right-of-way to extend to 2-feet behind the back of sidewalk or reduce the right-of-way to 2-feet behind the back of curb and provide a permanent right-of-way easement for detached sidewalks on Ardell Road.
3. Construct the internal local roadways as 36-foot local street sections with curb, gutter, and 5-foot wide concrete sidewalks within 50-feet of right-of-way.
4. Terminate Skylar Court in a cul-de-sac turnaround with a minimum turning radius of 50-feet.
5. Construct a knuckle within the site, as proposed.
6. Construct a new local street to extend to Oak Tree Drive as a 36-foot wide local street section with curb, gutter, and 5-foot wide sidewalk within 50-feet of right-of-way.
7. Construct Citrine Avenue to intersect Ardell Road approximately 381-feet east of the site's west property line to align centerline to centerline with Citrine Avenue to the south of Ardell Road, as proposed.
8. Direct access to Ardell Road is prohibited, other than access specifically approved with this application, and should be noted on the final plat.
9. A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
10. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
11. Comply with the Standard Conditions of Approval as noted below.

C. Traffic Information

Trip Generation

This development is estimated to generate 302 additional vehicle trips per day (19 existing); and 30 additional vehicle trips per hour in the PM peak hour (2 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

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
Ardell Road	502-feet	Collector	96	Better than "D"

* Acceptable level of service for a two-lane collector is "D" (425 VPH).

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

- The average daily traffic count for Ardell Road west of Ten Mile Road was 1,906 on 05/27/2021.

D. Attachments

1. Vicinity Map
2. Site Plan
3. Standard Conditions of Approval
4. Appeal Guidelines

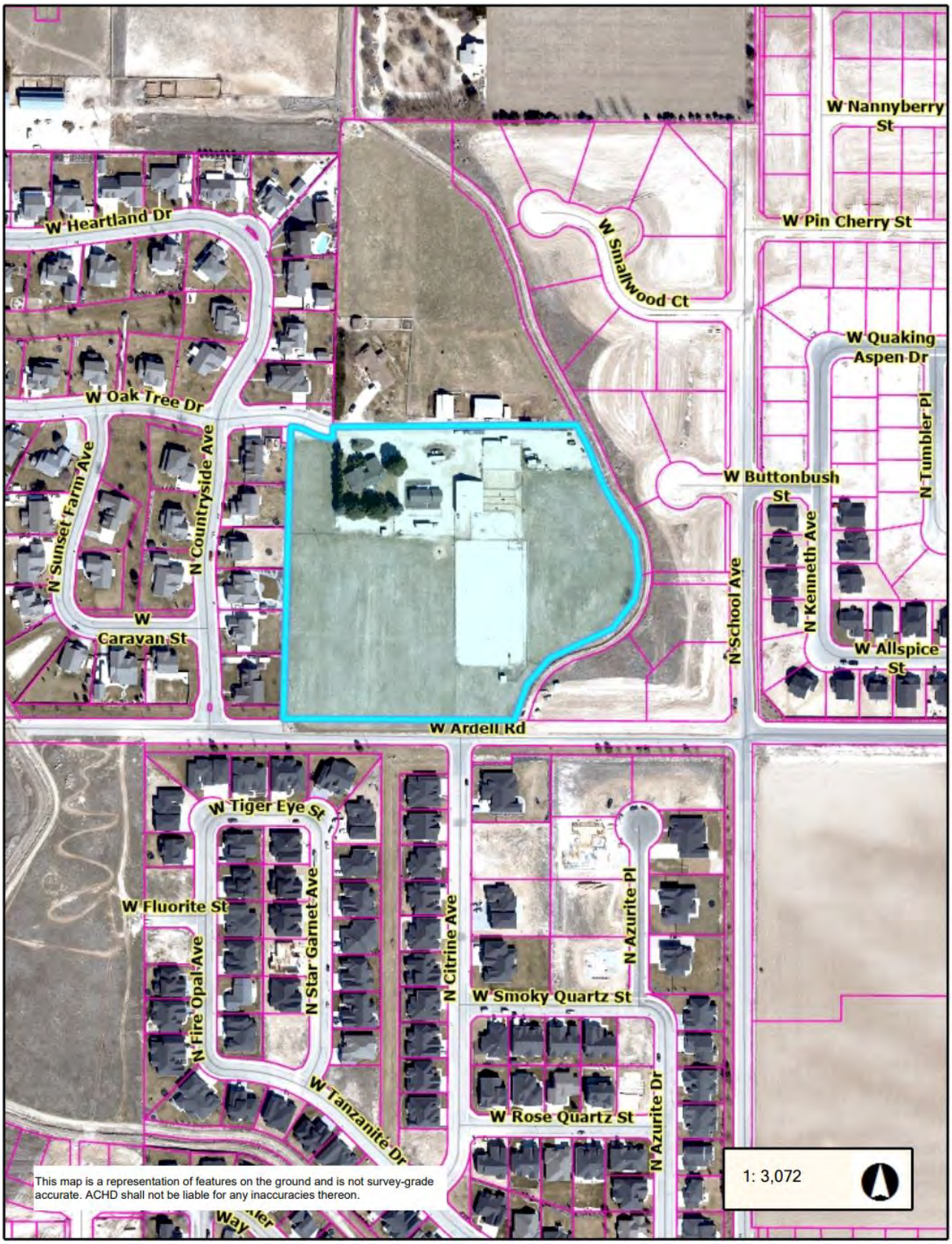
If you have any questions, please feel free to contact me at (208) 387-6346.

Sincerely,

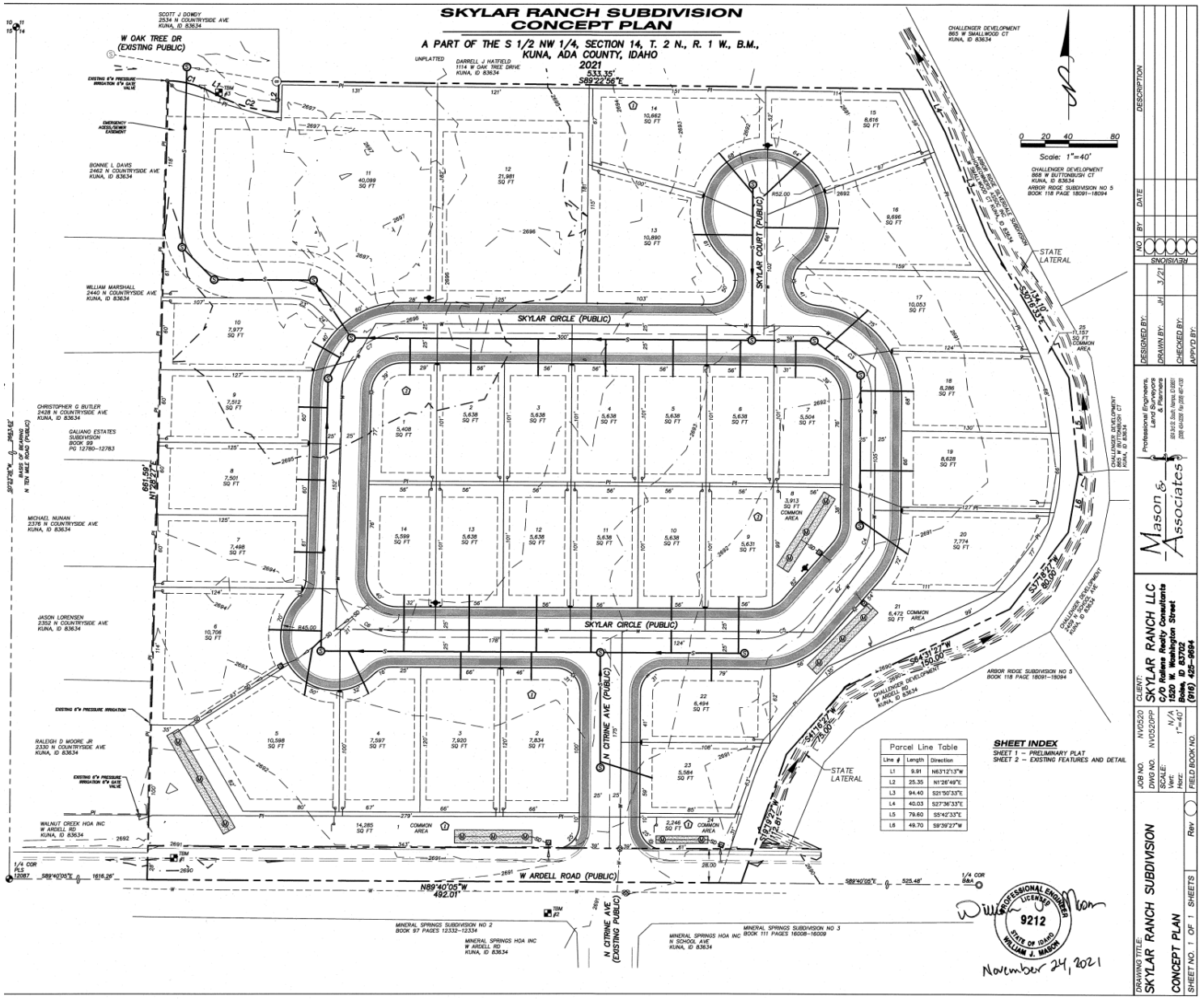
Brenna Garro
Planner 1
Development Services

cc: City of Kuna – Doug Hansen
Mason and Associates – Will Mason

VICINITY MAP



SITE PLAN


SKYLAR RANCH SUBDIVISION
CONCEPT PLAN
A PART OF THE S 1/2 NW 1/4, SECTION 14, T. 2 N., R. 1 W., B.M.,
KUNA, ADA COUNTY, IDAHO
2021
W OAK TREE DR (EXISTING PUBLIC)
SKYLAR CIRCLE (PUBLIC)
SKYLAR COURT (PUBLIC)
N CITRINE AVE (PUBLIC)
N CITRINE AVE (EXISTING PUBLIC)
W ARDELL ROAD (PUBLIC)
N TEN MILE ROAD (PUBLIC)
STATE LATERAL
Scale: 1"=40'
SHEET INDEX
SHEET 1 – PRELIMINARY PLAT
SHEET 2 – EXISTING FEATURES AND DETAIL
Parcel Line Table
Line # | Length | Direction
L1 | 9.91 | N63°12'13"W
L2 | 25.35 | N1°26'49"E
L3 | 94.40 | S21°50'33"E
L4 | 40.03 | S27°36'33"E
L5 | 79.60 | S5°42'33"E
L6 | 49.70 | S9°39'27"W
SKYLAR RANCH LLC
C/O Rollens Realty Consultants
1520 W. Washington Street
Boise, ID 83702
(916) 425-6694
Mason & Associates
Professional Engineers, Land Surveyors & Planners
SKYLAR RANCH SUBDIVISION
CONCEPT PLAN
DESIGNED BY: JH
DRAWN BY:
CHECKED BY:
APPV'D BY:
3/21
DESCRIPTION
DATE
BY
NO
REVISION
JOB NO. NV0520
DWG NO. NV0520PP
SCALE: Vert: N/A Horz: 1"=40'
FIELD BOOK NO.
Rev
SHEET NO. 1 OF 1 SHEETS
PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON
November 24, 2021

Standard Conditions of Approval

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

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.

    a. Filing Fee: The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.

    b. Initiation: An appeal is initiated by the filing of a written notice of appeal with the Secretary 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.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: **25 February 2022**

RE: **Public Works Comments**

Skylar Ranch Subdivision, 21-17-AN (Annexation), 21-05-CPF (Combination Preliminary and Final Plat), 21-06-DA (Development Agreement)

The Skylar Ranch Subdivision, 21-17-AN, 21-05-CPF, 21-06-DA, annexation, combination preliminary and final plat, and development agreement request dated 5 January 2022 has been reviewed. The applicant wishes to annex with a City of Kuna (City) R-4 (medium density residential), and R-6 (medium density residential) zones. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Public Works can support the approval of this application, given the understanding that connection to City services will not be available until the 18" Danskin force main upgrade is successful .

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 10 acres to be annexed into the City of Kuna with an intent of R-4, and R-6 zoning designations 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 109.
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) 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 point to gravity sewer is located at the northwest corner of the property on W Oak Tree Dr.
b) Connection to City services will not be available until the 18" Danskin force main upgrade is successful.
c) 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.
d) 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.
e) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
f) All sewer infrastructure must meet or exceed City of Kuna requirements.

g) Sewer flow models will be required to verify and accommodate pipe sizes. The associated costs shall be paid by the developer.
h) Sewer connection fees apply to each lot containing a home or other facility.
i) 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 possible connection point is located at the northwest corner of the property on W Oak Tree Dr and along the southern property boundary.
b) 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.
c) 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.
d) 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.
e) All water infrastructure must meet or exceed City of Kuna requirements.
f) Water connection fees apply to each lot containing a home or other facility.
g) 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 closest possible connection point is located along the western and southern property boundary.
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* a*s-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.

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.

March 3, 2022

RE: Skylar Ranch Annexation

Dear Honorable City of Kuna Officials,

Kuna School District has reviewed the application of Skylar Ranch Annexation and provides the following comments for your consideration. Kuna School District has experienced approximately 2% growth over the last ten years. Given the current approvals the City has granted, **we cannot serve any development that may come from annexation** because the approved plats in this zone are beyond school capacity at Silver Trail Elementary, Kuna Middle School, and Kuna High School without asking voters for a bond issue. While there is no plat in front of you for consideration we estimate that this site, once annexed and eventually platted R-4 and R-6 for homes, will generate approximately 20 students. See table below:

a. Current Enrollments of impacted School Zone

School	Current Enrollment	Enrollment at Build Out	Capacity	Notes
Silver Trail	542	948	616	This building cannot be expanded. A new elementary will be required, given the approved plats. This requires 10 acres and approximately $25 million.
Kuna Middle	830	1,019	810	This building cannot be expanded. A new middle school will be needed, given approved plats. This requires 45 acres and approximately $45 million.
Kuna / SFHS	1882	2224	1900	SFHS currently serves as an annex. Will require expansion. $50 million

711 E. Porter Rd., Kuna, Idaho 83634
Phone: (208) 922-1000 FAX: (208) 922-5646

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.

Our school buses are no longer driving in new subdivisions unless it is to pick up a student in special education. It slows the route and makes getting safely through the district impossible in a timely manner. This subdivision would require our busses to stop on Ardel Road to pick up students. Special considerations would need to be made in order to safely transport students.

The 2019 City of Kuna Comprehensive Plan approved by the City Council, provides, as it relates to schools: "School facilities will expand, as needed, to keep pace with Kuna's growing population." In order to expand we require partnerships with the developers and, most importantly, bonds. As you know, bonds in the State of Idaho require a 67% supermajority to pass for school construction and expansion. We cannot legally advocate for a bond, therefore bond approval to keep up with growth is not in our control.

In order to reduce our reliance on bonds, and to promote reasonable growth within our district that pays for itself, we generally seek partnerships with the residential developers of this area. Partnerships with developers mitigate the impact homes will have on Kuna School District.

Regards,

David Reinhart

Assistant Superintendent

Cc: Board of Trustees

Superintendent Wendy Johnson

Kuna School District Webpage

711 E. Porter Rd., Kuna, Idaho 83634
Phone: (208) 922-1000 FAX: (208) 922-5646

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:
02/15/22	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
204062	21-17-AN, 21-06-CPF,	02/16/22	02/16/22	1	

LEGAL NOTICE

Case Nos. 21-17-AN (Annexation), 21-06-CPF (Combo Plat), & 21-06-DA (Development Agreement) for Skylar Ranch Subdivision

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission is scheduled to hold a public hearing on Tuesday, March 8, 2022, at 6:00 PM, (or as soon as can be heard); in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, in connection with Skylar Ranch Subdivision. Skylar Ranch LLC, requests approval for Annexation of 9.97 acres into Kuna City Limits with R-4 and R-6 (Medium Density Residential) zoning district classifications, and to subdivide the 9.97 acres into three (3) lots. The application will be accompanied by a Development Agreement. The subject site is located at 1113 W Oak Tree Drive, Kuna, ID 83634 (APN: S1314244739).

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

February 16, 2022 204062

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount:	**$0.00**
Surcharge:	**$0.00**
Credits:	**$0.00**

We Appreciate Your Business!

AD# 204062

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.

KUNA

Planning & Zoning
PO BOX 13
Kuna, ID 83634

EOPOST
4/16/2022
US POSTAGE $000.00º

FIRST-CLASS MAIL

ZIP 83634
041M11460992

4/16/22

CITY OF KUNA
PO BOX 13
KUNA, ID 83634

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning and Zoning Commission** is scheduled to hold a Public Hearing on **March 8, 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:

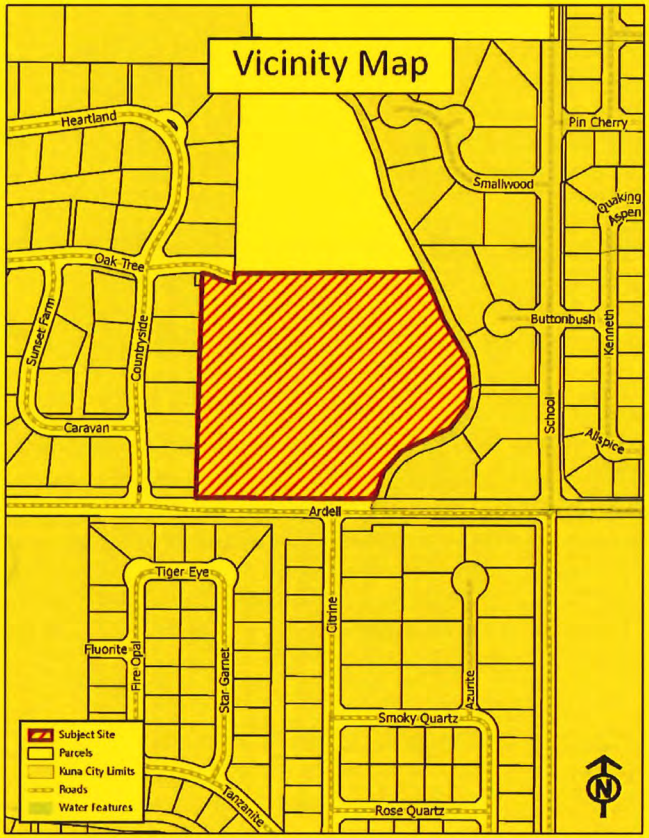
Case No. 21-17-AN (Annexation), 21-06-CPF (Combo Plat) & 21-06-DA (Development Agreement) for the Skylar Ranch Subdivision

A request for Annexation of 9.97 acres into Kuna City Limits with R-6 and R-4 (Medium Density Residential) zones, and to subdivide the 9.97 acres into three (3) lots. The application will be accompanied by a Development Agreement. The subject site is located at 1113 W Oak Tree Drive, Kuna, ID 83634 (APN: S1314244739).

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 of 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 **March 2, 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 02.16.2022



KUNA
Planning & Zoning

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 21-17-AN, 21-06-CPF & 21-06-DA Skylar Ranch Subdivision was posted, as required per Kuna City Code 5-1A-8, on February 24, 2022. 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 24th day of February, 2022.

Signature: William J. Mason

State of Idaho)
) ss
County of Ada)

On this 24th day of February, 2022, before me, the Undersigned, a Notary Public in and for said State, personally appeared before me (Owner/Developer). William J Mason

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.

Angelene Cuellar

Residing at: 433 Triumph Drive
Middleton ID 83644

My Commission expires: January 30, 2025

Angelene Cuellar
Signature

ANGELENE CUELLAR
COMMISSION NUMBER
NOTARY
PUBLIC
20190193
STATE OF IDAHO

CITY OF KUNA
PUBLIC HEARING
NOTICE
KUNA PLANNING AND ZONING COMMISSION
THE CITY OF KUNA WILL HOLD A PUBLIC HEARING ON
MARCH 8, 2022 AT THE KUNA CITY HALL, AT 6:00PM
PURPOSE: ANNEXATION AND ZONING FOR SKYLAR RANCH
SUBDIVISION-ZONING OF R-4 AND R-6 TO SUBDIVIDE 9.97
ACRES INTO 3 LOTS WITH A DEVELOPMENT AGREEMENT.
LOCATION: 1113 W OAK TREE DRIVE, KUNA, ID 83634
APPLICATION BY: SKYLAR RANCH LLC
CITY CONTACT: 208-287-1771

CITY OF KUNA
PUBLIC HEARING
NOTICE

CITY OF KUNA
PUBLIC HEARING
NOTICE
KUNA PLANNING AND ZONING COMMISSION
THE CITY OF KUNA WILL HOLD A PUBLIC HEARING ON MARCH 8, 2022 AT THE KUNA CITY HALL AT 6:00PM
PURPOSE: ANNEXATION AND ZONING FOR SKYLAR RANCH SUBDIVISION-ZONING OF R-4 AND R-6 TO SUBDIVIDE 9.97 ACRES INTO 3 LOTS WITH A DEVELOPMENT AGREEMENT.
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CITY OF KUNA
PUBLIC HEARING
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LOCATION: 1113 W OAK TREE DRIVE, KUNA, ID 83634
APPLICATION BY: SKYLAR RANCH LLC
CITY CONTACT: 208-287-1771

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF **KUNA LUTHERAN CHURCH INC.** *For a Annexation and Special Use Permit for N Linder Road.*	)	**Case Nos. 21-19-AN (Annexation) & 21-07-SUP (Special Use Permit)** **STAFF REPORT FOR KUNA LUTHERAN CHURCH ANNEXATION AND SPECIAL USE PERMIT APPLICATION.**

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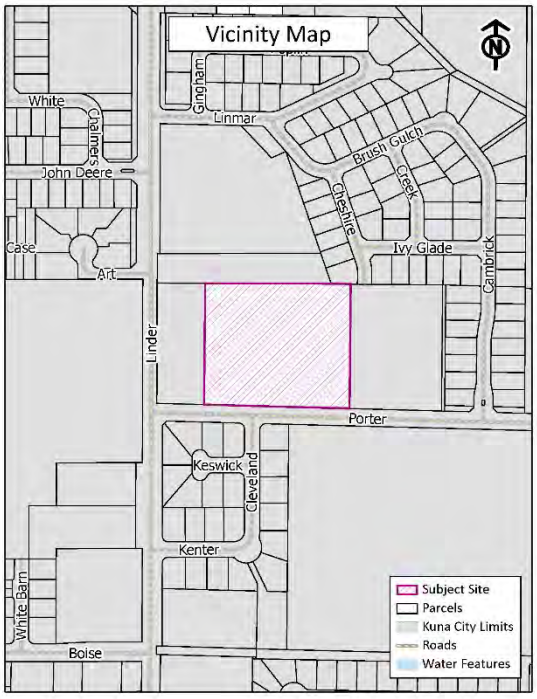
1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. General Project Facts
5. Transportation and Connectivity
6. Staff Analysis
7. Proposed Findings of Fact and Conclusions of Law
8. Proposed Comprehensive Plan Analysis
9. Commission's Recommendation



I
EXHIBIT LIST

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X

2.2	Annexation & Zoning Application			X
2.3	Special Use Permit Application			X
2.4	Narrative			X
2.5	Legal Description			X
2.6	Vicinity Map			X
2.7	Aerial Map			X
2.8	Warranty Deed			X
2.9	Neighborhood Meeting Certification			X
2.10	Commitment to Property Posting			X
2.11	Agency Transmittal Letter			X
2.12	Kuna Rural Fire District			X
2.13	Ada County Development Services			X
2.14	Nampa & Meridian Irrigation District			X
2.15	Ada County Highway District			X
2.18	City Engineer			X
2.20	Kuna School District			X
2.16	P&Z Commission Kuna Melba News			X
2.17	P&Z Commission Mailer			X
2.19	P&Z Commission Proof of Property Posting			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: December 7, 2021 (7 Attendees)

2.1.1.2 Agency Comments Request: January 31, 2022

2.1.1.3 300 FT Property Owners Notice: March 2, 2022

2.1.1.4 Kuna Melba News Newspaper: March 2, 2022

2.1.1.5 Site Posted: March 8, 2022

III
APPLICANTS REQUEST

3.1 Kuna Lutheran Church requests approval for Annexation of approximately 5.01 acres into Kuna City Limits with a C-1 (Neighborhood Commercial) zone. The Applicant also requests Special Use Permit approval in order to operate a church. The subject site is located near the NEC of N Linder Road and E Porter Street, Kuna, ID 83634 (APN: S1324233800).

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The property is currently located in Ada County with a RUT (Rural urban Transition) zone, it has historically been used for agricultural purposes.

4.2 Surrounding Land Uses

North	R-4 R-8	Medium Density Residential – Kuna City Medium/High Density Residential – Kuna City
South	P R-6	Public – Kuna City Medium Density Residential – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	R-6	Medium Density Residential – Kuna City

4.3 Parcel Number, Owner, Parcel Size, Current Zoning

4.3.1 S1324233800

4.3.1.1 Kuna Lutheran Church Inc.

4.3.1.2 Approximately 5.01 acres

4.3.1.3 RUT (Rural Urban Transition)

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 on site consistent with that of an empty agricultural field. The site has an estimated average slope of 0% to 2%. 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 5.01 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.
Kuna Rural Fire District	2.12
Ada County Development Services	2.13
Nampa & Meridian Irrigation District	2.14
Ada County Highway District	2.15
City Engineer	2.18

V
TRANSPORTATION AND CONNECTIVITY

5.1 Per Ada County Highway District (ACHD) comments (Exhibit 2.15), the southern property line has frontage on E Porter Street, which is currently improved with two (2) travel lanes, on street bike lanes, vertical curb, gutter and 5-foot-wide attached sidewalk. There is 33 feet of right-of-way (ROW) from centerline. The current improvements meet ACHD Policy and no additional ROW dedication will be required.

The site can be accessed via an existing 25-foot-wide unimproved curb cut driveway from E Porter Street. The future development application will be subject to the ACHD policy for driveway improvements.

VI
STAFF ANALYSIS

6.1 The Applicant held a Neighborhood Meeting with neighboring land owners within 300 ft of the proposed project area on December 7, 2021; there were seven (7) attendees. The meeting minutes have been included as a part of this application.

Kuna Lutheran Church requests approval for Annexation of approximately 5.01 acres into Kuna City Limits with a C-1 (Neighborhood Commercial) zone. The Applicant also requests Special Use Permit approval in order to operate a church. The subject site is located near the NEC on N Linder Road and E Porter, Kuna, ID 83634 (APN: S1324233800).

Per City Engineer's comments (Exhibit 2.18), the Applicant's property is located within the Danskin Lift Station Basin, which is currently at capacity. The Public Works Department is unable to provide sewer capacity until the 18-in. force main project is complete.

This request is limited to the Annexation 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 for the church building(s), parking lot and landscaping.

Staff has determined the Applicant's Annexation request is in technical compliance with Idaho Statute § 50-222 to request Annexation. The Special Use Permit Request is in compliance with Idaho Statute § 67-65, Title 5 of Kuna City Code (KCC) and the goals and policies set in Kuna's Comprehensive Plan. Staff recommends that if the Commission approves the Special Use Permit and recommends approval of the Annexation to the City Council, the Applicant be subject to the Conditions of Approval listed in section "IX" (9) of this report, as well as any additional Conditions designated by the Planning and Zoning Commission.

6.2 Applicable Standards

6.2.1 Idaho Code, Title 50, Chapter 2, Section 2 - Annexation by Cities.

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

6.2.2 Title 5 of Kuna City Code

6.2.3 City of Kuna Comprehensive Plan.

VII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case Nos. 21-19-AN (Annexation) & 21-07-SUP (Special Use Permit) including the Comprehensive Plan, Kuna City Code, Idaho 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. 21-19-AN and (*approves/conditionally approves/denies*) Case No. 21-07-SUP, a request from Kuna Lutheran Church for Annexation of approximately 5.01 acres into Kuna City Limits with a C-1 (Neighborhood Commercial) zone and Special Use Permit approval in order to operate a church.

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. 21-19-AN & 21-17-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 December 7, 2021; there were seven (7) attendees. Neighborhood Notices were mailed out to residents within 300-FT of the*

proposed project site on March 2, 2022 and a legal notice was published in the Kuna Melba Newspaper on March 2, 2022. The Applicant posted sign on the property on March 8, 2022.

7.3 Based on the evidence contained in Case Nos. 21-19-AN & 21-07-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-1 (Neighborhood Commercial) zone.*

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

Staff Finding: *Per submitted comments from ACHD (Exhibit 2.15), the roadway is fully improved and can accommodate the project. The driveway access will need to be improved to ACHD standards with the development of the property. Per City Engineer's comments (Exhibit 2.18) The Applicant's property is located within the Danskin Lift Station Basin, which is currently at capacity. The Public Works Department is unable to provide sewer capacity until the 18-in. force main project is complete.*

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

Staff Finding: *The parcel to be Annexed has a contiguous touch to Kuna City Limits on all sides.*

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 that 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 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*) for Case No. 21-19-AN and (*Approves/Conditionally Approves/Denies*) Case No. 21-07-SUP, a request from Kuna Lutheran Church for Annexation of approximately 5.01 acres into Kuna City Limits with a C-1 (Neighborhood Commercial) zone and Special Use Permit approval in order to operate a church, 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.

9.11 The Applicant/Developer/Owner shall return for Design Review Approval for the church buildings, parking lot and landscaping.

DATED this 22nd day of March, 2022.

KUNA
Planning & Zoning

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): 21-19-AN, 21-07-SUP

Project Name: Kuna Lutheran Church

Date Received: 12.09.2021

Date Accepted as Complete: 01.31.2022

Type of review requested (check all that apply):

✔	Annexation		Appeal
	Comp. Plan Map Amendment		Combination Pre & Final Plat
	Design Review		Development Agreement
	Final Planned Unit Development		Final Plat
	Lot Line Adjustment		Lot Split
	Ordinance Amendment		Planned Unit Development
	Preliminary Plat		Rezone
✔	Special Use Permit		Temporary Business
	Vacation		Variance

Owner of Record

Name: Kuna Lutheran Church

Address: 98 N. Sierra View Way, Eagle, ID 83616

Phone: 208-860-1274 Email: pastortomklc@gmail.com

Applicant (Developer) Information

Name: Kuna Lutheran Church

Address: same as Owner

Phone: same as Owner Email: same as Owner

Engineer/Representative Information

Name: Richard Girard, member

Address: 675 N. Ramey Creek Ave. Star, ID 83669

Phone: 208-250-250-5507 Email: rgirard116@gmail.com

Subject Property Information

Site Address: Parcel No. S1324233800 - Porter street

Nearest Major Cross Streets: Linder Road

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: One Other lots: N/A

Gross floor area square footage: 3600-4800 Sq.Ft. Existing (if applicable): N/A

Building height: 22.5 feet Hours of Operation: varius time

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

No. of and ages of students: N/A Seating capacity: 90

Proposed Parking

ADA accessible spaces: 3 Dimensions: 14 x 20

Regular parking spaces: 33 Dimensions: 10 x 20

Width of driveway aisle: 30 feet

Proposed lighting: Parking lot lighting per Code Standards

Is lighting "Dark Sky" compliant? (YES) NO

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

Trees, bushes, and lawn around building and parking lot with irrigation system

Applicant Signature: Thomas J. Hauck Date: 12-9-21

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.

KUNA
Planning & Zoning

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).: 21-19-AN, 21-07-SUP

Project Name: Kuna Lutheran Church

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

Date Received: 12.09.2021

Date Accepted as Complete: 01.31.2022

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: Thomas J. Hausch Date: 12-9-21

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

KUNA
Planning & Zoning

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).: 21-19-AN, 21-07-SUP

Project Name: Kuna Lutheran Church

Date Received: 12.09.2021

Date Accepted as Complete: 01.31.2022

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

Applicant Signature: Thomas J. Hauck Date: 12-9-21

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

DETAILED NARRATIVE
For
Kuna Lutheran Church Annexation

Kuna Lutheran Church is requesting annexation of its property on the North side of Porter Street. This property is currently in Ada County jurisdiction, with all of the adjacent property within the city limits of the City of Kuna.

Our request includes the proposed zoning of a Commercial (C-1) as outlined in the City's Comprehensive Plan with a Special Use Permit to operate a church within a C-1 Zone.

The proposed project would develop a 3600 to 4800 sq. ft. building with parking, lighting, and landscaping using approximately 3/4 of an acre of the site. The remaining acreage would be developed into lawn until such time as the congregation grow large enough to need a larger facility. Until then, this lawn area could be used to support community actives.

Our request for annexation would include water and sewer service for the proposed project from the City of Kuma at the time of construction, such services are adjacent to the property along Porter Street.

PioneerTitleCo.
GOING BEYOND

EXHIBIT A

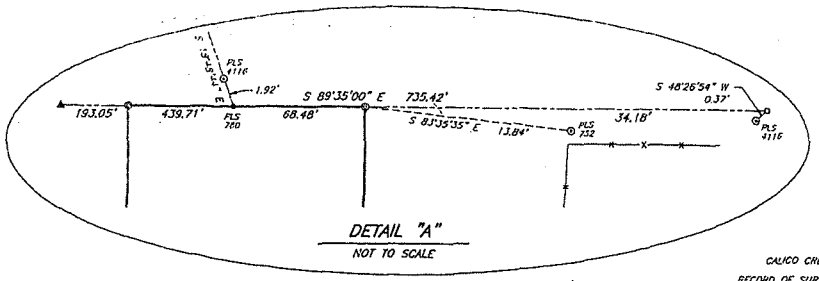
A tract of land located in the South half of the Northwest quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

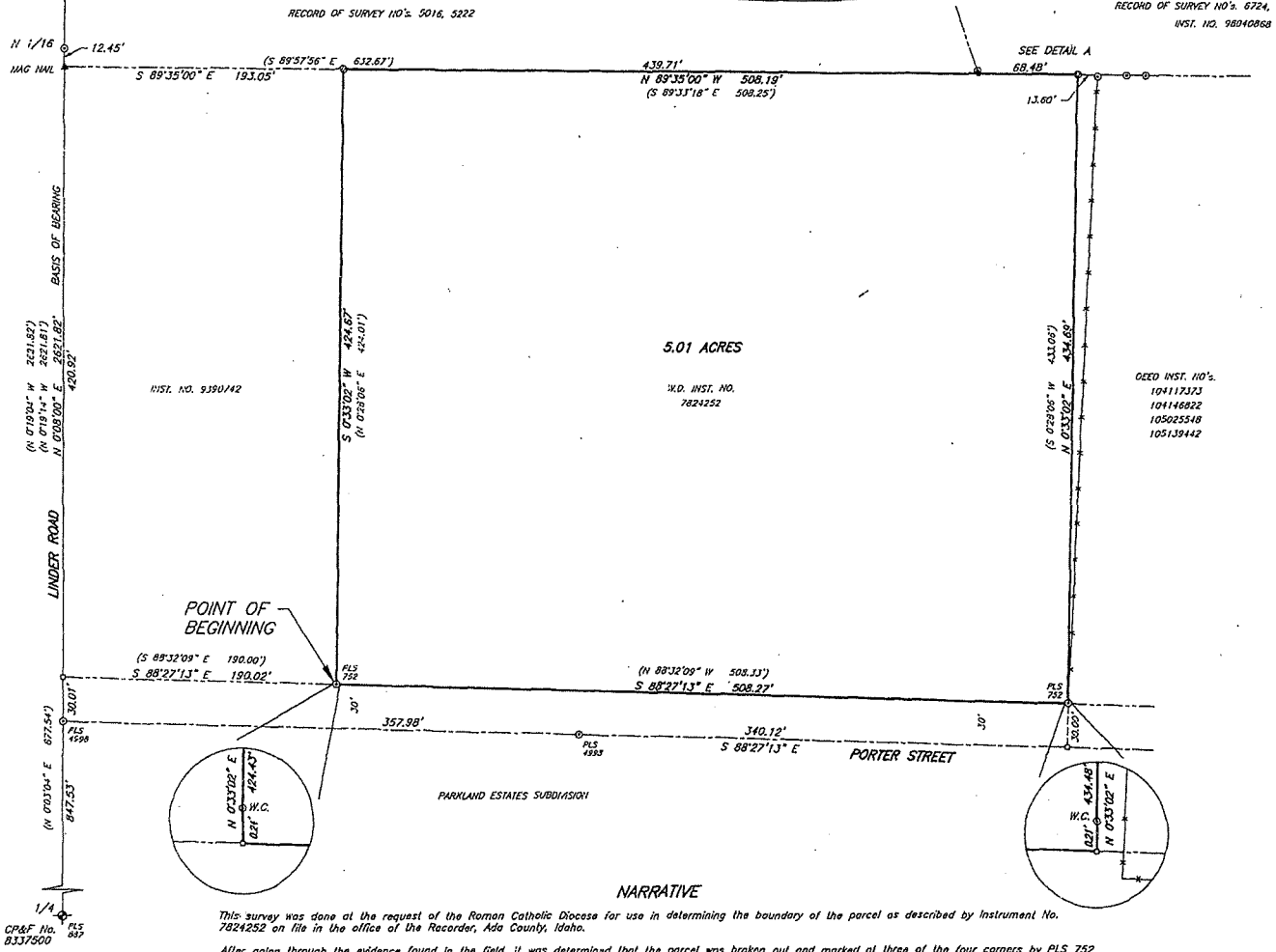
COMMENCING at the West quarter corner of said Section 24, thence North 0°03'04' East 877.54 feet, along the West boundary of said Section 24,
Thence South 88°32'09" East 190.00 feet to the REAL POINT OF BEGINNING,
Thence North 0°28'06" East 424.01 feet to a fenceline,
Thence South 89°33'18" East 508.25 feet along said fenceline,
Thence South 0°28'06" West 433.06 feet,
Thence North 88°32'09" West 508.33 feet to the REAL POINT OF BEGINNING.

A SURVEY FOR THE ROMAN CATHOLIC DIOCESE LOCATED IN THE SW 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO

RECORD OF SURVEY NO. 11657

Exhibit "A"



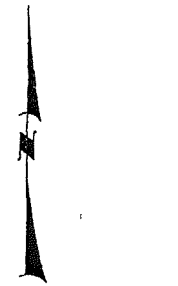


NARRATIVE

This survey was done at the request of the Roman Catholic Diocese for use in determining the boundary of the parcel as described by Instrument No. 7824252 on file in the office of the Recorder, Ada County, Idaho.

After going through the evidence found in the field, it was determined that the parcel was broken out and marked at three of the four corners by PLS 752. There was no record of the parcel being broken out other than the deed from the above said Instrument No. The northeasterly corner was found to be in error to the deed by 13.6' +/-. There is a barbed wire fence that closely follows the line from the monumented southeast corner to the monumented northeast corner which may support a non-recorded document. However, there was no record evidence found that would have supported the monument or the fence line along the easterly boundary of the parcel, so the description in the deed as per above said Instrument No. was held. A similar issue exists with the deed lines in disagreement with lines of occupation on the parcels to the north and east. In those instances the issue was addressed by acquiring the strips of land as recorded in Instrument Nos. 104117373, 104146822, 105025548, 105139442.

The monuments found along the southerly boundary fit closely with the deed, but did not fit the right-of-way of Porter Street. The monuments were held and used as witness corners to the actual boundary corners.



0 30 60 120 180
SCALE: 1"=60'

SURVEY INDEX NO. 214-24-4-3-0-0000

LEGEND

- ⊙ FOUND 5/8" IRON PIN
- • FOUND 1/2" IRON PIN
- ⊙ SET 5/8" IRON PIN WITH PLS 5082 PLASTIC CAP
- (100.00') RECORD DATA
- ⊕ FOUND BRASS CAP MONUMENT
- ▲ FOUND MAG NAIL
- ▫ CALCULATED POINT – NOTHING SET
- -x- BARBED WIRE FENCE

RECORDERS CERTIFICATE

STATE OF IDAHO } SS
COUNTY OF ADA }

FILED FOR RECORD AT THE REQUEST OF GLENN K. BENNETT AT 17 MINUTES PAST 9 O'CLOCK A.M. THIS 21st DAY OF Dec, 2018.

CHRISTOPHER D. RICH, ADA COUNTY RECORDER

BY _____, DEPUTY

INSTRUMENT NO. 2018-120103 Fee $5.00

CERTIFICATE OF SURVEYOR

I, GLENN K. BENNETT DO, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO AND THAT THIS SKETCH WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS AN ACCURATE REPRESENTATION OF SAID SURVEY. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH TITLE 55, CHAPTER 16, IDAHO CODE.

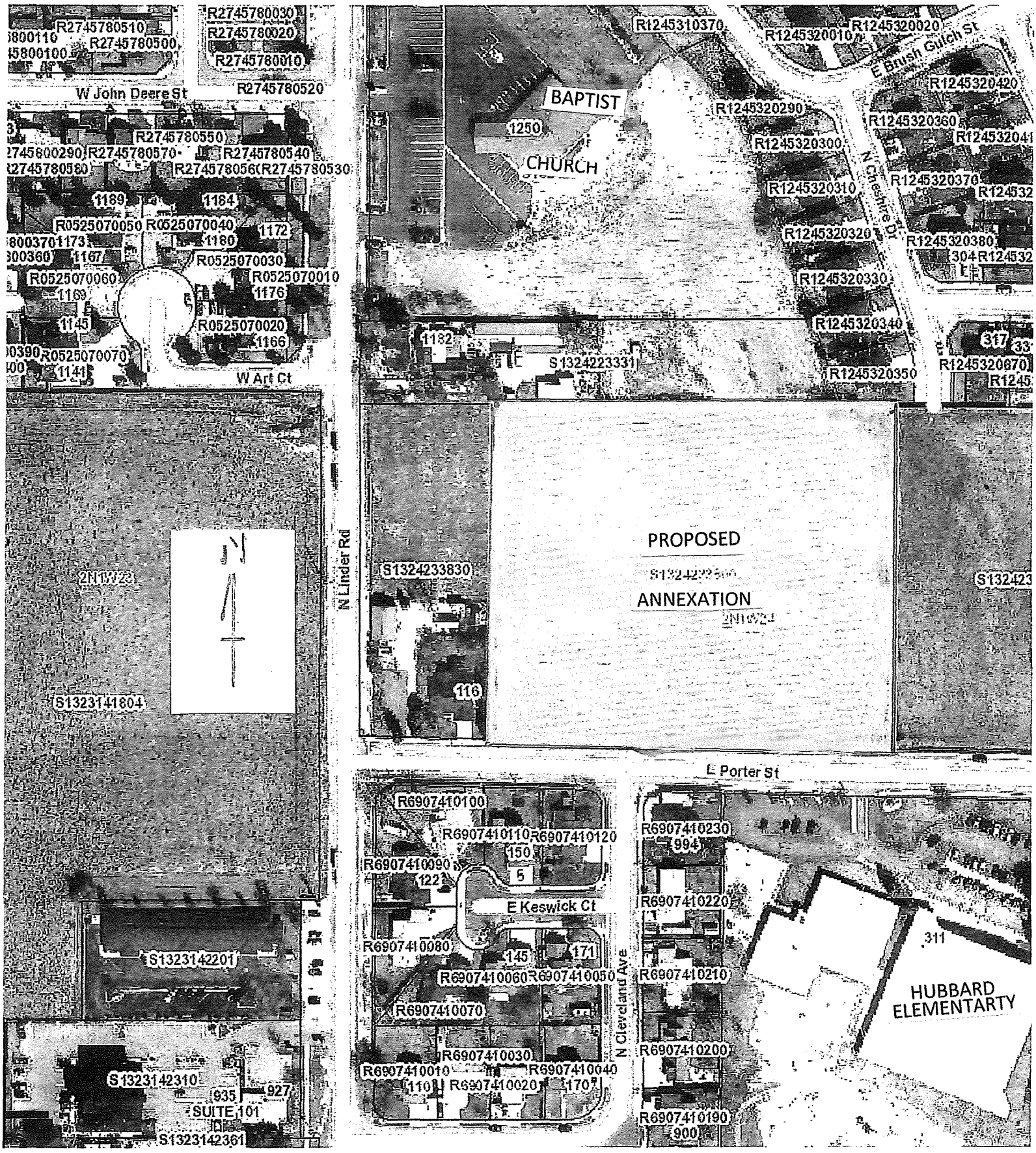
PROFESSIONAL LAND SURVEYOR REGISTERED GLENN K. BENNETT 5082 12/20/18 STATE OF IDAHO

GLENN K. BENNETT
IDAHO NO. 5082

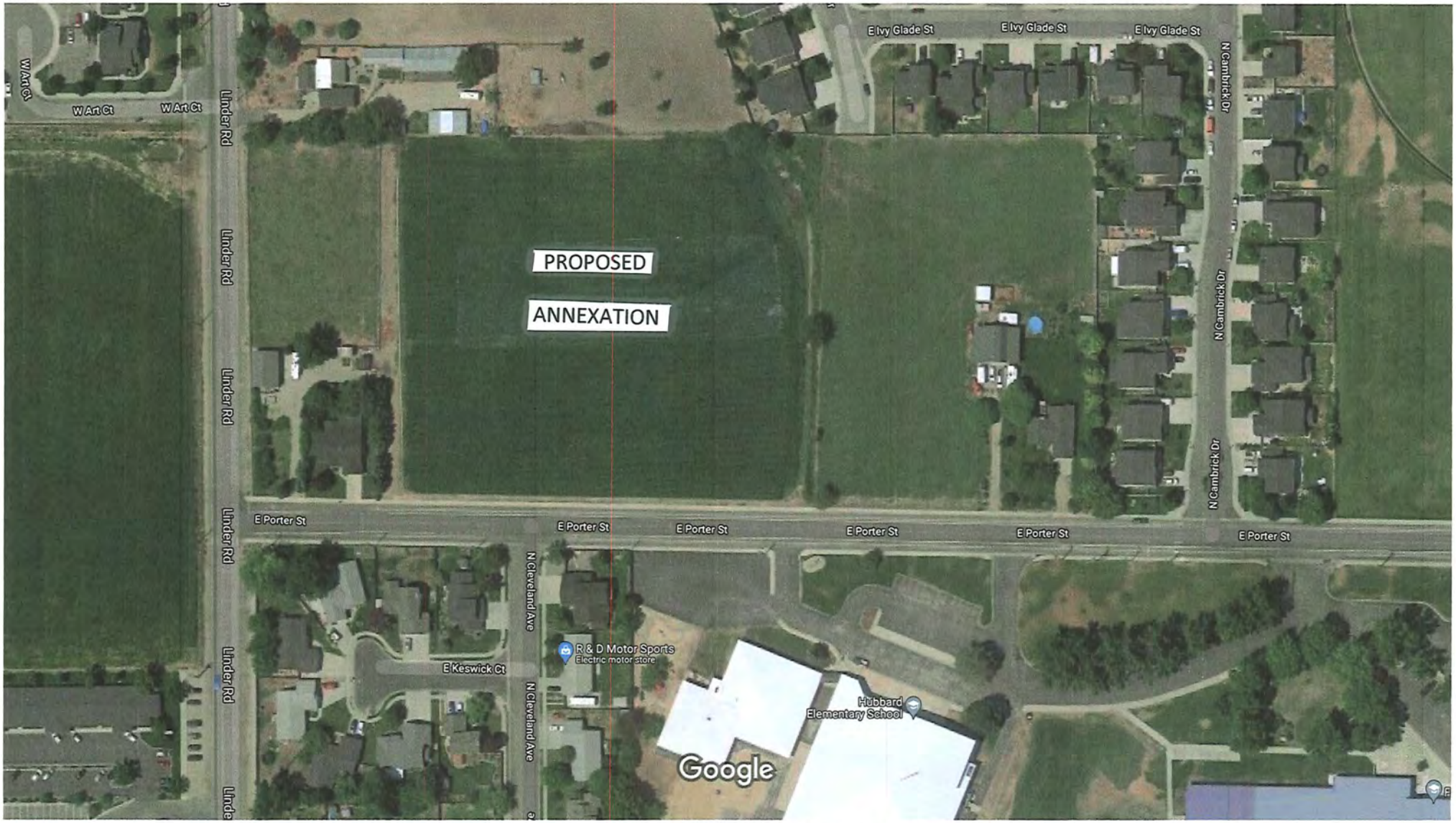
CIVIL SURVEY CONSULTANTS, INC.
2893 SOUTH MERIDIAN ROAD
MERIDIAN, IDAHO 83642
(208)888-4312

180371ROS.DWG

VICINITY MAP



Google Maps



Imagery ©2021 Maxar Technologies, State of Oregon, U.S. Geological Survey, Map data ©2021 100 ft

PioneerTitleCo.
GOING BEYOND

8151 W. Rifleman Street
Boise, ID 83704

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

File No. 770245 CB/MA

WARRANTY DEED

For Value Received Roman Catholic Diocese of Boise, an Idaho corporation hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Kuna Lutheran Church, Inc., an Idaho Corporation

hereinafter referred to as Grantee, whose current address is 398 W. Sierra View Way Eagle, ID 83616

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: August 4, 2021

Roman Catholic Diocese of Boise, an Idaho corporation

By: _____
Mark L. Raper, Chancellor
Roman Catholic Diocese of Boise

_____
Charles J. Lawrence, Director of Finance
Roman Catholic Diocese of Boise
State of Idaho, County of Ada

This record was acknowledged before me on August 6th, 2021 by Charles J. Lawrence, as Director of Finance of Roman Catholic Diocese of Boise.

_____
Signature of notary public
Commission Expires: 05/29/2026

LISA A ANDERSON
Comm. No. 20201951
NOTARY PUBLIC
Expires: 05/29/2026
STATE OF IDAHO

KUNA
Planning & Zoning

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: ANNEX 5.01 ACRES ALONG PORTER STREET INTO THE CITY OF KUNA, AND CONSTRUCT A WORSHP CENTER ON 0.71 ACRES.

Date of Meeting: DEC. 7, 2021 Time: 6:00 PM TO 7:00 PM

Meeting Location: HUBBARD ELEMENTARY SCHOOL

Site Information

Location: Section 24 Township 2N Range 1W Total Acres 5.01

Subdivision Name: N/A Lot ____ Block ____

Address: N/A

Parcel No(s).: S1324233800

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: KUNA LUTHERAN CHURCH

Address: 398 N. SIERRA VIEW WAY, EAGLE, ID 83616

Contact Person

Name: TOM HAUSH, PASTOR

Business Name (if applicable): _____

Address: SAME AS ABOVE

Phone: 208-860-1274 Email: PASTORTOMKLC@GMAIL.COM

Applicant

Name: KUNA LUTHERAN CHURCH

Address: SAME AS ABOVE

Phone: SAME AS ABOVE Email: SAME AS ABOVE

I, RICHARD GIRARD *, 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: 12-8-2021

SIGN-IN SHEET

Project Name: ANNEXATION FOR KUNA LUTHERAN CHURCH

	Name	Address	Phone
1	Therese Goodman	340 E Porter	208-283-2867
2	Al Goodman	340 E Porter	208-871-6876
3	Lori Johnson	1182 N. Linder Rd	208-866-7739
4	Matt Johnson	" "	" "
5	Teresa & Dale Carpenter	1140 E Porter	208-860-1867
6	Julie Speight	911 N Cleveland	208-440-7343
7	Ralph Mellen	10100 W Franklin Rd Boise 83709	208-750-2963
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: DEC. 7, 2021 Number of Attendees: _____

Location: HUBBARD ELEMENTARY SCHOOL

Project Description: ANNEXATION FOR KUNA LUTHERAN CHURCH

Attendee Comments or Concerns:

MEETING WAS ATTENDED BY 3 NEIGHBORING PROPERTY OWNERS

1. ALL WERE SUPPORTIVE OF THE ANNEXATION BY A CHURCH.

2. SOME DISCUSSED THE DRAINAGE DITCH ON THE EAST SIDE OF THE PROPERTY AND THE NEED TO REMAIN OPEN. THIS SHOULD BE NO PROBLEM.

3. WE STATED WE PLAN ON CONNECTING TO THE SEWER MAIN IN THE STREET. BOTH NEIGHBORS ON EACH SIDE OF PROPERTY INFORM US THAT THERE WAS NO SEWER ON PORTER, AND THEY ARE ON SEPTIC SYSTEM. WE WILL LOOK INTO THE MATTER WITH CITY

4. DISCUSSED WITH THE PEOPLE ATTENDING, OUR PROPOSAL FOR BUILDING THE CHURCH. THEY WERE GOOD WITH THE PLAN

I, RICHARD GIRARD, *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: 12-8-2021

November 21, 2021

To: Neighborhood Resident

From: Kuna Lutheran Church

Subject: Neighborhood Meeting

Dear Neighbor:

The congregation of Kuna Lutheran Church would like to invite to a neighborhood meeting to review our proposal to annexation the property on Porter Street. It is the five-acre parcel on the north side of Porter Street, (currently, a corn field), County PRCEL NO. S1324233800. Please see enclosed site map.

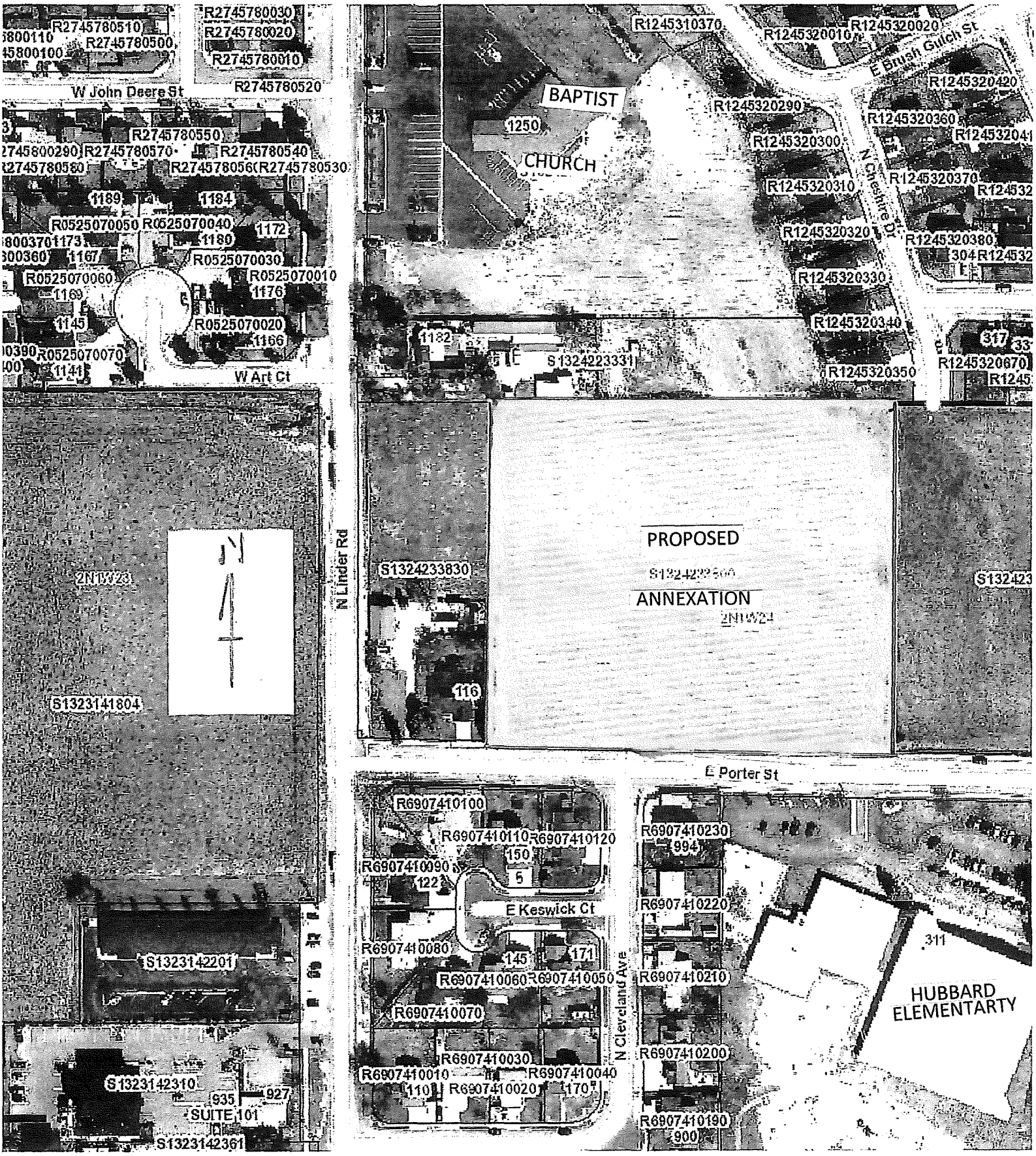
The meeting will be held at **Hubbard Elementary School, 311 E. Porter Street, on December 7,2021 at 6:00 pm to 7:00 pm.**

Plans for this site will be available at this meeting for review. If you cannot attend this and you would like more information, please email:

Richard Girard at rgirard116@gmail.com
Or
Pastor Tom At pastortomklc@gmail.com

Sincerely: Pastor Tom Hausch
Richard Girard
Jeff Platts

VICINITY MAP



DETAILED NARRATIVE
For
Kuna Lutheran Church Annexation

Kuna Lutheran Church is requesting annexation of its property on the North side of Porter Street. This property is currently in Ada County jurisdiction, with all of the adjacent property within the city limits of the City of Kuna.

Our request includes the proposed zoning of a Commercial (C-1) as outlined in the City's Comprehensive Plan with a Special Use Permit to operate a church within a C-1 Zone.

The proposed project would develop a 3600 to 4800 sq. ft. building with parking, lighting, and landscaping using approximately 3/4 of an acre of the site. The remaining acreage would be developed into lawn until such time as the congregation grow large enough to need a larger facility. Until then, this lawn area could be used to support community actives.

Our request for annexation would include water and sewer service for the proposed project from the City of Kuma at the time of construction, such services are adjacent to the property along Porter Street.

HANDED OUT AT NEIGHBORHOOD MEETING ON 12-7-2021 RGG

MINUTES OF THE NEIGHBORHOOD MEETING WITH MEMBERS OF KUNA LUTHERAN CHURCH

Date: December 7, 2021 from 6:00 to 7:00 pm

Location: Hubbard Elementary School, 311 E. Porter Street, Kuna, Idaho

Purpose: Discussion of Parcel No. s1324233800 as a site for Kuna Lutheran Church

Representing Kuna Lutheran Church: Rich Girard, Jeff Platts, Tom Hausch, and Jordan Benson.

Neighborhood Members Present:-Meeting began informally as neighbors came in and introduced themselves. Attitude seemed to be very positive because the parcel had been vacant for so many years and the weeds were kept down by one of the neighbors. Just recently a farmer rented the property and planted corn.

Tom Hausch introduced the representatives from Kuna Lutheran Church and neighbors introduced themselves and where they lived. The building plans were laid out and Rich Girard and Jordan Benson responded to basic questions. There was some discussion about the sewer connection for the future church. Apparently all the neighbors present had their own septic systems. Neighbors to the west of the property had questions about the close proximity of the first building to their property line, 20 feet. Main concern was: would their evergreen trees have to go. Jordan answered the question to their satisfaction.

Appeared that all present had a religious background and had a good attitude about a church being in this location. Several couples stayed after the meeting and offered their help if we had any questions for them. They encouraged us to contact them.

Respectfully submitted,

KUNA
Planning & Zoning

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: RICHARD G GIRARD

Signature: _____ Date: 1-31-2022

Doug Hanson

From: Doug Hanson
Sent: Monday, January 31, 2022 11:32 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: 21-19-AN (Annexation) & 21-07-SUP (Special Use Permit) Kuna Lutheran Church City of Kuna Request for Comment
Attachments: 21-19-AN (Annexation) & 21-07-SUP (Special Use Permit) Kuna Lutheran Church Agency Transmittal.pdf

January 31, 2022

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

File Number & Case Name:	21-19-AN (Annexation) & 21-07-SUP (Special Use Permit) – Kuna Lutheran Church
Project Description	Kuna Lutheran Church, requests approval for Annexation of approximately 5.01 acres into Kuna City Limits with a C-1 (Neighborhood Commercial) zone. The Applicant also requests Special Use Permit approval in order to operate a church. The subject site is located near the NEC on N Linder Road and E Porter, Kuna, ID 83634 (APN: S1324233800).
Owner	**Kuna Lutheran Church** 398 N Sierra Way Eagle, ID 83616 208-860-1274 pastortomklc@gmail.com
Representative	**Richard Girard** 675 N Ramey Creek Avenue Star, ID 83669 208-250-5507 rgirard116@gmail.com
Tentative Public Hearing Date	Tuesday, **March 22, 2022** 6:00 pm Kuna City Hall is located at 751 W. 4th 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: Scott Arellano <scott@fccnwi.com>
Sent: Tuesday, February 1, 2022 11:06 AM
To: Doug Hanson
Cc: Kuna Fire Office
Subject: Re: 21-19-AN (Annexation) & 21-07-SUP (Special Use Permit) Kuna Lutheran Church City of Kuna Request for Comment

Hi Doug,

No comments from the Fire District at this time. Comments will be provided under the building permit plan review process in the future.

Scott Arellano, CFM
Kuna Rural Fire Protection District
1.208.629.8636 (office)
scott@fccnwi.com

On Mon, Jan 31, 2022 at 11:32 AM Doug Hanson <dhanson@kunaid.gov> wrote:

January 31, 2022

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

File Number & **Case Name:**	21-19-AN (Annexation) & 21-07-SUP (Special Use Permit) – Kuna Lutheran Church
Project Description	Kuna Lutheran Church, requests approval for Annexation of approximately 5.01 acres into Kuna City Limits with a C-1 (Neighborhood Commercial) zone. The Applicant also requests Special Use Permit approval in order to operate a church. The subject site is located near the NEC on N Linder Road and E Porter, Kuna, ID 83634 (APN: S1324233800).
Owner	**Kuna Lutheran Church** 398 N Sierra Way Eagle, ID 83616

	208-860-1274 pastortomklc@gmail.com
Representative	**Richard Girard** 675 N Ramey Creek Avenue Star, ID 83669 208-250-5507 rgirard116@gmail.com
Tentative Public Hearing Date	Tuesday, **March 22, 2022** 6:00 pm Kuna City Hall is located at 751 W. 4th 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

ADA COUNTY
DEVELOPMENT SERVICES

200 W. FRONT STREET, BOISE, IDAHO 83702-7300 PHONE (208) 287-7900
https://adacounty.id.gov/developmentservices FAX (208) 287-7909

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

February 4, 2022

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

RE: 21-19-AN, 21-07-SUP / NEC of Linder Road and Porter Street/ Kuna Lutheran Church

Doug,

The City of Kuna has requested feedback regarding the proposed annexation and special use permit for (Parcel S1324233800).

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. The Future Land Use Map of the Kuna Comprehensive Plan, as adopted by Ada County, designates the site as *Medium Density Residential,* which is primarily intended for single-family homes at densities of three to eight dwelling units per acre. However, the City of Kuna has adopted an updated comprehensive plan, which has not been adopted by Ada County, which designates the site as *Commercial. Goal 3.D.2.c.* of the City of Kuna Comprehensive Plan, states that Kuna's land use and zoning designations allow for and encourage "traditional neighborhood development: in mixed-used areas. Therefore, the proposed zoning of *C-1 (Neighborhood Commercial),* which is primarily intended for a mix of amenities such as stores, schools and places of worship within walking distance of residences meets the City of Kuna's Comprehensive Plan.

Please feel free to contact me with any questions.

Sincerely,

Stacey Yarrington

Stacey Yarrington
Community & Regional Planner
Ada County Development Services

RECEIVED
FEB 11 2022
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

February 8, 2022

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

RE: 21-19-AN & 21-07-SUP/ Kuna Lutheran Church

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

Project/File: **Kuna Lutheran Church, Inc./ KUNA22-0001/ 21-19-AN, 21-07-SUP**
This is an annexation, rezone, and special use permit to allow for the development of a 4,800 square foot church on 5.01 acres.

Lead Agency: The City of Kuna

Site address: Near the NEC on N. Linder Road and E. Porter Street, (Parcel # S1324233800)

Staff Approval: February 22, 2021

Applicant: Kuna Lutheran Church, Inc.
398 N. Sierra Way
Eagle, Idaho 83616

Representative: Richard Girard
675 Ramsey Creek Avenue
Star Idaho, 83669

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

Vicinity Map

A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of an annexation of 5.01 acres into the City of Kuna, rezone to C-1 (Neighborhood Business Commercial) designation, and special use permit application to allow for the operation of a 4,800 square foot church in a neighborhood commercial designated zone. The City of Kuna has indicated that a design review application will be required for the construction of the future church.

   The applicant's proposal is consistent with the City of Kunar's comprehensive plan and future land use map.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Low Density Residential, Medium Density Residential	R-3, R-6
South	Medium Density Residential, Public	R-6, P
East	Medium Density Residential	R-6
West	Medium Density Residential	R-6

3. **Site History:** ACHD has not previously reviewed this site for a development application.

4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

    - Teed Middle School Addition, a Special Use Permit for the addition to the school, is located directly southeast of the site and was approved by ACHD in February of 2018.

5. **Transit:** Transit services are not available to serve this site.

6. **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.

7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
    - Linder Road is scheduled in the IFYWP as part of a community improvements project including reconstructing this segment of Linder Road with enhanced pedestrian and bike facilities on both sides of the roadway from Main Street to Deer Flat Road in 2025. The project also includes an enhanced crossing across Linder Road at Porter Street.
    - Porter Street is scheduled in the IFYWP as part of the Kuna Improvements B project including the installation of an enhanced crossing across Porter Street at Cambrick Drive with an intersection safety light in 2026.
    - Linder Road is scheduled in the IFYWP to have an emergency signal installed on Linder Road at the fire station as part of the roadway improvement project from Main Street to Deer Flat Road in 2025.

8. **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 Porter Road as an existing Level 2 facility and Linder Road as a future Level 3 facility that will be constructed as part of a future ACHD project.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 36 vehicle trips per day; 2 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

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
Linder Road	0-feet	Minor Arterial	422	Better Than "E"
Porter Street	508-feet	Local	N/A	N/A

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

** ACHD does not set level of service thresholds for local roadways.

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 Linder Road north of Main Street was 8,943 on June 9th, 2021.
- There are no current average daily traffic counts for Porter Street.

C. Findings for Consideration

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

1. Porter Street

a. Existing Conditions: Porter Street is improved with 2-travel lanes, on-street bike lanes, vertical curb, gutter, and 5-foot wide attached concrete sidewalk abutting the site. There is 60-feet of right-of-way for Porter Street (33-feet from centerline).

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.

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.

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. **Applicant's Proposal:** The applicant is proposing no improvements or additional right-of-way dedication on Porter Street abutting the site.

d. **Staff Comments/Recommendations:** Porter Street is improved with 2-travel lanes, on-street bike lanes, vertical curb, gutter, and 5-foot wide attached concrete sidewalk abutting the site, which meets District policy; therefore, staff recommends no additional right-of-way be required with the future development application unless additional improvements are required that warrant additional right-of-way dedication, such as turn lanes, on Porter Street abutting the site as necessary.

Consistent with the District's Minor Improvements Policy with the future application, the applicant will be required to replace any damaged or deteriorated portions of curb, gutter, and sidewalk on Porter Street abutting the site.

2. Driveways

Porter Street

a. **Existing Conditions:** There is an existing 25-foot wide unimproved curb cut driveway from the site onto Porter Street. The driveway is located 14-feet east of the site's west property line (measured centerline to property line).

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 Policies listed above for driveways proposed onto local roadways.

3. 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.

4. 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.

D. Site Specific Conditions of Approval

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

1. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.

2. Payment of impact fees is due prior to issuance of a building permit.

3. 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

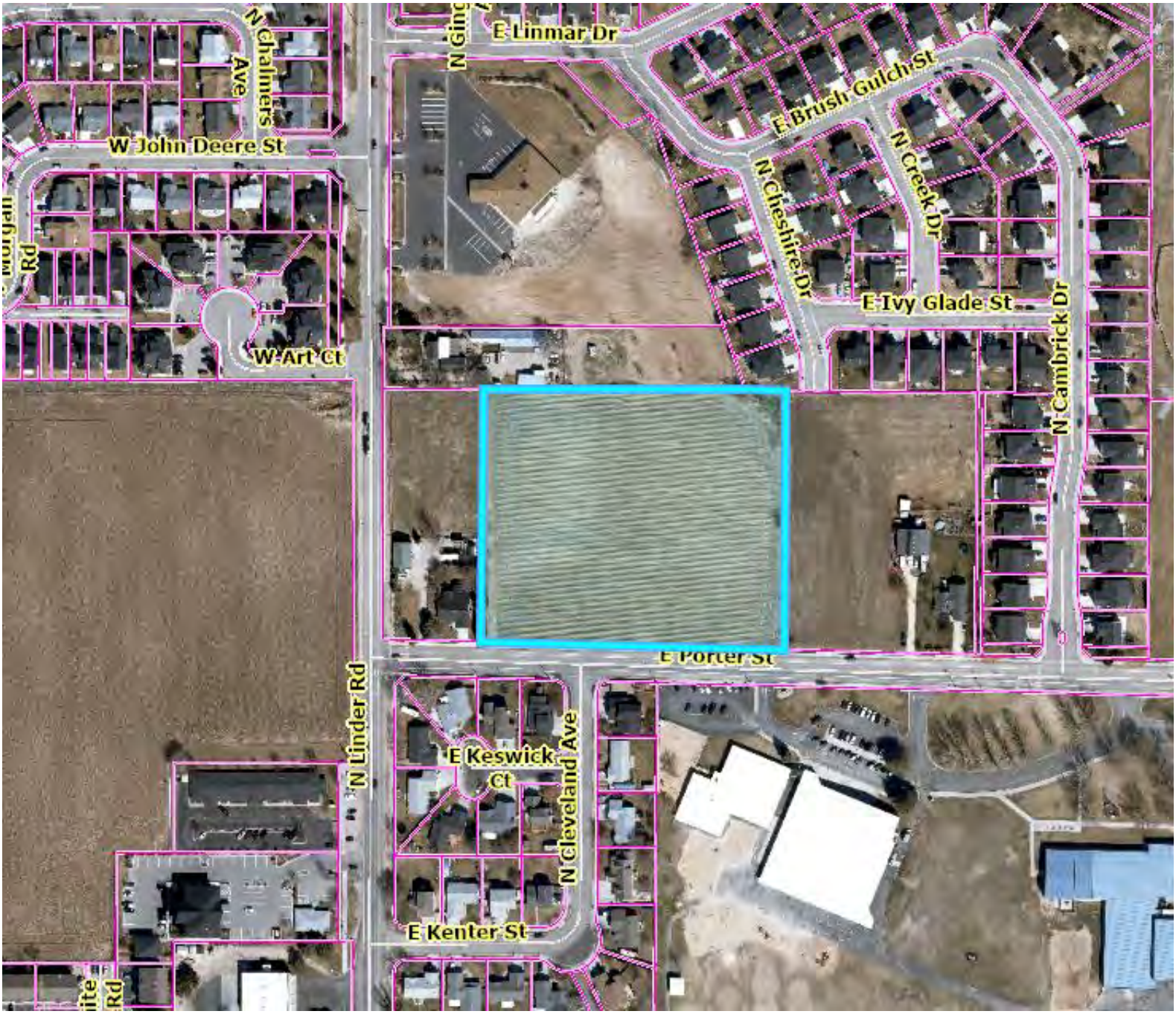
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

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.

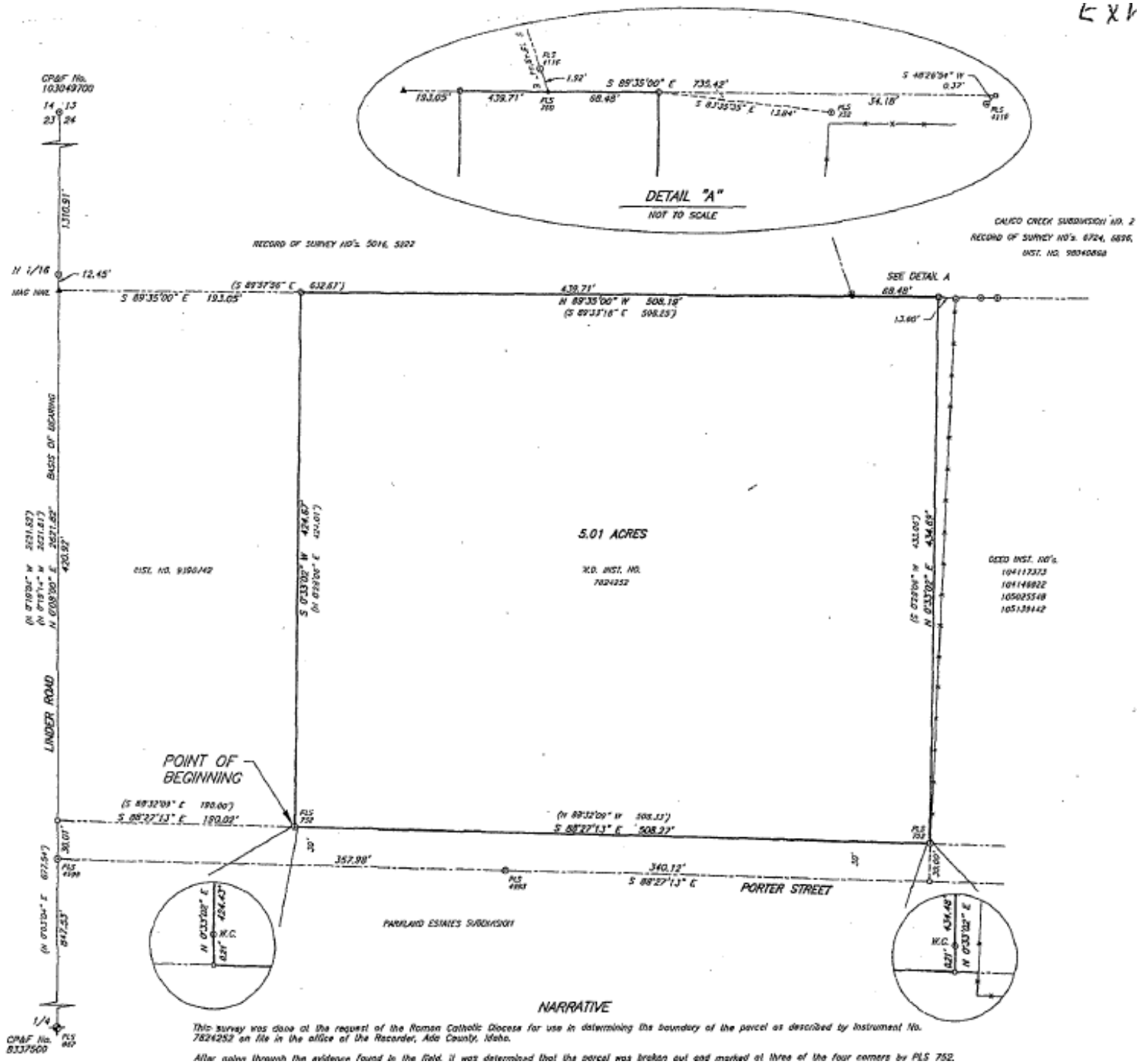
G. Attachments

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

VICINITY MAP



SITE PLAN


EXH
DETAIL "A"
NOT TO SCALE
RECORD OF SURVEY NO's. 5016, 5022
CALICO CREEK SUBDIVISION NO. 2
RECORD OF SURVEY NO's. 6724, 6896,
INST. NO. 98040858
SEE DETAIL A
5.01 ACRES
R.O. INST. NO. 7824252
INST. NO. 9108142
DEED INST. NO's.
104117373
104146822
105025548
105139142
BASIS OF BEARING
LINDER ROAD
POINT OF BEGINNING
PORTER STREET
PARKLAND ESTATES SUBDIVISION
N.C.
S 89°35'00" E 193.05'
S 89°35'00" E 735.42'
S 89°27'13" E 189.09'
S 89°27'13" E 508.33'
S 89°27'13" E 340.13'
357.98'
420.92'
434.69'
424.43'
647.54'
1/4
CP&F No. 8337500
CP&F No. 103049700
NARRATIVE
This survey was done at the request of the Roman Catholic Diocese for use in determining the boundary of the parcel as described by Instrument No. 7824252 on file in the office of the Recorder, Ada County, Idaho.
After going through the evidence found in the field, it was determined that the parcel was broken out and marked at three of the four corners by PLS 752.

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.I.T.
Assistant Kuna City Engineer

Brady Barroso
Engineering Technician I

MEMORANDUM

To: **Doug Hanson** **- Planning and Zoning Director**

From: **Brady Barroso** **- Engineering Technician I**

Catherine Feistner **- Assistant City Engineer**

Date: **11 March 2022**

RE: **Public Works Comments**

Kuna Lutheran Church, 21-19-AN (Annexation), 21-07-SUP (Special Use Permit)

The Kuna Lutheran Church, 21-19-AN, 21-07-SUP, annexation, and special use permit request dated 31 January 2022 has been reviewed. The applicant wishes to annex with a City of Kuna (City) C-1 (Neighborhood Commercial) zone. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received by PWoffice@kunaid.gov.

At this time, Public Works staff cannot support this design review. The sewer basin that this project is located in is currently at capacity. The Public Works Department is unable to provide sewer capacity until the 18-in. force main project is complete.

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 5 acres to be annexed into the City of Kuna with an intent of C-1 zoning designation upon annexation.
b) Commercial EDUs will be determined at the time a building permit is issued.
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 along arterial roads, at entrances, at intersections, and 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 located within the Danskin Lift Station Basin, which is currently at capacity. The Public Works Department is unable to provide sewer capacity until the 18-in. force main project is complete.
b) The applicant's property is not connected to City services. The closest possible connection to gravity sewer is to the south of the property in N Cleveland Ave.
c) 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.
d) 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.
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 connection fees apply to each lot containing a home or other facility.
i) 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 in E Porter St.
b) 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.
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 closest connection point is located at the northeast corner of the property.
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.

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.

Doug Hanson

From: David Reinhart <dreinhart@kunaschools.org>
Sent: Thursday, March 17, 2022 12:31 PM
To: Doug Hanson; Robbie Reno
Subject: Kuna Lutheran

This is Kuna School District feedback on the Kuna Lutheran church proposal for the packet.

Kuna Lutheran church have been fantastic partners with Kuna school district for several years. We support annexation. We would appreciate input on any development agreement for the purposes of aligning curb cuts and lighting if possible. Thank you.

David Reinhart and Robbie Reno

--

David Reinhart
Assistant Superintendent for School Services
Kuna Joint School District
Twitter: @kunalearns
208-955-0287

CONFIDENTIALITY NOTICE: This e-mail, including attachments, is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Any review, dissemination, copying, printing or other use of this e-mail by persons or entities other than the addressee is prohibited. If you have received this e-mail in error, please contact the sender immediately and delete the material from your device.

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Pocatello,ID 83204
Ph. (208) 465-8129 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
02/25/22	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
208665	21-19-AN, 21-07-SUP	03/02/22	03/02/22	1	$48.48

LEGAL NOTICE

Case No. 21-19-AN (Annexation) & 21-07-SUP (Special Use Permit): Kuna Lutheran Church

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing **Tuesday, March 22, 2022, at 6:00 PM**, or as soon as can be heard; in connection with an Annexation (AN) and Special Use Permit (SUP) request to annex approximately 5.01 acres into Kuna City Limits with a C-1 (Neighborhood Commercial) zone. Applicant also requests special use permit approval in order to operate a church. The subject site is located near the NEC on N Linder Road and E Porter, Kuna, ID 83634 (APN: S1324233800).

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

March 2, 2022 208665

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$48.48**
Paid Amount:**$0.00**

Amount Due:**$48.48**

We Appreciate Your Business!

AD# 208665

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.

KUNA
Planning & Zoning
PO BOX 13
Kuna, ID 83634

NEOPOST
03/02/2022
US POSTAGE $000.00⁰

FIRST-CLASS MAIL

ZIP 83634
041M11460992

CITY OF KUNA
PO BOX 13
KUNA, ID 83634

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning and Zoning Commission** is scheduled to hold a Public Hearing on **March 22, 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 Nos. 21-19-AN (Annexation) & 21-07-SUP (Special Use Permit) for the Kuna Lutheran Church

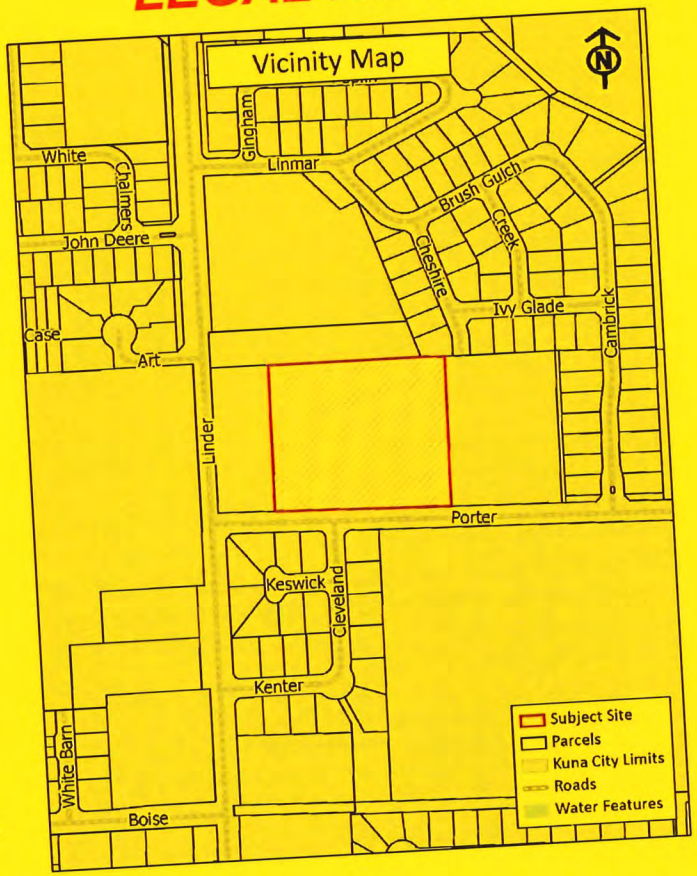
A request to annex approximately 5.01 acres into Kuna City Limits with a C-1 (Neighborhood Commercial) zone. Applicant also requests Special Use Permit approval in order to operate a church. The subject site is located near the NEC of N Linder Road and E Porter Street, Kuna, ID 83634 (APN: S1324233800).

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 of 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 **March 16, 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 03.02.2022

TB
3.2.'22



Proof of Property Posting

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

received 3.8.22

This form shall confirm that the Public Hearing Notice for 21-19-AN & 21-07-SUP (Case No.) Kuna Lutheran Church (Project Name) was posted, as required per Kuna City Code 5-1A-8, on March 7,2022 (Date). 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 8TH day of March, 20 22.

Signature: Thomas J Hauschu (Owner/Developer Signature)

State of Idaho)
) ss
County of Ada)

On this 8th day of March, 20 22, 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.

Kinsey Sokol (Print Name)

Residing at: 1500 W Chinden (Address)
Eagle ID 83646 (City, State)

KINSEY L SOKOL
Notary Public - State of Idaho
Commission Number 49736
My Commission Expires Apr 22, 2025

Affix Seal Here

My Commission expires: April 22nd, 2025 (Date)

Signature

CITY OF KUNA
PUBLIC HEARING NOTICE
Before the Kuna Planning and Zoning Commission
THE CITY OF KUNA will hold a public hearing on March 22, 2022 at 6:00 PM, at the Kuna City Hall

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**2022 Comprehensive Plan Amendment (Maps) and Area of City Impact Adjustment**
THE CITY OF KUNA	)	**STAFF REPORT FOR THE COMPREHENSIVE PLAN AMENDMANT (MAPS) AND AREA OF CITY IMPACT BOUNDARY ADJUSTMENT APPLICATION.**
For a Comprehensive Plan Amendment (Maps) and Area of City Impact Boundary Adjustment.	)	

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1. Exhibit List

2. Process and Noticing

3. Project Request

4. Agency Responses

5. Staff Analysis

6. Proposed Findings of Fact and Conclusions of Law

7. Commission's Recommendation

I
EXHIBIT LIST

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	Staff Report			X
2.1	Proposed Comprehensive Plan Maps			X
2.2	Proposed Area of City Impact Map			X
2.3	Proposed Area of City Impact Legal Description			X
2.4	Agency Transmittal			X
2.5	Ada County Development Services			X

2.6	Planning & Zoning Commission Kuna Melba News			X
2.7	Open House Notification 12.08.2021			X
2.8	Open House Attendance Sheet			X
2.9	Open House Comment Card Responses			X
2.10	Timothy Eck Comment Letter			X
2.11	Toll Brothers Comment Letter			X
2.12	Vander Stelt Dairy Comment Letter			X
2.13	Kellie King Comment Letter			X

II
PROCESS AND NOTICING

2.1 Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states amendments are designated as a public hearing with the Planning and Zoning Commission as the recommending body and City Council as the decision-making body. This request was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act and Kuna City Code, Title 5.

2.1.1 Notifications

2.1.1.1 Open House: December 8, 2021 (47 Attendees)

2.1.1.2 Agency Comments Request: February 14, 2022

2.1.1.3 Kuna Melba News Newspaper: February 23, 2022 and March 2, 2022

III
APPLICANTS REQUEST

3.1 The City of Kuna requests consideration from the Planning and Zoning Commission for an Amendment to the Comprehensive Plan Maps, and a reduction of Area of City Impact (ACI) Boundary and to forward a recommendation to City Council.

IV
AGENCY RESPONSES

4.1 Agency Responses

Agency	Exhibit No.
Ada County Development Services	2.5

V
STAFF ANALYSIS

5.1 The City of Kuna held an Open House in the City of Kuna Council Chambers on December 8, 2021, from 4:00 p.m. to 6:00 p.m., there were 47 in person attendees. The meeting sign-up-sheet and comments have been provided as a part of this application.

The City of Kuna requests consideration from the Planning and Zoning Commission for an Amendment to the Comprehensive Plan Maps, and a reduction of Area of City Impact (ACI) Boundary and to forward a recommendation to City Council.

The Future Land Use Map (FLUM) is intended to carry out the goals of the Comprehensive Plan by designating land uses that will enhance the city by shaping and managing both the built and undeveloped environment, preserving existing land uses and implementing a strong community design that will meet the demands of the citizens, public infrastructure and services.

The City of Kuna's FLUM, approved in July 2019, will be updated to meet the aforementioned goals. Changes include: a significant increase in lands designated Agriculture, to preserve open spaces and rural character outside of the city's core; providing Commercial frontages along the main entry corridors to the city; and adapting future land uses to ensure unnecessary hardship will not be placed on public infrastructure.

The City of Kuna ACI reduction will remove a portion of land totaling approximately 762 acres. All Comprehensive Plan Maps are in included in this application to reflect the proposed ACI reduction.

5.2 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.

VI
PROPOSED FINDINGS OF FACT

Based upon the record contained in the Comprehensive Plan Amendment (Maps) and ACI Boundary Reduction Application, Kuna City Code, Idaho Code, the Comprehensive Plan 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 a request from The City of Kuna for an amendment to the Comprehensive Plan Maps and Area of City Impact Boundary Reduction.

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.

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

Staff Finding: *An open house was held on December 8, 2021, there were 47 attendees. Legal notices were published in the Kuna Melba News on February 23, 2022 and March 2, 2022.*

6.2 In accordance with KCC 5-1A-3 applicable agencies were notified and asked to provide comment.

Staff Finding: *Applicable agencies were notified and asked to provide comment on February 14, 2022.*

VI
COMMISSION'S RECCOMENDATION

Note: These Motions are for recommendation of Approval, Conditional Approval or Denial of the Comprehensive Plan Amendment (Maps) and ACI Boundary Reduction applications 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 the Comprehensive Plan Amendment (Maps) and ACI Boundary Reduction Application.

DATED this 22nd day of March 2022.

City of Kuna Proposed Comprehensive Plan Maps

Map	Page Number(s)
Future Land Use	58, 132
Downtown Overlay Map	65, 135
Entryway Corridor Overlay	136
Street Circulation	137
Public Parks & Recreation	40, 138
Pathways Master Plan	139
Bedrock Depth (Approximate)	140
Cemetery District	141
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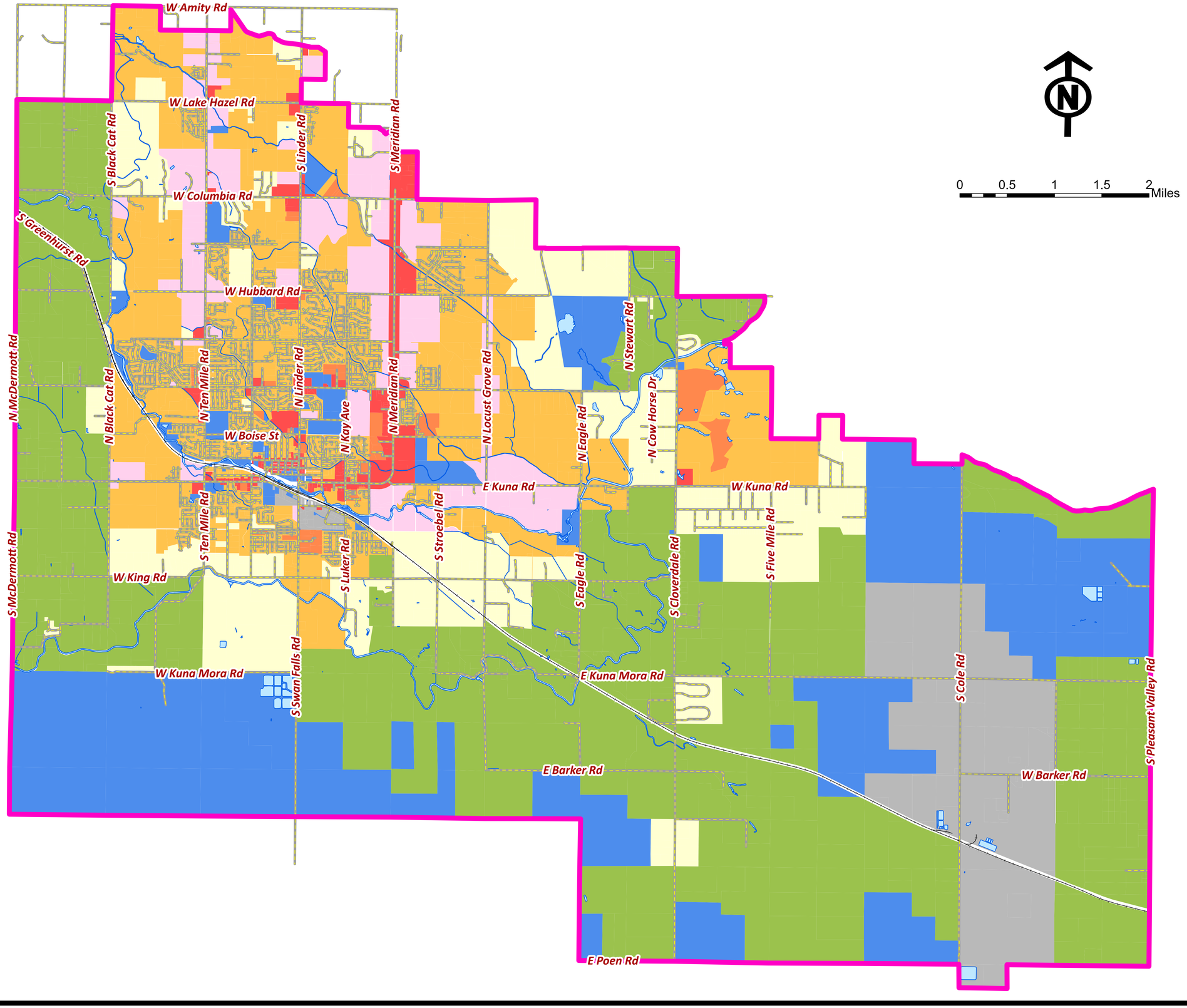
CITY OF KUNA

Future Land Use



Legend

- Area of City Impact
- Union Pacific Railroad
- Roads
- Waterway

Future Land Use Designations

Designation

- Agriculture
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed-Use
- Industrial
- Public

DSH
'22

CITY OF KUNA

Downtown Overlay Map

0 0.1 0.2 0.3 0.4 Miles

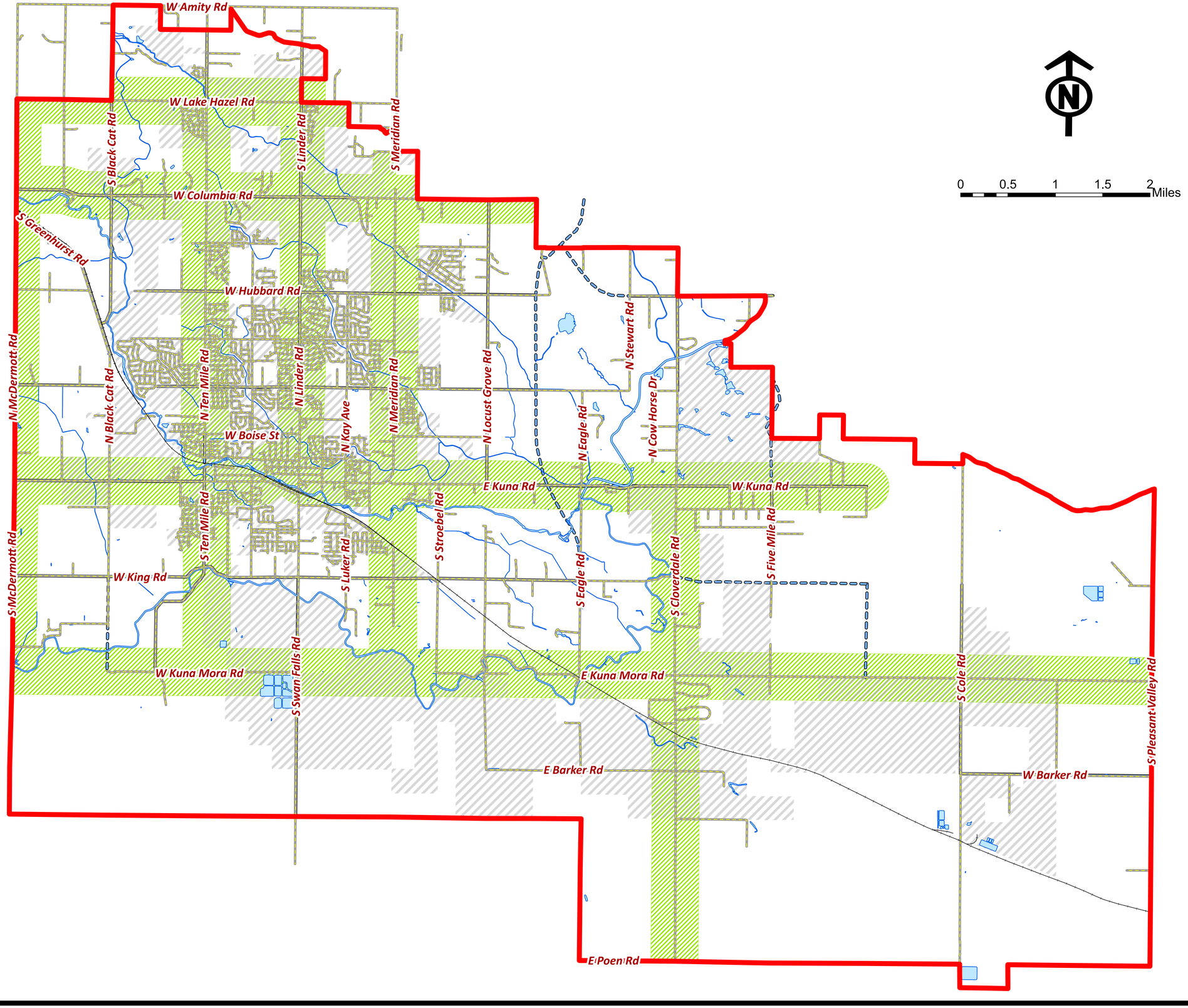
Legend

Layer

- Downtown Core
- Downtown Welcome Theme
- Future Downtown
- Existing Roads

CITY OF KUNA

Entryway Corridor Overlay



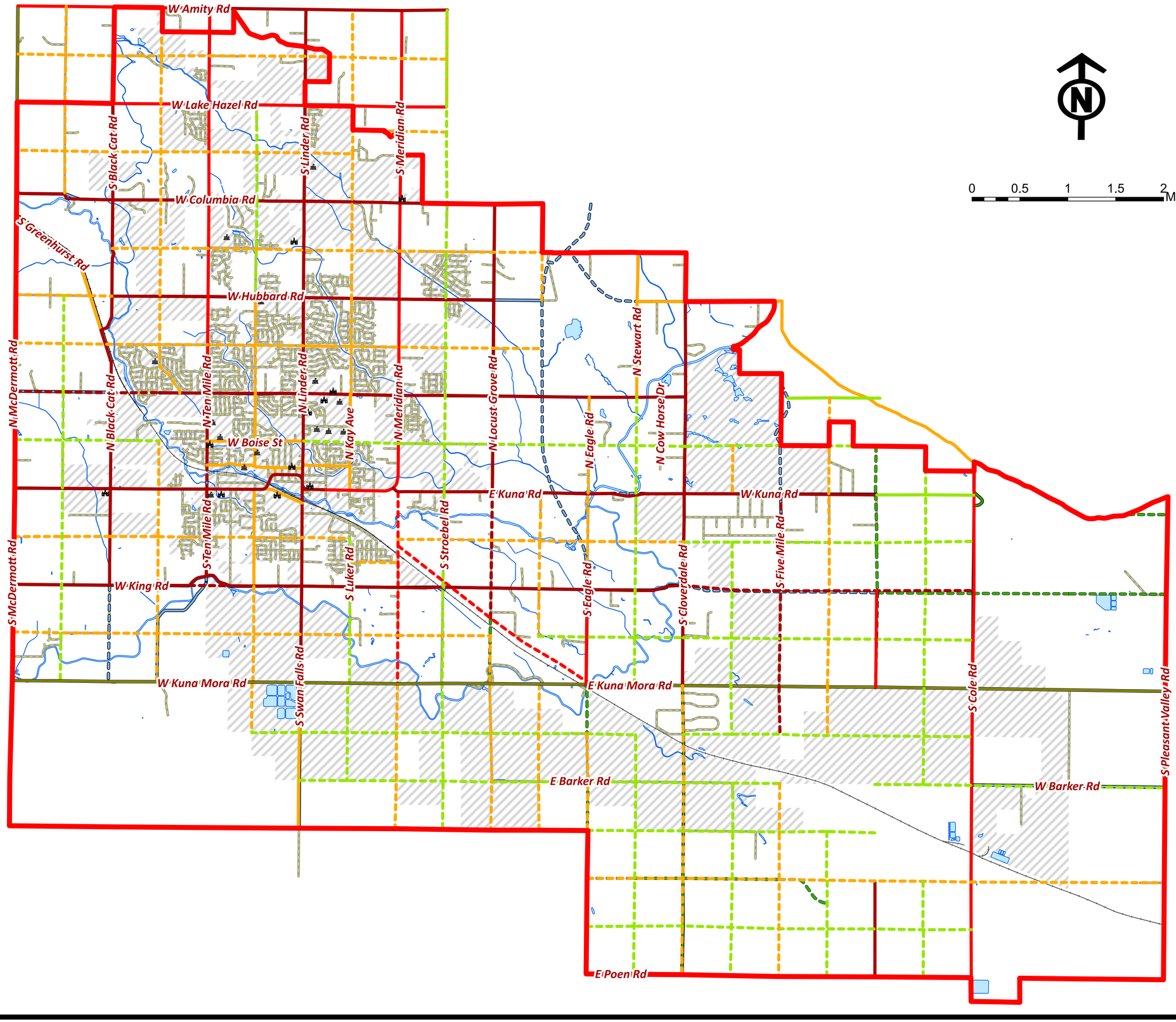
Legend

- Area of City Impact
- Union Pacific Railroad
- Roads
- Waterway
- Kuna City Limits
- Residential Arterial (New)
- Residential Arterial
- Entryway Corridor

DSH '22

CITY OF KUNA

Street Circulation



Legend

- Schools
- Churches
- Area of City Impact

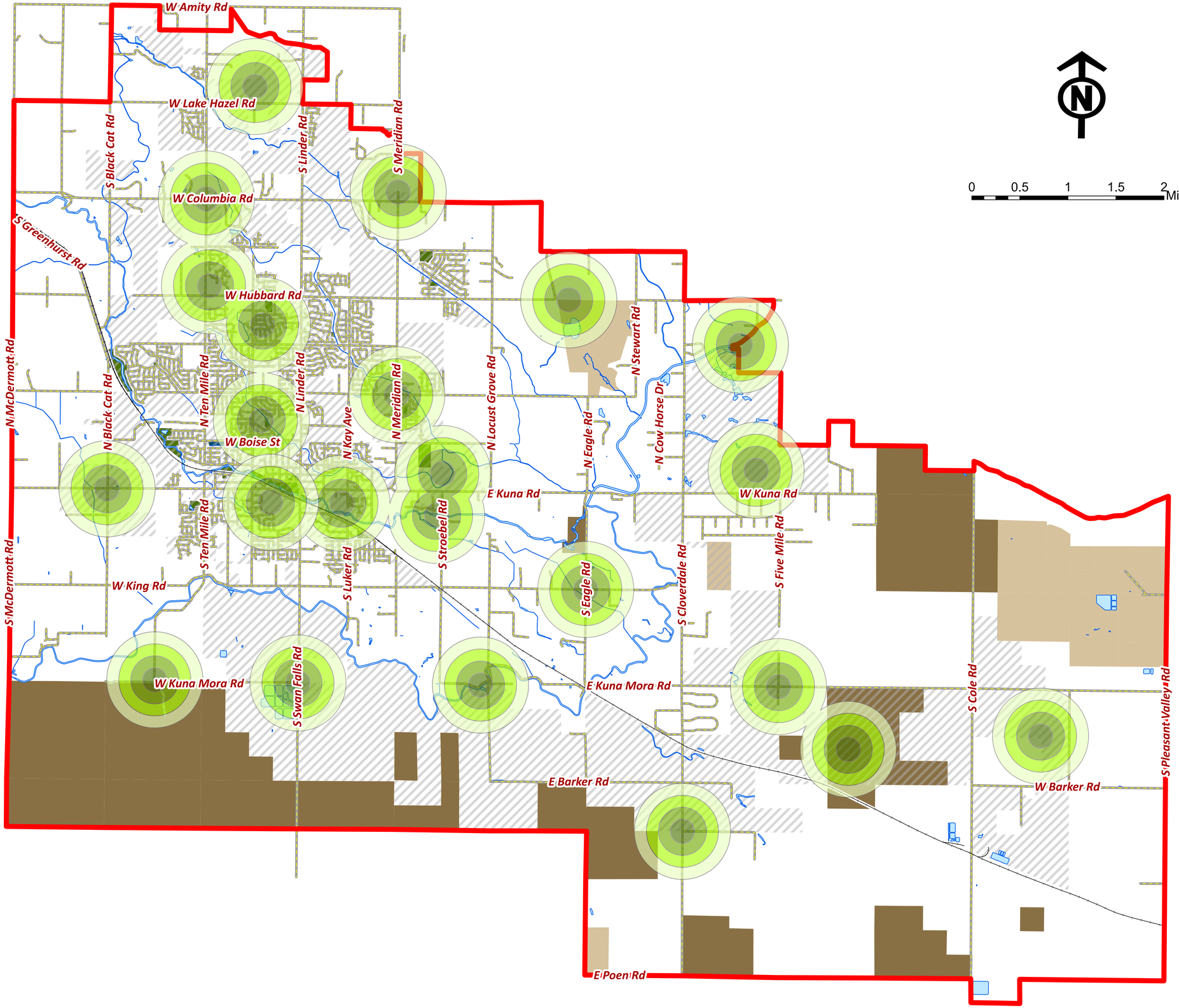
Roadway Type

- Principal Arterial - Section Line (84/120 FT)
- Major Collector - Mid Mile (60/70 FT)
- Minor Arterial - 3 Lane (74/96 FT)
- Minor Collector - 2 Lane (60/70 FT)
- Proposed Principal Arterial - Section Line (96/120 FT)
- Proposed Major Collector - Mid Mile (70 FT)
- Proposed Minor Arterial - 3 Lane (74/96 FT)
- Proposed Minor Collector - 2 Lane (62 FT)
- Proposed Expressway - (160/260 FT)
- Residential Arterial
- Residential Arterial (New)
- Rural Arterial
- Rural Arterial (New)
- Existing Roads
- Union Pacific Railroad
- Waterway
- Kuna City Limits

DSH '22

CITY OF KUNA

Points of Interest



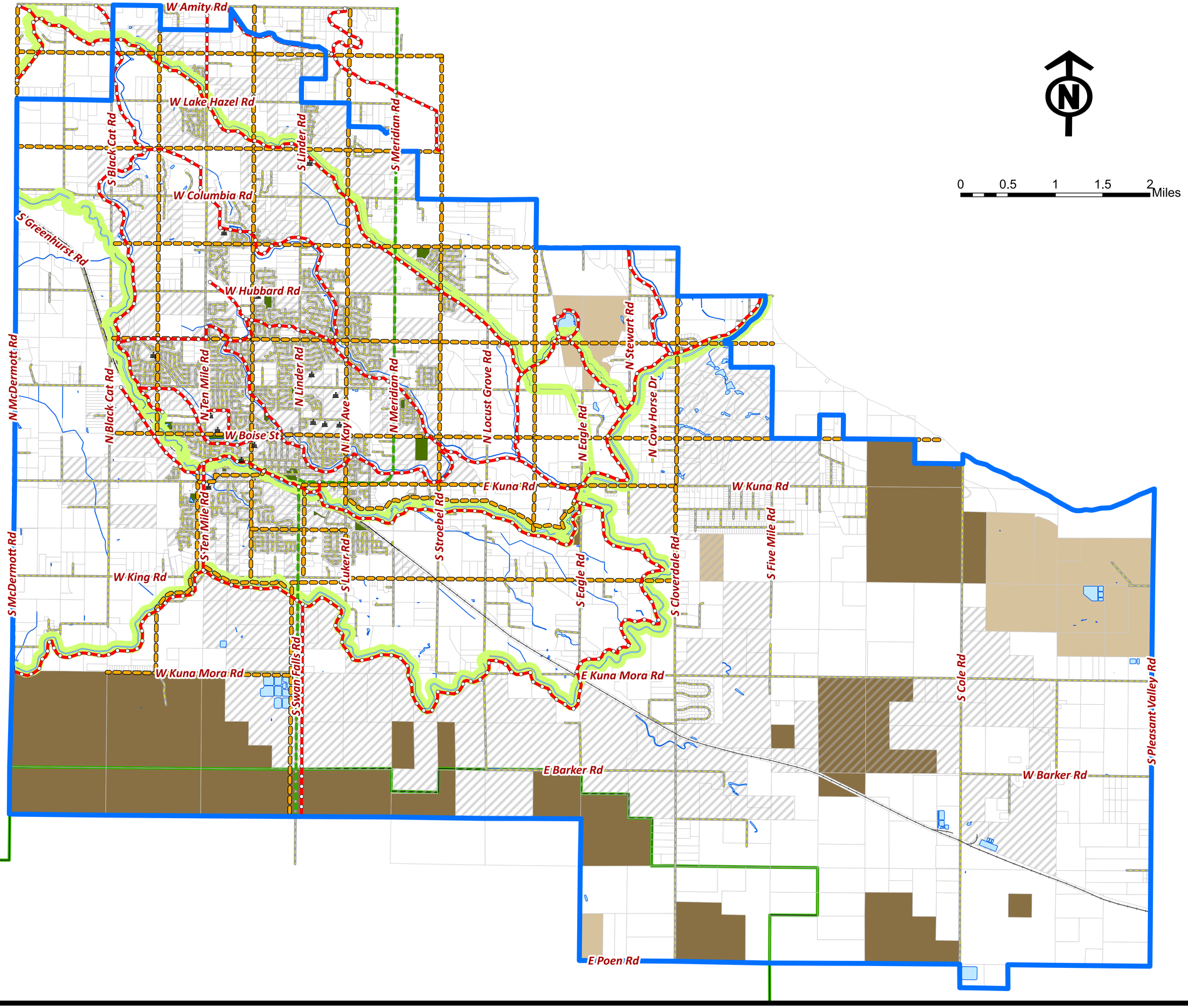
Legend

- Area of City Impact
- Union Pacific Railroad
- Roads
- Waterway
- Kuna City Limits
- Kuna Cemetery
- Kuna Parks
- State Lands
- Federal Lands
- Future Parks (Approximate Locations)

DSH
'22

CITY OF KUNA

Pathways Master Plan



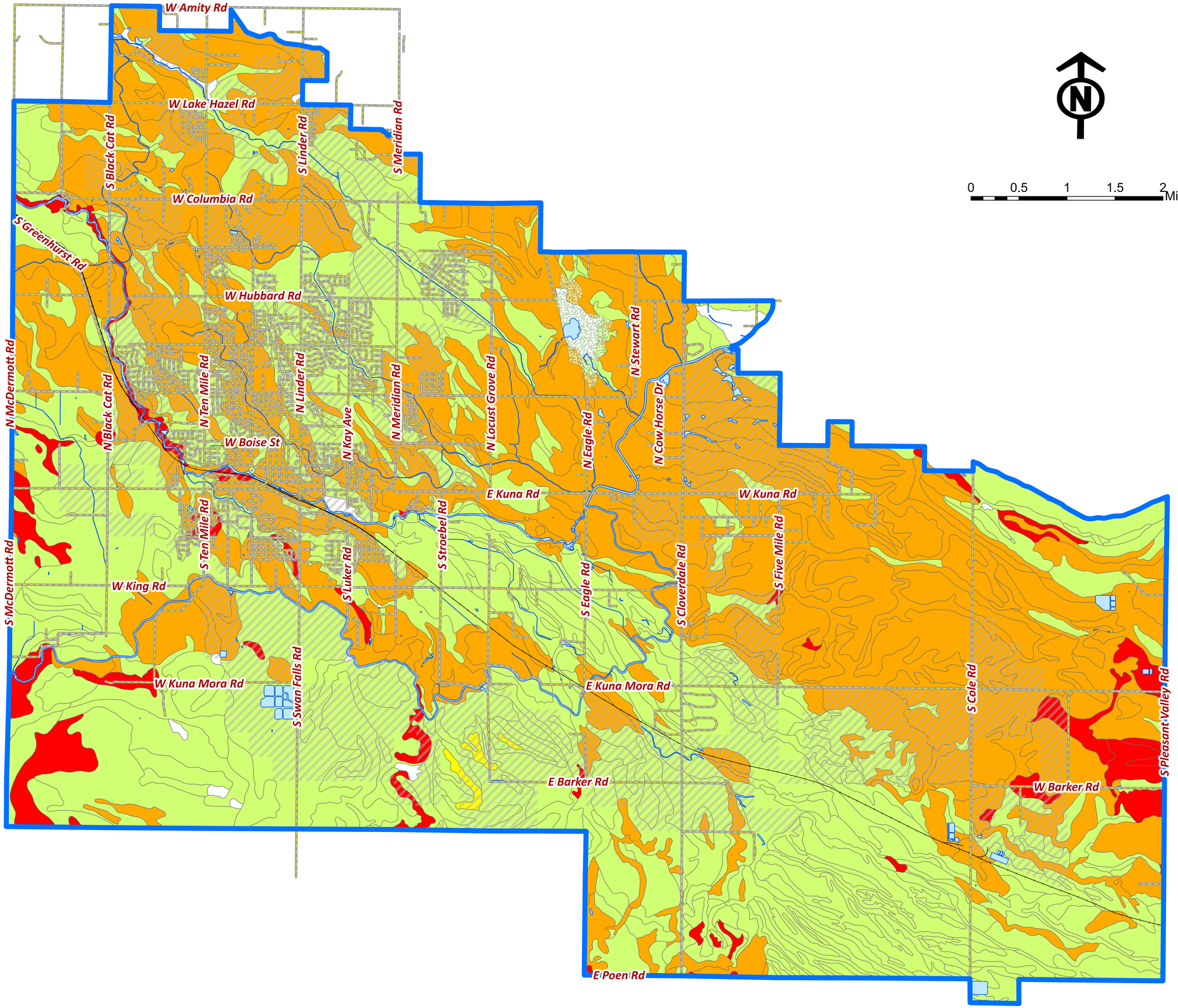
Legend

- Area of City Impact
- Schools
- Future Trails
- Bike Routes
- Scenic Byway
- Green Belt Overlay
- Union Pacific Railroad
- Roads
- Waterway
- Kuna Parks
- Kuna City Limits
- Parcels
- Birds of Prey Boundary
- State Lands
- Federal Lands

DSH
'22

CITY OF KUNA

Bedrock Depth (Approximate)



Legend

- Area of City Impact
- Roads
- Union Pacific Railroad
- Waterway
- Wetlands
- Kuna City Limits

Bedrock Depth

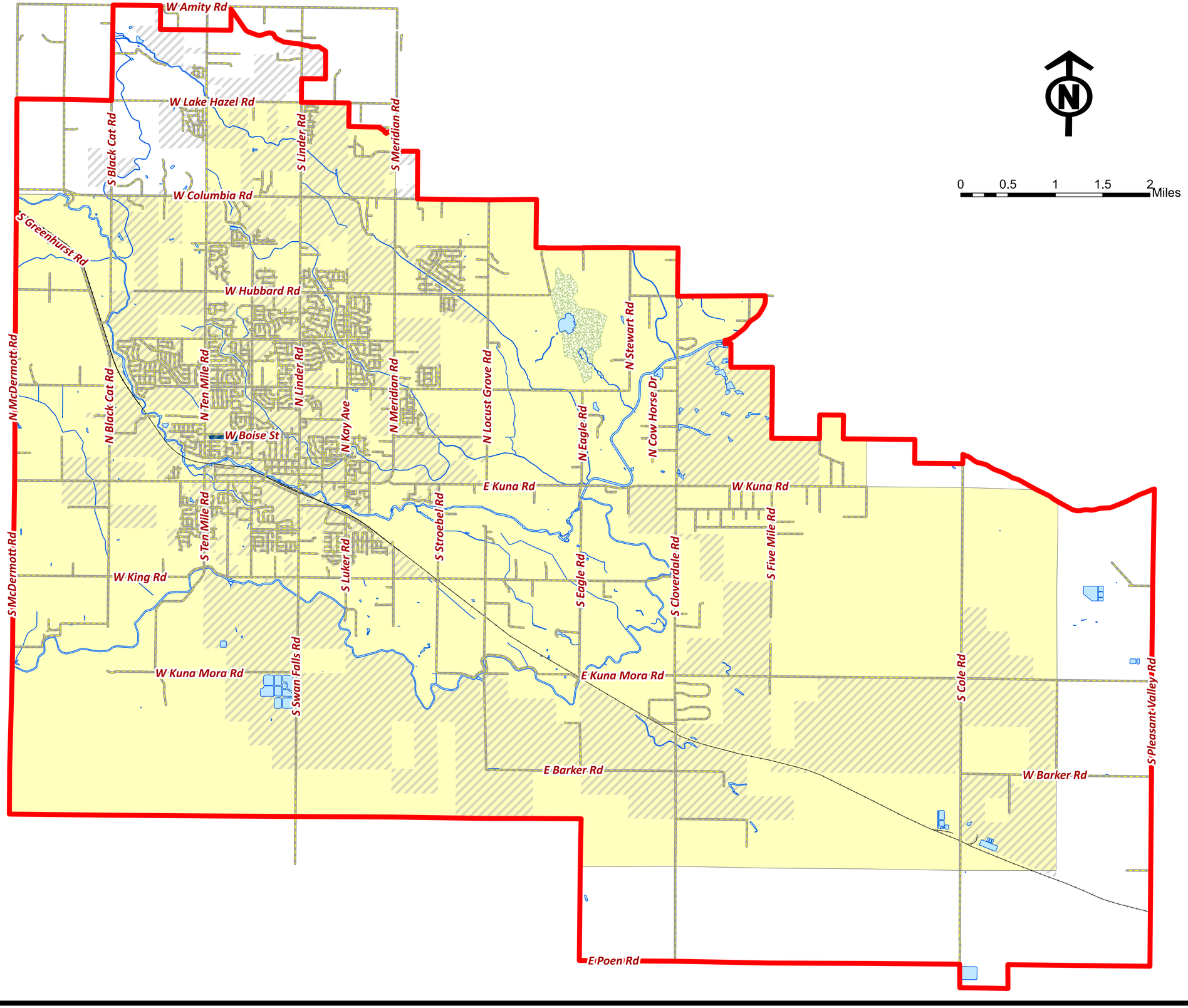
Approximate Bedrock Depth

- 10"-20"
- 20"-40"
- 40"-60"
- >60"
- N/A

DSH '22

CITY OF KUNA

Cemetery District



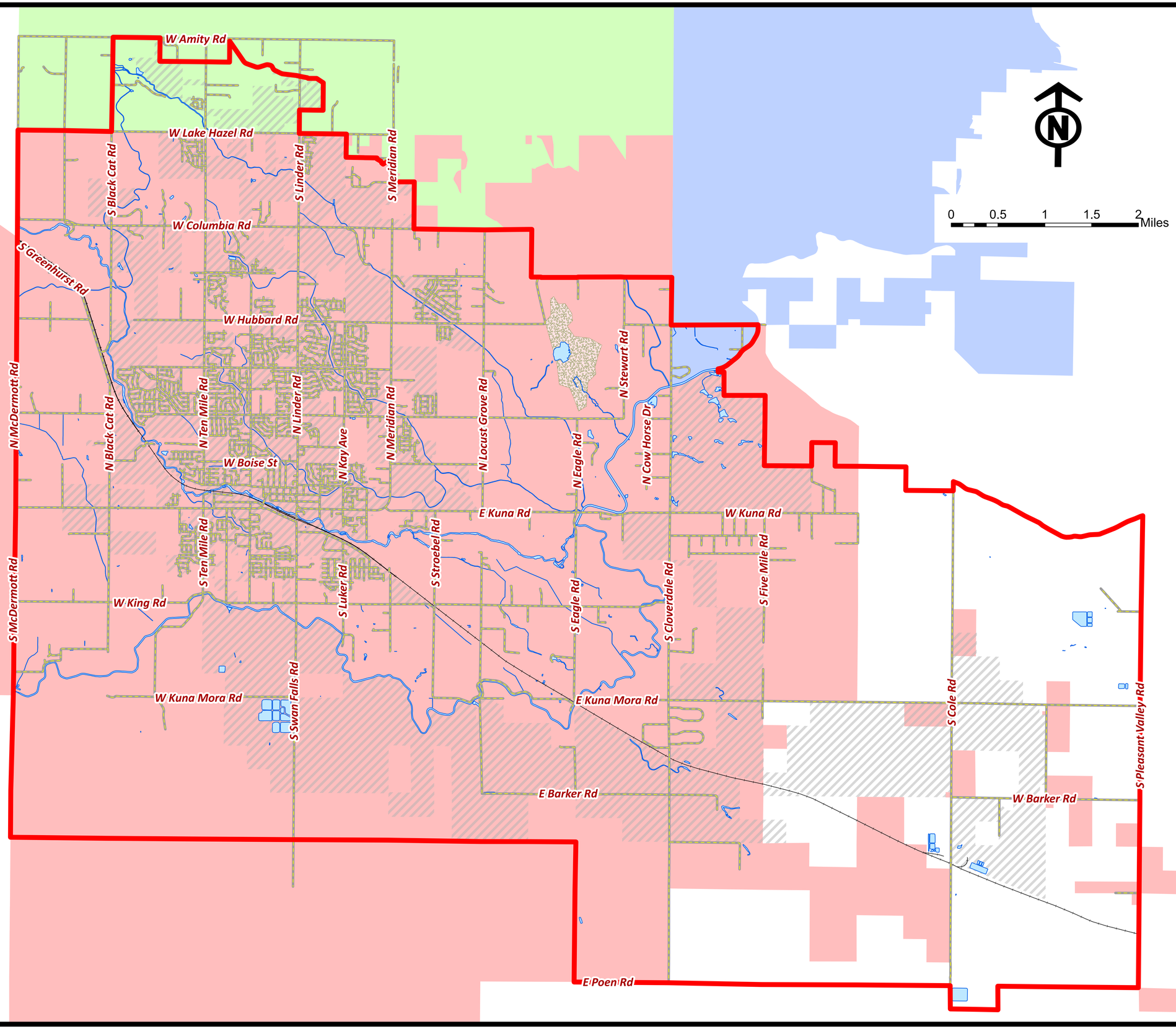
Legend

- Area of City Impact
- Roads
- Union Pacific Railroad
- Waterway
- Kuna City Limits
- Kuna Cemetery
- Kuna Cemetery District

DSH
'22

CITY OF KUNA

Fire Districts



Legend

- Area of City Impact
- Roads
- Union Pacific Railroad
- Waterway
- Kuna City Limits

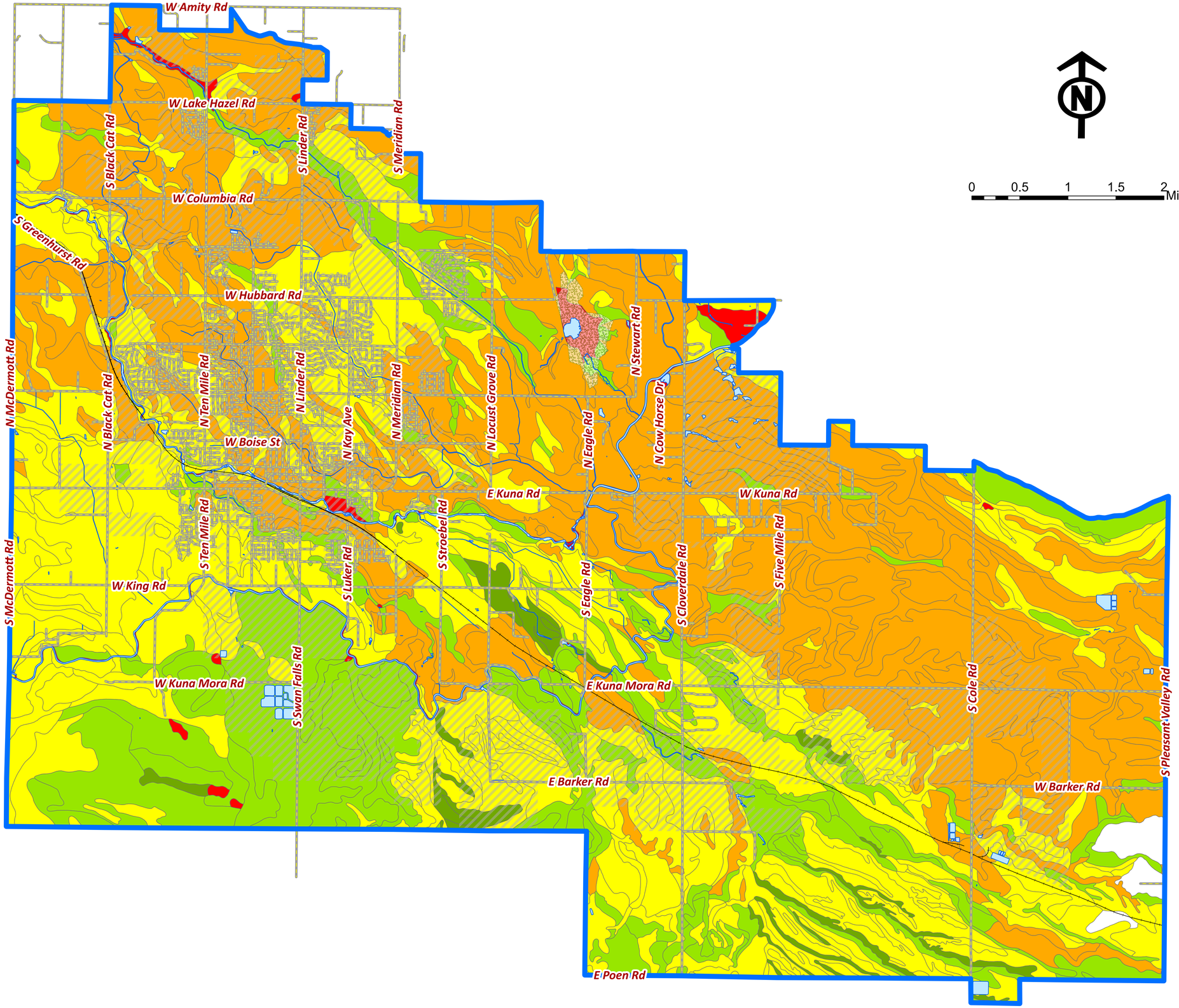
Fire Districts

District

- Kuna
- Meridian
- Whitney

CITY OF KUNA

Hydrologic Groups



0 0.5 1 1.5 2 Miles

Legend

- Area of City Impact
- Roads
- Union Pacific Railroad
- Waterway
- Wetlands
- Kuna City Limits

Hydrologic Groups

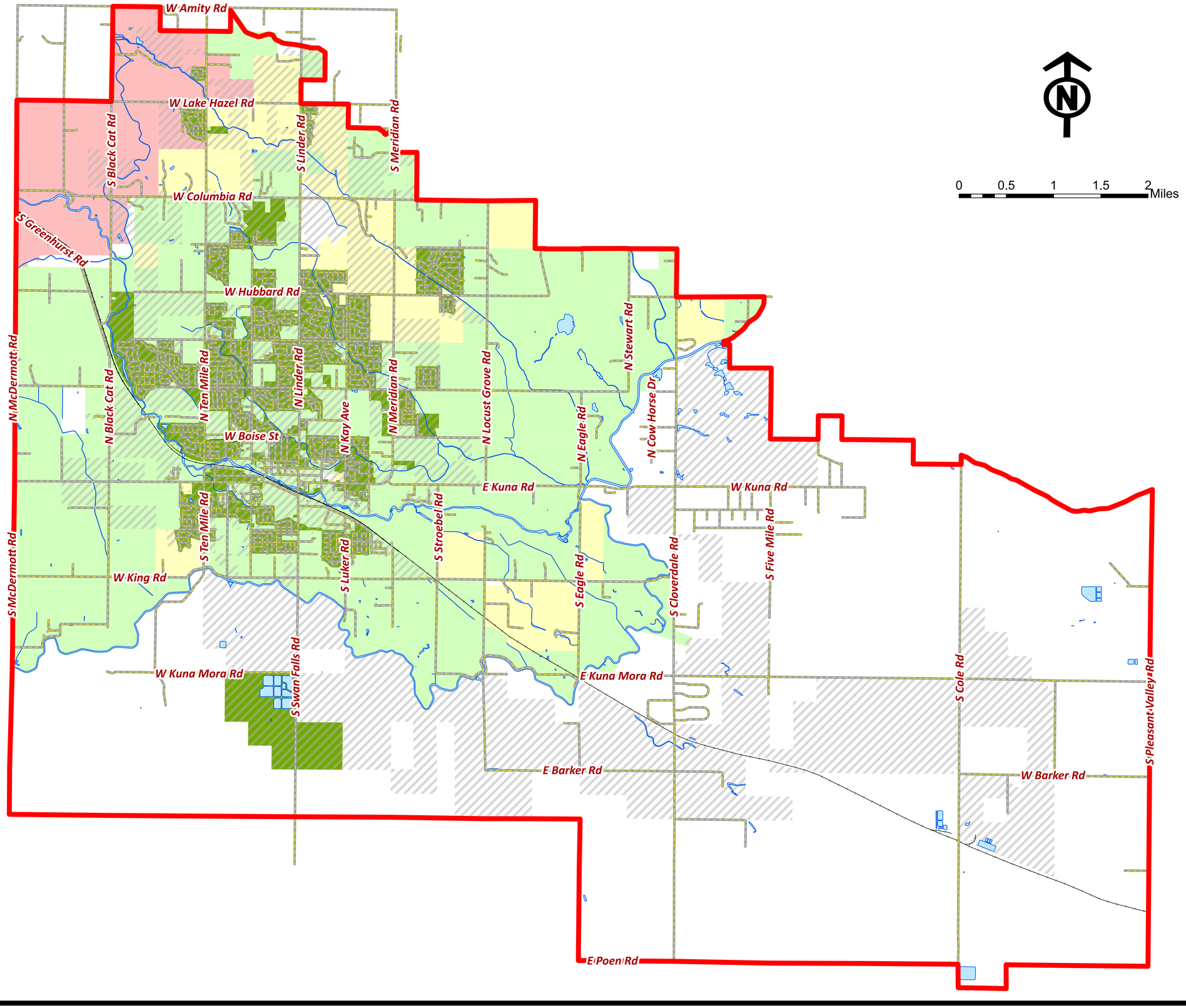
Hydrologic Group

- Hydrologic Group A
- Hydrologic Group B
- Hydrologic Group C
- Hydrologic Group D
- Not Rated

DSH '22

CITY OF KUNA

Irrigation Districts



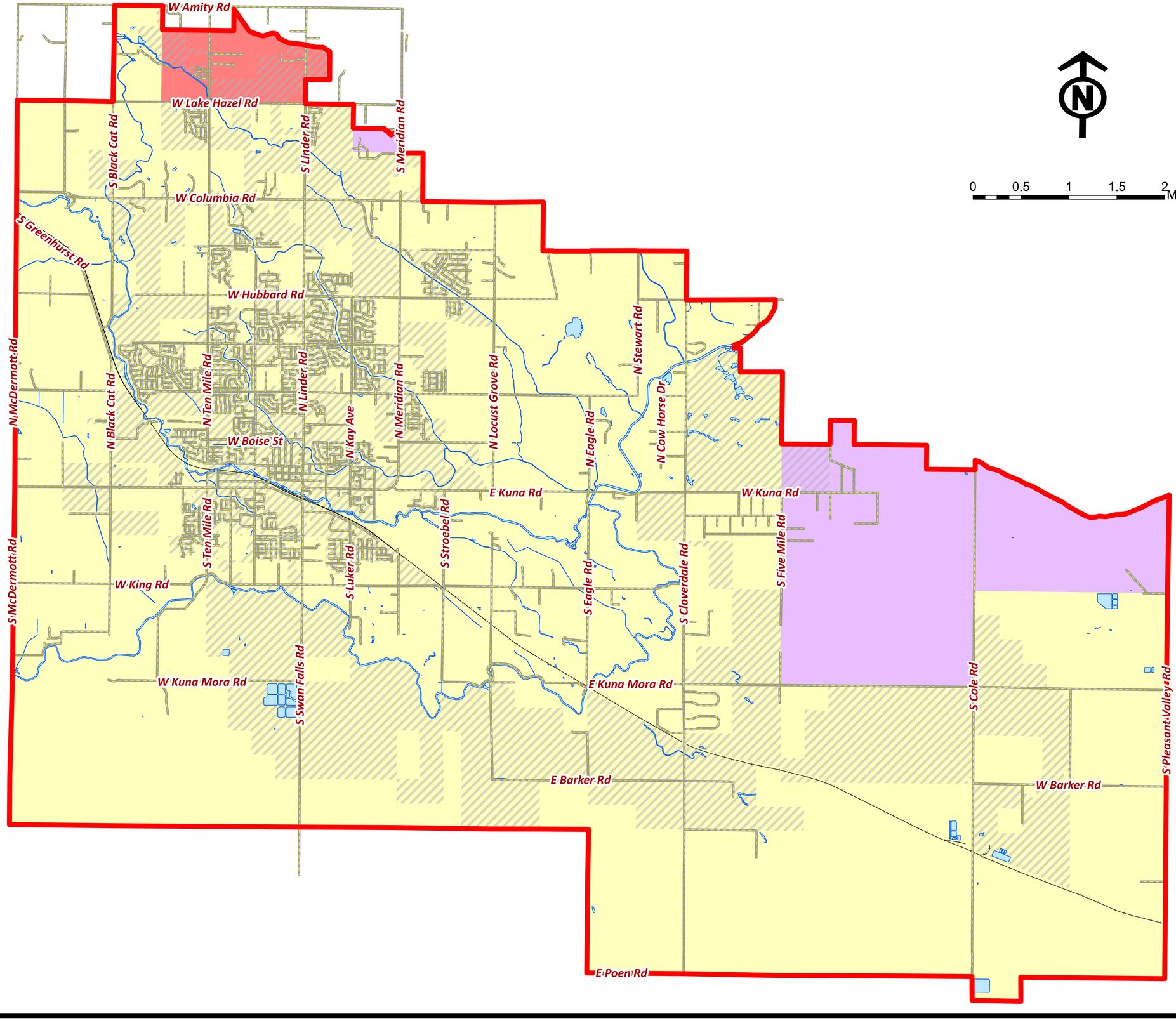
Legend

- Area of City Impact
- Roads
- Union Pacific Railroad
- Waterway
- Kuna City Limits
- Kuna Municipal Irrigation District
- Boise Kuna Irrigation District
- Nampa & Meridian Irrigation District
- New York Irrigation District

DSH
'22

CITY OF KUNA

Library Districts



Legend

- Area of City Impact
- Roads
- Union Pacific Railroad
- Waterway
- Kuna City Limits

Library Districts

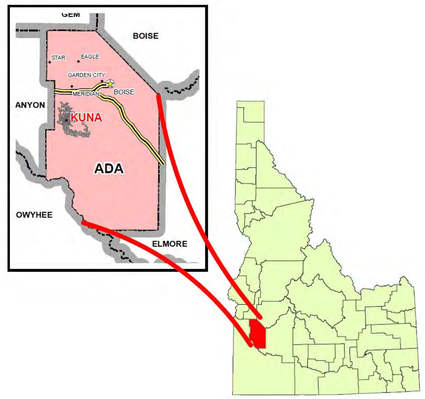
District

- Ada County Free Library
- Kuna School Community Library
- Meridian Free Library

DSH
'22

CITY OF KUNA

Location Map



0 0.5 1 1.5 2 Miles

W Amity Rd
W Lake Hazel Rd
W Columbia Rd
W Hubbard Rd
W Boise St
E Kuna Rd
W Kuna Rd
W King Rd
W Kuna Mora Rd
E Kuna Mora Rd
E Barker Rd
W Barker Rd
E Poen Rd
S Black Cat Rd
S Linder Rd
S Meridian Rd
S Greenhurst Rd
N McDermott Rd
N Ten Mile Rd
N Linder Rd
N Kay Ave
N Meridian Rd
N Locust Grove Rd
N Stewart Rd
N Eagle Rd
N Cow Horse Dr
S Ten Mile Rd
S Luker Rd
S Stroebel Rd
S Eagle Rd
S Cloverdale Rd
S Five Mile Rd
S Swan Falls Rd
S Cole Rd
S Pleasant Valley Rd

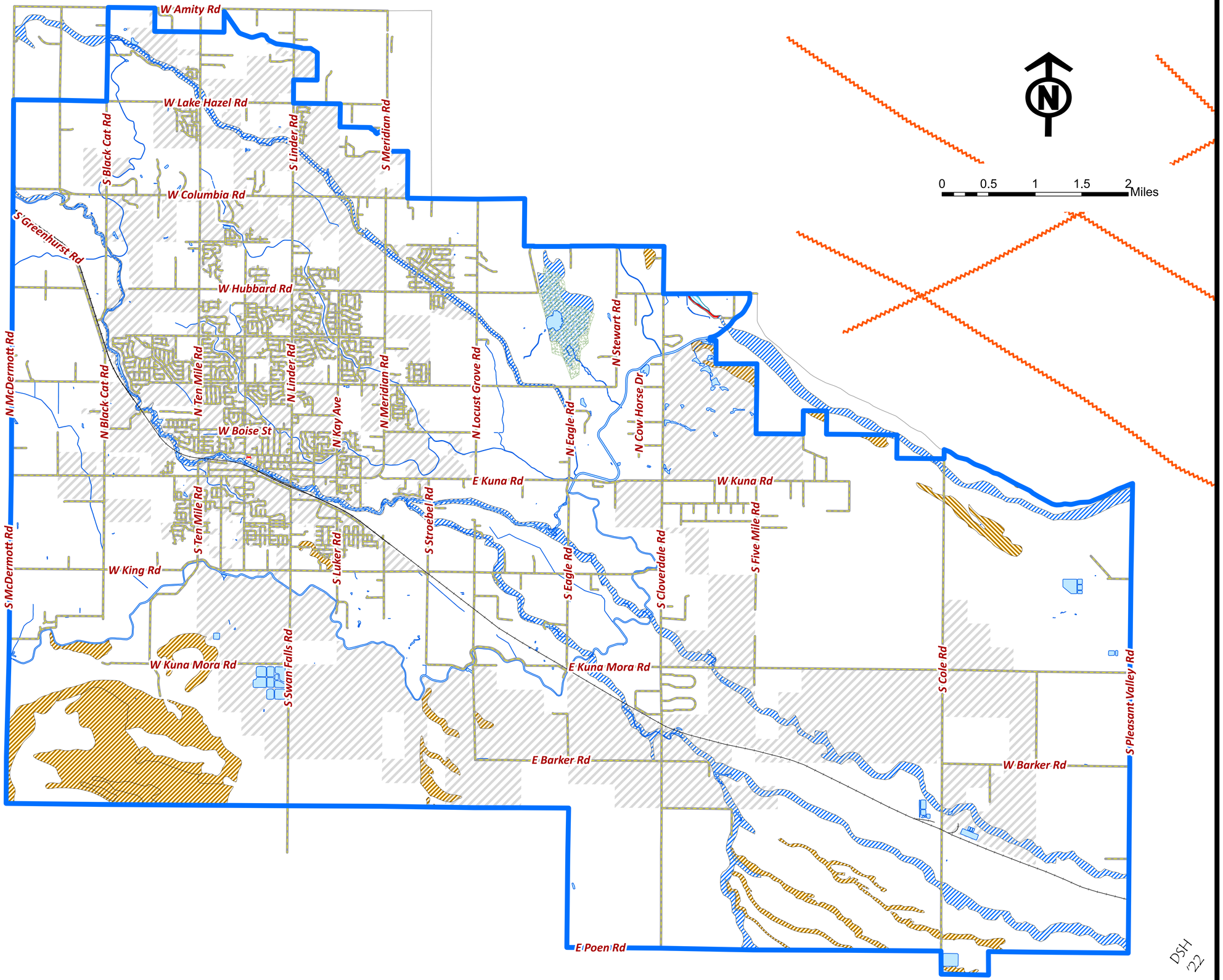
Legend

- Area of City Impact
- Union Pacific Railroad
- Roads
- Waterway
- Kuna City Limits
- Birds of Prey Boundary
- Wetlands

DSH
'22

CITY OF KUNA

Natural Hazards



Legend

- Area of City Impact
- Union Pacific Railroad
- Roads
- Waterway
- Kuna City Limits
- Wetlands
- 500 Year Floodplain
- 100 Year Floodplain
- Floodway
- Zone AE
- Zone X
- Fault Lines

Steep Slopes

Slope Percentage

- 8 to 12 Percent Slopes
- 12 to 30 Percent Slopes

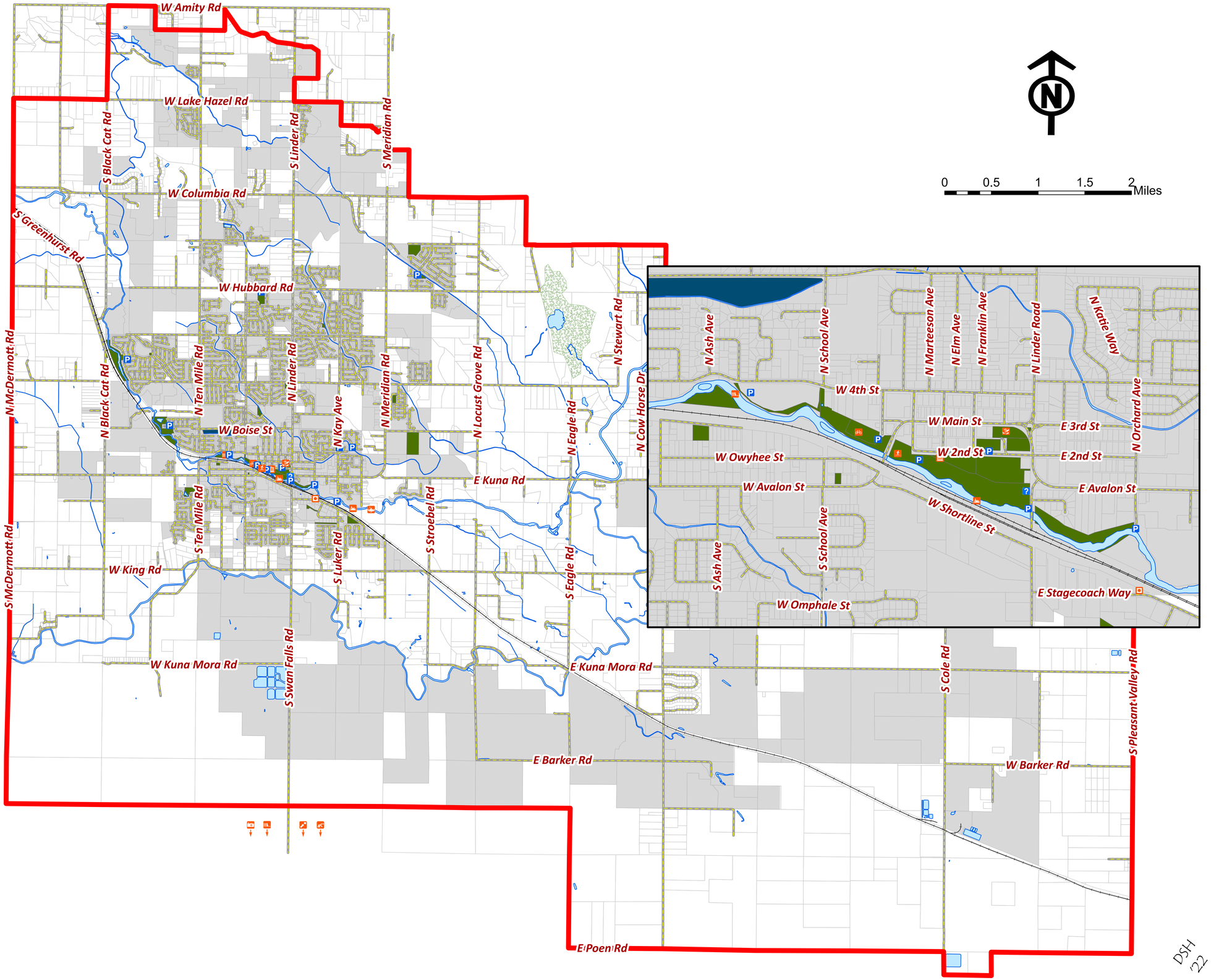
DSH
'22

CITY OF KUNA

Points of Interest

Legend

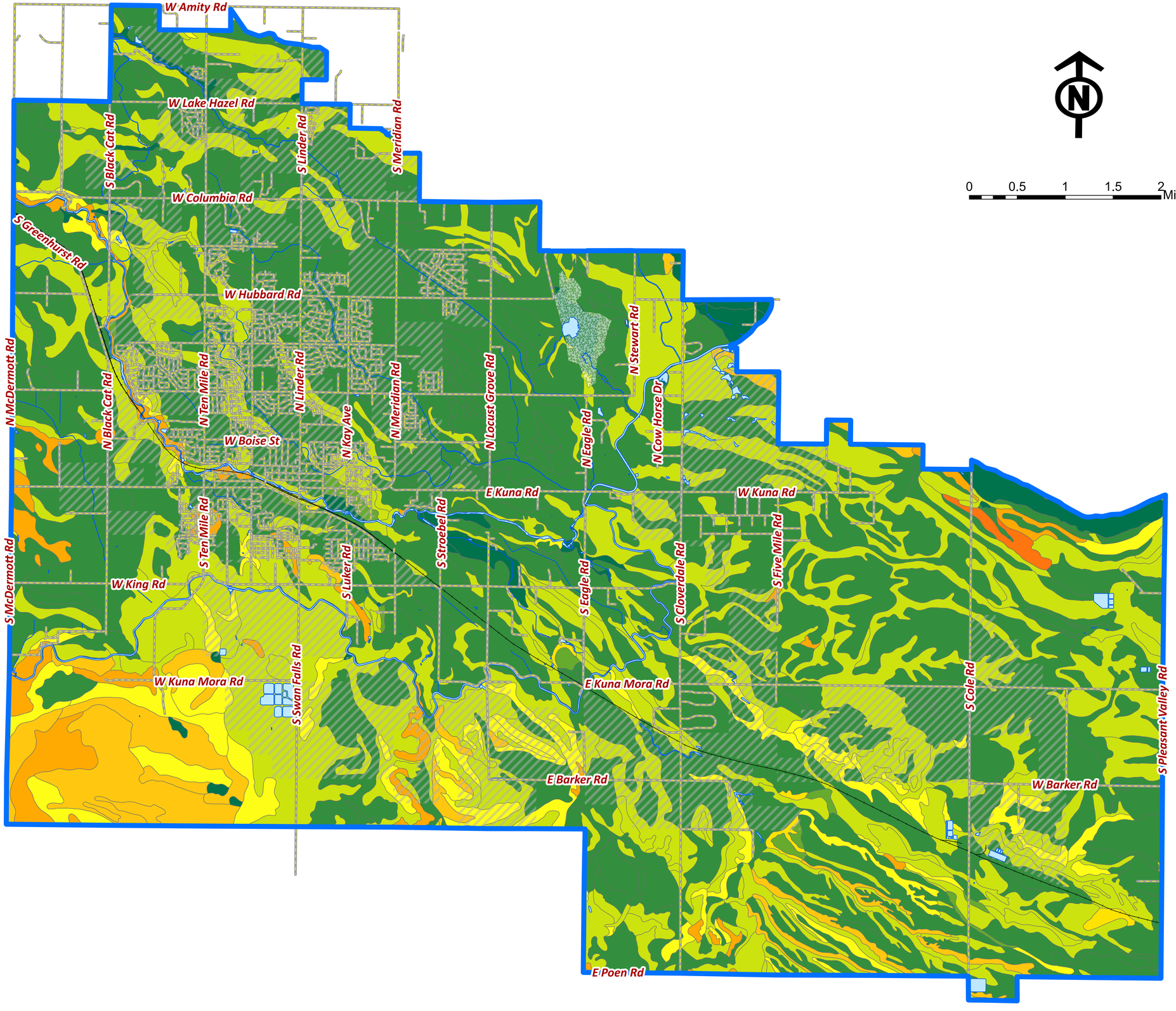
- Points of Interest
- Biking
- Pioneer Cemetery
- Dam
- Information
- Inner Tubing
- Museum
- Parking
- Rafting
- Skating
- Vending
- Walking
- Dam Down the Road
- Survey Meridian of Idaho
- Viewing Down the Road
- Caves Down the Road
- Area of City Impact
- Union Pacific Railroad
- Roads
- Waterway
- Wetlands
- Kuna Cemetery
- Kuna Parks
- Kuna City Limits
- Parcels



DSH
'22

CITY OF KUNA

Slope Averages



0 0.5 1 1.5 2 Miles

Legend

- Area of City Impact
- Roads
- Union Pacific Railroad
- Waterway
- Wetlands
- Kuna City Limits

Slope

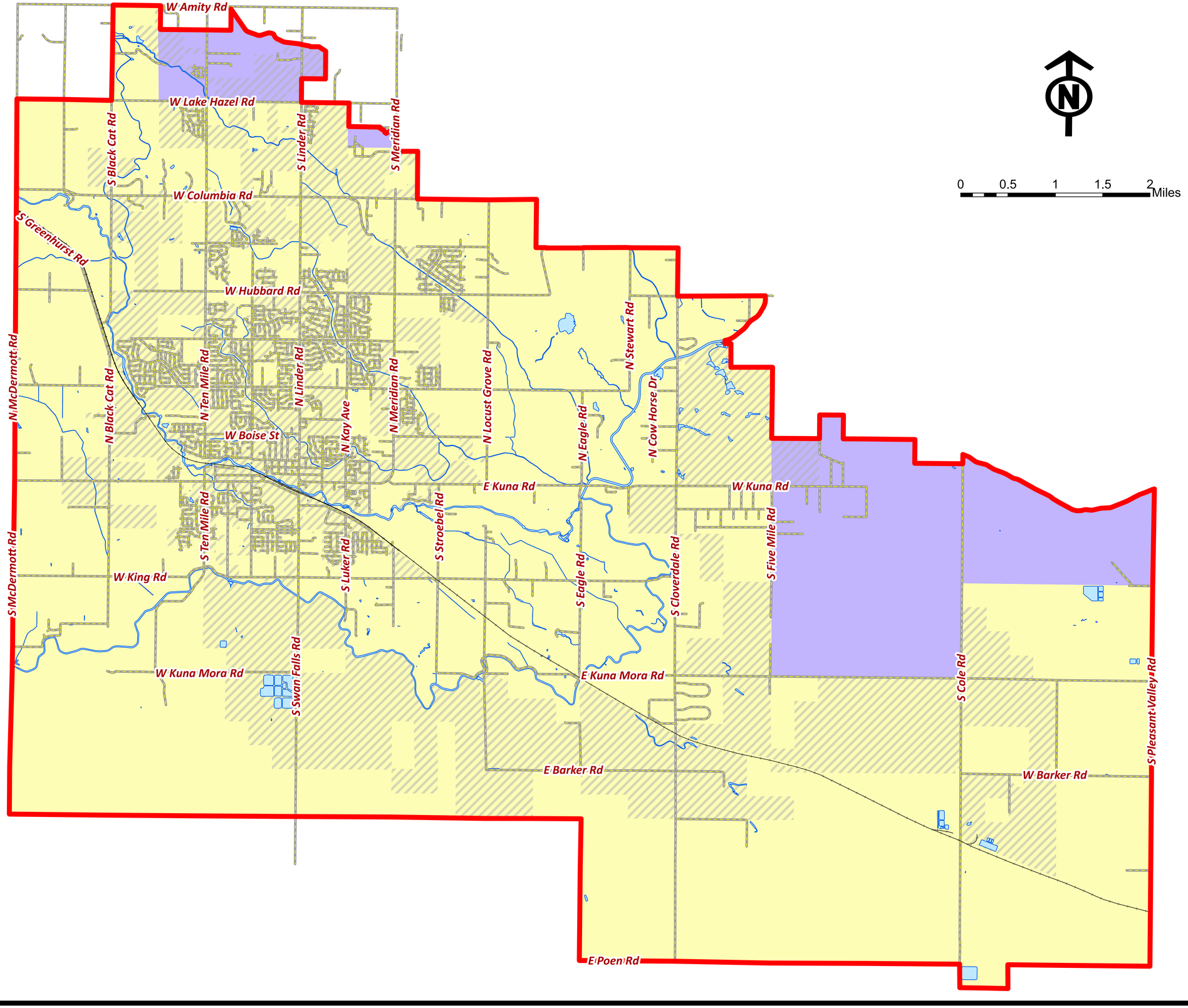
Slope Average

- 0 - 0.9%
- 1 - 1.4%
- 1.5 - 1.9%
- 2 - 2.9%
- 3 - 5.9%
- 6 - 7.4%
- 7.5 - 9.9%
- 10 - 12.4%
- 12.5 - 20.9%
- 21 - 47.4%
- 47.5 and Greater

DSH
'22

CITY OF KUNA

School Districts



Legend

- Area of City Impact
- Union Pacific Railroad
- Roads
- Waterway
- Kuna City Limits

School Districts

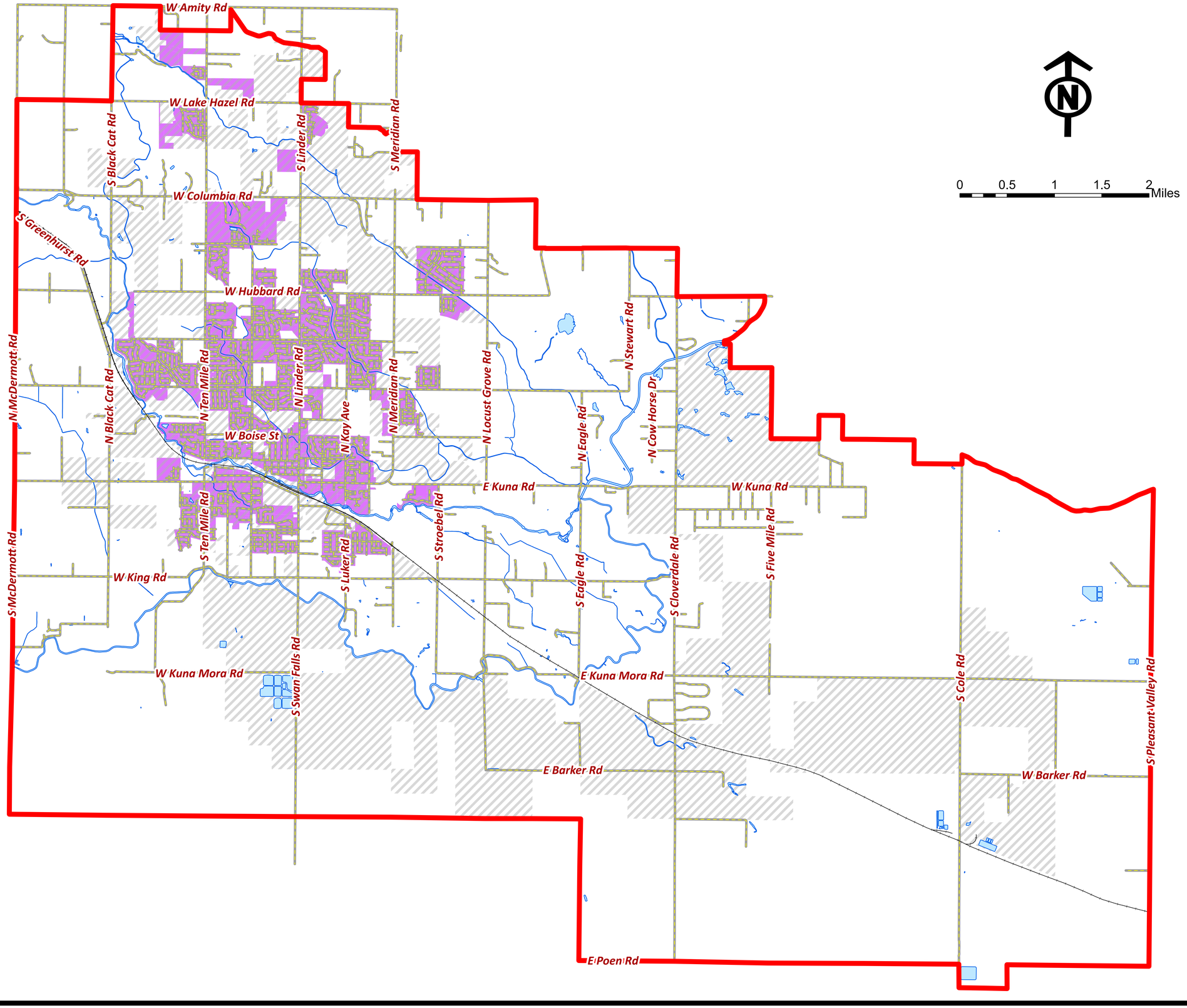
District

- Kuna Joint School District No. 3
- Meridian School District No. 2

DSH
'22

CITY OF KUNA

Existing Service Area Irrigation



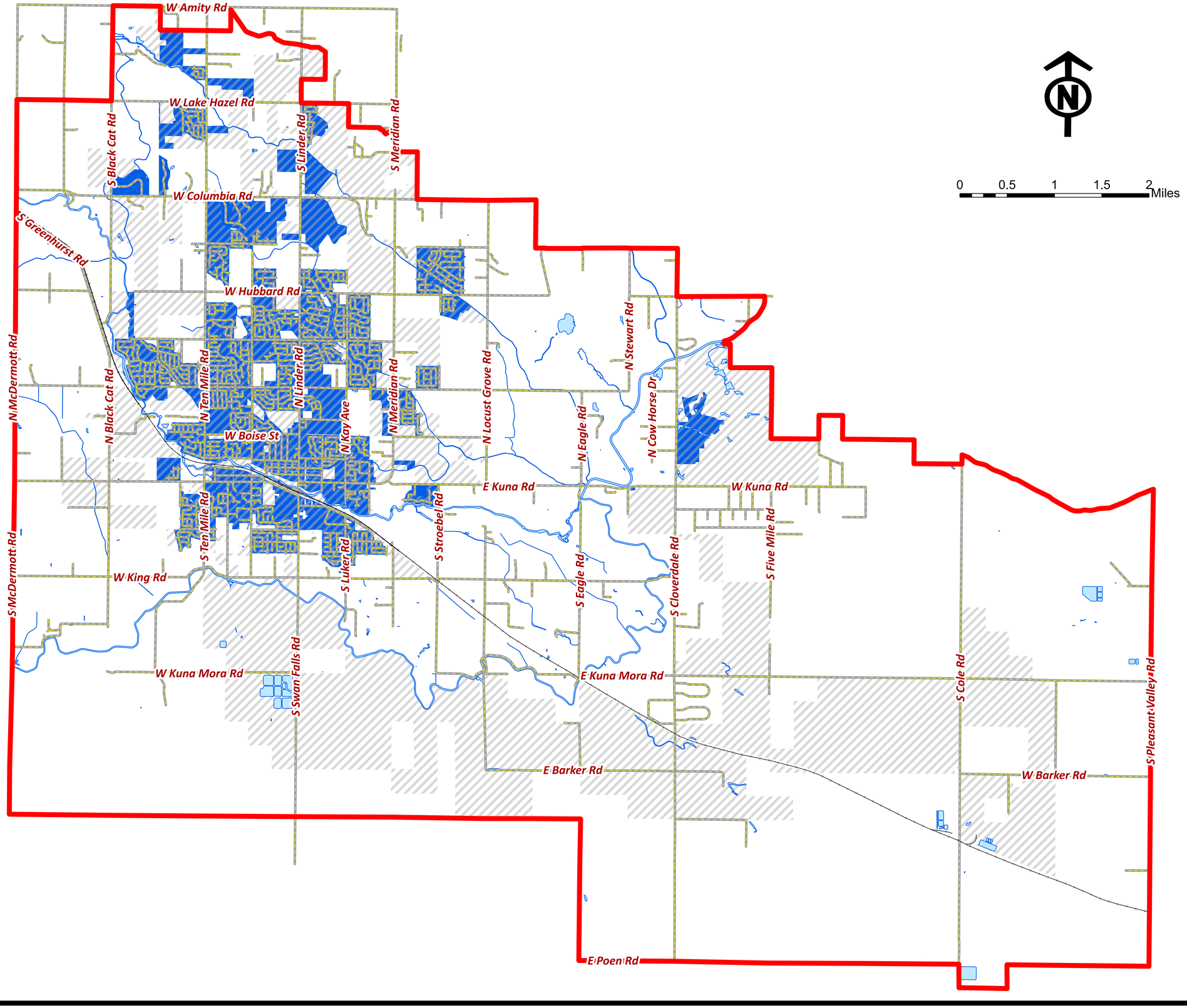
Legend

- Area of City Impact
- Union Pacific Railroad
- Roads
- Waterway
- Kuna City Limits
- Irrigation Service Area

DSH
'22

CITY OF KUNA

Existing Service Area Potable Water



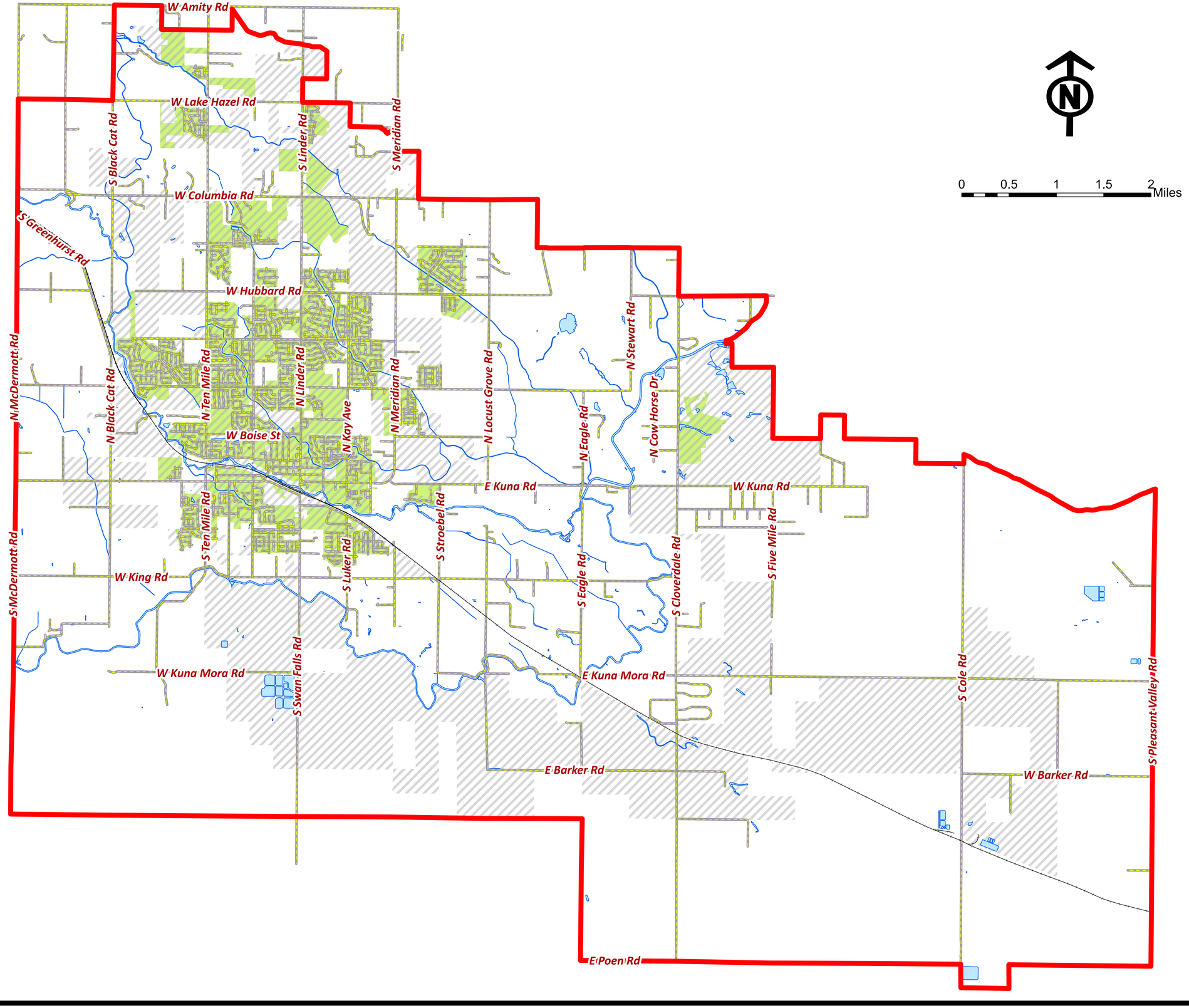
Legend

- Area of City Impact
- Union Pacific Railroad
- Roads
- Waterway
- Kuna City Limits
- Potable Water Service Area

DSH '22

CITY OF KUNA

Existing Service Area Sewer



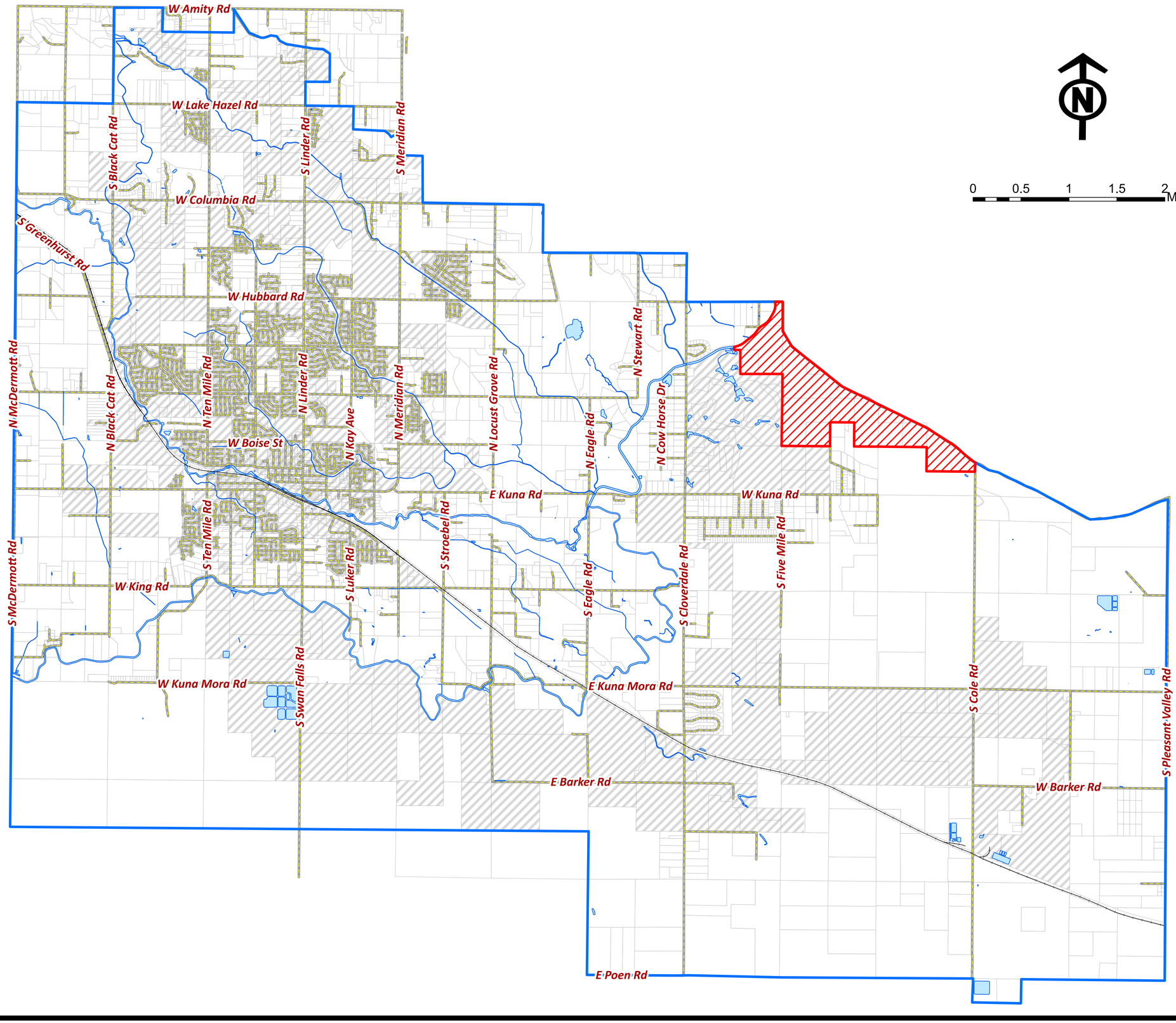
Legend

- Area of City Impact
- Union Pacific Railroad
- Roads
- Waterway
- Kuna City Limits
- Sewer Service Area

DSH
'22

CITY OF KUNA

Proposed Area of City Impact Reduction



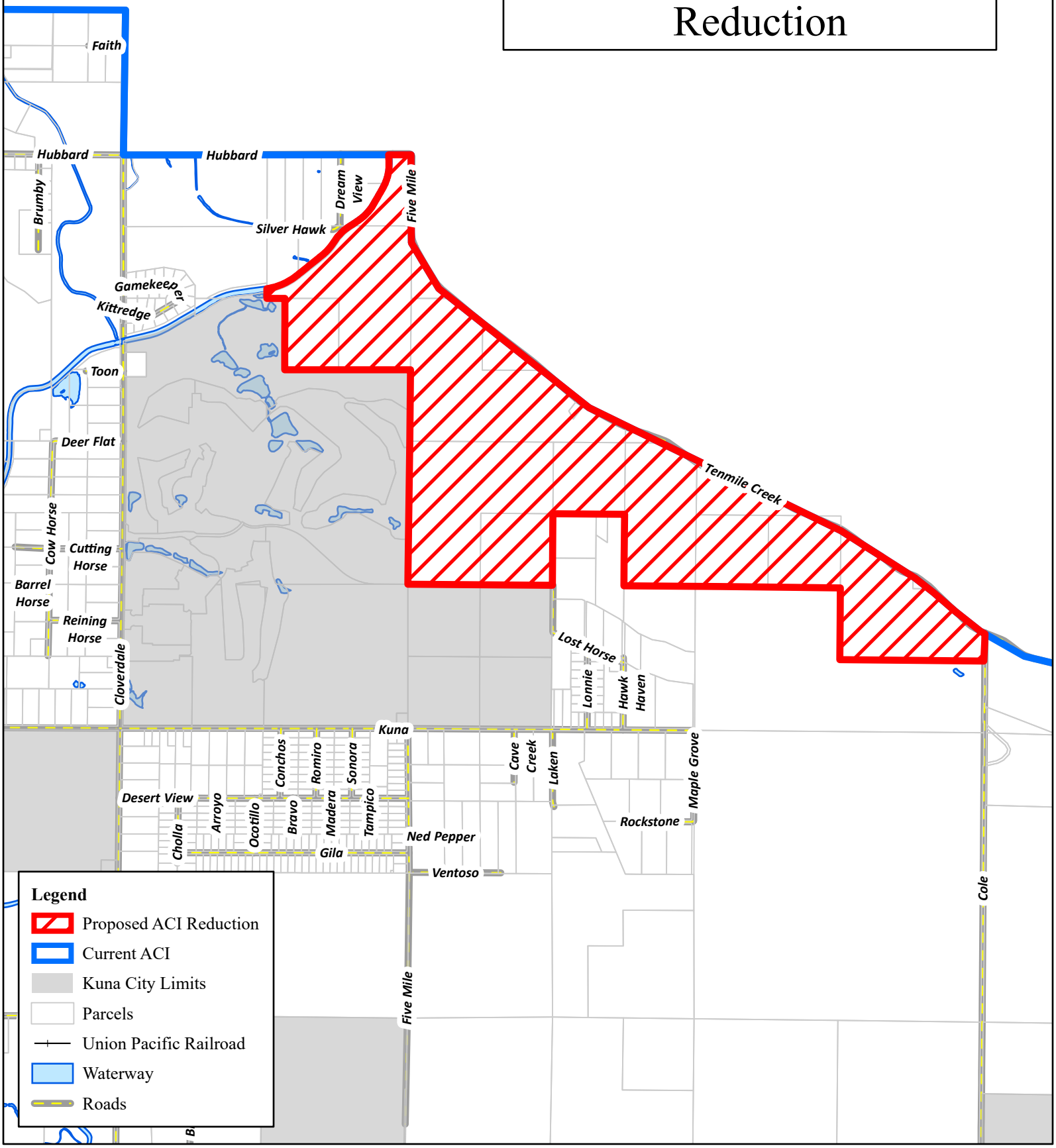
Legend

- Proposed ACI Reduction
- Current ACI
- Union Pacific Railroad
- Waterway
- Roads
- Kuna City Limits
- Parcels

DSH '22

CITY OF KUNA

Proposed Area of City Impact Reduction



LEGAL DESCRIPTION FOR THE CITY OF KUNA'S PROPOSED AREA OF CITY IMPACT:

Commencing at the northwest corner of Section 4, Township 2 North Range 1 West also being the intersection of W Lake Hazel Rd and S McDermott Rd,

Thence south 7-½ miles to the corner common with Sections 8 & 9 of Township 1 North Range 1 West;

Thence east 6 miles to the corner common with Sections 8 & 9 of Township 1 North Range 1 East;

Thence south 1-½ miles to a point in the center of the E Poen Rd;

Thence east 4 miles along the E Poen Rd centerline;

Thence south ¼ mile along the centerline of S Cole Rd;

Thence east ½ mile to the centerline of S Broken Sky Ln;

Thence north along said alignment ¼ mile to the centerline of E Poen Rd;

Thence east 1 ½ miles to the centerline of S Pleasant Valley Rd;

Thence north along said S Pleasant Valley Rd 5 miles more or less to the intersection of W Tenmile Creek Rd;

Thence in a northwesterly direction for 2.04 miles more or less along the centerline of W Tenmile Creek to the intersection of S Cole Rd;

Thence south along the centerline of S Cole Rd 518.13 feet to the NE corner of the SE ¼ of the SE ¼ of Section 24, Township 2 North, Range 1 East also known as the South 1/16 corner;

Thence west along the east-west centerline of the SE ¼ of said section approximately 2,679.04 feet to the center-south 1/16 corner;

Thence north 1,326.62 feet to the center ¼ corner of said Section 24;

Thence west 3,999.44 feet to the center-east 1/16 corner of Section 23, Township 2 North, Range 1 East;

Thence north 1,322.45 feet to the north-east 1/16 corner of said section 23;

Thence west 1324.04 feet to the center-north 1/16 corner of said section 23;

Thence south 1322.05 feet to the center ¼ corner of said section 23;

Thence west 2,667.82 feet to what would be the alignment of S Five Mile Rd and the west ¼ corner of said Section 23;

Thence north 3,962.49 feet to the south 1/16 corner of Section 15, Township 2 North, Range 1 East;

Thence west approximately 2,323.03 feet to a point in said Section 15;

Thence north approximately 1319.07 feet to the east-west centerline of said Section 15;

Thence west 333.40 feet to the center ¼ corner of said Section 15;

Thence approximately 178.67 feet to a point in the centerline of the New York Canal;

Thence in a northeasterly direction along the centerline of the New York Canal till the intersection and centerline of W Hubbard Rd;

Thence west approximately 4,897.58 feet along the centerline W Hubbard Rd to the intersection of S Cloverdale Rd;

Thence north ½ mile along the centering S Cloverdale Rd;

Thence west 1-½ miles along the alignment of E Hubbard Rd and or the north right-of-way of said road not to encroach any private properties that lie north of E Hubbard Rd to the center of Section 8, Township 2 North Range 1 East;

Thence north ½ miles to a point in the centerline of E Columbia Rd;

Thence west approximately 1-¼ miles along the centerline E Columbia Rd to the east line of the west half of the southwest ¼ Section 6, Township 2 North, Range 1 East;

Thence north ½ of a mile along that eastern line of the west half of the southwest ¼ of said Section 6 to the center-west 1/16 corner;

Thence west ¼ of a mile to the centerline of S Meridian Rd;

Thence north 1,164.67 feet more or less along said centerline of S Meridian Rd to a point that is coincident with the S Meridian Rd, the centerline Meridian Lateral and the northern boundary of Taysom Subdivision;

Thence west along the centerline of the Meridian Lateral and the northern boundary of the Taysom Subdivision to the northwest corner of Lot 1 Block 1 of Taysom Subdivision and a point which lies 58.52 feet south of the southern boundary of Stucker Subdivision;

Thence north 58.52 feet to the southern boundary of Stucker Subdivision;

Thence west 1,742.40 feet along the southern line of the north ½ of the northeast ¼ of Section 1, Township 2 North, Range 1 West;

Thence north 1,307.26 feet along the west line of said north half to the centerline of W Lake Hazel Rd;

Thence west ½ of a mile along the centerline of W Lake Hazel Rd to the intersection of S Linder Rd;

Thence north ¼ of a mile along the centerline of S Linder Rd;

Thence leaving said centerline of S Linder Rd east ¼ of a mile more or less to the south-west 1/16 corner of Section 36, Township 3 North, Range 1 West;

Thence north 1,548.56 feet to the centerline of the Rawson Lateral;

Thence along the Rawson Lateral approximately 1.17 miles and parallel with S Arabian Acres Ln for a portion to a point that lies 141.93 feet more or less due south of W Amity Rd and coincident with the eastern boundary of the northwest ¼ of the northwest ¼, Township 3 North, Range 1 West, Section 35;

Thence south .22 miles more or less to the northwest 1/16 corner of Section 35, Township 3 North, Range 1 West;

Thence west ¾ of a mile more or less to a point that lies east 15.05 feet from the center-north 1/16 corner of Section 35, Township 3 North, Range 1 West;

Thence north ¼ of a mile and approximately 15 east and parallel to the west line of the northeast ¼ of said Section 35 to the centerline of W Amity Rd;

Thence west along the centerline of West Amity Rd ½ of a mile to the intersection of said road and S Black Cat Rd;

Thence south one mile along the centerline of S Black Cat Rd to the intersection of W Lake Hazel Rd;

Thence west one mile along the centerline of W Lake Hazel Rd to the Point of Beginning;

Said area contains 80.386 square miles more or less.

Doug Hanson

From: Doug Hanson
Sent: Monday, February 14, 2022 4:59 PM
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)'; 'Marci Horner (Meridian School District)'; 'Joe Bongiorno'; 'rross@whitneyfiredistrict.org'
Subject: City of Kuna Comprehensive Plan Map Amendment and ACI Boundary Reduction Request for Comment
Attachments: City of Kuna Comp Plan Map Amendment and ACI Boundary Reduction Agency Transmittal Packet.pdf

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

Case Name:	City of Kuna Comprehensive Plan Map Amendment and Area of City Impact (ACI) Boundary Reduction
Project Description	The City of Kuna is proposing to amend its Comprehensive Plan Future Land Use Map, approved in July of 2019. Proposed changes include: a significant increase in lands designated Agriculture, to preserve open spaces and rural character outside of the City's core; provide Commercial frontages along the main entryway corridors; and adapting future land uses to ensure unnecessary hardship will not be placed on public infrastructure. Additionally, the City of Kuna is proposing a reduction to its ACI Boundary.
Site Location	See attached maps and legal description
Applicant	City of Kuna – Planning and Zoning Department
Tentative Public Hearing Date	Tuesday, **March 22, 2022** 6:00 pm Kuna City Hall is located at 751 W. 4th 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

ADA COUNTY
DEVELOPMENT SERVICES

200 W. FRONT STREET, BOISE, IDAHO 83702-7300 PHONE (208) 287-7900
https://adacounty.id.gov/developmentservices FAX (208) 287-7909

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

March 4, 2022

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

RE: City of Kuna Comprehensive Plan Future Land Use Map Amendment and Area of City Impact Boundary Reduction

Doug,

The City of Kuna has requested feedback regarding the proposed Comprehensive Plan Future Land Use Map Amendment and a reduction of its northeastern Area of City Impact Boundary. Ada County supports the reduction of the proposed Area of City Impact boundary, as this is the boundary that the City of Kuna has identified it can provide public infrastructure to serve.

Ada County is also supportive of the proposed changes to the City of Kuna's Future Land Use Map. As you are aware, Ada County has not adopted Kuna's most recent Comprehensive Plan (2019) and is currently utilizing the Ada County Land Use Map for Kuna's Area of City Impact 'B'. The proposed significant increase in lands designated as Agriculture are more in-line with Ada County's Future Land Use Map. The designation of Commercial uses along the main entry corridors is also supported by Ada County, as the higher traffic trips generated through commercial uses typically minimizes additional traffic through lesser classified streets in denser residential areas. Ada County looks forward to working with city staff in the renegotiation and adoption of Kuna's Comprehensive Plan.

Thank you for this opportunity to provide feedback.

Sincerely,

Stacey Yarrington

Stacey Yarrington
Community & Regional Planner
Ada County Development Services

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:
02/19/22	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
205649	BOUNDARY REDUCTION	02/23/22	03/02/22	2	$73.48

LEGAL NOTICE

City of Kuna Comprehensive Plan Amendment & Area of City Impact (ACI) Boundary Reduction

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing **Tuesday, March 22, 2022, at 6:00 PM,** or as soon as can be heard; in connection with a request from the City of Kuna to amend its Comprehensive Plan (maps), approved in July of 2019 and to reduce the City's ACI boundary.

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

February 23, 2022
March 2, 2022 205649

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$73.48**
Paid Amount:**$0.00**

Amount Due:**$73.48**

We Appreciate Your Business!

AD# 205649

YOU'RE INVITED TO AN

OPEN HOUSE

December 8, 2021 at 4:00 to 6:00 PM in City Hall Council Chambers located at 751 W 4th Street

ENVISION KUNA

COMPREHENSIVE PLAN AMENDMENT

The Future Land Use Map (FLUM) is intended to carry out the goals of the Comprehensive Plan by designating land uses that will enhance the city by shaping and managing both the built and undeveloped environment, preserving existing land uses and implementing a strong community design that will meet the demands of the citizens, public infrastructure and services.

The City of Kuna's FLUM, approved in July 2019, will be updated to meet the aforementioned goals. Changes include: a significant increase in lands designated Agriculture, to preserve open spaces and rural character outside of the city's core; providing Commercial frontages along the main entry corridors to the city; and adapting future land uses to ensure unnecessary hardship will not be placed on public infrastructure.

Visit the Planning & Zoning Public Outreach page at www.kunacity.id.gov to view the proposed changes!

December 8, 2021 Open House Sign-in-Sheet

Comment Sheet No.	Name
1	Larry Arave
2	Kari Arave
3	Alice Lichlyter
4	Rachel Lindstrom
5	Greg Lindstrom
6	Billy Edwards
7	Martha Drake
8	Jason Miller
9	Alex Coronado
10	Helsea Odan (?)
11	Don Kolodzieczak
12	John Laraway
13	Chris Bruce
14	Stacy Yarrington (ACHD)
15	George & Sharon Pollick
16	Bill & Sandy Dry
17	Rick Pleskan (sp?)
18	Joe Hibbard

19	Deb Wiscombe
20	Ken Wiscombe
21	Mike Williams-Black
22	Lyle Dennison-Swisse
23	Kyle Prewett
24	Dennis & Tracy Vander Stelt
25	Karen & Jack Culver
26	Bob & Marsha Hood
27	Marie & Mark O'Leary
28	Tom Ogle
29	Susan Wasserman
30	Bruce Wasserman
31	Carol Deutsche
32	Richard Deutsche
33	Steve & Pat Hessing
34	Robbie Reno
35	Liisa Itkonen
36	David Gronbeck, KG Global
37	Penelope Constantakies
38	Brandon Young
39	Heidi Black

40	Rikma Weaver
41	Robin Douglas
42	Tucker Johnson
43	Patty Hamm
44	Cathy Cabor (?)
45	Teresa Halderson
46	Merlene Henry
47	Dave Yorgason
48	Cindy Giesen - Via Email
49	Gary Pruitt - Via Email
50	Sherry Huber - In Person on Following Day
51	Becky J Miller - Via Email
52	Henry Vander Stelt - Via Phone

KUNA Planning & Zoning

COMMENTS

LIKES

Billy

A. _____

Why? Bubble on Lugano North wrong color

_____

_____

B. _____

Why? _____

_____

_____

C. _____

Why? _____

_____

_____

D. _____

Why? _____

_____

_____

E. _____

Why? _____

_____

_____

Billy Edwards - Select Development

Comment Card No. 6

F. _____

Why? _____

_____

_____

G. _____

Why? _____

_____

_____

H. _____

Why? _____

_____

_____

I. _____

Why? _____

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J. _____

Why? _____

_____

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Comment Card No. 12

DISLIKES

A. _____

Why? _____

_____

_____

B. _____

Why? _____

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C. _____

Why? _____

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D. _____

Why? _____

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E. _____

Why? _____

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Comment Card No. 6

F. _____

Why? _____

_____

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G. _____

Why? _____

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H. _____

Why? _____

_____

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I. _____

Why? _____

_____

_____

J. _____

Why? _____

_____

_____

Comment Card No. 60

KUNA Planning & Zoning

COMMENTS

LIKES

A. Future open space / green belt plans Meridian Rd / Kuna Rd

Why? Excited to hear about the ~~GTP~~ concepts being proposed by the developer for additional ~~re~~ riverfront trails and parks

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

Jason Miller

Comment Card No. 8

F. _____

Why? _____

_____

_____

G. _____

Why? _____

_____

_____

H. _____

Why? _____

_____

_____

I. _____

Why? _____

_____

_____

J. _____

Why? _____

_____

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Comment Card No. 8

DISLIKES

A. _____

Why? _____

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_____

B. _____

Why? _____

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_____

C. _____

Why? _____

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D. _____

Why? _____

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E. _____

Why? _____

_____

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Comment Card No. 8

F. _____

Why? _____

_____

_____

G. _____

Why? _____

_____

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H. _____

Why? _____

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_____

I. _____

Why? _____

_____

_____

J. _____

Why? _____

_____

_____

Comment Card No. 8

KUNA Planning & Zoning

COMMENTS

LIKES

12B

A. LINDER & HUBBARD

Why? I DONT BELIEVE WE SHOULD MAKE THIS 30 ACRES ALL MIXED USE, IT INVITES THE WRONG TYPE OF GROWTH, IE. TOWN HOUSE APARTMENT.

B. GOOD STAFF PRESENTATION.

Why? EXPLAINED MANY CONCEPTS OF PLANNING PROCESS. GOOD INTERACTION. KUDO'S TO STAFF

12C

C. TOO MUCH ATOMIC MIXED USE

Why? I BELIEVE WE SHOULD NOT AUTOMATICALLY CREAT MIXED USE. MAKE IT WHAT COUNTY HAS IT, THEN CHANGE IT DURING ANNEXATION

D. _____

Why? _____

E. _____

Why? _____

John Laraway

Comment Card No. 12

F. _____

Why? _____

_____

_____

G. _____

Why? _____

_____

_____

H. _____

Why? _____

_____

_____

I. _____

Why? _____

_____

_____

J. _____

Why? _____

_____

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Comment Card No. 12

DISLIKES

A. _____

Why? _____

_____

_____

B. _____

Why? _____

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_____

C. _____

Why? _____

_____

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D. _____

Why? _____

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E. _____

Why? _____

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Comment Card No. 12

F. _____

Why? _____

_____

_____

G. _____

Why? _____

_____

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H. _____

Why? _____

_____

_____

I. _____

Why? _____

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J. _____

Why? _____

_____

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Comment Card No. 12

KUNA
Planning & Zoning

COMMENTS

LIKES

A. _____

Why? _____

_____

_____

B. _____

Why? _____

_____

_____

C. _____

Why? _____

_____

_____

D. _____

Why? _____

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E. _____

Why? _____

_____

_____

Mike Williams-Black

Comment Card No. 21

F. _____

Why? _____

_____

_____

G. _____

Why? _____

_____

_____

H. _____

Why? _____

_____

_____

I. _____

Why? _____

_____

_____

J. _____

Why? _____

_____

_____

Comment Card No. 21

DISLIKES

A. Changed from mixed use to medium density

Why? We purchased the property because it was mixed use. We intended to build apartments or possibly a storage facility. property is less than 1 mile from the largest commercial center in Kuna.

B. ~~No irrigation water available~~

Why?

C. Should be industrial or light industrial

Why? No ditch water, All ag land would have to have wells to irrigate with ground water

D. Too much medium density.

Why? There was too much mixed use but now I think you are over correcting. Should be a balance on all main roads

E.

Why?

Comment Card No. 21

F. _____

Why? _____

_____

_____

G. _____

Why? _____

_____

_____

H. _____

Why? _____

_____

_____

I. _____

Why? _____

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J. _____

Why? _____

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Comment Card No. 21

KUNA
Planning & Zoning

COMMENTS

LIKES

A. _____

Why? _____

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B. _____

Why? _____

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_____

C. _____

Why? _____

_____

_____

D. _____

Why? _____

_____

_____

E. _____

Why? _____

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_____

Lyle Dennison-Swisse - Toll Brothers

Comment Card No. 22

F. _____

Why? _____

_____

_____

G. _____

Why? _____

_____

_____

H. _____

Why? _____

_____

_____

I. _____

Why? _____

_____

_____

J. _____

Why? _____

_____

_____

Comment Card No. 22

DISLIKES

A. ASTER GROVE

Why? SEE ATTACHED LETTER

B. WANNER-BUCKNER MH

Why? SEE ATTACHED LETTER

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

F. _____

Why? _____

_____

_____

G. _____

Why? _____

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H. _____

Why? _____

_____

_____

I. _____

Why? _____

_____

_____

J. _____

Why? _____

_____

_____

Comment Card No. 22

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

RE: Kuna Future Land Use Map Amendments

Dear Mayor, City Council, Planning & Zoning Commission and Planning Staff:

Toll Brothers provides this comment letter as part of the City's request for input on the draft amendment to the Kuna Future Land Use Map ("**FLUM**").

We would like to thank the City of Kuna for soliciting comment and working with the development community and public on the FLUM update. Toll Brothers has enjoyed working with the City on our successful residential project in Kuna including, Sterling Ranch and Timbermist. The City has also been a great partner on our recently approved Paloma projects, which are moving forward as planned. We look forward to continuing to work collaboratively with Kuna on future development projects.

Toll Brothers is actively planning several projects in Kuna; two low density residential projects, Aster Grove and Denali North, and one mixed use project. We plan to file development applications for these projects in the near future. As detailed below, we request two revisions to the draft FLUM to support two of our upcoming Kuna projects.

22A **1. Aster Grove.**

Aster Grove is planned as a residential community with a density near 3 units per acre located on 37 acres at 610 West Columbia Road (Parcel No. S1301438810). The current FLUM and the draft FLUM both designate the property as Mixed Use. **Toll Brothers requests the City designate the property as Medium-Density Residential ("MDR") on the updated FLUM**. A MDR designation is more appropriate because:

- This land is more suited for MDR with the new Swan Falls High School and the Springhill Subdivision just to the west. MDR development will be the most compatible with the surroundings and will provide desirable homes near the school.
- The MDR designation will allow Toll Brothers to go forward with Aster Grove and extend the Mason Creek sewer trunk line and provide the City with a regional well site. Both are needed City infrastructure projects.
- The property is adjacent to land designated MDR and High Density Residential, which makes MDR a more appropriate fit for this Property.
- The location of the Aster Grove property cannot support a mixed use development concept because it has limited frontage on Columbia Road and the bulk of the property is set away from Columbia. Also, there is already a significant amount of land designated as Mixed Use and Commercial in the corridor to provide a mix of uses in the immediate area.

22B **2. Wanner-Buckner Mixed-Use Project**

The Wagner-Buckner project is a mixed use project located on 35 acres at 700 N. Meridian Road (Parcel No. S1419325400). Toll Brothers has plans to develop this site as a mixed-use community with approximately 10 acres of commercial fronting on Meridian Road and the reminder of the property as a medium-density residential community. The current FLUM and the draft FLUM both designate the property as Commercial. **We request this parcel be designated as Mixed-Use ("MU") on the updated FLUM.** The MU designation is more appropriate because:

- It will allow for commercial development on the property's busy Meridian Road frontage and a residential neighborhood immediately to the east to support commercial development.

- The MU designation also supports Objectives 3.2.A and Goal 4.A of Envision Kuna by creating a distinctive mixed use entryway corridor into the City.

- The residential neighborhood component of the project will abut a planned City park to the west, which will provide an appealing transition between the commercial development on Meridian Road and the new City park (*see* Envision Kuna p. 40).

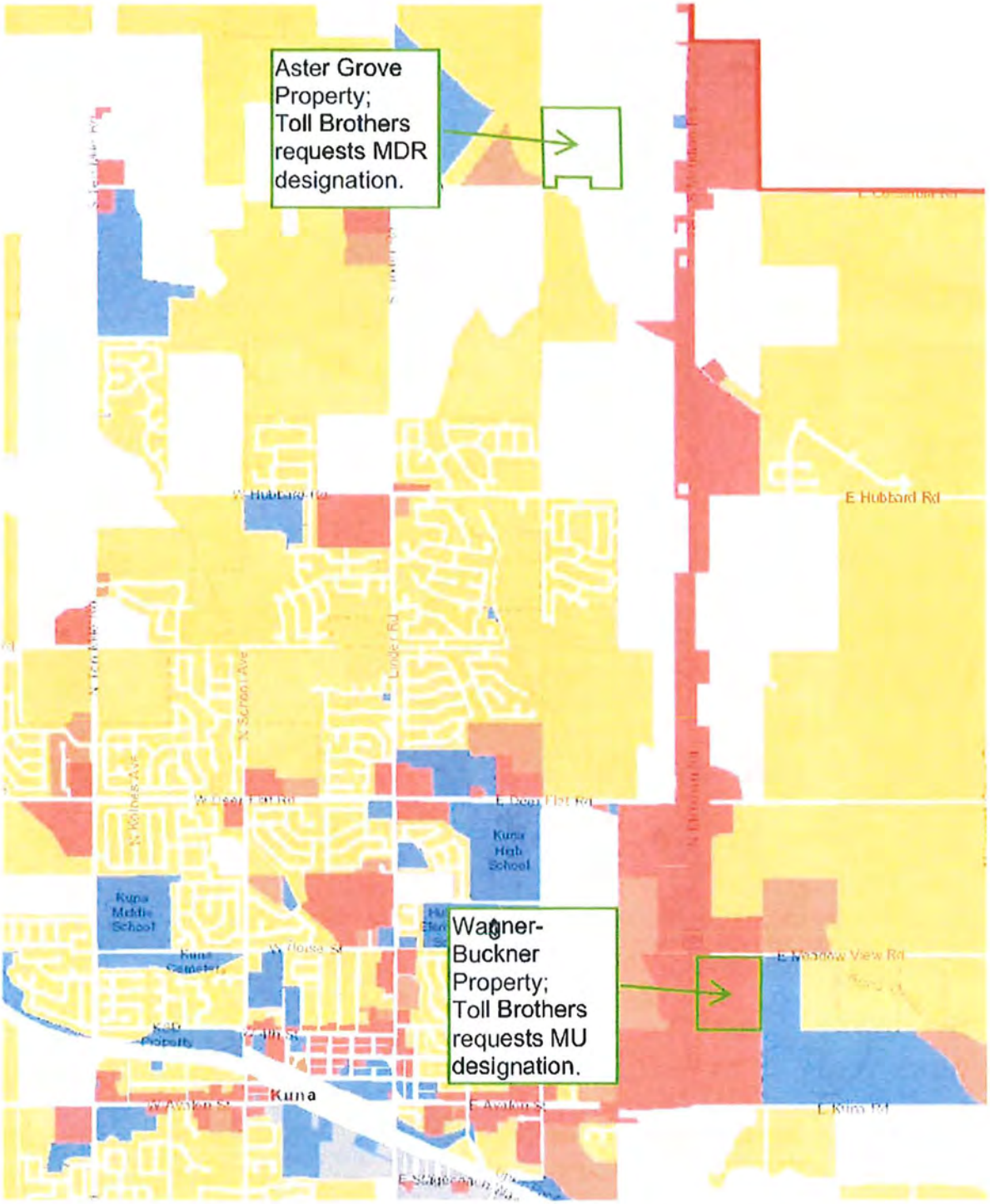
- The MU designation and the resulting mixed-use development will be compatible with the Ashton Estates project to the north and provide continuity on the Meridian Road corridor.

Thank you for your consideration of these comments. On the following page is a summary map of the revisions to the draft FLUM Toll Brothers is requesting. Please do not hesitate to reach out if you have any questions.

Sincerely,

Ryan Hammons,
Senior Vice President

Toll Brothers' Requested Revisions to the Draft FLUM



KUNA Planning & Zoning

COMMENTS

LIKES

A. 24A ~

Why? For the Forseable Future That SHOULD work Fine. Maybe later R4 would be better

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

Dennis & Tracy Vander Stelt

Comment Card No. 24

F. _____

Why? _____

_____

_____

G. _____

Why? _____

_____

_____

H. _____

Why? _____

_____

_____

I. _____

Why? _____

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J. _____

Why? _____

_____

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Comment Card No. 24

DISLIKES

A. _____

Why? _____

_____

_____

B. _____

Why? _____

_____

_____

C. _____

Why? _____

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D. _____

Why? _____

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E. _____

Why? _____

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Comment Card No. 24

F. _____

Why? _____

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G. _____

Why? _____

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H. _____

Why? _____

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_____

I. _____

Why? _____

_____

_____

J. _____

Why? _____

_____

_____

Comment Card No. 24

KUNA Planning & Zoning

COMMENTS

LIKES

A. More Agriculture

Why? like it RURAL

B.

Why?

C.

Why?

D.

Why?

E.

Why?

Steve & Pat Hessing

Comment Card No. 33

F. _____

Why? _____

_____

_____

G. _____

Why? _____

_____

_____

H. _____

Why? _____

_____

_____

I. _____

Why? _____

_____

_____

J. _____

Why? _____

_____

_____

Comment Card No. 33

DISLIKES

A. Too much traffic especially

Why? Linder & Avalon

B. Need less high density &

Why? medium density

C.

Why?

D.

Why?

E.

Why?

Comment Card No. 33

F. _____

Why? _____

_____

_____

G. _____

Why? _____

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H. _____

Why? _____

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_____

I. _____

Why? _____

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J. _____

Why? _____

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KUNA
Planning & Zoning

COMMENTS

LIKES

A. _____

Why? _____

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B. _____

Why? _____

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C. _____

Why? _____

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D. _____

Why? _____

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E. _____

Why? _____

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_____

Heidi Black

Comment Card No. 39

F. _____

Why? _____

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_____

G. _____

Why? _____

_____

_____

H. _____

Why? _____

_____

_____

I. _____

Why? _____

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_____

J. _____

Why? _____

_____

_____

Comment Card No. 39

DISLIKES

A. Changes our property from mixed use to medium density

Why? We purchased the property thinking it would be zoned mixed use in the future. I believe changing it from mixed use to medium density will devalue our property.

B. _____

Why? _____

C. Show the zoning ~~AAAAA~~ Agriculture

Why? I think it should be zoned Industrial because its not good farm ground.

D. _____

Why? _____

E. _____

Why? _____

Comment Card No. 39

F. _____

Why? _____

_____

_____

G. _____

Why? _____

_____

_____

H. _____

Why? _____

_____

_____

I. _____

Why? _____

_____

_____

J. _____

Why? _____

_____

_____

Comment Card No. 39

KUNA
Planning & Zoning

COMMENTS

LIKES

A. _____

Why? _____

_____

_____

B. _____

Why? _____

_____

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C. _____

Why? _____

_____

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D. _____

Why? _____

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E. _____

Why? _____

_____

_____

Rikma Weaver

Comment Card No. 40

F. _____

Why? _____

_____

_____

G. _____

Why? _____

_____

_____

H. _____

Why? _____

_____

_____

I. _____

Why? _____

_____

_____

J. _____

Why? _____

_____

_____

Comment Card No. 40

DISLIKES

A. Traffic & Pedestrian use

Why? Unsafe Intersection - Avalon & Kay

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

Comment Card No. 40

F. _____

Why? _____

_____

_____

G. _____

Why? _____

_____

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H. _____

Why? _____

_____

_____

I. _____

Why? _____

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_____

J. _____

Why? _____

_____

_____

Comment Card No. 40

KUNA Planning & Zoning

COMMENTS

LIKES

A. Reduction of mixed use OVERALL

Why? MORE AG & LOW DENSITY Keeps our traditional feel of KUNA

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

Robin Douglas

Comment Card No. 41

F. _____

Why? _____

_____

_____

G. _____

Why? _____

_____

_____

H. _____

Why? _____

_____

_____

I. _____

Why? _____

_____

_____

J. _____

Why? _____

_____

_____

Comment Card No. 41

DISLIKES

A. Loss of light industrial zoning

Why? Along the tracks is perfect for small manufacturing, assembly and small warehousing. Also, around King & Strobel is still close to town, helps our commercial businesses as well.

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

Comment Card No. 41

F. _____

Why? _____

_____

_____

G. _____

Why? _____

_____

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H. _____

Why? _____

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_____

I. _____

Why? _____

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_____

J. _____

Why? _____

_____

_____

Comment Card No. 41

KUNA
Planning & Zoning

COMMENTS

LIKES

A. Expanding Greenbelt

Why? _____

B. Access at Strobel

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

Patty Hamm

Comment Card No. 43

F. _____

Why? _____

_____

_____

G. _____

Why? _____

_____

_____

H. _____

Why? _____

_____

_____

I. _____

Why? _____

_____

_____

J. _____

Why? _____

_____

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Comment Card No. 43

DISLIKES

A. _____

Why? _____

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_____

B. _____

Why? _____

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_____

C. _____

Why? _____

_____

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D. _____

Why? _____

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E. _____

Why? _____

_____

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Comment Card No. 43

F. _____

Why? _____

_____

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G. _____

Why? _____

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H. _____

Why? _____

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_____

I. _____

Why? _____

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_____

J. _____

Why? _____

_____

_____

Comment Card No. 43

KUNA Planning & Zoning

COMMENTS

LIKES

A. Save that land near water

Why? _____

B. ~~No Signal - High Traffic~~ "Keep that land" Land still there should be purchased by City turned into Nature Park on Water Before Lost Forever Extend Green Belt - Plus Nature Pk

Why? _____

C. Deers are gone - Geese gone Quail gone

Why? _____

D. _____

Why? _____

E. _____

Why? _____

Cathy Cabor (?)

Comment Card No. 44

F. _____

Why? _____

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G. _____

Why? _____

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H. _____

Why? _____

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I. _____

Why? _____

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J. _____

Why? _____

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Comment Card No. 44

DISLIKES

A. Emergency connection Stop Developm

Why? Until Bridge is built

B. No Traffic Light, many issues there, Buy that

Why? remaining Land and turn to Nature Park

Greenbelt is to be but Park Building there" Buy

You can't get it back when it's Build

The rest of the WAY -

C.

Why?

D.

Why?

E.

Why?

Comment Card No. 44

F. _____

Why? _____

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G. _____

Why? _____

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H. _____

Why? _____

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I. _____

Why? _____

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J. _____

Why? _____

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Comment Card No. 44

KUNA
Planning & Zoning

COMMENTS

LIKES

A. _____

Why? _____

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B. _____

Why? _____

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C. _____

Why? _____

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D. _____

Why? _____

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E. _____

Why? _____

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Teresa Halderson

Comment Card No. 45

F. _____

Why? _____

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G. _____

Why? _____

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H. _____

Why? _____

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I. _____

Why? _____

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J. _____

Why? _____

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Comment Card No. 45

DISLIKES

A. Commercial designation @ 3 of 4 corners

Why? Increase traffic at already congested intersection
Very concerned about high intensity commercial near houses
on 1 acre lots. Intersection needs a round-about

B.

Why? Move commercial zoning to Meridian (Hwy 69)

C.

Why?

D.

Why?

E.

Why?

Comment Card No. 45

F. _____

Why? _____

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G. _____

Why? _____

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H. _____

Why? _____

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I. _____

Why? _____

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J. _____

Why? _____

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Comment Card No. 45

KUNA Planning & Zoning

COMMENTS

LIKES

A. less commercial - allow mixed use

~~Why?~~ to transition to commercial on Meridian Rd.

B. remove from area of impact

~~Why?~~

C. residential up to 3 du/A

~~Why?~~ makes sense. Could ~~allow~~ allow higher density along railroad

D. better use of corridor & not only parcel specific

~~Why?~~

E. Same as "D" - better use of corridor

Why?

Dave Yorgason

Comment Card No. 47

F. _____

Why? _____

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G. _____

Why? _____

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H. _____

Why? _____

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I. _____

Why? _____

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J. _____

Why? _____

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Comment Card No. 47

DISLIKES

A. _____

Why? _____

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B. _____

Why? _____

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C. _____

Why? _____

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D. _____

Why? _____

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E. _____

Why? _____

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Comment Card No. 47

F. _____

Why? _____

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Why? _____

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Why? _____

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J. _____

Why? _____

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Comment Card No. 47

From:	Cindy Giesen
To:	Jessica Reid
Subject:	Re: Proposed Comp Plan FLUM Amendment Feedback
Date:	Tuesday, December 14, 2021 6:55:54 PM
Attachments:	image001.png

From Cindy Giesen 1363 South Ash Avenue, Kuna Idaho
cmthewiz@yahoo.com 12/14/21

COMMENT CARD #48 (But sorry, I'm not able to break it down into a few lines on the comment card format before the deadline – and will be on the roadtrip again. This does include my Likes and Dislikes and Whys though)....

The following are my inputs and requests concerning the proposed 2021 FLUM updates to the Kuna City Comprehensive Plan (2019). If you are time limited in reading, my major inputs concerning the FLUM are numbered (1.- 4.). The lettered (a. b. etc.) comments below each input are why I believe this observation may be helpful or justified. Thank you for the opportunity to contribute ideas to Kuna's future planning.

1. I appreciate that much of the mixed-use zoning is being removed and restored back to Agricultural use. This will allow our infrastructure and services to catch up with current growth.

    a. Why? I feel the mixed-use code has been abused, with applicants seeking higher residential densities, while dangling promises of some parcels for commercial development, jobs hopes, subdivision recreation facilities and useful open spaces. Sadly, these promises rarely comes to fruition or is frequently renegotiated after the home sections are built.

    b. We (south of the tracks) all realize until a railroad overpass and better emergency services are provided, growth in the south should be slowed down. This change helps.

2. Much of the land south of W. King Road and west of Locus Grove is, appropriately, now zoned Low Density and AG zones. This is a good transition to BLM, Melba and Birds of Prey boundaries. The proposed densities will provides a nice transition from the higher land uses on the north side of W. King. HOWEVER, around 100 acres on the east side of Swan Falls Road and south of W King is being identified as Medium Density on the FLUM. I request that you allow only the Medium Density of R-4 or fewer homes on these parcels. Since one family owns most of this land, I think I understand why it wasn't coded Low density like the surrounding smaller parcels.

    a. As defined in code, Medium Density can be 6-3 homes, but most subdivision applicants request the maximum 'Medium

Density" of R-6, which I feel is not appropriate south of King Road. I suspect that the applicants would have less opposition if the land owners/planners/developers requested R-4 or less in this area.

b. The 100 acre section of 'Medium Density' land has at least three large dairy farms and cattle feed lots nearby. Because I live close to this land, I know for a fact that the area can be unpleasant to our senses. The dairy farms have frequent unbearable smells and have recently acquired highly intense outside lights (not 'dark sky', as our codes require) to increase milk production and to speed up cow reproduction and growth. People who have a little extra land (R-4 or less) tend to add farm animals or gardens and can better contend with these negative dairy and agricultural farm issues.

3. I'm told you will be updating the Land Use Tables for each zone. PLEASE, pay extra attention to the Agriculture 'special uses' permitted and to the Industrial uses (M1,M2 area). As you know, potential land uses have greatly expanded in our digital, manufacturing and chemical age. PLEASE, also update our Kuna Zoning Codes to handle the impact of these uses unfamiliar uses in our area. Kuna has set aside limited land resources in the east for Industrial uses. We need projects that are compatible, safe, provide jobs and ones that provide the city, and local district, tax and income benefits. Please avoid uses that give away our potential City and local tax income.

a. For an example of why new land uses concern many residents, I am aware that a special use that was permitted in 2015 for a solar farm on agricultural land. This was surrounded by farms, housing and unincorporated Ada county citizens. There was much controversy and it seems that even six years later, their concerns about this type of utility/energy use, has not been addressed. The issues the community had with this application can be found archived on the Kuna website identified as: "Council Packet 09.29.2015 Appeal Hearing – Solar Farm" . They could have been resolved by not rushing the project, by finding solutions and by having relative and up to date zoning codes. We suspect more chemical and energy producing uses are coming to the south (M1,M2, 1000+ acres?). Even now, if you search in Kuna Codes for 'manufacturing' you will mostly find it refers to mobile homes and farming/animal uses. We need M1 and M2 related code sections that make it easier to determine how our land and people will be protected from issues the businesses might create (environment, water, living creatures etc.)

b. For my 'solar farm' example, the considerations noted in

this North Carolina article URL, best describes the question and issues I feel should be addressed in more specific, Industrial land use codes, well before accepting an application for that type of project (jobs,taxes,environment,health,cleanup..). https://craven.ces.ncsu.edu/considerations-for-transferring-agricultural-land-to-solar-panel-energy-production/

4. People have been attracted to Kuna because of its semi-rural, smaller town, country feel. If we continue to approve maximum Medium and High Density housing (5 or more homes per acre) from Hubbard to Lake Hazel, and from Linder to Black Cat/Canyon County, we will lose that identity. In the process, will disenfranchise the existing unincorporated Ada County residents and Kuna will merge into one giant bedroom community, connected to the dense housing Meridian has allowed south of the I84. Much of the region I noted is still Agriculture and/or very low density housing. The land west of Ten Mile to beyond the Canyon County line (to Nampa) is mostly low density and agriculture. PLEASE, consider lower, transitional densities in this region of our Kuna impact zone (4 or less homes) to distinguish Kuna from the other cities nearby. Provide a minimal, but adequate (more?) commercial area to serve that mostly residential region.

a. The lower transitional zoning will provide more opportunities for small farms, higher end large lot homes and small agricultural opportunities. It appears Nampa's FLUM transitions to low density uses towards the east, will be compatible with this approach.

b. This will provide more types of housing types and lifestyle opportunities, which is part of Kuna's comprehensive plan. I suspect we have plenty of R-6 and higher density residential developments.

c. This area could provide a medium to small neighborhood commercial area for the NW Kuna and SW Meridian families. It will reduce trip-ends to resources in nearby cities and it will result in more taxes dollars for Kuna, more regional jobs, less traffic and a unique well planned city, but may require a few more commercial zones, ideally on Ten Mile.

Thank you again and PLEASE help 'Keep Kuna Our Town' and a little bit country.

Cindy Giesen

On Thursday, December 9, 2021, 08:27:33 AM MST, Jessica Reid <jreid@kunaid.gov> wrote:

Good Morning Cindy,

I have attached the information we discussed regarding our proposed Future Land Use Map (FLUM) amendments. In the attachment is a Facts Sheet, a Comment Sheet & the current FLUM. I know you had stated you were planning on making comments directly on images of the map & that's totally fine, the Comment Sheet is more of a formality as it is numbered and correlates with my comment tracking record & I wanted to make sure you were assigned a number.

In regards to the map, the original FLUM was adopted in July 2019 with the Envision Kuna Comp Plan; the map within the attached packet was amended March 2020 – the only change is the March 2020 map reflects an adjustment to the City of Kuna ACI (Area of City Impact) which was negotiated with the City of Meridian & encompasses the properties north of Amity Road which were Annexed into City Limits. If you would like to compare the March 2020 map to the July 2019 map, please use this link http://www.kunacity.id.gov/ImageRepository/Document?documentID=4405.

I believe you already know how to reach the proposed FLUM map on the Planning & Zoning Public Outreach page, but for convenience, here is the direct link https://www.arcgis.com/home/webmap/viewer.html?webmap=6032b1bf2aec42fa8a69269a3280e4b2&extent=-116.5492,43.4078,-116.1276,43.569. I can also provide a PDF of this map if you would like, just let me know.

If you have any questions, please feel free to let me know. I will be reviewing the comments received the remainder of this week, as well as next week, so if you could have your comments back to me by Friday December 17th that would be great.

Our department & the City of Kuna appreciate your feedback!

Sincerely,

Jessica Reid

Planning Services Specialist

751 W 4th Street • Kuna, ID 83634

jreid@kunaid.gov • Ph: (208) 387-7731

KUNA

Planning & Zoning

KUNA Planning & Zoning

FACTS SHEET

What is a Comprehensive Plan & why do we have one?

- Idaho Code §67-6508(i) of the Local Land Use Planning Act (LLUPA), requires cities to adopt and utilize a Comprehensive Plan for land use development within its jurisdiction.
- The Envision Kuna Comprehensive Plan is the official policy document that guides future development within Kuna City Limits, the Area of City Impact (ACI) and our planning area for a period of 20 years.
- It is used as the primary tool to ensure future decision-making reflects and implements the community's vision for Kuna.
- Comprehensive Plan updates have occurred in 1993, 1997, 2000, 2003, 2008, 2015 and 2019; Appendices may be updated as necessary.

What is a Future Land Use Map (FLUM)?

- The FLUM is used to carry out the goals of the Comprehensive Plan by designating land uses that shape and manage both the built and undeveloped environment, preserves existing Agriculture lands, and implements a strong community design.
- The current FLUM was adopted with the Envision Kuna Comprehensive Plan in July 2019 and amended in March of 2020 to include the northern Area of City Impact expansion.

What changes are being proposed on the FLUM?

- Significant increase in lands designated as Agriculture in order to preserve open spaces and the rural character outside of the city's core.
- Commercial/Mixed Use frontages along main entry corridors.
- Adapting future land uses to ensure unnecessary hardship is not placed on public infrastructure.

If adopted, the proposed changes to the FLUM will increase/decrease as follows:

FLUM Designation	2020*	2022*	Difference
Agriculture	7,762.10	19,303.50	+ 11,541.40
Commercial	1,239.60	736.00	- 503.30
Industrial	5,026.30	3,819.40	- 1,207.30
High Density Residential	187.80	329.60	+ 141.80
Medium Density Residential	6,104.00	8,436.20	+ 2,332.20
Low Density Residential	10,757.60	6,271.20	- 4,576.10
Mixed-Use	12,359.40	2,957.30	- 9,402.10
Public	11,018.70	10,485.80	- 532.90

*Total in acres.

If/when changes to a Comprehensive Plan are adopted, the Maps to be amended are: Future Land Use Map, Downtown Overlay Map, Entryway Corridor Overlay, Street Circulation, Parks and Recreation, Pathways Master Plan, Bedrock Depth, Cemetery District, Fire District, Hydrologic Groups, Irrigation Districts, Library District, Location Map, Natural Hazards, Points of Interest, Slope Averages, School Districts, Existing Service Area(s) – Irrigation; Potable Water; and Sewer.

KUNA
Planning & Zoning

COMMENTS

LIKES

A. _____

Why? _____

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B. _____

Why? _____

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C. _____

Why? _____

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D. _____

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Comment Card No. 48

F. _____

Why? _____

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G. _____

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DISLIKES

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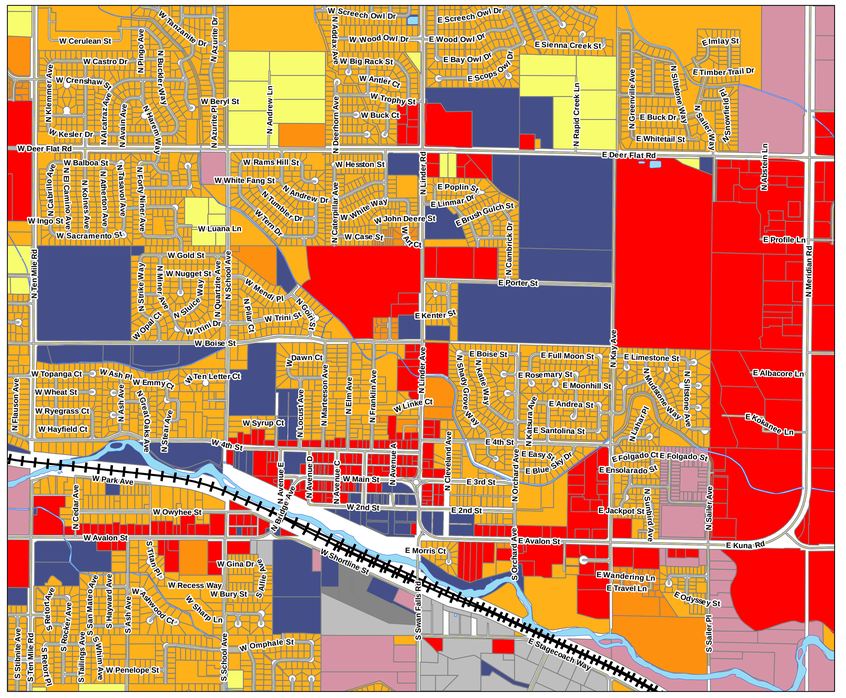
CITY OF KUNA

FUTURE LAND USE

March 3rd, 2020

0 0.25 0.5 1 1.5 2 Miles



LEGEND

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

* SEE COMPREHENSIVE PLAN TEXT FOR MORE DETAIL.

CREATED BY:
MICHAEL L. BORZICK
GIS MANAGER
CITY OF KUNA, IDAHO

KUNA Planning & Zoning

COMMENTS

DIS **LIKES**

A. NEC of N Locust Grove & E Deer Flat

Why? Requesting property be considered mixed use Commerical & Housing (Prefer low density to medium density) corner is the only full 40AC East of Locust Grove. Commerical would accommodate all the housing on the E. side of L.G. and some from West side L.G. Deer Flat will also one day be continued to Cloverdale (ACHD already has some of the R/W). If you have any questions, please feel free to contact me at:

(meaning more traffic to commercial)

Sherry Huber – sherryhuber1@gmail.com

C. 208-888-4247

Why? Please notify me when changes will come before Commission & Council.

Thank you

D. Also, it is my understand that our property

Why? at 2601 E Hubbard Rd (next to Hubbard Res) ~~dog~~ designation remains unchanged. If this is incorrect, please let me know.

E.

Why?

Sherry Huber

Comment Card No. 50

F. _____

Why? _____

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G. _____

Why? _____

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H. _____

Why? _____

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I. _____

Why? _____

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J. _____

Why? _____

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Comment Card No. 50

DISLIKES

A. _____

Why? _____

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B. _____

Why? _____

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C. _____

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D. _____

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Comment Card No. 50

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G. _____

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H. _____

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J. _____

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Comment Card No. 50

KUNA Planning & Zoning

COMMENTS

Dis **LIKES**

A. Vander Stelt Property

Why? Requests R-4 MDR to match ~~parcel~~ property to East (Thornton).

B. _____

Why? _____

C. _____

Why? _____

D. _____

Why? _____

E. _____

Why? _____

Henry Vander Stelt

Comment Card No. 52

F. _____

Why? _____

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G. _____

Why? _____

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H. _____

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I. _____

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J. _____

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Comment Card No. 52

DISLIKES

A. _____

Why? _____

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B. _____

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C. _____

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D. _____

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Comment Card No. 52

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Comment Card No. 52

January 25, 2022

Dear Mayor, City Council Members, Planning and Zoning Commission and Planning Staff,

I provide this letter in response to the City's request for comment on the proposed changes to the Future Land Use Map (the "Proposed FLUM").

As you are aware, I have a long-standing relationship with the City of Kuna and, among other projects, have developed numerous neighborhoods in the City. I have also dedicated property for Association parks, schools, and pathways, and have built significant oversized infrastructure for the benefit of the City including multiple sewer lift stations, pressure irrigation lagoons and booster stations. I currently have several new projects pending that include additional school sites, a fire station/first responder site, qualifying open space and park sites, which I look forward to developing to our mutual satisfaction.

As set forth below, I am asking for revisions to the Proposed FLUM for two pending projects. I also write in support of changes to the Proposed FLUM for two other pending projects. I previously provided a letter requesting that portions of the Proposed FLUM for the DesertHawk West development be amended.

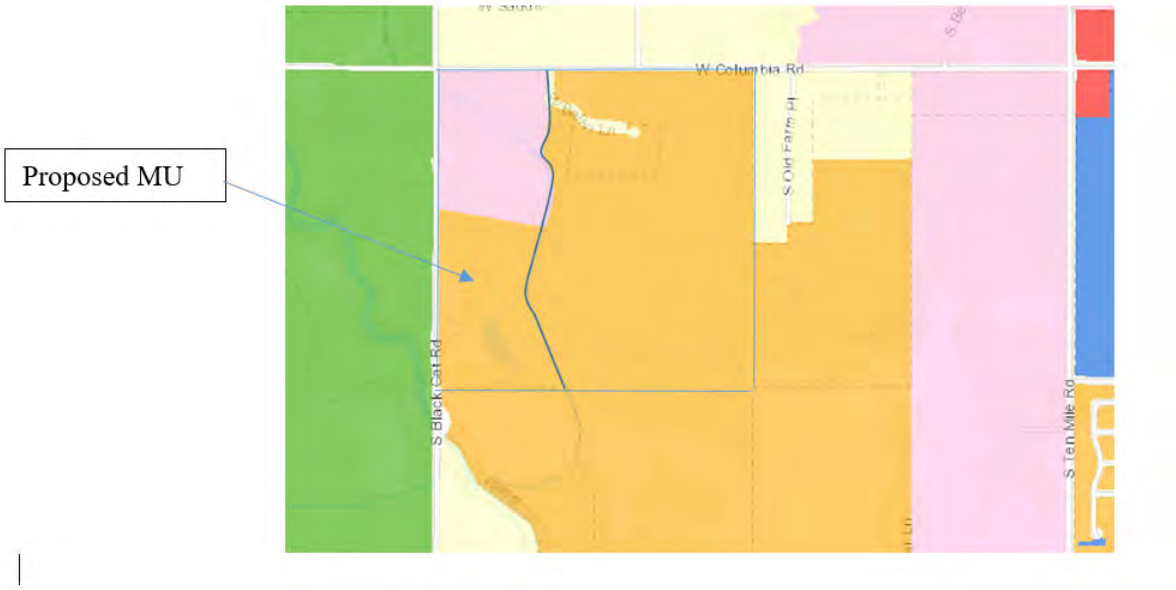
1. Gallica Heights.

Gallica Heights is a mixed-use community with proposed detached single-family homes, attached townhomes, and a commercial element. It located on the south-east corner of Columbia Road and Black Cat. The current FLUM designates the property as Mixed Use (MU). It is designated as MU and Medium Density Residential (MDR) on the Proposed FLUM. **We request that all property west of the Ridenbaugh canal be designated MU. We support the MDR designation on the remainder of the Property.** MU is more appropriate west of the canal because:

- It will allow for commercial development on the property's busy Columbia Road/Black Cat corner, with adjacent higher density townhomes.

- The Ridenbaugh canal bisects the property, creating two distinct parcels and land use areas.

- The MU designation supports *Envision Kuna* Objectives 3.C.2 and 3.D.1 by creating a neighborhood-serving commercial center surrounded by a variety of housing options.



2. Madrone Village.

Madrone Village is located south of Kuna Road and just west of Ten Mile. It is currently designed MDR on the FLUM and remains MDR on the Proposed FLUM. The western boundary of this property will become a new mid-mile collector, Beadily Avenue. Fronting Kuna Road, we have set aside land to be donated to the City for a Fire Station, and land to be donated to the City as a City park/soccer field. We also propose a small commercial development on the north-west corner, with townhomes directly to the south. Due to these intended uses, **we request that the north-west quadrant of this property be designated MU**. The MU designation is appropriate because:

- Commercial development along Kuna Road helps preserve Kuna Road as a Commuter Entryway Corridor, in furtherance of *Envision Kuna* Objective 4.A.1.

- A mixture of detached and attached homes will be located in this quadrant, furthering the *Envision Kuna* Objectives 3.C.2 and 3.D.1 of creating a neighborhood mixed-use area with a variety of housing-types and a commercial component.

3. Bodahl Farms and Stiner.

The Bodahl Farms and Stiner developments are directly adjacent to each other. Bodahl is on the corner of Ten Mile and Hubbard, and Stiner is directly to the west. The Bodahl parcel is currently designated Commercial on the FLUM. It is designated MU on the Proposed FLUM. **We support this change to MU.**

Stiner is currently designated on MU on the FLUM. The Proposed FLUM designates this parcel MU and MDR. **We support this change to MU and MDR.**

Thank you for your consideration of these requests. I look forward to continuing to work with you as Kuna grows and develops.

Sincerely,

Timothy W Eck

January 25, 2022

Dear Mayor, City Council Members, Planning and Zoning Commission and Planning Staff,

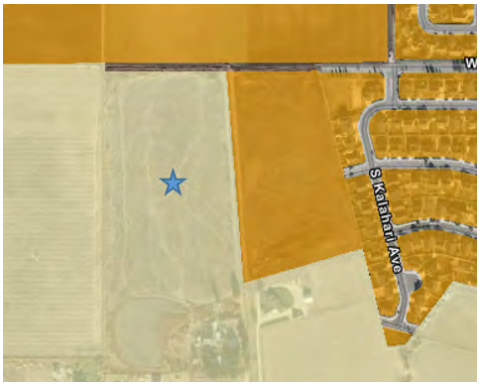
I am providing this letter as the Member/Manager of several legal entities that own parcels of land within the City of Kuna and the Kuna Area of Impact. I write this letter in response to the City's request for comment on the proposed changes to the Future Land Use Map ("FLUM").

As you are aware, I have a long-standing relationship with the City of Kuna and, among other projects, have developed the Crimson Point, Arbor Ridge, Deserthawk, Silver Trail, Springhill, Gran Prado, Caspian, Cazador, Madrone Heights neighborhoods. I have also dedicated property for Association parks, school, pathways, lift stations and pressure irrigation lagoons, and have built significant oversized infrastructure for the benefit of the City including multiple sewer lift stations, pressure irrigation lagoons and booster stations. I currently have several new projects pending that include additional school sites, a fire station/first responder site, qualifying open space and park sites, which I look forward to developing to our mutual satisfaction.

I write specifically to request a FLUM amendment for the proposed Deserthawk West subdivision. The Deserthawk West subdivision is approximately 28.48 acres of agriculture ground identified as parcel numbers R7321000850 (the "**West Parcel**") and R7321000916 (the "**East Parcel**") (collectively, the "**Property**"). The West Parcel is currently zoned RUT within Ada County, is in the Kuna Area of Impact, and is designated Low-Density Residential ("LDR") on the FLUM. The East Parcel is currently zoned R-6 within Kuna and is designated Medium-Density ("MDR") residential on the FLUM. ***I request that you designate the West Parcel as MDR on the updated FLUM*** for the reasons set forth below**.**

Property location:

Proposed FLUM:



MDR is a more appropriate designation for the West Parcel because an MDR designation matches the designation of the East Parcel, that of the sister developments, Deserthawk Subdivision Nos. 1 and 2 (further to the east), and the undeveloped property to the north. This change permits the West Parcel to seamlessly integrate into the East Parcel and the existing Deserthawk Subdivisions, which were conceptualized as one larger development. Stub streets were incorporated into the Deserthawk Subdivision Nos. 1 and 2 to provide future connections to the Property and open space overlaps between the Property and the existing Deserthawk subdivisions.

Given the high demand for housing in the Treasure Valley at this time, this proposed FLUM amendment will alleviate some of this demand by allowing a Medium-Density neighborhood in this desirable area in Kuna.

Thank you for your consideration of these comments.

Sincerely,

Timothy W Eck

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

RE: Kuna Future Land Use Map Amendments

Dear Mayor, City Council, Planning & Zoning Commission and Planning Staff:

Toll Brothers provides this comment letter as part of the City's request for input on the draft amendment to the Kuna Future Land Use Map ("**FLUM**").

We would like to thank the City of Kuna for soliciting comment and working with the development community and public on the FLUM update. Toll Brothers has enjoyed working with the City on our successful residential project in Kuna including, Sterling Ranch and Timbermist. The City has also been a great partner on our recently approved Paloma projects, which are moving forward as planned. We look forward to continuing to work collaboratively with Kuna on future development projects.

Toll Brothers is actively planning several projects in Kuna; two low density residential projects, Aster Grove and Denali North, and one mixed use project. We plan to file development applications for these projects in the near future. As detailed below, we request two revisions to the draft FLUM to support two of our upcoming Kuna projects.

1. **Aster Grove.**

Aster Grove is planned as a residential community with a density near 3 units per acre located on 37 acres at 610 West Columbia Road (Parcel No. S1301438810). The current FLUM and the draft FLUM both designate the property as Mixed Use. **Toll Brothers requests the City designate the property as Medium-Density Residential ("MDR") on the updated FLUM**. A MDR designation is more appropriate because:

- This land is more suited for MDR with the new Swan Falls High School and the Springhill Subdivision just to the west. MDR development will be the most compatible with the surroundings and will provide desirable homes near the school.

- The MDR designation will allow Toll Brothers to go forward with Aster Grove and extend the Mason Creek sewer trunk line and provide the City with a regional well site. Both are needed City infrastructure projects.

- The property is adjacent to land designated MDR and High Density Residential, which makes MDR a more appropriate fit for this Property.

- The location of the Aster Grove property cannot support a mixed use development concept because it has limited frontage on Columbia Road and the bulk of the property is set away from Columbia. Also, there is already a significant amount of land designated as Mixed Use and Commercial in the corridor to provide a mix of uses in the immediate area.

2. **Wanner-Buckner Mixed-Use Project**

The Wagner-Buckner project is a mixed use project located on 35 acres at 700 N. Meridian Road (Parcel No. S1419325400). Toll Brothers has plans to develop this site as a mixed-use community with approximately 10 acres of commercial fronting on Meridian Road and the reminder of the property as a medium-density residential community. The current FLUM and the draft FLUM both designate the property as Commercial. **We request this parcel be designated as Mixed-Use ("MU") on the updated FLUM.** The MU designation is more appropriate because:

- It will allow for commercial development on the property's busy Meridian Road frontage and a residential neighborhood immediately to the east to support commercial development.

- The MU designation also supports Objectives 3.2.A and Goal 4.A of Envision Kuna by creating a distinctive mixed use entryway corridor into the City.

- The residential neighborhood component of the project will abut a planned City park to the west, which will provide an appealing transition between the commercial development on Meridian Road and the new City park (*see* Envision Kuna p. 40).

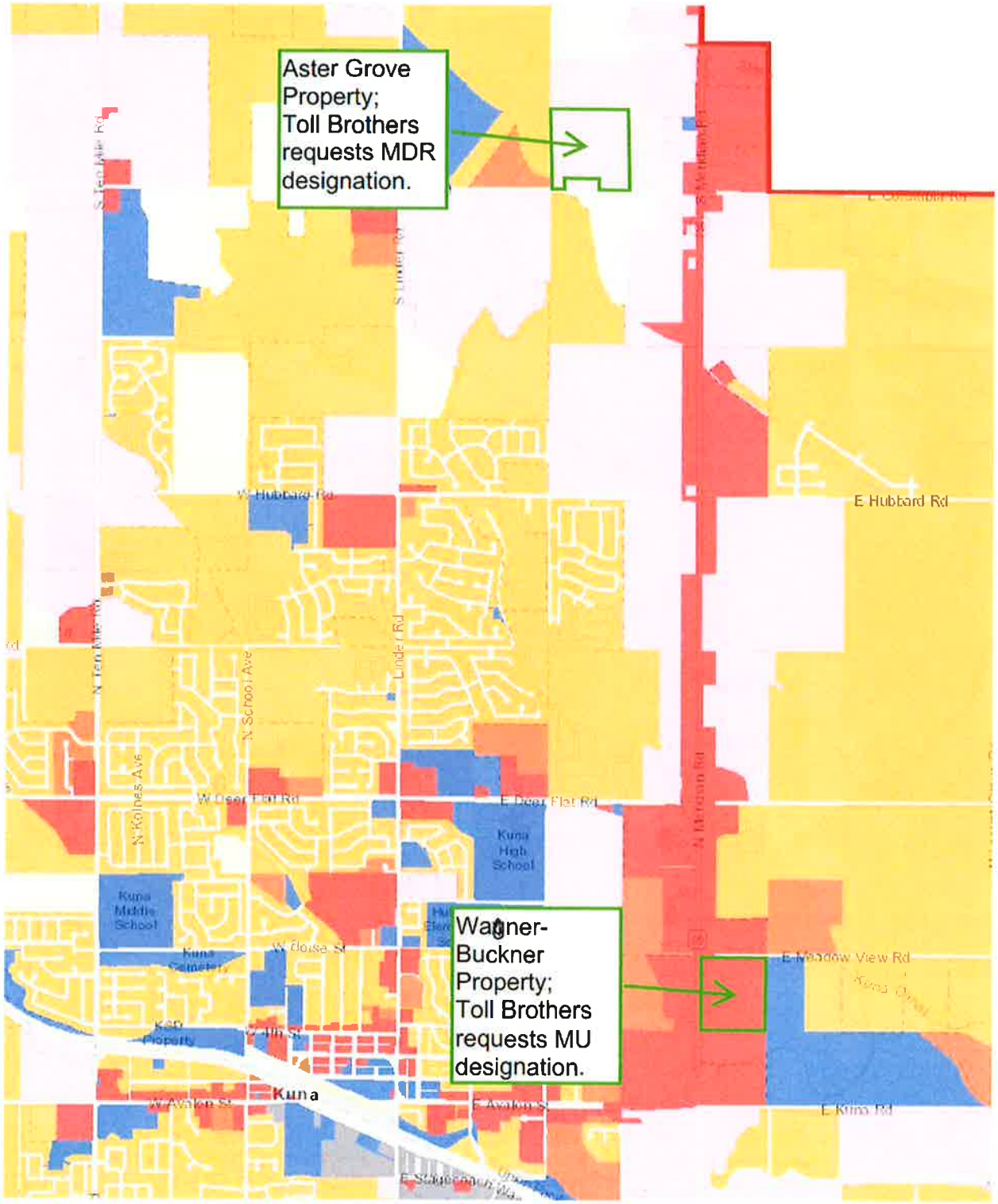
- The MU designation and the resulting mixed-use development will be compatible with the Ashton Estates project to the north and provide continuity on the Meridian Road corridor.

Thank you for your consideration of these comments. On the following page is a summary map of the revisions to the draft FLUM Toll Brothers is requesting. Please do not hesitate to reach out if you have any questions.

Sincerely,

Ryan Hammons,
Senior Vice President

Toll Brothers' Requested Revisions to the Draft FLUM



received
3·15·22

Vander Stelt Dairy
2777 Swan Falls Rd
Kuna , Idaho 83634

Kuna Planning & Zoning
751 W Street
Kuna , Idaho 83634

March 11, 2022

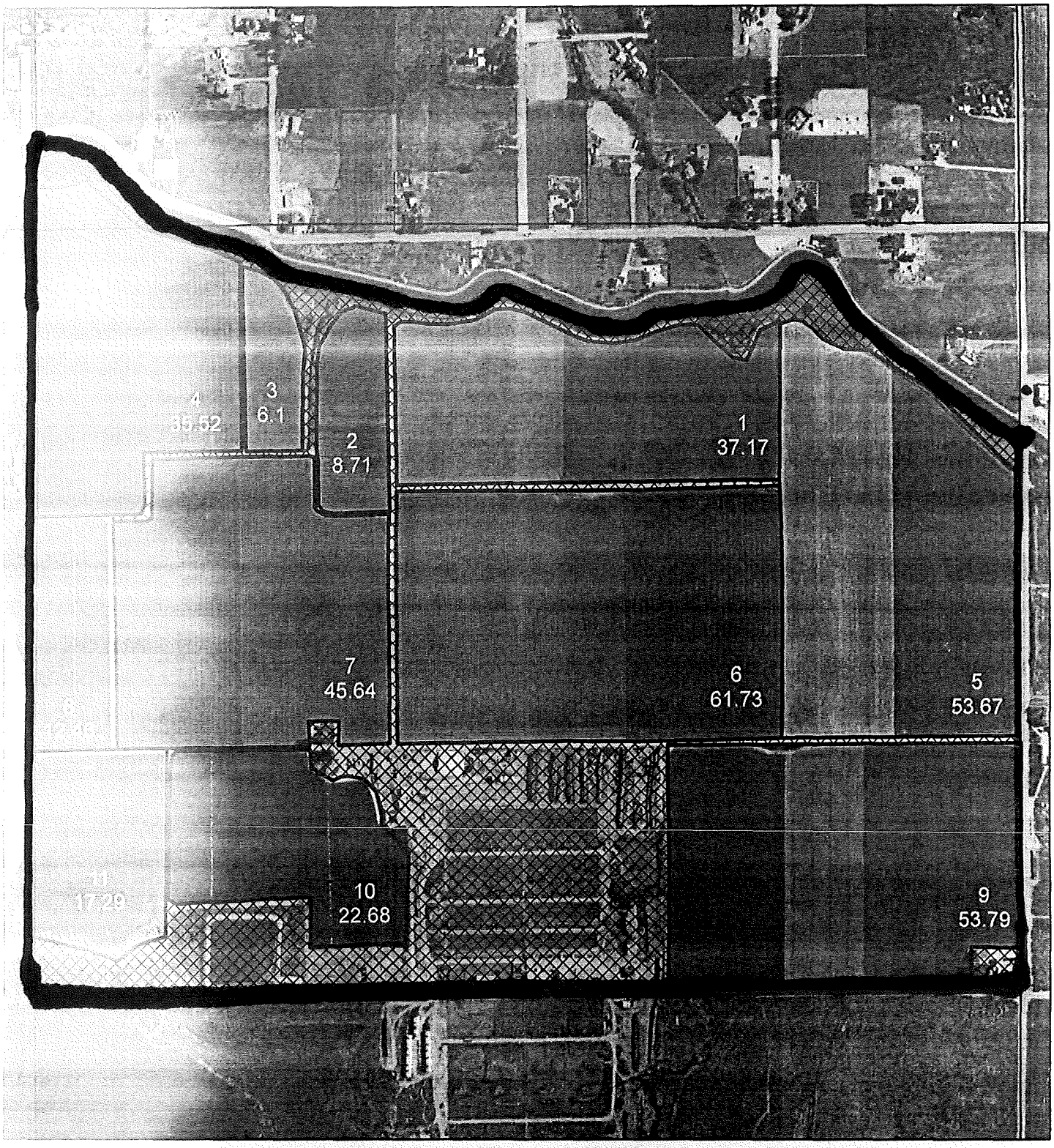
To the Planning Commission:

Vander Stelt dairy after reviewing the proposed Comprehensive Plan Future Land Use Map (FLUM) update being presented to Planning & Zoning March 22, 2022 for approval , would with this letter humbly request the Kuna Planning Commission consider changing the proposed zoning designation of our property on approximately 440 acres of the 570 total , from Low Density Residential to Medium Density Residential.

History:

Vander Stelt Dairy has operated at its present location 2777 Swan Falls Rd , one and a half miles south of Kuna since 1978. Vander Stelt Dairy is a general partnership consisting of two partners Dennis and Henry Vander Stelt. The property is made up of 570 continuous acres and is bordered in between Kuna Mora Canal to the North, Kuna Mora Road to the South and Swan Falls Road to the east. The property contains a Dairy and 355 acres of irrigated farm ground.

At the request of the City of Kuna in June of 2006 all 570 acres were incorporated into the city to facilitate a land bridge by which means the city sewer lagoons could be brought into the city as well. At the time of this agreement their was a mutual understanding and assumption (although not written) that eventually when the Dairy had run its course their would be given consideration of improved zoning to improve salability of said property .



USDA

United States Department of Agriculture
Farm Service Agency

October 20, 2011

Farm: 4014
Tract: 1502

Ada County, ID

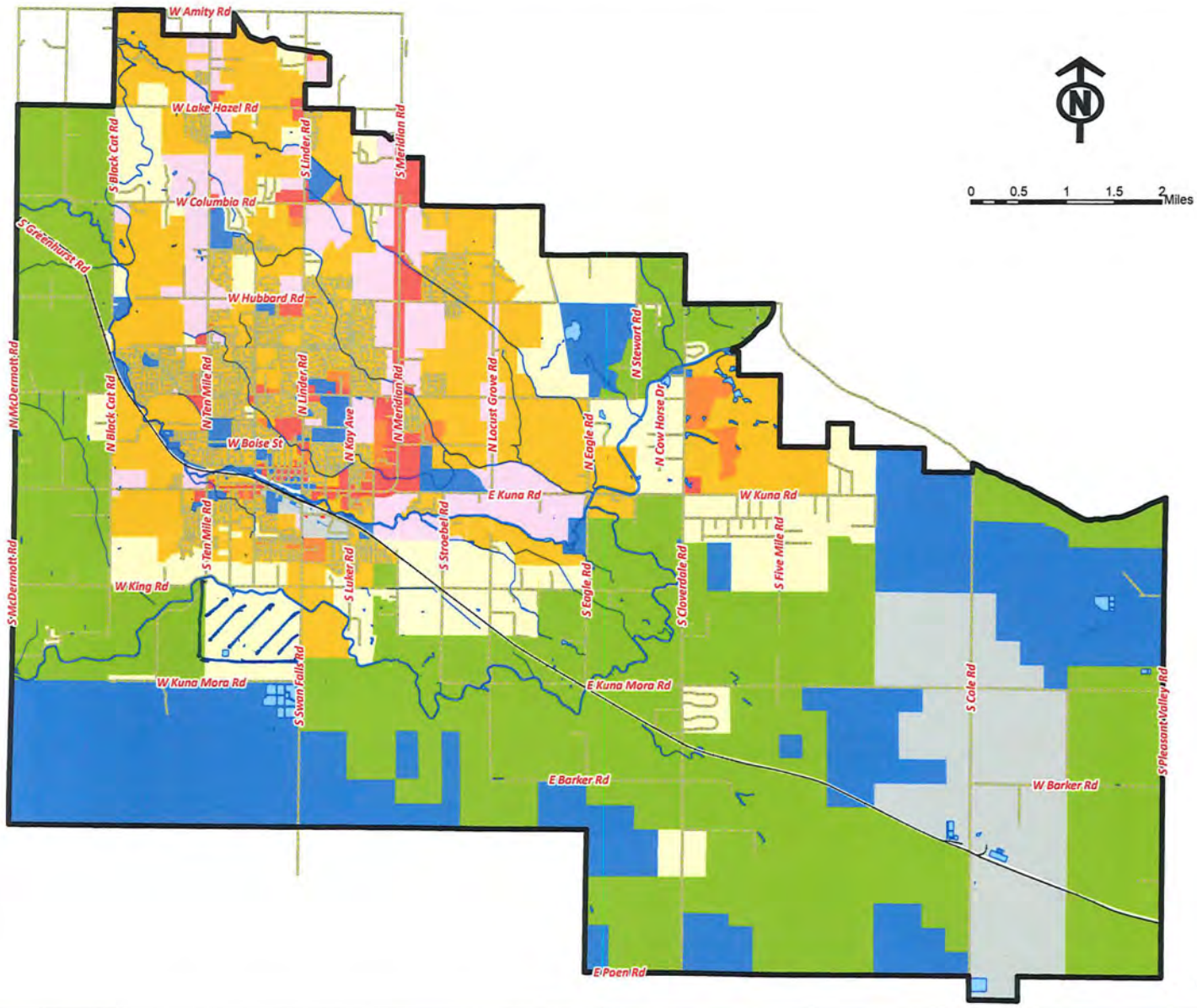
1:8,532

N

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

CITY OF KUNA

Future Land Use



Legend

- Proposed ACI
- Union Pacific Railroad
- Waterway
- Roads

Future Land Use Designations

Proposed Future Land Use Designations

- Agriculture
- Commercial
- Industruial
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed-Use
- Public

received
3.17.22

March 16, 2022

Kellie King
2665 W King Rd
Kuna, ID 83634

City of Kuna
751 W 4th St
Kuna, ID 83634

RE: Proposed Future Land Use Map revision

Dear Planning and Zoning Commissioners:

This is in regard to the proposed change in the Future Land Use Map.

I am the owner of 65 acres at 2665 W King Road. The property is on the south side of King Road. It is my understanding that the proposed Future Land Use Map would change the intended future use of my land from Low-Density to Agricultural.

This is not prime agricultural ground. Depth of bedrock is shallow 20"-40" (see attached). The soil survey of Ada County Area reported "Depth to rock and the hazard of erosion are the major limitations to agricultural" in this specific area.

This will request that the future designation for my property remain Low-Density. My husband and I purchased the property in 1999. It was our primary asset and our home until he suddenly passed away recently. (It is still my residence.) Now I am following up on the plan he initiated to sell our property of twenty-three years.

The Low-Density designation is a crucial part of our timing as we saw development come closer to our home.

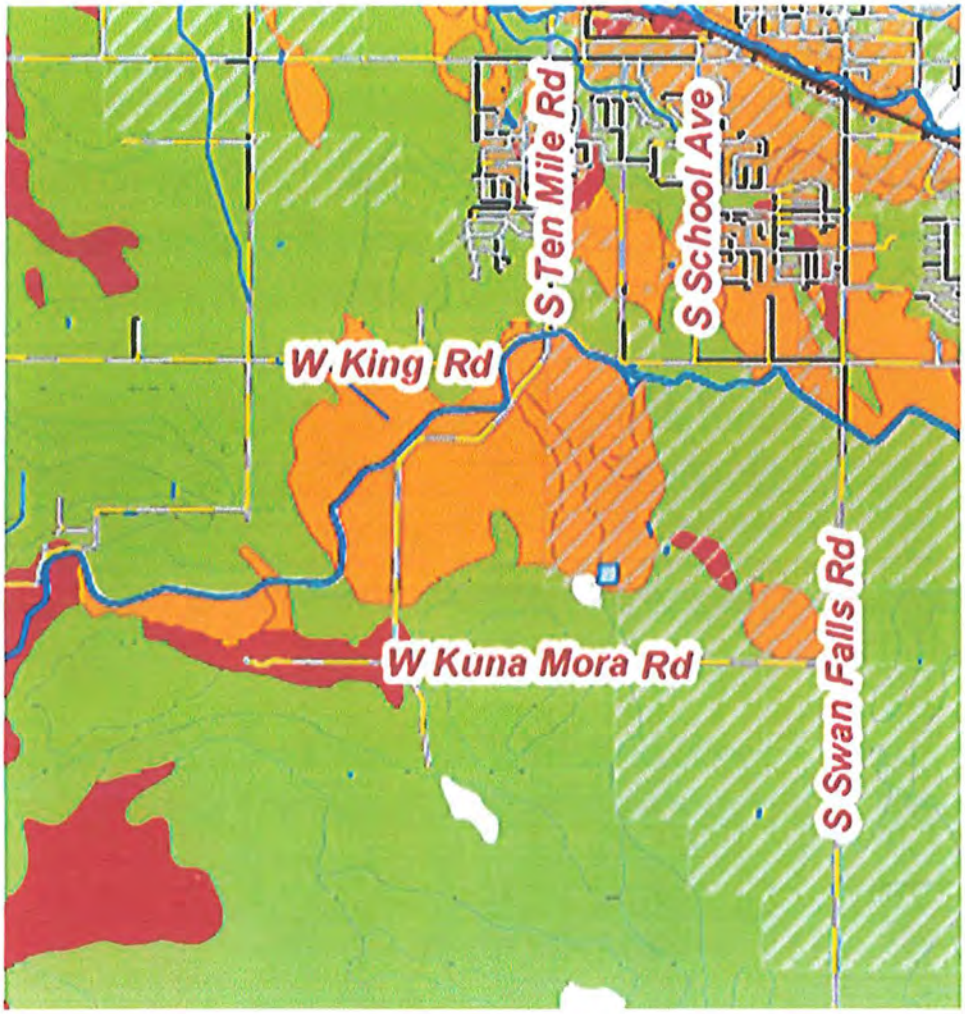
- Presently my property is just two parcels away from annexation.
- Properties directly across King Road from me are not having the designation changed from Low-Density to Agricultural.

To change the designation now will impact a serious financial loss to me.

I respectfully ask that the Low-Density designation not be changed.

Sincerely,

Kellie King



LEGEND

- IMPACT AREA
- WATERWAY
- UNION PACIFIC RAILROAD
- EXISTING ROADS
- IDAHO COUNTIES
- KUNA CITY LIMITS
- KUNA WETLANDS

APPROX. BEDROCK DEPTH

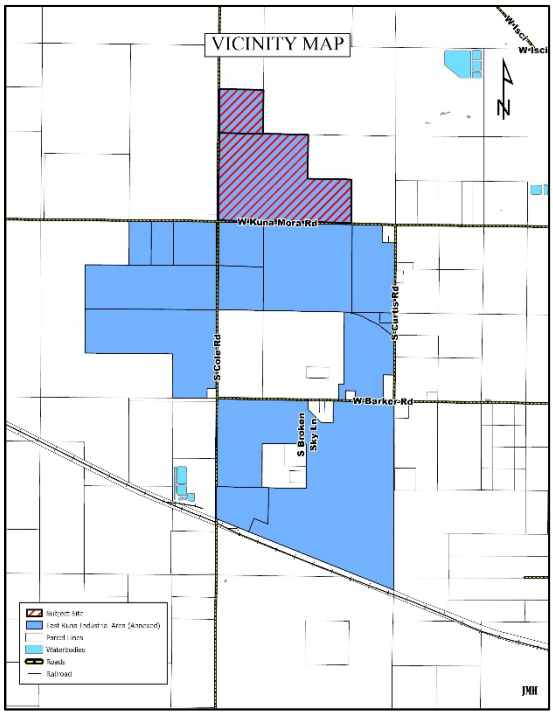
- 10"-20"
- 20"-40"
- 40"-60"
- >60"
- N/A

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF **BRISBIE LLC** *For a Design Review of Data Center Facilities, Parking & General Site Landscaping.*	)))))))	**Case No. 22-04-DR (DESIGN REVIEW)** **STAFF REPORT FOR THE PROJECT PEREGRINE DATA CENTER DESIGN 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:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	Design Review Application			X

2.3	Detailed Narrative			X
2.4	Vicinity Map			X
2.5	Affidavit of Legal Interest			X
2.6	Site Plan			X
2.7	Exterior Elevations			X
2.8	Landscape Plan			X
2.9	Lighting Plan			X
2.10	Agency Transmittal Notice			X
2.11	Central District Health Department			X
2.12	Ada County Highway District			X
2.13	City Engineer			X
2.14	Nampa & Meridian Irrigation District			X

II
PROCESS AND NOTICING

2.1 In accordance with Kuna City Code (KCC) 5-4-2: Design Review; all new industrial 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.

2.2 Notifications

2.2.1 Completeness Letter: February 18, 2022

2.2.2 Agency Notifications: February 14, 2022

2.2.3 Agenda: March 8, 2022 (Tabled)

2.2.4 Agenda: March 22, 2022

III
APPLICANTS REQUEST

3.1 Brisbie LLC, represented by Parametrix, requests Design Review approval for full buildout of a data center campus, including data halls, support buildings, parking, loading/unloading areas and landscaping. The subject site is zoned M-1 (Light Manufacturing/Industrial) and is located on the northeast corner of Kuna-Mora Road and Cole Road (Parcel Nos: S1531300000 & S1531233600).

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The subject site was annexed as a part of the East Kuna Industrial Annexation, which was approved by the City Council on October 19, 2021 (Findings signed November 3, 2021). These parcels are included within the M-1 Development Agreement, which was approved as part of the Annexation application, executed by the land owner and City on December 15, 2021.

4.2 Surrounding Land Uses

North	RP	Rural Preservation – Ada County
South	M-1	Light Manufacturing/Industrial – Kuna City
East	RP	Rural Preservation – Ada County
West	RP	Rural Preservation – Ada County

4.3 Parcel Size, Current Zoning and Parcel Number

4.3.1 Approximately 247.92 acres

4.3.2 M-1 (Light Manufacturing/Industrial)

4.3.3 S1531233600 & S1531300000

4.4 Services

4.4.1 Sanitary Sewer – City of Kuna

4.4.2 Potable Water – City of Kuna

4.4.3 Fire Protection – Kuna Rural Fire District (42.92) acres. The remaining 205 acres are currently in process to be Annexed into KRFD

4.4.4 Police Protection – Kuna Police (Ada County Sheriff's Office)

4.4.5 Sanitation Services – J&M Sanitation

4.5 Existing Structures, Vegetation, and Natural Features

4.5.1 The subject site contains center pivots, which are currently in process of being relocated offsite. Vegetation is consistent with general crop fields. The approximate bedrock depth of the site is estimated to be approximately 20" to 40" and an average slope range of 1 - 3%.

4.6 Agency Responses

Agency	Exhibit No.
Central District Health Department	2.11
Ada County Highway District	2.12

V
TRANSPORTATION AND CONNECTIVITY

5.1 The subject site is proposed to be accessed via a primary ingress/egress onto Kuna Mora Road and two (2) secondary ingress/egress points on Cole Road. Circulation throughout the site is provided via private driveways, there are no public roads proposed within the project area.

Ada County Highway District (ACHD) is currently reviewing an updated Traffic Impact Study (TIS), and is unable to provide a traditional staff report until the TIS has been accepted. However, ACHD has submitted comments (Exhibit 2.12) stating that they do not have concerns with the City proceeding with the application process. ACHD has included in their comments, a request that a condition of approval be included that requires the applicant to comply with the Final ACHD Conditions of Approval following acceptance of the TIS. Staff agrees with this condition, and has noted it as condition 8.13 within Section VIII**,** Commissions Order of Decision.

VI
STAFF ANALYSIS

6.1 The proposed data center is to be built out in phases. The first phase of development will consist of an onsite utility build and an approximately 891,095 SF Data Center, which includes data hall rooms, an entrance lobby, main common space, food court, offices, conference rooms, collaboration spaces and building support rooms. Exterior building materials of the data center include basalt stone, fiber cement panels, precast concrete panels and metal panels. Mechanical units are to be placed on grade at the generator yards as well as the low roofs of the data halls and admin area. Roof top units are to be screened by horizontal trapezoidal metal panels, which will be painted white. Phase two and three will contain additional Data Center space and ancillary support buildings. Full site buildout will equal out to be approximately 2,692,706 buildable square feet.

Landscape buffers are proposed along Kuna Mora Road and Cole Road. Buffers appear to be in compliance with Kuna City Code (KCC), except for some areas where site constraints reduce the potential to have a full width buffer. In an effort to make up constrained areas, additional buffer width has been provided in areas where permissible. Staff supports the proposed buffer widths, and they should be approved as proposed. A majority of the landscaping on site is proposed to use native drought resistant plantings. Some adapted species, such as select tree plantings will be incorporated into the overall design. KCC 5-17-12 permits water conservative landscaping design. Staff has determined the proposed landscaping is in compliance with the landscaping requirements of KCC and should be approved as proposed.

Due to the nature of the area, the applicant has proposed to defer the development of sidewalk along the site's frontage. Staff would support this deferment and will require the applicant to enter in an agreement detailing at what point in time sidewalks, in accordance with KCC, will be required to be installed onsite.

The proposed parking lot to be included within the first build phase provides 203 standard stalls and six (6) ADA accessible stalls. The administrative office portion of the first phase facility is approximately 54,400 square feet. Per KCC 5-9-3, professional administrative buildings require 1 parking stall per 400 square feet of floor area. The proposed parking for this application exceeds requirements of KCC and should be approved as proposed. At full build out upon the completion of phase 3, the site will have 910 parking stalls with an additional 36 ADA accessible spaces in compliance with KCC.

Upon complete review, staff finds the application generally complies with Title 5 of Kuna City Code. Staff would recommend the Planning and Zoning Commission Approve Case No. 22-04-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

VII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 22-04-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. 22-04-DR, a request by Parametrix, on behalf of their client Brisbie LLC, for Design Review approval for full buildout of a data center campus, including data halls, support buildings, parking, loading/unloading areas and landscaping. The subject site is zoned M-1 (Light Manufacturing/Industrial) and is located on the northeast corner of Kuna Mora Road and Cole Road (Parcel Nos. S153130000 & S1531233600).

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 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: *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 Based on the evidence contained in Case No. 22-04-DR, the building designs, including building mass, proportion of the buildings, relationship of exterior materials, and relationship of openings in the building, this proposal generally ***does/does not*** comply with Kuna City Code.

Staff Finding: *Review by Staff and the Commission of the proposed Design Review confirms the proposed buildings are appropriate for the subject site.*

7.3 Based on the evidence contained in Case No. 22-04-DR, this proposal ***does/does*** not generally comply with the Comprehensive Plan.

The Comprehensive Plan contains several goals and policies pertaining to the utilization of industrial land use designations to encourage the development and expansion of industrial businesses in Kuna. The subject site is currently zoned M-1 (Light Manufacturing/Industrial) and is proposed to be developed following the zones 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 data center campus is an appropriate fit for the property's M-1 (Light Manufacturing/Industrial) zone and use.*

7.5 The orientation of the buildings and site design ***does/does not*** minimize the impact on adjacent properties.

Staff Finding: *The project is located along the Kuna Mora expressway. ACHD policy requires that no building structures are within 150 feet of the centerline of Kuna Mora Road. Landscaping buffers, in accordance with Kuna City Code, have been provided along the sites' frontages on Cole Road and Kuna Mora Road. Additionally, screenwall fencing is proposed to be provided in an effort to help reduce the visual blight of mechanical equipment areas near the buildings.*

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 administrative office space for phase one is approximately 54,400 square feet. For administrative buildings, Kuna City Code requires one parking stall per 400 square feet of useable area. The proposed parking is in compliance with KCC 5-9. At full build out upon the completion of phase 3, the site will have 910 parking stalls with an additional 36 ADA accessible spaces in compliance with KCC. Onsite facilities for pedestrian and bicycle traffic are to be made available for employees and visitors to the campus.*

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*** Case No. 22-04-DR (Design Review), a request by Parametrix, on behalf of their client Brisbie LLC, for design review approval for full buildout of a data center campus, including data halls, support buildings, parking, loading/unloading areas and landscaping, located on the northeast corner of Kuna Mora Road and Cole Road (Parcel Nos. S153130000 & S1531233600), 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 of any kind, or grading, filling, clearing or excavation of any kind shown on the Civil Plan shall be initiated until the Applicant has received approval of the Civil Plan. Blasting and rough grading is permitted.

b. The Kuna Rural Fire District, or alternative fire district authority, 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 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.

8.5 If applicable, Fire Suppression shall be shown on all plans and approved by the Kuna Rural Fire District (KRFD), or alternative fire district authority.

8.6 The Kuna Rural Fire District, or alternative fire district authority, must approve fire access to the project before, during, and after construction.

8.7 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.

8.8 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.

8.9 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.

8.10 As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the Applicants Engineer.

8.11 Developer/Owner/Applicant shall work with City of Kuna Staff to enter into a deferred installation agreement for sidewalks required by Kuna City Code.

8.12 Developer/Owner/Applicant shall be subject to the Final Conditions of Approval provided by Ada County Highway District following their acceptance of the development's Traffic Impact Study.

8.13 Enclosures for onsite trash collection shall be in compliance with Kuna City Code 5-5-6.

8.14 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.

8.15 Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.

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

DATED this 22nd day of March, 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****

File No.(s): 22-04-DR (Design Review)

Project Name: Project Peregrine

Date Received: 02.04.2022

Date Accepted as Complete: 02.11.2022

Type of review requested (check all that apply):

	Annexation & Zoning		Appeal
	Comp. Plan Map Amendment		Combination Pre & Final Plat
☑	Design Review		Development Agreement
	Final Planned Unit Development		Final Plat
	Lot Line Adjustment		Lot Split
	Ordinance Amendment		Planned Unit Development
	Preliminary Plat		Rezone
	Special Use Permit		Temporary Business
	Vacation		Variance

Owner of Record

Name: Brisbie, LLC

Address: c/o Givens Pursley, LLP 601 W. Bannock St., Boise, ID 83702

Phone: _____ Email: _____

Applicant (Developer) Information

Name: Parametrix (Susan Devine)

Address: 7761 W. Riverside Dr., Ste. 201, Boise, ID 83714

Phone: 208-906-1153 Email: sdevine@parametrix.com

Engineer/Representative Information

Name: Parametrix (Susan Devine)

Address: 7761 W. Riverside Dr., Ste. 201, Boise, ID 83714

Phone: 208-906-1153 Email: sdevine@parametrix.com

Subject Property Information

Site Address: 6990 W. Kuna Mora Rd., Kuna, ID 83634

Nearest Major Cross Streets: W. Kuna Mora Rd & S. Cole Rd

Parcel No.(s): S1531300000 & S1531233600

Section, Township, Range: S31 T2N R2E

Property Size: 242.7 Acres

Current Land Use: Agriculture Proposed Land Use: Light Industrial

Current Zoning: M-1 Proposed Zoning: M-1

Project Description

Project Name: Peregrine

General Description of Project: Data Center Campus

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: Various utilities, onsite stormwater management, circulation roads and parking.

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: _____ 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: 2 Other lots: 0

Gross floor area square footage: Up to 2,500,000 (data halls) Existing (if applicable): N/A

Building height: 60' Max _____ Hours of Operation: 24 hr

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

No. of and ages of students: N/A Seating capacity: N/A

Proposed Parking

ADA accessible spaces: 36 Dimensions: 18' x 18'

Regular parking spaces: 910 Dimensions: 9' x 18'

Width of driveway aisle: 30'

Proposed lighting: See lighting and photometric plans.

Is lighting "Dark Sky" compliant? (YES) NO

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

Buffer along Cole Road and Kuna Mora Road to be drought-tolerant plants.

Irrigated plantings at site entries, building entries, and parking lot islands.

_____

_____

Applicant Signature: Susan Devine Type text here Date: 02/04/2022

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 to you for application attachments to be uploaded to the cloud.

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).: _____

Project Name: _____

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

Date Received: _____

Date Accepted as Complete: _____

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 (digital documents preferred):

- 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, fencings, 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: Brisbie, LLC

Address: c/o Givens Pursley, LLP 601 W. Bannock St., Boise, ID 83702

Phone: _____ Email: _____

Applicant Information

Name: Parametrix (Susan Devine)

Address: 7761 W. Riverside Dr., Ste. 201, Boise, ID 83714

Phone: 208-906-1153 Email: sdevine@parametrix.com

Engineer/Representative

Name: Parametrix (Susan Devine)

Address: 7761 W. Riverside Dr., Ste. 201, Boise, ID 83714

Phone: 208-906-1153 Email: sdevine@parametrix.com

Property Information

Address: 6990 W. Kuna Mora Road, Kuna, ID 83634

Parcel No(s).: S1531300000 & S1531233600

Closest Major Cross Streets: W. Kuna Mora Road & S. Cole Road

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: Design Review for the data center campus, including data halls, support buildings, utilities, parking, loading/unloading areas and circulation roadways.

2. Dimension of property: 242.7 Acres

3. Current land use(s): Agricultural

4. What are the land uses of the adjoining properties?North: Residential/Undeveloped South: Industrial
   East: Police Training Facility (City of Boise) West: Undeveloped

5. Is the project intended to be phased? If so, what is the phasing time period?
   Yes, ~ 3 phases within 10 years.

6. Number and use(s) of all structures: The campus will include up to 3 data hall facilities, 2 guardhouses for site entry control, 1 transportation building for on-site vehicle storage, 1 data center support building, 1 infrastructure business

7. Building Height: 60' for data halls; ancillary buildings vary but are shorter

8. Number of Stories: 2 stories for data halls; 1 story for ancillary buildings
   (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:
   25% of the total lot is buildings.

Exterior Building Materials and Colors

	Material	Color
Roof:	SBS modified bituminous membrane	White
Walls: (include percentage of wall coverage of each material)	Basalt Stone (1%) Fiber Cement Panels (3%) Precast Concrete Panels (45%) Metal Panel (47%)	Light Grey Light Grey Medium Grey Medium Grey
% of Wood Application:	No wood on exterior facade	
% EIFS: (Exterior Insulation Finish System)	Not Applicable	
% Masonry:	Not Applicable	
% Face Block:	Not Applicable	
% Stucco:	Not Applicable	
Other:	Mechanical Louvers	
Windows/Doors:	Painted hollow metal door & frames, curtain wall	
Soffits and Fascia:	Aluminum baffles and back panel plus metal panel	
Trim, etc.:	Not Applicable	

Mechanical Units

Please identify mechanical unit(s) size and placement: Mechanical units are placed on grade at the generator yards as well as the low roofs of the data halls and admin area.

Proposed screening method? Roof top mounted mechanical units are screened by horizontal trapezoidal metal panels painted white.

Trash Enclosures

Please identify trash enclosure location, size, and construction materials: See drawings for location; enclosure includes striped pavement location and is screened from public view.

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? Proposed drainage swales will be provided to retain stormwater for a 500-year rainfall event.

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? Painted steel

The City has regulations for fences, walls, and hedges (see Kuna City Code 5-5-5). A fence permit must but 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?	25%	2,692,706 SF (includes ancillary)
% of site devoted to landscaping? (Include landscaped rights-of-way)	53%	Square Footage: 5,575,000
% of site that is hard surface? (paving, driveways, walkways)	13%	Square Footage: 771,542
% of site devoted to other uses:	5%	Describe: Substation area – 490,000 SF

Landscaping

Please provide dimensions of landscaped areas within public rights-of-way: See plans; buffer along Cole Road and Kuna Mora Road to be drought-tolerant plants. Irrigated plantings at site entries, building entries, and parking lot islands.

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: Each data hall building will have a loading dock consisting of 4 truck bays. Ancillary buildings may have loading dock bays as well.

What is the proposed method of screening? Courtyards are not visible from public right-of-way.

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: This level of detail is not known at this time.

Parking

Total number of parking spaces? 910 Dimensions? 9' x 18'

Total number of ADA accessible spaces? 36 Dimensions? 18' x 18'

Total number of compact spaces (8' x 17')? None.

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: Susan Devine Date: 2/4/2022

Additional Information

Please indicate/explain/provide any additional information deemed relevant to this application:

Project Peregrine, Kuna, ID

Design Review Detailed Narrative

Date: 3/14/2022

The project site is 242.7 acres of vacant land, previously utilized for agricultural purposes. The project site is located east of Kuna, Idaho in T2N R2E, zoned M-1 (light industrial), as part of the recent East Kuna Annexation Area. The site is relatively flat, but falls generally from east to west, with the lowest point at the southwest corner of the site. The site is accessed off South Cole Road and Kuna Mora Road. The project intends to meet LEED Gold standards.

Project Peregrine proposed to construct the data center campus in three phases, to include the following components:

- Up to 3 data center buildings
- 4 ancillary buildings to support the data center operation
- 2 guardhouse entrances
- Landscaping with native drought-resistant plants
- Drainage to ensure all storm water is retained on site and allowed to infiltrate
- Parking lots and interior roads for access to buildings
- Mechanical and electrical equipment required to operate the data center buildings

The project includes installation of domestic water, sanitary sewer, storm drains, fiber optic, electrical power, and industrial water utilities that are connected to public right-of-way utilities which are planned to be installed along a similar timeline to this project. The public right-of-way utility project details have already been agreed to between Project Peregrine and the City of Kuna and are not outlined in this narrative.

The project's primary entrance on Kuna Mora Road accommodates the ACHD policy requirements of a future Expressway of 200' ROW width. No building structures are within 150' of centerline. Secondary access is provided along South Cole Road and accommodates anticipated future widening and 70' ROW as required by ACHD. Traffic impacts and access discussion are addressed in the Traffic Impact Study which is separately submitted to ACHD. There are no public roads within the project. Landscape buffers along Cole Rd and Kuna Mora Rd are provided per City code, except where site constraints limit the buffer width. To address this, the buffer width is averaged, providing additional buffer width along the southwest corner of the site where not constrained by building location or grading differential. Sidewalks are indicated along the east side of Cole Rd and north side of Kuna Mora Road along the project frontage. The timing for construction of sidewalks is to be determined, until such time as the roadways are widened and the sidewalks connect to future uses along the corridors as development occurs. On-site parking for vehicular and bicycle traffic, including charging stations and ADA is available for employees and visitors to the campus.

Storm water will be managed through grading that diverts runoff to swales and drywells on the property. Roof drains are tightlined to swales and drywells. The stormwater facilities are designed to manage runoff from a 500-year storm event.

Landscape design characteristics were inspired by the local farmland geometry of crop circles, natural expression of materials, the native plants such as Idaho Fescue, Sandberg Bluegrass, Ponderosa Pine and several other plant types. The landscape design consists of scattered plants of different species for a soft and natural feeling within a formal geometry planting walled area as you approach the building's main entrance. Landscaping disturbed ground is designed to use native drought resistant plants which include a 3-year establishment period and temporary irrigation.

The campus will house up to three data center buildings, two of which are two-story data hall buildings, joined by a central administrative hub, and are approximately 890,000 gross square feet each. The third building is comprised of one data hall, central hub, and a flex space, totaling approximately 502,000 GSF. Phase 1 includes the first building, at approximately 890,000 GSF. The second two buildings will be constructed in Phases 2 and 3, respectively. The primary functions of the data centers consist of data hall wings, an entrance lobby, common space, food court, offices, conference rooms, collaborations spaces and building support rooms primarily on the first level. The second level of each data hall is primarily mechanical equipment rooms, air intake and exhaust plenums. Roof mounted mechanical equipment will be screened from public view. Ancillary support buildings and guard houses at the secured entries will be constructed in future phases as part of the campus.

Design inspiration for the building exterior materials came from the local geology (basalt stone), topography (snake river and Boise national forest) and the local Kuna, Idaho community context. The building's exterior materials reflect the regional materials such as corrugated metal, basalt stone, exposed steel frames, and native wood species.

The project provides 10-foot tall no-climb security fence along its entire perimeter, at an average distance of 37’ behind the ROW. The fence material will be steel mesh and posts with powder coated black paint. Similarly, screenwall fencing is provided to help reduce the visual appeal of mechanical equipment areas near the buildings. The screenwall fencing color will match the architectural appearance.

The site will include lighting along the interior roads and parking lots. The purpose of this lighting is for security and safety during times when daylight is unavailable. Lighting is planned to avoid unnecessary lighting beyond immediate site needs or as needed to meet City/ACHD requirements.

Project Peregrine, Kuna, ID

Vicinity Map

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, Pamela Jasinski (Full Name),

c/o Givens Pursley, LLP 601 W. Bannock St (Address) Boise, OR 83702 (City, State, ZIP)

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 Parametrix (Susan Devine) (Full Name)

150 NW Pacific Park Lane, Suite 110 (Address) Bend, OR 97701 (City, State, ZIP)

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 3rd (Date) day of February (Month), 2022 (Year)

Pamela A Jasinski
Signature

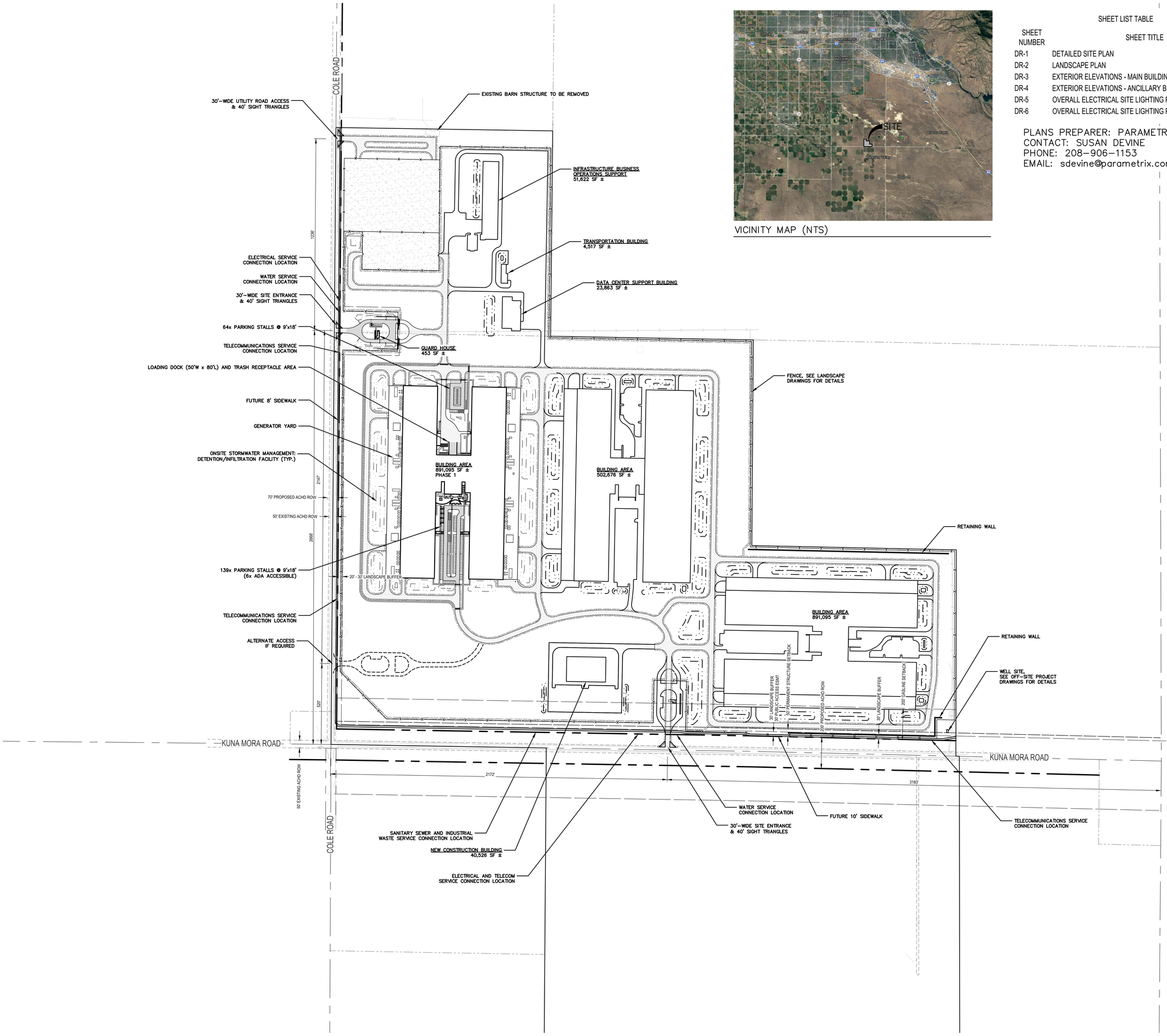
Subscribed and sworn to before me the day and year first above written.

Mary Martine Slicer
Residing at: 21 Bridleshire Rd
Newark DE 19711

My Commission expires: 12/02/2022 (Date)

Mary Martine Slicer
Signature

MARY MARTINE SLICER
Notary Public
State of Delaware
My Commission Expires December 2, 2022



VICINITY MAP (NTS)

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
DR-1	DETAILED SITE PLAN
DR-2	LANDSCAPE PLAN
DR-3	EXTERIOR ELEVATIONS - MAIN BUILDINGS
DR-4	EXTERIOR ELEVATIONS - ANCILLARY BUILDINGS
DR-5	OVERALL ELECTRICAL SITE LIGHTING PLAN
DR-6	OVERALL ELECTRICAL SITE LIGHTING PLAN - PHOTOMETRIC

PLANS PREPARER: PARAMETRIX
CONTACT: SUSAN DEVINE
PHONE: 208-906-1153
EMAIL: sdevine@parametrix.com

HDR

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MINNEAPOLIS | CHICAGO
119 Washington Avenue North Suite 200 Minneapolis, MN 55410 612-339-9144
130 East Randolph Street Suite 2300 Chicago, IL 60601
www.O2design.com

PROJECT ADDRESS

6990 KUNA MORA RD.
KUNA, ID 83634

No.	Description	Date

SHEET REVISIONS

DESIGN REVIEW SUBMITTAL	02/04/2022

PROJECT ISSUANCES

PROJECT:

PEREGRINE

DESIGN REVIEW SET

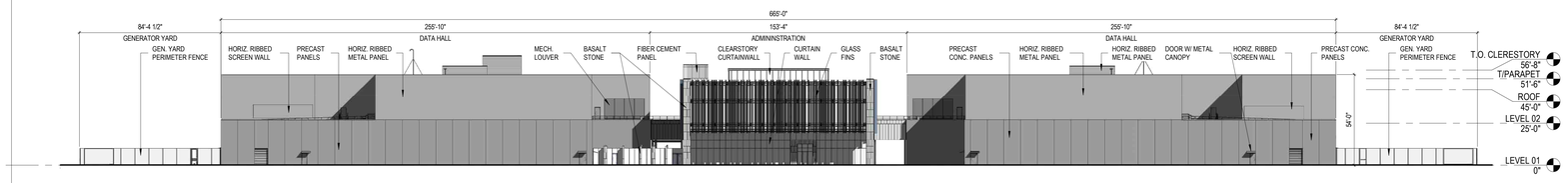
DWG. TITLE

Detailed Site Plan

PROJECT NO: 10310396
DATE: FEBRUARY 04, 2022
SCALE: 0' 200' 400'

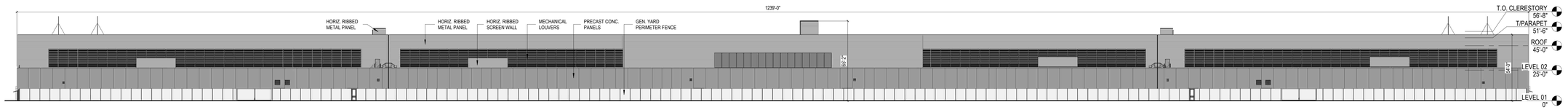
DWG. NO: **DR-1**

SHEET SIZE: E (36"x48")



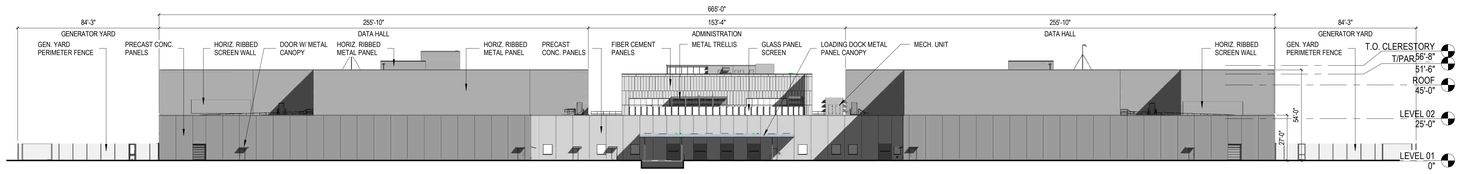
1 EXTERIOR ELEVATION - SOUTH

1/32" = 1'-0"



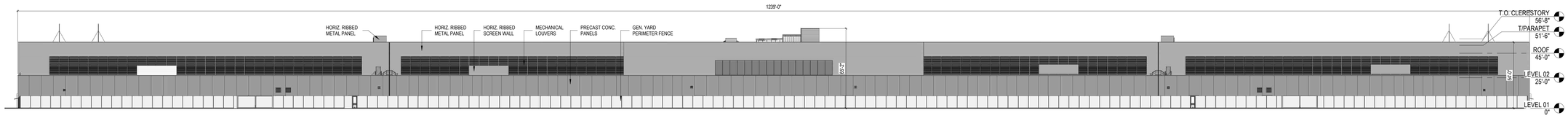
2 EXTERIOR ELEVATION - EAST

1/32" = 1'-0"



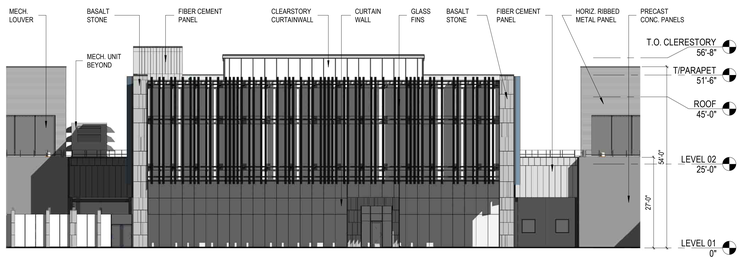
3 EXTERIOR ELEVATION - NORTH

1/32" = 1'-0"



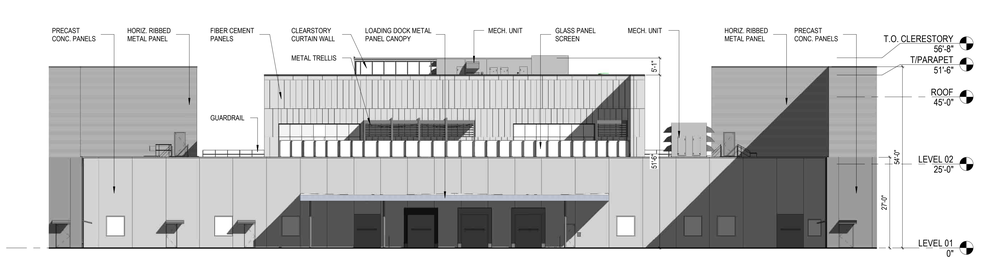
4 EXTERIOR ELEVATION - WEST

1/32" = 1'-0"



5 ENLARGED EXTERIOR ELEVATION - SOUTH ENTRY

1/16" = 1'-0"



6 ENLARGED EXTERIOR ELEVATION - NORTH, LOADING

1/16" = 1'-0"

HDR

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612-359-9144
130 East Randolph Street
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Chicago, IL 60601
www.O2.design

PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS

TEECOM

RAS
Design Group

PROJECT ADDRESS

6XXX KUNA MORA RD.
KUNA, ID 83634

OWNER DESIGN INPUT REFERENCES:
(1) MOD-NA-DCType1-2021.H1
(2) MOD-NA-Admin3.1-2021.H1

No.	Description	Date

SHEET REVISIONS

PROJECT ISSUANCES

PROJECT:

PEREGRINE

DWG. TITLE

EXTERIOR ELEVATIONS - MAIN BUILDINGS

PROJECT NO: 10310396
DATE:
SCALE:
0" 3" 6" 9" 1' 2'
SCALE: 1/16" =1'-0"

DWG. NO:
DR-3

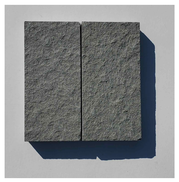
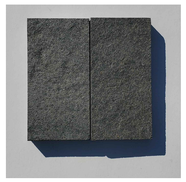
SHEET SIZE: E (36"x48")

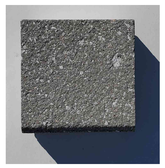
MAIN BUILDING

SOUTH FACADE ENTRANCE COURT

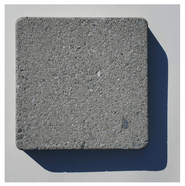
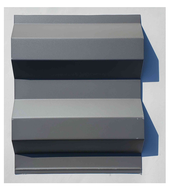
SOUTH FACADE ENTRY VIEW

PRIMARY EXTERIOR MATERIALS AT MAIN BUILDING

BASALT STONE TYPE 1	BASALT STONE TYPE 2	FIBER CEMENT PANEL	CURTAIN WALL GLASS W/ FRIT
			

ALUMINUM SOFFIT	PERGOLA BAFFLE, ALUMINUM	TERRACE PAVER - PRECAST
		

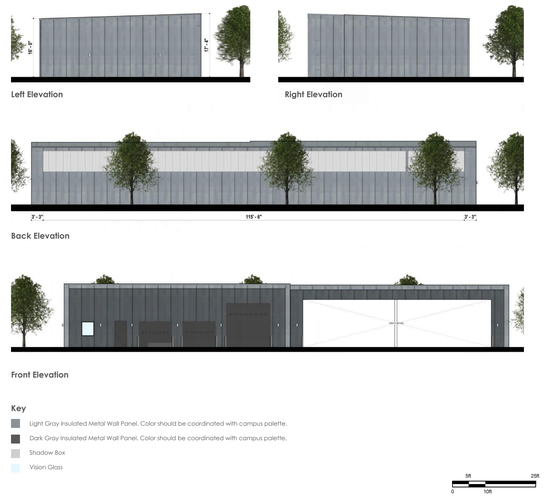
GLASS FINS, SUN SHADE	CURTAIN WALL FRAME	TERRACE PAVER 1

PRECAST CONC. PANELS	HORIZ. RIBBED METAL PANELS
	

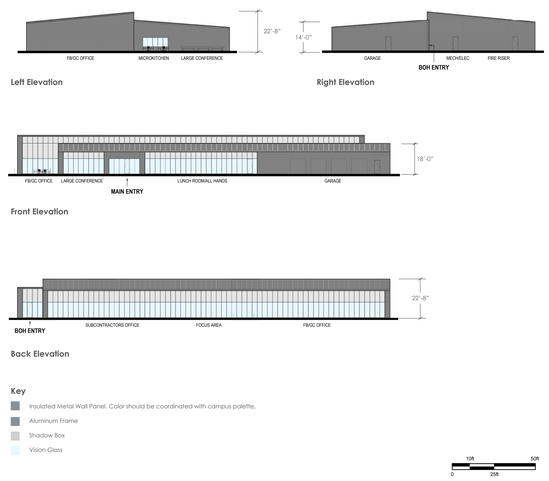
ANCILLARY BUILDINGS

TYPICAL GUARDHOUSE

TYPICAL TRANSPORTATION BUILDING

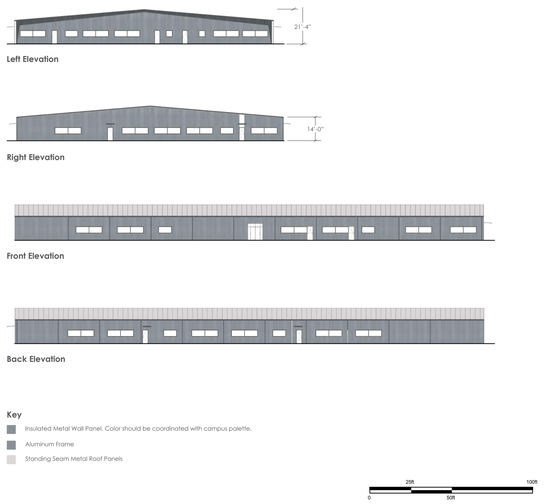


TYPICAL DATA CENTER SUPPORT BUILDING



TYPICAL IBOS BUILDING

TYPICAL NEW CONSTRUCTION BUILDING



TYPICAL ANCILLARY EXTERIOR MATERIALS

ANCILLARY BUILDING MATERIALS AND COLORS ARE SUBJECT TO CHANGE.

HDR

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MINNEAPOLIS | CHICAGO

PEOPLES ASSOCIATES
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No.	Description	Date

SHEET REVISIONS

DESIGN REVIEW SUBMITTAL	02/04/2022

PROJECT ISSUANCES

PROGRESS SET
NOT FOR CONSTRUCTION

PROJECT:

PEREGRINE

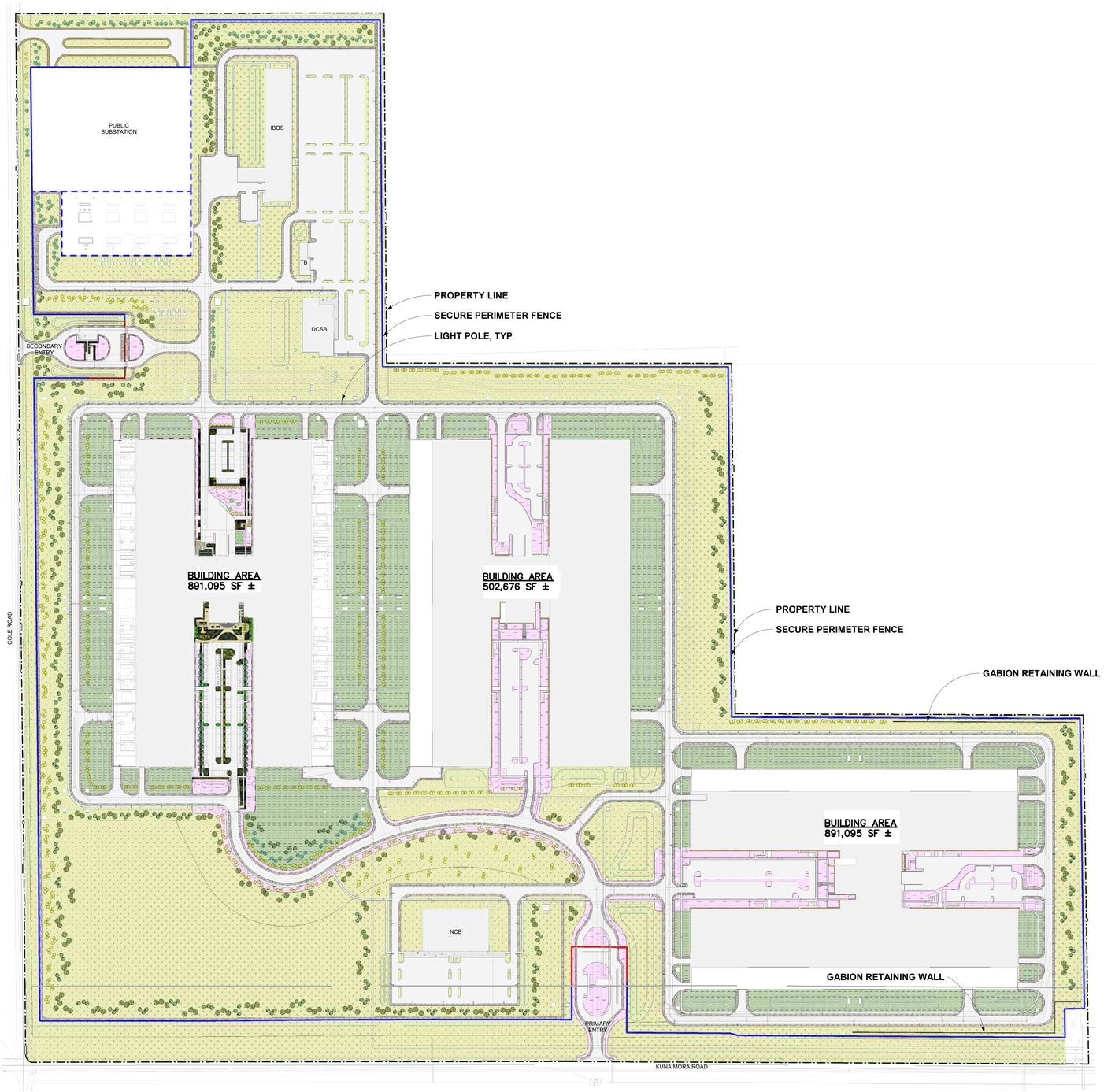
DWG. TITLE

EXTERIOR ELEVATIONS - ANCILLARY BUILDINGS

PROJECT NO: 10310396
DATE:
SCALE:
SCALE: Scale as Noted

DWG. NO:
DR-4

SHEET SIZE: E (36"x48")



1 OVERALL LANDSCAPE CAMPUS PLAN
1" = 160'-0"

0' 80' 160' 320'

LANDSCAPE STRATEGY NARRATIVE

The East Kuna site is in the 12a Ecoregion -- Treasure Valley, which has long consisted of irrigated crop and pasture land with irrigation canals and reservoirs disturbing the natural waterways. The area is in USDA hardiness zone 6B, and averages in the range of 10-12" of precipitation annually, with an elevation around 2,700 feet above sea level.

Before this disturbance, the natural landscape consisted of sagebrush steppe, with big, three-tip, and low sagebrush as the dominant shrubs, in combination with more shrubs, grasses, and forbs that are adapted to the harsh conditions of the area. Sagebrush steppe provides habitat for a variety of flora and fauna, but it has been fragmented and degraded by development and agriculture.

Restoring the many acres of non-building footprint on these sites to a sagebrush steppe plant community would be a sustainable, low water use solution to the City of Kuna landscape development requirements that would also provide critical habitat to local flora and fauna, including pollinator habitat.

Flowering native planting areas will follow the guest as they move from the primary entry, along the ring road, into the guest parking area and finally arriving at the admin plaza. These areas will consist of native and adapted plants that fit within the sagebrush steppe landscape, but are more showy, colorful, or sculptural. The plant character, palette, and design of these areas will be developed to enhance and harmonize with the architecture of the admin buildings.

The City of Kuna Landscape Code will require parking lot islands with trees in all parking lots. Tree planting will also be provided to screen unwanted views, both internal and external. There are few trees that are native to the sagebrush steppe ecosystem, so adapted species will be introduced to the plant palette.

PLANT PALETTE - TREES

Populus tremuloides - Quaking Aspen

Corylus colurna - Turkish Filbert

Platanus x acerfolia - London Planetree

Acer x freemanii - Freeman Maple

Pinus ponderosa - Ponderosa Pine

Acer glabrum - Rocky Mountain Pine

Pseudotsuga menziesii - Douglas Fir

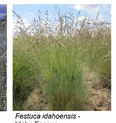
Carpinus betulus - European Hornbeam

Cypress spp - Columnar Cypress

PLANT PALETTE - SHRUBS AND GRASSES

Artemisia tridentata - Bid Sagebrush

Artemisia cana - Silver Sagebrush


Festuca idahoensis - Idaho Fescue

Pseudoroegneria spicata - Bluebunch Wheatgrass

Poa secunda - Sandberg Bluegrass

Dalea purpurea - Purple Prairie Clover

Geum triflorum - Prairie Smoke

Sphaeralcea ambigua - Apricot Mallow

Lupinus argenteus - Silvery Lupine

EXISTING SITE - VIEW NORTH FROM KUNA MORA ROAD

EXISTING SITE - VIEW EAST FROM COLE ROAD

GENERAL NOTES

SURFACING TYPES

- CONCRETE WALK - STANDARD GRAY - SEE CIVIL
- PAVER TYPE 1
- PAVER TYPE 2
- PAVER TYPE 3
- NATIVE SEED MIX - SAGEBRUSH
- NATIVE SEED MIX - BIOSWALE
- NATIVE FLOWERING SEED MIX & POLLINATOR HABITAT
- ROCK MULCH TYPE 1
- ROCK MULCH TYPE 2
- ROCK MULCH TYPE 3
- ROADS - SEE CIVIL
- CONCRETE BAND - INTEGRAL COLOR
- REINFORCED TURF - SEE CIVIL

PLANTING SCHEDULE

#	KEY	BOTANICAL NAME	COMMON NAME	Size	NOTES	Planting Type
26		Platanus x acerfolia	London Planetree	3" CAL		Deciduous Tree
908	AC	Artemisia cana	Silver Sagebrush	#3		Perennial
299	AF	Acer x freemanii	Freeman Maple	3" CAL		Deciduous Tree
27	AG	Acer glabrum	Rocky Mountain Maple	2.5" CAL		Deciduous Tree
2119	AT	Artemisia tridentata 'Wyoming'	Big Sagebrush	#3		Perennial
33	CB	Carpinus betulus	European Hornbeam	2.5" CAL		Deciduous Tree
272	CC	Corylus colurna	Turkish Filbert	3" CAL		Deciduous Tree
13	CS	Cypress spp	Cypress	#7		Evergreen Tree
135	DF	Pseudotsuga menziesii	Douglas fir	8' MIN		Evergreen Tree
168	DP	Dalea purpurea	Purple Prairie Clover	#1		Flowering Perennial
1231	FI	Festuca idahoensis	Idaho Fescue	#1		Ornamental Grasses
106	GT	Geum triflorum	Prairie Smoke	#1		Flowering Perennial
50	LA	Lupinus argenteus	Silvery Lupine	#1		Flowering Perennial
1179	PB	Pseudoroegnia spicata	Bluebunch Wheatgrass	#3		Ornamental grass
2	PP	Pinus ponderosa	Ponderosa Pine	12' MIN		
868	PS	Poa secunda	Sandberg Bluegrass	#1		Ornamental Grasses
782	PT	Populus tremuloides	Quaking Aspen	2.5" CAL		Deciduous Tree
129	SA	Sphaeralcea ambigua	Apricot Mallow	#1		Flowering Perennial
8347						

NATIVE SEED MIX - SAGEBRUSH

25% Idaho Fescue
25% Indian Ricegrass
15% Big Sagebrush
10% Blue flax

NATIVE SEED MIX - BIOSWALE

20% Idaho Fescue
15% Prairie June Grass
15% Sandbergs Bluegrass
10% Wyoming Sagebrush
5% Blue flax
5% Buckwheat Species
10% Prairie Lupine
10% Globemallow
10% Purple Prairie Clover

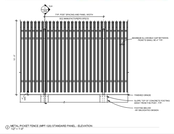
FLOWERING NATIVE SEED MIX

20% Idaho Fescue
15% Prairie June Grass
15% Sandbergs Bluegrass
10% Wyoming Sagebrush
5% Blue flax
5% Buckwheat Species
10% Prairie Lupine
10% Globemallow
10% Purple Prairie Clover

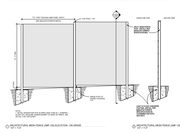
NOTE: ALL IRRIGATION TO BE DESIGNED AND INSTALLED BY CONTRACTOR. ALL SEEDED AREAS WILL RECIEVE TEMPORARY IRRIGATION FOR ESTABLISHMENT. SITE ENTRIES AND PARKING AREAS WILL RECIEVE PERMANENT IRRIGATION.

FENCE TYPES

MPCF-K4-120 (METAL PICKET FENCE ON CONCRETE WALL - CRASH RATED - 120" HEIGHT)



AMF-K4-120 (ARCHITECTURAL MESH FENCE - CRASH RATED - 120" HEIGHT)



HDR

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612-359-9144
130 East Randolph Street
Suite 3100
Chicago IL 60601
www.O2.design

PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS

TEECOM

RAS Design Group

PROJECT ADDRESS

6XXX KUNA MORA RD.
KUNA, ID 83634

OWNER DESIGN INPUT REFERENCES:
(1) MOD-NA-DCType1-2021.H1
(2) MOD-NA-Admin3.1-2021.H1

No.	Description	Date

SHEET REVISIONS

PROJECT ISSUANCES

PROGRESS SET
NOT FOR CONSTRUCTION

PROJECT:

NA18

DATA CENTER

DWG. TITLE

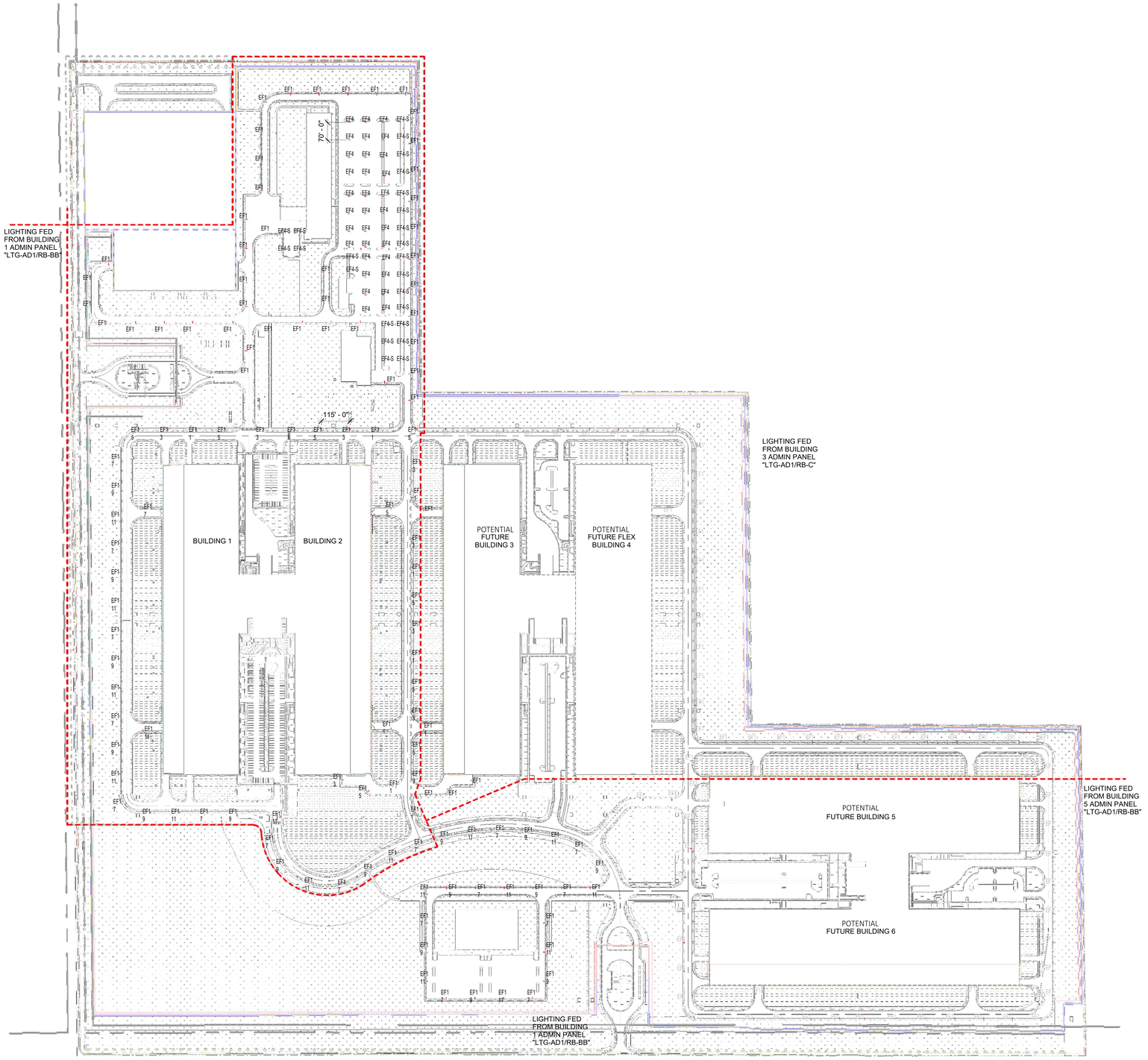
LANDSCAPE PLAN

PROJECT NO: 10310396
DATE: DECEMBER 7, 2021
SCALE:

DWG. NO:

DR-2

SHEET SIZE: E (36"x48")



1 **OVERALL SITE LIGHTING PLAN.**
1" = 160'-0"

HDR

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OWNER DESIGN INPUT REFERENCES:
(1) MOD-NA-DCType1-2021.H1
(2) MOD-NA-Admin3.1-2021.H1

No.	Description	Date

SHEET REVISIONS

DESIGN REVIEW SUBMITTAL	02/04/2022

PROJECT ISSUANCES

PROGRESS SET
NOT FOR CONSTRUCTION

PROJECT:

NA18

DATA CENTER

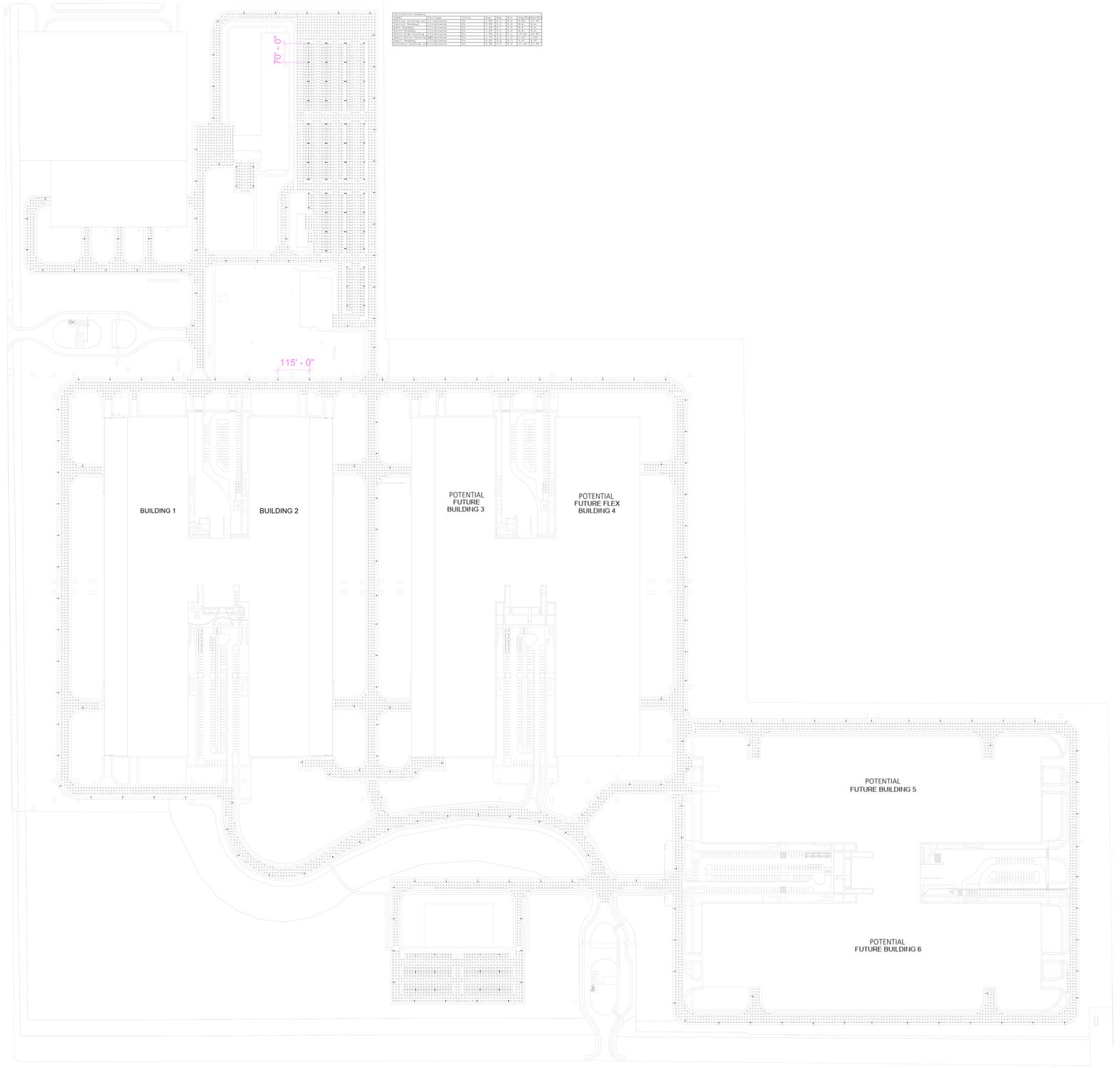
DWG. TITLE

OVERALL ELECTRICAL SITE LIGHTING PLAN

PROJECT NO: 10310396
DATE: DECEMBER 7, 2021
SCALE:
SCALE: Scale as Noted

DWG. NO:
DR-5

SHEET SIZE: E (36"x48")



Calculation Summary						
Label	Calculation Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Boundary Lighting	Illuminance	Fc	0.58	1.5	0.0	N.A.	N.A.
Gate 1 Parking	Illuminance	Fc	1.58	2.5	0.7	2.26	3.57
Gate 2Parking	Illuminance	Fc	1.57	2.5	0.7	2.24	3.57
Main Gate Parking	Illuminance	Fc	1.56	2.4	0.7	2.23	3.43
Maint. Main Parking	Illuminance	Fc	1.58	2.5	0.7	2.26	3.57
Maint. Main Parking	Illuminance	Fc	1.58	2.5	0.7	2.26	3.57
Southern Parking	Illuminance	Fc	0.58	0.7	0.5	1.16	1.40

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PROJECT ADDRESS

6XXX KUNA MORA RD.
KUNA, ID 83634

OWNER DESIGN INPUT REFERENCES:
(1) MOD-NA-DCType1-2021.H1
(2) MOD-NA-Admin3.1-2021.H1

No.	Description	Date

SHEET REVISIONS

DESIGN REVIEW SUBMITTAL	02/04/2022

PROJECT ISSUANCES

PROGRESS SET
NOT FOR CONSTRUCTION

PROJECT:

NA18

DATA CENTER

DWG. TITLE

OVERALL ELECTRICAL SITE LIGHTING PLAN - PHOTOMETRICS

PROJECT NO: 10310396
DATE: DECEMBER 7, 2021
SCALE:
SCALE: Scale as Noted

DWG. NO:
DR-6

SHEET SIZE: E (36"x48")

Jace Hellman

From: Jace Hellman
Sent: Monday, February 14, 2022 9:28 AM
To: 'Boise Project Board of Control'; 'Brent Moore (Ada County)'; Catherine Feistner; 'Central District Health Department '; 'Chief Fratusco'; 'COMPASS'; 'David Reinhart'; 'DEQ'; 'Eric Adolfson'; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Intermountain Gas'; 'J&M Sanitation'; 'Krystal Hinkle'; 'Leon Letson (Ada County)'; '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)'; Ada County Highway District
Cc: Morgan Treasure; Jared Empey
Subject: City of Kuna - Request for Comment - 22-04-DR (Design Review)
Attachments: Agency Transmittal - Project Peregrine Design Review.pdf

Importance: High

Hello,

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

File Number & Case Name:	22-04-DR (Design Review) – Project Peregrine
Project Description	Brisbie LLC, represented by Parametrix, requests Design Review approval of a data center campus, including data halls, support buildings, parking, loading/unloading areas and landscaping. The subject site is located on the northeast corner of Kuna-Mora Road and Cole Road (APNs: S1531300000 & S1531233600)
Applicant	**Parametrix (Susan Devine)** 7761 W. Riverside Dr., Ste. 201 Boise, ID 83714 208.906.1153 SDevine@Parametrix.com
Tentative Public Meeting Date	Tuesday, **March 8, 2022** 6:00 pm Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Jace Hellman, Planning and Zoning Director jhellman@kunaid.gov Phone**:** 208.922.5274 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.*	

KUNA
Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # 22-04-DR

Preliminary / Final / Short Plat _____

Project Peregrine

- ☐ 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: [signature]

Date: 2/18/22

Mary May, President
Alexis Pickering, Vice-President
Jim D. Hansen, 2nd Vice President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner

February 28, 2022

To: Jace Hellman
Planning and Zoning Director, City of Kuna
714 W 4th Street
Kuna, ID 83634

Subject: KUNA22-0004/ 22-04-DR – Project Peregrine
NEC of Cole Road and Kuna Mora Road
Data Center Campus

Jace,

Thank for transmitting the design review application Project Peregrine to ACHD for review and comment. A traffic impact study for this project was submitted to ACHD for completeness review on February 4, 2022, and sufficiently review comments were issued on February 11, 2022. At this time ACHD is waiting to receive the updated traffic impact study for review. Without an accepted traffic impact study, ACHD is unable to provide a staff report prior to your scheduled March 8th, 2022, public hearing. ACHD recognizes the economic importance of this project to the City of Kuna and does not have concerns with the city proceeding with their public hearing process.

However, this letter does not constitute full entitlement of this project by ACHD. Because of this staff requests that any approval of this project be conditioned to include that the applicant is required to comply with all ACHD conditions of approval.

This site has frontage on Kuna Mora Road and will be subject to ACHD's Kuna Mora Road Interim Policy, adopted by the ACHD Commission on June 20, 2007. This policy identifies the function of the Kuna Mora Road as a future expressway, identifies future right-of-way preservation, and access restrictions. A driveway analysis for the proposed driveway onto Kuna Mora Road should be included as part of the traffic impact study. If allowed, any driveway onto Kuna Moral Road may be restricted or eliminated in the future.

Once the traffic impact study has been reviewed and approved a full staff report will be written outlining ACHD's policies and requirements for the Project Peregrine design review application. This includes but is not limited to frontage improvements, access, and possible off-site mitigation. ACHD will not review plans prior to issuance of an approved staff report.

We look forward to working with the City of Kuna as this project moves forward.

If you have any questions, please feel free to contact me at (208) 387-6178.

Sincerely,

Mindy Wallace, AICP
Planning Review Supervisor
Development Services

cc: Susan Devine - Parametrix

Attached: ACHD's Kuna Mora Road Interim Policy
Traffic Impact Study Completeness/Sufficeny Review Comments

Ada County Highway District

KUNA-MORA ROAD INTERIM POLICY Adopted 6/20/2007

Roadway Function: As noted in *Communities in Motion* (COMPASS), the region should consider long-term travel alternatives to I-84, and proposed and potential development may preclude Kuna-Mora as a future expressway unless a design is completed within the next 1-2 years. It is also noted that "Kuna-Mora Road should be preserved to allow for an expressway with potential grade-separated interchanges; and to maintain the right-of-way to construct a future expressway and interchanges, local governments along the corridor should stipulate a minimum setback of 150' from the centerline of Kuna-Mora. ...At the intersections of Kuna-Mora Road with major roads, setbacks should be negotiated to preserve future interchanges. ...As with any major road, future land uses along the corridor need to be planned with an eye toward regional needs – not just reacting to the immediate market." Kuna-Mora Road is not only needed to serve development in the area, but also higher speeds and volumes of through vehicular and truck traffic. While it has not been formally established that Kuna-Mora Road will be an official I-84 bypass, its direct route through the south part of the County lends itself to that type of roadway. Kuna-Mora Road would connect SH 45 in Canyon County east to I-84, with a connection to McDermott Road, which is also proposed in *Communities in Motion* as a long-term expressway corridor. Additionally the roadway will be used as the only main east-west access for future development in the area. A 50MPH posted speed limit, and 55MPH design speed are recommended for the entire length of the corridor.

Corridor Preservation/Roadway Section: A 200' wide corridor shall be preserved. This right-of-way width could accommodate a roadway with three travel lanes in each direction, center turn lanes where needed, and a center island. Also included are paved safety shoulders and adequate clear zone areas, as well as possible drainage areas.

Additional turn lanes and associated right-of-way (in excess of 200') may be required for intersections needed for development. These needs will be identified by Traffic Services upon review of the traffic impact study.

Drainage: Drainage can be accommodated in the clear zone slope area for a 4-lane roadway. When the roadway is widened to 6-lanes, the same system should be able to accommodate the drainage needs. At intersection approaches these drainage areas will need to narrow or terminate for left turn lanes and acceleration/deceleration lanes. Developers may be required to provide drainage systems/treatment outside of the right-of-way for road widening associated with their development. For future widening to 6-lanes, portions of the drainage areas would convert to additional lanes and there would still be sufficient capacity within the existing ditch. A storm water system could be developed through an urban section if necessary, but due to the high costs associated with that, the rural section and drainage is recommended.

Intersections: Three intersections along the corridor were identified as higher volume; higher use intersections that may require attention beyond a standard intersection footprint. These intersections are SH-69/Meridian Road, Cloverdale Road and Pleasant Valley Road. It is possible that others may be identified by traffic studies as they are conducted for development. As noted in Communities in Motion, future interchanges may need to be preserved. These intersections may need to be signalized as development occurs, possibly before build-out of the subdivision(s)/development, to ensure that the facilities are in place. Road trust deposits may also be required for signals. The intersections will be evaluated for signal installation and funding with the first development application located at or near the intersection. Due to the speed of the roadway, advance warning flashers should also be installed. For other intersections where signalization does not occur, Kuna-Mora Road will have the through condition and the north-south legs will be STOP controlled. Again, advance warning flashers and safety devices should be installed approaching these intersections. Roundabouts and alternative intersection designs should be considered as an alternative to signals and interchanges at all intersections where possible.

These three key intersections (along with others if necessary) should be studied further for long term needs. Urban interchanges or other high capacity intersection treatments should be planned for in the long term; however, right-of-way widths exceeding 225' on the Kuna-Mora legs, and 140' of right-of-way could be needed for the north-south legs. If development precedes this type of study, then the long term function of intersections should be analyzed with the development application and the appropriate right-of-way dedicated.

Adopted 6/20/2007

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Adopted 6/20/2007

Mindy Wallace

From: Paige Bankhead
Sent: Friday, February 11, 2022 12:05 PM
To: Susan Devine; Mindy Wallace
Cc: Kyle Stahley; Charles Allen
Subject: RE: Project Peregrine TIS

Hi Susan,

We have the following sufficiency review comments. This does not constitute a full study or technical review and there may be additional comments with the full review of the study.

- The study discusses the Kuna Mora access as it relates to the Kuna Mora interim policy, but also needs to specifically address the criteria in 7205.4.4 for the access point proposed on Kuna Mora Road. District Policy limits access onto arterial roads to those that are necessary to serve the site.
    - Is this access point going to permanently remain? Is it needed for the construction phase? Please clarify in the study.
- Provide the crash rates for the road segments and intersections. For intersections or road segments with crash rates that are greater than 1, crash patterns and potential mitigation should be discussed, as well as if/how the additional traffic from the site would contribute to this.
- Attach the crash data and reference where the crash data was obtained.
- Attach the scoping memo and COMPASS model.
- Provide a turn lane analysis for the access point on Cole Road for the scenario where it is the sole access to the site.
- Provide a turn lane analysis for public intersections to assess if turn lanes are warranted on the major road.
- Provide an operational analysis for the access point(s) for each scenario under the 2028 total conditions and report the results in the study. Attach the Synchro reports in the appendix.

Please let me know if you have any questions and revise the study and resubmit. Studies are reviewed in the order they are received, and current initial review times are approximately 8-10 weeks due to the recent surge in traffic impact studies.

Thanks,

Paige Bankhead, E.I.
Assistant Traffic Engineer

Ada County Highway District
Development Services
1301 N. Orchard St. Ste. 200
Phone: (208) 387-6293

CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
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:	**3 March 2022**	
RE:	**Public Works Comments**	
	Project Peregrine – 22-04-DR (Design Review)	

The Project Peregrine property, 22-04-DR, design review request dated 11 February 2022 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.

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) A plan approval letter will be required if this project affects any local irrigation districts.
e) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
f) All positional information shall be from the most recent state plane coordinate system.
g) Provide engineering certification on all final engineering drawings.
h) 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.
i) Fire suppression shall be available and approved by KRFD.
j) No building construction can begin without adequate fire protection.
k) No blasting without notifying the City and surrounding developments.

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 designated 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 applicant plans to design and construct a standalone lagoon treatment facility to meet its sewer needs. 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 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 plans to design and construct standalone well sites and a booster station to meet its water needs. 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) 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.
c) All water infrastructure must meet or exceed City of Kuna requirements.
d) Water connection fees apply to each lot containing a facility.
e) 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. It is not clear how the applicant plans to irrigate. Public Works staff recommends exploring options for using industrial reuse water as pressurized irrigation. The applicant shall convey their decision through the site utility review process.
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) 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* a*s-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.

RECEIVED
MAR 11 2022
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

March 7, 2022

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

RE: 22-04-DR/ Peregrine; 6990 W. Kuna Mora Road

Dear Doug:

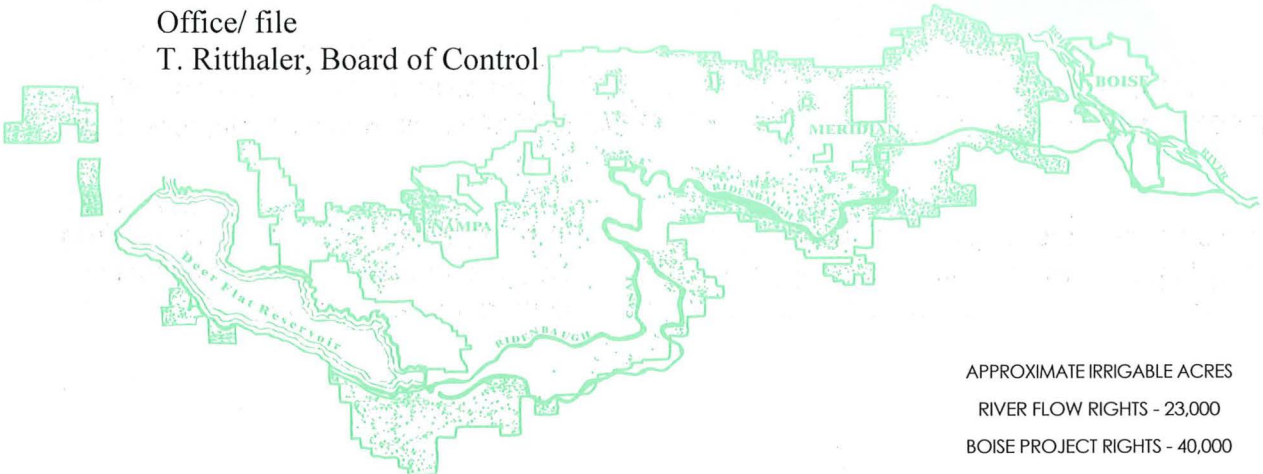
Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

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

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF **RB AMERICA GROUP, LLC** For a Design Review for the Arby's drive-thru restaurant and associated parking lot and landscaping.	)	**Case No. 22-01-DR (DESIGN REVIEW)** **STAFF REPORT FOR THE ARBY'S DESIGN REVIEW APPLICATION.**

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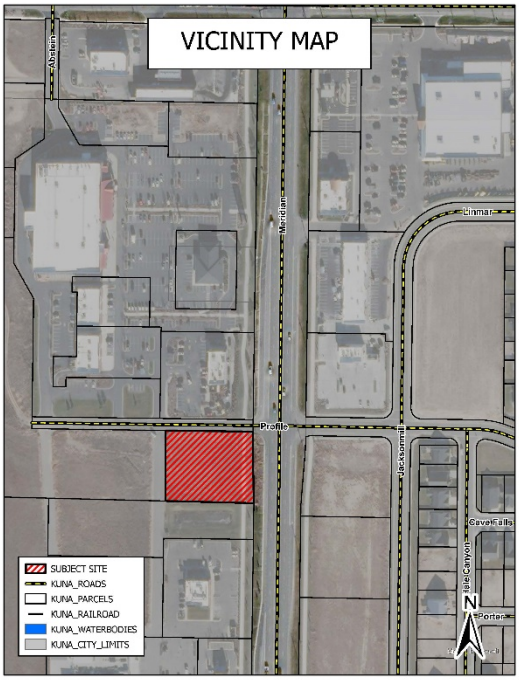
1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. General Project Facts
5. Transportation and Connectivity
6. Staff Analysis
7. Proposed Findings of Fact and Conclusions of Law
8. Commission's Proposed Decision



I
EXHIBIT LIST

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*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	Deed & Legal Description			X
2.7	Affidavit of Legal Interest			X
2.8	Site Plan			X
2.9	Elevations, Renderings & Layout			X
2.10	Trash Enclosure Details			X
2.11	Landscape Plan			X
2.12	Photometric Plan			X
2.13	Drainage Report			X
2.14	Stormwater Management Plan			X
2.15	J&M Sanitation			X
2.16	Ada County Highway District			X
2.17	Idaho Transportation Department			X
2.18	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.

2.2 Notifications

2.2.1 Completeness Letter: January 21, 2022
2.2.2 Agency Notifications: January 21, 2022
2.2.3 Agenda: March 22, 2022

III
APPLICANTS REQUEST

3.1 Hamilton Designs, LLC, on behalf of RB America Group, LLC, requests Design Review approval for an approximately 2,579 square foot drive-thru restaurant, associated parking lot and landscaping. The subject site is located on the southwest corner of the E Profile Road and N Meridian Road intersection (APN: R7448420100), with a C-1 (Neighborhood Commercial) zone; Section 24, Township 2 North, Range 1 East.

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The subject site is Lot 10, Block 01 within the Ridley's Family Center Subdivision No. 1 and is currently zoned C-1 (Neighborhood Commercial). The subject site has remained undeveloped, has an average bedrock depth of 20 – 40 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 1.01 acres
4.3.2 C-1 (Neighborhood Commercial)
4.3.3 R7448420100

4.4 Services

Sanitary Sewer – City of Kuna
Potable Water – City of Kuna
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 The subject site contains no structures and contains 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; Staff views this proposed Design Review request to be consistent with the subject sites current land zone, C-1 (Neighborhood Commercial).

4.8 Agency Responses

Agency	**Exhibit No.**
J&M Sanitation	2.15
Ada County Highway District	2.16
Idaho Transportation Department	2.17
Public Works	2.18

V
TRANSPORTATION AND CONNECTIVITY

5.1 The subject site is accessed via an ingress/egress onto E Profile Road from N Meridian Road, then onto previously developed internal driveways. Per the site plan, the proposed ingress/egress to the site is near the northwest corner. This application and all supporting documents have been

reviewed by the Ada County Highway District (ACHD) (Exhibit 2.16) and it has been determined no improvements are required to the adjacent streets.

The Idaho Department of Transportation (ITD) has also reviewed this application (Exhibit 2.17) and does not anticipate any significant traffic impact to the State Highway system. No direct access to the State Highway system is requested nor is it approved; additionally, there is currently no proposed work within the State right-of-way so no encroachment permits are required.

VI
STAFF ANALYSIS

6.1 The proposed 2,579 square foot drive-thru restaurant is oriented with its main customer entrance facing north, and the drive-thru wrapping around the restaurant along its southwest corner and exiting at the northeast corner.

The proposed north elevation offers an aluminum storefront in Dark Bronze with a patron ingress/egress and a metal canopy finished in Stop Red; an Arby's wall sign is proposed above this entrance. The remaining façade provides various recesses, projections and architectural details with textured and v-groove EIFS wall panels in gray and Dark Brown, a dark brown brick with Mocha grout at the foot of the building, and a Stop Red accent band at the midline.

The proposed southern elevation holds the drive-thru window in Dark Bronze and is covered by a canopy. A ladder in Pure White provides to access to the roof on the eastern side while additional Dark bronze windows are set into the façade further to the west. Another patron ingress/egress is at the southwest corner and is covered by a Stop Red canopy, supported by pre-fabricated metal posts in Dark Brown; the Stop Red accent band carries around to this elevation and contains an Arby's wall sign near the ingress/egress.

The proposed east elevation, which faces N Meridian Road, continues the same materials, colors and accent band. A cooler/freezer in Pure White is proposed just off-center, with a man-door immediately to the left.

The proposed west elevation provides several storefront windows and additional patron ingress/egress in Dark Bronze. The majority of the upper portion of this façade is v-grooved panels in Dark Brown, and an expanse of Gray which provides an area for a large logo wall sign. A Stop Red canopy stretches the length of the façade, supported by turnbuckles and a prefabricated pole.

The CMU trash enclosure is proposed to be placed in the southwestern corner of the site and is estimated to be approximately 22-feet by 12-feet in size. Three of the sides of the structure are proposed to be split face concrete blocks painted to match the Dark Brown of the restaurant. Two gate options have been provided for the remaining side, the first is chain link with Dark Brown vinyl slats and the second is corrugated metal. Staff would support the corrugated metal option as it would match a majority of the neighboring trash enclosures within the subdivision. J&M Sanitation has reviewed the proposed trash enclosure and has expressed no concerns (Exhibit 2.15).

The proposed parking lot provides 22 standard stalls and two (2) ADA accessible stalls which is more than the required number of stalls listed in Kuna City Code (KCC) 5-9. Ingress/egress into the parking lot near the northwest corner of the site, from a previously developed internal driveway. Drive-thru circulation moves from the ingress/egress southwards, then along the southern elevation, then north along the east side of the site, and continues back to the ingress/egress; an additional traffic lane has also been provided just outside of the drive-thru lane.

Pedestrian access into the proposed site is provided from a sidewalk along N Meridian Road via a painted crosswalk across the drive-thru exit.

Three (3) LED light poles are proposed for the site; one (1) near the northwest corner, one (1) on the east, and one (1) on the south adjacent to the drive-thru. Wall mounted light fixtures approximately 1-foot above sidewalk, as well as along the proposed building elevations, provide adequate and safe lighting.

Proposed landscaping for the site is composed of sod; ornamental and evergreen shrubs; and shade, ornamental and evergreen trees. Landscaping will border the site on all sides, including additional landscape areas behind the drive-thru menu boards and various planting areas along three of the four elevations. Based upon staff review of, the proposed landscaping appears to be in compliance with KCC 5-17.

Per the Public Works Memo (Exhibit 2.18), a review of the civil site plan, which incorporates any comments/requested changes made by Public Works, is required; upon the review, Public Works staff can support the Design Review request. The site has previously reserved capacity within the Danskin Sewer Basin and the closest water and sewer connections are directly northwest of the proposed building. Utility connection fees for the subject site will need to be paid prior to construction; additional costs may be incurred at time of Building Permit submittal, based on the fixture counts. In regards to Pressurized Irrigation, connection fees apply to each lot containing a facility.

Additional research of the original Plat for Ridley's Family Center No. 1 Subdivision, shows the landscape buffer between the subject site's property line and Hwy 69 has not been completed. Per the original Findings of Fact and Conclusions of Law for Ridley's Family Center No. 1, dated March 18, 2008, it states the Developer (Ridley's AKA CJM Limited Liability Limited Partnership) is required to follow the requirements listed in KCC 5-2A-7(C). Staff has made contact with the Developer of Ridley's Family Center No. 1 regarding completion of the buffer and is currently awaiting a response.

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. 22-01-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. 22-01-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. 22-01-DR, a request by Hamilton Designs, LLC, on behalf of RB American Group, LLC, for an approximately 2,579 square foot drive-thru restaurant, associated parking lot and landscaping located on the southwest corner of the E Profile Road and N Meridian Road intersection (APN: R7448420100),

with a C-1 (Neighborhood Commercial) zone.

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 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: *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 Based on the evidence contained in Case No. 22-01-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: *Review by Staff and the Commission of the proposed Design Review confirms the proposed building is appropriate for the subject site.*

7.3 Based on the evidence contained in Case No. 22-01-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 zoned C-1 (Neighborhood Commercial) and is to be developed following the zones 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 C-1 (Neighborhood Commercial) zone 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, parking lot, 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 number of standard and ADA accessible stalls provided in proposed parking lot meets KCC 5-9. Safe pedestrian access is provided via sidewalks immediately adjacent to the building, as well as a painted crossing from the sidewalk parallel with Meridian Road, across the drive-thru exit.*

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*** Case No. 22-01-DR (Design Review), a request by

Hamilton Designs, LLC, on behalf of RB American Group, LLC, for an approximately 2,579 square foot drive-thru restaurant, associated parking lot and landscaping located on the southwest corner of the E Profile Road and N Meridian Road intersection (APN: R7448420100), with a C-1 (Neighborhood Commercial) zone, subject to the following Conditions of Approval:

8.1 The Applicant shall follow all requirements for sanitary sewer, potable water and pressurized irrigation 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 water, sewer or 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/pressurized irrigation 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 22nd day of March, 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****

File No.(s): 22-01-DR

Project Name: Arby's

Date Received: 01.04.2022

Date Accepted as Complete: 01.21.2022

Type of review requested (check all that apply):

☐	Annexation	☐	Appeal
☐	Comp. Plan Map Amendment	☐	Combination Pre & Final Plat
✓	Design Review	☐	Development Agreement
☐	Final Planned Unit Development	☐	Final Plat
☐	Lot Line Adjustment	☐	Lot Split
☐	Ordinance Amendment	☐	Planned Unit Development
☐	Preliminary Plat	☐	Rezone
☐	Special Use Permit	☐	Temporary Business
☐	Vacation	☐	Variance

Owner of Record

Name: CJM Limited Liability Limited Partnership

Address: 621 Washington Street South, Twin Falls, Idaho 83301

Phone: _____ Email: _____

Applicant (Developer) Information

Name: RB American Group, LLC (Attn: Bob Lach)

Address: 6200 Oak Tree Boulevard, Independence, Ohio 44131

Phone: (317) 507-3381 Email: blach@flynnrg.com

Engineer/Representative Information

Name: Hamilton Designs, LLC

Address: 11 Municipal Drive, Suite 300

Phone: (317) 570-8800 Email: mthompson@hamilton-designs.com

Subject Property Information

Site Address: North Meridian Road and East Profile Road, Kuna, Idaho 83634

Nearest Major Cross Streets: North Meridian Road and East Profile Road

Parcel No.(s): R7448420100

Section, Township, Range: 24, 2 North, 1 West

Property Size: 1.011 acres

Current Land Use: Commercial (undeveloped) Proposed Land Use: Commercial

Current Zoning: C-1 Proposed Zoning: C-1

Project Description

Project Name: Arby's | Kuna, Idaho

General Description of Project: Proposed improvements include a new 2,579 square foot Arby's fast-food drive-thru restaurant building to be constructed on an existing 1.011 acre vacant lot zoned C-1. Proposed improvements also involve the necessary storm drainage, utility, and parking lot infrastructure.

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: N/A

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: _____ 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: 1 Other lots: 0

Gross floor area square footage: 2,579 Existing (if applicable): _____

Building height: 24' Hours of Operation: 10:00am - 10:30pm TYP.

Total No. of Employees: _____ Max No. of Employees at one time: 12

No. of and ages of students: _____ Seating capacity: 40

Proposed Parking

ADA accessible spaces: 2 Dimensions: 8' x 20'

Regular parking spaces: 22 Dimensions: 9' x 20'

Width of driveway aisle: 14.5'

Proposed lighting: Yes

Is lighting "Dark Sky" compliant? YES NO

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

Various deciduous and evergreen trees and shrubs surrounding proposed development.

See LS-101 for details.

Applicant Signature: Michael Thompson Date: 01/03/21

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.

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).: 22-01-DR

Project Name: Arby's

Date of Pre-Application Meeting: 12.09.2021 Valid for a period of three (3) months, unless otherwise determined by Staff

Date Received: 01.04.2022

Date Accepted as Complete: 01.21.2022

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 (digital documents preferred):

- 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, fencings, 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: CJM Limited Liability Limited Partnership

Address: 621 Washington Street South, Twin Falls, Idaho 83301

Phone: _____ Email: _____

Applicant Information

Name: RB American Group, LLC (Attn: Bob Lach)

Address: 6200 Oak Tree Boulevard, Independence, Ohio 44131

Phone: (317) 507-3881 Email: blach@flynnrg.com

Engineer/Representative

Name: Hamilton Designs, LLC

Address: 11 Municipal Drive, Suite 300, Fishers, Indiana 46038

Phone: (317) 570-8800 Email: mthompson@hamilton-designs.com

Property Information

Address: North Meridian Road and East Profile Road, Kuna, Idaho 83634

Parcel No(s).: R7448420100

Closest Major Cross Streets: North Meridian Road and East Profile Road

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: Proposed improvements include a new 2,579 square foot Arby's fast-food drive-thru restaurant building to be constructed on an existing 1.011 acre vacant lot zoned C-1. Proposed improvements also involve the necessary storm drainage, utility, and parking lot infrastructure. The overall disturbed area for the project is approximately 0.60 acres.

2. Dimension of property: 236.46' x 187.40'

3. Current land use(s): Commercial (Undeveloped)

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

   North: Commercial South: Commercial

   East: Commercial (Undeveloped) West: Commercial (Undeveloped)

5. Is the project intended to be phased? If so, what is the phasing time period?

   No.

6. Number and use(s) of all structures: (1): Restaurant Building

7. Building Height: 24'

8. Number of Stories: 1

   (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:

   5.9%

Exterior Building Materials and Colors

	Material	Color
Roof:	(See building elevations)	
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: N/A

Proposed screening method? _____

Trash Enclosures

Please identify trash enclosure location, size, and construction materials: (1) trash enclosure located at the south west corner of the proposed development. Trash enclosure is 12' x 22'-8" with split-face concrete block walls. See Architectural plans for details.

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? Kuna Waterworks

What is the proposed method of on-site drainage retention/detention? A seepage bed is being implemented on-site to handle proposed run-off. Undisturbed areas will maintain existing drainage patterns/methods (swale/ditch and existing grading).

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? N/A

The City has regulations for fences, walls, and hedges (see Kuna City Code 5-5-5). A fence permit must but 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?	5.9%	
% of site devoted to landscaping? (Include landscaped rights-of-way)	44.9%	Square Footage: 19,755
% of site that is hard surface? (paving, driveways, walkways)	48.6%	Square Footage: 21,435
% of site devoted to other uses:	0.6%	Describe: Trash enclosure

Landscaping

Please provide dimensions of landscaped areas within public rights-of-way: N/A

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? 22 Dimensions? 9' x 20'

Total number of ADA accessible spaces? 2 Dimensions? 8' x 20'

Total number of compact spaces (8' x 17')? N/A

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: Michael Thompson Date: 01/03/21

Additional Information

Please indicate/explain/provide any additional information deemed relevant to this application:

HAMILTON
DESIGNS

11 Municipal Drive, Suite 300
Fishers, Indiana 46038

P. 317-570-8800 E. mthompson@hamilton-designs.com

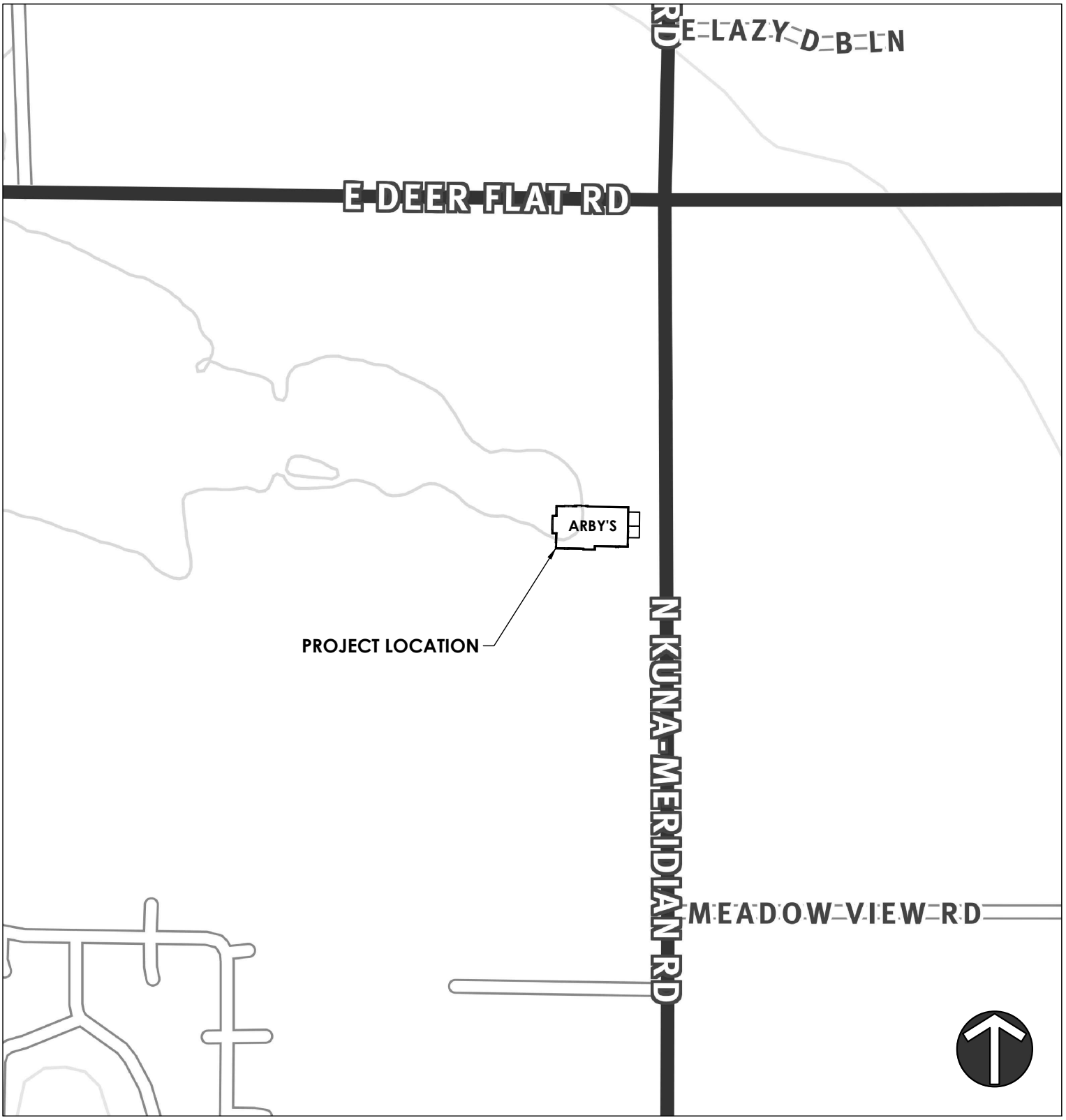
Arby's | Kuna, Idaho

Project Narrative and Justification

The submitted Design Review Application is regarding a proposed development located at the southwest corner of North Meridian Road and East Profile Road, Kuna, Idaho 83634. Proposed improvements include a new 1-story, 24-foot high, 2,579 square foot Arby's fast-food drive-thru restaurant building to be constructed on an existing 1.011-acre vacant lot zoned C-1. The proposed development also includes the necessary utility, parking lot, and storm drainage infrastructure.

Improvements are proposed within Ridley's Family Center Subdivision No. 1, Block 1, Lot 10. It is the full intent of this project to improve the subject property in a substantial manner, including the overall value. The proposed project will improve the existing lot from a dormant, under-utilized property on a partially developed block to a substantially improved lot. As a result, the value of the subject property is anticipated to substantially improve and adjacent property values similarly. Lots to the property's north and south are currently developed for similar uses (restaurants), and this development will add to the continuation of development along North Meridian Road.

This project was designed to comply with the Kuna, Idaho City Code, the Ada County Highway District Policy Manual, and the Idaho Standards for Public Works Construction Manual. A seepage bed was designed to handle the site's stormwater runoff and complies with ACHD Section 8000 – Drainage & Stormwater Management, Section 8200 – Stormwater Design Manual, and Section 8300 – Construction Site Discharge Control Program. Landscaping is proposed for the site and complies with the Kuna, Idaho City Code Section 5-17. Vehicular parking including ADA compliant spaces, a pedestrian sidewalk along the building's front, and a building access via sidewalk and ramp connecting to the shared walkway along North Meridian Road are included.



HAMILTON DESIGNS

A LIMITED LIABILITY COMPANY
PROFESSIONAL LIMITED LIABILITY COMPANY

11 Municipal Drive, Suite 300
Fishers, Indiana 46038
P. (317) 570-8800
www.hamilton-designs.com

CONSTRUCTION REQUEST
FOR INFORMATION:

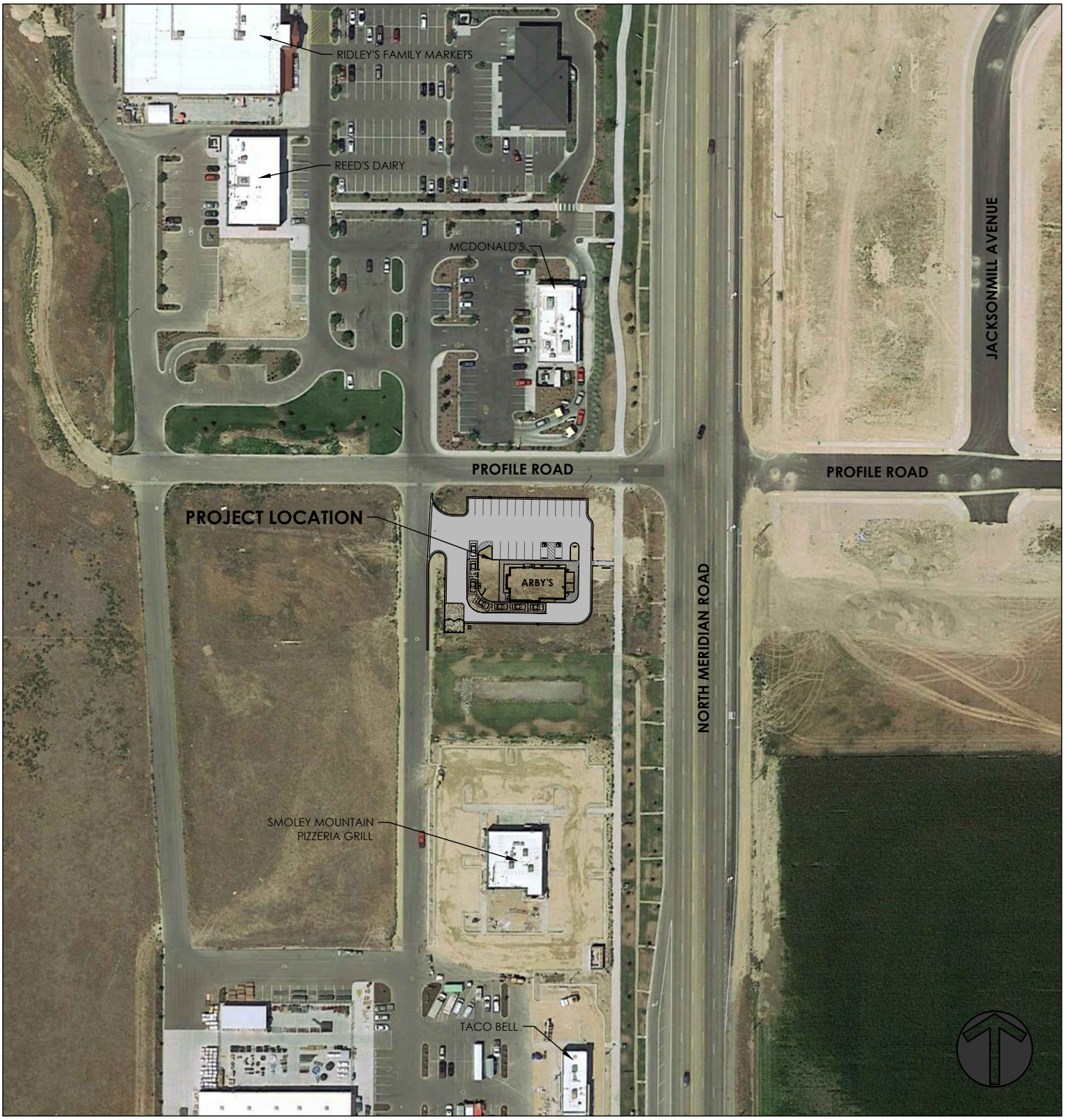
VICINITY MAP

PROJECT INFORMATION:

ARBY'S | KUNA, ID

North Meridian Road & East Profile Road
Kuna, Idaho 83634

DATE:	12/22/2021
Project No.:	2021-0165
Drawn By:	TLP
Checked By:	KRG
Scale:	1" = 500'



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CONSTRUCTION REQUEST
FOR INFORMATION:

AERIAL MAP

PROJECT INFORMATION:

ARBY'S | KUNA, ID

North Meridian Road & East Profile Road
Kuna, Idaho 83634

DATE:	12/22/2021
Project No.:	2021-0165
Drawn By:	TLP
Checked By:	KRG
Scale:	1" = 150'

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=6 CHE FOWLER
FIRST AMERICAN TITLE INSURANCE COMPANY -

2020-178594
12/23/2020 03:37 PM
$25.00

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

ZIONS BANCORPORATION, N.A.
One South Main Street, Suite 300
Salt Lake City, Utah 84133
Attn: Robert Oldroyd
NCS-954850-6

(Space Above For Recorder's Use)

FIRST AMENDMENT TO DEED OF TRUST

This First Amendment to Deed of Trust (this ***"Amendment"***), dated as of December 14, 2020, amends that certain Deed of Trust, with Absolute Assignment of Leases and Rents, dated August 29, 2019 (the ***"Trust Deed"***) and executed by CJM LIMITED LIABILITY LIMITED PARTNERSHIP, an Idaho limited liability limited partnership (***"Trustor"***), in favor of ZIONS BANCORPORATION, N.A., doing business as Zions First National Bank, as beneficiary (***"Beneficiary"***), which Deed of Trust was recorded on August 30, 2019 as Entry No. 2019-081711, with the Ada County Recorder, State of Idaho, with respect to the real property described on Exhibit "A" attached hereto and incorporated herein. Capitalized terms not otherwise defined pursuant to this Amendment shall have the meanings given in the Trust Deed.

Trustor and Beneficiary wish to amend the Trust Deed to add an additional term loan in the stated principal amount of $3,250,000.00 as an Obligation secured thereby.

Section 2.1 of the Trust Deed shall be amended to read as follows:

2.1 **OBLIGATIONS SECURED**. Trustor makes this Deed of Trust for the purpose of securing the following obligations ("Secured Obligations"):

a. Payment to Trustor of all sums at any time owing under that certain Term Promissory Note dated August 29, 2019 with a maturity date of August 31, 2029 in the stated principal amount of $31,750,100.00 and that certain Revolving Promissory Note dated August 29, 2019 with a maturity date of August 31, 2021, in the stated principal amount of $7,500,000.00 and that certain Term Promissory Note dated December __, 2020 with a maturity date of December 31, 2030, in the stated principal amount of $3,250,000.00 (with the foregoing promissory notes individually and collectively referred to as the "Note"), each executed by Ridley's Family Markets, Inc., a Wyoming corporation, and CJM Limited Liability Limited Partnership, an Idaho limited liability limited partnership, collectively as the "Borrower", and payable to the order of Beneficiary, as "Lender"; and

b. Payment and performance of all covenants and obligations of Trustor under this Deed of Trust; and

c. Payment and performance of all covenants and obligations on the part of Borrower under that certain Loan Agreement ("Loan Agreement"), as amended, by and between Borrower

and Beneficiary, as lender and arising under all "Instruments" (as defined in the Loan Agreement); and

d. Payment and performance of all future advances and other obligations that the then record owner of all or part of the Subject Property may agree to pay and/or perform (whether as principal, surety or guarantor) for the benefit of Beneficiary, when such future advance or obligation is evidenced by a writing which recites that it is secured by this Deed of Trust; and

e. All modifications, extensions and renewals of any of the obligations secured hereby, however evidenced, including, without limitation: (i) modifications of the required principal payment dates or interest payment dates or both, as the case may be, deferring or accelerating payment dates wholly or partly; or (ii) modifications, extensions or renewals at a different rate of interest whether or not in the case of a note, the modification, extension or renewal is evidenced by a new or additional promissory note or notes.

All other terms and provisions of the Deed of Trust shall remain valid and enforceable.

****Signatures on following page****

IN WITNESS WHEREOF, Trustor has executed this First Amendment to Deed of Trust as of the date first set forth above.

"Trustor"

CJM LIMITED LIABILITY LIMITED PARTNERSHIP,
an Idaho limited partnership, by its General Partners:

Jerry Lee Ridley, General Partner

Constance Fay Ridley, General Partner

STATE OF Idaho)
: ss
COUNTY OF Twin Falls)

The foregoing instrument was acknowledged before me this 14th day of December, 2020, by Jerry Lee Ridley, a General Partner of CJM Limited Liability Limited Partnership.

KARA GOSNELL NOTARY PUBLIC MY COMMISSION EXPIRES 9-21-2023 STATE OF IDAHO COMMISSION NUMBER 58468

Kara Gosnell
NOTARY PUBLIC
Residing at Kimberly ID

STATE OF Idaho)
: ss
COUNTY OF Twin Falls)

The foregoing instrument was acknowledged before me this 14th day of December, 2020, by Constance Fay Ridley, a General Partner of CJM Limited Liability Limited Partnership.

KARA GOSNELL NOTARY PUBLIC MY COMMISSION EXPIRES 9-21-2023 STATE OF IDAHO COMMISSION NUMBER 58468

Kara Gosnell
NOTARY PUBLIC
Residing at Kimberly, ID

EXHIBIT A
LEGAL DESCRIPTION

All the certain real property located in the County of Ada, State of Idaho, described as follows:

PARCEL I:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO, AS SHOWN AS "ADJUSTED PARCEL 2" IN RECORD OF SURVEY 9158, RECORDED MARCH 22, 2012, AS INSTRUMENT NO. 112025843, RECORDS OF ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN; THENCE
NORTH 88°45'40" WEST, 598.89 FEET ALONG THE NORTH LINE OF SAID SECTION 24 TO A POINT; THENCE
SOUTH 00°46'09" WEST, 262.01 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION; THENCE
SOUTH 88°45'40" EAST, 528.89 FEET TO A POINT ON THE WEST RIGHT OF WAY OF STATE HIGHWAY 69; THENCE
SOUTH 00°46'09" WEST, 914.20 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY; THENCE
SOUTH 01°08'24" EAST, 148.40 FEET ALONG SAID RIGHT OF WAY TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE
NORTH 88°36'28" WEST, 1247.83 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE
NORTH 00°39'34" EAST, 1321.16 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE
SOUTH 88°45'40" EAST, 358.25 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER TO A POINT; THENCE
SOUTH 00°42'51" WEST, 635.00 FEET TO A POINT; THENCE
SOUTH 88°45'40" EAST, 357.64 FEET TO A POINT; THENCE
NORTH 00°46'09" EAST, 372.99 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL II:

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN; THENCE
NORTH 88°45'40" WEST, 598.89 FEET (FORMERLY NORTH 89°09'06" WEST, 598.69 FEET) ALONG THE NORTH LINE OF SAID SECTION 24 TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION; THENCE
SOUTH 00°46'09" WEST (FORMERLY SOUTH 00°22'43" WEST), 635.00 FEET TO A POINT; THENCE
NORTH 88°45'40" WEST (FORMERLY NORTH 89°09'06" WEST), 357.64 FEET TO A POINT; THENCE
NORTH 00°42'51" EAST (FORMERLY NORTH 00°19'26" EAST), 635.00 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 24; THENCE
SOUTH 88°45'40" EAST (FORMERLY SOUTH 89°09'06" EAST), 358.25 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN; THENCE
NORTH 88°45'40" WEST, 635.32 FEET (FORMERLY 635.12 FEET) ALONG THE NORTH LINE OF SAID SECTION 24 TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION; THENCE
SOUTH 00°39'34" WEST, 262.01 FEET TO A POINT; THENCE
NORTH 88°45'40" WEST, 215.05 FEET TO A POINT; THENCE
NORTH 00°39'34" EAST, 262.01 FEET TO THE NORTH LINE OF SAID SECTION 24, TO A POINT; THENCE
SOUTH 88°45'40" EAST, 215.05 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION.

ALSO LESS AND EXCEPTING THE PORTION DEEDED TO ADA COUNTY HIGHWAY DISTRICT ON WARRANTY DEED RECORDED JUNE 11, 2013 AS INSTRUMENT NO. 113065623.

ALSO LESS AND EXCEPTING FROM THE ABOVE PARCELS I AND II:

LOTS 1 THROUGH 10 IN BLOCK 1 OF RIDLEY'S FAMILY CENTER SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 107 OF PLATS AT PAGES 14820 THROUGH 14822, RECORDS OF ADA COUNTY, IDAHO.

ALSO LESS AND EXCEPTING FROM THE ABOVE PARCELS I AND II THAT PORTION DEEDED TO ADA COUNTY HIGHWAY DISTRICT IN WARRANTY DEED RECORDED APRIL 20, 2017, AS INSTRUMENT NO. 2017-034638, AND RERECORDED
MAY 15, 2017, AS INSTRUMENT NO. 2017040107, ADA COUNTY RECORDS.

ALSO LESS AND EXCEPTING FROM THE ABOVE PARCELS I AND II:

ALL OF RIDLEY'S FAMILY CENTER SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 113 OF PLATS AT PAGES 16780 THROUGH 16783, RECORDS OF ADA COUNTY, IDAHO.

PARCEL III:

LOTS 1 THROUGH 10 IN BLOCK 1 OF RIDLEY'S FAMILY CENTER SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 107 OF PLATS AT PAGES 14820 THROUGH 14822, RECORDS OF ADA COUNTY, IDAHO.

LESS AND EXCEPTING A PORTION OF LOTS 4 AND 5 OF BLOCK 1 OF RIDLEY'S FAMILY CENTER SUBDIVISION ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 107 OF PLATS AT PAGES 14820 THROUGH 14822, RECORDS OF ADA COUNTY, IDAHO, AND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 24, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID
SECTION 24 BEARS
SOUTH 0°46'12" WEST A DISTANCE OF 2,649.29 FEET; THENCE
SOUTH 0°46'12" WEST ALONG THE EASTERLY BOUNDARY OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 600.90 FEET TO A POINT; THENCE LEAVING SAID EASTERLY BOUNDARY
NORTH 89°13'48" WEST A DISTANCE OF 70.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID LOT 4;

THENCE LEAVING THE EASTERLY BOUNDARY OF SAID LOT 4
NORTH 89°13'48" WEST A DISTANCE OF 49.44 FEET TO A 1/2 INCH DIAMETER IRON PIN AND THE POINT OF BEGINNING; THENCE
SOUTH 0°45'19" WEST A DISTANCE OF 208.41 FEET TO A 1/2 INCH DIAMETER IRON PIN; THENCE
NORTH 89°13'57" WEST A DISTANCE OF 161.54 FEET TO A 1/2 INCH DIAMETER IRON PIN; THENCE
NORTH 0°48'59" EAST A DISTANCE OF 208.41 FEET TO A 1/2 INCH DIAMETER IRON PIN; THENCE
SOUTH 89°13'57" EAST A DISTANCE OF 161.31 FEET TO THE POINT OF BEGINNING.

PARCEL IV:

LOTS 11 THROUGH 17 IN BLOCK 1 OF RIDLEY'S FAMILY CENTER SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 113 OF PLATS AT PAGES 16780 THROUGH 16783, RECORDS OF ADA COUNTY, IDAHO.

Assessor's Tax Parcel Numbers for the Property: S1324110095, S1324110170, R7448420010, R7448420020, R7448420030, R7448420042, R7448420060, R7448420070, R7448420100, R7448430010, R7448430020, R7448430030, R7448430040, R7448430050, R7448430060, R7448430070.

1543045.03

KUNA
Planning & Zoning

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 Mark Ridley (Full Name),

2913 S Waterbury Pl (Address) Boise (City) ID (State) 83706 (Zip)

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 Hamilton Designs, LLC (Full Name)

11 Municipal Drive, Suite 300 (Address) Fishers (City) IN (State) 46038 (Zip)

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 4 (Date) day of January (Month), 20 22 (Year)

Signature

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

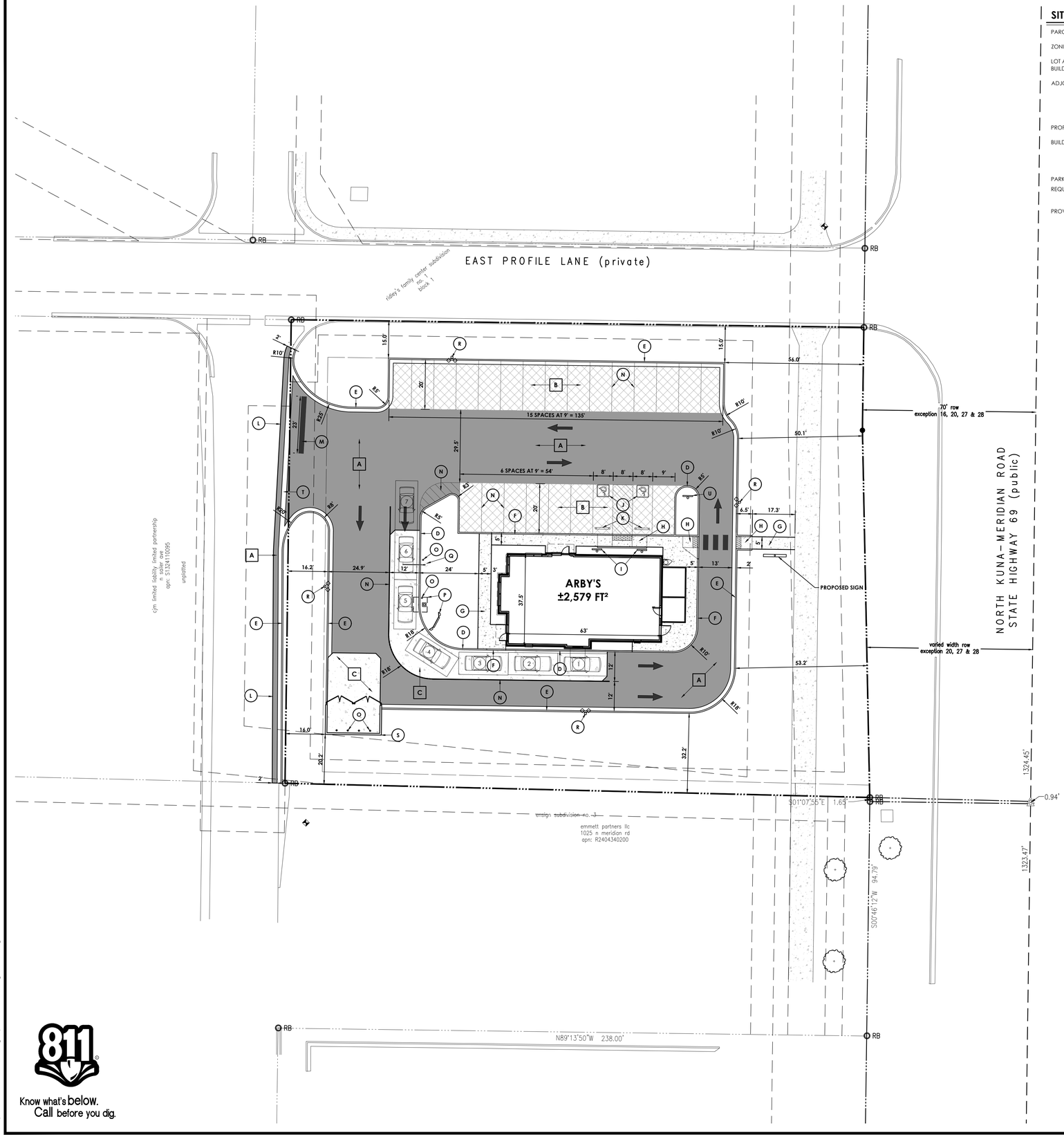
Lucas Howarth (Notary Name)

Residing at: 3872 S Mill Site Ave (Address)
Boise (City) ID (State) 83716 (Zip)

My Commission expires: 7/8/27

Signature

LUCAS HOWARTH
Comm. No. 20213232
NOTARY PUBLIC
Expires: 07/08/2027
STATE OF IDAHO



SITE INFORMATION

PARCEL NUMBER:	R7448420100
ZONING DISTRICT:	C-1, NEIGHBORHOOD BUSINESS DISTRICT
LOT AREA:	1.01 ACRES
BUILDING AREA:	2,579 FT²
ADJOINER ZONING:	
NORTH	C-1, NEIGHBORHOOD BUSINESS DISTRICT
SOUTH	C-1, NEIGHBORHOOD BUSINESS DISTRICT
EAST	C-1, NEIGHBORHOOD BUSINESS DISTRICT
WEST	C-1, NEIGHBORHOOD BUSINESS DISTRICT
PROPOSED USE:	NEW QUICK-SERVE RESTAURANT (ARBY'S)
BUILDING SETBACKS	
FRONT	15' REQUIRED | 81' PROVIDED
SIDE	10' REQUIRED | 57' PROVIDED
REAR	5' REQUIRED | N/A PROVIDED
PARKING DATA	
REQUIRED SPACES	
(1) SPACE PER 200 FT² USABLE FLOOR AREA	13 SPACES
PROVIDED SPACES	24 SPACES

LEGEND OF EXISTING FEATURES

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EASEMENT
- SECTION LINE
- CENTERLINE
- 799 — INTERMEDIATE CONTOUR
- 800 — INDEX CONTOUR
- [T] — TELEPHONE UNDER GR.
- [OH-T] — TELEPHONE OVERHEAD
- [FO] — FIBER OPTIC SERVICE
- [G] — GAS SERVICE
- [E] — POWER UNDERGROUND
- [OH-E] — POWER OVERHEAD
- [W] — WATER SERVICE
- [S] — SANITARY SEWER
- [ST] — STORM SEWER
- [NP] — POND NORMAL POOL
- EX. FLOWLINE
- CHAIN LINK FENCE
- FARM FENCE
- WOOD FENCE
- IRON FENCE | RAILING
- BUILDING | STRUCTURE
- EX. BUILDING OVERHEAD
- RIM — RIM ELEVATION
- INV. — INVERT ELEVATION
- FFE — FINISHED FLOOR ELEVATION
- BENCHMARK
- RBC — MONUMENT
- SECTION CORNER
- ET — TRANSFORMER HVAC
- HC
- E(M) — ELECTRIC METER
- E — ELECTRIC MANHOLE
- POWER POLE | GUY WIRE
- LIGHT POLE
- T — TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- G — GAS MARKER
- E — ELECTRIC MARKER
- TR — TRAFFIC POLE
- TR — TRAFFIC MANHOLE
- G(M) — GAS METER
- G — GAS VALVE
- ST — STORM MANHOLE
- S — SANITARY MANHOLE
- STORM INLETS
- C.O. — CLEAN-OUT
- D.S. — DOWNSPOUT
- FIRE HYDRANTS
- W(V) — WATER METER
- W — WATER VALVES
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONN.
- SIGNS
- MAILBOX
- ADA PARKING
- 24 — PARKING COUNT
- TREES
- SHRUB
- + 851.25 — SPOT GRADE

SITE PLAN LEGEND - PROPOSED

- A — HEAVY DUTY ASPHALT PAVEMENT ····· CS-501
- B — STANDARD DUTY ASPHALT PAVEMENT ····· CS-501
- C — HEAVY DUTY CONCRETE PAVEMENT ····· CS-501
- D — 6" CONCRETE CURB ····· CS-501
- E — COMBINED CONCRETE CURB AND GUTTER ····· CS-501
- F — CONCRETE CURB AND WALK ····· CS-501
- G — CONCRETE SIDEWALK ····· CS-502
- H — ACCESSIBLE CURB RAMP ····· CS-502
- I — ACCESSIBLE PARKING SIGNAGE ····· CS-501
- J — ACCESSIBLE PARKING PAVEMENT MARKINGS ····· CS-501
- K — PRECAST CONCRETE WHEELSTOP ····· CS-501
- L — SAWCUT, REMOVE, AND REPAIR ····· CS-501
- M — PAVEMENT STRIPING, 24" STOP BAR
- N — PAVEMENT STRIPING, 4" SOLID ····· CS-501
- O — BOLLARD ····· CS-501
- P — MENU BOARD, ORDER CONFIRMATION, AND CANOPY
- Q — CLEARANCE BAR
- R — LIGHT POLE
- S — DUMPSTER ENCLOSURE ····· CS-502
- T — 2' WIDE CONCRETE VALLEY GUTTER ····· CS-501
- U — SIGN, DO NOT ENTER
- ACCESSIBLE ROUTE

811 Know what's below. Call before you dig.

REVISION BLOCK

PROFESSIONAL ENGINEER LICENSED 18429 STATE OF IDAHO MICHAEL THOMPSON

Michael Thompson

DATE 12/27/2021

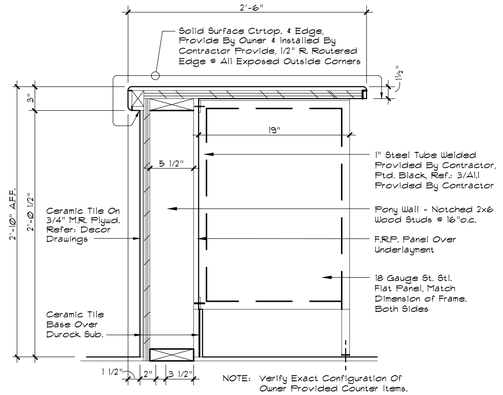
DRAWN BY KRG | CHECKED BY TLP

HAMILTON DESIGNS
A LIMITED LIABILITY COMPANY
11 Municipal Drive, Suite 300
Fishers, Indiana 46038
P. (317) 570-8800
www.hamilton-designs.com

CONSTRUCTION PLANS FOR:
ARBY'S | KUNA, ID
North Meridian Road and East Profile Road
Kuna, Idaho 83634

RB AMERICAN GROUP
6200 Oak Tree Blvd., Suite 250
Independence, Ohio 44131

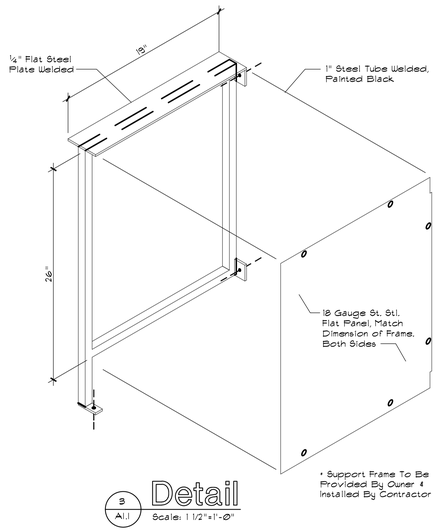
PROJECT NO. 2021-0165
DATE 12/27/2021
SCALE 1" = 20'
SHEET NAME **SITE PLAN**
SHEET NO. CS-101



2 A1.1 **Section**

Scale: 1 1/2"=1'-0"

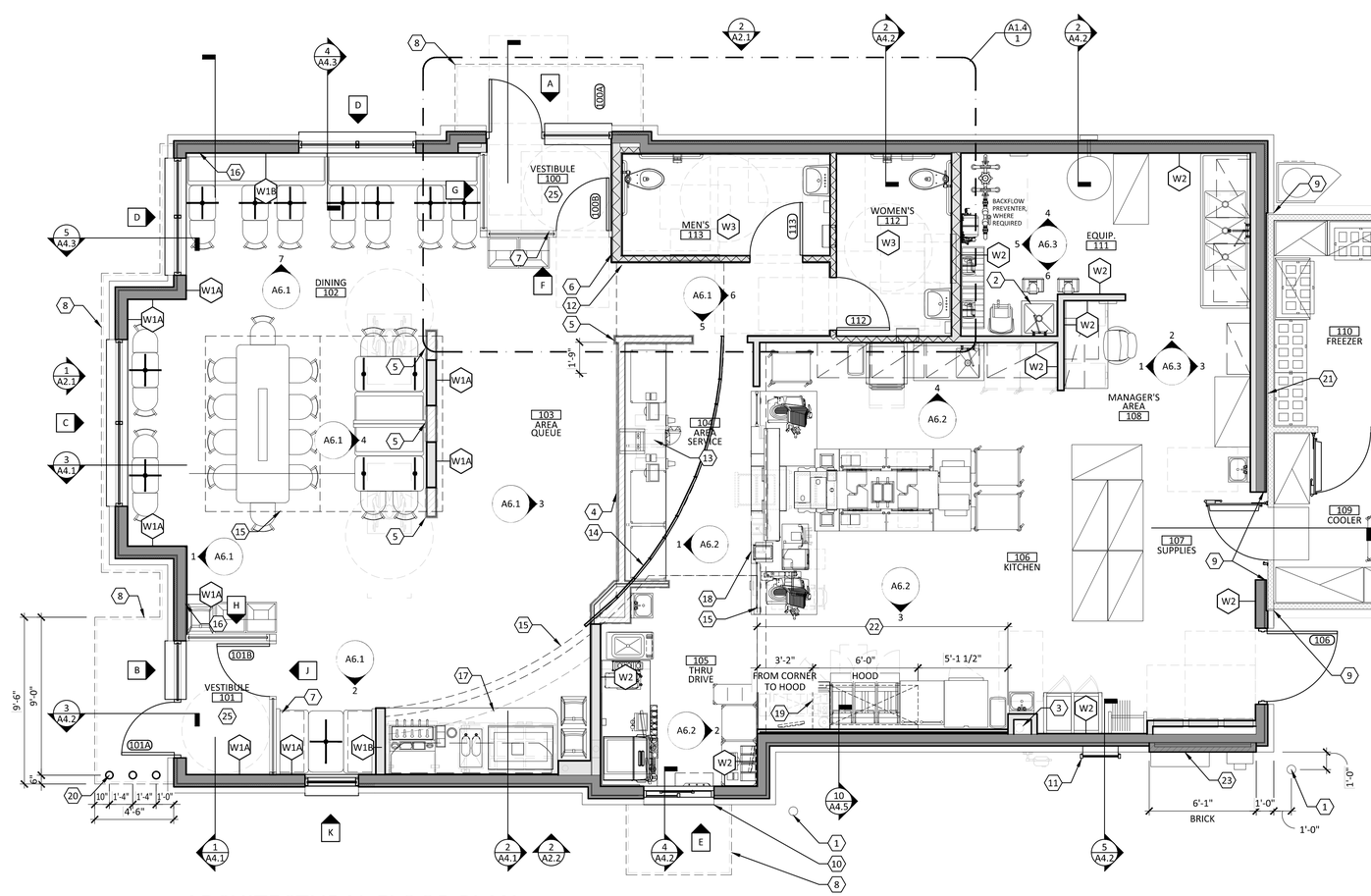
* Support Frame To Be Provided By Owner & Installed By Contractor



3 A1.1 **Detail**

Scale: 1 1/2"=1'-0"

* Support Frame To Be Provided By Owner & Installed By Contractor



1 A1.1 **ARCHITECTURAL FLOOR PLAN**

North

1/4" = 1'-0"

TABLE 308.4.2 CLEARANCE REDUCTION METHODS

	REDUCED CLEARANCE WITH PROTECTION (inches)							
	HORIZONTAL COMBUSTIBLE ASSEMBLIES LOCATED ABOVE THE HEAT SOURCE				HORIZONTAL COMBUSTIBLE ASSEMBLIES LOCATED BENEATH THE HEAT SOURCE AND ALL VERTICAL COMBUSTIBLE ASSEMBLIES			
	REQUIRED CLEARANCE TO COMBUSTIBLES WITHOUT PROTECTION(INCHES)				REQUIRED CLEARANCE TO COMBUSTIBLES WITHOUT PROTECTION(INCHES)			
TYPE OF PROTECTIVE ASSEMBLY	36	18	9	6	36	18	9	6
GALVANIZED SHEET STEEL, HAVING A MINIMUM THICKNESS OF 0.0236 INCH (NO. 24 GAGE), SPACED 1 INCH OFF THE COMBUSTIBLE ASSEMBLY	18	9	5	3	12	6	3	2

OWNER FURNISHED ITEM LIST

THE FOLLOWING ITEMS MAY OR MAY NOT BE SUPPLIED BY THE OWNER/FRANCHISEE. G.C. IS TO CONFIRM WITH OWNER THAT THESE ITEMS ARE BEING SUPPLIED AND/OR INSTALLED BY OWNER. PLEASE CONTACT OWNER IF YOU HAVE ANY QUESTIONS ABOUT THIS LIST. ON SHEET SP.1 IN THE ARCHITECTURAL SPECIFICATIONS THERE IS ALSO A LIST THAT OUTLINES SEVERAL OWNER SUPPLIED ITEMS THAT ARE INCLUDED IN THIS LIST, THE SAME INSTRUCTIONS APPLY TO THAT LIST.

A. DRIVE-THRU WINDOW
B. DRIVE-THRU MUSIC SYSTEM
C. HVAC UNITS
D. KITCHEN EQUIPMENT
E. SMALLWARES
F. NOT USED
G. REGISTERS
H. HOOD SYSTEM
I. BULK CO2
J. DRINK SYSTEM
K. DRINK EQUIPMENT INSTALLATION
L. INTERIOR MENU BOARD
M. EXTERIOR MENU BOARD
N. MENU BOARD CANOPY
O. CANOPIES/ACCENT BAND
P. DECOR PACKAGE
  a. DECOR LIGHTING
  b. SEATING
  c. WALL COVERINGS
  d. FLOORING
Q. MAX. OCCUPANCY SIGNAGE
R. NOT USED
S. STORE SIGNAGE
T. LOT LIGHTING
U. FIRE EXTINGUISHERS

SYMBOL LEGEND

(?)	FLOOR PLAN CODED NOTE (SEE SCHEDULE ON THIS SHEET)
(###)	DOOR TAG (SEE SCHEDULE ON SHEET A8.1)
X	WINDOW TAG (SEE ELEVATIONS ON SHEET A8.2)
X-X	WALL TYPE TAG (SEE SCHEDULE ON SHEET A0.1)

WALL LEGEND

	WALL/PARTITION
	WALL WITH SOUND BATT
	PARTIAL HEIGHT WALL
	SHEAR WALL

CODED NOTES

1. 6" Ø STEEL BOLLARD, CENTER ON FACE OF BUILDING, REFER TO DETAIL 8/AS1.1
2. MOP SINK, REFER TO PLUMBING DRAWINGS. REFER TO 10/A6.3
3. INTERIOR ROOF DRAIN IN WALL, REFER TO PLUMBING DRAWINGS. PROVIDE ACCESS PANEL.
4. SERVICE COUNTER. SET AT 34" A.F.F. MAX. REFER TO DETAIL 5/A0.1.
5. PARTIAL HEIGHT WALL. REFER TO DECOR DRAWINGS.
6. INSTALL MAXIMUM OCCUPANCY SIGNAGE (WHERE REQUIRED). SIGNAGE SHALL BE INSTALLED AT 60" A.F.F. THE G.C. IS TO VERIFY THE SIZE, QUANTITY AND LOCATION(S) OF SIGNAGE WITH LOCAL FIRE MARSHAL PRIOR TO INSTALLATION. (G.C. TO CONFIRM WITH OWNER THAT THIS ITEM IS TO BE PROVIDED BY OWNER.)
7. PROVIDE TACTILE EXIT SIGN ON SURFACE OF DOOR RE: SHT G0.3
8. LINE OF CANOPY/ACCENT BAND ABOVE.
9. STAINLESS STEEL CLOSURE PIECE PROVIDED BY COOLER MANUFACTURER. INSTALLED BY G.C. CAULK TO ADJACENT SURFACE.
10. INSTALL OWNER FURNISHED DRIVE-THRU WINDOW, REFER TO EQUIPMENT PLAN AND SCHEDULE.
11. ROOF ACCESS LADDER.
12. NOT USED
13. COORDINATE THE LOCATION OF THE SECURING BOLTS FOR THE SAFE WITH THE MANUFACTURER'S REQUIREMENTS.
14. MENU BOARD ABOVE, REFER TO CEILING PLAN.
15. LINE OF SOFFIT ABOVE, REFER TO CEILING PLAN.
16. INSTALL TELEVISION AND MOUNTING BRACKET. PROVIDE IN-WALL BLOCKING. REFER TO ELECTRICAL DRAWINGS FOR RECEPTACLE LOCATION. TV TO CONCEAL RECEPTACLES. COORDINATE FINAL LOCATION WITH DECOR.
17. SELF SERVE DRINK STATION AND CONDIMENT BAR. TOP OF COUNTER TO BE SET AT 34" A.F.F. MAX. REFER TO ELECTRICAL AND PLUMBING DRAWINGS.
18. PRODUCTION COUNTER. REFER TO ELECTRICAL DRAWINGS.
19. HOOD ABOVE, REFER TO MECHANICAL DRAWINGS. ANSUL CABINET TO ALWAYS BE LOCATED TOWARDS THE FRONT OF THE STORE.
20. CANOPY POST, BY CANOPY MANUFACTURER, TYP. OF (3).
21. DO NOT INSTALL BRICK BEHIND COOLER, PROVIDE 1" RIGID INSULATION ON WALL BEHIND COOLER. HOLD COOLER OFF INSULATION 1"
22. PROVIDE STAINLESS STEEL SHEET OVER 1/2" CEMENT BOARD ON METAL STUD FURRING BEHIND HOOD. EXTEND STAINLESS STEEL SHEET FROM CORNER TO CORNER, FROM SLAB TO T.O. WALL. PROVIDE 1/2" CEMENT BOARD ON METAL STUD FRAMING IN EXTERIOR WALL BEHIND HOOD. REFER TO STRUCTURAL DRAWINGS FOR EXTERIOR METAL STUD FRAMING INFORMATION. REFER TO 8/A4.5 FOR FURRING WALL CONSTRUCTION BEHIND HOOD. REFER TO TABLE 308.4.2 ON THIS SHEET.
23. EXTEND BRICK ABOVE WATER TABLE TO PROVIDE FLUSH CONDITIONS FOR ELECTRICAL EQUIPMENT INSTALLATION. REFER TO EXTERIOR ELEVATIONS.
24. NOT USED.
25. NOT USED.

Preliminary
Not for Construction

White Design Group, P.C.
Restaurant and Interiors Consulting
5801 EAST 41ST STREET, SUITE 712, TULSA, OKLAHOMA 74135

Arby's

NEW RESTAURANT FOR:
ARBY'S - INSPIRE DUAL HIGH 40 - REV
NORTH MERIDIAN RD & EAST PROFILE RD
KUNA, IDAHO 83634
FOR
RB AMERICAN GROUP
6200 OAK TREE BLVD, INDEPENDENCE, OH 44131

PROJECT NUMBER:

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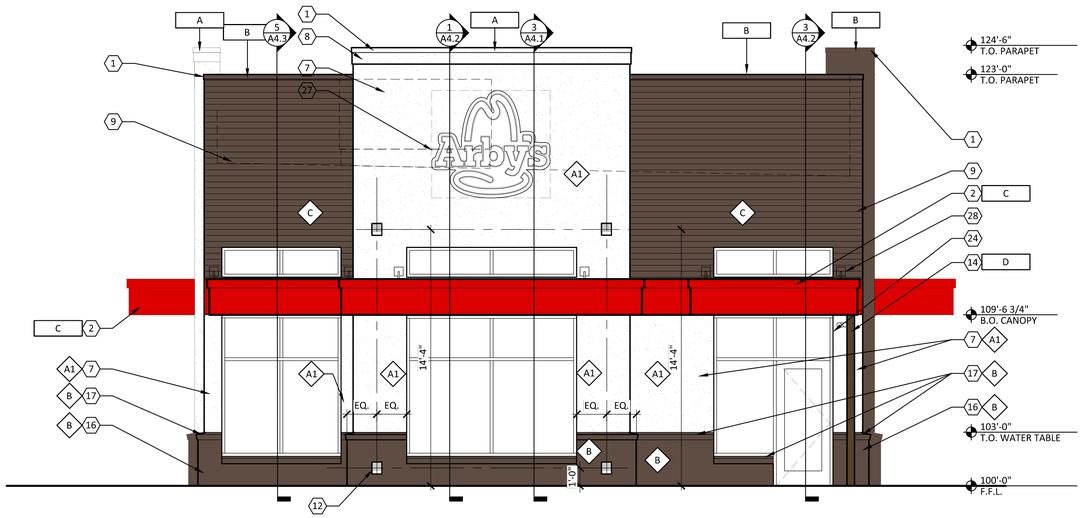
PRELIMINARY	12-14-2021
REVISION	

ARCHITECTURAL FLOOR PLAN

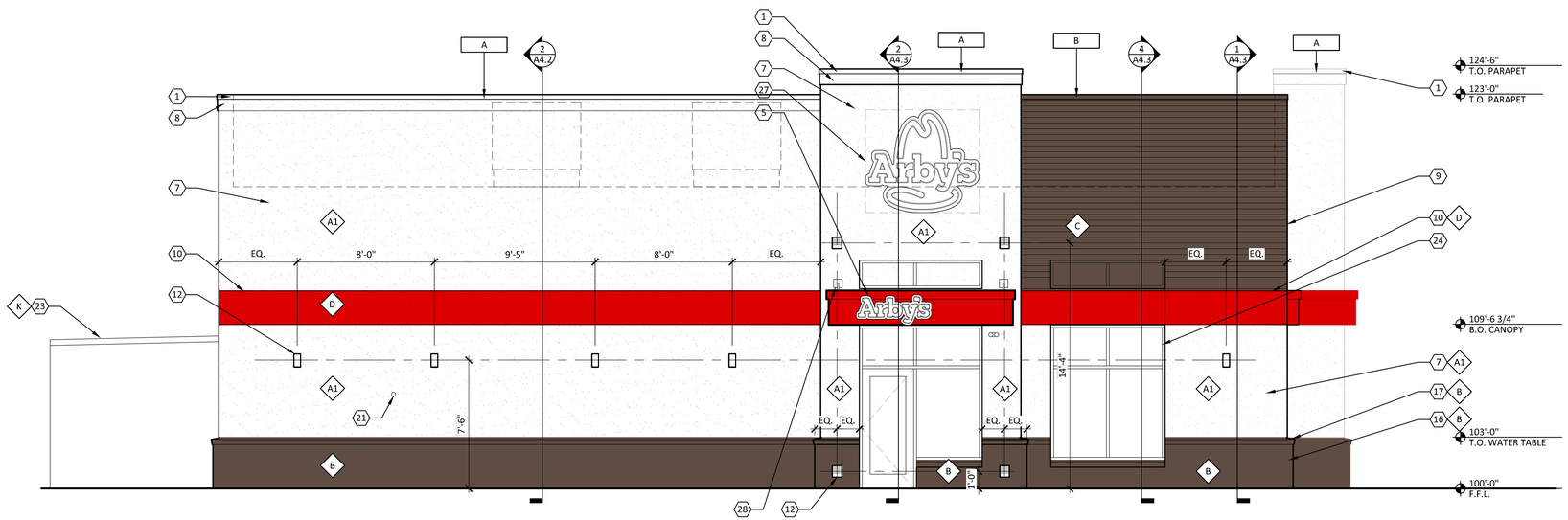
SHEET: A1.1



1 A2.1

FRONT ELEVATION (WEST)

1/4" = 1'-0"



2 A2.1

SIDE ELEVATION (NORTH)

1/4" = 1'-0"

CODED NOTES (X) (ALL CODED NOTES MAY NOT BE USED)

1. PRE-FINISHED METAL COPING.
2. PRE-FABRICATED METAL CANOPY/ACCENT BAND.
3. CENTER DRIVE THRU CANOPY ON DRIVE THRU WINDOW.
4. NOT USED.
5. ARBY'S SIGNAGE, MOUNT ON CANOPY/ACCENT BAND. REFER TO SIGNAGE VENDOR DRAWINGS.
6. PAINT DOOR AND FRAME.
7. NEW EIFS WALL SYSTEM.
8. EIFS CORNICE.
9. EIFS WALL SYSTEM WITH 4" O.C. V-GROOVE REVEALS.
10. PAINTED ACCENT BAND, ALIGN WITH METAL ACCENT BAND.
11. DRIVE THRU WINDOW.
12. WALL MOUNTED LIGHT FIXTURE.
13. PAINT BOLLARD.
14. PRE-FABRICATED METAL POST FOR CANOPY.
15. ROOF LADDER, MOUNT DIRECTLY TO SHEATHING. PAINT "K"
16. BRICK VENEER.
17. BRICK ROWLOCK SILL. USE SOLID BRICK @ OUTSIDE CORNERS & JAMBS. REFER TO DETAIL 3/A2.1.
18. NOT USED.
19. ELECTRICAL EQUIPMENT.
20. GAS METER.
21. GREASE OUTLET.
22. Co2 HOOKUP.
23. COOLER/FREEZER. PRE-FINISHED TO MATCH PAINT "K".
24. ALUMINUM STOREFRONT.
25. PREFABRICATED SCUPPER. MATCH COLOR TO ADJACENT WALL COLOR. REFER TO DETAIL 7/A1.3.
26. CONTINUE BRICK VENEER BEHIND ELECTRIC EQUIPMENT. COORDINATE SIZE WITH ELECTRICIAN. DO NOT INSTALL ROWLOCK BEHIND ELECTRICAL EQUIPMENT.
27. ARBY'S HAT SIGNAGE. MOUNT ON BRICK WALL. REFER TO SIGNAGE VENDOR'S DRAWINGS.
28. COORDINATE TURNBUCKLE LOCATION TO AVOID CLERESTORY WINDOW.

FINISH SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	NOTES
FINISHES			
A1	DRYVIT	EIFS WALL SYSTEM	COLOR: ARBY081030 TEXTURE: STANDARD
A2	NOT USED	---	---
B	BELDEN BRICK	8601 DARK	TEXTURE: SMOOTH GROUT: CEMEX 36-A MOCHA, TYPE N
C	DRYVIT	EIFS WALL SYSTEM WITH V-GROOVE REVEALS	COLOR: ARBY131030 TEXTURE: STANDARD
D	SHERWIN WILLIAMS	SW #6869 STOP	SATIN FINISH
E	NOT USED	---	---
F	NOT USED	---	---
G	SHERWIN WILLIAMS	SW #2808 ROOKWOOD DARK BROWN	SATIN FINISH
H	NOT USED	---	---
J	NOT USED	---	---
K	SHERWIN WILLIAMS	SW #7005 PURE WHITE	SATIN FINISH
METALS			
A	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING BONE WHITE/ DURO-LAST #SR.70/TE.87	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
B	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING MIDNIGHT BRONZE/ DURO-LAST #SR.26/TE.87	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
C	PRE-FABRICATED CANOPY/BAND	PRODUCT CODE: 9940-30198R PRODUCT NAME: FC SD RAL 3000 FLAME RED	---
D	PRE-FABRICATED POST	PRODUCT CODE: 9840-80957R PRODUCT NAME: FC SD RAL 8017 CHOC. BROWN	

A. PAINT ALL EXPOSED GAS PIPE, ROOF ACCESS LADDER, ETC. TO MATCH ADJACENT EXTERIOR WALL SURFACE. DO NOT PAINT ELECTRIC OR GAS SERVICE EQUIPMENT.

B. PROVIDE TEMPORARY MASKING OF EXPOSED STAINLESS STEEL DURING ACID WASHING OF MASONRY.

C. PROVIDE SOLID MASONRY UNITS AT THE ENDS OF JAMBS , SILLS, ETC.

D. TO HELP PREVENT EFFLORESCENCE ALL MASONRY UNITS ARE TO BE MANUFACTURED WITH INTEGRAL WATER REPELLANT. WATER REPELLENT ADMIXTURE IS TO BE MIXED IN AND PRE-WASHED SAND IS TO BE USED IN ALL MORTAR MIXES.

E. MAKE SURE THAT WALL WEEPS AND FLASHING ARE INSTALLED CORRECTLY. DO NOT BLOCK WEEPS.

F. REFER TO SHEET A8.2 FOR TEMPERED GLASS LOCATIONS.

G. ALUMINUM STOREFRONT TO BE DARK BRONZE.

H. ALL GLAZING TO BE 1" INSULATED GLAZING.

I. BASIS OF DESIGN FOR THE EIFS WALL SYSTEM IS DRYVIT OUTSULATION PLUS MD. EIFS WALL SYSTEM IS 2" THICK UNLESS NOTED OTHERWISE. INSTALL EIFS PRODUCT IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS.

J. SIGNAGE IS SHOWN FOR REFERENCE ONLY. FINAL SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY SIGNAGE VENDOR. SIGNAGE VENDER SHALL PERMIT ALL SIGNS UNDER SEPARATE COVER.

K. REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING SPECIFICATIONS.

L. PAINT ALL EXPOSED BRICK LINTELS TO MATCH ADJACENT BRICK.

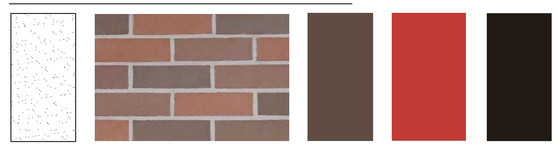
M. ALL WALL MOUNTED LIGHT FIXTURES TO BE SET IN CONTINUOUS BED OF CAULK AND THEN SHALL BE SEALED TO WALL WITH SEPARATE BEAD OF CAULK. CAULK TO MATCH ADJACENT SURFACE.

N. PAINT EIFS WALL BEHIND ACCENT BAND RED. EXPOSED EIFS EDGE BELOW ACCENT BAND TO MATCH METAL.

O. ALL BRICK VENEER SHALL BE A RUNNING BOND, U.N.O. ALL BRICK SHALL BE INSTALLED FLUSH. U.N.O. (EXCEPTIONS INCLUDE: ROWLOCK SILL, SOLDIER COURSE HEADER AT DRIVE THRU WINDOW AND BRICK CORNICE)

P. THRU-WALL FLASHING SHALL BE PRE-FINISHED TO MATCH STOREFRONT (DARK BRONZE).

COLOR & MATERIAL SAMPLES



A1 | B | C | D | B Coping Cap

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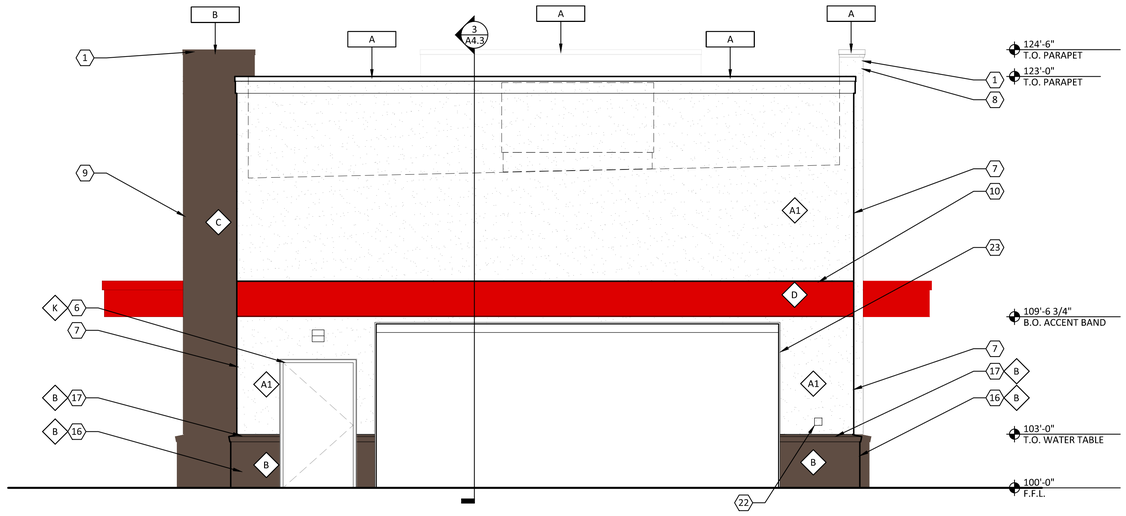
EXTERIOR ELEVATIONS

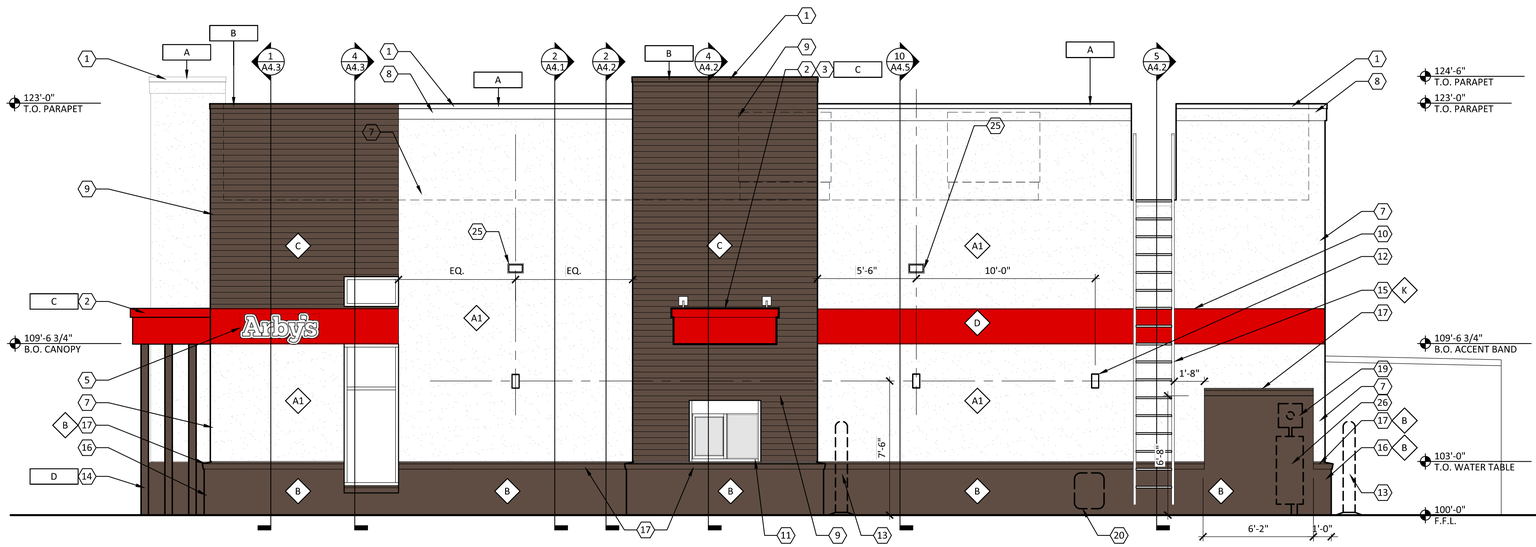
SHEET:

A2.1



1 A2.2 REAR ELEVATION (EAST)

1/4" = 1'-0"



2 A2.2 SIDE ELEVATION (SOUTH)

1/4" = 1'-0"

CODED NOTES (X) (ALL CODED NOTES MAY NOT BE USED)

1. PRE-FINISHED METAL COPING.
2. PRE-FABRICATED METAL CANOPY/ACCENT BAND.
3. CENTER DRIVE THRU CANOPY ON DRIVE THRU WINDOW.
4. NOT USED.
5. ARBY'S SIGNAGE, MOUNT ON CANOPY/ACCENT BAND. REFER TO SIGNAGE VENDOR DRAWINGS.
6. PAINT DOOR AND FRAME.
7. NEW EIFS WALL SYSTEM.
8. EIFS CORNICE.
9. EIFS WALL SYSTEM WITH 4" O.C. V-GROOVE REVEALS.
10. PAINTED ACCENT BAND, ALIGN WITH METAL ACCENT BAND.
11. DRIVE THRU WINDOW.
12. WALL MOUNTED LIGHT FIXTURE.
13. PAINT BOLLARD.
14. PRE-FABRICATED METAL POST FOR CANOPY.
15. ROOF LADDER, MOUNT DIRECTLY TO SHEATHING. PAINT "K"
16. BRICK VENEER.
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20. GAS METER.
21. GREASE OUTLET.
22. Co2 HOOKUP.
23. COOLER/FREEZER. PRE-FINISHED TO MATCH PAINT "K".
24. ALUMINUM STOREFRONT.
25. PREFABRICATED SCUPPER. MATCH COLOR TO ADJACENT WALL COLOR. REFER TO DETAIL 7/A1.3.
26. CONTINUE BRICK VENEER BEHIND ELECTRIC EQUIPMENT. COORDINATE SIZE WITH ELECTRICIAN. DO NOT INSTALL ROWLOCK BEHIND ELECTRICAL EQUIPMENT.
27. ARBY'S HAT SIGNAGE. MOUNT ON BRICK WALL. REFER TO SIGNAGE VENDOR'S DRAWINGS.
28. COORDINATE TURNBUCKLE LOCATION TO AVOID CLERESTORY WINDOW.

FINISH SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	NOTES
FINISHES			
A1	DRYVIT	EIFS WALL SYSTEM	COLOR: ARBY081030 TEXTURE: STANDARD
A2	NOT USED	---	---
B	BELDEN BRICK	8601 DARK	TEXTURE: SMOOTH GROUT: CEMEX 36-A MOCHA, TYPE N
C	DRYVIT	EIFS WALL SYSTEM WITH V-GROOVE REVEALS	COLOR: ARBY131030 TEXTURE: STANDARD
D	SHERWIN WILLIAMS	SW #6869 STOP	SATIN FINISH
E	NOT USED	---	---
F	NOT USED	---	---
G	SHERWIN WILLIAMS	SW #2808 ROOKWOOD DARK BROWN	SATIN FINISH
H	NOT USED	---	---
J	NOT USED	---	---
K	SHERWIN WILLIAMS	SW #7005 PURE WHITE	SATIN FINISH
METALS			
A	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING BONE WHITE/ DURO-LAST #SR.70/TE.87	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
B	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING MIDNIGHT BRONZE/ DURO-LAST #SR.26/TE.87	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
C	PRE-FABRICATED CANOPY/BAND	PRODUCT CODE: 9940-30198R PRODUCT NAME: FC SD RAL 3000 FLAME RED	---
D	PRE-FABRICATED POST	PRODUCT CODE: 9840-80957R PRODUCT NAME: FC SD RAL 8017 CHOC. BROWN	

A. PAINT ALL EXPOSED GAS PIPE, ROOF ACCESS LADDER, ETC. TO MATCH ADJACENT EXTERIOR WALL SURFACE. DO NOT PAINT ELECTRIC OR GAS SERVICE EQUIPMENT.

B. PROVIDE TEMPORARY MASKING OF EXPOSED STAINLESS STEEL DURING ACID WASHING OF MASONRY.

C. PROVIDE SOLID MASONRY UNITS AT THE ENDS OF JAMBS , SILLS, ETC.

D. TO HELP PREVENT EFFLORESCENCE ALL MASONRY UNITS ARE TO BE MANUFACTURED WITH INTEGRAL WATER REPELLANT. WATER REPELLENT ADMIXTURE IS TO BE MIXED IN AND PRE-WASHED SAND IS TO BE USED IN ALL MORTAR MIXES.

E. MAKE SURE THAT WALL WEEPS AND FLASHING ARE INSTALLED CORRECTLY. DO NOT BLOCK WEEPS.

F. REFER TO SHEET A8.2 FOR TEMPERED GLASS LOCATIONS.

G. ALUMINUM STOREFRONT TO BE DARK BRONZE.

H. ALL GLAZING TO BE 1" INSULATED GLAZING.

I. BASIS OF DESIGN FOR THE EIFS WALL SYSTEM IS DRYVIT OUTSULATION PLUS MD. EIFS WALL SYSTEM IS 2" THICK UNLESS NOTED OTHERWISE. INSTALL EIFS PRODUCT IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS.

J. SIGNAGE IS SHOWN FOR REFERENCE ONLY. FINAL SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY SIGNAGE VENDOR. SIGNAGE VENDER SHALL PERMIT ALL SIGNS UNDER SEPARATE COVER.

K. REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING SPECIFICATIONS.

L. PAINT ALL EXPOSED BRICK LINTELS TO MATCH ADJACENT BRICK.

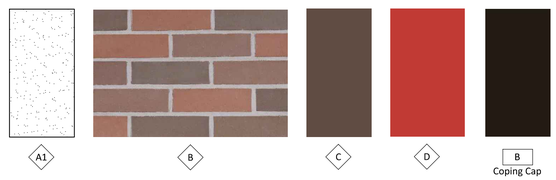
M. ALL WALL MOUNTED LIGHT FIXTURES TO BE SET IN CONTINUOUS BED OF CAULK AND THEN SHALL BE SEALED TO WALL WITH SEPARATE BEAD OF CAULK. CAULK TO MATCH ADJACENT SURFACE.

N. PAINT EIFS WALL BEHIND ACCENT BAND RED. EXPOSED EIFS EDGE BELOW ACCENT BAND TO MATCH METAL.

O. ALL BRICK VENEER SHALL BE A RUNNING BOND, U.N.O. ALL BRICK SHALL BE INSTALLED FLUSH. U.N.O. (EXCEPTIONS INCLUDE: ROWLOCK SILL, SOLDIER COURSE HEADER AT DRIVE THRU WINDOW AND BRICK CORNICE)

P. THRU-WALL FLASHING SHALL BE PRE-FINISHED TO MATCH STOREFRONT (DARK BRONZE).

COLOR & MATERIAL SAMPLES



Preliminary
Not for Construction

White Design Group, P.C.
Restaurant and Interiors Consulting
5801 EAST 41ST STREET, SUITE 712, TULSA, OKLAHOMA 74135

NEW RESTAURANT FOR:
ARBY'S - INSPIRE DUAL HIGH 40 - REV
NORTH MERIDIAN RD & EAST PROFILE RD
KUNA, IDAHO 83634
FOR
RB AMERICAN GROUP
6200 OAK TREE BLVD, INDEPENDENCE, OH 44131

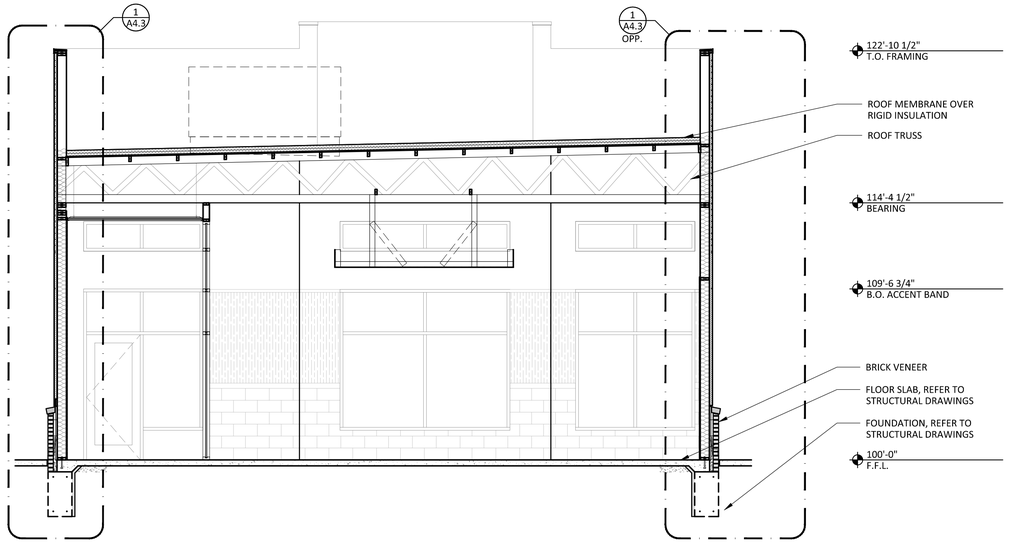
PROJECT NUMBER:

ISSUE	DATE
PRELIMINARY	12-14-2021
REVISION	

EXTERIOR ELEVATIONS

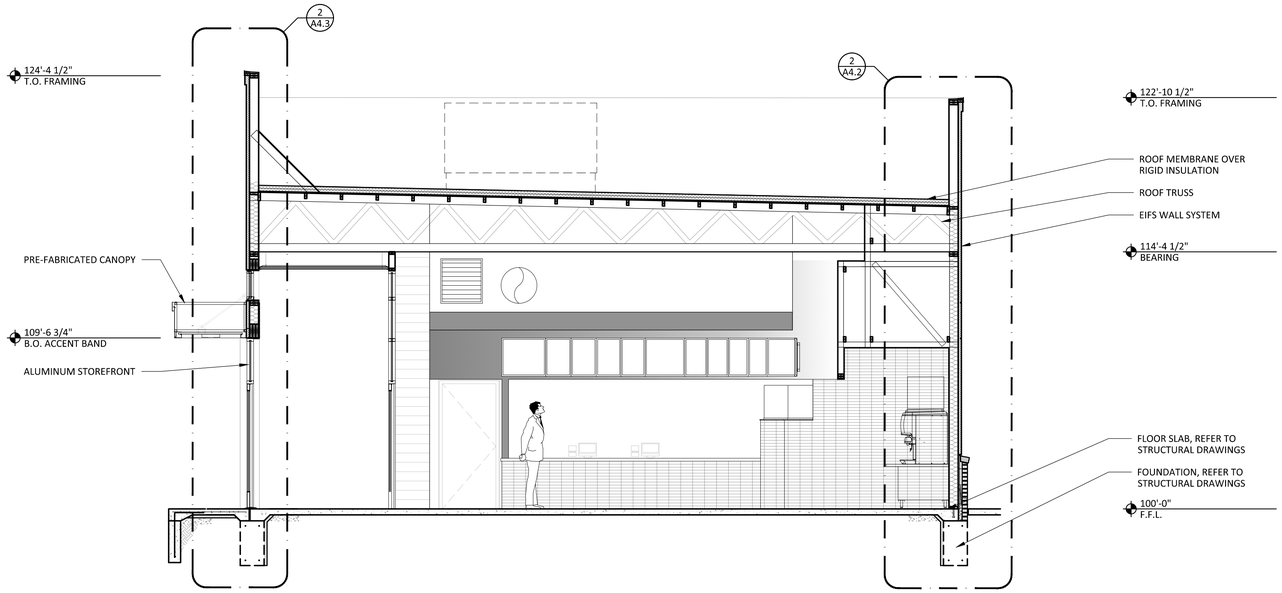
SHEET:

A2.2



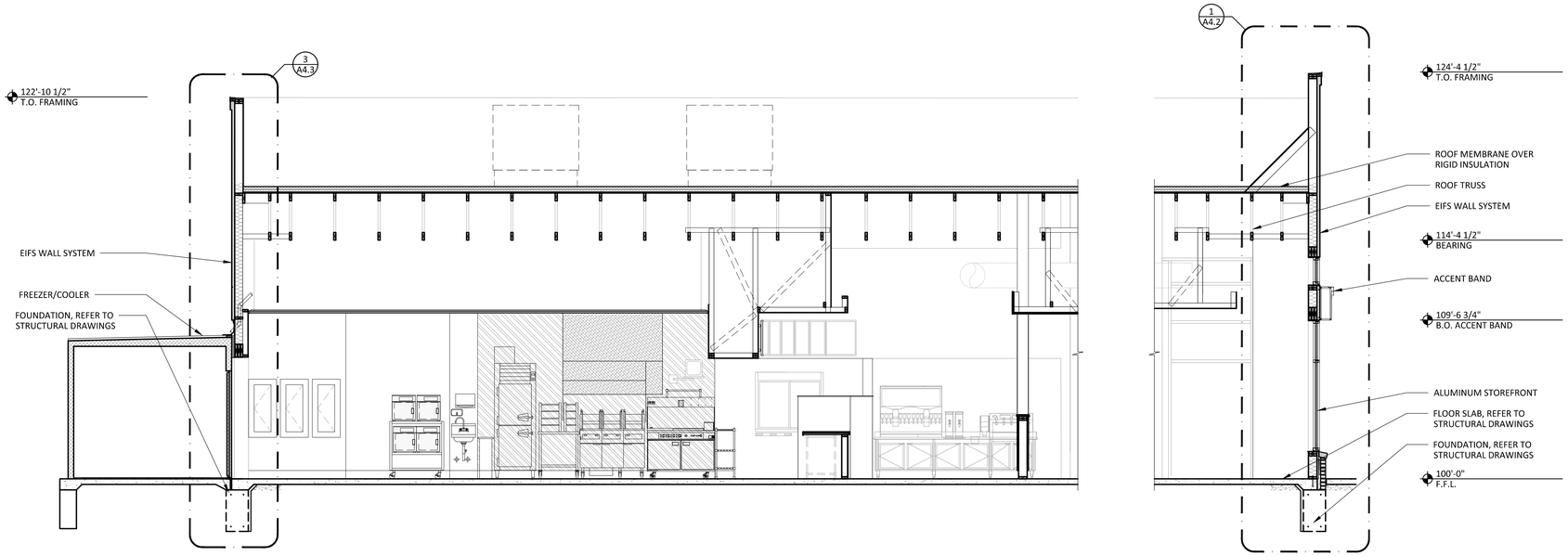
1 A4.1 BUILDING SECTION

1/4" = 1'-0"



2 A4.1 BUILDING SECTION

1/4" = 1'-0"



3 A4.1 BUILDING SECTION

1/4" = 1'-0"

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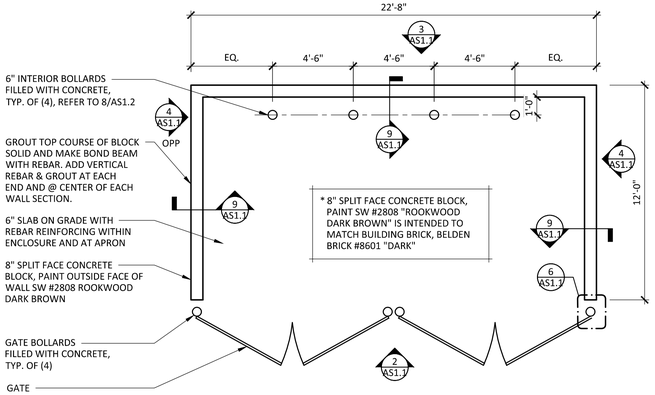
BUILDING SECTIONS

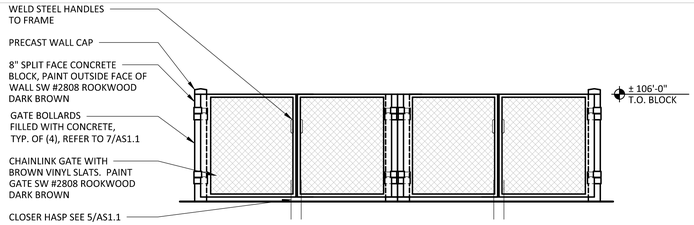
SHEET:

A4.1



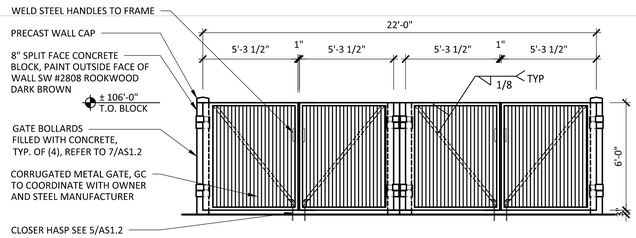
1 AS1.1 — TRASH ENCLOSURE PLAN

1/4" = 1'-0"



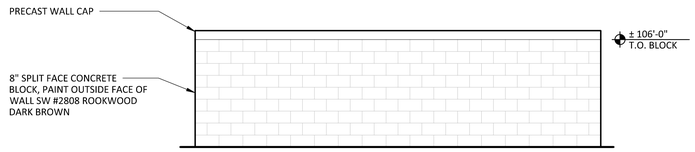
2 AS1.1 — TRASH ENCLOSURE ELEVATION

1/4" = 1'-0"



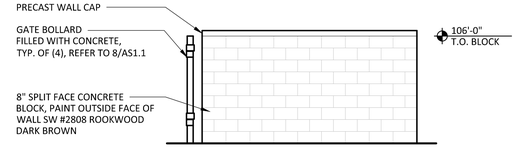
2A AS1.1 — TRASH ENCLOSURE ELEVATION (ALTERNATE)

1/4" = 1'-0"



3 AS1.1 — TRASH ENCLOSURE ELEVATION

1/4" = 1'-0"



4 AS1.1 — TRASH ENCLOSURE ELEVATION

1/4" = 1'-0"

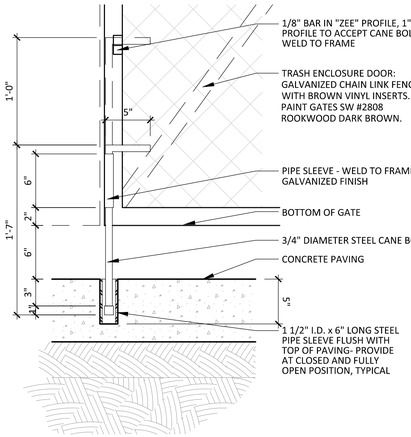
GENERAL NOTES

A. THESE ARE TYPICAL SITE DETAILS. ALL PROJECT SPECIFIC INFORMATION NEEDS TO BE COORDINATED WITH THE G.C., CIVIL ENGINEER, OWNER AND THE SOILS INVESTIGATION REPORT.

B. TRASH ENCLOSURE DETAILS ARE INTENDED FOR REFERENCE ONLY. CIVIL ENGINEER TO SHOW TRASH ENCLOSURE LOCATION WITH ALL NECESSARY DIMENSIONS AND DETAILS ON THEIR RESPECTIVE

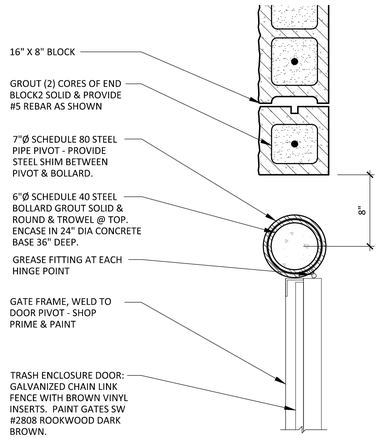
9 AS1.1 — TRASH ENCLOSURE WALL SECT.

1/4" = 1'-0"



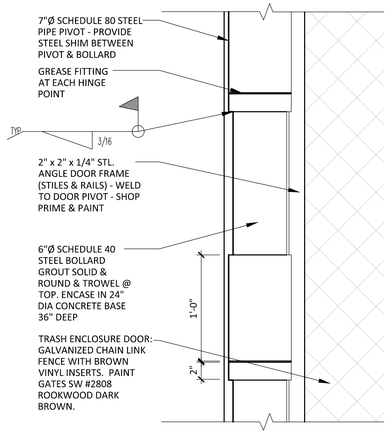
5 AS1.1 — CANE BOLT DETAIL

1 1/2" = 1'-0"



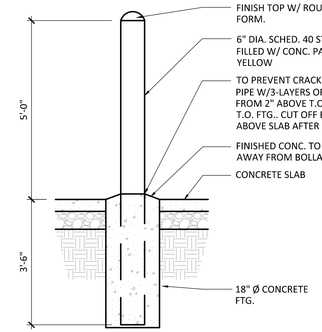
6 AS1.1 — POST DETAIL

1 1/2" = 1'-0"



7 AS1.1 — BOLLARD AND PIVOT

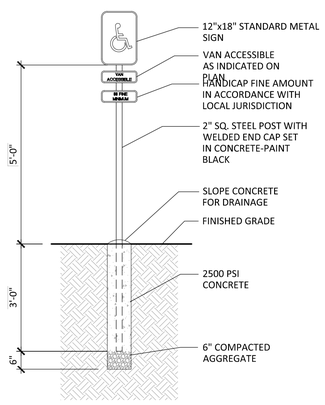
1 1/2" = 1'-0"



*AS NEEDED

8 AS1.1 — BOLLARD DETAIL

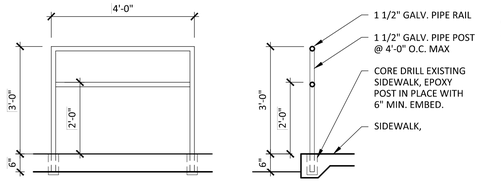
1/2" = 1'-0"



*AS NEEDED

10 AS1.1 — TYP. ACC. SIGN DETAIL

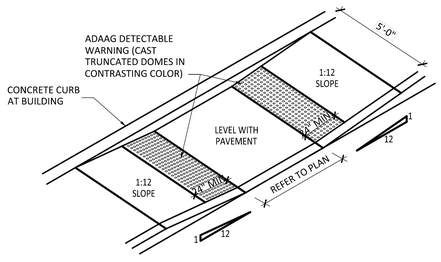
1/2" = 1'-0"



*AS NEEDED

11 AS1.1 — DRIVE THRU RAIL DETAIL

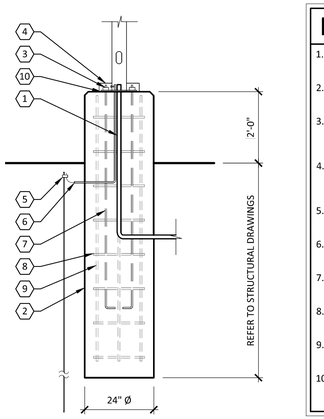
1/2" = 1'-0"



*REFERENCE ONLY

12 AS1.1 — ADA CURB RAMP DETAIL

1/2" = 1'-0"



POLE BASE NOTES

1. ELECTRICAL CONDUIT, REFER TO ELECTRICAL DRAWINGS.
2. CONCRETE PIER, REFER TO STRUCTURAL DRAWINGS.
3. PROVIDE GROUND LUG IN BASED BOLTED TO BASE PLATE. REFER TO STRUCTURAL DRAWINGS.
4. BASE COVER OVER GALVANIZED WASHERS, NUTS AND LOCKNUTS. REFER TO STRUCTURAL DRAWINGS.
5. GROUND CLAMP, REFER TO ELECTRICAL DRAWINGS.
6. GROUND WIRE, REFER TO ELECTRICAL DRAWINGS.
7. GALVANIZED ANCHOR BOLTS, REFER TO STRUCTURAL DRAWINGS.
8. TIE LOOPS, REFER TO STRUCTURAL DRAWINGS.
9. VERTICAL REBAR, REFER TO STRUCTURAL DRAWINGS.
10. NON-SHRINK GROUT, REFER TO STRUCTURAL DRAWINGS.

12 AS1.1 — LIGHT POLE BASE DETAIL

1/2" = 1'-0"

Preliminary
Not for Construction

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Restaurant and Interiors Consulting
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Arby's

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NORTH MERIDIAN RD & EAST PROFILE RD
KUNA, IDAHO 83634
FOR
RB AMERICAN GROUP
6200 OAK TREE BLVD, INDEPENDENCE, OH 44131

PROJECT NUMBER:

ISSUE	DATE
PRELIMINARY	12-14-2021
REVISION	

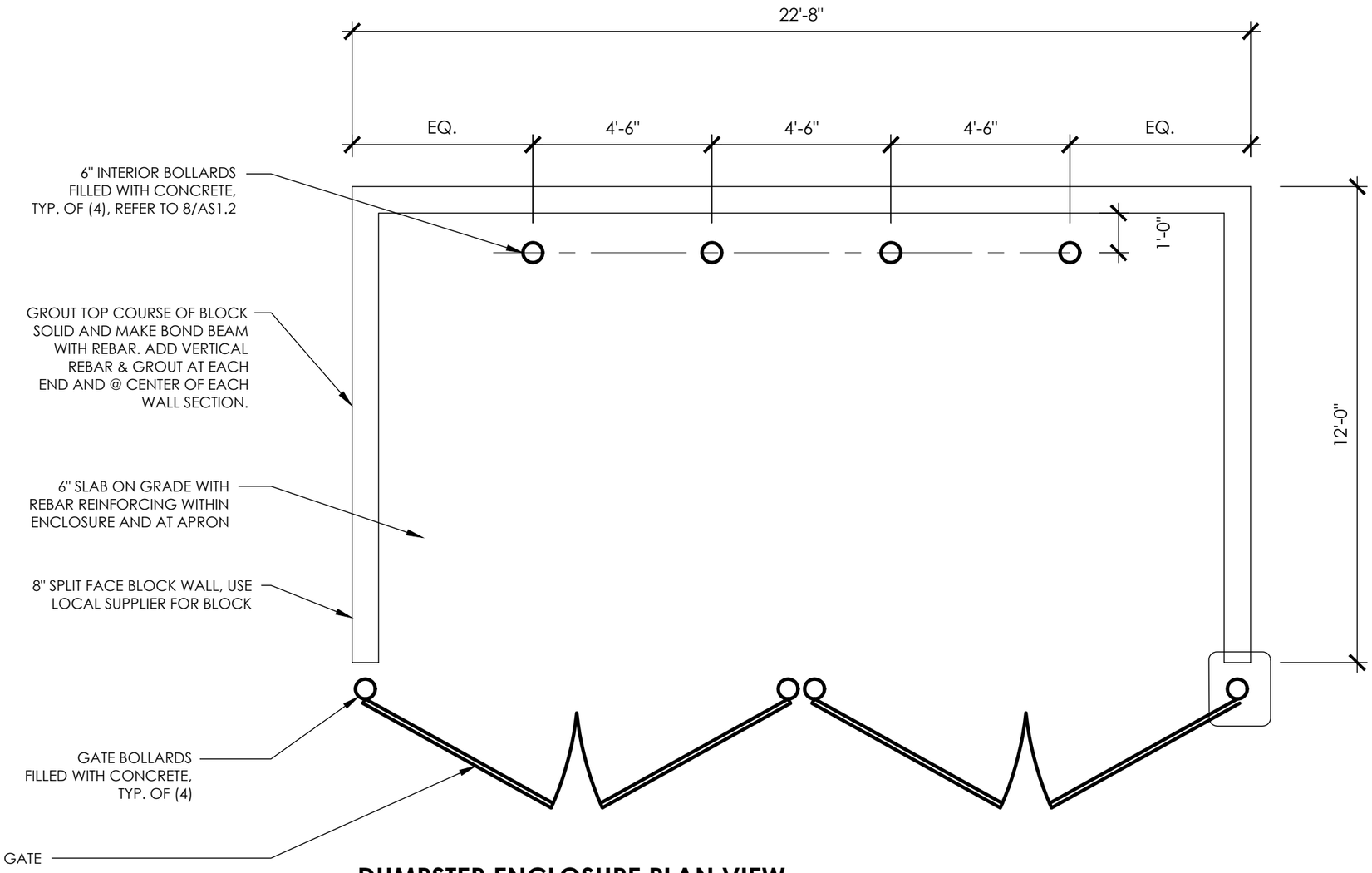
SITE DETAILS

SHEET:

AS1.1

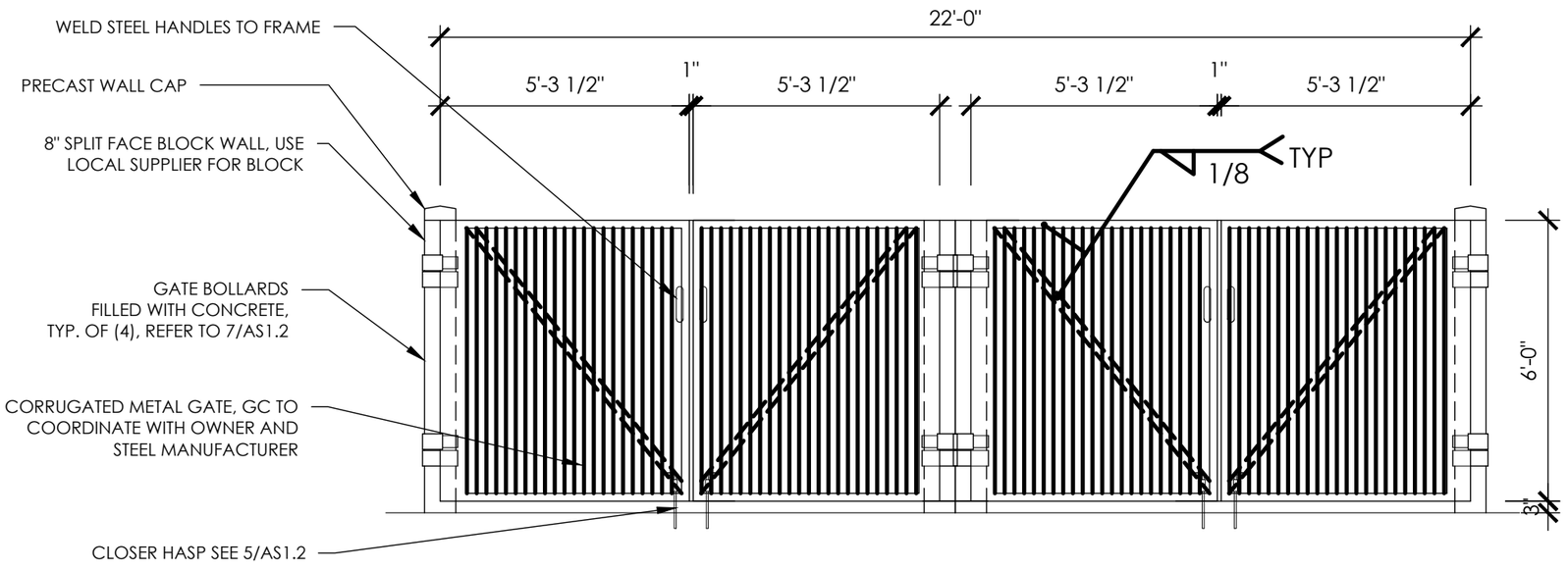
HAMILTON
DESIGNS
A LIMITED LIABILITY COMPANY

11 Municipal Drive, Suite 300
Fishers, Indiana 46038
P. (317) 570-8800
www.hamilton-designs.com



DUMPSTER ENCLOSURE PLAN VIEW

NOT TO SCALE



DUMPSTER ENCLOSURE ELEVATION

NOT TO SCALE

CONSTRUCTION PLANS FOR:
ARBY'S | KUNA, ID
North Meridian Road and East Profile Road
Kuna, Idaho 83634

RB AMERICAN GROUP
6200 Oak Tree Blvd., Suite 250
Independence, Ohio 44131

PROJECT NO.
2021-0165

DATE
12/27/2021

SCALE

SHEET NAME
SITE DETAILS

SHEET NO.
CS-502

PLANT SCHEDULE

Key	Botanical Name	Common Name	Quantity	Size	Condition	Remarks
SHADE TREES						
AS	ACER SACCHARUM	SUGAR MAPLE	8	3 IN	B&B	
GB	GINKGO BILOBA	GINKGO	4	3 IN	B&B	
ORNAMENTAL TREES						
AG	AMELANCHIER X GRANDIFLORA	SERVICEBERRY	1	12 IN	#3 CONT.	
CC	CERCIS CANADENSIS	EASTERN REDBUD	2	12 IN	#5 CONT.	
EVERGREEN TREES						
PE	PINUS EDULIS	PINON PINE	30	4 FT HT.	B&B	
DECIDUOUS SHRUBS						
CM	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	41	48 IN	#5 CONT.	42" ON CENTER
KL	KRASCHENINNIKOVIA LANATA	WINTERFAT	52	36 IN	#2 CONT.	42" ON CENTER
EVERGREEN SHRUBS						
RA	RIBES ALPINUM	ALPINE CURRANT	7	24 IN	#5 CONT.	42" ON CENTER

LEGEND OF EXISTING FEATURES

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EASEMENT
- SECTION LINE
- CENTERLINE
- 799 — INTERMEDIATE CONTOUR
- 800 — INDEX CONTOUR
- [T] — TELEPHONE UNDER GR.
- [OH-T] — TELEPHONE OVERHEAD
- [FO] — FIBER OPTIC SERVICE
- [G] — GAS SERVICE
- [E] — POWER UNDERGROUND
- [OH-E] — POWER OVERHEAD
- [W] — WATER SERVICE
- [S] — SANITARY SEWER
- [ST] — STORM SEWER
- [NP] — POND NORMAL POOL
- OOO — EX. FLOWLINE
- CHAIN LINK FENCE
- FARM FENCE
- WOOD FENCE
- IRON FENCE | RAILING
- BUILDING | STRUCTURE
- EX. BUILDING OVERHEAD
- RIM — RIM ELEVATION
- INV. — INVERT ELEVATION
- FFE — FINISHED FLOOR ELEVATION
- BENCHMARK
- RBC — MONUMENT
- SECTION CORNER
- ET / HC — TRANSFORMER HVAC
- E(M) / E — ELECTRIC METER ELECTRIC MANHOLE
- POWER POLE | GUY WIRE
- LIGHT POLE
- T — TELEPHONE PEDESTAL TELEPHONE MANHOLE
- G / E — GAS MARKER ELECTRIC MARKER
- TR / TR — TRAFFIC POLE TRAFFIC MANHOLE
- G(M) / G — GAS METER GAS VALVE
- ST / S — STORM MANHOLE SANITARY MANHOLE
- STORM INLETS
- C.O. / D.S. — CLEAN-OUT DOWNSPOUT
- FIRE HYDRANTS
- W(M) / W — WATER METER WATER VALVES
- POST INDICATOR VALVE FIRE DEPARTMENT CONN.
- SIGNS
- MAILBOX
- ADA PARKING
- 24 — PARKING COUNT
- TREES
- SHRUB
- + 801.25 — SPOT GRADE

LANDSCAPE LEGEND - PROPOSED

- LANDSCAPE ROCK/STONE
- PERMANENT SEEDING
- SOD
- PERENNIAL PLANTINGS
- LANDSCAPE EDGING
- DECIDUOUS SHRUB
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- 5 BT — PLANT TAG
- EVERGREEN TREE
- DECIDUOUS TREE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- ORNAMENTAL TREE
- ORNAMENTAL TREE
- MULTI-STEM TREE

EAST PROFILE LANE (private)

NORTH KUNA–MERIDIAN ROAD
STATE HIGHWAY 69 (public)

ARBY'S
±2,579 FT²

70' row
exception 16, 20, 27 & 28

varied width row
exception 20, 27 & 28

irrigation pressure pipe

irrigation gravity pipe

0.94' irrigation gravity pipe

irrigation box grate
tor = 2693.70
inv. 18" pvc = 2690.90
inv. 24" rcp (e) = 2689.8

irrigation box grate
tor = 2697.10
inv. 24" rcp (w) = 2690.7

1324.45'

1323.47'

0 20' 40'
SCALE: 1" = 20'

Know what's below. Call before you dig.

p:\2021\0165 - rb americon group - kuna, id\drawings\lp-101.dwg

REVISION BLOCK

PROFESSIONAL ENGINEER LICENSED 18429 STATE OF IDAHO MICHAEL THOMPSON

Michael Thompson

DATE 12/27/2021

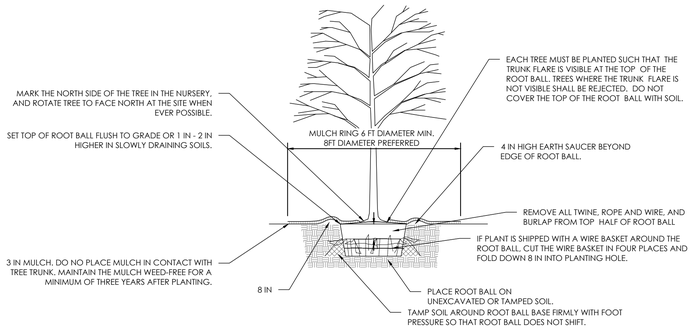
DRAWN BY KRG | CHECKED BY TLP

HAMILTON DESIGNS
A LIMITED LIABILITY COMPANY
11 Municipal Drive, Suite 300
Fishers, Indiana 46038
P. (317) 570-8800
www.hamilton-designs.com

CONSTRUCTION PLANS FOR:
ARBY'S | KUNA, ID
North Meridian Road and East Profile Road
Kuna, Idaho 83634

RB AMERICAN GROUP
6200 Oak Tree Blvd., Suite 250
Independence, Ohio 44131

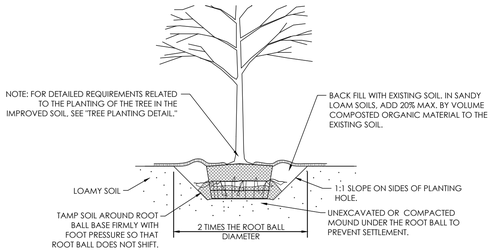
PROJECT NO. 2021-0165
DATE 12/27/2021
SCALE 1" = 20'
SHEET NAME **LANDSCAPE PLAN**
SHEET NO. LP-101



NOTE:
1. THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN AN 8' SQUARE OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT
3. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
4. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
5. FOR DIMENSIONS OF PLANTING AREAS, TYPES OF SOIL AMENDMENTS, OR SOIL REPLACEMENT, SEE "SOIL IMPROVEMENT DETAILS"

TREE PLANTING DETAIL, FOR B&B ALL SOIL TYPES

NOT TO SCALE



LOAMY SOILS INCLUDE THE FOLLOWING USDA TEXTURAL CLASSIFICATIONS AND HAVE A CLAY CONTENT OF BETWEEN 15 TO 27%: LOAM, SANDY LOAM AND SILT LOAM. NOTE THAT SOILS AT THE OUTER LIMITS OF THE LOAM CLASSIFICATIONS MAY PRESENT SPECIAL PLANTING PROBLEMS NOT ANTICIPATED BY THIS DETAIL.

LOAMY SOILS ARE DEFINED AS GRANULAR OR BLOCKY FRIABLE SOILS, A MIXTURE OF SAND, SILT AND CLAY PARTICLES WITH A MINIMUM OF 1.5% BY DRY WEIGHT ORGANIC MATTER. THE SOIL MUST NOT BE SO COMPACTED AS TO IMPEDE ROOT GROWTH OR DRAINAGE. THE SOIL STRUCTURE SHALL NOT BE PLATY OR MASSIVE. THE SOIL MUST BE TESTED FOR TEXTURE, DRAINAGE CAPABILITY, PH, AND NUTRIENT VALUES PRIOR TO DETERMINING ANY ADDITIONAL SOIL IMPROVEMENTS. CONTRACTOR SHALL CONSULT LANDSCAPE ARCHITECT IN POOR SOIL CONDITIONS.

1. TREES PLANTED IN NON RESTRICTED SOIL CONDITIONS, THIS DETAIL ASSUMES THAT THE AREA OF LOAMY SOIL AVAILABLE TO EACH TREE IS A MINIMUM OF 500 SQUARE FEET.

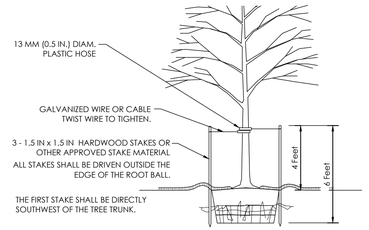
SOIL IMPROVEMENT DETAIL

NOT TO SCALE

WIRE OR CABLE SIZES SHALL BE AS FOLLOWS:
TREES UP TO 2.5 IN CALIPER - 14 GAUGE
TREES 2.5 IN TO 75 MM 3 IN CALIPER - 12 GAUGE

TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING, ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 1.5 IN OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.

TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.

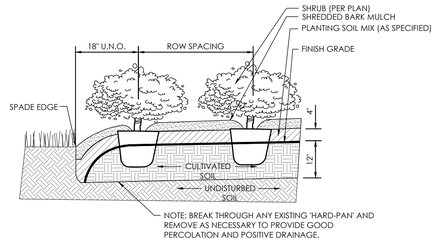


ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 0.5 IN.

REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST FULL GROWING SEASON AFTER PLANTING. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE STAKING MATERIALS.

TREE STAKING DETAIL, 3" CALIPER OR LESS

NOT TO SCALE



PLANTING PROCEDURE

1. LAYOUT BED AND OUTLINE WITH SPADE EDGE.
2. ROTOTILL BED TO 12" DEPTH.
3. SPREAD 6" MIN. LAYER OF PLANTING SOIL MIX OVER BED.
4. ROTOTILL PLANTING SOIL MIX INTO TOP OF BED.
5. INSTALL PLANTS, MULCH, AND WATER THOROUGHLY.

HEDGE PLANTING

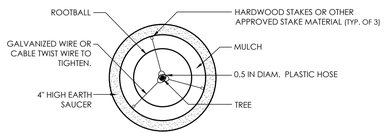
NOT TO SCALE

PLANTING PROCEDURE

1. LAYOUT BED AND OUTLINE WITH SPADE EDGE.
2. ROTOTILL BED TO 12" DEPTH.
3. SPREAD 4" MIN. LAYER OF PLANTING SOIL MIX OVER BED.
4. ROTOTILL PLANTING SOIL MIX INTO TOP OF BED.
5. INSTALL PLANTS, MULCH, AND WATER THOROUGHLY.

SHRUB MASS PLANTING

NOT TO SCALE

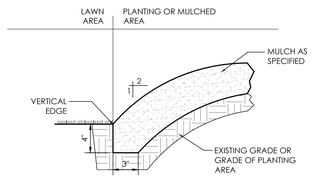


PLAN VIEW

1. LOCATE (1) STAKE DIRECTLY SOUTHWEST OF TREE TRUNK

TREE STAKING DETAIL

NOT TO SCALE



NOTE:
TRENCH EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS; AND SHALL CREATE SMOOTH AND EVEN LINES (AS INDICATED ON THE PLANS).

SPADE EDGE

NOT TO SCALE

REVISION BLOCK

PROFESSIONAL ENGINEER LICENSED 18429 STATE OF IDAHO MICHAEL THOMPSON

Michael Thompson

DATE 12/27/2021

DRAWN BY KRG | CHECKED BY TLP

HAMILTON DESIGNS
A LIMITED LIABILITY COMPANY
11 Municipal Drive, Suite 300
Fishers, Indiana 46038
P. (317) 570-8800
www.hamilton-designs.com

CONSTRUCTION PLANS FOR:
ARBY'S | KUNA, ID
North Meridian Road and East Profile Road
Kuna, Idaho 83634

RB AMERICAN GROUP
6200 Oak Tree Blvd., Suite 250
Independence, Ohio 44131

PROJECT NO. 2021-0165

DATE 12/27/2021

SCALE

SHEET NAME
LANDSCAPE DETAILS

SHEET NO.
LP-501

p:\2021\0165 - rb american group - kuna, id\drawings\lp-501.dwg

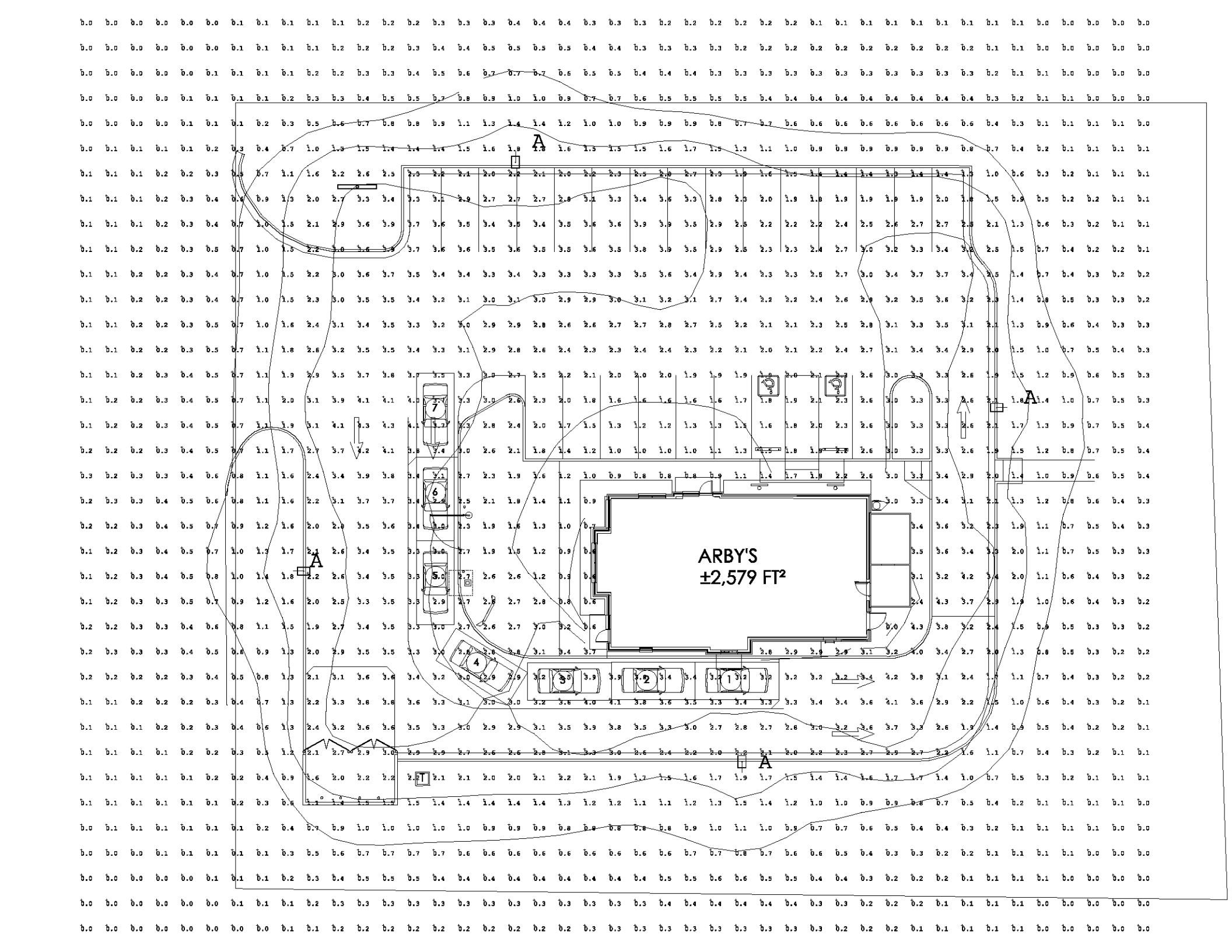
ARBY'S
KUNA, ID
PREPARED BY: JOHN BUJAKE
ACCUSERV LIGHTING & EQUIPMENT
877-707-7378
jbujake@accu-serv.com
DECEMBER 6, 2021

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
EXTENDED	1.38	4.3	0.0	N.A.	N.A.
PARKING LOT & DRIVE-THRU SURFACE	2.77	4.3	1.0	2.77	4.30

LIGHT LEVELS ARE MAINTAINED FOOT-CANDLES, INITIAL LEVELS ARE SLIGHTLY HIGHER

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Luminaire Lumens	LLF	Luminaire Watts	Description
	4	A	SINGLE	25636	0.900	175	RAR2-480L-185-4K7-4W-UNV-ASQ-DBT / SES-25-40-01-F-B4-DBT

FIXTURES ARE 175W 4000K LED
POLES ARE 25'-0" WITH AN OVERALL FIXTURE HEIGHT OF 27'-6" A.F.G.


ARBY'S
±2,579 FT²
A
A
A
A
1
2
3
4
5
6
7

Technical Information Report for

Arby's | Kuna, Idaho

Project:

Arby's
North Meridian Road and East Profile Road
Kuna, Idaho 83634

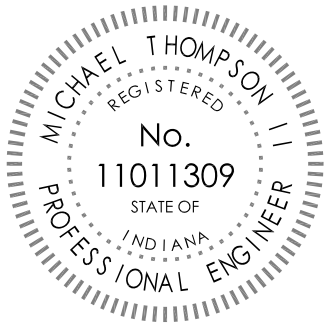
Client:

RB American Group
6200 Oak Tree Boulevard, Suite 250
Independence, Ohio 44131

Engineer:

Hamilton Designs, LLC
11 Municipal Drive, Suite 300
Fishers, Indiana 46038
p. 317-570-8800

Professional Certification:
December 20, 2021



Michael Thompson

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1.0 DRAINAGE NARRATIVE: 1

1.1 Introduction 1
1.2 Zoning Status 1

2.0 EXISTING CONDITIONS: 1

3.0 PROPOSED CONDITIONS 1

3.1 Water Quality 2

4.0 SUMMARY: 2

5.0 APPENDIX: 2

A. **Site Maps** i
B. **Existing Conditions** i
C. **Proposed Conditions** i
D. **Proposed Storm Sewer** i

1.0 DRAINAGE NARRATIVE:

1.1 Introduction

This narrative describes the proposed drainage design for the building and parking expansion for the new quick-serve restaurant (Arby's) at the intersection of North Meridian Road and East Profile Road in Kuna, Idaho. The parcel number is R7448420100. The proposed improvements include a new 2,579 ft^2 facility, its associated parking, paving, and utilities.

1.2 Zoning Status

The site is currently zoned C-1, Neighborhood Business District.

2.0 EXISTING CONDITIONS:

The existing site is an undeveloped parcel located at the southwest corner of North Meridian Road and East Profile Road. Most of the parcel is pervious with a small portion of gravel along its west side. The property generally drains to a low point at the northwest of the lot. There is currently no existing stormwater infrastructure in place to move stormwater off site. A sidewalk and portion of pervious area at the property's east edge sheet drains off site to a swale draining south.

Tributary areas, runoff factors, and rainfall intensities were calculated for each basin following the Ada County Highway District Stormwater Design Manual. The Rational Runoff Method was used to determine peak runoff rates for the 2-, 10-, and 100-year rainfall events. The following peak runoff values are presented by basin, see Appendix B for reference:

Table 2.0: Existing Runoff Rates

	2-Year (ft3/sec)	10-Year (ft3/sec)	100-Year (ft^3/sec)
Basin A	0.07	0.14	0.26
Basin B	0.04	0.08	0.13
Basin C (Offsite)	0.04	0.08	0.14
Basin D	0.00	0.01	0.01

3.0 PROPOSED CONDITIONS

The proposed project includes a new ±2,579 ft^2 quick-serve restaurant (Arby's), its associated parking, paving, and utilities. The total impervious area for this site is increased by approximately ±11,800 ft^2. The proposed grading will allow stormwater runoff to be directed to the on-site BMP Structure (seepage bed) and to the off-site stormwater retention facility. For stormwater runoff calculations, it was assumed that the disturbed area was divided into four basins: A1, A2, A3, and A4.

Tributary areas, runoff factors, and rainfall intensities were calculated for each basin following the Ada County Highway District Stormwater Design Manual. The Rational Runoff Method was used to determine peak runoff rates for the 2-, 10-, and 100-year rainfall events. The following peak runoff values are presented by basin, see Appendix C for reference:

Table 3.0: Proposed Runoff Rates			
	2-Year (ft3/sec)	10-Year (ft3/sec)	100-Year (ft^3/sec)
Basin A1	0.35	0.73	1.30
Basin A2	0.01	0.02	0.04
Basin A3	0.01	0.03	0.05
Basin A4	0.00	0.01	0.01
Basin B	0.04	0.08	0.13
Basin C (Offsite)	0.04	0.08	0.14
Basin D	0.00	0.01	0.01

As anticipated, the proposed runoff rates are slightly increased due to the existing site topography and additional impervious area. However, the proposed grading will direct all on-site impervious runoff to an approved BMP and will perpetuate existing drainage patterns.

The addition of curb and gutter along the frontage road will direct runoff from Basin C to the property directly south of this project site. To mitigate this, we have proposed a curb inlet just south of the entrance to our site as part of our storm sewer system. See Appendix D for details.

3.1 Water Quality

Water quality for the site was determined using the Ada County Highway District Stormwater Design Manual. The BMP's utilized for this project site are a Seepage Bed with a pre-treatment sand/grease trap. Storage volumes were calculated using the 100-year, 1-hour design storm. See Appendix D for details.

4.0 SUMMARY:

In summary, this report establishes the proposed project will not adversely impact the water quantity or quality. Due to the existing facilities and proposed improvements, no adverse impacts are anticipated.

5.0 APPENDIX:

A. Site Maps

National Flood Hazard Layer FIRMette

FEMA

116°23'59"W 43°30'8"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

116°23'22"W 43°29'42"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/29/2021 at 5:23 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

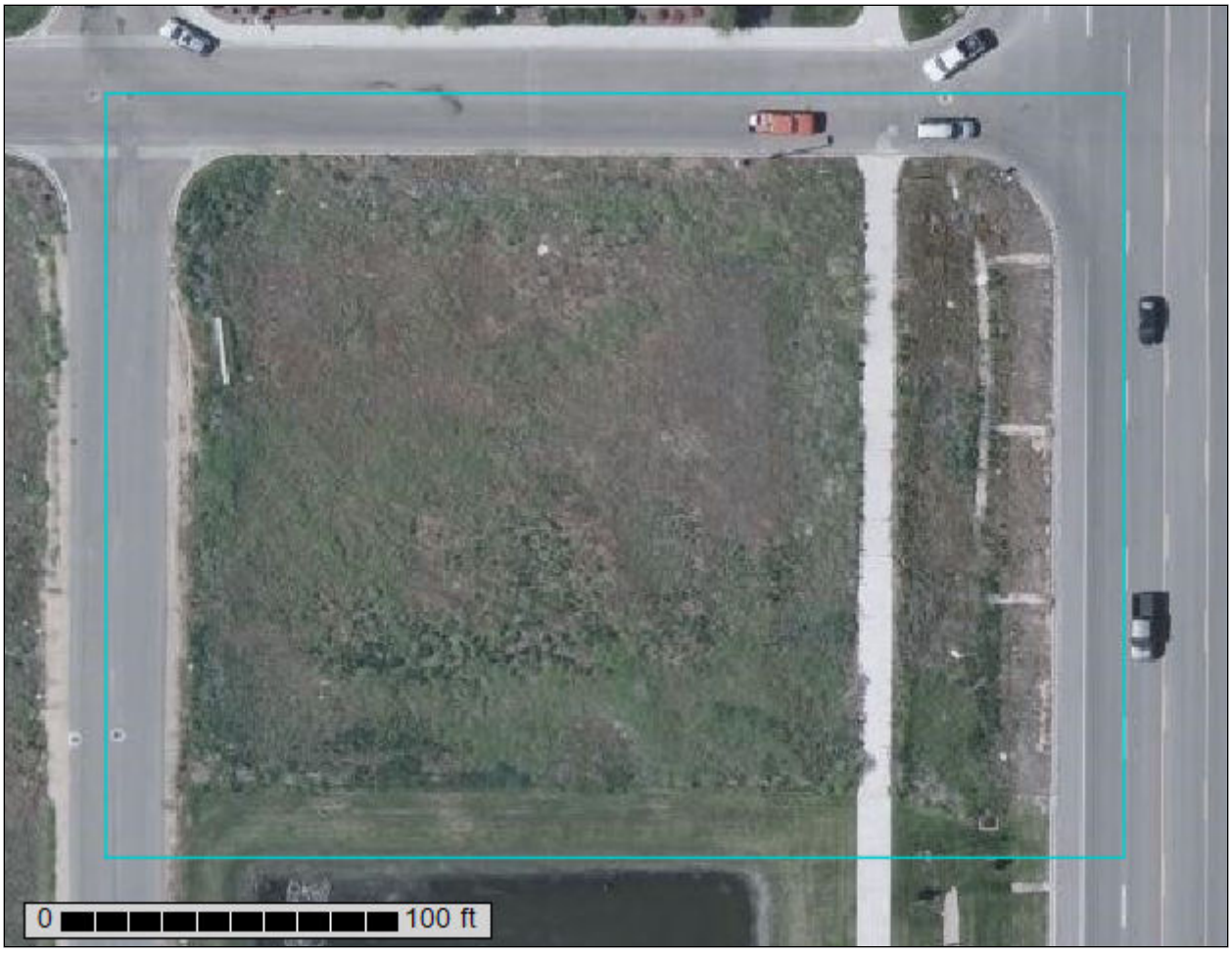
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Ada County, Idaho



November 23, 2021

Custom Soil Resource Report
Soil Map

Map Scale: 1:584 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 5 10 20 30

Feet
0 25 50 100 150

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ada County, Idaho
Survey Area Data: Version 9, Sep 9, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

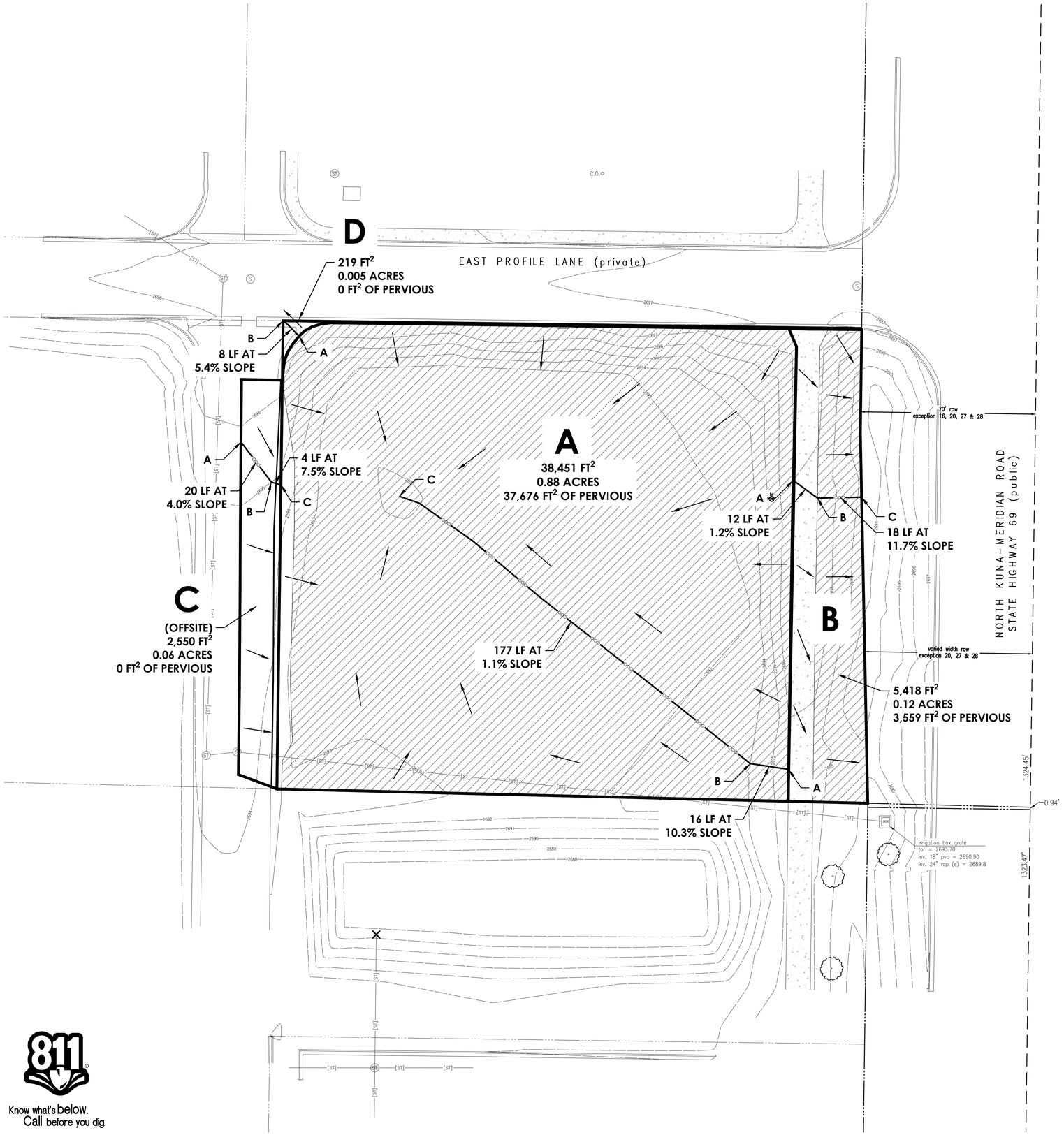
Date(s) aerial images were photographed: Jun 19, 2020—Jun 27, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
51	Elijah silt loam, bedrock substratum, 0 to 2 percent slopes	0.2	15.2%
129	Power silt loam, 0 to 2 percent slopes	0.9	57.1%
141	Purdam silt loam, 0 to 2 percent slopes	0.4	27.7%
Totals for Area of Interest		**1.6**	**100.0%**

B. Existing Conditions



Know what's below.
Call before you dig.

0 20' 40'
SCALE: 1" = 20'

LEGEND OF EXISTING FEATURES

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EASEMENT
- SECTION LINE
- CENTERLINE
- 799 INTERMEDIATE CONTOUR
- 800 INDEX CONTOUR
- [T] TELEPHONE UNDER GR.
- [OH-T] TELEPHONE OVERHEAD
- [FO] FIBER OPTIC SERVICE
- [G] GAS SERVICE
- [E] POWER UNDERGROUND
- [OH-E] POWER OVERHEAD
- [W] WATER SERVICE
- [S] SANITARY SEWER
- [ST] STORM SEWER
- [NP] POND NORMAL POOL
- EX. FLOWLINE
- CHAIN LINK FENCE
- FARM FENCE
- WOOD FENCE
- IRON FENCE | RAILING
- BUILDING | STRUCTURE
- EX. BUILDING OVERHEAD
- RIM RIM ELEVATION
- INV. INVERT ELEVATION
- FFE FINISHED FLOOR ELEVATION
- BENCHMARK
- RBC MONUMENT
- SECTION CORNER
- ET HC TRANSFORMER HVAC
- E(M) (E) ELECTRIC METER ELECTRIC MANHOLE
- POWER POLE | GUY WIRE
- LIGHT POLE
- TELEPHONE PEDESTAL TELEPHONE MANHOLE
- G E GAS MARKER ELECTRIC MARKER
- TR TRAFFIC POLE TRAFFIC MANHOLE
- G(M) GAS METER GAS VALVE
- (ST) (S) STORM MANHOLE SANITARY MANHOLE
- STORM INLETS
- C.O. D.S. CLEAN-OUT DOWNSPOUT
- FIRE HYDRANTS
- W(M) W WATER METER WATER VALVES
- POST INDICATOR VALVE FIRE DEPARTMENT CONN.
- SIGNS
- MAILBOX
- ADA PARKING
- (24) PARKING COUNT
- TREES
- SHRUB
- × 851.25 SPOT GRADE

GRADING PLAN LEGEND

- ST STORM SEWER
- SSD SUBSURFACE DRAIN
- SWALE | FLOWLINE
- NP POND (NORMAL POOL)
- 799 INTERMEDIATE CONTOUR
- 800 INDEX CONTOUR
- 800.00 ME MATCH EXISTING
- 800.00 PAVEMENT SPOT GRADE
- 800.4 GROUND SPOT GRADE
- 800.00 / 800.50 TOP OF CURB / BOTTOM OF CURB
- 800.00 TW / 800.50 BW TOP OF WALL / BOTTOM OF WALL
- RIM RIM ELEVATION
- INV. INVERT ELEVATION
- FFE FINISHED FLOOR ELEVATION
- FLOW ARROW
- (ST) STORM MANHOLE
- STORM INLETS
- STORM ENDSECTION
- C.O. CLEAN-OUT
- D.S. DOWNSPOUT

REVISION BLOCK

NOT FOR CONSTRUCTION

DATE 12/18/2021

DRAWN BY KRG | CHECKED BY TLP

HAMILTON DESIGNS
A LIMITED LIABILITY COMPANY
11 Municipal Drive, Suite 300
Fishers, Indiana 46038
P. (317) 570-8800
www.hamilton-designs.com

CONSTRUCTION PLANS FOR:
ARBY'S | KUNA, ID
North Meridian Road and East Profile Road
Kuna, Idaho 83634

RB AMERICAN GROUP
6200 Oak Tree Blvd., Suite 250
Independence, Ohio 44131

PROJECT NO. 2021-0165
DATE 12/18/2021
SCALE 1" = 20'
SHEET NAME **EXISTING BASINS MAP**
SHEET NO. B-1

p:\2021\0165 - rb american group - kuna, id\drainage\existing conditions\b-1, existing basins map.dwg

Hamilton Designs Project No.:	2021-0165		
Project Name:	Arby's | Kuna, Idaho	By:	KRG
Description:	**Existing Conditions - Time of Concentration**	Date:	12/18/21

L = length, feet
S = slope, percent
n = Manning's roughness coefficient
T_t = travel time, hours
T_c = time of concentration, minutes
V = velocity, feet per second

Roughness coefficients (Manning's n) for sheet flow *

Smooth surfaces, concrete, asphalt, gravel, or bare soil	0.011
Fallow (no residue)	0.050
Grass, short prairie	0.150
Grass, dense grass	0.240
Woods, light underbrush	0.400

** Table 3-1, TR-55, Second Ed., June 1986*

2-year, 24-hour rainfall = 0.96 inches
minimum T_c = 10.0 minutes

	Overland Flow, (1)				Overland Flow, (2)				Shallow Concentrated Flow					Channel Flow			
Basin Name	L	S	n	T_t	L	S	n	T_t	L	S	paved/ unpaved	V	T_t	L	V	T_t	T_c
Basin A	16	10.3	0.150	2.14	84	1.1	0.150	19.76	93	1.1	Unpaved	1.7	0.92				**22.8**
Basin B	12	1.2	0.011	0.50	18	11.7	0.150	2.24			Unpaved						**10.0**
Basin C (Offsite)	20	4.0	0.011	0.46	4	7.5	0.011	0.10			Unpaved						**10.0**
Basin D	8	5.4	0.011	0.20													**10.0**

Hamilton Designs Project No.:	2021-0165	By:	KRG
Project Name:	Arby's | Kuna, Idaho	Date	12/18/21
Description:	**Existing Conditions - Composite C Computation**		

Rational Method runoff coefficients

All watertight roof surfaces	.....	0.95
Pavement	.....	0.95
Gravel	.....	0.75
Perivous soil (Type C)	.....	0.15

BASIN A	All watertight surfaces	Pavement	Gravel	Pervious soil / turf	Total	Total	Composite C
	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(acres)	(ft^2)
	0	0	775	37,676	38,451	0.883	**0.16**

BASIN B	All watertight surfaces	Pavement	Gravel	Pervious soil / turf	Total	Total	Composite C
	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(acres)	(ft^2)
	0	1,859	0	3,559	5,418	0.124	**0.42**

BASIN C *(Offsite)*	All watertight surfaces	Pavement	Gravel	Pervious soil / turf	Total	Total	Composite C
	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(acres)	(ft^2)
	0	2,221	329	0	2,550	0.059	**0.92**

BASIN D	All watertight surfaces	Pavement	Gravel	Pervious soil / turf	Total	Total	Composite C
	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(acres)	(ft^2)
	0	219	0	0	219	0.005	**0.95**

Hamilton Designs Project No.:	2021-0165	By:	KRG
Project Name:	Arby's | Kuna, Idaho	Date	12/18/21
Description:	**Existing Conditions - Rational Runoff Method**		

Rational Runoff Method, Q = CiA

C = composite C
i = rainfall intesity, inches per hour
A = area, acres
Q = runoff peak flow rate, cubic feet per second

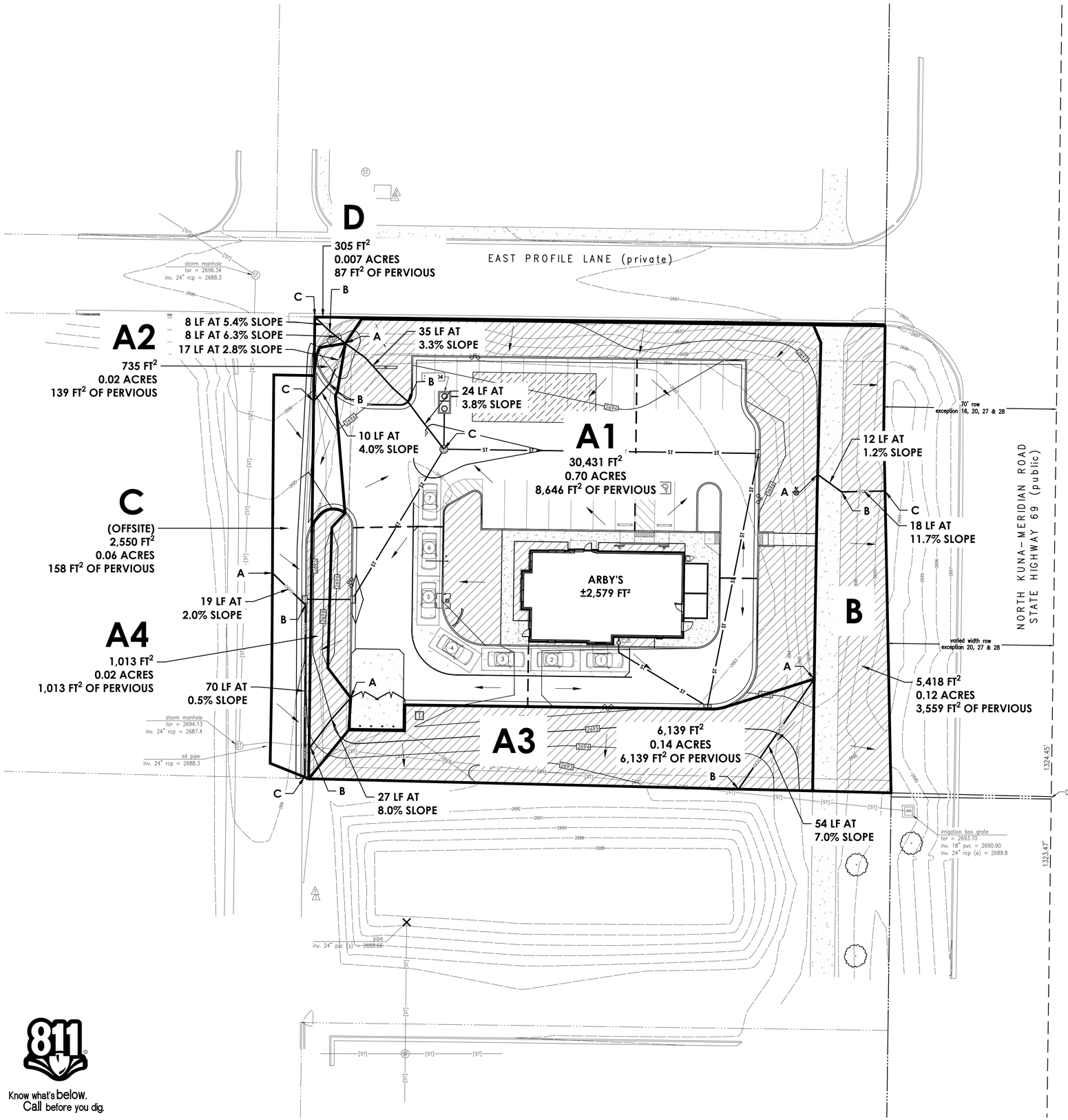
	Rainfall Event	Composite C	Time of Concentration	Rainfall Intensity	Area	Peak Runoff Rate
BASIN A	2-Year	0.16	22.8	0.49	0.883	**0.07**
	10-Year	0.16	22.8	1.01	0.883	**0.14**
	100-Year	0.16	22.8	1.81	0.883	**0.26**

	Rainfall Event	Composite C	Time of Concentration	Rainfall Intensity	Area	Peak Runoff Rate
BASIN B	2-Year	0.42	10.0	0.69	0.124	**0.04**
	10-Year	0.42	10.0	1.45	0.124	**0.08**
	100-Year	0.42	10.0	2.58	0.124	**0.13**

	Rainfall Event	Composite C	Time of Concentration	Rainfall Intensity	Area	Peak Runoff Rate
BASIN C *(Offsite)*	2-Year	0.92	10.0	0.69	0.059	**0.04**
	10-Year	0.92	10.0	1.45	0.059	**0.08**
	100-Year	0.92	10.0	2.58	0.059	**0.14**

	Rainfall Event	Composite C	Time of Concentration	Rainfall Intensity	Area	Peak Runoff Rate
BASIN D	2-Year	0.95	10.0	0.69	0.005	**0.00**
	10-Year	0.95	10.0	1.45	0.005	**0.01**
	100-Year	0.95	10.0	2.58	0.005	**0.01**

C. Proposed Conditions



LEGEND OF EXISTING FEATURES

PROPERTY LINE		BENCHMARK	
RIGHT-OF-WAY LINE		RBC	MONUMENT
SETBACK LINE			SECTION CORNER
EASEMENT	ET	HC	TRANSFORMER HVAC
SECTION LINE	E(M)	(E)	ELECTRIC METER ELECTRIC MANHOLE
CENTERLINE			POWER POLE | GUY WIRE
799 INTERMEDIATE CONTOUR			LIGHT POLE
800 INDEX CONTOUR		(T)	TELEPHONE PEDESTAL TELEPHONE MANHOLE
[T] TELEPHONE UNDER GR.	G	E	GAS MARKER ELECTRIC MARKER
[OH-T] TELEPHONE OVERHEAD	TR	(TR)	TRAFFIC POLE TRAFFIC MANHOLE
[FO] FIBER OPTIC SERVICE	G(M)	G	GAS METER GAS VALVE
[G] GAS SERVICE	(ST)	(S)	STORM MANHOLE SANITARY MANHOLE
[E] POWER UNDERGROUND			STORM INLETS
[OH-E] POWER OVERHEAD	C.O.	D.S.	CLEAN-OUT DOWNSPOUT
[W] WATER SERVICE			FIRE HYDRANTS
[S] SANITARY SEWER	W(M)	W	WATER METER WATER VALVES
[ST] STORM SEWER			POST INDICATOR VALVE FIRE DEPARTMENT CONN.
[NP] POND NORMAL POOL			SIGNS
EX. FLOWLINE			MAILBOX
CHAIN LINK FENCE			ADA PARKING
FARM FENCE		24	PARKING COUNT
WOOD FENCE			TREES
IRON FENCE | RAILING			SHRUB
BUILDING | STRUCTURE			
EX. BUILDING OVERHEAD		851.25	SPOT GRADE
RIM RIM ELEVATION			
INV. INVERT ELEVATION			
FFE FINISHED FLOOR ELEVATION			

GRADING PLAN LEGEND

ST STORM SEWER		RIM	RIM ELEVATION
SSD SUBSURFACE DRAIN		INV.	INVERT ELEVATION
SWALE | FLOWLINE		FFE	FINISHED FLOOR ELEVATION
NP POND (NORMAL POOL)			FLOW ARROW
799 INTERMEDIATE CONTOUR		(ST)	STORM MANHOLE
800 INDEX CONTOUR			STORM INLETS
800.00 ME - MATCH EXISTING			STORM ENDSECTION
800.00 - PAVEMENT SPOT GRADE		C.O.	CLEAN-OUT
800.4 - GROUND SPOT GRADE		D.S.	DOWNSPOUT
800.00 / 800.50 TOP OF CURB / BOTTOM OF CURB			
800.00 TW / 800.50 BW TOP OF WALL / BOTTOM OF WALL			

REVISION BLOCK

NOT FOR CONSTRUCTION

DATE 12/18/2021

DRAWN BY TLP | CHECKED BY CHK

HAMILTON DESIGNS
A LIMITED LIABILITY COMPANY
11 Municipal Drive, Suite 300
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P. (317) 570-8800
www.hamilton-designs.com

CONSTRUCTION PLANS FOR:
ARBY'S | KUNA, ID
North Meridian Road and East Profile Road
Kuna, Idaho 83634

RB AMERICAN GROUP
6200 Oak Tree Blvd., Suite 250
Independence, Ohio 44131

PROJECT NO. 2021-0165

DATE 12/18/2021

SCALE 1" = 20'

SHEET NAME **PROPOSED BASINS MAP**

SHEET NO. C-1

811 Know what's below. Call before you dig.

g:\2021\0165 - rb american group - kuna, id\drainage\proposed conditions\c-1 proposed basins map.dwg

Hamilton Designs Project No.:	2021-0165		
Project Name:	Arby's | Kuna, Idaho	By:	TLP
Description:	**Proposed Conditions - Time of Concentration**	Date:	12/18/21

L = length, feet
S = slope, percent
n = Manning's roughness coefficient
T_t = travel time, hours
T_c = time of concentration, minutes
V = velocity, feet per second

Roughness coefficients (Manning's n) for sheet flow *

Smooth surfaces, concrete, asphalt, gravel, or bare soil	0.011
Fallow (no residue)	0.050
Grass, short prairie	0.150
Grass, dense grass	0.240
Woods, light underbrush	0.400

** Table 3-1, TR-55, Second Ed., June 1986*

2-year, 24-hour rainfall = 0.96 inches
minimum T_c = 10.0 minutes

	Overland Flow, (1)				Overland Flow, (2)				Shallow Concentrated Flow					Channel Flow			
Basin Name	L	S	n	T_t	L	S	n	T_t	L	S	paved/ unpaved	V	T_t	L	V	T_t	T_c
Basin A1	35	3.3	0.240	9.21	24	3.8	0.011	0.55									**10.0**
Basin A2	17	2.8	0.240	5.52	10	4.0	0.011	0.27									**10.0**
Basin A3	54	7.0	0.240	9.64													**10.0**
Basin A4	27	8.0	0.240	5.25													**10.0**
Basin B	12	1.2	0.011	0.50	18	11.7	0.150	2.24									**10.0**
Basin C (Offsite)	19	2.0	0.011	0.59					70	0.5	Paved	1.4	0.81				**10.0**
Basin D	8	5.4	0.011	0.20													**10.0**

Hamilton Designs Project No.:	2021-0165	By:	TLP
Project Name:	Arby's | Kuna, Idaho	Date	12/18/21
Description:	**Proposed Conditions - Composite C Computation**		

Rational Method runoff coefficients

All watertight roof surfaces	.....	0.95
Pavement	.....	0.95
Gravel	.....	0.75
Perivous soil (Type C)	.....	0.15

BASIN A1	All watertight surfaces	Pavement	Gravel	Pervious soil / turf	Total	Total	Composite C
	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(acres)	(ft^2)
	2,571	19,214	0	8,646	30,431	0.699	**0.72**

BASIN A2	All watertight surfaces	Pavement	Gravel	Pervious soil / turf	Total	Total	Composite C
	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(acres)	(ft^2)
	0	596	0	139	735	0.017	**0.80**

BASIN A3	All watertight surfaces	Pavement	Gravel	Pervious soil / turf	Total	Total	Composite C
	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(acres)	(ft^2)
	0	0	0	6,139	6,139	0.141	**0.15**

BASIN A4	All watertight surfaces	Pavement	Gravel	Pervious soil / turf	Total	Total	Composite C
	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(acres)	(ft^2)
	0	0	0	1,013	1,013	0.023	**0.15**

BASIN B	All watertight surfaces	Pavement	Gravel	Pervious soil / turf	Total	Total	Composite C
	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(acres)	(ft^2)
	0	1,859	0	3,559	5,418	0.124	**0.42**

BASIN C *(Offsite)*	All watertight surfaces	Pavement	Gravel	Pervious soil / turf	Total	Total	Composite C
	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(acres)	(ft^2)
	0	2,550	0	0	2,550	0.059	**0.95**

Hamilton Designs Project No.:	2021-0165	By:	TLP
Project Name:	Arby's | Kuna, Idaho	Date	12/18/21
Description:	**Proposed Conditions - Composite C Computation**		

Rational Method runoff coefficients

All watertight roof surfaces	.....	0.95
Pavement	.....	0.95
Gravel	.....	0.75
Perivous soil (Type C)	.....	0.15

	All watertight surfaces	Pavement	Gravel	Pervious soil / turf	Total	Total	Composite C
BASIN D	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(acres)	(ft^2)
	0	218	0	87	305	0.007	**0.72**

Hamilton Designs Project No.:	2021-0165	By:	TLP
Project Name:	Arby's | Kuna, Idaho	Date	12/18/21
Description:	**Proposed Conditions - Rational Runoff Method**		

Rational Runoff Method, Q = CiA

C = composite C
i = rainfall intesity, inches per hour
A = area, acres
Q = runoff peak flow rate, cubic feet per second

	Rainfall Event	Composite C	Time of Concentration	Rainfall Intensity	Area	Peak Runoff Rate
BASIN A1	2-Year	0.72	10.0	0.69	0.699	**0.35**
	10-Year	0.72	10.0	1.45	0.699	**0.73**
	100-Year	0.72	10.0	2.58	0.699	**1.30**

	Rainfall Event	Composite C	Time of Concentration	Rainfall Intensity	Area	Peak Runoff Rate
BASIN A2	2-Year	0.80	10.0	0.69	0.017	**0.01**
	10-Year	0.80	10.0	1.45	0.017	**0.02**
	100-Year	0.80	10.0	2.58	0.017	**0.04**

	Rainfall Event	Composite C	Time of Concentration	Rainfall Intensity	Area	Peak Runoff Rate
BASIN A3	2-Year	0.15	10.0	0.69	0.141	**0.01**
	10-Year	0.15	10.0	1.45	0.141	**0.03**
	100-Year	0.15	10.0	2.58	0.141	**0.05**

	Rainfall Event	Composite C	Time of Concentration	Rainfall Intensity	Area	Peak Runoff Rate
BASIN A4	2-Year	0.15	10.0	0.69	0.023	**0.00**
	10-Year	0.15	10.0	1.45	0.023	**0.01**
	100-Year	0.15	10.0	2.58	0.023	**0.01**

	Rainfall Event	Composite C	Time of Concentration	Rainfall Intensity	Area	Peak Runoff Rate
BASIN B	2-Year	0.42	10.0	0.69	0.124	**0.04**
	10-Year	0.42	10.0	1.45	0.124	**0.08**
	100-Year	0.42	10.0	2.58	0.124	**0.13**

Hamilton Designs Project No.:	2021-0165	By:	TLP
Project Name:	Arby's | Kuna, Idaho	Date	12/18/21
Description:	**Proposed Conditions - Rational Runoff Method**		

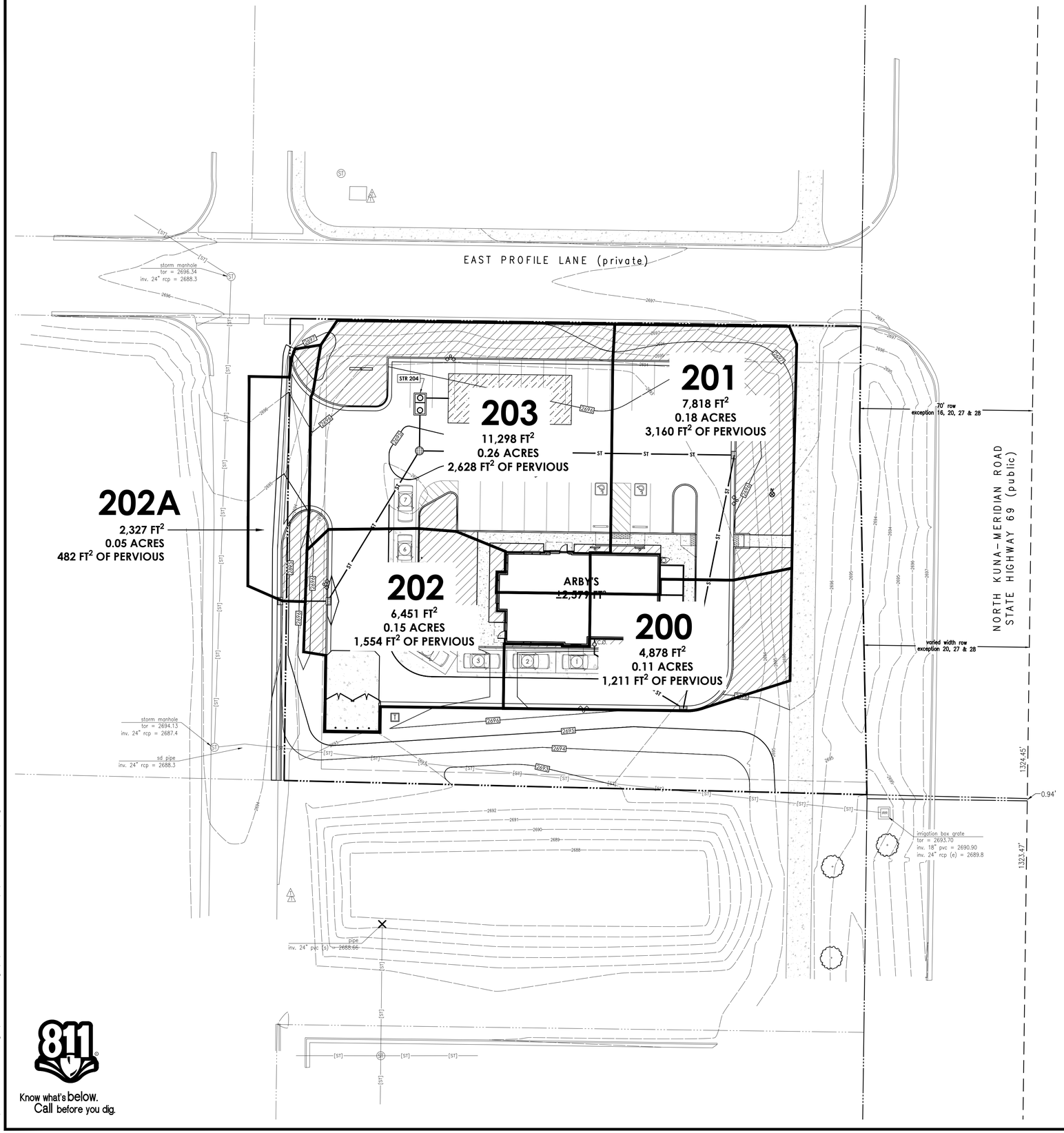
Rational Runoff Method, Q = CiA

C = composite C
i = rainfall intesity, inches per hour
A = area, acres
Q = runoff peak flow rate, cubic feet per second

	Rainfall Event	Composite C	Time of Concentration	Rainfall Intensity	Area	Peak Runoff Rate
BASIN C *(Offsite)*	2-Year	0.95	10.0	0.69	0.059	**0.04**
	10-Year	0.95	10.0	1.45	0.059	**0.08**
	100-Year	0.95	10.0	2.58	0.059	**0.14**

	Rainfall Event	Composite C	Time of Concentration	Rainfall Intensity	Area	Peak Runoff Rate
BASIN D	2-Year	0.72	10.0	0.69	0.007	**0.00**
	10-Year	0.72	10.0	1.45	0.007	**0.01**
	100-Year	0.72	10.0	2.58	0.007	**0.01**

D. Proposed Storm Sewer



LEGEND OF EXISTING FEATURES

PROPERTY LINE		BENCHMARK	
RIGHT-OF-WAY LINE		RBC	MONUMENT
SETBACK LINE			SECTION CORNER
EASEMENT	ET	HC	TRANSFORMER HVAC
SECTION LINE	E(M)	(E)	ELECTRIC METER ELECTRIC MANHOLE
CENTERLINE			POWER POLE | GUY WIRE
799 INTERMEDIATE CONTOUR			LIGHT POLE
800 INDEX CONTOUR		(T)	TELEPHONE PEDESTAL TELEPHONE MANHOLE
[T] TELEPHONE UNDER GR.	G	E	GAS MARKER ELECTRIC MARKER
[OH-T] TELEPHONE OVERHEAD	TR	(TR)	TRAFFIC POLE TRAFFIC MANHOLE
[FO] FIBER OPTIC SERVICE	G(M)		GAS METER GAS VALVE
[G] GAS SERVICE	(ST)	(S)	STORM MANHOLE SANITARY MANHOLE
[E] POWER UNDERGROUND			STORM INLETS
[OH-E] POWER OVERHEAD	C.O.	D.S.	CLEAN-OUT DOWNSPOUT
[W] WATER SERVICE			FIRE HYDRANTS
[S] SANITARY SEWER	W(M)		WATER METER WATER VALVES
[ST] STORM SEWER			POST INDICATOR VALVE FIRE DEPARTMENT CONN.
[NP] POND NORMAL POOL			SIGNS
EX. FLOWLINE			MAILBOX
CHAIN LINK FENCE			ADA PARKING
FARM FENCE		24	PARKING COUNT
WOOD FENCE			TREES
IRON FENCE | RAILING			SHRUB
BUILDING | STRUCTURE			
EX. BUILDING OVERHEAD		851.25	SPOT GRADE
RIM RIM ELEVATION			
INV. INVERT ELEVATION			
FFE FINISHED FLOOR ELEVATION			

GRADING PLAN LEGEND

ST STORM SEWER		RIM	RIM ELEVATION
SSD SUBSURFACE DRAIN		INV.	INVERT ELEVATION
SWALE | FLOWLINE		FFE	FINISHED FLOOR ELEVATION
NP POND (NORMAL POOL)			FLOW ARROW
799 INTERMEDIATE CONTOUR		(ST)	STORM MANHOLE
800 INDEX CONTOUR			STORM INLETS
800.00 ME MATCH EXISTING			STORM ENDSECTION
800.00 PAVEMENT SPOT GRADE		C.O.	CLEAN-OUT
800.4 GROUND SPOT GRADE		D.S.	DOWNSPOUT
800.00 / 800.50 TOP OF CURB / BOTTOM OF CURB			
800.00 TW / 800.50 BW TOP OF WALL / BOTTOM OF WALL			

0 20' 40'
SCALE: 1" = 20'

Know what's below. Call before you dig.

p:\2021\0165 - rb americon group - kuna, id\drainage\proposed conditions\d-1 - proposed storm basins map.dwg

REVISION BLOCK

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DATE 12/18/2021

DRAWN BY TLP | CHECKED BY KRG

HAMILTON DESIGNS
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11 Municipal Drive, Suite 300
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CONSTRUCTION PLANS FOR:
ARBY'S | KUNA, ID
North Meridian Road and East Profile Road
Kuna, Idaho 83634

RB AMERICAN GROUP
6200 Oak Tree Blvd., Suite 250
Independence, Ohio 44131

PROJECT NO. 2021-0165

DATE 12/18/2021

SCALE 1" = 20'

SHEET NAME **PROPOSED STORM BASINS MAP**

SHEET NO. D-1

Hamilton Designs Project No.: 2021-0165

Project Name: Arby's | Kuna, Idaho — By: TLP

Description: **Storm Sewer - Time of Concentration** — Date: 12/18/21

L = length, feet
S = slope, percent
n = Manning's roughness coefficient
T_t = travel time, hours
T_c = time of concentration, minutes
V = velocity, feet per second

Roughness coefficients (Manning's n) for sheet flow *

Smooth surfaces, concrete, asphalt, gravel, or bare soil	0.011
Fallow (no residue)	0.050
Grass, short prairie	0.150
Grass, dense grass	0.240
Woods, light underbrush	0.400

** Table 3-1, TR-55, Second Ed., June 1986*

2-year, 24-hour rainfall = 0.96 inches
minimum T_c = 10.0 minutes

	Overland Flow, (1)				Overland Flow, (2)				Shallow Concentrated Flow					Channel Flow			
Basin Name	L	S	n	T_t	L	S	n	T_t	L	S	paved/ unpaved	V	T_t	L	V	T_t	T_c
Basin 200	26	4.6	0.240	6.36					58	1.1	Paved	2.1	0.45				**10.0**
Basin 201	41	4.9	0.240	8.92					24	2.0	Paved	2.9	0.14				**10.0**
Basin 202	8	2.0	0.011	0.29	24	2.0	0.240	8.32	37	2.0	Paved	2.9	0.21				**10.0**
Basin 202A	17	2.8	0.240	5.52	9	4.0	0.011	0.24	84	0.5	Paved	1.4	0.97				**10.0**
Basin 203	35	3.3	0.240	9.21	24	3.8	0.011	0.55									**10.0**

Hamilton Designs Project No.:	2021-0165	By:	TLP
Project Name:	Arby's | Kuna, Idaho	Date	12/18/21
Description:	**Proposed Conditions - Composite C Computation**		

Rational Method runoff coefficients

All watertight roof surfaces	.....	0.95
Pavement	.....	0.95
Gravel	.....	0.75
Perivous soil (Type C)	.....	0.15

BASIN 200	All watertight surfaces	Pavement	Gravel	Pervious soil / turf	Total	Total	Composite C
	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(acres)	(ft^2)
	684	2,983	0	1,211	4,878	0.112	**0.75**

BASIN 201	All watertight surfaces	Pavement	Gravel	Pervious soil / turf	Total	Total	Composite C
	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(acres)	(ft^2)
	530	4,128	0	3,160	7,818	0.179	**0.63**

BASIN 202	All watertight surfaces	Pavement	Gravel	Pervious soil / turf	Total	Total	Composite C
	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(acres)	(ft^2)
	756	4,141	0	1,554	6,451	0.148	**0.76**

BASIN 202A	All watertight surfaces	Pavement	Gravel	Pervious soil / turf	Total	Total	Composite C
	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(acres)	(ft^2)
	0	1,845	0	482	2,327	0.053	**0.78**

BASIN 203	All watertight surfaces	Pavement	Gravel	Pervious soil / turf	Total	Total	Composite C
	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(ft^2)	(acres)	(ft^2)
	602	8,068	0	2,628	11,298	0.259	**0.76**

Hamilton Designs Project No.: 2021-0165
Project Name: Arby's | Kuna, Idaho
Description: **Proposed Conditions - Storm Sewer Sizing Worksheet**

By: TLP
Date 12/18/21

Design Storm Frequency = 10-year
Manning's n = 0.013

STRUCTURE		LENGTH	DRAINAGE AREA "A"		RUNOFF COEFFICIENT "C"	"A" x "C"		FLOW TIME		RAINFALL INTENSITY	TOTAL RUNOFF	PIPE DIAMETER	SLOPE OF SEWER	FULL CAPACITY	VELOCITY		RIM ELEVATION		INVERT ELEVATION		COVER	
			Increment	Total		Increment	Total	To Upper End	In Section						Flowing Full	Design Flow	U/S Structure	D/S Structure	U/S Structure	D/S Structure	U/S Structure	D/S Structure
U/S	D/S	(ft)	(acres)	(acres)				(min)	(min)	(in/hr)	(cfs)	(ft)	%	(cfs)	(ft/s)	(ft/s)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
200	201	105	0.11	0.11	0.75	0.08	0.08	10.00	0.54	1.45	0.12	1.00	0.50	2.53	3.22	-	2695.29	2695.10	2692.39	2691.87	1.73	2.07
201	203	128	0.18	0.29	0.63	0.11	0.20	10.54	0.66	1.45	0.29	1.00	0.50	2.53	3.22	-	2695.10	2694.70	2691.77	2691.13	2.17	2.41
202A	202	19	0.05	0.05	0.78	0.04	0.04	10.00	0.10	1.45	0.06	1.00	0.50	2.53	3.22	-	2694.21	2694.94	2691.68	2691.59	1.36	2.19
202	203	72	0.15	0.20	0.76	0.11	0.15	10.00	0.37	1.45	0.22	1.00	0.50	2.53	3.22	-	2694.94	2694.70	2691.49	2691.13	2.29	2.41
203	204	15	0.26	0.76	0.76	0.20	0.20	13.10	0.08	1.45	0.29	1.00	0.50	2.53	3.22	-	2694.70	2695.60	2691.03	2690.95	2.51	3.48
204	SB-01	63	0.00	0.76	0.76	0.00	0.20	13.18		1.45	0.29	1.50	0.00			-	2695.60	2695.50	2690.35	2690.35	3.54	3.44

Structure Loss Factor		Turn Loss Factor		Outfall Loss Factor		Minor Losses
Grate	0.25	90° Bend	0.70	Pond	0.90	(Structure Loss + Turn Loss + Outfall Loss) x $V^2/2g$ = Minor Losses
Solid	0.00	60° Bend	0.55	Free Flow	0.50	
-		45° Bend	0.47	Tail Water	0.10	
		30° Bend	0.30	-	0.00	
		15° Bend	0.18			
		0° Bend	0.00			

Design Storm Frequency = 10-year
Manning's n = 0.013

STRUCTURE		Hydraulic Grade Line (HGL)			Hydraulic Losses									HGL with Losses			Freeboard to U/S Crown
		D/S HGL	Slope (Design)	Design Velocity, S_h	Structure Type	Structure Loss Factor	Turn Factor	Turn Loss Factor	Outfall Type	Outfall Loss Factor	Minor Losses	Friction Loss, H_f	Total of Losses	Tailwater	0.8 * D	U/S HGL	
U/S	D/S	(ft)	%	(ft/s)	-	-	-	-	-	-	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)
200	201	2692.57	0.00	0.16	Grate	0.25	45° Bend	0.47	-	0.00	0.00	0.00	0.00	2692.57	2693.19	**2693.19**	0.20
201	203	0.00	0.01	0.36	Grate	0.25	15° Bend	0.18	-	0.00	0.00	0.01	0.01	0.01	2692.57	**2692.57**	0.20
202A	202	0.00	0.00	0.07	Grate	0.25	45° Bend	0.47	-	0.00	0.00	0.00	0.00	0.00	2692.48	**2692.48**	0.20
202	203	0.00	0.00	0.28	Grate	0.25	15° Bend	0.18	-	0.00	0.00	0.00	0.00	0.00	2692.29	**2692.29**	0.20
203	204	2691.55	0.01	0.37	Grate	0.25	45° Bend	0.47	-	0.00	0.00	0.00	0.00	2691.55	2691.83	**2691.83**	0.20
204	SB-01	0.00	0.00	0.16	Solid	0.00	15° Bend	0.18	-	0.00	0.00	0.00	0.00	0.00	2691.55	**2691.55**	0.30

Hamilton Designs Project No.:	2021-0165	By:	TLP
Project Name:	Arby's | Kuna, ID	Date	12/20/21
Description:	**Infiltration Calculations**		

Seepage Bed Infiltration Area		**SB-01**					**Total**
Bottom Area	(ft^2)	1512.00		L =	54.00	W = 28.000	
Perimeter	(ft)	164.00					
Depth	(ft)	4.00					
Area	(ft^2)	**2,168**	**0**				2,168

Pipe Infiltration Area			**Total**
Length	(ft)		
Stone Depth	(ft)		
Stone Width	(ft)		
Area	(ft^2)	**0**	0

	Infiltration Area Provided (ft^2)	**2,168**
Design Infiltration Rate …	**Infiltration Rate (in/hr)**	**1.50**
Design Infiltration Rate …	**Infiltration Rate (ft/sec)**	**0.0000347**
Infiltration Area Provided …	**Area Provided (ft^2)**	**2,168**
Infiltration Flow Rate (Q) …	**Infiltration Flow Rate (ft^3/sec)**	**0.08**

Hamilton Designs Project No.:	2021-0165	By:	TLP
Project Name:	Arby's | Kuna, ID	Date	12/20/21
Description:	**Infiltration Calculations**		

Seepage Bed Storage			**Total**
Plan Length	(ft)	54.0	
Plan Width	(ft)	28.0	
Plan Area	(ft^2)	1512	
Stone Depth	(ft)	4.00	
Void Ratio		0.35	
Volume	(ft^3)	**2,117**	2,117

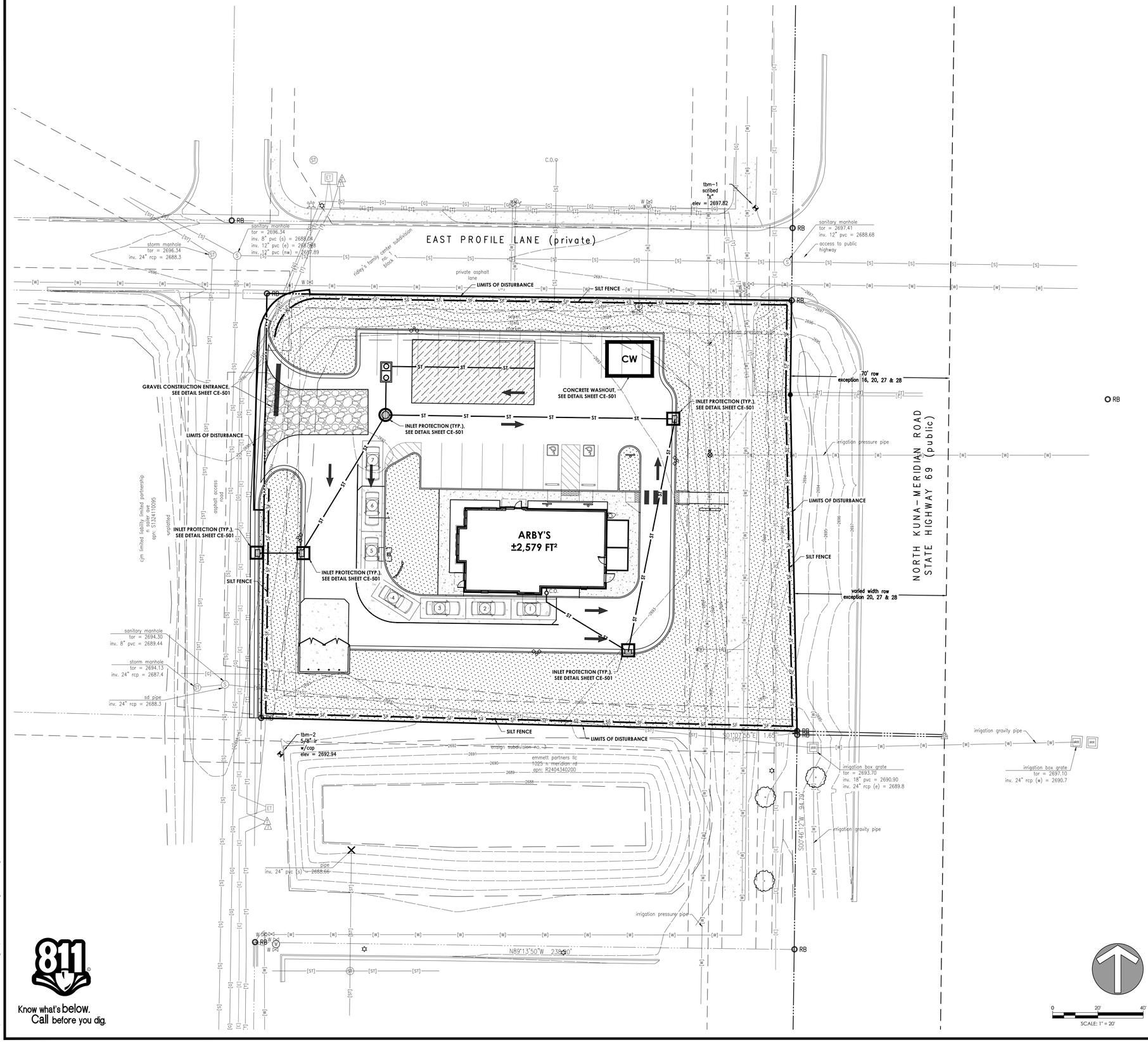
	Storage Provided (ft^3)	**2,117**
Total Storage Required (see overall rational storage worksheet) …	**Storage Required (ft^3)**	**2,010**
Volume Provided in Seepage Bed …	**Volume Provided**	**2,117**
Volume Provided in Detention (see stage-storage worksheet) …	**Volume Provided**	
Total Storage Provided …	**Volume Provided**	**2,117**
Design is acceptable ...	**Infiltration is greater than Storage Required**	**Good**

Hamilton Designs Project No.:	2021-0165	By:	TLP
Project Name:	Arby's | Kuna , ID	Date	12/20/21
Description:	**Infiltration Calculations**		

Design Return Period:	100-Year		A = Drainage area (acres)
Release Rate Return Period:	100-Year		t_c = Time of concentration (min)
			i = Rainfall intensity (in/hr)
			C = Rational runoff coefficient
Area Directed to Seepage Bed =	0.75	acres	Q = Runoff rate (cfs)
Allowable Q (Soil Infiltration Rate) =	0.08	cfs	
Weighted C =	0.73		

Storm Duration	Rainfall Intensity	Inflow Rate	Outflow Rate	Storage Rate	Required Storage
t_d	i_d	$I(t_d)$	O	$I(t_d) - O$	$[I(t_d) - O](t_d/12.1)$
(hours)	(in/hr)	(cfs)	(cfs)	(cfs)	(acre-ft)
0.17	2.58	1.41	0.08	1.33	0.02
0.33	1.81	0.99	0.08	0.91	0.03
0.50	1.51	0.83	0.08	0.75	0.03
1.00	0.96	0.53	0.08	0.45	0.04
2.00	0.54	0.30	0.08	0.22	0.04
3.00	0.40	0.22	0.08	0.14	0.03
4.00	0.35	0.19	0.08	0.11	0.04
5.00	0.30	0.16	0.08	0.08	0.03
6.00	0.25	0.14	0.08	0.06	0.03
7.00	0.24	0.13	0.08	0.05	0.03
8.00	0.22	0.12	0.08	0.04	0.03
9.00	0.21	0.11	0.08	0.03	0.02
10.00	0.19	0.10	0.08	0.02	0.02
11.00	0.18	0.10	0.08	0.02	0.01
12.00	0.16	0.09	0.08	0.01	0.01
13.00	0.16	0.08	0.08	0.00	0.01
14.00	0.15	0.08	0.08	0.00	0.00
15.00	0.15	0.08	0.08	0.00	0.00
16.00	0.14	0.08	0.08	0.00	0.00
17.00	0.14	0.07	0.08	-0.01	-0.01
18.00	0.13	0.07	0.08	-0.01	-0.01
19.00	0.13	0.07	0.08	-0.01	-0.02
20.00	0.12	0.07	0.08	-0.01	-0.02
21.00	0.12	0.06	0.08	-0.02	-0.03
22.00	0.11	0.06	0.08	-0.02	-0.04
23.00	0.11	0.06	0.08	-0.02	-0.04
24.00	0.10	0.05	0.08	-0.03	-0.05

Max. Required Storage =	0.0369
Additional Required for Sediment =	25%
Total Storage Required (acre-ft) =	0.0461
Total Storage Required (cft) =	2009.25



LEGEND OF EXISTING FEATURES

PROPERTY LINE		BENCHMARK	
RIGHT-OF-WAY LINE		RBC	MONUMENT
SETBACK LINE			SECTION CORNER
EASEMENT		ET / HC	TRANSFORMER HVAC
SECTION LINE		E(M) / E	ELECTRIC METER ELECTRIC MANHOLE
CENTERLINE			POWER POLE | GUY WIRE
799	INTERMEDIATE CONTOUR		LIGHT POLE
800	INDEX CONTOUR		TELEPHONE PEDESTAL TELEPHONE MANHOLE
[T]	TELEPHONE UNDER GR.	G / E	GAS MARKER ELECTRIC MARKER
[OH--T]	TELEPHONE OVERHEAD	TR / TR	TRAFFIC POLE TRAFFIC MANHOLE
[FO]	FIBER OPTIC SERVICE	G(M) / G	GAS METER GAS VALVE
[G]	GAS SERVICE	ST / S	STORM MANHOLE SANITARY MANHOLE
[E]	POWER UNDERGROUND		STORM INLETS
[OH--E]	POWER OVERHEAD	C.O. / D.S.	CLEAN-OUT DOWNSPOUT
[W]	WATER SERVICE		FIRE HYDRANTS
[S]	SANITARY SEWER	W(V) / W	WATER METER WATER VALVES
[ST]	STORM SEWER		POST INDICATOR VALVE FIRE DEPARTMENT CONN.
[NP]	POND NORMAL POOL		SIGNS
OOO	EX. FLOWLINE		MAILBOX
O O	CHAIN LINK FENCE		ADA PARKING
X X	FARM FENCE	24	PARKING COUNT
/ /	WOOD FENCE		TREES
	IRON FENCE | RAILING		SHRUB
	BUILDING | STRUCTURE		
	EX. BUILDING OVERHEAD	+ 801.25	SPOT GRADE
RIM	RIM ELEVATION		
INV.	INVERT ELEVATION		
FFE	FINISHED FLOOR ELEVATION		

STORMWATER POLLUTION PREVENTION PLAN LEGEND

PROPOSED SEEDING	CE-501	
GRAVEL CONSTRUCTION ENTRANCE	CE-501	
CONSTRUCTION LIMITS	CW	CONCRETE WASHOUT
SF SILT FENCE SF		INLET PROTECTION
ST STORM SEWER	ST	STORM MANHOLE
SSD SUBSURFACE DRAIN		STORM INLETS
SWALE | FLOWLINE		INVERT ELEVATION
799 INTERMEDIATE CONTOUR	C.O.	CLEAN-OUT
800 INDEX CONTOUR	D.S.	DOWNSPOUT
FLOW ARROW		

CONSTRUCTION SEQUENCE

PRE-CONSTRUCTION ACTIVITIES:

1. CALL 811 SERVICE AT 811 TO CHECK THE LOCATION OF ANY EXISTING UTILITIES, THEY SHOULD BE NOTIFIED TWO WORKING DAYS BEFORE CONSTRUCTION TAKES PLACE.
2. A SILT FENCE SHALL BE INSTALLED AT THE EDGES OF THE PROJECT SITE WHERE THERE IS POTENTIAL FOR ANY STORMWATER RUNOFF. POTENTIAL AREAS ARE IDENTIFIED BASED ON EXISTING TOPOGRAPHY AND SHOWN ON SHEET CE-101. THE INSTALLED SILT FENCE SHOULD BE INSPECTED AND ANY ACCUMULATING SEDIMENT REMOVED.
3. EVALUATE EXISTING VEGETATION SUITABLE FOR USE AS FILTER STRIPS ALONG THE PROPERTY BOUNDARIES.
4. A CONSTRUCTION ENTRANCE SHALL BE PLACED AS SHOWN ON SHEET CE-101.
5. ESTABLISH CONSTRUCTION STAGING AREA FOR EQUIPMENT AND VEHICLES AS FAR FROM INLETS AND SWALES AS POSSIBLE.
6. ESTABLISH ONSITE LOCATION FOR OWNER/OPERATOR/CONTRACTOR PLACEMENT OF APPROVED PLANS AND INSPECTION DOCUMENTATION.

CONSTRUCTION ACTIVITIES:

1. ONCE EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE, BEGIN LAND CLEARING FOLLOWED IMMEDIATELY BY ROUGH GRADING. DO NOT LEAVE LARGE AREAS UNPROTECTED FOR MORE THAN 14 DAYS. ALL DISTURBED AREAS THAT POTENTIALLY WILL BE IDLE FOR 14 DAYS OR MORE WILL BE STABILIZED (SEEDED, MULCHED, ETC.) IMMEDIATELY.
2. AFTER COMPLETION OF MASS GRADING, FINAL GRADE AND SEED LANDSCAPE BERMS, AND SWALES IMMEDIATELY AFTER GRADING IS COMPLETED.
3. UPON COMPLETION OF MASS GRADING, INSTALL SANITARY AND STORM SEWERS. AS STORM SEWERS ARE CONSTRUCTED, INSTALL INLET PROTECTION MEASURES. INSTALL RIPRAP UPON COMPLETION OF END SECTION INSTALLATION.
4. UPON COMPLETION OF SEWER INSTALLATION AND INLET PROTECTION, PROCEED WITH ASPHALT PAVEMENT CONSTRUCTION.
5. AS NECESSARY, LIMING OF ASPHALT PARKING SHOULD BE DONE PRIOR TO THE INSTALLATION OF STORM SEWERS TO PREVENT THE TRANSMISSION OF LIME DUST TO PONDS OR RECEIVING WATERS.
6. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES AND DEVICES DURING THE CONSTRUCTION PHASE AND UNTIL SILTATION OF THE STREETS AND STORM SEWERS WILL NO LONGER OCCUR.
7. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT FROM INSTALLED EROSION CONTROL FEATURES.
8. WHEN 70% OF VEGETATIVE COVER IS OBTAINED THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

0 20' 40'
SCALE: 1" = 20'

Know what's below. Call before you dig.

REVISION BLOCK

PROFESSIONAL ENGINEER LICENSED 18429 STATE OF IDAHO MICHAEL THOMPSON

Michael Thompson

DATE 12/27/2021

DRAWN BY KRG | CHECKED BY TLP

HAMILTON DESIGNS
A LIMITED LIABILITY COMPANY
11 Municipal Drive, Suite 300
Fishers, Indiana 46038
P. (317) 570-8800
www.hamilton-designs.com

CONSTRUCTION PLANS FOR:
ARBY'S | KUNA, ID
North Meridian Road and East Profile Road
Kuna, Idaho 83634

RB AMERICAN GROUP
6200 Oak Tree Blvd., Suite 250
Independence, Ohio 44131

PROJECT NO. 2021-0165
DATE 12/27/2021
SCALE 1" = 20'
SHEET NAME **STORMWATER POLL. PREVENTION PLAN**
SHEET NO. CE-101

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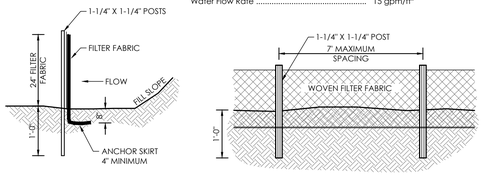
SILT FENCE JOINT WRAP DETAIL

Silt Fence shall be a machine produced, woven geotextile fabric. All stakes shall be 1 1/4" X 1 1/4" hardwood 36" tall with 24" tall lath stapled to stakes over fabric as reinforcement.

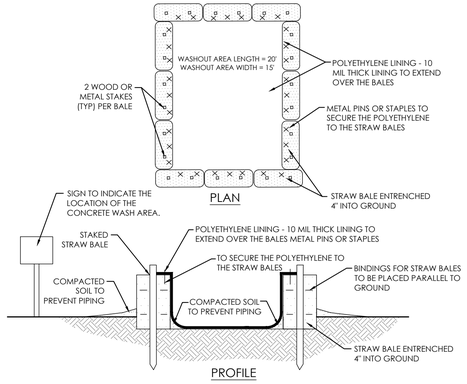
Textile Strength @ 20% elongation	30 lbs. per linear inch
UV Resistance	>70%
Filtering Efficiency	85%
Slurry Flow Rate	0.3 gpm/ft^2
Water Flow Rate	15 gpm/ft^2



NOTES:
1. FILTER FABRIC FENCE SHALL BE A MINIMUM OF 36" IN WIDTH.
2. TURN SILT FENCE UP SLOPE AT ENDS.

TEMPORARY SILT FENCE

NOT TO SCALE



NOTES:
1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
3. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
4. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
5. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE INSPECTOR.
6. CONTRACTOR SHALL PROVIDE ADDITIONAL WASHOUT STRUCTURES OR LARGER STRUCTURES IF REQUIRED

CONCRETE WASHOUT

NOT TO SCALE

Seedbed Preparation

Apply lime to raise the pH to the level needed for species being seeded. Apply 23 pounds of 12-12-12 analysis fertilizer (or equivalent) per 1000 sq. ft. (approximately 1000 pounds per acre) or fertilize according to test. Application of 150 lbs. of ammonium nitrate on areas low in organic matter and fertility will greatly enhance vegetative growth.

Work the fertilizer and lime into the soil to a depth of 2-3 inches with a harrow, disk or rake operated across the slope as much as possible.

Seeding

Select a seed mixture based on projected use of the area (Figure 5-2), while considering best seeding dates. See Figure 5-3 this sheet. If tolerances are a problem, such as salt tolerance of seedings adjacent to streets and highways, see Figure 5-4 this sheet before final selection.

Figure 5-2: Permanent Seed Mixtures

Species	Seeding Rate lbs/acre		Suitable pH lbs/1000 sq. ft.	Site Suitability* Droughty	Well Drained	Wet
Level and Sloping, Open Areas						
Tall Fescue	35	0.8	5.5 - 8.3	2	1	2
Tall Fescue	25	0.6	5.5 - 8.3		1	
Red Clover**	5	0.12				
Kentucky Bluegrass	15	0.4	5.5 - 7.5	2	1	
Creeping Red Fescue	15	0.4				
Steep Banks and Cuts						
Tall Fescue	15	0.4	5.8 - 7.5	2	1	2
Kentucky Bluegrass	25	0.6				
Tall Fescue	35	0.8	5.5 - 8.3	2	1	
Emerald Crownvetch**	10	0.25				
Lawns and High Maintenance Areas						
Kentucky Bluegrass	40	0.9	5.8 - 7.5	2	1	
Creeping Red Fescue	40	0.9				
Perennial Ryegrass (Turf Type)	170	4.0	5.0 - 7.5		1	
Tall Fescue	170	4.0	5.5 - 8.3	2	1	2

* 1 - Preferred 2 - Will Tolerate
** Inoculate with specific Inoculant.

Temporary Seeding Dates

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Wheat or Rye												
Oats												
Annual Ryegrass												

Permanent Seeding Dates

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Native Seed												
Non-Irrigated*												
Irrigated												
Dormant Seeding**												

Irrigation needed during this period. To control erosion at times other than in the shaded areas, use mulch.

* Late summer seeding dates may be extended 5 days if mulch is applied.

** Note: If temporary stabilization must occur during the winter straw mulch applied at a rate of 2 tones per acre and crimped in will be an acceptable cover.

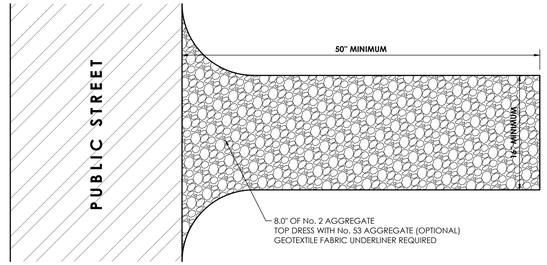
Temporary Seed Application Rates

Kind of Seed	1000 Sq. Ft.	Acre	Remarks
Wheat or Rye	3.5 lbs.	150 lbs.	Cover seed 1" to 1 1/2" deep
Spring Oats	2.3 lbs.	100 lbs.	Cover seed 1" deep
Annual ryegrass	1.0 lb.	40 lbs.	Cover seed 1/4"deep*

* Not necessary where mulch is applied.

SEEDING SCHEDULE

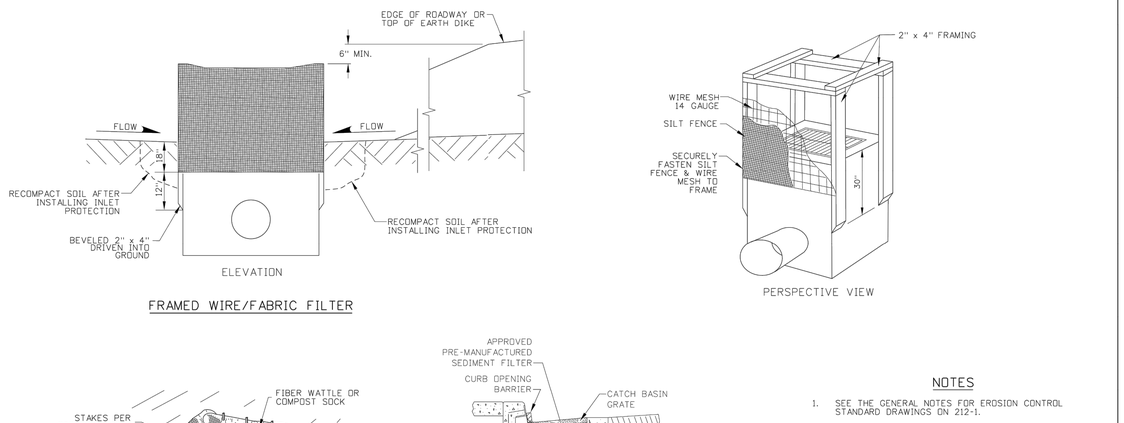
NOT TO SCALE



GRAVEL CONSTRUCTION ENTRANCE

NOT TO SCALE

ITD - Standard Drawing 07-2008



NOTES

1. SEE THE GENERAL NOTES FOR EROSION CONTROL STANDARD DRAWINGS ON 212-1.
2. REMOVE TRASH, DEBRIS, DUFF, AND MATERIALS THAT MAY INTERFERE WITH THE INLET OR CATCH BASIN PROTECTION FUNCTION PRIOR TO PLACEMENT AND DAILY THEREAFTER OR AS NEEDED.
3. ADJUST TO ENSURE EFFECTIVENESS.
4. FRAMED WIRE/FABRIC FILTER AND FIBER WATTLE FILTERS ARE INTENDED TO BE USED ON STRUCTURES NOT PRESENTLY SURROUNDED BY PAVEMENT.
5. ENSURE WATER DISCHARGING FROM THE INLET MEETS APPLICABLE WATER QUALITY STANDARDS.
6. USE IN CONJUNCTION WITH OTHER INLET PROTECTION DEVICES, NOT AS THE SOLE BMP. SEE SECTION SC-6 IN THE BMP MANUAL.
7. DRAWING NOT TO SCALE.

REVISIONS									
NO.	DATE	BY	NO.	DATE	BY	NO.	DATE	BY
1	10-10	KEH						
2	10-11	KEH						
3	01-13	ROL						
4	03-21	TWF						

SCALES SHOWN ARE FOR 11" X 17" PRINTS ONLY

CADD FILE NAME: 212-07_0421.dgn

DRAWING DATE: JUNE, 1996

IDAHO TRANSPORTATION DEPARTMENT

BOISE IDAHO

ORIGINAL SIGNED BY: KEVIN SABLAN
DESIGN/TRAFFIC SERVICES ENGINEER

STANDARD DRAWING
TEMPORARY EROSION AND SEDIMENT CONTROL INLET PROTECTION
REQUIRES STD. DWG. 212-1

English
STANDARD DRAWING NO.
212-7
SHEET 1 OF 1

ORIGINAL STORED AT: ITD, Headquarters 3311 West State Boise, Idaho

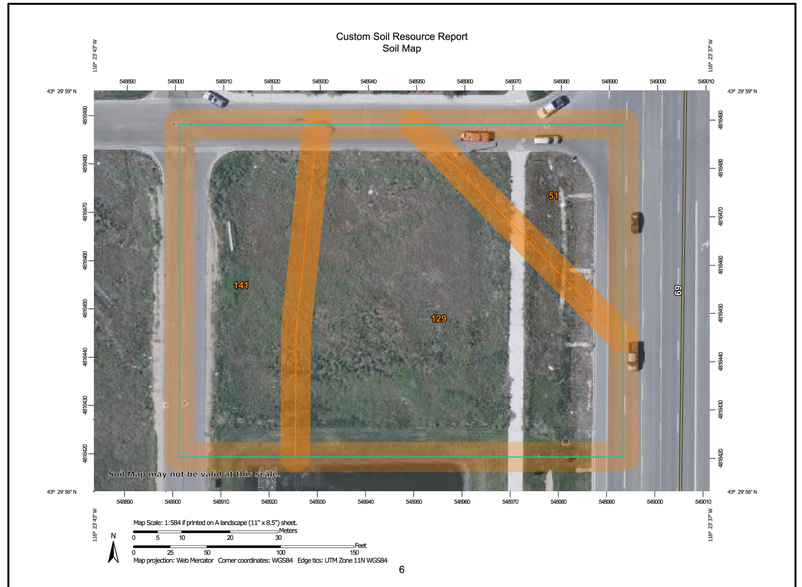
PROFESSIONAL ENGINEER LICENSED 13683 STATE OF IDAHO RYAN D. LANCASTER

SOILS LEGEND + DESCRIPTION

Map Unit: 51 - Elijah silt loam, bedrock substratum, 0 to 2 percent slopes

Map Unit: 129 - Power silt loam, 0 to 2 percent slopes

Map Unit: 141 - Purdam silt loam, 0 to 2 percent slopes



6

SOILS MAP

NOT TO SCALE

REVISION BLOCK

PROFESSIONAL ENGINEER LICENSED 18429 STATE OF IDAHO MICHAEL THOMPSON

Michael Thompson

DATE 12/27/2021

DRAWN BY KRG | CHECKED BY TLP

HAMILTON DESIGNS
A LIMITED LIABILITY COMPANY
11 Municipal Drive, Suite 300
Fishers, Indiana 46038
P. (317) 570-8800
www.hamilton-designs.com

CONSTRUCTION PLANS FOR:
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North Meridian Road and East Profile Road
Kuna, Idaho 83634

RB AMERICAN GROUP
6200 Oak Tree Blvd., Suite 250
Independence, Ohio 44131

PROJECT NO. 2021-0165

DATE 12/27/2021

SCALE

SHEET NAME
STORMWATER POLL. PREV. DETAILS

SHEET NO.
CE-501

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Stormwater Management Plan (SWMP) for

Arby's | Kuna, Idaho

Project:

Arby's | Kuna, ID
North Meridian Road and East Profile Road
Kuna, Idaho 83634

Client & Applicant:

RB American Group LLC
6200 Oak Tree Boulevard, Suite 250
Independence, Ohio 44131
p. 317-507-3881

Prepared By:

Hamilton Designs, LLC
11 Municipal Drive, Suite 300
Fishers, Indiana 46038
p. 317-570-8800

Prepared For:

Ada County Highway District
3775 North Adams Street
Garden City, Idaho 83714
p. 208-387-6100

QUALIFIED STORMWATER MANAGER

Name: _____

Company: _____

Address: _____

CONTRACTOR

Name: _____

Company: _____

Address: _____

TABLE OF CONTENTS

1.0 QUALIFIED STORMWATER MANAGER: i

2.0 SPILL PREVENTION AND RESPONSE PLAN: i

3.0 MATERIALS HANDLING ii

4.0 POTENTIAL SOURCES OF POLLUTION iii

5.0 IMPLEMENTATION OF CONTROL MEASURES iii

6.0 SITE DESCRIPTION iv

7.0 SITE MAP vi

8.0 FINAL STABILIZATION AND LONG-TERM STORMWATER MANAGEMENT vi

9.0 INSPECTION REPORTS vi

1.0 QUALIFIED STORMWATER MANAGER:

RB American Group LLC
Attn. Nate Wilson
6200 Oak Tree Blvd., Suite 250
Independence, Ohio 44131
p. 615-714-5856
e. nwilson@flynnrg.com

2.0 SPILL PREVENTION AND RESPONSE PLAN:

A. Spill Prevention and Response Procedures:

- The stormwater manager, contractor, and/or person of contact will make it the primary objective to respond to spills of any kind very quickly and proactively. The prevention and minimization of spills into the storm water runoff and conveyance system will be taken into account onsite. If a spill release occurs, it is critical to contain all contamination and materials to prevent their release into the receiving waters.
- Spill Response Procedures:
  - Notify site superintendent immediately when a spill, or the threat of a spill, is observed. The superintendent shall assess the situation and determine the appropriate response.
  - Site personnel shall respond to the situation immediately if a spill represents a substantial threat to the receiving waters so that the spill can be contained, and the site superintendent should be notified after the situation has been stabilized.
  - The stormwater manager, contractor, site superintendent, and/or person of contact shall be responsible for completing a spill report form and for reporting the spill to the appropriate agency.
  - Inspected and maintained spill response equipment shall be available as necessary to replace any used spill prevention materials.
- Spill kit locations shall be reported to the stormwater manager, contractor, site superintendent, and/or person of contact. All fueling sites shall contain the necessary spill kits.
- Absorbent materials, which are used in cleaning up spilled materials, will be disposed of in a manner subject to the approval of the Idaho Department of Environmental Quality.

B. Notification Procedures:

- Any personnel observing a spill will immediately instigate the following procedure:
  1. Dialing "0" from any telephone.
  2. Notify the appropriate emergency personnel.

- The Emergency Coordinator will then take the following actions:
  1. Barricade the area allowing no vehicles to enter or leave the spill zone.
  2. Notify the Idaho Office of Emergency Management by calling the appropriate telephone number:
     Office: 208-846-7610
     Toll Free: 1-800-632-8000
     Also notify the National Response Center at 800-424-8802 and provide the following information:
     - Time of observation of the spill
     - Location of the spill
     - Identity of material spilled
     - Probable source of the spill
     - Probable time of the spill
     - Volume of the spill and duration

- Present and anticipated movement of the spill
- Weather conditions
- Personnel at the scene
- Action initiated by personnel

3. Notify the Kuna Rural Fire District (208) 922-1144
4. Notify the Ada County Sheriff's Office (208) 577-3000
5. Notify waste recovery contractor, maintenance personnel or other contractual personnel as necessary for cleanup.
6. Coordinate and monitor cleanup until the situation has been stabilized and all spills have been eliminated.
7. Cooperate with the Idaho Office of Emergency Management Response Team on procedures and reports involved with the event.

3.0 MATERIALS HANDLING

A. General Materials Handling Practices:

- Potential pollutants shall be stored and used in a manner consistent with the manufacturer's instructions in a secure location. Material storage areas should not be located near storm drain inlets and should be equipped with covers, roofs, or secondary containment as required to prevent storm water from contacting stored materials. Chemicals that are not compatible shall be stored in separate areas so that spilled materials cannot combine and react.
- Disposal of materials shall be in compliance with the local jurisdiction, the Idaho Department of Environmental Quality, the Environmental Protection Agency, and with the manufacturer's instructions.
- As soon as materials become no longer usable onsite, they should be removed immediately.

B. In order to keep the site clear of obstruction and the downstream BMPs functional, adequate garbage, construction waste, and sanitary waste handling and disposal facilities shall be provided. Areas used for storage of building materials, soils (stockpiles), or wastes will be determined by the contractor.

C. Specific Materials Handling Practices:

- All pollutants, including waste materials and demolition debris, that occur onsite during construction shall be handled in a way that does not contaminate storm water.
- All chemicals including liquid products, petroleum products, water treatment chemicals, and wastes stored on site shall be covered and contained and protected from vandalism.
- Maintenance and repair of all equipment and vehicles involving oil changes, hydraulic system drain down, de-greasing operations, fuel tank drain down and removal, and other activities which may result in the accidental release of contaminants, shall be conducted under cover during wet weather and on an impervious surface to prevent release of contaminants onto the ground. Materials spilled during maintenance operations shall be cleaned up immediately and properly disposed of.
- Wheel wash water shall be settled and discharged on site by infiltration. Wheel wash water shall not be discharged to the storm water system.
- Application of agricultural chemicals, including fertilizers and pesticides, shall be conducted in a manner and ad application rates that will not result in loss of chemicals to storm water runoff. Follow manufacturer's recommendations for application rates and procedures.
- Sources with pH-modifiers shall be managed to prevent contamination of runoff and storm water collected on site. The most common sources of pH-modifying materials are bulk cement, cement kiln dust (CKD), fly ash, new concrete washing and curing waters, waste

streams generated from concrete grinding and sawing, exposed aggregate processes, and concrete pumping and mixer washout waters.

D. Contractor to implement appropriate spill prevention and response procedures during equipment maintenance and fueling.

E. Concrete Washout: Any discharge of water containing waste cement from the concrete wash station to the stormwater runoff conveyance system is prohibited.

4.0 POTENTIAL SOURCES OF POLLUTION

The description of potential pollutants sources associated with the construction activities are as follows: Silt and sediment from exposed soils, leaves, mulch, vehicular sources such as leaking fuel or oil, brake fluid, brake dust, trash, debris, biological agents found in trash, fertilizers, herbicides, pesticides, acid rain, lime dust, concrete washout, and portable toilets.

5.0 IMPLEMENTATION OF CONTROL MEASURES

The below sequencing and description of the proposed construction activities have been created in an effort to eliminate sediment from leaving the project during construction while protecting the adjoining properties and downstream waterways.

Pre-Construction Activities:

1. Call the necessary utility locate service to check the location of any existing utilities. They should be notified two working days before construction takes place.
2. A silt fence shall be installed at the edges of the project site where there is potential for any stormwater runoff. Potential areas are identified based on existing topography and shown on sheet CE-101. The installed silt fence should be inspected, and any accumulating sediment removed.
3. Evaluate existing vegetation suitable for use as filter strips along the project boundaries.
4. A construction entrance shall be placed as shown on sheet CE-101.
5. Establish construction staging area for equipment and vehicles as far from swales as possible.
6. Establish a location for any portable toilets needed onsite. Portable toilets will be located a minimum of 10 feet from stormwater inlets and 50 feet from state waters. They will be secured at all four corners to prevent overturning and cleaned on a weekly basis. They will be inspected daily for spills.
7. Establish onsite location for owner/operator/contractor placement of approved plans.

Construction Activities:

1. Once erosion and sediment control measures are in place, begin land clearing. Land clearing and demolition shall be followed immediately by rough grading. Do not leave large areas unprotected for more than 14 days. All disturbed areas that potentially will be idle for 14 days or more will be stabilized (seeded, mulched, etc.) immediately.
2. After the completion of mass grading, all final grading, the seeding of landscape berms, and the construction of swales shall immediately take place.
3. Upon completion of mass grading, install sanitary and storm sewers. As storm sewers are constructed, install inlet protection measures.
4. Upon completion of sewer installation and inlet protection, proceed with concrete pavement construction.

5. As necessary, liming of streets should be done prior to the installation of storm sewers to prevent the transmission of lime dust to ponds or receiving waters.
6. Once inlet protection is in place, final grade all areas.
7. Contractor shall maintain erosion control measures and devices during the construction phase and until siltation of the streets and storm sewers will no longer occur.
8. After all disturbed areas have been stabilized, remove accumulated sediment from sediment basin and diversion swales.
9. When 70% of vegetative cover is obtained and all temporary erosion and sediment control measures have been removed, the owner shall notify the governing agencies of completion.

Sequence of Major Activities / Schedule: Start – January 2022, End – February 2023

1.	Initial pre-construction control measures to be installed.	February 2022
2.	Site Grading with interim control measures.	February 2022
3.	Seeding and mulching with interim control measures.	August 2022
4.	Final Stabilization with final control measures.	February 2023

Erosion and Sediment Controls (See Sheets CE-101 & CE-501 of the construction plans):

1. Silt Fence to be installed along downstream limits of disturbed areas
2. Inlet Protection to be installed at all necessary storm inlets
3. Temporary Gravel Entrance to be installed for construction equipment & vehicle tracking
4. Existing vegetation beyond the limits of construction will be preserved if needed
5. Temporary Seeding to be installed in areas that will be disturbed for significant periods of time
6. Permanent Seeding and Mulching will be installed after rough grading

Other Controls:

1. All waste materials to be disposed appropriately off-site to an appropriate location.
2. Contractor keep all surrounding streets free of debris, trash, dirt, etc.

6.0 SITE DESCRIPTION

A. Nature of Construction Activity
   - The site is located on Lot 10, Block 1 of Ridley's Family Center Subdivision No. 1, which is located at the SW corner North Meridian Road and East Profile Road in the City of Kuna, Ada County, Idaho. The proposed improvements will include a ±2,579 square-foot Arby's fast-food restaurant building along with its associated parking, drainage, and utility infrastructure. Proposed improvements will disturb 0.60 acres and pervious area consists of 44% of the post-constructed site.
   - Stormwater quality and drainage will be addressed using a seepage bed on site to collect, temporarily store, and drain onsite stormwater run-off underground. The proposed improvements for this project fall under all detention and stormwater quality allowables set by the Ada County Highway District Stormwater Design Manual.

B. Proposed sequence of major activities: See Section 5 above regarding all construction phasing and activities.

C. Stormwater Treatment and Storage Method Details
   - As stated above, stormwater treatment and storage measures for the proposed new development will be addressed using a BMP 20: Seepage Bed. The proposed seepage bed will be in accordance with ACHD Section 8202.23. The seepage bed stores stormwater runoff in a backfilled trench and infiltrates water into the ground through a sand filter. Additional approved BMPs for pretreating flows are to be implemented. The seepage bed

is to be designed to store a 100-year design storm of one-hour duration, accounting for infiltration. The seepage bed will have a minimum cover of 1.5 feet. Aggregate used shall be stone of clean, washed drain rock, and is to be crushed for interlocking. Design parameters including material void volume, aggregate type and size, and filter fabric will be per ACHD Section 8202.23 standards. The seepage bed is designed per 2017 ACHD Stormwater Design Guidelines, Standard Drawing BMP 20: "Seepage Bed with Optional Chambers," Sheets 1 through 3.

D. Total Site Area = 1.011 acres; Project Disturbed Area = 0.60 acres
E. Soil erosion potential and potential impacts upon discharge:
F. According to the USDA Natural Resources Conservation Service for Ada County, on-site soils are Group C Soils, including Elijah silt loam, bedrock substratum, power silt loam, and Purdam silt loam. The soils have low potential for erosion, which will involve minimal (if any) impacts to the stormwater's downstream elements.
G. Existing site vegetation: Per visual inspection, the existing site survey, and various aerial images, this site is currently a vacant lot with mixed-grass prairie vegetation being 98% of the existing site.
H. Allowable non-stormwater components of discharge: Non-anticipated, but not limited to the following:
    - Discharges from emergency fire-fighting activities
    - Release from uncontaminated springs
    - Landscape irrigation return flow
    - Concrete washout. Discharges to the ground of concrete washout water from washing of tools and concrete mixer chutes may be authorized by the State Permit, provided that: the source is identified in the SWMP; Control Measures are included in this SWMP in accordance with ACHD Section 8000 and to prevent pollution of groundwater in accordance with ACHD Section 8300; and the discharges do not leave the site as surface runoff or to surface waters.
    - Construction dewatering discharges. Discharges to the ground of water from construction dewatering activities may be authorized by the State Permit provided that: the source of groundwater and/or groundwater combined with stormwater does not contain pollutants exceeding State regulations; the source is identified in the SWMP; Control Measures to control stormwater pollution from dewatering activities are included in the SWMP; and discharges do not leave the site as surface runoff or to surface waters.
        - Dewatering activities are not anticipated for this project. However, if dewatering becomes necessary, groundwater and/or stormwater may be pumped from excavations or trenches to the ground surface on-site for infiltration or evaporation. The location of pumping and discharges of groundwater or stormwater will be identified on the Site Map prior to the start of dewatering activities. Off-site discharges to the ground, the storm sewer system, or a waterway will require a separate IDEQ discharge permit prior to commencing such activities.
I. Receiving waters: The ground cover over the existing site holds stormwater runoff generally draining from the southeast to northwest portion of the property at a low point. A portion of the property's east edge consisting of approximately 12.3% of the lot area sheet drains east to an offsite swale moving stormwater south. Stormwater that drains off site is directed to Kuna Canal and ultimately discharges into Indian Creek.
J. Stream Crossings: No stream crossings are located within the construction limits.
K. The proposed improvements for the project site do not involve the utilization of batch plants.
L. This project will not rely on control measures from any outside entities. All erosion control measures implemented onsite or just outside the site boundary will be performed and/or installed by the Owner, Contractor, or Qualified Stormwater Manager. Erosion control measures pertaining to any downstream master planned stormwater detention facility will be implemented by the overall developer.

7.0 SITE MAP

The Stormwater Pollution Prevention construction plan sheets (CE-101 & CE-501) identify maps of the stormwater management plan. SWMP should be viewed as a "living document" that is continuously being reviewed and modified as a part of the overall process of evaluating and managing stormwater quality at the site. The Qualified Stormwater Manager shall amend the SWMP when there is a change in design, construction, operation or maintenance of the site which would require the implementation of new or revised BMPs or if the SWMP proves to be ineffective in achieving the general objectives of controlling pollutants in stormwater discharges associated with construction activity or when BMPs are no longer necessary and are removed. The contractor shall update all necessary agencies of any changes to the SWMP.

8.0 FINAL STABILIZATION AND LONG-TERM STORMWATER MANAGEMENT

A. Permanent seeding will be implemented in order to achieve long-term stabilization.
B. A seed mixture suitable for the climate in which the subject site is located will be selected. A suggested seed mixture for native drought-resistant ground cover would be Eriogonum umbellatum, sulfur-flower buckwheat, and to seed it after grasses have been established and weeds have been eradicated by spraying.
C. Seeding application rates: Dryland – 20 to 25 lbs/acre, Irrigated – 40 lbs/acre. Seed should be drilled 0.25 to 0.5 inches into the soil.
D. Mulching Stabilization Application: Apply 1-1/2 tons of certified weed free hay per acre mechanically crimped into the soil in combination with an organic mulch tackifier. On slopes and ditches requiring a blanket, the blanket shall be placed in lieu of much and mulch tackifier.
E. Soil Fertilizer Application: Seed supplier to recommend the fertilizer application which shall consist of 90% fungal biomass (mycelium) and 10% potassium-magnesia with a grade of 6-1-3 or approved equal.
F. Soil Conditioner Application: Apply conditioner, organic amendment to all seeded areas at 3 cubic yards per 1000 square feet.
G. Final stabilization is achieved when 70% of vegetative cover is obtained and all temporary erosion and sediment control measures have been removed, the owner shall notify the governing agencies of completion.
H. Apply all final control measures which include the site landscaping and reseeding for stabilization, making sure all spill containment procedures are followed, and any remaining housekeeping procedures.
I. All proposed stormwater runoff is directed to the proposed storage facility which will be maintained by RB American Group, LLC. The proposed stormwater runoff will have no negative impacts on the surrounding properties' existing storm sewer systems or overall drainage network.

9.0 INSPECTION REPORTS

A. Designated Inspector: He or She shall be a Qualified Stormwater Manager (QSM) (Responsible Person) that meets the Idaho Department of Environmental Quality (IDEQ) criteria. Required duties for the QSM or Responsible Person are identified in the ACHD Section 8300 Construction Discharge Control Program.
    - The designated Responsible Person is to assist the ACHD Inspector by giving safe access to inspect for compliance with the Approved ESC (Erosion and Sediment Control) Plan and by providing all information and documents necessary to make such inspections.
B. Inspection Frequency:
    - Contractor shall inspect all BMPs and erosion control measures bi-weekly at a minimum, and immediately (within 24 hours) after any precipitation event occurs that causes surface erosion.

- Contractor to make sure all BMPs and erosion control measures are maintained in an effective operating condition daily.

C. Inspection Items of Observation:
   - All discharge points into the storm sewer conveyance system.
   - All disturbed areas.
   - Material storage and waste areas that are subject to precipitation.
   - Locations where vehicles enter/leave the project site and concrete wash out locations.
   - All erosion and sediment control measures identified on in the SWMP and/or on Sheet CE-101 of the construction plan documents.
   - Spill response kit(s) condition.
   - Any other structural BMPs that may require maintenance.

D. Inspection Requirements and Procedures:
   - Vehicles and equipment should be inspected each day of use for leaks. Leaks should be repaired immediately, or problem vehicles or equipment should be removed from the project site.
   - Inspect and verify that BMPs and erosion control measures are in place prior to the commencement of associated activities. While activities associated with the BMP are under way, inspect weekly to verify continued BMP implementation.
   - Inspect BMPs and erosion control measures subject to non-stormwater discharge daily while non-stormwater discharges occur. Inspect construction waste area regularly and Arrange for regular waste collection.
   - Inspect to determine if there is any evidence of, or potential for, pollutants entering the drainage system.
   - Inspect all site BMPs and erosion control measures to determine if they continue to adequately control all pollutants generated by site activity. All site BMPs shall meet design and operational criteria in the SWMP.
   - BMPs and erosion control measures shall be replaced or upgraded if not operating properly and functioning per the SWMP criteria.
   - Contractor shall remove sediment that has been collected by perimeter controls, such as silt fence and inlet protection, on a regular basis to prevent failure of BMPs, and remove potential of sediment from being discharged from the site in the event of BMP failure.
   - Contractor to NOT remove sediment or potential waste to ditches or streams and to instead mobilize to an appropriate disposal location.
   - Contractor to update the SWMP, Erosion Control Construction Sheets, and all other plan items with any new BMPs that will be utilized during the construction phase.
   - Contractor shall address BMPs that have failed or have the potential to fail without maintenance or modifications, as soon as possible, immediately in most cases, to prevent discharge of pollutants.

E. Inspection Requirements and Procedures:
   - Inspection logs, records, and reports to be maintained by the contractor and should be located at the project site. All SWMP records shall be available to any necessary governing agencies at the project site.
   - QSM to sign all inspection logs.
   - During a period of 3 years after permit expiration or inactivity shall the permittee document all inspection results and records.
   - Inspection records to include the following:
     - Date of Inspection
     - Inspector’s name, title, and signature.
     - Any site locations of sediment and/or pollutant discharge.
     - Any site locations in which BMPs are in need of maintenance.
     - Any site locations in which BMPs have failed to operate per SWMP criteria or were proved to be inadequate.
     - Any site locations of BMPs that were added as necessary.
     - Any modifications to the SWMP or Erosion Control Construction Plans.
     - Any reasoning of why the minimum inspection schedule could not be met.

From: Chad Gordon
To: Jessica Reid
Subject: Re: 22-01-DR Arbys
Date: Friday, January 21, 2022 6:47:51 PM
Attachments: image001.png

Looks good on our end.

Thanks,

On Fri, Jan 21, 2022 at 3:21 PM Jessica Reid <jreid@kunaid.gov> wrote:

> Due to the transmittal packets size, please visit this link to view: https://www.kunacity.id.gov/DocumentCenter/View/7852/22-01-DR-Arbys-Agency-Transmittal-Packet-01212022
>
> January 21, 2022
>
> Notice is hereby given by the City of Kuna the following actions are under consideration**:**

FILE NUMBER:	22-01-DR (Design Review) Arby's
PROJECT DESCRIPTION	Hamilton Designs, LLC, on behalf of RB American Group, LLC, requests Design Review Approval for an approx. 2,579 square foot fast food drive-thru restaurant, associated parking lot, & landscaping. The subject site is located on the southwest corner of E Profile Road & N Meridian Road (APN: R7448420100) with a C-1 (Neighborhood Commercial) zone; Section 24, Township 2 North, Range 1 East.
SITE LOCATION	TBD – southwest corner of E Profile Road & N Meridian Road, Kuna, ID 83634
REPRESENTATIVE	Michael Thompson mthompson@hamilton-designs.com
SCHEDULED HEARING DATE	Tuesday, **March 22, 2022** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Jessica Reid 208.387.7731 jreid@kunaid.gov
Per Kuna City Code 5-4, Design Reviews do not require formal noticing, however, there are potential impacts on which your agency may wish to comment. Please provide comments within 15 days; if more time is needed, please inform our offices. We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, including their email address. If your agency needs additional time for review, please let our office know ASAP.	

Jessica Reid

Planning Services Specialist

751 W 4th Street • Kuna, ID 83634

jreid@kunaid.gov • Ph: (208) 387-7731

KUNA
Planning & Zoning

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Chad J. Gordon
J&M Sanitation Inc.
Office # (208) 922-3313
Fax # (208) 922-4033
Cell # (208) 941-6371
E-mail : chad.gordon@jmsanitation.com

Mary May, President
Alexis Pickering, Vice-President
Jim D. Hansen, 2nd Vice President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner

February 15, 2022

To: RB American Group, LLC
Bob Lach
6200 Oak Tree Blvd.
Independence, OH 44131

Subject: KUNA22-0003 / 22-01-DR
N Meridian Rd & E Profile Ln
Arby's

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.
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 1,206 additional vehicle trips per day; and 85 additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

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

Roadway	Frontage	Functional Classification
Meridian Road	190-feet	Principal Arterial
Profile Ln	231-feet	Local

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

- There are no current average daily traffic count for Meridian Rd and Profile Ln in Kuna.

If you have any questions, please feel free to contact me at (208) 387-6329.

Sincerely,

Carbella Medina
Planning Review Intern
Development Services

cc: City of Kuna – Jessica Reid
Michael Thomspon

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.

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IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

March 8, 2022

Jessica Reid
City Planner
751 W 4th Street
P.O. Box 13
Kuna, Idaho 83634

VIA EMAIL

Development Application	**22-01-DR**
Project Name	**ARBY'S**
Project Location	Southwest corner of East Profile Road and North Meridian Road, west of SH-69 milepost 2.88
Project Description	Design Review Approval for approximately 2,579 square foot fast food drive thru restaurant, associated parking lot, and landscaping. The subject site is currently zoned as C-1 (Neighborhood Commercial).
Applicant	Michael Thompson, Hamilton Designs, LLC
Representing	RB American Group, LLC

The Idaho Transportation Department (ITD) reviewed the referenced design review application and has the following comments:

1. This project abuts the State Highway system.

2. No direct access to the State Highway system is requested with this application and none is approved.

3. According to the site plan presented no work is proposed in the State right-of-way. As such no encroachments permits will be required. Should the applicant wish to landscape the right-of-way in the future an encroachment permit shall be required.

4. IDAPA 39.03.42.600.04 rules govern landscaping within ITD right-of-way. No trees will be allowed within 4 feet of the face of curb at full growth. Irrigation systems shall be no closer than 5 feet from the pavement edge and shall be adjusted so as not to cause water to cover any portion of the highway pavement. Installation of any landscaping within ITD right-of-way will need to be

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addressed by ITD permit and meet the requirements of IDAPA 39.03.42. Provisions shall be established for the responsibility of future maintenance of any landscaping within ITD Right-of-Way.

5. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State Highway.

6. The Idaho Administrative Procedure Act (IDAPA) 39.03.60 governs advertising along the State Highway system. The applicant may contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at (208) 334-8832 for more information.

7. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the development as proposed.

If you have any questions, you may contact me at (208) 334-8338.

Sincerely,

Sarah Arjona
Development Services Coordinator
Sarah.Arjona@itd.idaho.gov

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

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

Brady Barroso
Engineering Technician I

DESIGN REVIEW MEMORANDUM

To:	**Doug Hanson**	**- Planning and Zoning Director**
From:	**Brady Barroso**	**- Engineering Technician I**
	Catherine Feistner	**- Assistant City Engineer**
Date:	**8 March 2022**	
RE:	**Public Works Comments**	
	Arby's – 22-01-DR (Design Review)	

The Arby's property, 22-01-DR, design review request dated 21 January 2022 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 by PWoffice@kunaid.gov.

Public Works staff must review the civil site plan prior to applying for a building permit. After the applicant incorporates any comments from Public Works staff, Public Works Staff can support this design review.

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

1) Inspection & Fees

a) Public Works utility connection fees will need to be paid. Additional costs may be incurred at the time of the building permit dependent on a fixture count analysis.
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) The Kuna Rural Fire District's current hydrant flow testing and plat base fees 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) Provide a utility site layout to the Public Works Department prior to applying for a building permit.
b) Sufficient fire access is required per Kuna Rural Fire District (KRFD).
c) Provide engineering certification on all final engineering drawings as applicable.
d) City's building official must review and approve all building plans.

e) Fire suppression must be shown and approved by Kuna Rural Fire District (KRFD). Additional fire flow and/or a sprinkler connection may be required to provide adequate fire suppression.

3) Right-of-Way

a) The Design Review does not affect existing Right-of-Way.

4) Sanitary Sewer Connection

a) This project has previously reserved capacity in the Danskin Lift Station basin.
b) Provide a utility site layout to Public Works Department showing the location of the existing/additional sewer service. The closest possible connection to sewer is directly to the west and north of the proposed building.
c) All sewer infrastructure must meet or exceed City of Kuna requirements.
d) Sewer connection fees apply to each lot containing a facility.

5) Potable Water Connection

a) Provide a utility site layout to Public Works Department showing the location of the existing/additional water service. The closest possible connection to water is directly east of the proposed building.
b) The KRFD Deputy Fire Marshal, or KRFD representative, must approve fire access to the project before, during, and after construction.
c) Fire suppression shall be approved by KRFD.
d) All water infrastructure must meet or exceed City of Kuna requirements.
e) Water connection fees apply to each lot containing a facility.

6) Pressurized Irrigation

a) Provide a utility site layout to Public Works Department showing the location of the existing/additional pressure irrigation service. The closest possible connection to pressurized irrigation is directly to the west of the proposed building.
b) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
c) All pressurized irrigation infrastructure must meet or exceed City of Kuna requirements.
d) Pressurized irrigation connection fees apply to each lot containing a facility.

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* a*s-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.