OFFICIALS
Lee Young, Chairman
Dana Hennis, Vice Chairman
Tyson Garten, Commissioner
Ginny Greger, Commissioner
Jim Main, Commissioner

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

Planning & Zoning Commission Meeting
REGULAR MEETING AGENDA
Tuesday February 14, 2023, 6:00 PM

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 are routine and acted on with one (1) Motion by the Commission; there will be no separate discussion unless the Chairman, Commissioner, or Staff requests it be removed. Items removed will be placed under Business unless otherwise instructed.

1. Regular Commission Meeting Minutes Dated January 24, 2023

2. Findings of Fact & Conclusions of Law
- ***A.*** Case No. 22-03-CPF Ashville Acres Subdivision
- ***B.*** Case No. 22-09-AN 1299 N School Avenue

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

A. *Tabled from January 24, 2023,* Case Nos. 22-04-ZC (Rezone), 22-09-S (Preliminary Plat) & 22-29-DR (Design Review) for Aster Grove Subdivision – Troy Behunin, Senior Planner

Staff requests this item be tabled to a date certain of February 28, 2023, pending Ada County Highway District comments.

B. Case Nos. 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage – Jessica Reid, Associate Planner

Applicant requests Special Use Permit to operate an approximately 10 acre indoor/outdoor RV and self-storage facility, associated office with caretaker living quarters; and Design Review for the storage facility structures and office, two (2) flexspace (office/warehouse) buildings, associated parking lot and landscaping. Subject site is located at 7370 S Meridian Road (APN: S1406325625); Section 6, Township 2 North, Range 1 East.

C. Case Nos. 22-02-CPF (Combo Plat), 22-05-ZC (Rezone), 22-06-SUP (Special Use Permit) & 22-27-DR (Design Review) for Recreation Subdivision & Robinson Ranch RV Storage – Jessica Reid, Associate Planner

Applicant request Combination Plat to subdivide into two (2) lots; to Rezone the East parcel as R-2 (Low Density Residential) and the West parcel as C-3 (Service Commercial); Special Use Permit to operate an approximately seven (7) acre RV storage facility; and Design Review for the storage facility office, associated parking lot and landscaping, and for landscaping along N Locust Grove Road. Subject Site is located at 415 N Locust Grove Road (APN: S1419417928); Section 19, Township 2 North, Range 1 East.

5. BUSINESS ITEMS:

6. ADJOURNMENT:

OFFICIALS
Lee Young, Chairman
Dana Hennis, Vice Chairman
Tyson Garten, Commissioner
Ginny Greger, Commissioner
Jim Main, Commissioner

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

Planning & Zoning Commission Regular Meeting
MINUTES
Tuesday January 24, 2023, 6:00 PM

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

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:06)
COMMISSION MEMBERS PRESENT:
Vice Chairman Dana Hennis
Commissioner Tyson Garten
Commissioner Ginny Greger
Commissioner Jim Main

CITY STAFF PRESENT:
Doug Hanson, Planning & Zoning Director
Matt Johnson, City Attorney
Troy Behunin, Senior Planner
Jessica Reid, Associate Planner

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

(Timestamp 00:00:29)

1. Regular Commission Meeting Minutes Dated January 10, 2023

2. Findings of Fact & Conclusions of Law
   A. Case Nos. 22-10-AN, 22-16-S & 22-39-DR for Perdido Cove Subdivision

(Timestamp 00:00:32)
Motion To: Approve the Consent Agenda.
Motion By: Commissioner Garten
Motion Seconded: Commissioner Main
Further Discussion: None
Aye: 4
Nay: 0
Absent: 1
Motion Carried: 4-0-1

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

(Timestamp 00:00:43)

A. Case Nos. 22-04-ZC (Rezone), 22-09-S (Preliminary Plat) & 22-29-DR (Design Review) for Aster Grove Subdivision – Troy Behunin, Senior Planner

(Timestamp 00:01:07)
Senior Planner Troy Behunin requested the Case be tabled to a date certain of February 14, 2023, or a different date as indicated by the Commission, due pending critical agency comments.

(Timestamp 00:01:36)
Vice Chairman Hennis asked if Mr. Behunin believed the critical agency comments would be received in time for the February 14th meeting; Mr. Behunin stated yes.

(Timestamp 00:01:44)
Motion To: Table Case Nos. 22-04-ZC, 22-09-S & 22-29-DR for Aster Grove Subdivision to a date certain of February 14, 2023.
Motion By: Commissioner Garten
Motion Seconded: Commissioner Main
Further Discussion: None
Aye: 4
Nay: 0
Absent: 1
Motion Carried: 4-0-1

(Timestamp 00:02:10)
B. Case No. 22-15-AN (Annexation) for future Rising Sun West Subdivision – Troy Behunin, Senior Planner

(Timestamp 00:02:25)
Senior Planner Troy Behunin requested the Case be tabled to a date uncertain as staff and the Applicant worked through a few minor issues; he explained the Case would be re-noticed once a new date was scheduled.

(Timestamp 00:03:16)
Motion To: Table Case No. 22-15-AN for Rising Sun West Subdivision to a date uncertain, pending additional review.
Motion By: Commissioner Garten
Motion Seconded: Commissioner Main
Further Discussion: None
Aye: 4
Nay: 0
Absent: 1
Motion Carried: 4-0-1

(Timestamp 00:03:26)
C. Case No. 22-03-CPF (Combo Plat) for Ashville Acres Subdivision – Troy Behunin, Senior Planner

(Timestamp 00:03:49)
Senior Planner Troy Behunin provided an overview of the proposed project, then stood for questions.

(Timestamp 00:05:44)
Commissioner Main clarified if there were only two (2) current parcels and if a future subdivision of those parcels into four (4) would affect the building currently under construction. Mr. Behunin stated they would not as access locations, setback and minimum lot size requirements would still be met.

(Timestamp 00:07:18)
Applicant representative Jason Taylor, 5725 N Discovery Way, Boise, ID, 83713, had no additional information to add beyond the Applicant being in agreement with the staff report; he then stood for questions.

(Timestamp 00:07:43)
Vice Chairman Hennis opened the public hearing. As there were no names on the testimony sign in sheet, the Vice Chairman provided another opportunity to those in attendance.

In Favor:
None

Neutral:
Maris Dowrie, 1784 E Jade Falls Street, Kuna, ID, 83634 - Testified

In Opposition:
None

(Timestamp 00:08:50)
Maris Dowrie asked if a signal was going to be installed at the Meridian and Profile intersection, or if there was a plan to install one in the future.

(Timestamp 00:10:28)
Vice Chairman Hennis closed the public hearing. Vice Chair then provided Maris Dowrie information regarding the jurisdiction of the two roadways being ITD (Idaho Transportation Department) and ACHD (Ada County Highway District), and the coordination between those two agencies being required for any signalization of the intersection. Upon development, these agencies review and monitor the resulting traffic and make changes as necessary.

(Timestamp 00:11:39)
Mr. Behunin further explained that ACHD and ITD were monitoring the intersection to determine when mitigation measures are required (i.e., limiting the intersection to right-in-right-out only).

(Timestamp 00:13:14)
Vice Chairman Hennis closed the public hearing and the Commission proceeded into deliberation.

(Timestamp 00:13:26)
Vice Chairman Hennis believed the application was straight forward and the Applicant was following the legalities required.

(Timestamp 00:13:35)
Commissioner Garten agreed and expressed he had no issues as he had reviewed the affected agencies comments; it was straight forward.

(Timestamp 00:13:48)
Commissioner Main agreed.

(Timestamp 00:13:54)
Motion To: Recommend approval to City Council of Case No. 22-03-CPF for Ashville Acres, with the Applicant being subject to the Conditions listed in staff's report.
Motion By: Commissioner Garten
Motion Seconded: Commissioner Main
Further Discussion: None
Aye: 4
Nay: 0
Absent: 1
Motion Carried: 4-0-1

(Timestamp 00:14:35)
D. Case No. 22-09-AN (Annexation) for 1299 N School Avenue – Troy Behunin, Senior Planner

(Timestamp 00:14:50)
Senior Planner Troy Behunin provided a brief overview of the Applicants request then stood for questions.

(Timestamp 00:16:24)
Vice Chairman Hennis asked if the Applicant had any information to add; they did not. The Vice Chair then opened the public hearing.

In Favor:
None

Neutral:
None

In Opposition:
None

(Timestamp 00:16:40)
The Vice Chair provided an additional opportunity for any present that wished to testify, to sign up; seeing none, he closed the public hearing and the Commission proceeded into deliberation.

(Timestamp 00:17:18)
Vice Chairman Hennis stated he had no issue with the Applicants request.

(Timestamp 00:17:49)
Commissioner Main referenced paving, connection to existing subdivision on the West, and irrigation issues; however, he was confident these items would be addressed during the remaining steps of the application and beyond. Vice Chairman Hennis agreed.

(Timestamp 00:18:37)
Motion To: Recommend approval to City Council of Case No. 22-09-AN for 1299 N School Avenue with the Applicant being subject to the Conditions listed in staff's report.
Motion By: Commissioner Garten
Motion Seconded: Commissioner Greger
Further Discussion: None
Aye: 4
Nay: 0

Absent: 1
Motion Carried: 4-0-1

5. BUSINESS ITEMS:

(Timestamp 00:19:19)
Associate Planner Jessica Reid confirmed attendance for the next scheduled meeting.

6. ADJOURNMENT:

(Timestamp 00:19:50)
Motion To: Adjourn.
Motion By: Commissioner Garten
Motion Seconded: Commissioner Main
Further Discussion: None
Aye: 4
Nay: 0
Absent: 1
Motion Carried: 4-0-1

_____
Dana Hennis, Vice Chairman

ATTEST:

_____
Doug Hanson, Director

CITY OF KUNA
751 W. 4th Street • Kuna, Idaho • 83634 • Phone (208) 922-5274
Fax: (208) 922-5989 • www.Kunacity.Id.gov

SIGN-UP SHEET

January 24, 2023 – P & Z Commission, Public Hearing

Case Name: ***1299 N School Avenue Request:***
Case Type: Annexation into City Limits Request.

Case Nos.: **22-09-AN (Annexation).**

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

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ **Testify** ☐ **Not Testify**	☐ **Testify** ☐ **Not Testify**	☐ **Testify** ☐ **Not Testify**
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
☐ **Testify** ☐ **Not Testify**	☐ **Testify** ☐ **Not Testify**	☐ **Testify** ☐ **Not Testify**
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
☐ **Testify** ☐ **Not Testify**	☐ **Testify** ☐ **Not Testify**	☐ **Testify** ☐ **Not Testify**
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
☐ **Testify** ☐ **Not Testify**	☐ **Testify** ☐ **Not Testify**	☐ **Testify** ☐ **Not Testify**
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zi

CITY OF KUNA
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SIGN-UP SHEET

January 24, 2023 – P & Z Commission, Public Hearing

Case Name: ***Ashville Acres Request***:
Case Type: Pre-Plat and Final Plat Combination Request.

Case Nos.: **22-03-CPF (Pre-Plat & Final Plat Combination).**

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

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ Not Testify	☑ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	MARIS DOWRIE	Print Name
Print Address	1784 E Jade Falls	Print Address
City State, Zip	Kuna Id 83634	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zi

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF **ROCKY MOUNTAIN COMPANIES** *Near the southeast corner of Meridian Road and Profile Lane.*	)))))))	**Case Nos. 22-03-CPF (Combination Preliminary Plat and Final Plat)** **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF DECISION FOR COMBINATION PLAT APPLICATION.**

THESE MATTERS came before the Commission for Public Hearing on January 24, 2023, for receipt and consideration of the above referenced application. The Commission does now hereby make and set forth the Record of Proceedings and these Findings of Fact, Conclusions of Law and Order of 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*
1.2	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	CPF Application			X
2.3	Narrative			X
2.4	Vicinity Map			X
2.5	Legal Description & Exhibit			X
2.6	Affidavit of Legal Interest - Heartland			X
2.7	Affidavit of Legal Interest – Taco, LLC			X
2.8	Neighborhood Meeting Certification			X
2.9	Commitment to Property Posting			X
2.10	Subdivision Name Reservation			X
2.11	Quit Claim Deed – Parcel 'A'			X
2.12	Quit Claim Deed – Parcel 'B'			X
2.13	Preliminary Plat			X
2.14	Final Plat			X
2.15	Landscape Plan			X
2.16	Construction Plans – City Engineer Approved 12.19.2018			X

2.17	Ashton Estates FCO's – Approved			X
2.18	Agency Transmittal			X
2.19	City Engineer's Memo			X
2.20	Ada County Devel1 and 21opment Services			X
2.21	Boise Project Board of Control			X
2.22	CDH - Central District Health Department			X
2.23	NMID - Nampa Meridian Irrig. Dist.			X
2.24	Kuna Melba News Proof			X
2.25	Proof of Property Posting			X
2.26	300' Legal Mailer Notice			X
2.27	Website Notice			X
2.28	Staff Report			X

1.2 Hearings

1.2.1 The Commission heard this on January 24, 2023, and the FCO's have been requested to go before the Commission on February 14, 2023.

1.3 Witness Testimony

1.3.1 Those who testified at the Commission's January 24, 2023, hearing are as follows, to-wit:

1.3.1.1 City Staff:
Troy Behunin, Senior Planner

1.3.1.2 Appearing for the Applicant:
Michael Smith, KM Engineering, LLP, 5725 N Discovery Way, Boise, ID 83713 – Did Not Testify

1.3.1.3 Appearing in Favor:
None

1.3.1.4 Appearing Neutral:
Maris Dowrie, 1784 E Jade Falls, Kuna, ID 83634

1.3.1.5 Appearing in Opposition:
None

II
DECISION

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

III
FINDINGS OF FACT

3.1 Findings Regarding Notice

3.1.1 Notice Required: Notice has been given in accordance with Kuna City Code (KCC) and Idaho Statutes.

3.1.2 Notice Provided

3.1.2.1 Notice was published for the January 24, 2023, hearing on the Combination Preliminary and Final Plat (][Plat) in the Kuna Melba News, the official City of Kuna newspaper, which has general circulation within the boundaries of the city, Ada and Canyon County, on January 4, 2023.

3.1.2.2 Notice for the January 24, 2023, hearing containing the legal description of the property proposed to be re-platted, was mailed to all known and affected property owners within 300-ft of the property boundaries on January 6, 2023.

3.1.2.3 Notice for the January 24, 2023, hearing was posted on a sign in accordance with Kuna City Code 5-1A-8, on January 12, 2023.

3.2 Findings Regarding Comb Plat

3.2.1 The lots proposed to be re-platted are comprised of two (2) parcels totaling approximately 2.38 acres. The parcels are as follows:

Parcel No.	Owner	Size	Zone
R0539771345 (1097 N Jacksonmill Ave.)	Heartland Kuna, LLC	0.65 acres	C-1 (Neighborhood Commercial)
R0539771365 (1035 N Jacksonmill Ave.)	Taco Kuna, LLC	1.73 acres	C-1 (Neighborhood Commercial)

3.2.2 The existing land uses and zoning districts for lands surrounding the subject parcels is as follows:

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

3.2.3 The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to comply with KCC Title 5 and 6.

3.2.4 The Applicant held a Neighborhood Meeting on September 29, 2022; there were Two (2) in attendance. A legal notice was published in the Kuna Melba Newspaper and Neighbor Notices were mailed to property owners within 300-FT of the proposed project site on January 6, 2023. The Applicant posted a sign on the property on January 12, 2023.

3.2.5 The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to comply with KCC Title 5 and Title 6.

3.2.6 The Comp Plan has listed numerous goals for Kuna to be Economically Diverse and Vibrant while encouraging new and existing businesses.

3.2.7 According to Exhibit 2.19 Public Works Department states, the additional two lots shall receive a will-serve when additional sewer capacity is available. Additional capacity shall be available in the Danskin lift station basin when the 18" Danskin force main project is complete. Public Works staff can support approval of this application.

3.2.8 Through development of the project and beyond, connection fees, impact fees (Fire, Police, Park and Ada County Highway District), and property taxes will be collected, therefore satisfying the financial capability to provide supporting services.

3.2.9 Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, etc. are required to be implemented as a part of this project. No major wildlife habitats will be impacted by the proposed development.

3.2.10 Existing common lot(s) along Meridian Rd. and Jacksonmill Ave. on the west and eastern property lines will remain and the future development on site shall follow *KCC 5-17*.

3.2.11 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.

3.3 Testimony of the Senior Planner

3.3.1 **Conclusions:** The Senior Planner, in a staff report to the Commission dated January 24, 2023, confirmed that a review of the Case File and records on file at the City of Kuna has been completed with the following conclusions:

` **Site Layout and Dimensional Standards**

3.3.1.1 The Applicant held a Neighborhood Meeting on September 29, 2022; there were two (2) attendees. Mailings and Minutes for this Neighborhood Meeting have been provided as a part of this application.

3.3.1.2 The Applicant requests Combo Plat approval to further dived Lots 3 and 4, Block 12 of the Ashton Estates Subdivision No. 2, in order to create two additional commercial building lots.

3.3.1.3 All dimensional standards are in compliance with KCC 5-3-3.

Parking

3.3.1.4 If approved, commercial parking will be reviewed in accordance with KCC 5-9-3 and 5-9-5at time of future design review application(s).

Open Space

3.3.1.5 This is a commercial project and is not required to provide usable open space.

3.3.1.6 If this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any meter pits, pressurized irrigation valves, or ACHD underground facilities in accordance with KCC 6-4-2-B.11 In the event that locations of landscaping elements are within the locations listed above, those trees must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a landscape inspection. Any elements that must be moved to another spot, may not simply be removed.

3.3.1.7 Proposed landscaping, buffers and common space shall comply with KCC 5-17.

3.3.1.8 The Developer, Owner and/or Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to requesting signature on the Final Plat.

3.4 Conditions: Based upon the record contained in Case No. 22-03-CPF, including the Comprehensive Plan, staff's report; the exhibits and testimony during the public hearing; and the Commission's recommends approved the Case, subject to the following Conditions:

3.4.1 Staff Recommended Conditions

3.4.1.1 The applicant shall combine access points on to Jacksonmill Avenue to avoid multiple points of access.

3.4.2 Transportation

3.4.2.1 Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with KCC 5-17-14 and 6-4-2.

3.4.2.2 Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.

3.4.2.3 Developer/Owner/Applicant shall comply with ACHD Policies.

3.4.3 Site Layout, Dimensional Standards and Parking

3.4.3.1 Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.

3.4.3.2 Applicant shall ensure proper easement widths on all lots in accordance with KCC 6-3-8.

3.4.3.3 It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with KCC 5-3-3.

3.4.4 Landscape, Open Space and Fencing

3.4.4.1 Fencing within and around the site shall comply with KCC 5-5-5 (unless specifically approved otherwise and permitted).

3.4.4.2 All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.

3.4.4.3 Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.

3.4.4.4 The Preliminary Plat (dated 8.26.21) and Final Plat (dated 8.5.21) will be considered binding site plans as amended and/or approved.

3.4.4.5 All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in KCC 5-10.

3.4.4.6 If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the plat are subject to Administrative Determination to rule if the revision is substantial.

3.4.4.7 Develop/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.

3.4.5 Public Works

3.4.5.1 Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.

3.4.5.2 Compliance with Idaho Code §31-3805 is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.

3.4.5.3 When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).

3.4.5.4 Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.

3.4.5.5 The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.

3.4.5.6 In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC 6-2-3-J., a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.

3.4.5.7 Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

3.4.6.1 The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

3.4.6.1.1 The City Engineer shall approve the sewer connections.

3.4.6.1.2 The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

3.4.6.1.3 Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".

3.4.6.1.4 The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.

3.4.6.1.5 The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.

3.4.6.1.6 Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).

3.4.6.1.7 All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

3.4.2 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 City Council, or seek amending them through Public Hearing processes.

3.4.3 Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

3.4.4 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 twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.

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

3.5 Other Testimony

3.5.1 1/24//2023 Public Hearing – Maris Dowrie, 1784 E Jade Falls, Kuna, ID 83634

3.5.1 Maris Dowrie testified about the volume of traffic and asked if a traffic signal would be placed at Meridian and Profile Drive. Maris also asked how the City is going to handle all of the traffic.

IV
CONCLUSIONS OF LAW
RE: POWERS AND DUTIES OF THE COMMISSION

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

4.2 The power of the City of Kuna lies in the Commission to hear this matter as provided in Idaho Code §50-13 & §67-65, and Kuna City Code 1-14-3

4.3 The Commission has the exclusive supervisory authority over recommendation of al plat approvals and certification under their jurisdiction as provided in Idaho Code §50-1308.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR COMBINATION PLAT

5.1 The City of Kuna has authority to approve Preliminary Plats within its boundaries pursuant to Idaho Code Idaho Code §50-13 & §67-65.

5.2 Kuna City Code 1-14-3 states that Combination Preliminary and Final Plats are designated as public hearings, with the Commission as a recommending body and Council as the decision-making body.

5.3 Subdivision regulations as defined in Kuna City Code Title 6 are authorized by Idaho Code §50-13 & §67-65 and Article 12, Section 2.

VI
ORDER OF RECOMMENDING APPROVAL OF APPLICATION FOR COMBINATION PRELIMINARY AND FINAL PLAT

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

6.1 The application for Case No. 22-03-CPF (Combination Plat) is recommended Approval.

BY ACTION OF THE COMMISSION of the City of Kuna at its regular meeting held on the 14th day of February 2023.

_____
Lee Young, Chairman
Planning and Zoning Commission

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF	)	**Case Nos. 22-10-AN (Annexation).**
	)	
	)	
ASSOCIATED PACIFIC MOVERS	)	**FINDINGS OF FACT**
	)	**CONCLUSIONS OF LAW AND**
	)	**RECOMMENDED APPROVAL FOR**
1299 N School Avenue	)	**ANNEXATION.**
	)	

THESE MATTERS came before the Commission for Public Hearing on January 24, 2023, for receipt and consideration by the Commission of these Findings of Fact, Conclusions of Law and Order of Decision for the above referenced application. The Commission does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and their recommended Findings of Fact and Conclusions of Law (FCO's).

I
RECORD OF PROCEEDINGS

The record of proceedings of the above-referenced matter consists of the follow, 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	Annex Application			X
2.3	Lot Split Application (Excluded for Commission)			X
2.4	LOI - Narrative			X
2.5	Legal Description - Overall			X
2.6	Legal Description lot 1			X
2.7	Legal Description lot 2			X
2.8	Vicinity Map Staff			X
2.9	Warranty Deed			X

2.10	Affidavit of Legal Interest			X
2.11	Neighborhood Meeting Certification & Minutes			X
2.12	Commitment to Property Posting			X
2.13	Record of Survey Proposed Lot Split			X
2.14	Recorded Access Easement – circa 9.26.1985			X
2.15	Original-Parcel Documentation			X
2.16	Agency Transmittal- Comments Request			X
2.17	City Engineer			X
2.18	ACHD – Ada County Highway Dist.			X
2.19	Ada County Development Services			X
2.20	BKID – Boise Kuna Irrig, Dist.			X
2.21	BPBC – Boise Project Board of Control			X
2.22	CDHD – Central Dist. Health Dept.			X
2.23	KRFD – Kuna Rural Fire Dist.			X
2.24	KMN Tear Sheet			X
2.25	Legal Notice Mailer			X
2.26	Proof of Property Posting			X
2.27	Web Site Notice			X
2.28	Jason Becker Letter			X

1.2 Hearings

1.2.1 The Commission heard this application January 24, 2023. The FCO's have been requested to go to the Commission on February 14, 2023. A Neighborhood Meeting was held October 12, 2022, and six (6) residents attended. A legal notice was published in the Kuna Melba Newspaper on January 4, 2023. The Applicant posted a sign on the property January 6, 2023. Neighborhood Notices were mailed to land owners within 300-FT of the proposed project site on January 6, 2023.

1.3 Witness Testimony

1.3.1 Those who testified at the Commissions' January 24, 2023, hearing are as follows, to-wit:

1.3.1.1 City Staff:
Troy Behunin, Senior Planner

1.3.1.2 Appearing for the Applicant:
Jason Rutherford, 4606 Quail Ln. Ontario, OR 97914 – Did Not Testify

1.3.1.3 Appearing in Favor:
None

1.3.1.4 Appearing Neutral:
None

1.3.1.5 Appearing in Opposition:
None

II
DECISION

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

III
FINDINGS OF FACT

3.1 Findings Regarding Notice

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

3.1.2 Notice Provided

3.1.2.1 Notice was published for the January 10, 2023, hearing for 1299 N School Avenue in the *Kuna Melba News*, the official City of Kuna newspaper, which has general circulation within the boundaries of the city, Ada County and Canyon County.

Newspaper	***Dates Published***
Kuna Melba News	January 4, 2023

3.1.2.2 Notice for the January 24, 2023, hearing containing the description of the proposed applications, was mailed on January 6, 2023, to all known and affected property owners within at least 300 feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the January 24, 2023, hearing was posted on signs in accordance with Kuna City Code (KCC) 5-1A-8, on January 6, 2023. A Proof of Property Posting was provided to staff on January 6, 2023.

3.1.2.4 Notice for the January 24, 2023, hearing was posted on the City Website.

3.2 Findings Regarding Annexation

3.2.1 The land proposed for Annexation; is as follows:

Parcel No.	Owner	Size	Zone
S1323212800	Associated Pacific Movers	1.66 ac.	R4 – Residential (Ada County)

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

North	A RUT	Agriculture – Kuna City Rural Urban Transition – Ada County
South	A	Agriculture – Kuna City
East	RUT	Rural Urban Transition – Ada County
West	R-6	Medium Density Residential – Kuna City

3.2.3 The Applicant held a Neighborhood Meeting on October 12, 2022. Six (6) residents attended the meeting. Neighborhood Notices were mailed out to residents within 300-feet of the proposed project site on January 6, 2023, and a legal notice was published in the Kuna Melba Newspaper on January 4, 2023. The Applicant posted a sign on the property on January 6, 2023.

3.2.4 The Applicant has submitted a complete application, and following staffs review annexation eligibility, the application appears to comply with KCC Title 5.

3.2.5 The Comp Plan has listed numerous goals for Kuna to have residential diversity for all income levels.

3.2.6 According to Exhibit 2.17, This project is located within the Danskin lift station basin which currently does not have capacity. The applicant shall purchase a prepaid sewer EDU from a willing seller for connection to City services. A sewer inspection paid by the applicant shall be performed (by the City) to determine if the property is connected to City services. Public Works can support approval of this application, contingent that a prepaid EDU is purchased. According to Exhibit 2.18 in the ACHD report it states, the applicant's proposal to use the existing private road/drive aisle located 363-feet north of Gold Street meets ACHD District policy.

3.2.7 Through development of the project and beyond, connection fees, impact fees (Fire, Police, Park and Ada County Highway District), and property taxes will be collected, therefore satisfying the financial capability to provide supporting services.

3.2.8 Connection to City services as necessary are required as a part of this project.

3.2.9 There will not be any common lot landscaping with this project.

3.2.10 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.

3.3 Testimony of the Senior Planner

3.3.1 Conclusions: The Senior Planner in a staff memo to the Council dated January 24, 2023, confirmed a review of the application and records on file at the City of Kuna has been completed with the following conclusions:

3.3.1.1 ACHD Provided comments in relation to the 1299 N School Avenue Application.

3.3.1.2 **Private Driveway/School Avenue:**
The private road should have the following requirements:
Designed to discourage through traffic between two public streets. Graded to drain away from the public street intersection. If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

3.3.1.3 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 and install pavement tapers in accordance with District Policy.

3.3.1.4 The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD: Dedicate a minimum of 50-feet of right-of-way for the road. Construct the roadway to the minimum ACHD requirements. Construct a stub street to the surrounding parcels.

3.3.1.5 The applicant's proposal to use the existing private road/drive aisle that intersects School Avenue located 363-feet north of Gold Street meets District policy and should be approved as proposed. This appears to follow KCC 5-18-1.

3.3.1.6 **Internal Roads:**
None

3.3.1.7 **Roadway Offset:**
The applicant's proposal for intersection of a private driveway and School Avenue meets District policy and should be approved as proposed.

3.3.1.8 **Stub Streets:**
None

3.3.1.9 **Traffic Calming:**
None

3.3.1.10 **Idaho Transportation Department**
No Comment

3.3.1.11 **COMPASS**
No Comment

3.3.2 Pathways and Trails Master Plan:

The Pathways Master Plan Map does not indicate a future trail, pathway or bike path on or through the site.

3.3.3. Site Layout, Dimensional Standards and Parking

3.3.3.1 The Applicant proposes annexation into the City limits, and applying the R-4 Zone, and with a forth coming Lot Split application, wish to expand an existing a private driveway for use by the project. The Applicant is conditioned to work with the City Engineer for proper easement widths for the project as a whole in connection with their forthcoming Lot Split request. Private driveways shall be designed in accordance with KCC 6-4-2-B.8.

3.3.3.2 All dimensional standards are in compliance with KCC 5-3-3.

3.3.3.3 It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with KCC 5-3-3.

3.3.4 Parking

The Applicant shall provide at least two (2) off street parking spots for each single-family residential unit in accordance with KCC 5-9-3.

3.3.5 Open Space:

3.3.5.1 This project is exempt from providing usable open space according to KCC 5-17-12-D.

3.3.5.2 If this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any meter pits, pressurized irrigation valves, or ACHD underground facilities in accordance with KCC 6-4-2-B.11.

3.3.6 Fencing

All fencing shall comply with comply with KCC 5-5-5.

3.3.7 Public Works

3.3.7.1 According to Exhibit 2.17 (Public Works Dept.), this project is located within the Danskin lift station basin which currently does not have capacity. The applicant shall purchase a prepaid sewer EDU from a willing seller for connection to City services. Prior to applying for building permits, the applicant shall provide Public Works with a civil utility plan for the potential lot split. A sewer inspection paid by the applicant shall be performed (by the City) to determine if the property is connected to City services. Public Works can support approval of this application, contingent that a prepaid EDU is purchased.

3.3.7.2 The Applicant shall be required to work with staff to install streetlights a maximum spacing of 250-feet.; the final location of streetlights will be approved at the time of construction document review. Staff notes that these streetlights must be designed and installed according to "Dark Sky" standards and are required to be LED lights. All street light installation shall comply with KCC 6-4-2.

3.3.8 Comprehensive Plan

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

- 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.

Analysis: *The development of larger additional Residential lots in the city follows the City Goals of diverse and adequate Residential options for the residents.*

3.3.9 Upon review, staff finds the request for Annexation to be in compliance with KCC Title 5; (I.C.) § 67-65 and §50-222; and the Kuna Comprehensive Plan; and recommends Approval of Case No. 22-09-AN, with the Applicant being subject to the Conditions of Approval listed in Section 3.4 of these FCO's.

3.4 Conditions: Based upon the record contained in Case No. 22-10-AN, including the Comprehensive Plan, staff's memorandum; the exhibits and testimony during the public hearing; the Commission recommends approval for the Case, subject to the following Conditions:

3.4.1 Staff Recommendations
None

3.4.2 Transportation

3.4.2.1 Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with KCC 5-17-14 and 6-4-2.

3.4.2.2 Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.

3.4.3 Site Layout, Dimensional Standards and Parking

3.4.3.1 Applicant shall ensure the proper easement widths on all lots in accordance with KCC 6-3-8.

3.4.3.2 It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with KCC 5-3-3.

3.4.5 Landscape, Open Space and Fencing

3.4.5.1 Fencing within and around the site shall comply with KCC 5-5-5 (unless

specifically approved otherwise and permitted).

3.4.5.2 All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.

3.4.5.3 Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.

3.4.6 Public Works

3.4.6.1 Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.

3.4.6.2 Compliance with Idaho Code §31-3805 is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.

3.4.6.3 Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.

3.4.7 General

3.4.7.1 The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

3.4.7.1.1 The City Engineer shall approve all sewer connections.

3.4.7.1.2 The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received approval of the drainage plan.

3.4.7.1.3 Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".

3.4.7.1.4 The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.

3.4.7.1.5 The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.

3.4.7.1.6 Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s).

3.4.7.1.7 All public rights-of-way shall be dedicated and constructed to the standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

3.4.7.2 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 City Council, or seek amending them through Public Hearing processes.

3.4.7.3 Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

3.4.7.4 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 twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed, or destroyed throughout all seasons.

3.4.7.5 Developer/Owner/Applicant, and all successors, shall comply with all Local, State and Federal Laws.

3.5 Other Testimony

1/24/2023 - Public Hearing – None

IV
CONCLUSIONS OF LAW
RE: POWERS AND DUTIES OF THE PLANNING AND ZONING COMMISSION

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

4.2 The power of the City of Kuna lies in the City Council to hear this matter as provided in Idaho Code §50-13 & §67-65, and Kuna City Code 1-14-3.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR ANNEXATION

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

5.2 I.C. § 50-222(1) provides that:

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

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

5.4 The Annexation, proposed by the application Case No. 22-09-AN, would constitute an orderly development and would not contribute to urban sprawl of the city.

VI
ORDER OF RECOMMENDED APPROVAL OF APPLICATION FOR ANNEXATION

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

6.1 The Annexation Application (Case No. 22-09-AN) is recommended *Approval*.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 14th day of February 2023.

_____
Chairman, Lee Young

BEFORE THE PLANNING & ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**Case Nos. 21-06-SUP & 21-20-DR**
	)	
JASON PAPICH	)	
	)	
For Special Use Permit and Design Review of office/warehouse flexspace, Meridian Mega Storage facility, associated storage office with living quarters, parking lots and landscaping.	)	**STAFF MEMO FOR SPECIAL USE PERMIT AND DESIGN REVIEW APPLICATIONS.**

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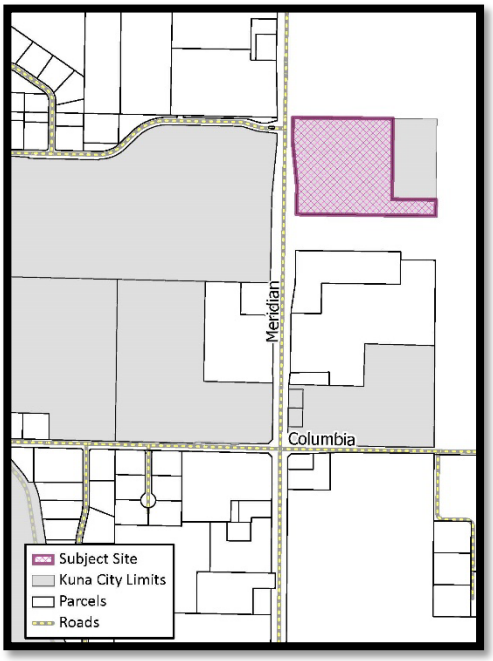

I
EXHIBIT LIST

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 Memo			X
2.1	P&Z Application Coversheet			X
2.2	Special Use Permit Application			X
2.3	Design Review Application			X
2.4	Narrative – Old			X

2.5	Aerial Map			X
2.6	Vicinity Map			X
2.7	Warranty Deed & Legal Description			X
2.8	Affidavit of Legal Interest			X
2.9	Commitment to Property Posting			X
2.10	Neighborhood Meeting Certification			X
2.11	Site Plan			X
2.12	Phasing Plan			X
2.13	Phase 1 Plan			X
2.14	Flexspace Elevations			X
2.15	Office Elevations			X
2.16	Storage Buildings & Covered Storage Elevations			X
2.17	Fencing Elevations			X
2.18	Color Palette			X
2.20	Design Review Conditions Acceptance Letter			X
2.21	Agency Transmittal			X
2.22	J&M Sanitation			X
2.23	City Engineer's Memo			X
2.24	Kuna Mid-Mile Collector Re-alignment Support Letter			X
2.25	Future Mid-Mile Construction Agreement with Brighton			X
2.36	Updated Site Plan			X
2.37	Demolition Plan			X
2.26	Updated Agency Transmittal			X
2.27	Ada County Highway District			X
2.28	Idaho Transportation Department			X
2.29	Idaho Power			X
2.30	Central District Health Department			X
2.32	Updated J&M Sanitation			X
2.47	Updated City Engineer's Memo			X
2.48	Confirmation Applicant Team is actively working with ITD on temporary site access solution			X
2.38	Updated Phasing Plan			X
2.39	Updated Phase 1 Plan			X
2.40	Updated Elevations & Floor Plans			X
2.41	Updated Site Fire Coverage Area			X
2.42	Grading Plan			X
2.43	Landscape Plan			X

2.44	Lighting Plan & Cutsheets			X
2.34	Website Hearing Notice			X
2.35	KMN Publication Proof			X
2.45	300-ft Property Owners Notice			X
2.46	Proof of Property Posting			X

II
PROJECT SUMMARY

Description	Details
Acreage	14.86
Existing Land Use(s)	C-2 (Area Commercial)
Future Land Use Designation	Commercial
Proposed Land Use(s)	Commercial
Lots (No. and Type)	1 Commercial
Number of Residential Units	N/A
Number of Phases	4
Net Density (Dwelling Units per Acre)	N/A

III
APPLICANTS REQUEST

3.1 Jason Papich requests Special Use Permit and Design Review approval for an indoor/outdoor storage facility, storage office with living quarters, two (2) office/warehouse flexspace structures, associated parking lots and landscaping. The subject site is located at 7370 S Meridian Road (APN: S1406325625); Section 6, Township 2 North, Range 1 East.

IV
PROCESS AND NOTICING

4.1 Kuna City Code (KCC) 1-14-3 states that Design Reviews are designated as Public Meetings with the Commission as the decision-making body, while Special Use Permits are designated as Public Hearings with the Commission as the decision-making body. This land use application was given proper public notice following Idaho Code §67-65.

4.1.1 Notifications

4.1.1.1 Neighborhood Meeting: August 4, 2021 (4 Attendees)
4.1.1.2 Original Agency Transmittal: November 18, 2021
4.1.1.3 Application put on Hold: February 2021
4.1.1.4 Updated Agency Transmittal: December 22, 2022
4.1.1.5 Website Notice: January 18, 2023
4.1.1.6 Kuna Melba News: January 25, 2023
4.1.1.7 300-ft Property Owners Mailer: January 25, 2023
4.1.1.8 Site Posted: January 31, 2023

V
GENERAL PROJECT FACTS

5.1 Site Features

5.1.1 The subject site is located within City Limits at 7370 S Meridian Road. Historically, the subject site has been used as a single-family residence, and an open field.

5.1.2 General weeds at the proposed subject site have been cleared and the single-family residence has been demolished. The site has an estimated average slope of 3 – 5.9%; however, fill dirt has been brought on site. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be between 20 – 40-inches.

5.1.3 Staff are not aware of any environmental issues, health, or safety conflicts beyond being within the Nitrate Priority Area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

5.2 Surrounding Land Uses

North	R-4	Medium-Low Density Residential – City of Meridian
South	RUT	Rural Residential – Ada County
East	A R-4	Agriculture – City of Kuna Medium-Low Density Residential – City of Meridian
West	A	Agricultural – City of Kuna

VI
TRANSPORTATION AND CONNECTIVITY

6.1 Ada County Highway District (ACHD)

6.1.1 Trip Generation:

The Applicant's proposed development is estimated to generate 260 additional vehicle trips per day, with 27 of those being within the peak PM hour.

The average daily traffic counts, based on ACHD's most current traffic counts, are as follows:

- Meridian Road/Hwy 69, south of Lake Hazel Road – 29,153 on October 17, 2021.
- Lake Hazel Road, west of Eagle Road – 6,326 on August 29, 2019.
- Columbia Road, east of Meridian Road/Hwy 69 – 3,626 on July 21, 2020.

6.1.2 South Meridian Transportation Plan (SMTP):

The SMTP is a long-range planning tool used to identify future roadway, intersection, and corridor needs in the South Meridian area. As such, the SMTP recommends construction of a new residential Collector roadway, located at the half mile between Lake Hazel Road and Columbia Road.

6.1.3 Meridian Road/Hwy 69:

ACHD defers to the Idaho Transportation Department (ITD) for this roadway as it is under their jurisdiction; however, ACHD recommends the Applicant, city and ITD work together to determine if additional right-of-way (ROW) or improvements are necessary.

A new public street intersection onto Meridian Road/Hwy 69 is proposed at the half mile, in alignment with Aristocrat Drive. If ITD approves a permit to allow for the construction of this new public street intersection, then it should be constructed to ITD standards.

6.1.4 New East/West Collector:

There are currently no Collector roadways within or adjacent to the site; however, ACHD 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, regardless of whether access is taken to all of the adjacent streets.

Historically, this future Collector was adopted as part of the 2009 SMTP and further memorialized as part of ACHD's adoption of the 2009 and 2013 Master Street Map (MSM). When the MSM was updated in 2016, this Collector was moved off the Mid-Mile alignment, to a quarter mile north in alignment with Paint Horse Lane.

Brighton, Developer of lands immediately north of the subject site, contacted ACHD and the City of Meridian, to request an amendment to the MSM in which the Collector was shifted back to the Mid-Mile in alignment with Aristocrat Drive. This Collector realignment was supported by the City of Kuna (see Exhibit 2.24), City of Meridian, and ACHD; the realignment went before the ACHD Commission as part of the MSM update. A Mid-Mile Construction Agreement has been entered into by the Applicant and Brighton (Exhibit 2.25).

The Applicant has proposed to construct a new East/West Collector within the site as a full 36-foot street section with vertical curb, gutter, a 4-foot planter strip and 8-foot detached concrete sidewalk. This new Collector is proposed to intersect Meridian Road/Hwy 69 in alignment with Aristocrat Drive. As the Collector moves east, it is proposed to transition to the north of the subject site; this section is to have curb, gutter and a future 8-foot detached sidewalk constructed within the site, with the other improvements to be constructed on the parcel to the north (pavement, curb, gutter and sidewalk on the north of the roadway).

ACHD staff comments that the Collector proposal generally meets District Policy and should be approved as proposed, with the recommendation that a left turn lane be constructed on the new East/West Collector at its intersection with Meridian Road/Hwy 69, which extends a minimum of 100-feet and provides appropriate tapers; this will allow right turning vehicles to turn onto Meridian Road/Hwy 69 without waiting on left turning vehicles. ACHD also provides additional recommendations regarding the construction of this Collector as it moves north onto the Brighton property.

Based upon ITD's Meridian Road/Hwy 69 Corridor Study, Aristocrat Drive may be restricted to a right-in-right-out only, with construction of an R-cut median. If warranted and permitted by ITD in the future, ACHD recommends additional right-of-way be dedicated on the north of the proposed East/West Collector, which would allow for easier installation of a signal.

Typically, KCC 5-17-13 requires a minimum 20-foot landscape buffer, 8-foot detached sidewalk, and a 4 – 8-foot irrigated and landscaped planter strip. However, based upon the extensive coordination between the Applicant, Brighton, ACHD and ITD; the recorded future Collector Construction Agreement between the Applicant and Brighton; as well as the Applicant's proposed improvements listed above, staff would support ACHD's recommendation the future Collector be approved as proposed.

6.1.5 Stub Streets:

There are no stub streets to or from the site; however, the Applicant has proposed to construct one (1) stub street to the east, the East/West Collector.

ACHD states the Applicant's proposal meets District Policy and should be approved as proposed, with the additions that the Applicant install a sign at the terminus of the stub street which states, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WIL BE EXTENDED AND WIDENED IN THE FUTURE", and install a temporary paved cul-de-sac turnaround at the terminus, which meets standard cul-de-sac dimensions, due to its 105-foot length.

Staff supports ACHD's approval of the proposed stub at the end of the new East/West Collector, with the addition of the temporary cul-de-sac turnaround. Construction of the East/West Collector should follow the Collector Construction Agreement between the Applicant and Brighton and ACHD recommendations. All stub streets shall be installed in accordance with KCC 6-3-3-C and ACHD Policy.

6.1.6 Driveways:

There are no public streets within the site; however, the Applicant has proposed to construct a 66-foot driveway (a 24-foot-wide ingress, 10-foot center island, then a 32-foot-wide egress). The driveway is proposed to be located 444-feet east of the Meridian Road/Hwy 69 intersection (measured from centerline).

The driveway location is approved as it meets District Policy; however, the driveway width does not. As such, the driveway will be restricted to a maximum width of 36-feet within the right-of-way (ROW), and can be widened as it moves south into the site; the proposed center island should also be located outside of the dedicated ROW. ACHD adds, if gates are to be constructed, they should be located a minimum of 50-feet from edge of pavement of the new East/West Collector, and a turnaround should be provided.

Staff notes the updated Phase No. 1 plan (Exhibit 2.39) shows the Applicants intent to use the existing single-family home driveway as ingress/egress; as this driveway takes direct access to Meridian Road/Hwy 69, it comes under ITD jurisdiction. See Section 6.2 for additional information.

Staff supports ACHD's recommendations for the ingress/egress driveway location and widths from the future Mid-Mile Collector.

6.1.7 Other Access:

The new East/West roadway is classified as a Collector; 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.

6.2 Idaho Transportation Department (ITD)

ITD has reviewed the proposed development plan and provided general Conditions based upon IDAPA (Idaho Administrative Procedures Act) and Idaho Code.

In the updated Phase 1 plan (Exhibit 2.35), it is indicated the Applicant intends to use the existing driveway which originally served the single-family home on the southwest corner of the subject site; the residence has since been demolished. Upon review with ITD, it was determined this access could not be utilized due to the distance from the driveway for Northwest Lineman College being

less than 500-feet, per IDAPA 39.03.42 (see table on Page 13 of 25). However, due to the construction timeline of the future Mid-Mile Collector, this driveway serves as the only access to the site and Phase 1 of the project. The Applicants team provided ITD with a proposed solution which would maintain the southwest driveway access through the completion of the future Mid-Mile Collector and Phase 2 of the project. ITD Development Services Coordinator Niki Benyakhlef has reviewed the Applicants proposal; however, the proposal still needs to reviewed by her Supervisor; Niki believes she will have a determination by the end of this coming week (February 13 – 17) per Exhibit 2.48. As this project has been substantially delayed due to the realignment of the future Mid-Mile Collector, and working through a Construction Agreement with the neighboring Developer, the Applicant wished to maintain their scheduled meeting date of February 14, 2023.

As the Applicant is actively pursuing a temporary access solution with ITD, and because the southwest driveway will be closed with appropriate landscaping once the first segment of the future Mid-Mile Collector is constructed, staff is confident with this Case appearing before the Commission for review and decision.

6.3 Pathways and Trails Master Plan

There are no future trails or pathways indicated on the Pathways Master Plan Map.

VII
STAFF ANALYSIS

7.1 Site Layout and Dimensional Standards

The Applicant proposes a 66-foot-wide ingress/egress driveway, located approximately 444-feet east of the Meridian Road/Hwy 69 and future East/West Collector intersection. This proposal does not meet ACHD Policy and shall be restricted to a maximum width of 36-feet and should be constructed within the right-of-way (ROW).

The proposed site layout places two (2) flexspace buildings parallel to the Meridian Road/Hwy 69 frontage on the west, separated by a landscape buffer and parking lot; the storage office with living quarters is proposed to be constructed near the north property line, approximately 18-feet east of the ingress/egress driveway. The indoor/outdoor/covered storage spaces are proposed to be constructed within the remaining 10-acre portion of the subject site. These proposed structure and space locations appear to be in general compliance with the standards listed in KCC 5-3-3.

The two (2) proposed flexspace buildings are as follows:

- Building No. 1: 80-feet x 260-feet; 20,800 SF; up to 13 occupants; and
- Buidling No. 2: 80-feet x 240-feet; 19,200 SF; up to 12 occupants.

No restrooms are proposed within the two (2) buildings themselves; however, restroom facilities are proposed at the south end of Building No. 1 and at the north end of Building No. 2. These restrooms are proposed to be accessed via outdoor pedestrian walkways; there also appears to be a janitors closet for each building, which separates the men's and women's restrooms. A 45-foot-wide parking lot is proposed at the front of the buildings, and a 40-foot-wide, gated driveway is proposed along the rear of the buildings.

The proposed two-story storage office contains living quarters on the second floor, which are intended for the caretakers operating the storage facility. The office is proposed to be 832 SF, with the remaining area being identified as "utility"; staff believes part of this utility area is intended to be used as garage space for the caretakers. The office entrance is oriented westward and a 20-foot-

wide, gated ingress/egress to the storage facility extends from the offices southwest corner towards Building No. 1. The second story living quarters is proposed to be 1,564 SF, with caretaker garage facing east, on the ground level. KCC 5-3-2 permits a "caretaker" within a C-2 zone, in conformance with footnote 13, which states this accessory use is intended to provide security services, not solely as a rental residence.

There are eight (8) enclosed buildings providing RV or self-storage options, one (1) covered RV parking structure, and the remaining are intended to be open RV storage spaces; overall, there are 554 storage spaces within the facility. At complete buildout, a permanent water storage tank with pump house for fire suppression, will be located in the northeast corner of the site.

Applicant proposes two (2) dumpsters to service the property; one (1) will be located near the northeast corner of Building No. 1, and the second will be located in the southwest corner of the storage facility portion. General elevations for the trash enclosures have been provided; however, actual materials and measurement were not identified.

The overall project is proposed to be constructed in four (4) Phases, with Phase No. 1 encompassing fencing of the southern portion of the storage facility, landscaping along Meridian Road/Hwy 69, a temporary office and four (4) 2,000-gallon temporary water holding tanks for fire suppression.

7.2 Elevations

The storage office with living quarters and flexspace buildings are proposed to be metal with anodized aluminum store fronts covered by metal awnings, panel overhead doors, and corrugated steel wall panels which alternate between wide vertical and horizontal lines, and narrow vertical lines; the roof will be corrugated steel. The proposed color palette is generally variations of Gray, with portions in a muted Rustic Red.

The enclosed RV and self-storage buildings are proposed to be metal with corrugated steel wall panels, and roll-up doors; the proposed color palette is Solar White with variations of Gray.

The covered RV storage spaces are proposed to have steel framing with a corrugated metal roof; color palette is Charcoal Gray.

Staff notes that all metal siding shall have a concealed fastener system, while metal roofing shall have a standing or batten seam with a concealed fastener system. All metal buildings are required to conform to the design requirements, objectives and considerations listed in KCC 5-4-6.

7.3 Parking

Per the updated site plan (Exhibit 2.36), the Applicant proposes 51 standard stalls, and two (2) ADA stalls along the front of the flexspace buildings and proposes 24 standard parking stalls in the rear. Applicant proposes the front stalls to be 90-degree style with a length of 18-feet; a width was not provided. Applicant also proposes the rear stalls be parallel style with a width of 12-feet; a length was not provided. The storage office proposes five (5) standard 90-degree style stalls, and one (1) ADA 90-degree style stall, while the storage facility caretakers are provided with what appears to be a two (2) car garage space; lengths and widths were not provided. Staff notes the Project Data Table on Exhibit 2.33 does not match the actual measurements provided on the site plan.

Per the parking standards and requirements listed in KCC 5-9-2 and KCC 5-9-3, and the intended office/warehouse use of the flexspaces, one (1) parking stall is required for each 300-feet of floor area. Based on the square footage of the proposed flexspace, a total of 133 parking stalls would be

required, with five (5) of those being ADA accessible. Based on the square footage of the storage facility's office, 2.77 standard stalls would be required, with one (1) those being ADA accessible, while the second floor living quarters would require two (2) standard spaces.

Though current city services limitations reduce the number of flexspace buildings that can be developed initially down to one (1) (or the equivalent of 16 EDUs per the City Engineer's Memo), these limitations will not persist into continuum and staff must base their review on actual full build out of the overall development. Based upon this review, staff finds the proposed number of parking stalls for the flexspace buildings to be inadequate and recommends the Applicant remove the 45 self-storage units along the storage facility west fence adjacent to the flexspace buildings, and remove a few self-storage/RV spaces from the west end of each block, in order to shift the entire site layout to the east; this shift may allow the space needed to provide additional required parking stalls and maintain required drive aisle widths.

7.3 Open Space

N/A

7.4 Fencing

Most of the fencing for the site is proposed to be chainlink security fence with privacy slats. The south side chainlink fencing of the storage facility appears to sit upon a substantial retaining wall, as there is a large slope difference between the subject site and the neighboring Northwest Lineman College. The north side of the storage facility is proposed to utilize a corrugated steel wall mirroring the design and colors of the flexspace and office; this wall will sit upon what appears to be a CMU retaining wall which steps along with the topography and appears to be approximately 14-feet in height. The west side of the storage facility proposes the same type of corrugated steel wall, but has no retaining wall.

The keypad-controlled gates for the storage facility and rear of the flexspace buildings, is proposed to be approximately 12-feet tall; no fencing material was directly called out.

KCC 5-4-6(B)(3) typically does not allow the use of chainlink in commercial districts, but it does state other fencing types may be considered on a case-by-case basis; KCC 5-5-5 (Regulations for Fencing, Walls and Hedges) specifically states fencing between commercial and residential uses shall be site obscuring. The current uses of the surrounding properties are as follows:

Location	Current Use	Jurisdictional Authority
North	Single-family residential subdivision in development	City of Meridian
South	Northwest Lineman College	Ada County
East	Single-family residence	City of Kuna
West	Meridian Road/Hwy 69	ITD

Staff do not support the use of chainlink with privacy slats based on the surrounding uses, and the fact the south fence becomes a focal point due to the height difference and recommends the corrugated steel wall be continued around the entire perimeter of the storage facility, except where keypad-controlled gates are located. Due to the accumulation of multiple buildings and walls being painted in the tri-color palette, it could in fact create a distraction to vehicles and surrounding land users; as such, staff recommends all walls only be painted in two (2) colors, Ash Gray and Charcoal Gray.

7.5 Landscaping

The Applicant has submitted a general landscape plan. An approximately 60-foot landscape buffer and 10-ft sidewalk is proposed along the subject sites Meridian Road/Hwy 69 frontage; this area is to be planted with turf and 11 Class II trees. A 5-foot planter strip is proposed around the south and west perimeters of the front parking lot, with the north portion following the curve of the drive and increasing to approximately 20-feet with a 10-foot sidewalk.

A turf area with low-scape drought resistant plants and rock mulch, is proposed to the north of building No. 1, south of building No. 2, and between the two (2); this between area is also proposed to have a sidewalk in which to access the two (2) sets of exterior restrooms. Landscaped islands are proposed within the front parking lot every 14 spaces; these islands are to contain an approved Class III tree.

Additional landscape islands with low-scape drought tolerant plants and rock mulch are proposed on the south side of the sidewalk along the future Mid-Mile Collector, in front of the storage facility office, within the island separating the ingress/egress lanes on the driveway, on and near the northwest corner of the storage facility fencing, and on each end of the parallel parking to the rear of the flexspace buildings.

Applicant shall be required to submit a detailed landscape plan to staff; this landscape plan shall reflect the items listed on the Design Review application form.

7.6 Lighting

Applicant proposes 40W, 80W and 120W neutral White LED wall pack downlighting lighting throughout the entire subject site (see Exhibit 2.44); these wall packs automatically turn/off from dusk to dawn and are waterproof.

KCC 5-4-6(F)(3) provides specific lighting requirements within commercial zoning districts. All lighting within and around the site shall be Dark Sky compliant.

7.7 Public Works

Upon initial review (Exhibit 2.23), the City Engineer comments Public Works staff must receive Central District Health Department septic system approval and review the civil site plan for existing and proposed utilities; after receiving civil site plan approval and construction drawing review, they can support approval of the requested Special Use Permit and Design Review.

Per updated comments provided in Exhibit 2.47, Public Works staff must receive CDHD septic system approval and review the civil site plan for existing and proposed utilities; after receiving approval and construction drawing review, Public Works can support approval of the Special Use Permit and Design Review applications.

The Applicant shall be required to work with staff to install streetlights a maximum spacing of 250-feet.; the final location of street lights will be approved at the time of construction document review. Staff notes that these streetlights must be designed and installed according to "Dark Sky" standards and are required to be LED lights. All street light installation shall comply with KCC 6-4-2.

7.8 Idaho Power

Based upon preliminary review (Exhibit 2.29), it is noted that the Hubbard to Nampa 230,000-volt and Mora to Columbia 138,000-volt transmission lines easement is located on the southwest corner

of the subject site. It is also noted there are no proposed onsite structures which are within the height restriction area for the transmission lines, and that all structures should be located beyond the distance indicated to avoid future maintenance or construction issues.

7.9 J&M Sanitation

In Exhibit 2.42, it states at least three (3) trash enclosures are needed to serve the proposed flexspaces. Detailed drawings with dimensions and materials have been requested for review; specifications for the construction of these trash enclosures have been provided by J&M Sanitation.

Staff notes that KCC 5-5-6 provides requirements for the construction of solid waste enclosures for all Commercial properties. Staff recommends two (2) additional trash enclosures be added to the site; one (1) to serve the flexspace buildings, and one (1) located within the storage facility itself; these enclosures shall be constructed to KCC and J&M Sanitation standards.

7.10 Central District Health Department (CDHD)

Exhibit 2.30 stresses the subject site does not currently have septic approval as test holes and an NP Study are still required. CDHD makes no guarantee a septic permit can be issued for the property.

Staff recommends that the septic permit be issued prior to submission of building permits, and notes that if a septic permit is not issued, a new solution shall be coordinated with Public Works staff and City Engineer prior to submission of building permits.

7.11 Brighton

7.12 Comprehensive Plan

7.12.1 Goal Area 1: Kuna will be Economically Diverse and Vibrant.

- Goal 1.A.: Ensure Land Use in Kuna will support economic development.
  - Objective 1.A.2.: Create commercial nodes and corridors that support development of economic opportunities that do not compete with downtown revitalization efforts.
    - Policy 1.A.2.a.: Designate commercial land use nodes and corridors at strategic locations such as Meridian Road/Hwy 69 and Ten Mile Road.
    - Policy 1.A.2.c.: Focus on development of commercial uses that will not compete with downtown Kuna's businesses and character.
- Goal 1.C.: Attract and Encourage new and existing businesses.
  - Objective 1.C.2.: Create an environment that is friendly to business creation, expansion, and relocation.

Analysis: *Development of additional flexspaces satisfies a great need in Kuna as current inventory is low, if not non-existent. As Meridian Road/Hwy 69 is the city's primary commercial corridor, development of the site with the proposed zoning and uses is appropriate.*

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

- Goal 3.A.: Ensure community design directs growth and implements sustainable land use patterns.
  - Objective 3.A.1.: Use the Future Land Use Map and land use regulations to direct development, encourage complementary and compatible land uses, and achieve good community design.

        - Policy 3.A.1.b.: Concentrate commercial and mixed-use areas along main entryway corridors, and reserve areas for low-density residential development, open space, industrial and agricultural uses at Kuna's outer areas and along the rail line.
        - Policy 3.A.1.d.: Use design standards such as facades, streetscaping, building orientation, setbacks, buffers, and parking requirements to encourage pedestrian-friendly environments and improve connectivity.
    - Goal 3.C.: Encourage development of commercial areas with good connectivity and character.
        - Objective 3.C.1.: Create well-planned regional commercial centers that provide employment and services
            - Policy 3.C.1.a.: Concentrate regional commercial centers in proximity to entryway corridors for good visibility and access. Whenever possible, ensure access to commercial centers is from mid-mile collectors to prevent added congestion on entryway corridors.
    - 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.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.

Analysis: *Meridian Road/Hwy 69 is the city's primary commercial corridor, as such, the Comprehensive Plan Future Land Use Map (FLUM) designates a portion of all parcels with frontage along this corridor, to be commercial. The design requirements in KCC 5-4 ensure similarity in design while allowing for individuality, thus making Kuna an aesthetically pleasing city. Subject site access onto Meridian Road/Hwy 69 via a future Mid-Mile Collector assists with keeping traffic congestion off other classified roadways with a lower intensity use. Developer compliance with Kuna City Code and Idaho Statutes provides the avenue for successful development of their private property. The placement of commercial development along the primary corridor provides residents with the ability to access a broad range of businesses and services within a condensed area.*

7.13 Conclusion:

Upon review, staff finds the request for Special Use Permit and Design Review to be in general compliance with KCC Title 5 and Title 6; Idaho Code §67-65; and the Kuna Comprehensive Plan, if the additional required parking stalls are provided and the southwest driveway is closed, at full build out. The Applicant will be required to work with Kuna staff, ACHD, ITD, the Kuna Rural Fire District (KRFD) and any other applicable agencies, to ensure conformance to each agency's requirements.

VIII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case Nos. 21-06-SUP and 21-20-DR, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the Public Hearing the Commission hereby (***Approves/Conditionally Approves/Denies)*** the Special Use Permit and Design Review.

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

8.1 The Neighborhood Meeting ***was*** conducted, and public notice requirements ***have*** been met within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: *The Applicant held a Neighborhood Meeting on August 4, 2021; there were four (4) attendees. It was after application submission when the Applicant and staff were notified of the future Mid-Mile Collector issue and the application was placed on hold while the Applicant coordinated with ITD, ACHD, and Brighton; the application was released to proceed on December 6, 2022. A public hearing notice was posted on the city website January 18, 2023. A legal notice was published in the Kuna Melba News on January 25, 2023, and notices were mailed to property owners within 300-ft of the subject site on January 25, 2023. The Applicant posted a sign on the property January 31, 2023.*

8.2 Based on the evidence presented, this proposal ***does*** generally comply with Kuna City Code (KCC).

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, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6, with special allowances for water, sewer, and irrigation supported by the City Engineer, and if the Applicant provides the additional required parking stalls and closes the southwest driveway at full buildout.*

8.3 Based on the evidence presented this proposal ***does*** generally comply with the Comprehensive Plan.

Staff Finding: *The Comp Plan has listed numerous goals for supporting an economically diverse and vibrant community, while the FLUM designates future land uses. The FLUM designates the subject site as commercial and is currently zoned C-2 (Area Commercial).*

8.4 The availability of existing and proposed public services and streets ***can generally*** accommodate the proposed development.

Staff Finding: *Currently, there are no water, sewer, or irrigation services available to the subject site; as such, the City Engineer supports the use of a private septic system and well, along with an onsite storage tank and pump for fire suppression. According to Exhibit 2.23 and 2.47, Public Works staff must receive CDHD septic system approval and review the civil site plan for existing and proposed utilities; after receiving approval and construction drawing review, Public Works can support this application. Staff again notes CDHD has yet to issue a septic permit for the subject site; should a permit not be issued by CDHD, the Applicant shall be required to coordinate with Public Works staff and the City Engineer to come to a new solution. Estimated traffic counts based on proposed uses, ingress/egress locations, and traffic circulation has been reviewed by both ACHD and ITD and have been approved, barring the temporary solution for Phase 1 access between the Applicant and ITD. A construction agreement for the future Mid-Mile Collector between the Applicant and Brighton, has been signed and recorded.*

8.5 The public ***does*** have the financial capability to provide supporting services to the proposed development.

Staff Finding: *Throughout the development of the project and beyond, connection fees, impact fees (Fire, Police, Park and Ada County Highway District), and property taxes will be collected, therefore satisfying the financial capability to provide supporting services.*

8.6 The proposed project ***does*** consider the health and safety of the public and the surrounding area's environment.

Staff Finding: *Connection to an onsite well and private septic system, as well as other public improvements such as streetlights, an onsite storage tank and pump for fire suppression, sidewalks, etc., are required to be implemented as a part of this project. No major wildlife habitats will be impacted by the proposed development. The site obscuring fencing*

8.7 The site landscaping ***generally meets*** the intent of the landscape ordinance.

Staff Finding: *Upon review, staff notes that the submitted Landscape Plan (Exhibit 2.43) appears to generally comply with KCC; however, there are no specific plantings noted outside of Class II or Class III trees, turf and lowscape drought resistant plants. The Applicant shall be required to submit a detailed Landscape Plan to staff for review and approval prior to release of the Findings of Fact and Conclusions of Law; this Landscape Plan shall reflect a plant schedule, tree and shrub planting notes, etc., as detailed on the Design Review Application Form.*

8.8 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.*

IX
COMMISSION'S PROPOSED ORDER OF DECISION

Note: These Motions are for the Approval, Conditional Approval or Denial of the Special Use Permit and Design Review application. However, if the Commission wishes to Approve or Deny specific parts of these requests as detailed in the report, those changes must be specified.

Based upon the record contained in Case Nos. 21-06-SUP and 21-20-DR, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the Public Hearing the Commission hereby (***Approves/Conditionally Approves/Denies***) the Special Use Permit and Design Review, subject to the following Conditions:

9.1 Staff Recommended Conditions:

9.1.1 All corrugated metal siding, roof(s) and fencing shall make use of a concealed fastener system per KCC 5-4-6, and shall not exceed 8-feet in height per KCC 5-5-5(E).

9.1.2 Developer/Owner/Applicant shall provide an additional 53 standard parking stalls and three (3) ADA parking stalls to the subject site per KCC 5-9-2 and KCC 5-9-3, at full buildout.

9.1.3 Developer/Owner/Applicant shall construct two (2) additional trash enclosures, constructed to KCC 5-5-6 and J&M Sanitation standards; a site plan showing location of the additional trash enclosures for review and approval by J&M Sanitation and Kuna staff.

9.1.4 Developer/Owner/Applicant shall submit the temporary access plan approved by ITD for Phase 1 of the project in order for staff to maintain an accurate Case file.

9.1.5 Developer/Owner/Applicant shall submit an updated site plan, which reflects the additional required parking stalls, trash enclosures, and trash enclosure details, in order for staff to maintain an accurate case file.

9.1.6 Developer/Owner/Applicant shall submit a detailed Landscape Plan to staff for review and approval; this Landscape Plan shall reflect a plant schedule, tree and shrub planting notes, etc., as detailed on the Design Review Application Form.

9.1.7 Findings of Fact and Conclusions of Law shall not be released until these Conditions have been met.

9.2 Transportation

9.2.1 Buffers, curb, gutter and sidewalk (attached and detached) along Aristocrat (future Mid-Mile Collector) shall be installed in accordance with ACHD and Mid-Mile Collector Construction Agreement with Brighton, with the addition of a temporary turnaround at the east terminus of the future Mid-Mile Collector.

9.2.2 The ingress/egress driveway from the future Mid-Mile Collector to subject site shall not exceed 36-feet in width and be constructed within the right-of-way (ROW); the landscape island shall be constructed outside of the ROW, and the driveway is permitted to widen once outside of the ROW.

9.2.3 Developer/Owner/Applicant shall close the southwest corner driveway, per ITD and IDAPA 39.03.42 requirements, at the termination of the temporary access agreement timeframe approved by ITD. This driveway shall be closed in a manner which mirrors the Meridian Road/Hwy 69 landscape buffer once the detailed Landscape Plan has been reviewed and approved by staff.

9.2.4 All parking stalls, driveways, drive aisles and storage facility areas shall be paved or covered with a dust-free surface, as approved by the City Engineer; the site shall be fully paved upon completion of all Phases, unless otherwise approved.

9.2.5 Direct lot access to the future Mid-Mile Collector is prohibited other than the access specifically approved with this application.

9.2.6 Developer/Owner/Applicant shall work with ACHD, ITD, Brighton and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in each report; these improvements shall adhere to each applicable agency's requirements.

9.2.7 Developer/Owner/Applicant shall install a sign at the terminus of every proposed stub street stating, "these roads will continue in the future". Developer/Owner/Applicant shall obtain proper language from Ada County Highway District.

9.3 Site Layout, Dimensional Standards and Parking

9.3.1 Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.

9.3.2 Applicant shall ensure the proper easement widths on all lots in accordance with KCC 6-3-8.

9.3.3 It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with KCC 5-3-3.

9.3.4 Developer/Owner/Applicant shall ensure all structures shall be located beyond the distance from the transmission line easement as indicated by Idaho Power.

9.4 Landscape, Open Space and Fencing

9.4.1 Developer/Owner/Applicant shall continue the corrugated metal wall around the perimeter of the storage facility in lieu of chainlink and shall only be painted in two (2) colors, Ash Gray and Charcoal Gray; no chainlink is permitted beyond the keypad-controlled gates.

9.4.2 Fencing within and around the site shall comply with KCC 5-4 and KCC 5-5-5, unless specifically approved otherwise and permitted as part of this application.

9.4.3 Applicant shall submit a detailed landscape plan to staff for review and approval prior to release of the Findings of Fact and Conclusions of Law; this Landscape Plan shall reflect a plant schedule, tree and shrub planting notes, etc., as detailed on the Design Review Application Form.

9.4.4 All required landscaping shall be permanently maintained in healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.

9.4.5 Landscaping shall not be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.

9.4.6 All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in KCC 5-10.

9.4.7 If any revisions are made, the Applicant shall provide Planning and Zoning Staff with a revised copy of the applicable plan (site, landscape, etc.); any revisions are subject to Administrative Determination to rule if the revision is substantial.

9.4.8 Develop/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to requesting signature on the final plat.

9.5 Public Works

9.5.1 The City Engineer shall receive Central District Health Department septic system approval and review the civil site plan for existing and proposed utilities. Should a septic permit not be issued for the site, Developer/Owner/Applicant shall coordinate with Public Works and the City Engineer to come to a revised solution.

9.5.2 When city utilities come within 300-feet of the subject site, Developer/Owner/Applicant shall extend utilities to each parcel and connect per KCC 6-4-2 and the Design Review Conditions Acceptance Agreement (Exhibit 2.18). The Developer/Owner/Applicant shall conform to all corresponding City of Kuna Master Plans.

9.5.3 Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.

9.5.4 Compliance with I.C. §31-3805 is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.

9.5.5 When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).

9.5.6 The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or Water Booster Station.

9.5.7 At the time of connection to city services, the Developer/Owner/Applicant shall submit a request to the Public Works Director/City Engineer for a Will-Serve Letter stating the city's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.

9.5.8 Developer/Owner/Applicant shall work with staff to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

9.6 General

9.6.1 The Developer/Owner/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:

9.6.1.1 The City Engineer shall approve all sewer connections.

9.6.1.2 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.

9.6.1.3 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".

9.6.1.4 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.

9.6.1.5 The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.

9.6.1.6 Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).

9.6.1.7 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.

9.6.2 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 Commission, or seek amending them through applicable processes.

9.6.3 Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

9.6.4 Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements as listed in 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.

9.6.5 Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

DATED this 14th day of February 2023.

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-SUP, 21-20-DR

Project Name: Meridian Mega Storage

Date Received: 8.13.2021 Updated Docs. 10.01.2021, 11.18.2021. ON HOLD. Released to proceed 12.06.2022.

Date Accepted as Complete: 11.18.2021

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: _____

Address: _____

Phone: _____ Email: _____

Applicant (Developer) Information

Name: _____

Address: _____

Phone: _____ Email: _____

Engineer/Representative Information

Name: _____

Address: _____

Phone: _____ Email: _____

Subject Property Information

Site Address: 7370 S. MERIDIAN RD. #1 MERIDIAN ID 83642

Nearest Major Cross Streets: BETWEEN W LAKE HAZEL RD AND W COLUMBIA RD

Parcel No.(s): _____

Section, Township, Range: SEC06 T2N R1E

Property Size: 14.859 ACRES

Current Land Use: RANCHETTE Proposed Land Use: COMMERCIAL STORAGE

Current Zoning: C-2 Proposed Zoning: _____

Project Description

Project Name: MERIDIAN MEGA STORAGE

General Description of Project: UTILIZE C-2 ZONING TO PROVIDE FLEX SPACES (OFFICE WAREHOUSE) ALONG MERIDIAN RD. AND 10 ACRES OF STORAGE (SELF STORAGE AND VEHICLE) BEHIND. THE SITE WILL BE DEVELOPED IN A SERIES OF PHASES ASOCCUPANCY INCREASES A FRONTAGE ROAD AND LANDSCAPE AREA WILL BE ADDED ALONG MERIDIAN

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: OFFICES/WAREHOUSE, SELF SERVE STORAGE, VEHICLE STORAGE, RESIDENCE/OFFICE ONSITE PERSONNEL FOR MANAGEMENT, SECURITY, AND MAINTENANCE

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: 1 RESIDENCE, ACCESSORY UNITS PER SUPPORT

Will any existing buildings remain? YES NO

No. of Residential Units: 1 No. of Building Lots: 1

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: BUSINESS OFFICE WITH LIVING QUATERS

Minimum square footage of structure(s): 1,200 SQ FT LIVING ATTACHED TO OFFICE

Gross Density (Dwelling Units ÷ Total Acreage): N/A

Net Density (Dwelling Units ÷ Total Acreage not including Roads): N/A

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)

Number of building lots: 1 Other lots: N/A

Gross floor area square footage: 172,000± ENCLOSED Existing (if applicable): N/A

Building height: 26FT MAXIMUM Hours of Operation: 12 HOURS 7 DAYS WEEKLY WITH LIMITED ACCESS

Total No. of Employees: 30 Max No. of Employees at one time: 30

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

Proposed Parking

ADA accessible spaces: 3 TOTAL (1 VAN) Dimensions:

Regular parking spaces: 50 Dimensions:

Width of driveway aisle: 30FT

Proposed lighting: PARKING LOT, STORAGE AREAS, SECURITY

Is lighting "Dark Sky" compliant? YES NO

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

PUBLIC: MERIDIAN ROAD AND NEIGHBOR ACCESS ROADWAY; GRASS, ROCK, TREES, DROUGHT RESISTANT LOW-SCAPE.

COMMON: PARKING LOTS AND WALKWAYS; GRASS, ROCK, TREES, DROUGHT RESISTANT LOW-SCAPE.

PRIVATE: BETWEEN BUILDINGS IN FENCED AREAS; GRASS, ROCK, TREES, DROUGHT RESISTANT LOW-SCAPE.

Applicant Signature: Date: 8-13-21

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.

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).: 21-06-SUP, 21-20-DR

Project Name: Meridian Mega Storage

Date Received: 08.13.2021, Updated Docs. 10.01.2021; 11.18.2021

ON HOLD. Released to proceed 12.06.2022.

Date Accepted as Complete: 11.18.2021

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

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

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

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

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

Applicant Signature: _____ Date: 8-18-21

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

DESIGN REVIEW APPLICATION

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

****Office Use Only****

Case No(s).: 21-06-SUP, 21-20-DR

Project Name: Meridian Mega Storage

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

Date Received: 08.18.2021, Updated Docs. 10.01.2021; 11.18.2021

ON HOLD. Released to proceed 12.06.2022

Date Accepted as Complete: 11.18.2021

The City of Kuna has adopted a Design Review Overlay District whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in Kuna City Code 5-4. The Design Overlay District includes all of Kuna City Limits.

Design Review includes, but is not limited to:

- Commercial
- Industrial
- Institutional
- Office
- Multi-family Residential
- Common Areas
- Proposed Conversions
- Proposed changes in land and/or building use
- Exterior Remodeling/Restoration
- Enlargement or Expansion of existing buildings or sites

Application shall contain one (1) copy of the following (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: _____

Address: _____

Phone: _____ Email: _____

Applicant Information

Name: _____

Address: _____

Phone: _____ Email: _____

Engineer/Representative

Name: _____

Address: _____

Phone: _____ Email: _____

Property Information

Address: 7370 S MERIDIAN RD MERIDIAN ID 83646

Parcel No(s).: _____

Closest Major Cross Streets: BETWEEN W LAKE HAZEL RD AND W COLUMBIA RD

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: DEVELOP AND CREATE A NEW COMMERCIAL PROJECT ON 14.859 ACREAS SITE INTO OFFICE WAREHOUSE/FLEX SPACES AND 10 ACRES OF RV STORAGE AND SELF-STORAGE

2. Dimension of property: 1,114.36' X 775.68'

3. Current land use(s): Residential and onsite utility and storage (R-3 and U)

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

   North: RESIDENTIAL AG South: LINEMAN COLLEGE

   East: RESIDENTIAL AG West: S MERIDIAN RD/RESIDENTIAL AG

5. Is the project intended to be phased? If so, what is the phasing time period?

   YES. PHASING 1-5. TIMEFRAME WITHIN 2 YEARS FOR COMPLETION. COMBINTAION OF STORAGE UNITS, SELF- STORAGE, BUSINESS OFFICES, WAREHOUSES, RV STORAGE

6. Number and use(s) of all structures: 8 STRUCTURES TOTAL. 7 FULLY ENCLOSED

7. Building Height: 22'-0" 2-STORY

8. Number of Stories: OFFICE = 2-STORY

   (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:

   18.2% - BUILDING AREA

Exterior Building Materials and Colors

	Material	Color
Roof:	100% METAL	ASH
Walls: (include percentage of wall coverage of each material)		
% of Wood Application:	0	
% EIFS: (Exterior Insulation Finish System)	0	
% Masonry:	0	
% Face Block:	0	
% Stucco:	0	
Other:	N/A	
Windows/Doors:	H. METAL/ALUMINUM	BLACK
Soffits and Fascia:	METAL	ASH
Trim, etc.:	METAL	BLACK

Mechanical Units

Please identify mechanical unit(s) size and placement: MINI-SPLIT SYSTEMS SIZED PER T.I. OF FLEX SPACES ONLY. PLACED BEHIND RESTROOMS.

Proposed screening method? GROUND SCREENING ADJACENT TO BUILDING BEHIND RESTROOM BUILDING

Trash Enclosures

Please identify trash enclosure location, size, and construction materials: NORTH OF LOT AND SOUTH OF LOT

Irrigation Ditches/Canals

Are there any irrigation ditches/canals on or adjacent to the property? YES NO

If Yes, what is the name of the irrigation/drainage provider? _____

What is the proposed method of on-site drainage retention/detention? _____

_____

Fencing

Is there any existing fencing that will remain? YES NO

If Yes, what is the fencing material, size and location? PERIMETER OF PROPERTY ENCOMPASSING SECURED STORAGE AREAS AND PRIVATE DRIVES

What is the fencing material for all new fencing? METAL, SIDING, CHAINLINK

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?		
% of site devoted to landscaping? (Include landscaped rights-of-way)	6.5%	Square Footage: 42,389
% of site that is hard surface? (paving, driveways, walkways)	66.4%	Square Footage: 430,420
% of site devoted to other uses:	2.3%	Describe: 14,822 SQ FT

Landscaping

Please provide dimensions of landscaped areas within public rights-of-way: 32,518 SQ FT
ADDITIONAL LANDSCAPING ALONG MERIDIAN RD.

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: 31± TOTAL
4 IN FRONT 27 IN BACK OF UNITS

What is the proposed method of screening? N/A

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: N/A

Parking

Total number of parking spaces? 54 Dimensions? 9' X 20'

Total number of ADA accessible spaces? 3 Dimensions? 9' X 20'

Total number of compact spaces (8’ x 17’)? 0

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: 83' Rear: 68' Side: 25' Side: 43'

Is any portion of the property subject to flooding conditions? YES NO

The Ada County Highway District (ACHD) may also conduct a public meeting regarding this application. If you have questions about the meeting date, the traffic that this development may generate or the impact of that traffic on streets in the area, please contact ACHD at (208) 387-6170. In order to expedite your request, please have ready the file number indicated.

Applicant Signature: _____ Date: 8/13/21

Additional Information

Please indicate/explain/provide any additional information deemed relevant to this application:

ZGA ARCHITECTS & PLANNERS, CHARTERED
ESTABLISHED 1973

August 8, 2021

City of Kuna, Planning Department

Meridian Mega Storage
Narrative - Design Review and Permit Documents
7370 S. Meridian Rd.
Meridian, Idaho 83642

Dear Mr. Doug Hanson,

The site is a 14.859 Acre parcel along Meridian Road at the North edge of the Kuna City limit. The project will consist of three flex space buildings, self-storage, and RV storage. The site is C-2 Zoning to provide flex spaces (office warehouse) along Meridian Road, and 10 Acres of storage (Self storage and Vehicle) behind, screening area within walls and fence. Development will proceed in a series of phases as occupancy increases and site utilization grows. A frontage road and landscape area will be added along Meridian Road as a buffer. Site improvements will include a landscape buffer between the new frontage and Meridian Road running North to South. The areas between flex spaces will also be landscaped. Access to the rear of the flex spaces will be gated and controlled separately from the storage yard using the same key access pad. All public areas will be provided with sidewalks and landscape along with public restrooms. All mechanical systems will be screened and match the main flex space buildings. Other improvements will be the required utility upgrades including well and fire suppression system. A large on-site fire storage tank and pump will be included. Multiple fire connections as well as sprinklers in the enclosed RV storage and flex spaces. A site analysis for a site septic system has been calculated and will adhere to the required memorandum agreement with the City of Kuna. The development will be limited until full utilities are available to the site. Preparation for future utilities will be made on the site while developing the revised grades and access. Along the North line of the property an access road will be included outside the walls of the storage for the adjoining properties access.

The project will be phased in order to aid cost of construction and functional growth. A phasing plan is developed in a manor to allow use while expansion continues. The initial phase provides for simple RV parking and requirements for landscape and access. The final phase will be delayed to allow for the city site utilities to be brought to the area. The development will not be completed, specifically the final Sothern flex space building due to the need for the utilities to make allowable occupancy numbers. The allowable plumbing fixture count will exceed the site allowance until municipal utilities are available. At the end and full build out the total flex space area will be 41,600 sf with a 2,400 sf of office and quarters. Accommodating the storage area will be 97 spaces of enclosed RV storage comprising 73,650 sf. The site will be developed in other fashions for the open areas including 14,850 sf consisting of 18 covered parking spaces along with 119 total outdoor RV parking spaces. The remaining area will consist of circulation, support yard and self-storage buildings. Those will comprise 63,500 sf encompassing 455 units. Operations will generally be made from the hours of 7:00am to 7:00pm with minor variations for those businesses that may need alternate operating hours. We thank you for your time and consideration.

Sincerely,

ZGA Architects and Planners, Chartered

Matthew R. Sanchi, Architect

MEMBERS
AMERICAN INSTITUTE OF ARCHITECTS

408 E. Parkcenter Blvd., Suite 205 | Boise, Idaho 83706 | t: (208) 345.8872 | f: (208) 343.7162 | www.zga.com

Google Earth
N
500 ft

W. COLUMBIA RD.
S. LINDER RD.
S. MERIDIAN RD.
LOCATION OF
7370 S. MERIDIAN RD.
S. LOCUST GROVE RD.
W. LAKE HAZEL RD.

ADA COUNTY RECORDER Phil McGrane	**2020-089051**
BOISE IDAHO Pgs=3 KRISTINA LOWRY	**07/17/2020 10:06 AM**
EMPIRE TITLE, LLC, AN IDAHO LIMITED LIABILITY	$15.00

3610 EID

EMPIRE
TITLE & ESCROW

WARRANTY DEED

FOR VALUE RECEIVED

M7 Development, LLC, an Idaho limited liability company GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Meridian Mega Storage LLC, an Idaho Limited Liability Company GRANTEE(s), whose current address is: P.O. Box 810, Arroyo Grande, CA 93421 the following described real property in Ada County, State of ID more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with 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 the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated this 14th day of July, 2020

M7 Development, LLC

Bob Hurtt

By Bob Hurtt, Manager

State of Idaho

County Ada

On this 14 day of July, in the year of 2020, before me the undersigned Notary Public in and for said State, personally appeared Bob Hurtt, known or identified to me to be the Manager, of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

Nanette Robinson

Notary Public for Idaho
Residing at: Nampa
My Commission Expires: 5/2/2025

NANETTE ROBINSON NOTARY PUBLIC Comm. No. 14578 STATE OF IDAHO

EXHIBIT A

Government Lot 6, being the Northwest quarter of the Southwest quarter of Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho.

EXCEPT a roadway on the North side, reserved for use of the Northeast quarter of the Southwest quarter of Section 6, Township 2 North, Range 1 East, and being more particularly described in that Deed recorded February 6, 1978, as Instrument No. 7806454, as a roadway twenty (20) feet in width off the North side of Lot 6.

ALSO EXCEPT that portion granted to the State of Idaho under that Deed recorded on November 29, 1931, in Book 197 of Deeds at Page 518, as Instrument No. 146991, and being more particularly described as follows:

The Westerly 33 feet of Lot 6 of Section 6, Township 2 North, Range 1 East.

ALSO EXCEPTING THEREFROM:

The East 350 feet of the North 645 feet of Lot 6, being the Northwest quarter of the Southwest quarter of Section 6, Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho.

ALSO EXCEPTING THEREFROM:

That portion deeded to the STATE OF IDAHO, TRANSPORTATION DEPARTMENT, for road purposes, recorded July 3, 1996, as Instrument No. 96055736.

ALSO EXCEPTING THEREFROM:

A portion of Government Lot 6 of Section 6, Township 2 North, Range 1 East., Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the quarter corner common to Section 1, Township 2 North Range 1 West, Boise Meridian and Section 6, Township 2 North, Range 1 East, Boise Meridian; thence
South 0°53'30" West a distance of 1323.39 feet to the South line of said Government Lot 6; thence
South 89°26'56" East along the South line of Government Lot 6 a distance of 100.00 feet to the East right of way line of Highway 69, Project No. STP-3782(101), which is the TRUE POINT OF BEGINNING; thence
North 0°53'30" East along said right of way line a distance of 260 feet; thence
South 89°26'56" East parallel with the South line of said Government Lot 6, a distance of 837.69 feet; thence
South 0°53'30" West parallel to the East right of way line of Highway 69, Project STP-3782(101), a distance of 260 feet to the South line of said Government Lot 6; thence
North 89°26'56" West along the South line of said Government Lot 6, a distance of 837.69 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

A portion of Government Lot 6 of Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the West one-quarter comer of Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho and running South 0°53'50" West a distance of 1323.32 feet along the Westerly boundary of Government Lot 6, said Section 6 to the Southwest corner thereof, thence
South 89°16'49" East (formerly described as South 89°16'56" East) 937.72 feet (formerly described as 937.71 feet), along the Southerly boundary of said Government Lot 6 to the TRUE POINT OF BEGINNING; thence continuing
South 89°16'49" East, 280.65 feet to the Southeast comer of said Government Lot 6, Section 6; thence
North 0°28'47" East, 549.70 feet along the Easterly boundary of said Government Lot 6 to a set 5/8 inch iron pin; thence
North 89°16'49" West, 500.75 feet along a line parallel with the said Southerly boundary of Government Lot 6, to a set 5/8 inch iron pin; thence

South 0°28'47" West, 289.80 feet along a line parallel with the said Easterly boundary of Government Lot 6 to a set 5/8 inch Iron pin; thence
South 89°17'25" East (formerly described as South 89°16'56" East) 222.00 feet to a found half inch iron pin; thence
South 0°53'49" West, 259.94 feet (formerly described as South 0°53'50" West 260.00 feet) to a found half inch iron pin, said point being the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

A portion of Government Lot 6 of Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the West quarter comer of Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho and running South 0° 53'50" West a distance of 1323.32 feet along the Westerly boundary of Government Lot 6, said Section 6 to the Southwest corner thereof; thence
South 89°16'49" East (formerly described as South 89°16'56" East) 100.00 feet along the Southerly boundary of said Government Lot 6 to the Easterly right of way line of State Highway 69; thence
North 0°53'50" East, 259.79 feet (formerly described as 260.00 feet) to the TRUE POINT OF BEGINNING from which a found 1/2 inch iron pin lies North 89°17'25" West, 0.15 feet; thence continuing
North 0°53'50" East, 289.91 feet along said Easterly right of way line of State Highway 69 to a set 5/8 Inch Iron pin; thence
South 89°16'49" East, 613.61 feet along a line parallel with the said Southerly boundary of Government Lot 6 to a found 5/8 Inch Iron pin; thence
South 0°28'47" West, 289.80 feet along a line parallel with the Easterly boundary of said Government Lot 6 to a found 5/8 Inch iron pin; thence
North 89°17'25" West, 615.72 feet to the POINT OF BEGINNING.

APN:S1406325625

City of Kuna
AFFIDAVIT OF LEGAL INTEREST

City of Kuna
Planning & Zoning Department
PO. Box 13
Kuna, ID 83634
208.922.5274
www.kunacity.id.gov

State of Idaho)
) ss.
County of Ada)

I, Jason Papich , P.O. Box 810
Name **Address**

Arroyo Grande , CA 93421
City **State** **Zip Code**

being first duly sworn upon oath, depose and say:

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

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

permission to ZGA Architects (Name) 408 E Parkcenter Blvd., Suite 205, Boise, ID (Address)

to submit the accompanying application pertaining to that property.

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

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

Dated this 20th day of July, 2021

Signature

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

Notary Public for Idaho

Residing at: See ATTACHED

My commission expires:

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 Luis Obispo

Subscribed and sworn to (or affirmed) before me on this 20th day of July, 20 21, by Jason Papich

_____,

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

ALEX JOSEPH IVERSEN
Notary Public - California
San Luis Obispo County
Commission # 2310260
My Comm. Expires Nov 19, 2023

(Seal)

Signature _____

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: Matthew Sanchi

Signature: _____ Date: 9/12/21

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: Develop and create a new commercial project on 14.859 acres site into office warehouse/flex spaces and 10 acres of RV storage and self-storage

Date of Meeting: 8/4/21 Time: 6:00 PM

Meeting Location: 7370 S. Meridian Rd., Meridian ID 83642

Site Information

Location: Section 6 Township 2N Range 1E Total Acres 14.859

Subdivision Name: 2N 7E 06 Lot 6 Block 197

Address: 7370 S. Meridian Rd., Meridian ID 83642

Parcel No(s).: S1406325625

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: Meridian Mega Storage

Address: PO Box 810, Arroyo Grande CA 93421

Contact Person

Name: Matthew Sanchi

Business Name (if applicable): ZGA Architects and Planners, Chartered

Address: 408 E. Parkcenter Blvd., Boise ID 83706

Phone: 208.345.8872 Email: matt@zga.com

Applicant

Name: Matthew Sanchi

Address: 408 E. Parkcenter Blvd., Boise ID 83706

Phone: 208.345.8872 Email: matt@zga.com

I, Matthew Sanchi *, 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: ~~7-20-21~~ 8-4-21

SIGN-IN SHEET

Project Name: Meridian Mega Storage, LLC

	Name	Address	Phone
1	MIKE WARDLE	2929 W NAVIGATOR	208.287.0512
2	· BRIGHTON	MERIDIAN 83642	
3	Tommy Wesley	7208 S. Meridian Rd.	208 919.2364
4	Aerial Event	Nevada relative	775-882-7269
5	LORI LEE	7208 S. Meridian Rd.	208-919-2307
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 8-4-21 Number of Attendees: 4

Location: on site -

Project Description: Meridian Mega Storage, Office ware house and Self Storage & RV parking

Attendee Comments or Concerns:

- menton of road on east property line
- Road access
- locks and landscape were asked and satisfied by plans

meeting started at 6:00
1 attendant
at 6:05 3 additional
6:20 discussed plan and scope
6:25 showed plans
6:30 answered questions and relieved concepts addressed concers
6:40 all attendies leave

I, Matthew Sanchi, *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: [signature] Date: 8-4-21

GENERAL NOTES

A. COMPLETED PLAN OF DEVELOPMENT, BUILD OUT PER PHASED BUILDING PLAN.
B. OCCUPANCY LOAD FOR PARKING BASED ON STAFF OCCUPANCY IN BUSINESS SPACE. PARKING BASED ON THIS AREA.
C. SHEILDED WALL PACKS ON BUILDING PROVIDE ILLUMINATION TO PARKING AND DRIVES.
D. LANDSCAPE DEVELOPED PER PHASED PLAN.
E. BUSINESS OCCUPANCY IS 1/3 MAX. OF TOTAL FLEX SPACES (APPROXIMATELY 13,867 SF).

PROJECT DATA

FACILITY COMPONENTS	TOTAL	SQ. FT.
MAIN OFFICE (FIRST FLOOR)		
RENTAL OFFICE	1	600
UTILITY	1	600
MAIN OFFICE (SECOND FLOOR)		
2-BED CARETAKER RESIDENCE, R-2	1	1,200
FLEX UNITS	15	41,600
30'x80' UNITS	8 (OF 15)	2,400 EACH (19,200 TOTAL)
40'x80' UNITS	7 (OF 15)	3,200 EACH (22,400 TOTAL)
PUBLIC RESTROOMS	2	1,632
OUTSIDE RV PARKING STALLS		
PHASE 1 TOTAL:	145	96,348
PHASE 4 TOTAL:	119	77,474
COVERED RV PARKING STALLS	18	14,850
ENCLOSED RV PARKING STALLS	97	73,650
5'x10' STORAGE UNITS	64	3,200
10'x10' STORAGE UNITS	190	19,000
20'x10' STORAGE UNITS	186	37,200
IRREGULAR SIZED UNITS ("S")	15	4,125
TOTAL SF OF OFFICES, RESTROOMS, AND FLEX UNITS		46,632
TOTAL SF OF SELF STORAGE AREAS		63,525
TOTAL SF OF ENCLOSED RV PARKING		72,650
TOTAL SF OF COVERED RV PARKING STALLS		14,850
TOTAL SF OF OPEN RV PARKING STALLS		77,474
TOTAL SF OF PROJECT		**275,431 (182,807 SPRINKLERED)**

PARKING	# OF PARKING STALLS
REQUIRED:	
9'-0" x 20'-0" PARKING STALL	38
ADA PARKING STALLS	2
ACTUAL:	
9'-0" x 20'-0" PARKING STALL	51
ADA PARKING STALLS	3 (1 VAN)
TOTAL	**54**

CONSTRUCTION TYPE (2018 IBC, SECTION 601):
IIB, SPRINKLERED

OCCUPANCY TYPES:
B (BUSINESS)
S-1 (MODERATE HAZARD STORAGE)
R-2 (RESIDENTIAL)

ALLOWABLE AREA, SPRINKLERED (2018 IBC, TABLE 506.2):

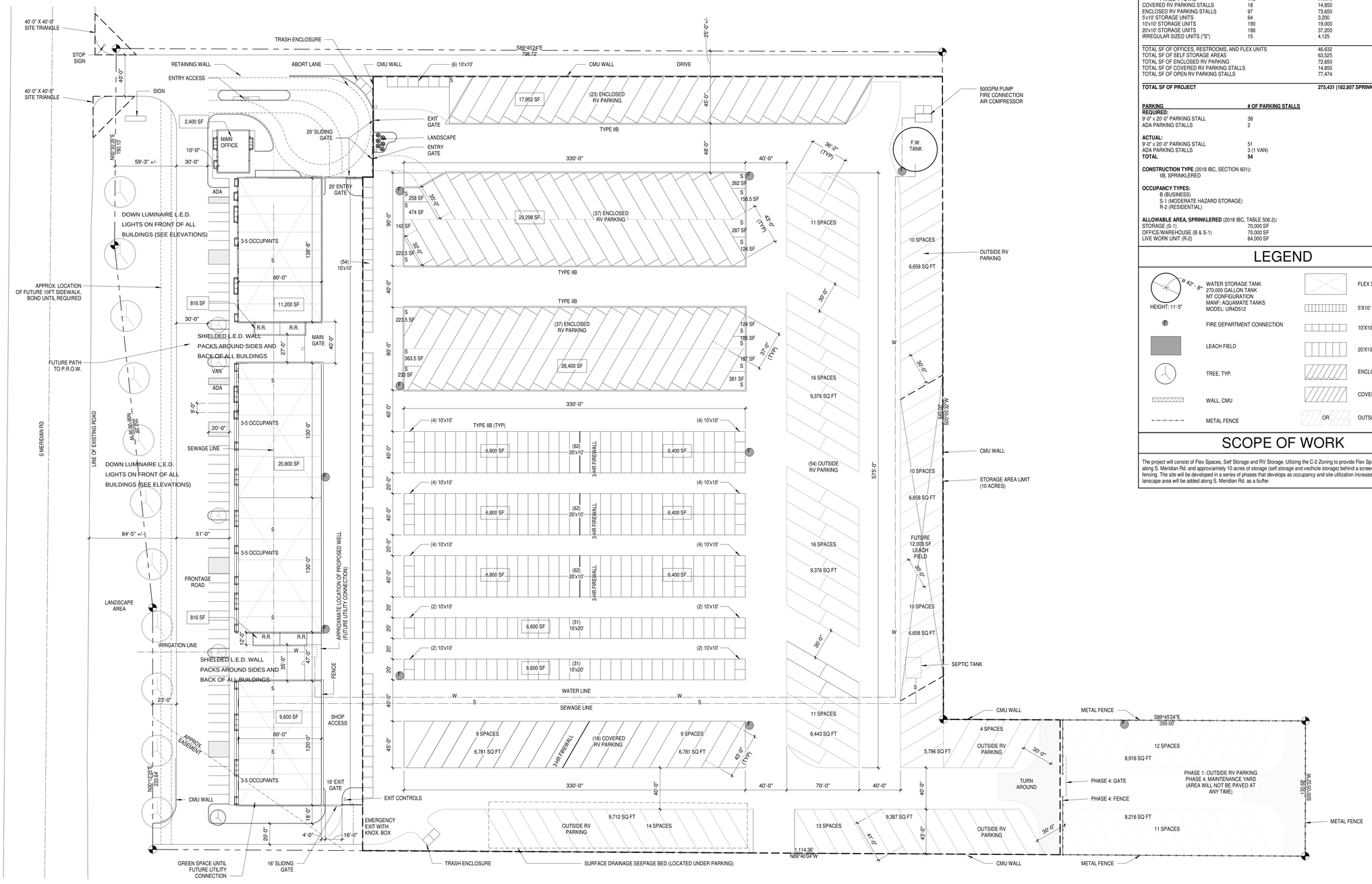
STORAGE (S-1)	70,000 SF
OFFICE/WAREHOUSE (B & S-1)	70,000 SF
LIVE WORK UNIT (R-2)	64,000 SF

LEGEND

- WATER STORAGE TANK — 270,000 GALLON TANK, MT CONFIGURATION, MANF: AQUAMATE TANKS, MODEL: UR4D512 (HEIGHT: 11'-5", ⌀ 42'-6")
- FIRE DEPARTMENT CONNECTION
- LEACH FIELD
- TREE, TYP.
- WALL, CMU
- METAL FENCE
- FLEX SPACE
- 5'X10' STORAGE
- 10'X10' STORAGE
- 20'X10' STORAGE
- ENCLOSED RV PARKING
- COVERED RV PARKING
- OR OUTSIDE RV PARKING

SCOPE OF WORK

The project will consist of Flex Spaces, Self Storage and RV Storage. Utilizing the C-2 Zoning to provide Flex Spaces (office-warehouse) along S. Meridian Rd. and approximately 10 acres of storage (self storage and vechicle storage) behind a screening system of walls and fencing. The site will be developed in a series of phases that develops as occupancy and site utilization increases. A frontage road and lanscape area will be added along S. Meridian Rd. as a buffer.



A2 / A-1 SITE PLAN
1" = 40'-0"

TRUE NORTH

SHEET INDEX

A-1	SITE PLAN
A-2	SITE PLAN - PHASE 1
A-3	SITE PLAN - PHASED
A-4	FIRE DEPT. CONNECTION LOCATION MAP

REVISIONS

NOT FOR CONSTRUCTION

Architects and Planners, Chartered
408 E. Parkcenter Blvd, Suite 205, Boise Idaho 83706

MERIDIAN MEGA STORAGE, LLC
JASON PAPICH
7370 S. MERIDIAN RD., MERIDIAN, IDAHO 83642

DATE: 03-23-2021
PROJECT NO: 2063
SHEET: A-1
SITE PLAN

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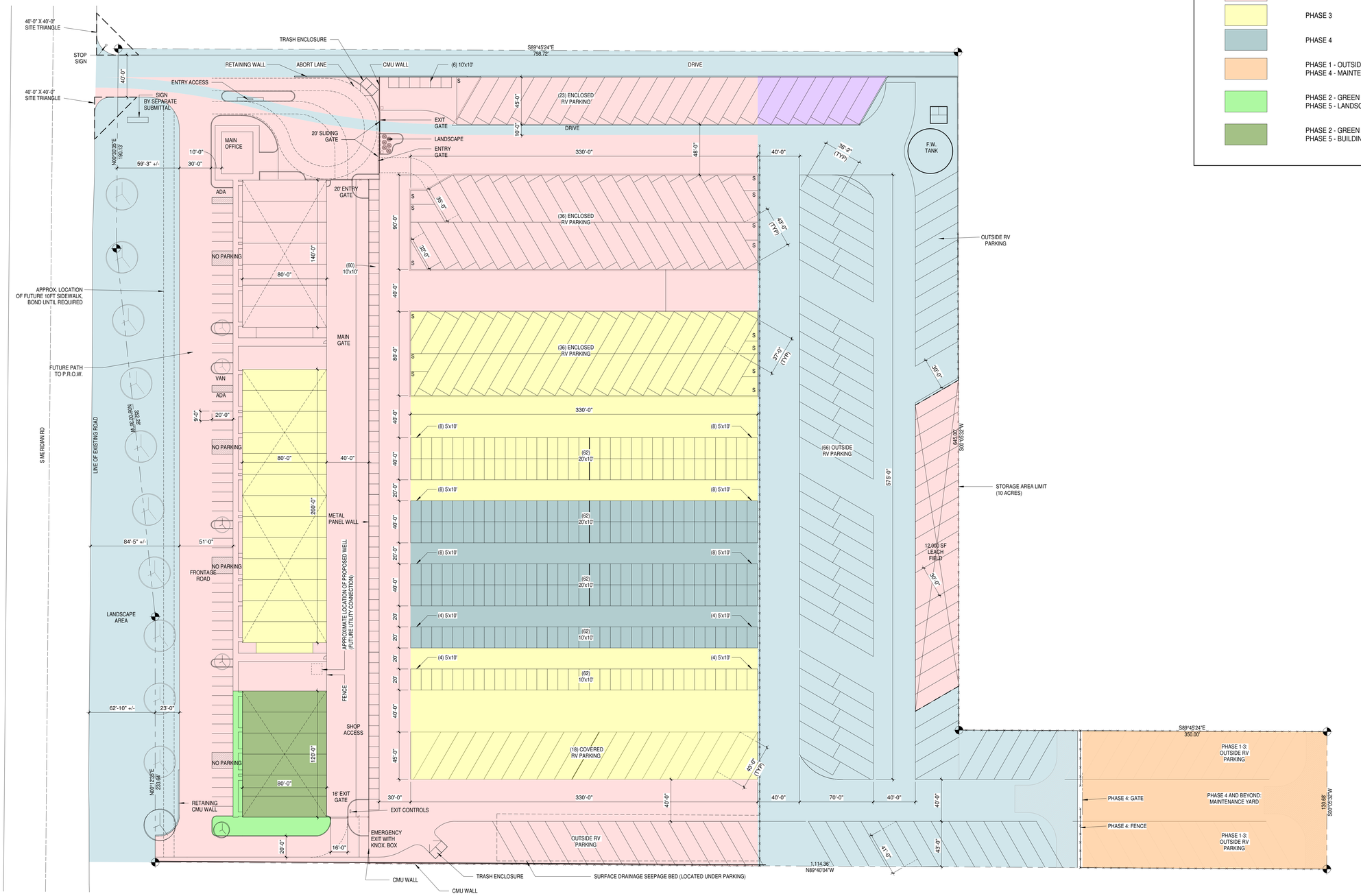
PHASE LEGEND

- PHASE 1 - OUTSIDE RV PARKING
- PHASE 1 - GRAVEL
  PHASE 2 - STORAGE
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 1 - OUTSIDE RV PARKING
  PHASE 4 - MAINTENANCE YARD
- PHASE 2 - GREEN SPACE
  PHASE 5 - LANDSCAPE
- PHASE 2 - GREEN SPACE
  PHASE 5 - BUILDING EXPANSION



A2 / A-101a SITE PLAN - PHASED
1" = 40'-0"

TRUE NORTH

REVISIONS

NOT FOR CONSTRUCTION

Architects and Planners, Chartered
408 E. Parkcenter Blvd, Suite 205, Boise Idaho 83706

MERIDIAN MEGA STORAGE, LLC
JASON PAPICH
7370 S. MERIDIAN RD., MERIDIAN, IDAHO 83642

DATE: 03-23-2021
PROJECT NO: 2063
SHEET: A-101a
PHASED SITE PLAN

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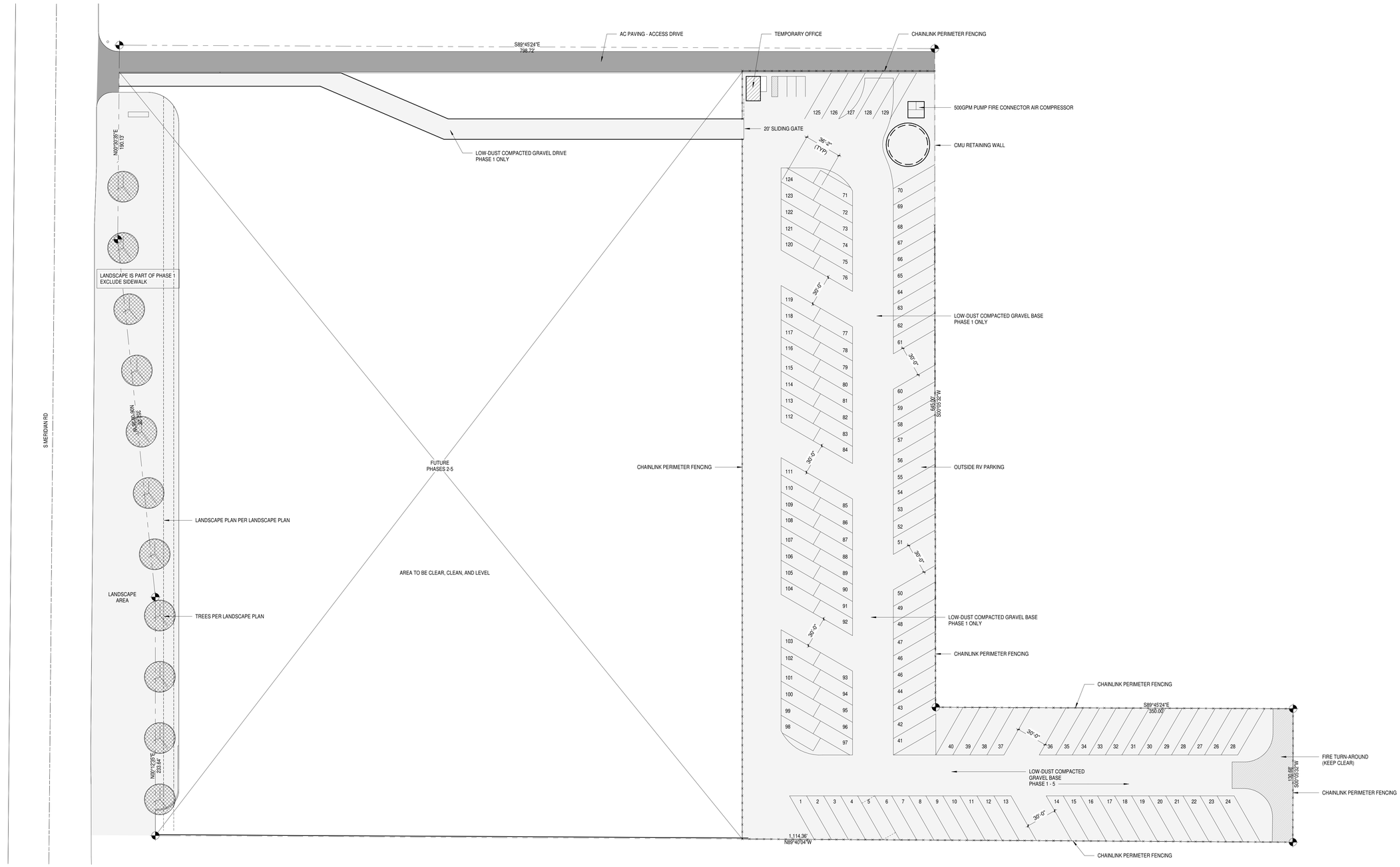

A2 / A-101b SITE PLAN - PHASE 1
1" = 40'-0"

REVISIONS

NOT FOR CONSTRUCTION

Architects and Planners, Chartered
408 E. Parkcenter Blvd, Suite 205, Boise Idaho 83706

MERIDIAN MEGA STORAGE, LLC
JASON PAPICH
7370 S. MERIDIAN RD., MERIDIAN, IDAHO 83642

DATE: 03-23-2021
PROJECT NO: 2063
SHEET: A-101b
SITE PLAN - PHASE 1

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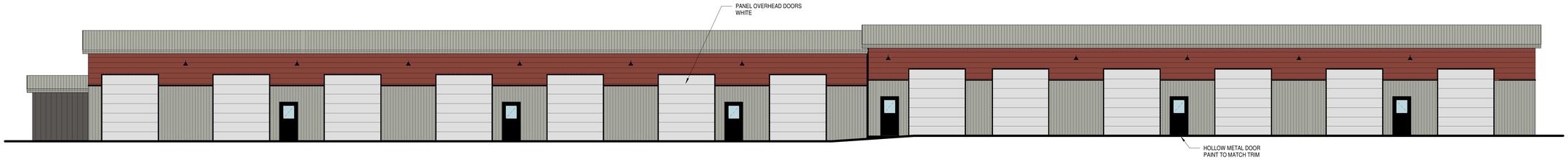
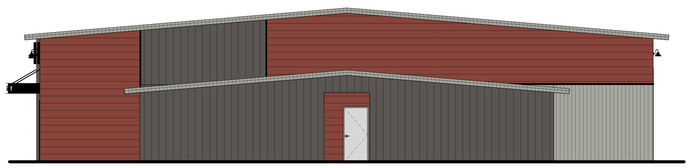
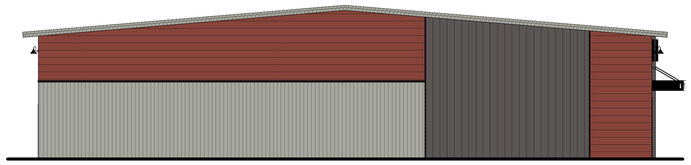
E1 A-202 WEST ELEVATION UNIT #2
1/8" = 1'-0"



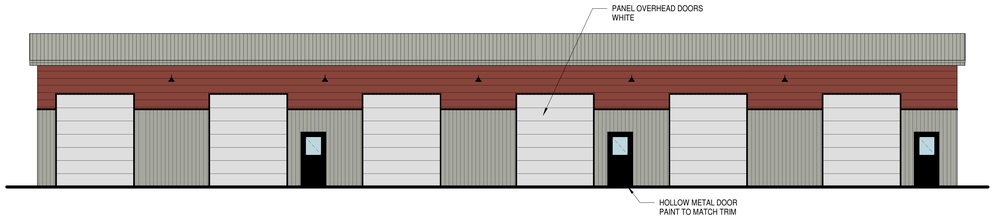
D1 A-202 EAST ELEVATION UNIT #2
1/8" = 1'-0"



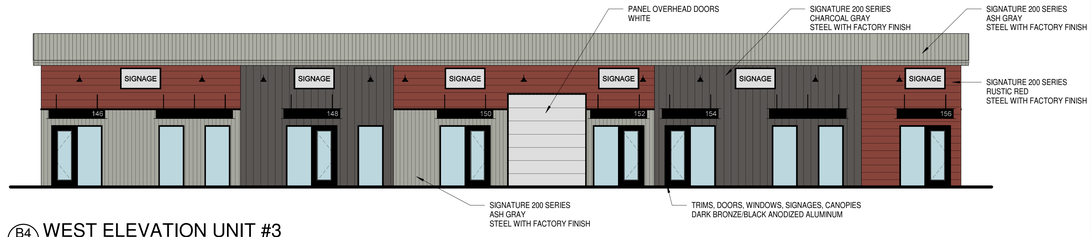
C2 A-202 SOUTH ELEVATION UNIT #2
1/8" = 1'-0"



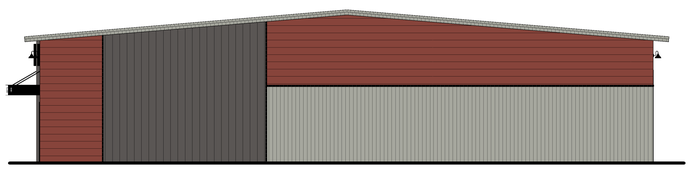
C4 A-202 NORTH ELEVATION UNIT #2
1/8" = 1'-0"



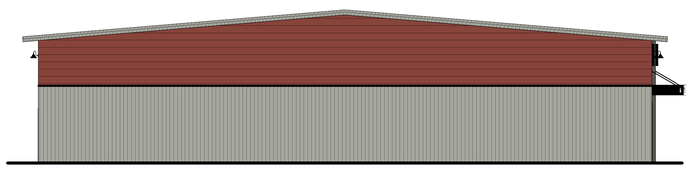
B1 A-202 EAST ELEVATION UNIT #3
1/8" = 1'-0"



B4 A-202 WEST ELEVATION UNIT #3
1/8" = 1'-0"



A2 A-202 SOUTH ELEVATION UNIT #3
1/8" = 1'-0"



A4 A-202 NORTH ELEVATION UNIT #3
1/8" = 1'-0"

REVISIONS

NOT FOR CONSTRUCTION

Architects and Planners, Chartered
408 E. Parkcenter Blvd, Suite 205, Boise Idaho 83706

MERIDIAN MEGA STORAGE, LLC
JASON PAPICH
7370 S. MERIDIAN RD., MERIDIAN, IDAHO 83642

DATE: 03-23-2021
PROJECT NO: 2063
SHEET: A-202
BUILDING ELEVATIONS

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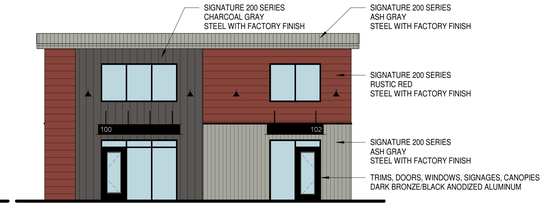
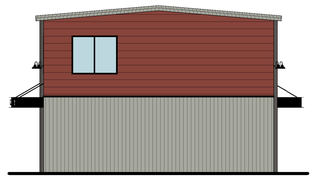
E4 A-201 EAST ELEVATION OFFICE
1/8" = 1'-0"

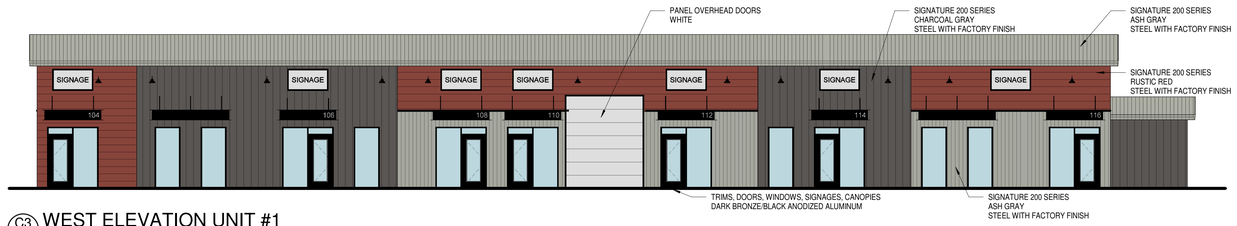


E5 A-201 WEST ELEVATION OFFICE
1/8" = 1'-0"

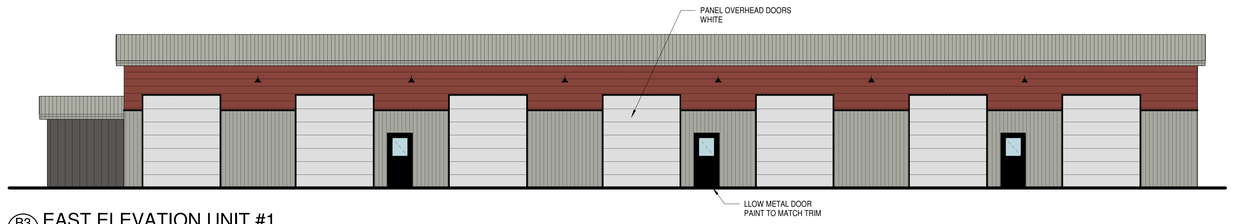


D4 A-201 SOUTH ELEVATION OFFICE
1/8" = 1'-0"

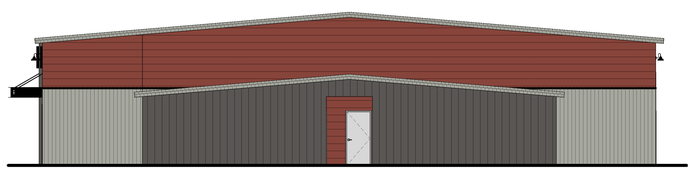
D5 A-201 NORTH ELEVATION OFFICE
1/8" = 1'-0"



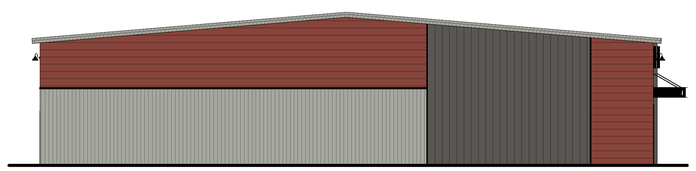
C3 A-201 WEST ELEVATION UNIT #1
1/8" = 1'-0"



B3 A-201 EAST ELEVATION UNIT #1
1/8" = 1'-0"



A2 A-201 SOUTH ELEVATION UNIT #1
1/8" = 1'-0"



A4 A-201 NORTH ELEVATION UNIT #1
1/8" = 1'-0"

REVISIONS

NOT FOR CONSTRUCTION

Architects and Planners, Chartered
408 E. Parkcenter Blvd, Suite 205, Boise Idaho 83706

MERIDIAN MEGA STORAGE, LLC
JASON PAPICH
7370 S. MERIDIAN RD., MERIDIAN, IDAHO 83642

DATE: 03-23-2021
PROJECT NO: 2063
SHEET:
A-201
BUILDING ELEVATIONS

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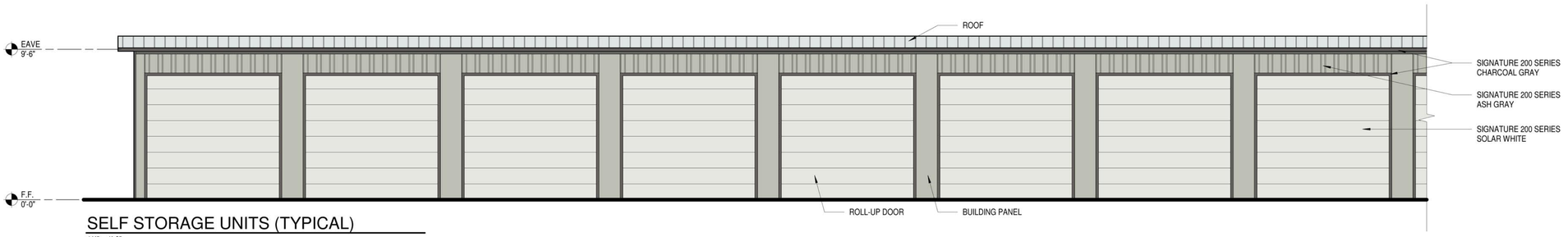
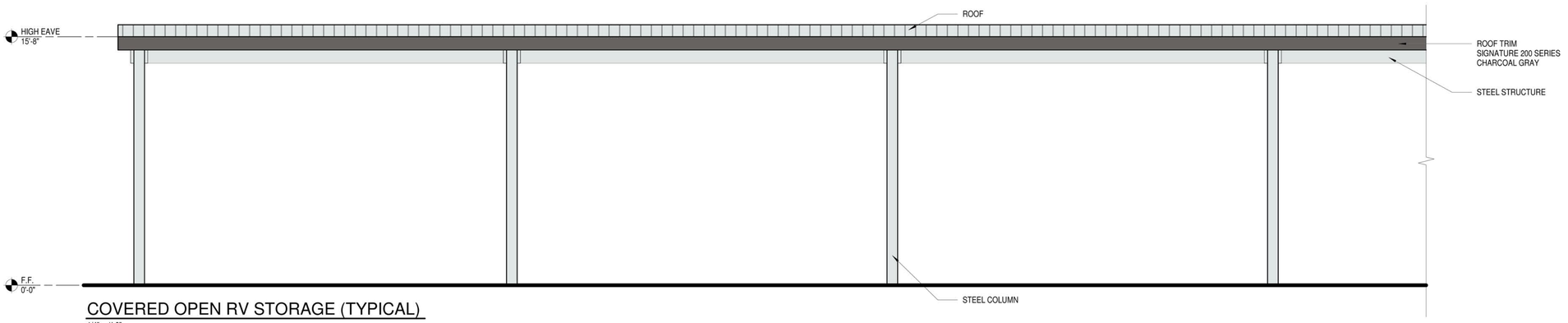
ENCLOSED RV STORAGE (TYPICAL)

1/4" = 1'-0"



SELF STORAGE UNITS (TYPICAL)

1/4" = 1'-0"



COVERED OPEN RV STORAGE (TYPICAL)

1/4" = 1'-0"

REVISIONS

NOT FOR CONSTRUCTION

Architects and Planners, Chartered
408 E. Parkcenter Blvd, Suite 205, Boise Idaho 83706

MERIDIAN MEGA STORAGE, LLC

JASON PAPICH

7370 S. MERIDIAN RD., MERIDIAN, IDAHO 83642

DATE: 03-23-2021

PROJECT NO: 2063

SHEET:

A-7

STORAGE TYPES
ELEVATIONS

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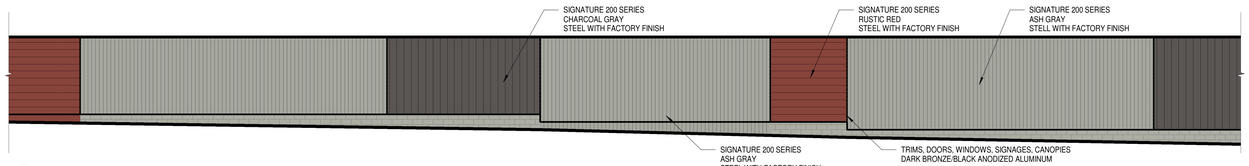
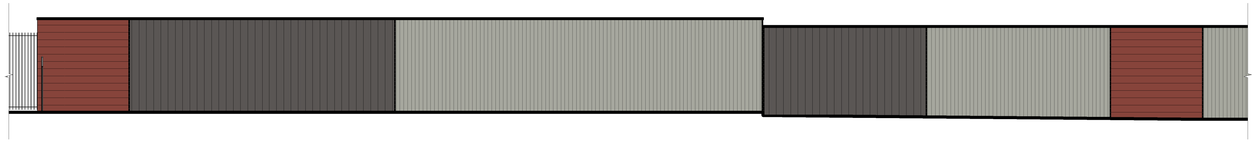
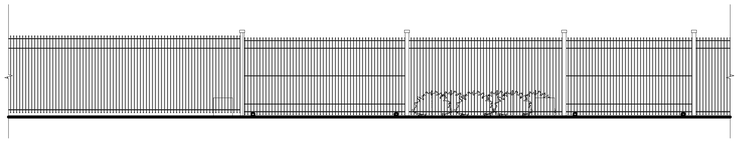


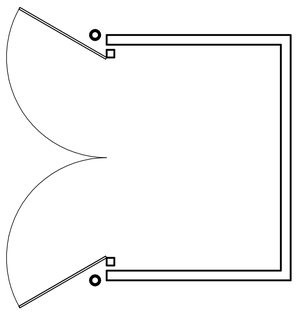
E2 A-203 NORTH WALL PARTIAL ELEVATION
1/8" = 1'-0"



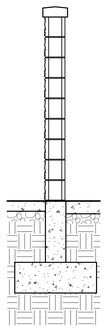
D2 A-203 WEST WALL PARTIAL ELEVATION
1/8" = 1'-0"



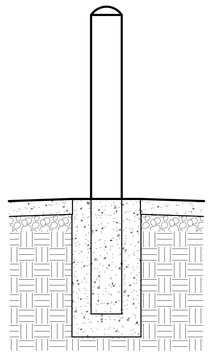
C2 A-203 WEST ELEVATION GATE
1/8" = 1'-0"



B2 A-203 TRASH ENCLOSURE
1/4" = 1'-0"



B3 A-203 TRASH ENCLOSURE CMU
1/2" = 1'-0"



B4 A-203 BOLLARD
3/4" = 1'-0"

A2 A-203 CHANILINK FENCE WITH SLATS AND RETAINING WALL
3" = 1'-0"

REVISIONS

NOT FOR CONSTRUCTION

Architects and Planners, Chartered
408 E. Parkcenter Blvd, Suite 205, Boise Idaho 83706

MERIDIAN MEGA STORAGE, LLC
JASON PAPICH
7370 S. MERIDIAN RD., MERIDIAN, IDAHO 83642

DATE: 03-23-2021
PROJECT NO: 2063
SHEET: A-203
BUILDING ELEVATIONS

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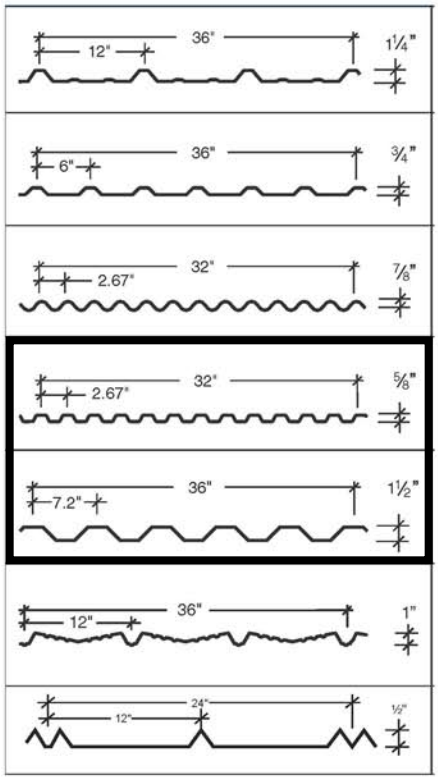
1.

2.

SIGNATURE 200 SERIES



1. ASH GRAY
2. CHARCOAL GRAY
3. RUSTIC RED

3.

DESIGN REVIEW CONDITIONS ACCEPTANCE AGREEMENT

Parties:

City of Kuna	City	751 W. 4th St., Kuna, Idaho 83634
Meridian Mega Storage LLC	Applicant	7370 S. Meridian Rd. Meridian, Idaho 83642

THIS DESIGN REVIEW CONDITIONS ACCEPTANCE AGREEMENT made and entered this ____ day of _____, 2023, by and between the City of Kuna of 751 W. 4th St., Kuna, Idaho 83634, an Idaho Municipal Corporation, referred to as "City" herein, acting by and through its duly authorized agent the Planning and Zoning Director and Meridian Mega Storage LLC an Idaho Limited Liability Company of 7370 S. Meridian Rd. Meridian, Idaho 83642, referred to as "Applicant" herein.

SECTION 1
DEFINITIONS

Wherever used in this Agreement, the following terms shall have the following meaning, unless the context indicates to the contrary.

1.1 **Act:** means and refers to Chapter 65 of Title 67 Idaho Code with the short title of "Local Land Use Planning Act."

1.2 **Agreement**: means and refers to this Design Review Conditions Acceptance Agreement by and between the Applicant and the City.

1.3 **Applicant:** means Meridian Mega Storage LLC an Idaho Limited Liability Company of 7370 S. Meridian Rd. Meridian, Idaho 83642, and who is a Party to this Agreement and the Applicant in Design Review No. 21-20-DR.

1.4 **Application:** means and refers to the Applicant's application for design review approval by the City of its Project to be developed on the Subject Real Property which application has been processed as City Case No. 21-20-DR.

1.5 **City:** means the Golden Gate Highway District No. 3, a Highway District organized and existing under and by virtue of the Laws of the State of Idaho, located in Canyon County, Idaho, of 751 W. 4th St., Kuna, Idaho 83634 who is a Party to this Agreement.

1.6 **Design Review Approval:** means and refers that certain Design Review approval of the Applicant's Application, as granted by the Planning and Zoning Director pursuant to administrative review in accordance with KCC § 5-4-10 as CASE No. 21-20-DR Order of Decision Granting Design Review Subject to Design Review Approval Conditions issued on_____, 2023.

1.7 **Design Review Approval Conditions:** means and refers to the following conditions of Design Review Approval which requires, at such time as the City's or any public sewer becomes available within three hundred feet (300') of the Subject Real Property, as measured at the Subject Real Property line closest to the nearest available sewer connection:

- The Owner of the Subject Real Property and Project will be required to abandon the septic system constructed as part of the Project and connect to the City's or any public sewer service line so available; and
- The Subject Real Property's and Project's sewer connection will be limited to a maximum of sixteen (16) EDUs and the Subject Real Property nor the Project will be eligible for any City building or occupancy permits which will exceed sixteen (16) EDUs as a result of any further development or use of the Subject Real Property or the Project.
- This Agreement shall be recorded in the Ada County Recorder's Office and shall run with the land.

1.8 **EDUs:** means and refers to the equivalent daily volume and strength of wastewater discharged into the City's sewer system by a service connection as determined by the City pursuant to Chapter 6 of Title 7 KCC.

1.9 **FCO:** means and refers to Case No. 21-20-DR Order of Decision Granting Design Reviews Subject to Conditions issued on _____, 2023.

1.10 **I.C.:** means and refers to the Idaho Code.

1.11 **IDAPA:** means and refers to the State of Idaho Administrative Code.

1.12 **KCC:** means and refers to the Kuna City Code of City ordinances.

1.13 **Project:** means and refers to the Applicant's intent to develop the Subject Real Property as follows: RV and self-storage facility; self-storage facility office with caretaker living quarters; two (2) flexspace (office/warehouse) buildings; onsite fire suppression tanks; water well; septic system; associated parking lot, landscaping and fencing; landscape buffer(s); frontage improvements; and roadway improvements.

1.14 **Subject Real Property:** means and refers to the real property described as follows: RV and self-storage facility, associated office with living quarters, parking, fencing, landscaping, onsite fire supression tanks/system; two (2) flexspace (office/warehouse) buildings totaling a combined 40,000 square feet, associated parking, fencing and landscaping; frontage improvements; and roadway improvements.

SECTION 2
RECITALS

2.1 The City is required by I.C. § 67-6503 to exercise of powers conferred upon it by the Act; and

2.2 The City has enacted, pursuant to its authority under the Act, certain zoning ordinances at Chapter 4 Title 5 KCC which establish design review overlay district which is applicable to the Subject Real Property and the Project; and

2.3 The Subject Real Property and the proposed Project cannot currently be served by the City's sewer system, as the Subject Real Property is greater than three hundred feet (300') from the City's nearest sewer line; and

2.4 The Idaho Department of Environmental Quality has adopted IDAPA 58.01.004 which prohibits any person from connecting any additional blackwaste or wastewater sources to any system if the resulting flow or volume would exceed the design flow of the system; and

2.5 The KCC § 5-16-4 B. 1.D.(1) requires at such time as access and connection to the City's or any public sewer becomes available within three hundred feet (300') of the Subject Real Property, as measured at the Subject Real Property line closest to the nearest available sewer connection, the Subject Property Owner is required to propose and obtain from the City approval of a written plan for the connection to the City's sewer line and abandon the Subject Real Property's and Project's existing septic system; and

2.6 It is necessary, at this time, that the Project be developed with a septic system which shall remain until the Subject Real Property is available for access and connection to the City's or public sewer system; and

2.7 The City's sewer service line, which could be extended to the Subject Real Property, has limited wastewater design flow capacity for the area it is intended to serve; and

2.8 In order to assure, at such time as the Subject Real Property and Project become available for connection to the City's sewer service line, that there are limits of the amount of additional blackwaste or wastewater produced by the Project and the Subject Real Property that can be connected to the City's sewer service line.

2.9 The Applicant has filed its Application with the City for design review of the Applicant's propose Project and the City has determined and requires that sixteen (16) EDUs is the maximum per unit of commercial flex space of additional blackwaste or wastewater from

the Project and Subject Real Property that can be discharged through the septic system until connection to the City's sewer service line becomes available.

2.10 The City Planning and Zoning Director has granted Design Review Approval subject to the Design Review Approval Conditions; and

2.11 The Applicant and the Consenter do hereby enter into this Agreement accept the terms and conditions of Design Review No. 2021-01.

SECTION 3
DESIGN REVIEW CONDITIONS

The Applicant by entering into this Agreement does hereby accept the terms and conditions of the Design Review Approval Conditions of the Design Review Approval.

SECTION 4
AGREEMENT TO RUN WITH THE LAND

4.1 This Agreement shall run with the Subject Real Property and be fully binding upon the owner(s) and successors of the Subject Real Property. This Agreement shall be recorded by the District in the Recorder's Office of Ada County, Idaho.

SECTION 5
SEVERABILITY

5.1 The provisions of this Agreement are hereby declared separable, and if any section, clause or phrase hereof is hereafter declared invalid and unconstitutional, the same shall not affect the validity of the remaining portions of this Agreement.

SECTION 6
GENERAL PROVISIONS

6.1 **Changes; Alterations.** No change, alteration, modification, or addition to this Agreement shall be effective unless in writing and properly executed by the Parties hereto.

6.2 **Governing Law.** This Agreement shall in all respects be subject to, and governed by, the laws of the State of Idaho.

6.3 **Notices.** All notices required to be given to each of the Parties hereto under the terms of this Agreements shall be given by depositing a copy of such notice in the United States mail, postage prepaid, to the respective Parties hereto at the following address:

Applicant:
Meridian Mega Storage LLC
Attention: Jason Papich
7370 S. Meridian Rd. Meridian, Idaho 83642

City:
Attention: Doug Hanson
Planning and Zoning Director
City of Kuna
751 W. 4th St.,
Kuna, Idaho 83634

Or, to such other address as may be designated by writing delivered to the other Party. All notices given shall be deemed completed as of the date of mailing except as otherwise expressly provided herein.

6.4 Binding Effect. This Agreement shall inure to the benefit of and bind the Parties hereto and their respective heirs, representatives, successors and assigns. The City shall have the right to assign its rights hereunder.

6.5 Titles. The titles in this Agreement are for convenience only and shall not be used in any way to interpret the Agreement.

6.6 Captions. The subject headings of the paragraphs and subparagraphs of this Agreement are included for purposes of convenience only and shall not affect the construction of interpretation of any of its provisions.

IN WITNESS WHEREOF, the Parties hereto, having been duly authorized, have executed this Development Agreement to be effective on the Effective Date.

CITY:

CITY OF KUNA, Idaho, a municipal corporation organized and existing under the laws of the State of Idaho

By: _____
Doug Hanson, Planning and Zoning Director

APPLICANT:

Meridian Mega Storage LLC an Idaho Limited Liability Company

By _____
Jason Papich,
Member

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this ____ day of _____, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared **Doug Hanson**, known or identified to me to be the Planning and Zoning Director of the City of Kuna, the municipal corporation that executed the instrument or the person who executed the instrument on behalf of said municipal corporation, and acknowledged to me that such municipal corporation executed the same.

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

_____
Notary Public for Idaho
[seal] My Commission expires:
_____

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared **Jason Papich**, known or identified to me to be the Member of the Meridian Mega Storage LLC., an Idaho limited liability company, who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

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

_____
_____
Notary Public for Idaho
[seal] My Commission expires:
_____

From: Jessica Reid
To: Paul Stevens; Catherine Feistner; Brady Barroso; J&M Sanitation; Scott FCCNWI; Chief Fratusco; ACHD; J&M Sanitation
Subject: 21-06-SUP, 21-20-DR Meridian Mega Storage Agency Transmittal
Date: Thursday, November 18, 2021 4:58:41 PM
Attachments: image001.png
21-06-SUP, 21-20-DR Meridian Mega Storage Agency Transmittal Packet.pdf

November 18, 2021

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

FILE NUMBER:	21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) – Meridian Mega Storage
PROJECT DESCRIPTION	Matt Sanchi of ZGA Architects, on behalf of his client Jason Papich, requests Special Use Permit & Design Review approval for an approx. 14.86-acre development which includes: Enclosed RV & self-storage; outdoor RV storage; self-storage office with second-floor living quarters; three (3) flex-space (office/warehouse) buildings; fire suppression tank/system; fencing; landscaping; and parking. The proposed project is to be completed in five (5) phases and be connected to a well & septic system until City Services are within 300 feet of the site. The subject site is located at 7370 S Meridian Road, #1 (APN: S1406325625) with a C-2 (Area Commercial) zoning designation; Section 06, Township 2 North, Range 1 East.
SITE LOCATION	7370 S Meridian Road, Meridian, ID 83642
REPRESENTATIVE	Matt Sanchi matt@zga.com
SCHEDULED HEARING DATE	Tuesday, **December 14, 2021** 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 no later than close of business Friday, December 06, 2021. 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

From: Chad Gordon
To: Jessica Reid
Cc: Paul Stevens; Catherine Feistner; Brady Barroso; Scott FCCNWI; Chief Fratusco; ACHD
Subject: Re: 21-06-SUP, 21-20-DR Meridian Mega Storage Agency Transmittal
Date: Monday, November 22, 2021 9:55:21 AM
Attachments: image001.png

Jessica,

When this project is completely built out I see that it will need a total of three double trash enclosures to handle the potential capacity of all the tenants in the front buildings.

Thanks,

On Thu, Nov 18, 2021 at 4:58 PM Jessica Reid <jreid@kunaid.gov> wrote:

November 18, 2021

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

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PROJECT DESCRIPTION	Matt Sanchi of ZGA Architects, on behalf of his client Jason Papich, requests Special Use Permit & Design Review approval for an approx. 14.86-acre development which includes: Enclosed RV & self-storage; outdoor RV storage; self-storage office with second-floor living quarters; three (3) flex-space (office/warehouse) buildings; fire suppression tank/system; fencing; landscaping; and parking. The proposed project is to be completed in five (5) phases and be connected to a well & septic system until City Services are within 300 feet of the site. The subject site is located at 7370 S Meridian Road, #1 (APN: S1406325625) with a C-2 (Area Commercial) zoning designation; Section 06, Township 2 North, Range 1 East.
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REPRESENTATIVE	Matt Sanchi matt@zga.com
SCHEDULED HEARING DATE	Tuesday, **December 14, 2021** 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
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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

--

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

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: **27 December 2021**

RE: **Public Works Comments**

Meridian Mega Storage – 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review)

The Meridian Mega Storage property, 21-06-SUP and 21-20-DR, special use permit and design review request dated 18 November 2021 has been reviewed. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Public Works staff must receive CDH septic system approval and review the civil site plan for existing and proposed utilities. After receiving approval and construction drawing review, Public Works staff can support this special use permit and 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) Equivalent Dwelling Units (EDUs) are based on the fixture count at the time a building permit is issued.
b) Sufficient fire access is required per Kuna Rural Fire District (KRFD).
c) 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.
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.

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) 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.
b) The closest sewer connection point approximately a mile and a half away. The applicant proposes constructing a septic system until utilities are constructed closer to the location. *The applicant shall provide septic system approval from Central District Health to the Public Works Department prior to the next steps in the approval process.* An operation and maintenance agreement shall also be provided to the Public Works Department.
c) The applicant's property is not connected to City services. 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) Once the development connects to City utilities, the applicant shall provide sewer connectivity for surrounding developments.
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) Once the development connects to City utilities, sewer flow models will be required to verify and accommodate pipe sizes.
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 closest water connection point is approximately a mile and a half away. The applicant proposes constructing a well system until utilities are constructed closer to the location. The applicant shall provide approval from Idaho Department of Environmental Quality to the Public Works Department. An operation and maintenance agreement shall also be provided to the Public Works Department.
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) The applicant's property is not connected to City services. 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 water infrastructure must meet or exceed City of Kuna requirements.
e) Once development connects to City utilities, water flow models will be required to verify and accommodate adequate water supply and fire suppression.
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. City Code 6-4-2 requires the subdivision to connect to the City municipal irrigation system. City Code 5-16-3-B.2 states pressurized irrigation utilities shall be extended to each parcel when pressurized irrigation is available within three hundred (300) feet of the parcels. It is expected the applicant will connect to City pressurized irrigation services, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.
b) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
c) The closest pressurized irrigation connection point is approximately a mile and a half away. The applicant proposes constructing a well system until utilities are constructed closer to the location. The applicant shall provide approval from Idaho Department of Environmental Quality to the Public Works Department. An operation and maintenance agreement shall also be provided to the Public Works Department.
d) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
e) Annexation into the municipal irrigation system and pooling of water rights is a requirement of the final plat approval.
f) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
g) Once development connects to City utilities, pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply.

h) All residential, common lots, and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection and assessment fee.

7) Grading and Storm Drainage

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

8) As-Built Drawings

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

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

Director
Jace Hellman
jhellman@kunaid.gov

Senior Planner
Troy Behunin
tbehunin@kunaid.gov

Planner II
Doug Hanson
dhanson@kunaid.gov

Planning Services Specialist
Jessica Reid
jreid@kunaid.gov

KUNA
Planning & Zoning

February 8, 2022

RE: Realignment of Mid-Mile Collector

Salutations,

The City of Kuna provided comments on the Ada County Highway District (ACHD) 2022 Master Street Map Update regarding realignment of the Mid-Mile Collector.

The City of Kuna supports realignment of the Collector Road located on the east side of Meridian Road/Hwy 69, which is currently aligned with W Paint Horse Lane on the west side of Meridian Road/Hwy 69, back to the true Mid-Mile alignment with W Aristocrat Drive located on the east side of Meridian Road/Hwy 69.

Kuna Planning and Zoning Staff believes this realignment will better adhere to existing alignment standards/policies, as well as facilitate better and appropriate ingress/egress to future development.

Sincerely,

Jessica Reid
Planning Services Specialist

Cc: Jace Hellman

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=17 VICTORIA BAILEY
BRIGHTON CORPORTATION

2022-097092
12/06/2022 12:08 PM
$58.00

After recording, return to
DWT Investments LLC
2929 W. Navigator Dr., Ste. 400
Meridian, ID 83646

COOPERATIVE DEVELOPMENT AGREEMENT
(Road Construction)

THIS COOPERATIVE DEVELOPMENT AGREEMENT ("Agreement") is entered this 29TH day of November, 2022, by and between MERIDIAN MEGA STORAGE LLC, an Idaho limited liability company ("Storage") and DWT INVESTMENTS, LLC, an Idaho limited liability company ("DWT") and SCS INVESTMENTS LLC, an Idaho limited liability company ("SCS"). DWT and SCS may be collectively referred to herein as "Brighton". Storage, DWT and SCS may be referred to herein as the "parties" or a "party", as the case may be. The "Effective Date" of this Agreement shall be the last date it is signed by all parties.

Recitals

A. Storage owns certain real property located in Ada County, Idaho which is approximately shown on Exhibit A and legally described on Exhibit B ("Storage Property").

B. DWT and SCS own, as tenants in common, the real property located in Ada County, Idaho, which is approximately shown on Exhibit A and legally described on Exhibit C ("Brighton Property").

C. The Storage Property and the Brighton Property are adjacent to each other. The parties recognize that the Ada County Highway District ("ACHD"), the Idaho Department of Transportation ("ITD"), the City of Kuna ("Kuna") and the City of Meridian ("Meridian") require a collector road to be located at or near the boundary between the Storage Property and the Brighton Property, aligning at the entry of Aristocrat Drive.

D. Storage and Brighton desire to cooperate in establishing a collector road from Meridian Road easterly for approximately 415 feet, including sidewalks on both sides of the road ("Road") on or near the boundary between them, including the planning, entitlement, and construction of the Road, and sharing the costs of the Road, based on the terms and conditions contained herein.

Agreement

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Design Approval.** Several design concepts have been exchanged between the parties. The concept drawing approved ("Approved Concept") by the parties is attached hereto as

Exhibit D. Construction plans will be prepared based on the Approved Concept. Any changes to the Approved Concept shall be agreed to in writing by the parties. The Road includes two sections: (i) the "Shared Road Improvements" are all of the improvements designated on Exhibit D as Shared Cost; and (ii) the "Brighton Road Improvements" are those road improvements located to the east of the Shared Road Improvements and are designated on Exhibit D as Brighton's Cost.

2. **Construction.** The parties agree to share in the design, development and construction costs relating to the Road as described herein.

    a. Brighton will engage an engineer to prepare construction drawings for the Road based on the Approved Concept in accordance with customary industry practices, the applicable entitlements, the terms of this Agreement, and applicable law.

    b. Brighton will use its best efforts to secure approvals from Ada County Highway District ("ACHD") or the Idaho Transportation Department ("ITD") (collectively, the "Approving Agencies") of the Road in the location and configuration identified in Exhibit D. In furtherance thereof, Brighton will regularly keep Storage informed of Brighton's progress so that Storage may have proactive involvement in Brighton's efforts to secure any approval agency approval of the Road.

    c. Subject to obtaining all necessary governmental approvals, Brighton shall construct the Road using the approved construction drawings. The Road will be constructed to applicable governmental standards for commercial use based on the Approved Concept and the construction drawings.

    d. All professionals and contractors for the Road will be subject to Storage's approval, which approval will not be unreasonably withheld, conditioned or delayed (the "**Approved Vendors**"). Brighton's contracts with each Approved Vendor, and any amendments thereto, will be subject to Storage's approval, which approval will not be unreasonably withheld ("**Approved Contracts**"). Storage must be an express third-party beneficiary of any Approved Contracts, and Storage's approval may be subject to the Approved Contracts having appropriate insurance, indemnity and other provisions customary for such contracts. Storage will have no obligation to reimburse Brighton for any expense of any kind other than (a) the ordinary fees and charges of Approving Agencies related to the Road; (b) amounts properly due to Approved Vendors in accordance with the Approved Contracts; and (c) any other expense for the Road that is reasonably incurred by Brighton, but only if the expense is specifically approved in advance by Storage (the "**Approved Expenses**").

    e. In selecting Approved Vendors, Storage and Brighton will regularly consult with each other and otherwise use objective, fair and transparent means with the goal of achieving the best result in terms of price, quality, schedule and other relevant considerations. No related party may be an Approved Vendor unless Brighton demonstrates to Storage's satisfaction that the contract with the related party is on

equal or better terms than is available with unrelated parties. A "related party" means any person related to Brighton's owners by blood or marriage, or any entity that such a person has an ownership, management or control interest in.

f. Brighton shall be responsible for fifty percent (50%) of the Approved Expenses for the Shared Road Improvements and Storage shall be responsible for fifty (50%) of the Approved Expenses for the Shared Road Improvements, as depicted on the Preliminary Estimate of Costs, attached as Exhibit E. Brighton shall be responsible for one hundred percent (100%) of the Brighton Road Improvements. The Parties agree that the Preliminary Estimate of Costs is an estimate only, and actual Approved Expenses may be higher or lower than the Preliminary Estimate of Costs. In the event that the Approval Agencies require a wider or more improved or enhanced road than that depicted in Exhibit D solely due to Brighton's proposed future use, Brighton shall be responsible for the costs of such additional widening, enhancements or improvements. If either party incurs an expense related to the Road that is not an Approved Expense, then the incurring party will pay the expense without reimbursement from the other party.

g. Promptly after receipt of Approval Agency approvals for the Road, Storage and Brighton will each deposit their share of the total Approved Expenses then unpaid (the "**Approved Budget**") into escrow (the "**Construction Escrow**") with TitleOne ("**Escrow Agent**") for disbursement in accordance with this Agreement. In the event of any increase in the Approved Budget, then Storage and Brighton will each deposit their respective share of the increase into the Construction Escrow within thirty (30) days after the increase to the Approved Budget. Upon completion of the Road and payment of all Approved Expenses related thereto, the parties will promptly authorize the escrow agent to release the remaining balance (if any) of the Construction Escrow to the parties in accordance with their respective share of the balance thereof.

h. Upon Brighton's receipt of an invoice from an Approved Vendor that is within the Approved Budget, in accordance with an Approved Contract, Brighton will promptly authorize Escrow Agent to pay the Approved Vendor from the Construction Escrow and simultaneously provide a copy to Storage.

i. Brighton agrees to have its engineering team to promptly complete the engineering for the Road and submit the engineering to Approving Agencies for review and approval. Brighton will obtain, or cause its contractors to obtain, any applicable permits and approvals for construction of the Road in order to comply with applicable law.

j. Upon Brighton's receipt of the applicable approvals from Approving Agencies, Brighton will commence (subject to seasonal limitations) and diligently pursue construction of the Road until completion thereof.

k. The deadline for substantial completion of the Road will be no later than 12 months from the date of the last approval from the Approving Agencies (the "**Road Deadline**"). Brighton agrees to substantially complete the Road by the Road Deadline, subject only

to delays caused by Force Majeure. For this Agreement, the term "substantial completion" for the Road means acceptance thereof by the Approving Agency as substantially complete.

l. Brighton represents and warrants to Storage that the Road Deadline is a reasonable period of time for it to complete all of its obligations under this Agreement with respect to the Road. If Brighton has reason to believe that it may not complete the Road by the Road Deadline, then Brighton must promptly notify Storage thereof, and thereafter take commercially reasonable actions to bring the work back on schedule and take commercially reasonable actions to mitigate potential impacts of a delayed performance.

m. Storage grants to Brighton a temporary easement on the Storage Property for access and construction of the Road and other improvements. The easement shall remain in full force and effect until the Road has been either accepted by ACHD or dedicated to ACHD, whichever is later.

3. **Conveyance of Right of Way.** The parties agree to the location of the Road in the Property on their respective properties. Brighton agrees to cause the owners of the Brighton Property to grant, transfer, convey and/or dedicate the real property they own within the Road to ACHD or ITD, as applicable. Storage agrees to cause the owners of the Storage Property to grant, transfer, convey and/or dedicate the real property they own within the Road to ACHD or ITD, as applicable, up to standard commercial collector road widths. The parties' obligation to convey the property to ACHD or ITD, as applicable, shall survive the termination of this Agreement. Brighton and Storage agree to meet the conditions required by ACHD or ITD for conveyance of the real property consisting of the Road including, but not limited to, executing deeds, easements and other documentation required by ACHD or ITD. The dedications will be without reimbursement from the other party and will be on the Approval Agency's standard forms. Each party may seek reimbursement from the Approval Agency for the value of any dedication in accordance with applicable law provided that the same does not result in any delay or denial of approval of the Road from any Approval Agency. Brighton agrees to relinquish the 25-foot access easement and will secure the release by all parties to the current access easement. In exchange for Brighton's relinquishment, Storage will grant, transfer and convey by quitclaim deed to Brighton the portion of the Storage Property lying north of the Road. Storage's obligation to quitclaim the property north of the Road shall survive the termination of this agreement.

4. **Cooperation.** The parties agree to cooperate with each other in obtaining any necessary approvals, completing and executing any required documents and/or further assurances to effectuate the agreements contained herein, including but not limited to, deeds, signing affidavits of legal interest, preliminary platting requirements, zoning requirements, comprehensive plan amendments, and/or to meet Kuna, Meridian, ACHD and/or ITD requirements. Each party shall respond as soon as possible to requests for input, assurances,

and/or signed documents, but in no event shall such response take longer than five (5) days from the other party's request unless a longer period is herein specified.

5. **Runs with Land; Binding on Successor Owners of Property.** The obligations in this Agreement benefit and burden the Property, and shall be binding on the Property and all successor owners of the Property until fully performed.

6. **Liens.** All construction pursuant to this Agreement shall be lien free, and no liens shall be permitted against the Property relating to the same, except as provided herein. In the event a lien is filed against the Property, the party causing such lien shall have it removed from the Property's title within ten (10) days of the other party's request and provide evidence of the same to such party, all at the causing party's sole cost and expense. In the event of a dispute over such lien, the party causing such lien may remove it from the Property's title by complying with the bonding requirements of other party's title company to remove the same, all at the causing parties sole cost and expense.

7. **Default.** A party shall provide written notice to the other of any alleged default under this Agreement, and the defaulting party shall have ten (10) days in which to cure such default. In addition to any rights or remedies in law or equity, a party shall have the right to lien the portion of the Property owned by a party who fails to pay any costs required by this Agreement, as a special lien and/or pursuant to any other applicable lien permitted by the Idaho Code, including, but not limited to, Idaho Code Title 45, Section 50. The failure to enforce any provision contained herein shall in no event be deemed a waiver of the right to do so thereafter. Within ten (10) days after written request by a party, a party under this Agreement shall execute a written estoppel specifying whether there are any defaults under this Agreement, and if so, the nature of such default. Any amounts not paid when due under this Agreement shall accrue interest at a rate of 18% per annum until paid.

8. **Indemnity.** The party constructing any improvements pursuant to this Agreement shall defend, indemnify and hold harmless the other party from and against any and all claims, judgments, actions, liens, loss, damages, penalties, fines, liabilities, expenses (including reasonable attorneys' fees) (collectively, "Claims") in connection with any construction activity performed by such party under this Agreement.

9. **Insurance.** Prior to commencing any work, the party constructing the improvements permitted in this Agreement shall obtain, or cause to be obtained by its contractor(s), the following minimum insurance coverage:

    a. Workers' Compensation - statutory limits
    b. Employers' Liability - $1,000,000
    c. Commercial General Liability and Business Auto Liability as follows:
        i. Bodily Injury - $2,000,000 per occurrence
        ii. Property Damage - $2,000,000 per occurrence

iii. Independent Contractors Liability; same coverage as set forth in (i) and (ii) above;
iv. Products / Completed Operations Coverage which shall be kept in effect for two (2) years after completion of work;
v. "XCU" Hazard Endorsement, if applicable;
vi. "Broad Form" Property Damage Endorsement;
vii. "Personal Injury" Endorsements;
viii. "Blanket Contractual Liability" Endorsement.

If the construction activity involves the use of the other party's real property, then the owner of such real property shall be an additional insured, and such insurance shall provide that the same shall not be canceled, or reduced in amount or coverage below the requirements of this Agreement, without at least thirty (30) days prior written notice to the named insureds and each additional insured. If such insurance is canceled or expires, then the constructing party shall immediately stop all work on or use of the other party's real property until either the required insurance is reinstated or replacement insurance is obtained. All insurance required by this Section shall be procured from companies licensed in Idaho and shall be rated by Best's Insurance Reports at not less than A/IX. All insurance may be provided under (a) an individual policy covering this location, or (b) a blanket policy or policies which includes other liabilities, properties and locations of such party (provided, however, that if such blanket commercial general liability insurance policy or policies contain a general policy aggregate of less than Five Million Dollars ($5,000,000.00), then such insuring party shall also maintain excess liability coverage necessary to establish a total liability insurance limit of Five Million Dollars ($5,000,000.00). To the extent of any deductible carried by a party, such party shall be deemed to be covering the amount thereof under an informal plan of self-insurance; provided, however, that in no event shall any deductible exceed Two Hundred Fifty Thousand Dollars ($250,000.00). Each party agrees to furnish to any other party, upon written request therefor, a certificate(s) of insurance evidencing that the insurance required to be carried by such party is in full force and effect. The insurance required above shall provide for severability of interests, and that an act or omission of one of the insureds or additional insureds, which would otherwise void or reduce coverage, shall not reduce or void the coverage as to the other named insureds.

10. **Entitlement Contingency.** Notwithstanding anything contained herein, Storage shall have until June 1, 2023 (the "Entitlement Contingency Deadline") to obtain final approval of all land use approvals and entitlements from the City of Kuna in connection with Storage's intended development of the Storage Property. The Entitlements shall include, but are not limited to: final approval of a Conditional Use Permit. At any time on or before the expiration of the Entitlement Contingency Deadline, Storage may terminate this Agreement upon written notice to Brighton if Storage determines in its sole discretion that Storage is unable or will be unable to obtain all Entitlements. On such termination, Storage with authorize Escrow Agent to pay Approved Expenses incurred to date, and this Agreement shall terminate and shall be of no

further force and effect, except Storage's obligation to convey the right of way for the Road to the Approving Agencies and quitclaim the property lying north of the road to Brighton.

a. In the event Storage terminates this Agreement due to failure to obtain Entitlements, Storage agrees that it shall remain liable for one-half of the costs of the Shared Road, which shall be reimbursed to Brighton upon (i) Storage's development of Storage's property; or (ii) the sale or other transfer of Storage's property to an unrelated third party.

11. **Notice.** All notices, demands and requests required or permitted to be given under this Agreement shall be in writing and shall be delivered personally (with written confirmation thereof), sent by nationally recognized overnight courier (subject to written delivery confirmation thereof) or sent by United States certified mail, return receipt requested, postage prepaid and addressed to the parties at their respective addresses set forth below, and the same shall be effective upon the date of personal delivery or the date upon which notice is deposited for overnight delivery or certified mail as provided above. Notice may be given by facsimile, provided that a copy of such notice is also given concurrently by a nationally recognized overnight courier or sent by United States certified mail as provided above. The initial addresses of the parties shall be as stated below each party's signature line. Upon at least ten (10) days prior written notice, each party shall have the right to change its address to any other address within the United States of America.

12. **Time of the Essence.** The parties acknowledge and agree that time is of the essence in the performance of this Agreement.

13. **Relationship of Parties.** Nothing contained in this Agreement shall be deemed or construed, either by the parties hereto or by any third party, to create the relationship of principal and agent or to create any partnership, joint venture or other association between the parties.

14. **Costs and Attorney Fees.** If either party brings or commences any legal action or proceeding to enforce any of the terms of this Agreement (or for damages by reason of an alleged breach of this Agreement), the prevailing party in such action shall be entitled to recovery of all costs and expenses of litigation, including reasonable attorneys' fees.

15. **Assignment.** Neither party may assign its rights and obligations under this Agreement without the consent of the other party in writing; however, the party constructing the improvements may be an affiliated entity of Brighton or Storage.

16. **Miscellaneous.**

a. Each exhibit attached to and referred to in this Agreement is hereby incorporated by reference as though set forth in full where referred to herein. The recitals are incorporated herein by reference as matters of contract and not mere recital.

b. This Agreement may be signed in counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one instrument.

c. Heading of such section is for convenience only and shall not be considered in construing the meaning of the content or meaning of such section.

d. This Agreement supersedes and cancels all prior negotiations between the parties with respect to the construction work described herein, and any changes, amendments, and/or modifications hereto must be in writing signed by the party against whom enforcement is sought.

e. The failure to enforce any particular provision of this Agreement on any particular occasion shall not be deemed a waiver by either party of any of its rights hereunder, nor shall it be deemed to be a waiver of subsequent or continuing breaches of that provision, unless such waiver be expressed in a writing signed by the party to be bound.

f. Time is of the essence in the performance of the obligations under this Agreement.

g. Force Majeure. Neither party will be deemed to be in breach of its the obligations under this Agreement for delays in the performance of the obligations due to following causes if beyond the control of the applicable party (collectively, "Force Majeure Events"): acts of God; acts of war or terrorism; fires; floods; epidemics; quarantine restrictions; strikes of a regional or national nature groups; freight embargoes; weather conditions which (a) were abnormal for the period of time, (b) could not have been reasonably anticipated, and (c) had an material adverse effect on the scheduled construction or development; shortages in labor or materials (provided that the shortages will not be deemed to exist merely because labor or materials are not available from "preferred providers" while the labor or materials are available from other providers). Force Majeure Events do not include (a) those that are the result of negligent or wrongful actions or inactions of either party; (b) those that do not have a real, quantifiable and adverse impact on the performance of the affected party; (c) the failures or defaults of any Subcontractor or sub-subcontractor of any tier; or (d) the failure to receive or pay money. Any party claiming a delay because of any Force Majeure Event must, within seven (7) business days after the start of the Force Majeure Event: (i) notify the other party of the specific events or occurrences that the party claims to be causing the delay; (ii) state the period of time the occurrence is expected to continue; and (iii) use diligent efforts to end the delay and minimize the effects of such event.

h. This Agreement constitutes the legal, valid, and binding obligation of the parties, enforceable against each party in accordance with its respective terms. Each party has full power and has been duly authorized to execute and deliver this Agreement and to perform and carry out all covenants and obligations to be performed and carried out by each party hereunder.

[End of Text]

Executed effective as of the Effective Date.

BRIGHTON:

Notice Address:

DWT INVESTMENTS LLC, an Idaho limited liability company

2929 W. Navigator Drive, Ste 400
Meridian ID 83642

By: Brighton Corporation, an Idaho corporation
Manager

By: _____
Robert L. Philips, President

SCS INVESTMENTS LLC, an Idaho limited liability company

3240 W. Bavaria Street
Eagle Idaho 83616

By: _____
Michael A. Hall, President

STATE OF IDAHO)
:ss.
County of Ada)

On this 6th day of December, 2022, before me, the Notary Public in and for said State, personally appeared Robert L. Phillips, known or identified to me to be the President of Brighton Corporation, the Manager of DWT Investments LLC, an Idaho limited liability company, and acknowledged to me that such corporation executed the same in said limited liability company name.

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

AMANDA MCCURRY
COMMISSION #29528
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 04/15/2023

_____
Notary Public for Idaho
My Commission expires 4/15/2023

STATE OF IDAHO)
:ss.
County of Ada)

On this 6th day of December, 2022, before me, the Notary Public in and for said State, personally appeared Michael A. Hall, known or identified to me to be the President of SCS Investments LLC, an Idaho limited liability company, and acknowledged to me that such limited liability company executed the same.

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

AMANDA MCCURRY
COMMISSION #29528
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 04/15/2023

_____
Notary Public for Idaho
My Commission expires 4/15/2023

STORAGE:

MERIDIAN MEGA STORAGE LLC, an Idaho limited liability company

By: _____
Name: Jason Pagach
Its: Managing Member

Date: 11/28/22

Notice address:

7370 S. Meridian Road
Meridian, Idaho 83642

STATE OF _____)
:ss.
County of _____)

On this ___ day of _____, 2022, before me, the Notary Public in and for said State, personally appeared _____, known or identified to me to be the _____ _____ of Meridian Mega Storage LLC, an Idaho limited liability company, and acknowledged to me that such limited liability company executed the same.

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

_____
Notary Public for Idaho
My Commission expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 Luis Obispo)

On November 28, 2022 before me, Alex J. Iversen, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Jason Papich
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ALEX JOSEPH IVERSEN
Notary Public - California
San Luis Obispo County
Commission # 2310260
My Comm. Expires Nov 19, 2023

Signature _____
Signature of Notary Public

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: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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EXHIBIT A

DEPICTION OF STORAGE PROPERTY AND BRIGHTON PROPERTY

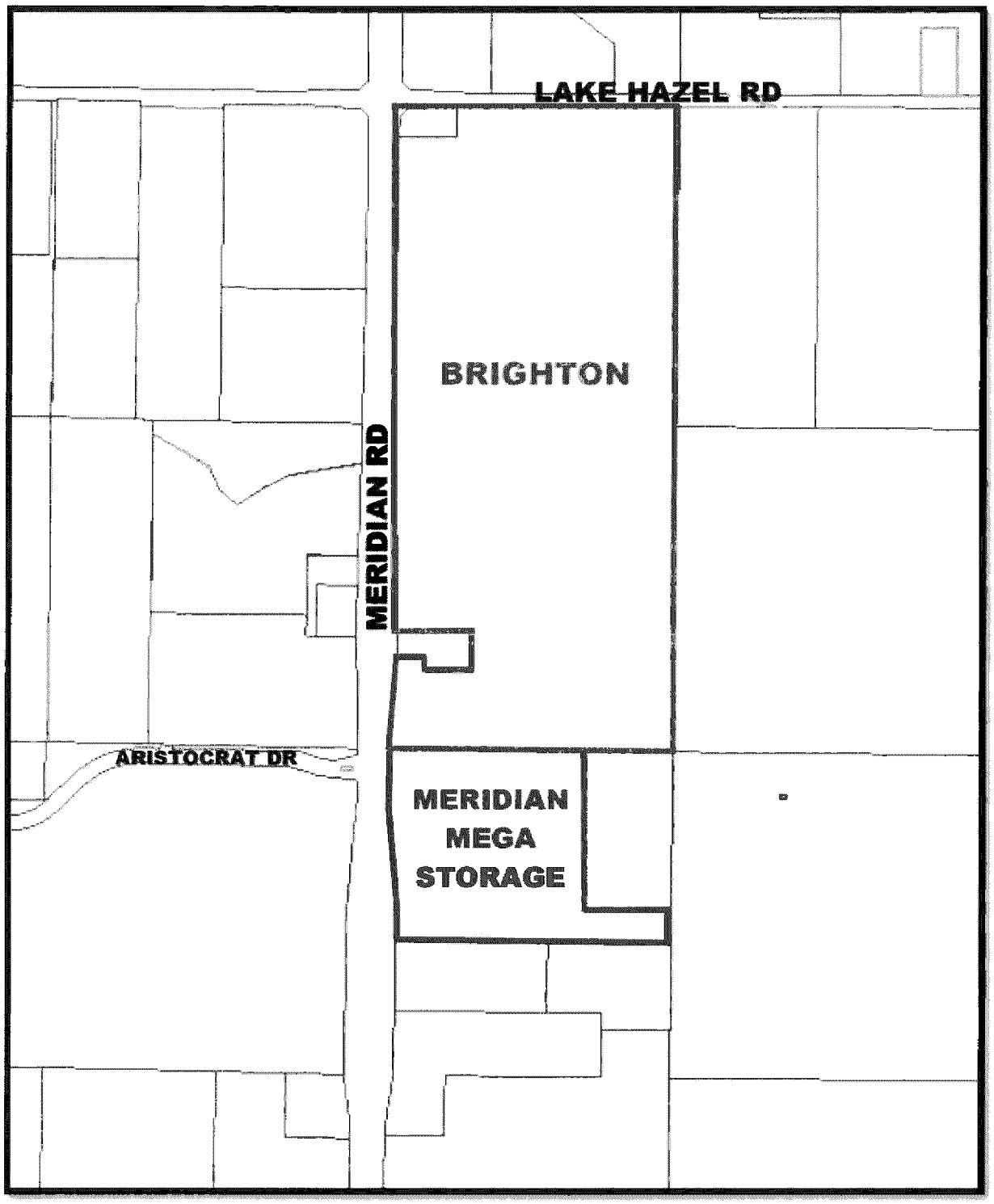


EXHIBIT B

LEGAL DESCRIPTION OF STORAGE PROPERTY

Government Lot 6, being the Northwest quarter of the Southwest quarter of Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho.

EXCEPT a roadway on the North side, reserved for use of the Northeast quarter of the Southwest quarter of Section 6, Township 2 North, Range 1 East, and being more particularly described in that Deed recorded February 6, 1978, as Instrument No. 7806454, as a roadway twenty (20) feet in width off the North side of Lot 6.

ALSO EXCEPT that portion granted to the State of Idaho under that Deed recorded on November 29, 1931, in Book 197 of Deeds at Page 518, as Instrument No. 146991, and being more particularly described as follows:

The Westerly 33 feet of Lot 6 of Section 6, Township 2 North, Range 1 East.

ALSO EXCEPTING THEREFROM:

The East 350 feet of the North 645 feet of Lot 6, being the Northwest quarter of the Southwest quarter of Section 6, Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho.

ALSO EXCEPTING THEREFROM:

That portion deeded to the STATE OF IDAHO, TRANSPORTATION DEPARTMENT, for road purposes, recorded July 3, 1996, as Instrument No. 96055736.

ALSO EXCEPTING THEREFROM:

A portion of Government Lot 6 of Section 6, Township 2 North, Range 1 East., Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the quarter corner common to Section 1, Township 2 North Range 1 West, Boise Meridian and Section 6, Township 2 North, Range 1 East, Boise Meridian; thence
South 0°53'30" West a distance of 1323.39 feet to the South line of said Government Lot 6; thence
South 89°26'56" East along the South line of Government Lot 6 a distance of 100.00 feet to the East right of way line of Highway 69, Project No. STP-3782(101), which is the TRUE POINT OF BEGINNING; thence
North 0°53'30" East along said right of way line a distance of 260 feet; thence
South 89°26'56" East parallel with the South line of said Government Lot 6, a distance of 837.69 feet; thence
South 0°53'30" West parallel to the East right of way line of Highway 69, Project STP-3782(101), a distance of 260 feet to the South line of said Government Lot 6; thence
North 89°26'56" West along the South line of said Government Lot 6, a distance of 837.69 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

A portion of Government Lot 6 of Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the West one-quarter comer of Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho and running South 0°53'50" West a distance of 1323.32 feet along the Westerly boundary of Government Lot 6, said Section 6 to the Southwest corner thereof, thence
South 89°16'49" East (formerly described as South 89°16'56" East) 937.72 feet (formerly described as 937.71 feet), along the Southerly boundary of said Government Lot 6 to the TRUE POINT OF BEGINNING; thence continuing
South 89°16'49" East, 280.65 feet to the Southeast comer of said Government Lot 6, Section 6; thence
North 0°28'47" East, 549.70 feet along the Easterly boundary of said Government Lot 6 to a set 5/8 inch Iron pin; thence
North 89°16'49" West, 500.75 feet along a line parallel with the said Southerly boundary of Government Lot 6, to a set 5/8 inch iron pin; thence
South 0°28'47" West, 289.80 feet along a line parallel with the said Easterly boundary of Government Lot 6 to a set 5/8 inch Iron pin; thence
South 89°17'25" East (formerly described as South 89°16'56" East) 222.00 feet to a found half inch iron pin; thence
South 0°53'49" West, 259.94 feet (formerly described as South 0°53'50" West 260.00 feet) to a found half inch iron pin, said point being the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM:

A portion of Government Lot 6 of Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the West quarter comer of Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho and running South 0° 53'50" West a distance of 1323.32 feet along the Westerly boundary of Government Lot 6, said Section 6 to the Southwest corner thereof; thence
South 89°16'49" East (formerly described as South 89°16'56" East) 100.00 feet along the Southerly boundary of said Government Lot 6 to the Easterly right of way line of State Highway 69; thence
North 0°53'50" East, 259.79 feet (formerly described as 260.00 feet) to the TRUE POINT OF BEGINNING from which a found 1/2 inch iron pin lies North 89°17'25" West, 0.15 feet; thence continuing
North 0°53'50" East, 289.91 feet along said Easterly right of way line of State Highway 69 to a set 5/8 Inch Iron pin; thence
South 89°16'49" East, 613.61 feet along a line parallel with the said Southerly boundary of Government Lot 6 to a found 5/8 Inch Iron pin; thence
South 0°28'47" West, 289.80 feet along a line parallel with the Easterly boundary of said Government Lot 6 to a found 5/8 Inch iron pin; thence
North 89°17'25" West, 615.72 feet to the POINT OF BEGINNING.

EXHIBIT C

LEGAL DESCRIPTION OF BRIGHTON PROPERTY

Parcel I:

Lots 4 and 5 in Section 6, Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho.

Excluding the following:

Commencing at the Northwest corner of Lot 4 in Section 6, Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho, thence
South 150 feet to a point, thence
East 290.4 feet to a point, thence
North 150 feet to a point, thence
West 290.4 feet to the Point of Beginning.

And excluding the following:

A tract of land situated in Government Lot 5 of Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, described as follows:

Commencing at a found steel pin monumenting the Northwest corner of said Section 6, thence along the Westerly line of said Section 6
South 00°28'28" West a distance of 2642.01 feet to a found P.N. nail set to mark the West quarter corner of said Section 6, thence continuing along said Westerly line
North 00°28'28" East a distance of 468.48 feet to a point; thence leaving said Westerly line
North 89°27'37" East a distance of 33.00 feet to the Real Point of Beginning; thence
North 89°27'37" East a distance of 362.40 feet to a set steel pin; thence
South 00°28'28" West a distance of 150.00 feet to a set steel pin; thence
South 89°27'37" West a distance of 190.40 feet to a set steel pin; thence
North 00°28'28" East a distance of 50.00 feet to a set steel pin; thence
South 89°27'37" West a distance of 172.00 feet to a point on the Easterly right-of-way of Idaho State Highway 69; thence along said Easterly right-of-way
North 00°28'28" East a distance of 100.00 feet to the Real Point of Beginning.

Parcel II:

Commencing at the Northwest corner of Lot 4 in Section 6, Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho; thence
South 150 feet to a point; thence
East 290.4 feet to a point; thence
North 150 feet to a point; thence
West 290.4 feet to the Point of Beginning.

Excepting therefrom:

A parcel of land on the East side of the centerline of State Highway No. 69, Project No. STP-3782 (101) Kuna Highway, as shown on the plans now on file in the office of the Idaho Transportation Department, and being a portion of Government Lots 4 and 5 of Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho.

Beginning at the quarter corner common to Section 1 of Township 2 North, Range 1 West, Boise Meridian and Sections 6 of Township 2 North, Range 1 East, Boise Meridian, said point being Station 248+39.85 of State Highway No. 69, Project No. STP-3782 (101) Highway Survey; thence
South 89°32'04" East along the South line of said Government Lot 5 a distance of 60.00 feet to a point 60.00 feet Northeasterly of Station 248+40.25 of said Highway Survey; thence
North 4°34'59" East a distance of 460.73 feet to a point 90.00 feet Northeasterly a Station 253+00 of said Highway Survey; thence
North 0°57'32" West a distance of 950.47 feet to a point in a line parallel with and 60.00 feet Northeasterly of Station 262+50 of said Highway Survey; thence
North 0°50'59" East, along said parallel line 1162.32 feet to a point apposite of Station 274 + 11.90 of said Highway Survey; thence
North 45°34'20" East a distance of 42.63 feet to a point; thence
North 87°07'10" East a distance of 270.80 feet to a point; thence
North 0°17'41" East a distance of 25.00 feet to a point in the North line of Government Lot 4; thence
North 89°42'19" West, along said North line 360.00 feet to the Northwest corner of Government Lot 4 and being Station 274+81.74 of said Highway Survey; thence
South 0°50'59" West, along the West line of said Government Lots 4 and 5 a distance of 2641.89 feet to the Place of Beginning.

EXHIBIT D

APPROVED CONCEPT

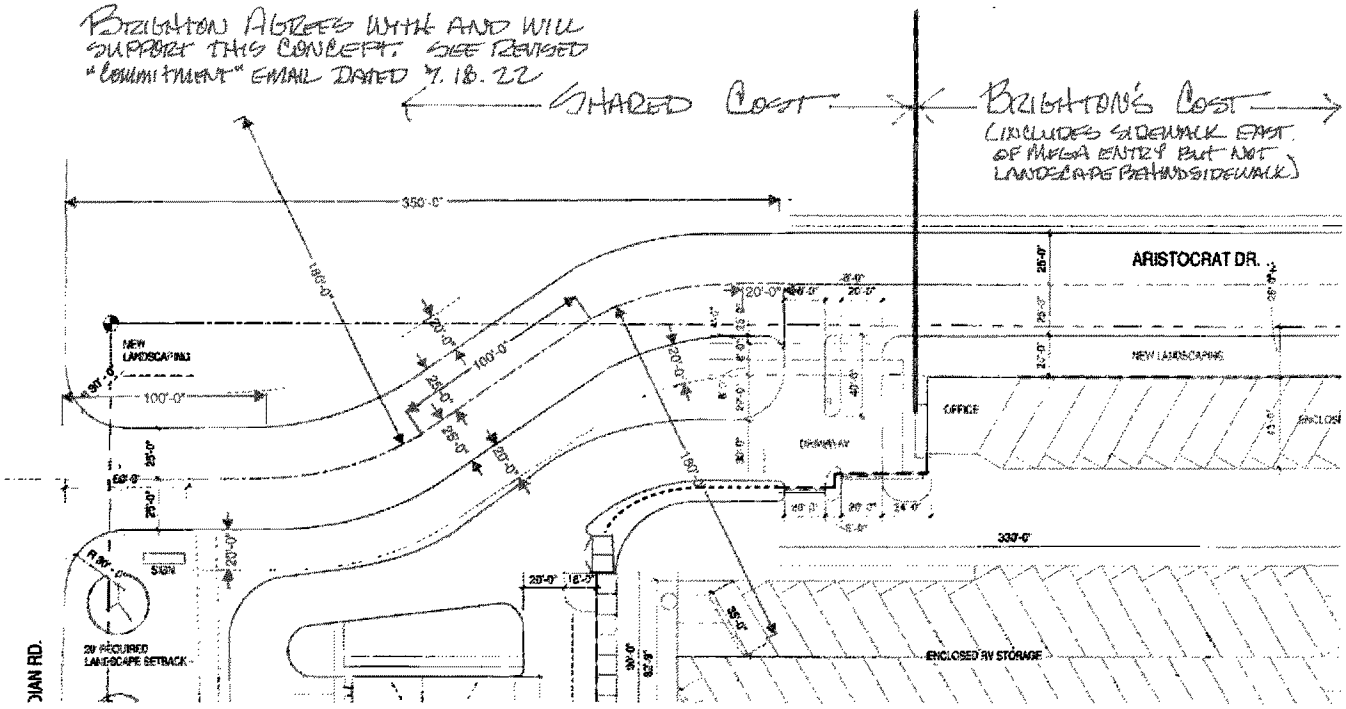


EXHIBIT E
PRELIMINARY ESTIMATE OF COSTS

September 21, 2022

PRELIMINARY ESTIMATES FOR ARISTOCRAT DR – COLLECTOR ROAD EAST OF MERIDIAN ROAD

SOURCE: Daniel Frisby | Development Estimator – Brighton Corporation

Shared Cost – Meridian Rd. to east side of Mega Storage entrance

- 435 LF - 46' back-of-curb to back-of-curb; three lanes, bicycle lanes, detached sidewalks

▪ Engineering/Staking/Other Consultants	$49,060	
▪ Gov. Fees/Permits/Entitlements	10,151	
▪ Excavation/Grading/Paving	111,552	
▪ Storm Drainage	24,010	
▪ Concrete Curb/Gutter/Sidewalk/Flatwork	50,544	
▪ Street Lighting	21,000	
▪ Contingency (10%)	26,632	
SUB-TOTAL	**$292,949**	*($146,474.50 each)*

Brighton Cost – Mega Storage Entrance to NE Corner of Wesley Property

- 761 LF - 36' back-of-curb to back-of-curb; two lanes, bicycle lanes, detached sidewalks

▪ Engineering/Staking/Other Consultants	$41,360	
▪ Gov. Fees/Permits/Entitlements	10,979	
▪ Excavation/Grading/Paving	128,496	*(incl. temp. turnaround)*
▪ Storm Drainage	41,000	
▪ Concrete	71,520	
▪ Street Lighting	29,475	
▪ Contingency (10%)	32,283	
SUB-TOTAL	**$355,113**	*($355,113 Brighton)*
PROJECT TOTAL	**$648,062**	

Project Cost Share: Mega $146,474.50 + Brighton $501,587.50 = $648,062

NOTES

- Estimated costs are based on the ZGA conceptual site plan dated 06/15/2022 *(excerpt, page 2)*. Final costs—including the allocation of *"shared costs"*—will be determined when construction plans have been approved by all agencies, and contractor bids have been accepted.
- Projected costs include traffic control for the Meridian Road tie-in. They do not include Meridian Road improvements, or widening required by ITD/ACHD, or a potential traffic signal. Nor do they include landscape or amenities.

GENERAL NOTES

A. COMPLETED PLAN OF DEVELOPMENT, BUILD OUT PER PHASED BUILDING PLAN.
B. OCCUPANCY LOAD FOR PARKING BASED ON STAFF OCCUPANCY IN BUSINESS SPACE. PARKING BASED ON THIS AREA.
C. SHIELDED WALL PACKS ON BUILDING PROVIDE ILLUMINATION TO PARKING AND DRIVES.
D. LANDSCAPE DEVELOPED PER PHASED PLAN.
E. BUSINESS OCCUPANCY IS 1/3 MAX. OF TOTAL FLEX SPACES (APPROXIMATELY 13,333 SF).

PROJECT DATA

FACILITY COMPONENTS	TOTAL	SQ. FT.	SPRINKLERED
MAIN OFFICE (FIRST FLOOR)			
RENTAL OFFICE	1	832	X
UTILITY	1	460	X
MAIN OFFICE (FIRST AND SECOND FLOOR)			
2-BED CARETAKER RESIDENCE, R-2	1	1,564	X
FLEX UNITS	25	40,000	X
UNIT #1		20,800 TOTAL	X
20'x80' UNITS	13	1,600 EACH	X
UNIT #2		19,200 TOTAL	X
20'x80' UNITS	12	1,600 EACH	X
PUBLIC RESTROOMS	2 FACILITIES	540 EACH UNIT (TOTAL 1,080)	X
OUTSIDE RV PARKING STALLS			
PHASE 1 TOTAL:	185	112,750	
PHASE 4 TOTAL:	228	165,339	
COVERED RV PARKING STALLS	18	14,850	
ENCLOSED RV PARKING STALLS	100	73,664	X
10'x10' STORAGE UNITS	45	4,500	
20'x10' STORAGE UNITS	256	51,200	
IRREGULAR SIZED UNITS ("S")	11	3,131	X
TOTAL SF OF OFFICES, RESTROOMS, AND FLEX UNITS		42,372	
TOTAL SF OF SELF STORAGE AREAS		58,831	
TOTAL SF OF ENCLOSED RV PARKING		78,910	
TOTAL SF OF COVERED RV PARKING STALLS		14,850	
TOTAL SF OF OPEN RV PARKING STALLS		78,268	
TOTAL SF OF PROJECT		**273,231 (121,282 SPRINKLERED)**	

PARKING	# OF PARKING STALLS
REQUIRED:	
9'-0" x 20'-0" PARKING STALL	38
ADA PARKING STALLS	2
ACTUAL:	
9'-0" x 20'-0" PARKING STALL	55
ADA PARKING STALLS	3 (1 VAN)
TOTAL	**58**

CONSTRUCTION TYPE (2018 IBC, SECTION 601):
IIB, SPRINKLERED

OCCUPANCY TYPES:
B (BUSINESS)
S-1 (MODERATE HAZARD STORAGE)
R-2 (RESIDENTIAL)

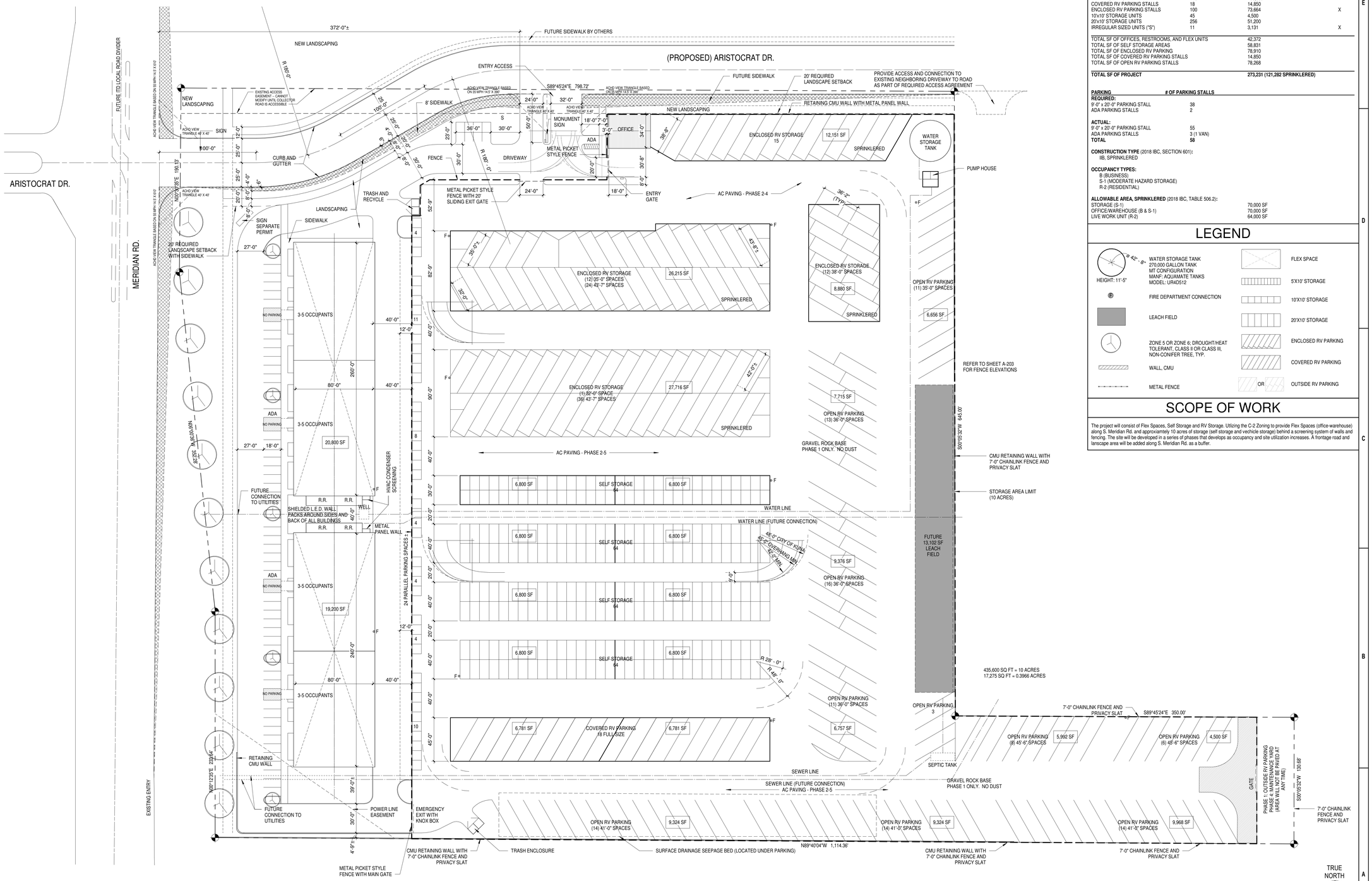
ALLOWABLE AREA, SPRINKLERED (2018 IBC, TABLE 506.2):	
STORAGE (S-1)	70,000 SF
OFFICE/WAREHOUSE (B & S-1)	70,000 SF
LIVE WORK UNIT (R-2)	64,000 SF

LEGEND

- WATER STORAGE TANK 270,000 GALLON TANK MT CONFIGURATION MANF: AQUAMATE TANKS MODEL: UR4D512 (HEIGHT: 11'-5", ⌀ 42'-6")
- FIRE DEPARTMENT CONNECTION
- LEACH FIELD
- ZONE 5 OR ZONE 6; DROUGHT/HEAT TOLERANT, CLASS II OR CLASS III, NON-CONIFER TREE, TYP.
- WALL, CMU
- METAL FENCE
- FLEX SPACE
- 5'X10' STORAGE
- 10'X10' STORAGE
- 20'X10' STORAGE
- ENCLOSED RV PARKING
- COVERED RV PARKING
- OR OUTSIDE RV PARKING

SCOPE OF WORK

The project will consist of Flex Spaces, Self Storage and RV Storage. Utilizing the C-2 Zoning to provide Flex Spaces (office-warehouse) along S. Meridian Rd. and approximately 10 acres of storage (self storage and vechicle storage) behind a screening system of walls and fencing. The site will be developed in a series of phases that develope as occupancy and site utilization increases. A frontage road and lanscape area will be added along S. Meridian Rd. as a buffer.



A1 / A-101C SITE PLAN
1" = 40'-0"

REVISIONS

NOT FOR CONSTRUCTION

Architects and Planners, Chartered
408 E. Parkcenter Blvd, Suite 205, Boise Idaho 83706

MERIDIAN MEGA STORAGE, LLC
JASON PAPICH
7370 S. MERIDIAN RD., MERIDIAN, IDAHO 83642

DATE: 20 DEC. 2022
PROJECT NO: 2063
SHEET: A-101C
SITE PLAN

C:\Users\mark\Documents\2063 KUNA STORAGE R21_markXHLUX.rvt

REVISIONS

NOT FOR CONSTRUCTION

Architects and Planners, Chartered
408 E. Parkcenter Blvd, Suite 205, Boise Idaho 83706

MERIDIAN MEGA STORAGE, LLC
JASON PAPICH
7370 S. MERIDIAN RD., MERIDIAN, IDAHO 83642

DATE: 20 DEC. 2022
PROJECT NO. 2063
SHEET: A-101a
SITE PLAN DEMOLITION

TRUE NORTH

S00°05'32"W 130.68'

S89°45'24"E 350.00'

S00°05'32"W 645.00'

N89°45'24"W 1,114.36'

S89°45'24"E 298.72'
EXISTING DRIVE

N00°30'35"E 190.13'

S82°55'52"E 352.25'

N00°12'35"E 233.64'

DEMOLISHED BUILDING

DEMOLISHED BUILDING

DEMOLISHED BUILDING

DEMOLISHED BUILDING

GRAVEL DRIVE

ASPHALT DRIVE

POWER LINE EASEMENT

EXISTING ENTRY

MERIDIAN RD.

ARISTOCRAT DR.

A1 SITE PLAN DEMOLITION
A-101a 1" = 40'-0"

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From: Jessica Reid
To: ACHD - Mindy Wallace; "Ada County Engineer"; "Adam Ingram"; Bobby Withrow; Boise Kuna Irrigation District; "Boise Project Board of Control"; "Brent Moore (Ada County)"; "Cable One TV"; Catherine Feistner; CDHD (lbadigian@cdhd.idaho.gov); "Chief Fratusco"; COMPASS; Danielle - KSD Planner; "DEQ"; "Eric Adolfson"; "Idaho Power Easements"; "Idaho Power Easements 2"; "Intermountain Gas"; ITD; "J&M Sanitation"; Jake Lorentz; Scott FCCNWI; "Krystal Hinkle"; Leon Letson (Ada County); "Marc Boyer (Kuna Postmaster)"; "Megan Leatherman"; Meridian Fire (Chief Bongiorno); "Nampa Meridian Irrigation District "; "New York Irrigation"; Olvera - NMID; "Paris Dickerson"; "Planning Manager (Ada County Development Services)"; PWoffice; "Robie Reno"; Stacy Yarrington (Ada County); TLawrence Kuna Fire; USPS
Cc: Doug Hanson
Subject: Meridian Mega Storage Agency Transmittal
Date: Thursday, December 22, 2022 4:41:42 PM
Attachments: image001.png

UPDATED Agency Transmittal – December 22, 2022

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

CASE NUMBER(S):	21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage
PROJECT DESCRIPTION	*NEW SITE PLAN RECEIVED & FUTRE MID-MILE COLLECTOR AGREEMENT REACHED* Applicant requests SUP approval for and indoor/outdoor storage facility, associated office with 2nd floor living quarters. Applicant also requests design review approval for structure elevations, parking lot and landscaping. APN: S1406325625; Section 6, Township 2 North, Range 1 East. *ACHD & ITD HAVE ALREADY PROVIDED COMMENTS*
SITE LOCATION(S)	7370 S Meridian Road Meridian, ID 83642
REPRESENTATIVE	Matt Sanchi, ZGA Architects matt@zga.com
SCHEDULED HEARING DATE	Tuesday, **February 14, 2023**, at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Jessica Reid Associate Planner jreid@kunaid.gov
PROJECT PACKET LINK	https://www.kunacity.id.gov/DocumentCenter/View/8351/Meridian-Mega-Storage-Updated-Agency-Transmittal

- The above referenced Case may have potential impacts on which your agency may wish to comment.
- *Please provide comments within 15 days; If your agency needs additional time for review, please notify our office ASAP.* We would appreciate any information as to how this action would affect the service(s) your agency provides.
- If your agency requires additional information in order for you to complete your review, please notify our office and we will do our best to provide it.
- If you have received this notification in error or if a different individual should be receiving this transmittal, please notify our office who future packets should be sent to, including their email address.

Sincerely,

Project/File: **Meridian Mega Storage/ KUNA21-0011**
This is a special use permit and design review application to allow for the development of an enclosed self and outdoor storage facility on a 14.86 acre site located at 7370 S Meridian Road in Kuna, ID.

Lead Agency: City of Kuna

Site address: 7370 S Meridian Road

Staff Approval: November 15, 2022

Applicant: Jason Papich
398 Sunrise Terrace
Arroyo Grande, CA 93420

Representative: Matt Sanchi
ZGA Architects
408 E Parkcenter BLVD, STE 205
Boise, ID 83706

Staff Contact: Mindy Wallace, AICP
Phone: 387-6178
E-mail: mwallace@achdidaho.org

A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a special use permit and design review application to allow for the development of an enclosed self and outdoor storage facility consisting of enclosed RV and self-storage, outdoor RV storage, self-storage office with second floor living quarters, three flex space buildings, fire suppression system, fencing, parking and landscaping. The project is proposed to be development in 5 phases and is to be served by well and a septic system until city services are available.

   The City of Kuna's Future Land Use Map identifies this site as mixed use.

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

Direction	Land Use	Zoning
North	Single family residential	R-4 (Meridian)
South	Rural urban transitional	RUT (Ada County)
East	Agricultural/single family residential	A/R-4 (Ada County/Meridian)
West	Single family residential	A (Kuna)

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

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

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

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

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

6. **New Center Lane Miles:** The proposed development includes 0.16 centerline miles of new public road.

7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
   - The intersection of Lake Hazel Road and Meridian Road/SH-69 is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 7-lanes east, and 7-lanes on the west leg, and signalized between 2036 and 2040.

9. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

   The BMP identifies Lake Hazel Road as a Level 3 facility and Locust Grove Road and Columbia Road as Level 2 facilities that will be constructed as part of a future ACHD project. The BMP also identifies level 1 facilities on the new collector roadways within the site. The applicant will construct the new collectors consistent with the MSM and the Roadways to Bikeways Master plan.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 260 additional vehicle trips per day; 27 additional 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
**Meridian Road/SH-69	775-feet	Principal Arterial	1,423	N/A
Lake Hazel	N/A	Principal Arterial	351	Better Than "E"
Columbia Road	N/A	Minor Arterial	196	Better Than "E"

*Acceptable level of service for a two-lane principal arterial is "E" (690 VPH).

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

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

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 Meridian Road/SH-69 south of Lake Hazel Road was 29,153 on 10/7/21.
- The average daily traffic count for Lake Hazel Road west of Eagle Road was 6,326 on 8/29/19.
- The average daily traffic count for Columbia Road east of Meridian Road/SH-69 was 3,626 on 7/21/20.

C. Findings for Consideration

1. South Meridian Transportation Plan

The South Meridian Transportation Plan (SMTP) is a long range planning tool used to identify future roadway, intersection, and corridor needs in the South Meridian Area. Providing a framework for future roadway improvements based on the land use designations. The plan was created in collaboration with the City of Meridian and was adopted by the ACHD Commission in September of 2009

The SMTP recommend the construction of a new residential collector roadway located at the half mile between Lake Hazel Road and Columbia Road.

2. Meridian Road/SH-69

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

Staff Comments/Recommendations: ITD in the process of a corridor study for Meridian Road/SH-69 and have not provided any comments to ACHD at time of the issuance of this report.

The applicant has proposed to construct a new public street intersection onto SH-69/Meridian Road located at the half mile in alignment with Aristocrat Drive. If ITD approves a permit to allow for the

construction of this new public street intersection, then it should be constructed meeting ITD's standards.

3. New - East/West Collector Roadway

a. Existing Conditions: There are no collector roadways within or adjacent to the site.

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.

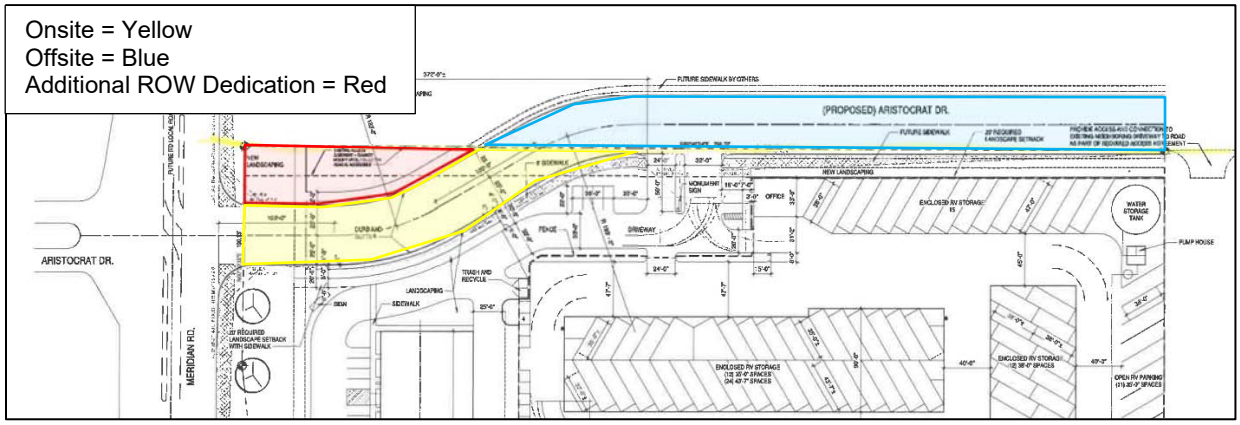
A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway

features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector is shown to be located a ¼ mile south of Lake Hazel Road in alignment with Paint Horse Lane on the west side of Meridian Road/SH-69. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, a 36-foot street section within 54-feet of right-of-way.

c. **Applicant's Proposal:** The applicant has proposed to construct a new east/west collector roadway within the site as a full 36-foot wide collector street section with vertical curb, gutter, a 4-foot wide planter strip, and 8-foot wide detached concrete sidewalks. The new collector is proposed to intersect SH-69/Meridian Road in alignment with Aristocrat Drive located on the west side of SH-69/Meridian Road across from the site. As the roadway moves east, it is proposed to transition north of the site. As the roadway moves north, curb, gutter, and a future 8-foot wide detached sidewalk are proposed to be constructed within the site, with the other roadway improvements constructed on the parcel to the north (pavement, curb, gutter, and sidewalk on the north side of the roadway). The applicant has indicated that these proposed improvements have been coordinated with the property owner to the north, Brighton Corporation.



d. **Staff Comments:** As noted above, a residential collector at the half mile between Lake Hazel Road and Columbia Road, in alignment with Aristocrat Drive on the west side of Meridian Road across from the site, was recommended as part of the adoption of the SMTP in 2009 and this was further memorialized as part of the ACHD's adoption of the 2009 and 2013 MSM. As part of the 2016 MSM update this collector was moved a quarter mile north to align with Paint Horse Lane on the west side of Meridian Road and off the mid mile alignment. The quarter mile alignment is shown on the current (2020) MSM.

ACHD and the City of Meridian were contacted by the property owner of the parcels directly north of the site, Brighton Corporation, regarding the change in the location of the new east/west collector from the half to the quarter mile and requested an amendment to the MSM to relocate the collector roadway to the half mile, in alignment with Aristocrat Drive, as was shown on the 2009 and 2013 MSMs.

Outside of this development application and as part of current MSM update process, the City of Kuna requested this collector roadway be relocated to the half mile. This requested change is supported by the City of Kuna, Meridian, and ACHD staff and will be before the Commission for adoption in late 2022 or early 2023, as part of the MSM update.

e. **Recommendations:** The applicant's proposal generally meets District policy and should be approved, as proposed. Staff recommends that a left turn lane be constructed on the new east/west collector at its intersection with SH-69/Meridian Road. This will allow right turning

vehicles to turn onto the state highway without waiting for left turning vehicles. The turn lane should extend a minimum of 100-feet and provide appropriate tapers.

To accommodate the left turn lane at the intersection, within the site staff recommends that the applicant be required to construct the new east/west collector as a 46-foot wide collector street section with 5-foot wide asphalt bike lanes, vertical curb, gutter, and a 5-foot wide detached (or 7-foot wide attached concrete sidewalk on both sides of the roadway. 100-feet east of SH-69/Meridian Road the roadway should taper to a 36-foot wide collector roadway with 5-foot wide asphalt bike lanes, vertical curb, gutter, and a 5-foot wide detached (or 7-foot wide attached concrete sidewalk on both sides of the roadway.

As the roadway extends east offsite and moves to the parcel north of the site onto property controlled by Brighton Corporation, at a minimum, the applicant should be required to construct the east/west collector as half of a 36-foot wide collector street section with 5-foot wide asphalt bike lanes, vertical curb, gutter, and a 5-foot wide detached (or 7-foot wide attached concrete sidewalk on the south side of the roadway abutting the site, plus 12 additional feet of pavement (totaling 30-feet) a 3-foot wide gravel shoulder, and barrow ditch on the north side of the roadway.

OR, if the applicant desires or as part of an agreement with the adjacent property offsite, the applicant may fully construct the east/west collector roadway on the property north of the site controlled by Brighton Corporation, as proposed on the site plan. Under this scenario, the applicant should be required to construct the offsite portion of roadway as a 36-foot wide collector roadway with 5-foot wide asphalt bike lanes, vertical curb, and gutter on both sides of the roadway and a 5-foot wide detached (or 7-foot wide attached concrete sidewalk on the south side of the roadway abutting the site.

The applicant should be required to dedicate right-of-way to encompass all of the improvements.

The City of Kuna may recommend the construction of either 8-foot wide detached or attached concrete sidewalks. This would exceed ACHD's policy, which requires either a 5-foot wide detached or 7-foot wide attached concrete sidewalk and should be approved, as proposed. If street trees are desired than an 8-foot wide planter strip should be provided.

At this time ITD is in the process of completing the SH-69/Meridian Road corridor study and they have indicated that the Aristocrat Drive may be restricted to right-in/right-out only with the construction of an R-Cut median. Aristocrat Drive is located at the half mile between Lake Hazel Road and Columbia Road and in a location where ITD has allowed the installation of signal. Although not planned at this time, a signal may be warranted or considered at this intersection due to the future development of the parcels to the north and east of the site that will be able to access the new collector roadway. Because of this staff recommends additional right-of-way be dedicated on the north side of the proposed east/west collector roadway, as shown in the image below. This right-of-way would allow for easier installation of a signal if one were necessary in the future. This area could be landscaped as shown on the site plan though a license agreement with ACHD.

4. Stub Streets

a. Existing Conditions: There are no stub streets to or from the site.

b. Policy:

Stub Street Policy: District policy 7206.2.4.3 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7206.2.4, except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus

of the stub street stating that, “THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE.”

In addition, stub streets must meet the following conditions:

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

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

c. Applicant Proposal: The applicant has proposed to construct one stub street to the east, the new east/west collector roadway.

d. Staff Comments/Recommendations: The applicant’s proposal meets District policy and should be approved, as proposed. The applicant should be required to in stall a sign at terminus of the stub street which states that, “THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE.”

This stub street is proposed to extend greater than 150-feet in length, because of this the applicant should be required to construct a paved temporary cul-de-sac turnaround at the terminus of the roadway. The temporary cul-de-sac turnaround should be paved and meet the dimension standards of a standard cul-de-sac. If the temporary cul-de-sac turnaround extends beyond the right-of-way, than a temporary turnaround easement should be provided.

5. Driveways

5.1 New East/West Collector

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

b. Policy:

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

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

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

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

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

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

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

c. **Applicant's Proposal:** The applicant has proposed to construct a 64-foot wide driveway with one 24-foot wide driveway, a10-foot wide center island, and 32-foot wide driveway. The driveway is proposed to be located 444-feet east of SH-69/Meridian Road (measured centerline to centerline).

d. **Staff Comments/Recommendations:** The location of the proposed driveway meets District policy and should be approved, as proposed.

   The width of the proposed driveway does not meet District policy and should not be approved, as proposed. Consistent with ACHD's driveway width policy, the driveway will be restricted to a maximum width of 36-feet within the right-of-way and can be widened as it moves south into the site. The proposed center island should also be located outside of the dedicated right-of-way.

   If gates are to be constructed, they should be located a minimum of 50-feet from the edge of pavement of the new east/west collector roadway and a turnaround should be provided.

6. 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.

7. 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.

8. Other Access

The new east/west roadway 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.

D. Site Specific Conditions of Approval

1. Coordinate with the City of Kuna, and ITD to determine if additional right-of-way or improvements are necessary on Meridian Road/SH-69.

2. Construct a new east/west collector roadway to intersect SH-69/Meridian Road in alignment with Aristocrat Drive located on the west side of SH-69/Meridian Road across from the site.

3. Construct the new east/west collector within the site from Meridian Road 100-feet east as a 46-foot wide collector street section with 5-foot wide asphalt bike lanes, vertical curb, gutter, and a 5-foot wide detached (or 7-foot wide attached concrete sidewalk on both sides of the roadway. As the roadway moves east beyond the 100-feet taper the roadway to a 36-foot wide collector roadway with 5-foot wide asphalt bike lanes, vertical curb, gutter, and a 5-foot wide detached (or 7-foot wide attached concrete sidewalk on both sides of the roadway.

4. As the roadway extends east offsite and moves onto the parcel north (as shown in blue on page 5) of the site at a minimum, the construct the east/west collector as half of a 36-foot wide collector street section with 5-foot wide asphalt bike lanes, vertical curb, gutter, and a 5-foot wide detached (or 7-foot wide attached concrete sidewalk on the south side of the roadway abutting the site, plus 12 additional feet of pavement (totaling 30-feet) a 3-foot wide gravel shoulder, and barrow ditch on the north side of the roadway.

5. OR, if the applicant desires or as part of an agreement with the adjacent property, the applicant may fully construct the east/west collector roadway offsite on the property north of the site (as shown in blue on page 5). Under this scenario, construct the offsite portion of roadway as a 36-foot wide collector roadway with 5-foot wide asphalt bike lanes, vertical curb, and gutter on both sides of the roadway and a 5-foot wide detached (or 7-foot wide attached concrete sidewalk on the south side of the roadway abutting the site.

6. Dedicate right-of-way to encompass all of the improvements.

7. The construction of 8-foot wide sidewalks is approved, if required by the City of Kuna. If street trees are desired than an 8-foot wide planter strip should be provided.

8. Dedicate additional right-of-way between the east/west collector roadway and the north property line as shown on the image on page 5 above. Enter into a license agreement for landscaping within this right-of-way.

9. Construct one stub street to the east, the new east/west collector roadway. Install a sign at the terminus of the roadway which states that, “THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE.”

10. Other than access specifically approved with this application, direct lot access to the new east/west collector is prohibited.

11. 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.

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

13. 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.

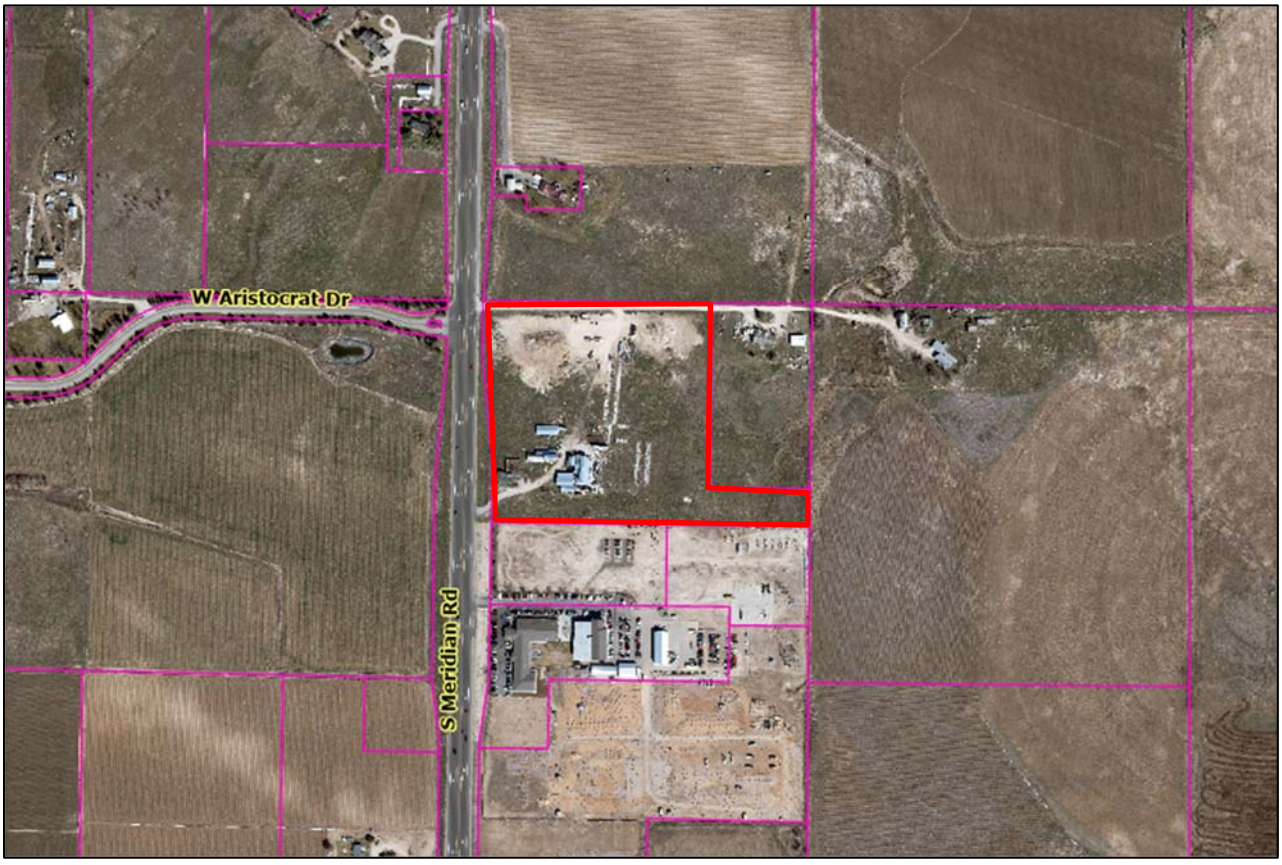
F. Conclusions of Law

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.

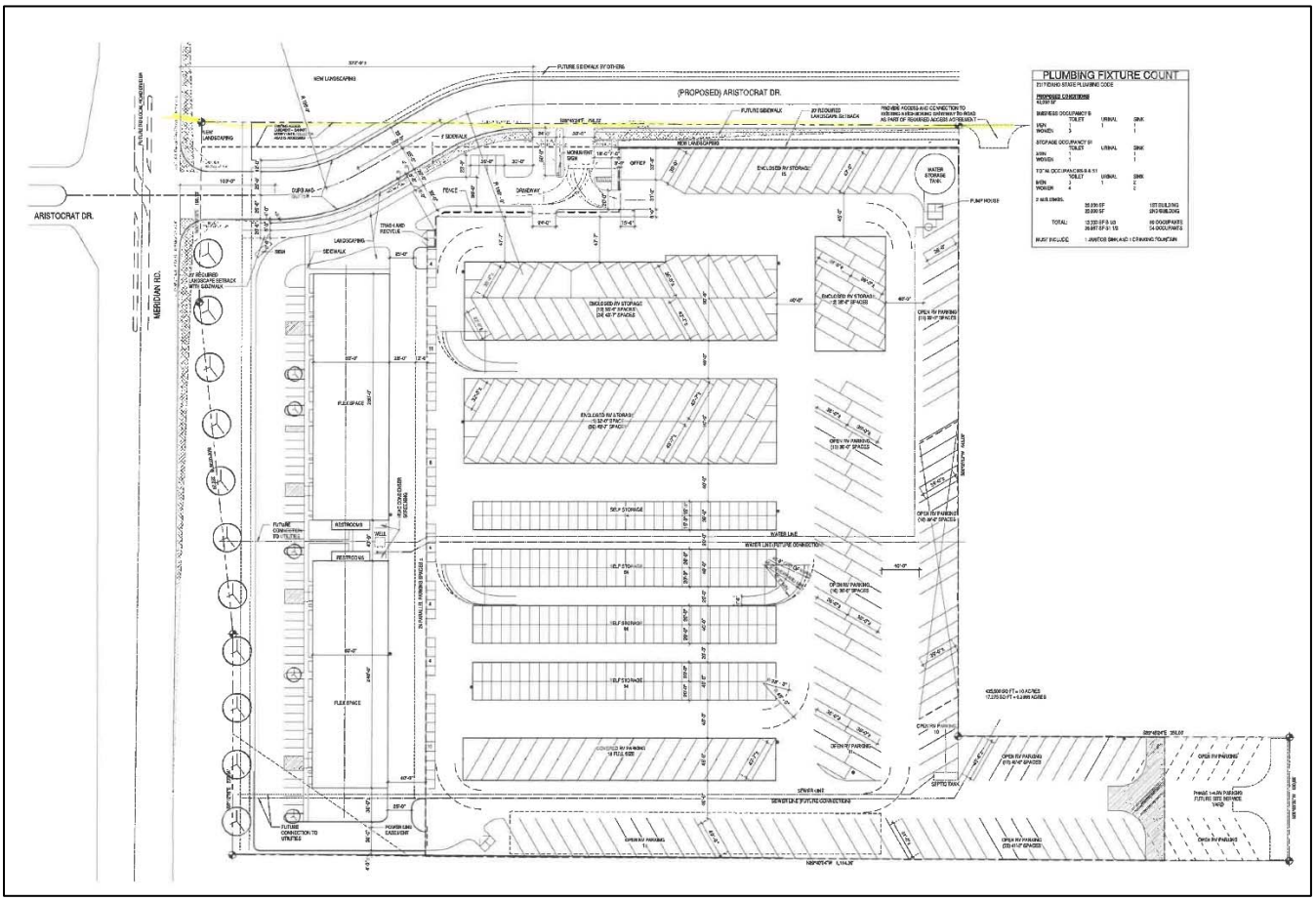
G. Attachments

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

VICINITY MAP



SITE PLAN


(PROPOSED) ARISTOCRAT DR.
ARISTOCRAT DR.
MERIDIAN RD.
PLUMBING FIXTURE COUNT

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.

Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.

    a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

       If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.

    b. The request must be in writing and delivered to the Secretary of the Highway District no later than 11:00 a.m. 2 days prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.

    c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.

    d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.

    e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.

    f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.

Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

11/22/2022

Jessica Reid
741 W 4th Street
Kuna, Idaho 83634

VIA EMAIL

Development Application	**KUNA21-0011**
Project Name	**Meridian Mega Storage**
Project Location	7370 S Meridian Road
Project Description	Special Use permit and design review application to allow for the development of an enclosed self and outdoor storage facility on a 14.86-acre site.
Applicant	Josh Papich

The Idaho Transportation Department (ITD) reviewed the referenced special use permit and design review application and has the following comments:

1. This project abuts State Highway 69 (SH-69).

2. Any addition, modification, change use, relocation, maintaining, or removal of an encroachment of the state highway or use of highway right-of-way for any purpose other than normal travel, shall obtain an Encroachment Permit to use state right-of-way.

3. 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.

4. Installation of any curb, gutter, sidewalk, or landscaping withing ITD right-of-way will need to be 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 with ITD right-of-way.
5. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State Highway.

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

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 object to the proposed application as presented at this time.

If you have any questions, you may contact me at (208)334-8337.

Sincerely,

Niki Benyakhlef
Development Services Coordinator
Niki.Benyakhlef@itd.idaho.gov

12/28/2022

Jason Papich
Papich Construction
398 Sunrise Terrace
Arroyo Grande, CA 93420

Meridian Mega-Storage Construction Near Idaho Power's Transmission Lines 526/711 (Poles 120-121)

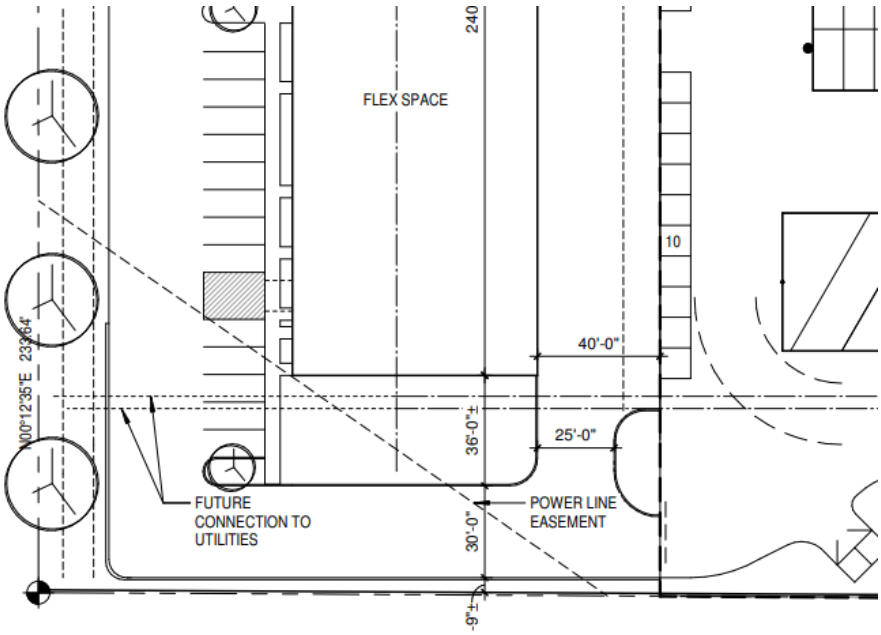
Dear Mr. Papich;

Thank you for your commitment to safety and contacting Idaho Power about building near our double-circuit transmission line ("transmission line"). This double-circuit transmission line consists of the 230,000-volt *Hubbard to Nampa* transmission circuit and 138,000-volt *Mora to Columbia* transmission circuit. Attached is Idaho Power's easement for the Transmission Line dated [Date] ("Easement"). For Idaho Power to safely exercise its rights under the Easement, the following restrictions apply to development near the Transmission Line:

Restrictions on Buildings and Structures

Based on Idaho Power's preliminary review, there are no height restrictions for buildings or structures located outside the easement area, and 40 feet horizontally from the centerline of the Transmission Line. This satisfies Idaho Power's clearance requirements for the line. **All buildings and structures should be located beyond this distance to avoid future maintenance or construction issues.**

A more detailed analysis of the clearances can be performed at your request and would require additional submittals, including a detailed plan of the proposed site improvements. Based on your site plans, provided to the City of Kuna, there may need to be a revised plan for the Phase 5 of this area. Phase 2 is indicated as "green space" in the affected area:



Restrictions on Vehicles and Equipment

National Electrical Safety Code ("NESC") clearance requirements also apply to vehicles and equipment near Transmission Lines. As the most practical way to meet these clearances, no vehicles or equipment over 14 feet in height should be brought under the Transmission Line. This height limitation will meet NESC requirements for the Transmission Line based on ground surface elevations. If you plan to use taller vehicles or equipment near the Transmission Line, please check with Idaho Power for applicable NESC clearance requirements.

Restrictions on Ground Surface Elevation Alterations

To maintain NESC's required ground clearances for the Transmission Line, the ground surface elevation below the Transmission Line should not be altered through excavations, grading, installation of berms or other changes without Idaho Power's prior written approval.

Restrictions on Vegetation

As set forth in the Easement, Idaho Power has the right to cut, trim and remove any vegetation that interferes with the Transmission Line. Idaho Power can provide recommendations on appropriate tree species for planting near power lines.

Idaho Power Access to Transmission Line

In addition to the Restrictions on Buildings and Structures discussed above, the Easement grants to Idaho Power all rights of ingress and egress necessary for the full and complete use, occupation and enjoyment of the easement. This right of access is essential for Idaho Power's ongoing operation and maintenance of the Transmission Line. Idaho Power requires at least a 14-foot-wide clear path or roadway to each Transmission Line structure and requests a 60-foot radius around each pole for Idaho Power's heavy vehicles and equipment to access the Transmission Line, where no buildings, structures, facilities or obstructions are to be placed.

Additional Legal Restrictions

In making your decision regarding the design, location and construction of your proposed improvements, it is also important to comply with the provisions of the Idaho Overhead Line Safety Act, which sets forth safety clearance requirements for activities near power lines. A pamphlet explaining the Overhead Line Safety Act is enclosed with this letter. Please review this pamphlet and follow the clearance requirements set forth in the Act whenever working near power lines.

Allowed Uses

The Easement areas described above can be used for agriculture, roads, parking, restricted-height landscaping and other similar uses that will not interfere with the Transmission Line, so long as the above restrictions are met.

If you have any further questions or need further analysis, please contact me at 208-388-2402 or jmaffuccio@idahopower.com. A copy of this letter will be sent to Kuna and your representative.

Jeffrey Maffuccio
Facility Siting Coordinator

PLEASE RETURN TO:
1221 W. Idaho St. (83702)
P.O. Box 70
Boise, ID 83707

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=4 LISA BATT
IDAHO POWER

2020-012400
01/31/2020 08:12 AM
$19.00

#711
2N 1E 4

Easement—Organization

M7 Development, LLC, an Idaho limited liability company

"Grantor(s)", of Ada County, State of Idaho, do hereby grant and convey to IDAHO POWER COMPANY, a Corporation, with its principal office located at 1221 W. Idaho Street, Boise, Idaho, 83702 (P.O. Box 70, Boise, ID 83707), its licensees, successors, and assigns, (collectively, "Grantee"), for One Dollar and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, a permanent and perpetual easement and right of way, at all times sufficient in width for the installation, erection, continued operation, maintenance, repair, alteration, inspection, and/or replacement of the following:

Combination Facilities:

(i) Overhead electrical transmission, distribution and communication lines, including fiber optics, and circuits of Grantee, attached to poles or other supports, together with guys, cross-arms, supports, stabilizers, and

(ii) underground electrical power line or lines generally including, but not limited to, buried power lines and wires, above-ground pad-mounted transformers, junction boxes, cables, conduits, communication lines, including fiber optics, other equipment, and all related appurtenances, any of which may extend above ground, in certain locations to be determined by Grantee at Grantee's sole and absolute discretion, and

(iii) any other attachments, appurtenances and incidental equipment relating to the items described in subclause (i) or (ii) above.

All of the foregoing items described in subclause (i), (ii) and (iii) are collectively referred to herein as the **"Facilities"**. Grantee shall also have the right to permit the attachment and/or use or placement of the wires, fixtures, cables and conduits of other companies or parties (all of the same being included within the definition of **"Facilities"**).

The easement and right of way granted herein shall be over, on, and across the premises belonging to Grantor(s) in Ada County, State of Idaho, in the location described below:

Grantee is hereby also granted the perpetual right of ingress and egress over Grantor's other property necessary for the full and complete use, occupation, and enjoyment of the easement hereby granted, and together with all rights and privileges incident thereto, including, but not limited to, (i) the right, at Grantee's expense, to cut, trim, and remove trees, brush, bushes, sod, flowers, shrubbery, overhanging branches and other obstructions and improvements which may injure or interfere with Grantee's use, occupation, or enjoyment of this easement, (ii) the right, at Grantee's expense, to excavate and refill ditches and trenches for the location of the Facilities, and (iii) the right, at Grantee's expense, to install, construct, operate, inspect, alter, maintain, replace, improve and repair any and all aspects of Grantee's Facilities on, over, under and across the lands subject to this easement.

The location of the easement and right of way granted herein is described as follows:

See attached Exhibits "A" and "B"

Grantor shall not alter the grade or elevation of the land within the right-of-way existing on the date hereof through excavations, grading, installation of berms, or other activities without the prior written approval of Grantee. Grantor shall not place or build any structure(s) within the easement area except fences and except as otherwise approved by Grantee in writing.

This Easement shall run with the land and be binding upon the parties' successors and assigns.

(Signature page immediately follows)

Checked by: _____
Work Order #: 27485178

Executed and delivered this 30th day of December, 2019.

Signature(s) of Grantor(s) *(Include title where applicable)*:

Bob Hurtt

By: Bob Hurtt

Title: Manager

Corporate Verification

STATE OF Idaho }
ss.
COUNTY OF Ada }

I, ILENE JOHNSON *(Notary's Name)*, a notary public, do hereby certify that on this 30TH day of DECEMBER, 20 19, personally appeared before me BOB HURTT MGR *(Individual's Name Including Title)* and BOB HURTT MGR *(Individual's Name Including Title)*, who, being by me first duly sworn, declared that he is respectively the duly authorized person(s) of M7 Development, LLC *(Organization Name)*, that he/she signed the foregoing document, and acknowledged to me that he/she executed the same as the free act and deed on behalf of said organization.

(NOTARY SEAL) ILENE JOHNSON
COMMISSION #53341
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/20/2022

Ilene Johnson
Notary Public
My Commission Expires on 10-20-22

IDAHO POWER®
An IDACORP Company

EXHIBIT A

LEGAL DESCRIPTION

An 80-foot wide powerline easement across a portion of Government Lot 6 of Section 6, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho affecting the Grantor's Parcel as described in Quit Claim Deed Instrument No. 104118519, records of Ada County; said easement being more particularly described as follows:

COMMENCING at a 2-¼-inch Aluminum Cap in Casting marking the West ¼ Corner of said Section 6, from which a 2 ½-inch Aluminum Cap in Casting marking the Southwest Corner of said Section 6 bears South 00°53'50" West 2646.71 feet; thence South 00°53'50" West 773.31 feet along the West line of said Section 6; thence, departing said West line, South 89°06'10" East 100.00 feet to a point on the East Right-of-Way line of Meridian Road/HWY 69, said point being the Southwest corner of said Grantor's parcel; thence North 00°53'50" East 58.16 feet along the West line of said Grantor's parcel to the POINT OF BEGINNING;

Thence, continuing along said West line, North 00°53'50" East 97.03 feet;

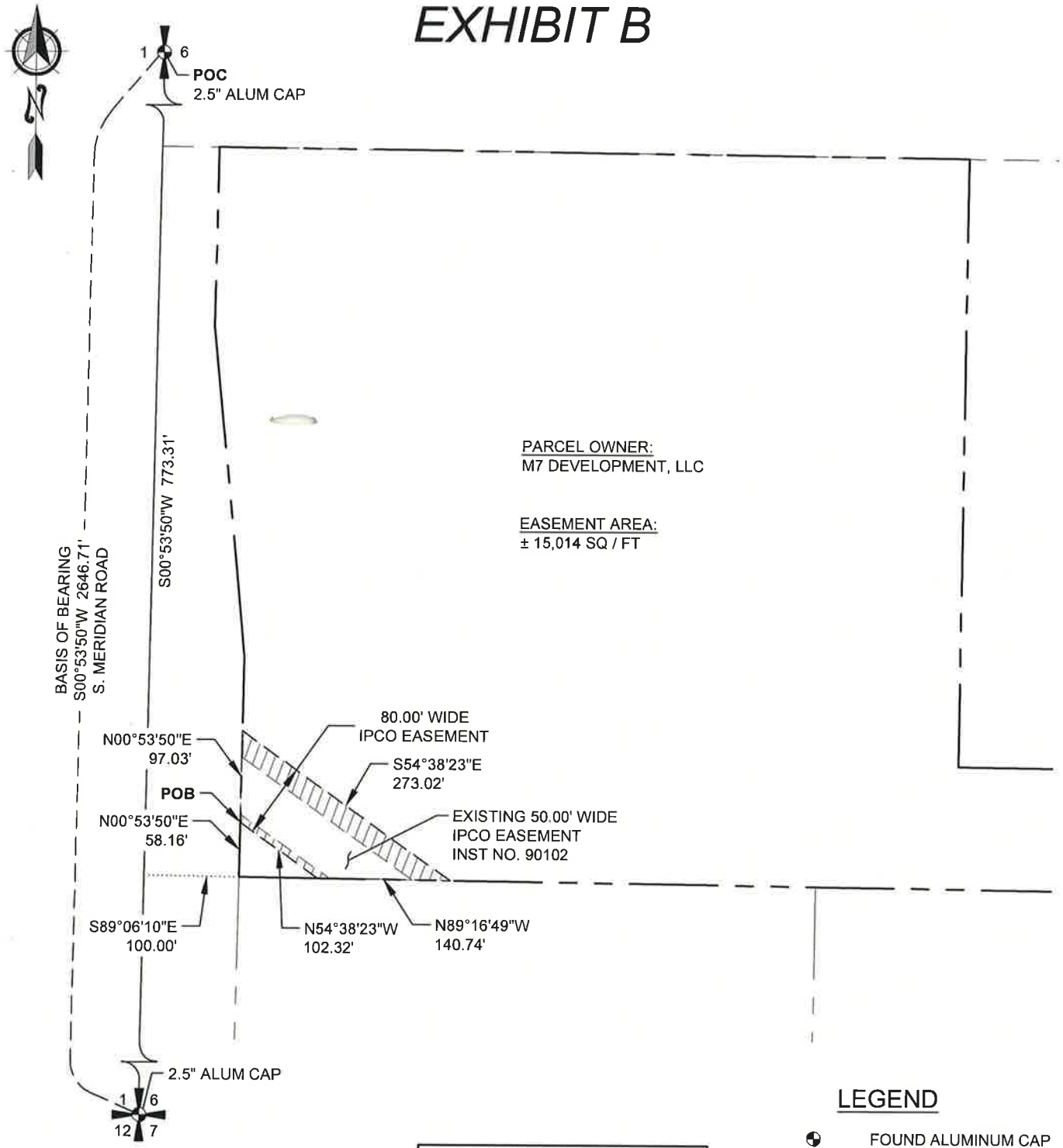
Thence, departing said West line, South 54°38'23" East 273.02 feet to the South line of said Grantor's parcel;

Thence North 89°16'49" West 140.74 feet along said South line;

Thence, departing said South line, North 54°38'23" West 102.32 feet to the POINT OF BEGINNING.

Said easement contains 15,014 square feet total (more or less) and overlaps an existing Idaho Power Company easement (Instrument Number 90102) by 8,565 square feet.

EXHIBIT B



REFERENCES

QUIT CLAIM DEED:
M7 DEVELOPMENT, LLC
INSTRUMENT NO. 104118519

EASEMENT AREAS		
EXISTING	8,565	SQ/FT
ADDITIONAL	6,449	SQ/FT
TOTAL	15,014	SQ/FT

LEGEND

- FOUND ALUMINUM CAP
- FOUND 1/4 COR.
- FOUND SECTION COR.
- ADDITIONAL EASEMENT

DS: JS	SCALE: 1" = 150'	DATE: 07/23/2019	M7 DEVELOPMENT, LLC ADA COUNTY, IDAHO SEC. 6, T. 2N, R. 1E, B.M
DR: JS	SHT: 1 / 1	WO. NO.: 27485178	
SV: JG			

IDAHO POWER
An IDACORP Company

By: JDS0865 Date: 7/23/2019 6:02 PM Path: \\dallas\LandSurvey\0-Projects 2019\CHO\Stippel\27485178-02 L-711 Hubbard to Columbia\Survey-Map(s)\DWG\Easement Exhibit B DWGs\27485178 HBRD to CLBA (M7 Development)

IDAHO POWER®
An IDACORP Company

Idaho's Overhead Line Safety Act

Facts You Need To Know... When Working Near Overhead Power Lines

To protect individuals working near overhead power lines from accidental contact, the Idaho Legislature passed into law in 1992 the Overhead Line Safety Act, or the "10-foot rule," meaning 10 feet of clearance must be maintained.

The State of Oregon has similar legislation and Occupational and Safety Health Administration (OSHA) laws include bare low-voltage lines as well.

The law says that no work activities can take place near high-voltage, overhead power lines until:

1) you notify the utility operating the line near your worksite, and

2) you and the utility complete mutually satisfactory safety precautions for the work.

Working Together

As soon as you inform your local utility of your intended work activity, you're taking the first step to ensure your safety and the safety of your crew. When and where necessary, the following can then occur:

1) Coordination of work schedules;
2) Identification of temporary mechanical barriers to prevent contact with the lines;
3) Temporary de-energizing and grounding of the lines;
4) Temporary raising or moving of lines.

Failure to Comply

Any party working within prescribed distances of an overhead line without notifying the electric utility and establishing required safety precautions, will be held directly responsible for all financial consequences of an electrical accident.

Failure to comply with this rule can carry a penalty of up to $500 for each offense in addition to the cost of injuries and repairs.

For your reference, the text of the law is printed in full on the back of this sheet.

Contact Your Utility Immediately

If you or your contractor are going to be working near overhead lines, immediately contact the local electric utility nearest your intended job site. If you don't know who operates the power lines in question, any utility will be able to help. Make your work activities as safe as possible by meeting all requirements of this law.

Please contact Idaho Power at 1-800-488-6150 for help in taking appropriate steps to ensure the safety of you and your workers.

P.O. Box 70 (83707)
1221 W. Idaho St.
Boise, ID 83702

The Idaho Overhead Line Safety Act Of 1992

55-2401. Definitions

As used in this chapter:

(1) "Authorized person" means

(a) An employee of a public utility, or a contractor or subcontractor or employee of a contractor or subcontractor of a public utility, which produces, transmits or delivers electricity, while the employee is working within the scope of his employment with or for the public utility;

(b) An employee of a public utility which provides and whose work relates to communication services or an employee of a state, county or municipal agency which has authorized circuit construction on or near the poles or structures of a public utility, while the employee is working within the scope of his employment;

(c) An employee of an industrial plant whose work relates to the electrical system of the industrial plant, while the employee is working within the scope of his employment;

(d) An employee of a cable television or communication services company or an employee of a contractor of a cable television or communication services company, if specifically authorized by the owner of the poles to make cable television or communication services attachments, while the employee is working within the scope of his employment; or

(e) An employee or agent of a state, county or municipal agency which has or whose work relates to overhead electrical lines or circuit construction or conductors on poles or structures of any type, while the employee is working within the scope of his employment.

(2) "Contractor" means any person, sole proprietorship, partnership, joint venture, corporation, or other business entity doing business in the state of Idaho which contracts, subcontracts or otherwise agrees or undertakes to perform any function or activity upon any land, building, highway, waterway or other premises.

(3) "High voltage" means voltage in excess of six hundred (600) volts measured between conductors or between a conductor and the ground.

(4) "Overhead line" means all electrical conductors installed above ground.

(5) "Person" means any individual or business entity of any kind.

(6) "Public utility" means any publicly, cooperatively or privately owned utility which owns or operates a high voltage overhead line.

55-2402. Activity Near Overhead Line — Safety Restrictions

Unless danger against contact with high voltage overhead lines has been effectively guarded against as provided in section 55-2403, Idaho Code, a contractor, individually or through an agent or employee or as an agent or employee, shall not:

(1) Perform or require any other person to perform any function or activity upon any land, building, highway, waterway or other premises if at any time during the performance of such function or activity it is possible that the contractor or the person or any part of any tool or material used by the contractor or the person could move or be placed or brought closer to any high voltage overhead line than the following clearances:

(a) For lines nominally rated at fifty (50) kilovolts or less, ten (10) feet of clearance;

(b) For lines nominally rated at over fifty (50) kilovolts, ten (10) feet plus four-tenths (.4) of an inch for each kilovolt over fifty (50) kilovolts.

(2) Operate any mechanical or hoisting equipment or any load of such equipment, any part of which is capable of vertical, lateral or swinging motion closer to any high voltage overhead lines than the clearances specified in subsections (1)(a) and (b) of this section.

55-2403. Activity In Close Proximity To Lines — Clearance Arrangements With Public Utility — Payment

(1) If any contractor desires to temporarily carry on any function, activity, work or operation in closer proximity to any high voltage overhead line than permitted in this chapter, or in such proximity that the function, activity, work or operation could possibly come within closer proximity than permitted in this chapter, the contractor responsible for performing the work shall promptly notify the public utility owning or operating the high voltage overhead line in writing. The contractor may perform the work only after making mutually agreeable arrangements with the public utility owning or operating the line, including coordination of work and construction schedules. Arrangements may include placement of temporary mechanical barriers to separate and prevent contact between material, equipment or persons and the high voltage overhead lines, temporary deenergization and grounding, or temporary relocation or raising of the high voltage overhead lines. A written agreement identifying the arrangements and the payment to be made therefore, if any, as provided in subsection (2) of this section shall be executed by the parties.

(2) The public utility may, in conformance with its then current practice, require the contractor responsible for performing the work in the vicinity of the high voltage overhead lines to pay any actual expenses of the public utility in providing arrangements for work in close proximity to the overhead lines. The public utility is not required to provide the arrangements for work in close proximity to the overhead lines until a written agreement for payment has been made. The public utility may require payment in advance. Any surplus amounts paid to the utility shall be refunded.

(3) The public utility shall make arrangements to accommodate activity in proximity to overhead lines in accordance with the agreement of the parties. Where a date certain for completion of the clearance arrangements is not otherwise specified in the agreement, the arrangements must be completed within a reasonable time with consideration to all existing circumstances. However, any delay in completing the arrangement shall not excuse nor authorize the person, contractor or subcontractor to undertake to perform work in closer proximity to high voltage overhead lines than is provided herein, until such time as the arrangements have been completed.

(4) The public utility may deny any request for clearances which in the judgment of the utility may jeopardize the performance, integrity, reliability or stability of the utility's electrical system or any electrical system with which it is interconnected.

55-2404. Violations

(1) Any contractor or agent thereof violating the provisions of this chapter shall be subject to a civil penalty of not more than five hundred dollars ($500) to be imposed by the court in favor of the state and deposited in the state general account.

(2) If a violation of the provisions of this chapter results in physical or electrical contact with any high voltage overhead line, the contractor committing the violation shall be liable to the public utility owning or operating the high voltage overhead line for all damages to the facilities and all costs and expenses, including damages to third persons, incurred by the public utility as a result of the contact.

(3) County prosecuting attorneys and the attorney general are authorized to prosecute violations of the provisions of this chapter.

55-2405. Exemptions

The provisions of this chapter shall not apply to:

(1) Construction, reconstruction, operation or maintenance by an authorized person of overhead electrical or communication circuits or conductors and their supporting structures, or to electrical generating, transmission or distribution systems, or to communication systems;

(2) Agreements between public agencies to perform any work or undertaking which each public agency entering into the agreement is authorized by law to perform, provided that any such agreement shall be authorized by the governing body of each party to the agreement; or

(3) Fire, police or other emergency service workers while engaged in emergency operations, or highway districts or other governmental entities performing routine or emergency maintenance in their rights of way.

CID# 46809
© 2009 Idaho Power

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 21-06-SUP/21-20-DR

Development Name/Section Seet 6

☐ 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. 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 _____

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

☐ 6. 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

☐ 7. 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

☐ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.

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

☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.

☐ 11. Land development application, fee per lot, test holes and full engineering report is required.

☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.

☐ 13. 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

☒ 14. This site does not have septic approval - still require test holes & NP study, CDH makes no guarantee a septic permit can be issued on this property Reviewed By: Lora Baraj Date: 12/29/22

From: Chad Gordon
To: Jessica Reid
Subject: Re: Meridian Mega Storage Agency Transmittal
Date: Thursday, December 22, 2022 5:21:13 PM
Attachments: image001.png

Jessica,

We will need at least three trash enclosures for the flex office space and I will need detailed drawings with dimensions included. As well the current drawing shows the gate pole being mounted inside the walls of the enclosure and they will need to be at the ends of the CMU wall allowing the gates to open past 90 degrees and they will need to have cane bolts on each gate as well as pin holes in the ground to hold the gates both in the closed position and the open position. I will need to see a material type for the gates as well. Currently the flex buildings at 679 Best Business Way has around five dumpsters to satisfy their needs as an example. Let me know if you have any questions.

Thanks,

On Thu, Dec 22, 2022 at 4:41 PM Jessica Reid <jreid@kunaid.gov> wrote:

UPDATED Agency Transmittal – December 22, 2022

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

CASE NUMBER(S):	21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage
PROJECT DESCRIPTION	*NEW SITE PLAN RECEIVED & FUTRE MID-MILE COLLECTOR AGREEMENT REACHED* Applicant requests SUP approval for and indoor/outdoor storage facility, associated office with 2nd floor living quarters. Applicant also requests design review approval for structure elevations, parking lot and landscaping. APN: S1406325625; Section 6, Township 2 North, Range 1 East. *ACHD & ITD HAVE ALREADY PROVIDED COMMENTS*
SITE LOCATION(S)	7370 S Meridian Road Meridian, ID 83642
REPRESENTATIVE	Matt Sanchi, ZGA Architects matt@zga.com
SCHEDULED HEARING DATE	Tuesday, **February 14, 2023**, at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Jessica Reid Associate Planner

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: **7 February 2023**

RE: **Updated Public Works Comments**

Meridian Mega Storage – 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review)

The Meridian Mega Storage property, 21-06-SUP and 21-20-DR, special use permit and design review request dated 18 November 2021 has been reviewed. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Public Works staff must receive CDH septic system approval and review the civil site plan for existing and proposed utilities. After receiving approval and construction drawing review, Public Works staff can support this special use permit and 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) Equivalent Dwelling Units (EDUs) are based on the fixture count at the time a building permit is issued.
b) Sufficient fire access is required per Kuna Rural Fire District (KRFD).
c) 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.
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.

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) 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.
b) The closest sewer connection point approximately a mile and a half away. The applicant proposes constructing a septic system until utilities are constructed closer to the location. *The applicant shall provide septic system approval from Central District Health to the Public Works Department prior to the next steps in the approval process.* An operation and maintenance agreement shall also be provided to the Public Works Department.
c) The applicant's property is not connected to City services. 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) Once the development connects to City utilities, the applicant shall provide sewer connectivity for surrounding developments.
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) Once the development connects to City utilities, sewer flow models will be required to verify and accommodate pipe sizes.
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 closest water connection point is approximately a mile and a half away. The applicant proposes constructing a well system until utilities are constructed closer to the location. The applicant shall provide approval from Idaho Department of Environmental Quality to the Public Works Department. An operation and maintenance agreement shall also be provided to the Public Works Department.
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) The applicant's property is not connected to City services. 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 that 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 water infrastructure must meet or exceed City of Kuna requirements.
e) Once development connects to City utilities, water flow models will be required to verify and accommodate adequate water supply and fire suppression.
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. City Code 6-4-2 requires the subdivision to connect to the City municipal irrigation system. City Code 5-16-3-B.2 states pressurized irrigation utilities shall be extended to each parcel when pressurized irrigation is available within three hundred (300) feet of the parcels. It is expected the applicant will connect to City pressurized irrigation services, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.
b) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
c) The closest pressurized irrigation connection point is approximately a mile and a half away. The applicant proposes constructing a well system until utilities are constructed closer to the location. The applicant shall provide approval from Idaho Department of Environmental Quality to the Public Works Department. An operation and maintenance agreement shall also be provided to the Public Works Department.
d) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
e) Annexation into the municipal irrigation system and pooling of water rights is a requirement of the final plat approval.
f) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
g) Once development connects to City utilities, pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply.

h) All residential, common lots, and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection and assessment fee.

7) Grading and Storm Drainage

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

8) As-Built Drawings

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

From: Niki Benyakhlef
To: Matt Sanchi
Cc: Mark Taylor; Steve Turney; Jessica Reid
Subject: RE: Meridian Mega Storage package
Date: Thursday, February 9, 2023 2:29:44 PM
Attachments: image001.png

Hello Matt –

Thank you for sending these plans over to me for review.

As I mentioned to you on the phone, I need to talk to my manager prior to making any decisions. He was out of office today, and not due back until Tuesday. The city of Kuna needs all comments in by close of business tomorrow, and I won't be able to meet that deadline. Have you considered tabling you meeting until March or April?

I will be attending a conference on Tuesday and most of the day on Wednesday. I will touch base with you by the end of next week to see if I've made any progress on your development.

Please let me know if you have any questions.

Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Matt Sanchi <matt@zga.com>
Sent: Wednesday, February 8, 2023 1:29 PM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Cc: Mark Taylor <mark@zga.com>; Steve Turney <steve@zga.com>
Subject: Meridian Mega Storage package

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Niki,

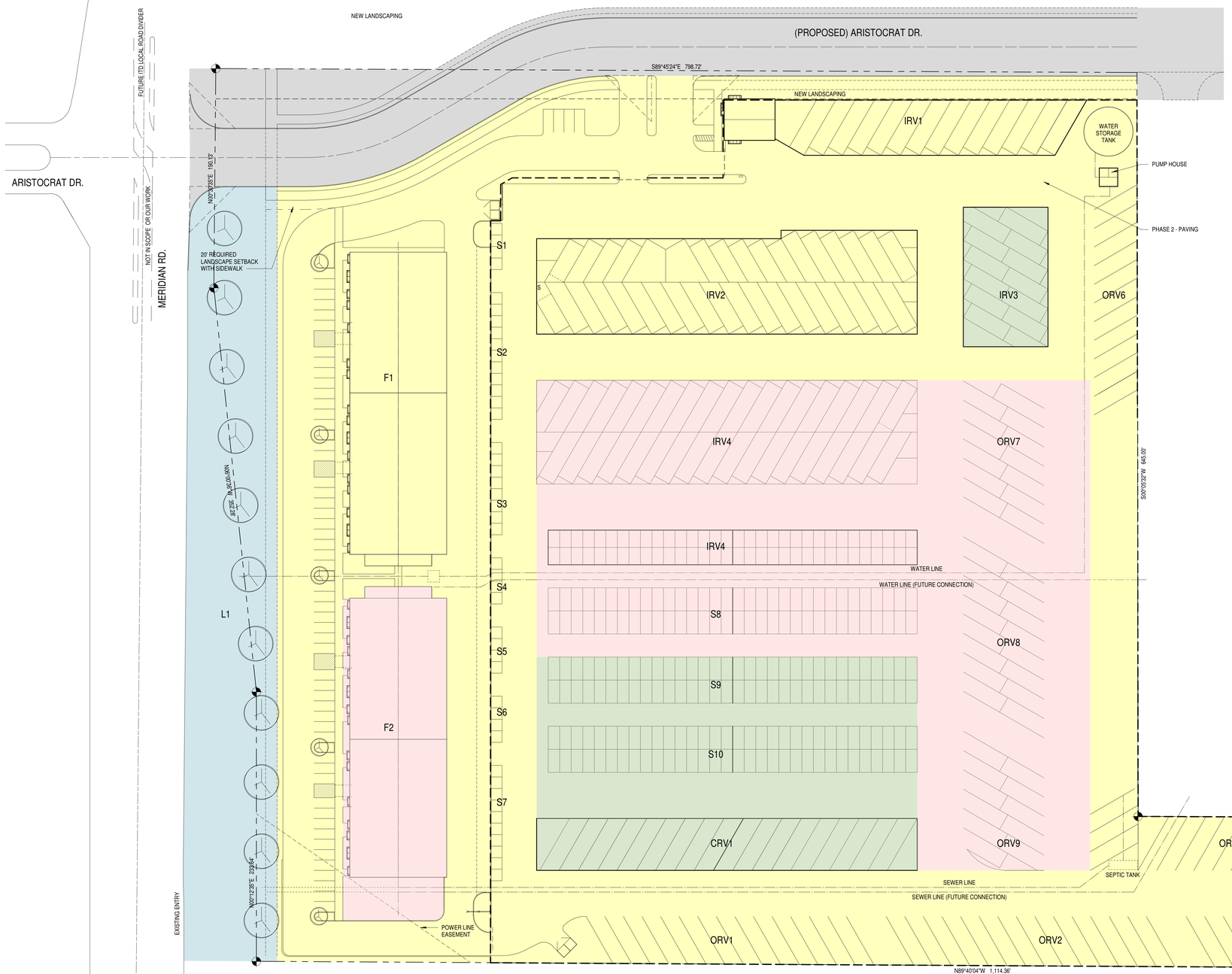
Thank you for the call. Attached is the package for review and consideration. The intent and request is to keep the existing access intact through to the completion of the road and Phase 2. At that point the access will be abandoned and the main entry, access and circulation will be moved to Aristocrat. Please let us know any considerations so we may address them prior to Tuesdays hearing.

Thank you,

Matthew Sanchi
Architect
ZGA Architects & Planners, Chartered
300 E. Mallard Dr., Suite 325 | Boise, Idaho 83706
P: 208.345.8872 | www.ZGA.com

PHASE LEGEND

PHASE 1	-	OUTDOOR RV PARKING & MERIDIAN ROAD LANDSCAPING
PHASE 2	-	ARISTOCRAT DRIVE, STORAGE, OFFICE SPACE, FLEX BUILDING #1, & INDOOR/OUTDOOR RV PARKING
PHASE 3	-	INDOOR RV PARKING, STORAGE, & FLEX BUILDING #2 PAD
PHASE 4	-	COVERED RV PARKING, STORAGE, INDOOR RV PARKING, & MAINTAINENCE YARD
NOT IN CUP SCOPE	-	ROAD WORK BY OTHER PERMIT. PHASE 2 IMPROVEMENTS REQUIRE ROAD UPDATES
LEACH FIELD NO PARKING		



A1 / A-101D SITE PLAN PHASE ALL
1" = 40'-0"

REVISIONS

NOT FOR CONSTRUCTION

Architects and Planners, Chartered
408 E. Parkcenter Blvd, Suite 205, Boise Idaho 83706

MERIDIAN MEGA STORAGE, LLC
JASON PAPICH
7370 S. MERIDIAN RD., MERIDIAN, IDAHO 83642

DATE: 20 DEC. 2022
PROJECT NO: 2063
SHEET: A-101D
SITE PLAN PHASED ALL

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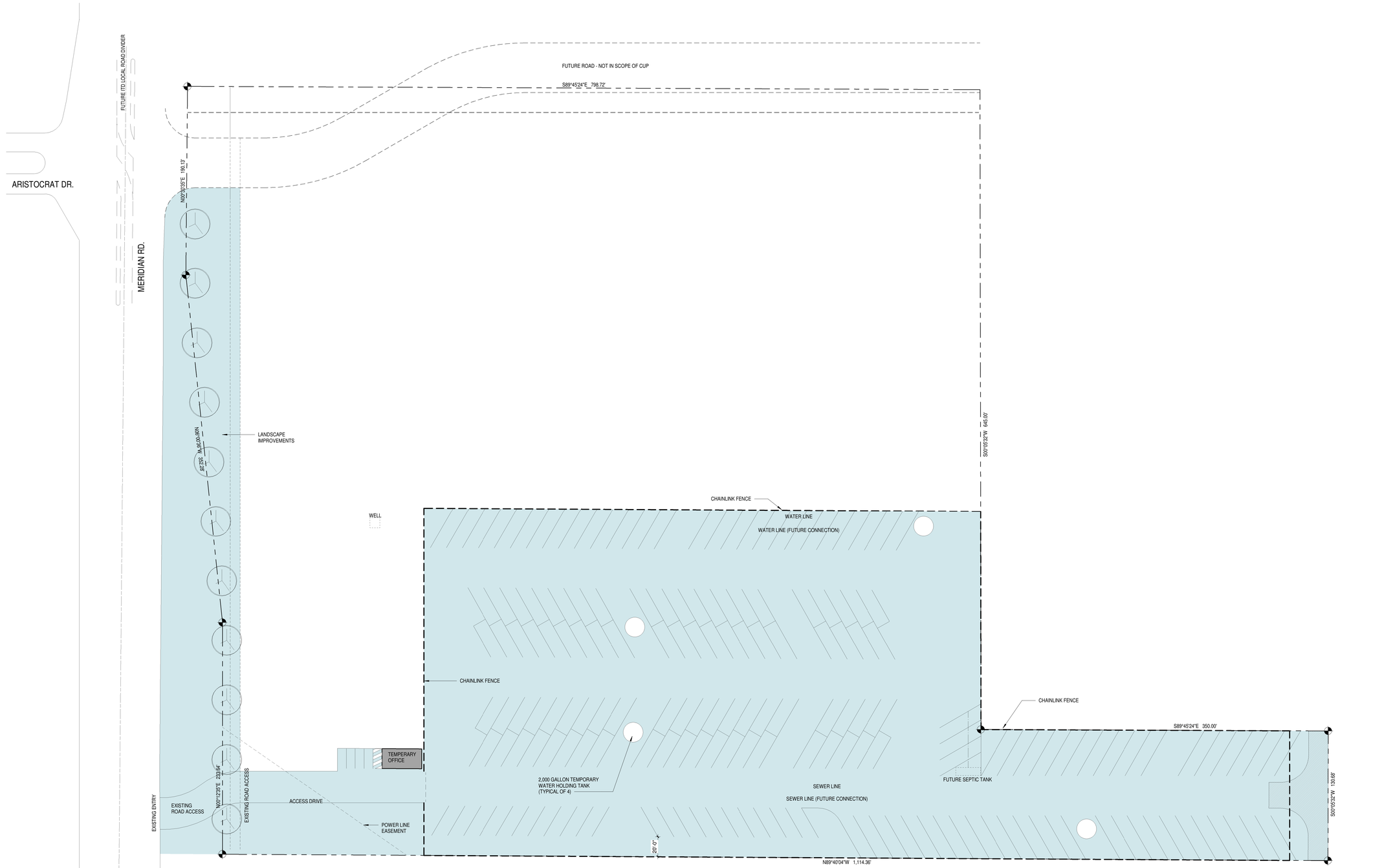

A1 / A-101B SITE PLAN PHASE I
1" = 40'-0"

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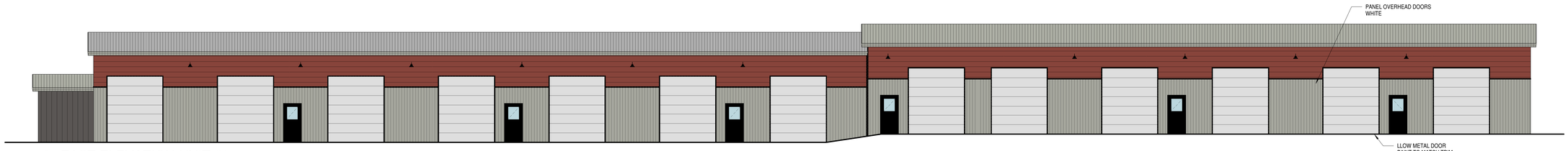
408 E. Parkcenter Blvd, Suite 205, Boise Idaho 83706

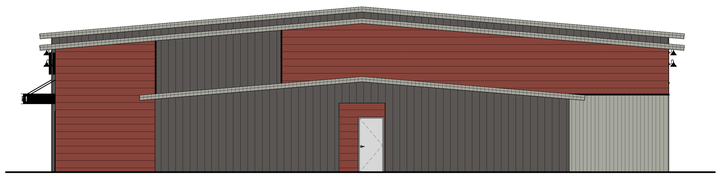
MERIDIAN MEGA STORAGE, LLC
JASON PAPICH
7370 S. MERIDIAN RD., MERIDIAN, IDAHO 83642

DATE: 20 DEC. 2022
PROJECT NO: 2063
SHEET:
A-101B
SITE PLAN PHASE I

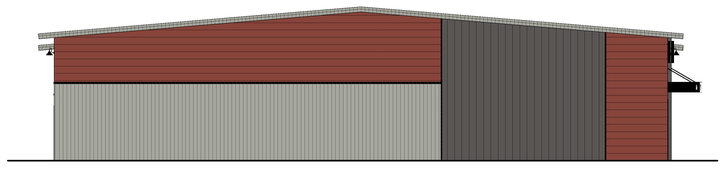
E1 / A-201 WEST ELEVATION UNIT #1
1/8" = 1'-0"



D1 / A-201 EAST ELEVATION UNIT #1
1/8" = 1'-0"



C1 / A-201 SOUTH ELEVATION UNIT #1
1/8" = 1'-0"



C3 / A-201 NORTH ELEVATION UNIT #1
1/8" = 1'-0"

REVISIONS

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408 E. Parkcenter Blvd, Suite 205, Boise Idaho 83706

MERIDIAN MEGA STORAGE, LLC
JASON PAPICH
7370 S. MERIDIAN RD., MERIDIAN, IDAHO 83642

DATE: 20 DEC. 2022
PROJECT NO. 2063
SHEET:
A-201
BUILDING ELEVATIONS

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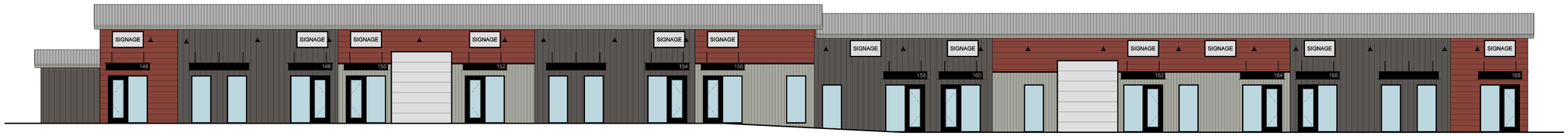
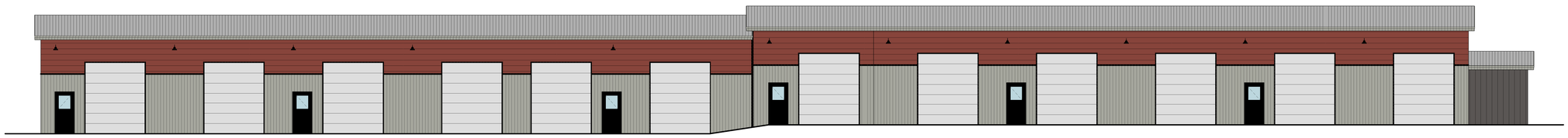
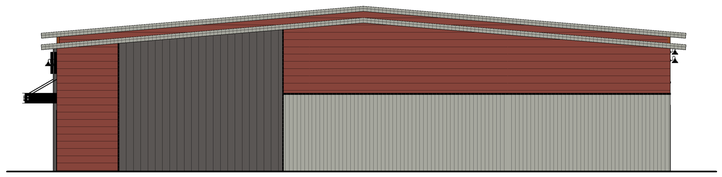


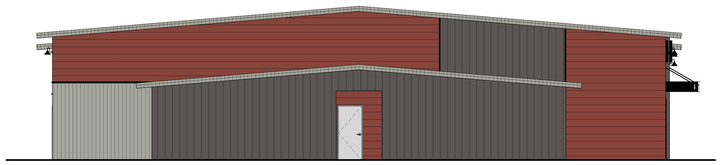
E1 A-202 WEST ELEVATION UNIT #2
1/8" = 1'-0"



D1 A-202 EAST ELEVATION UNIT #2
1/8" = 1'-0"



C1 A-202 SOUTH ELEVATION UNIT #2
1/8" = 1'-0"



C3 A-202 NORTH ELEVATION UNIT #2
1/8" = 1'-0"

REVISIONS

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408 E. Parkcenter Blvd, Suite 205, Boise Idaho 83706

MERIDIAN MEGA STORAGE, LLC
JASON PAPICH
7370 S. MERIDIAN RD., MERIDIAN, IDAHO 83642

DATE: 20 DEC. 2022
PROJECT NO: 2063
SHEET:
A-202
BUILDING ELEVATIONS

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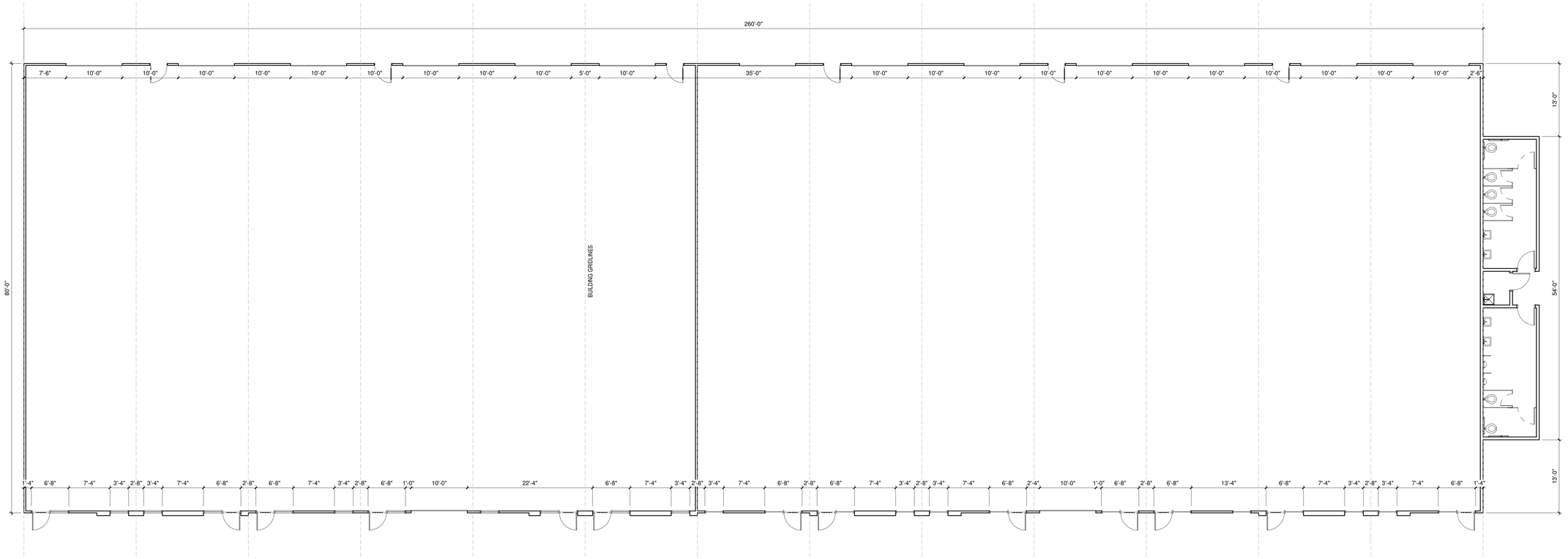
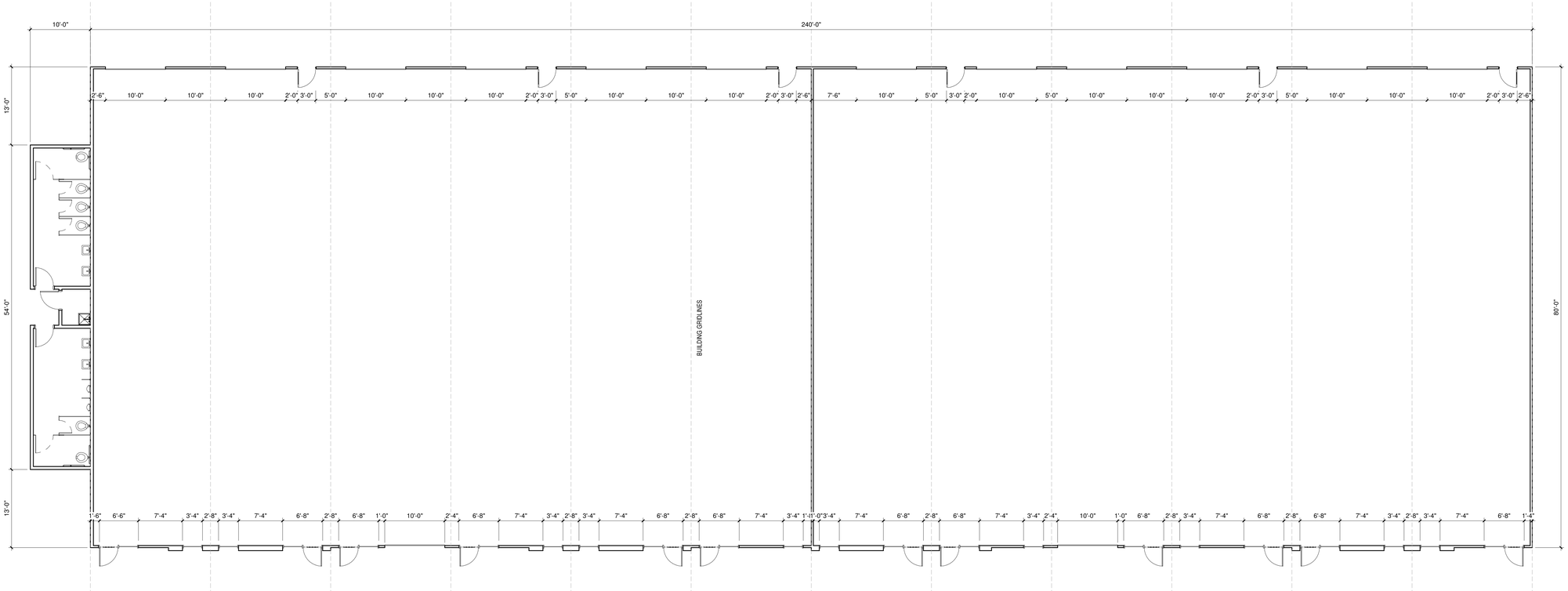


D1 A-111 FLOOR PLAN BUILDING #1

1/8" = 1'-0"



A1 A-111 FLOOR PLAN BUILDING #2

1/8" = 1'-0"

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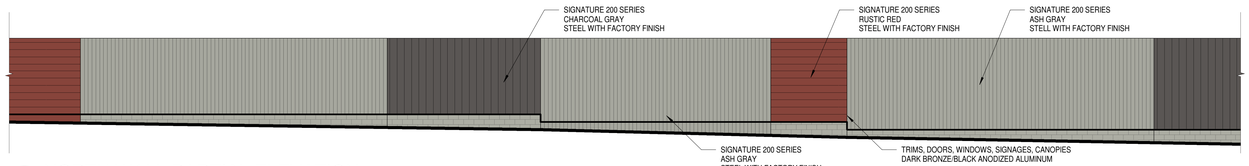
408 E. Parkcenter Blvd, Suite 205, Boise Idaho 83706

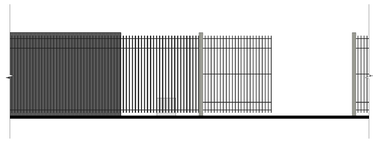
MERIDIAN MEGA STORAGE, LLC
JASON PAPICH
7370 S. MERIDIAN RD., MERIDIAN, IDAHO 83642

DATE: 20 DEC. 2022
PROJECT NO: 2063
SHEET: A-111
FLOOR PLANS WAREHOUSE/FLEX SPACES

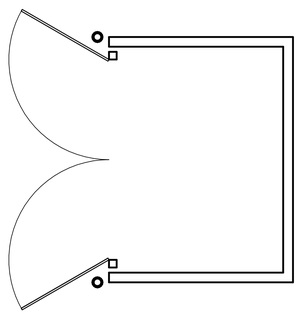


E1 A-203 NORTH WALL PARTIAL ELEVATION
1/8" = 1'-0"

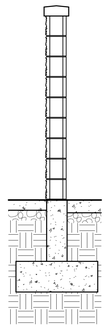
D1 A-203 WEST WALL PARTIAL ELEVATION
1/8" = 1'-0"



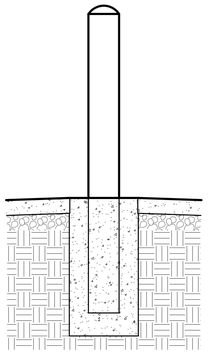
C1 A-203 WEST ELEVATION GATE
1/8" = 1'-0"



B1 A-203 TRASH ENCLOSURE
1/4" = 1'-0"

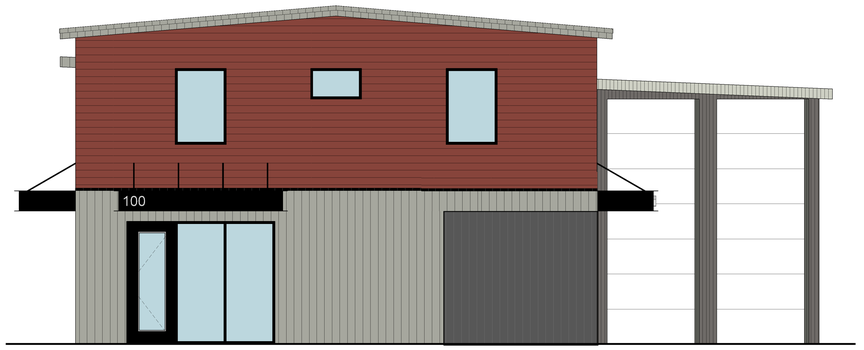


B2 A-203 TRASH ENCLOSURE CMU
1/2" = 1'-0"

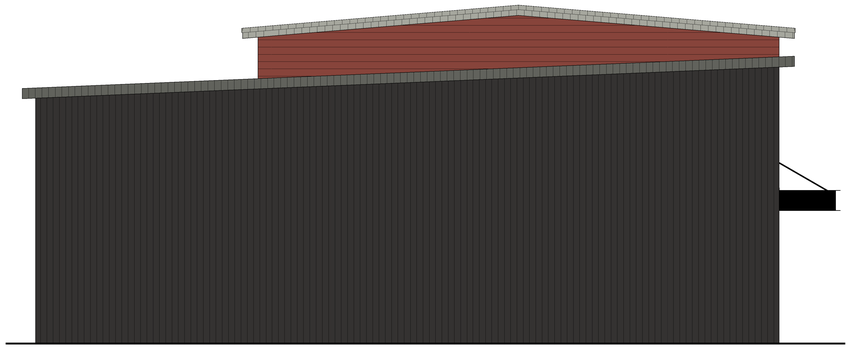


B3 A-203 BOLLARD
3/4" = 1'-0"

A1 A-203 CHANILINK FENCE WITH SLATS AND RETAINING WALL
3" = 1'-0"



E5 A-203 WEST ELEVATION
1/4" = 1'-0"



C5 A-203 EAST ELEVATION
1/4" = 1'-0"

B4 A-203 NORTH ELEVATION
1/4" = 1'-0"

C4 A-203 SOUTH ELEVATION
1/4" = 1'-0"

REVISIONS

NOT FOR CONSTRUCTION

Architects and Planners, Chartered
408 E. Parkcenter Blvd, Suite 205, Boise Idaho 83706

MERIDIAN MEGA STORAGE, LLC
JASON PAPICH
7370 S. MERIDIAN RD., MERIDIAN, IDAHO 83642

DATE: 20 DEC. 2022
PROJECT NO: 2063
SHEET: A-203
BUILDING ELEVATIONS

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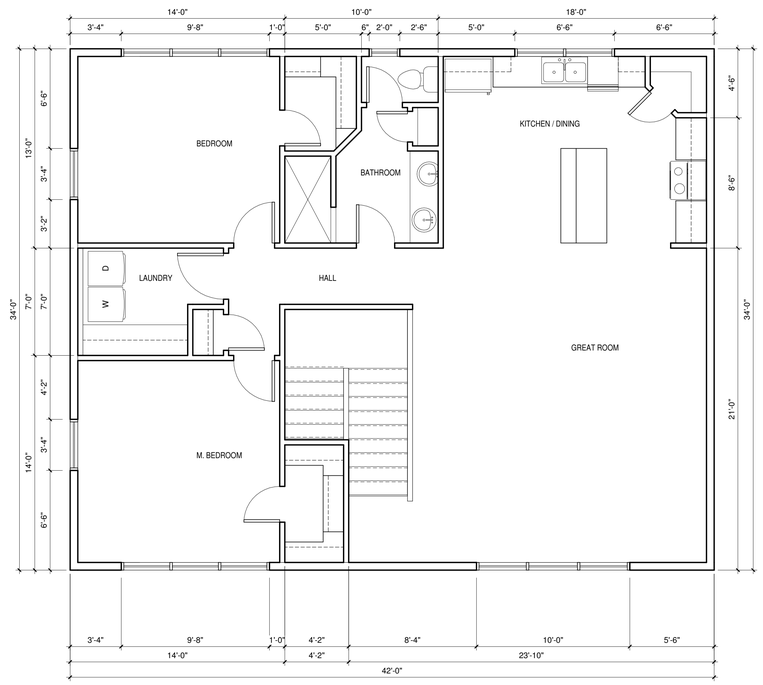
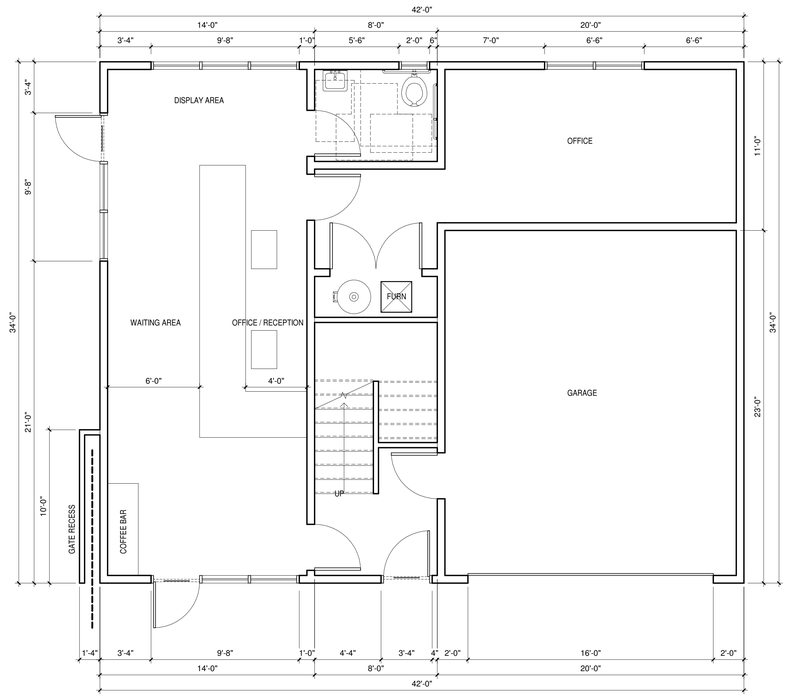


D2 A-112 SECOND FLOOR OFFICE/HOUSEPLAN
1/4" = 1'-0"



D4 A-112 MAIN FLOOR OFFICE/HOUSE PLAN
1/4" = 1'-0"

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MERIDIAN MEGA STORAGE, LLC
JASON PAPICH
7370 S. MERIDIAN RD., MERIDIAN, IDAHO 83642

DATE: 20 DEC. 2022
PROJECT NO: 2063
SHEET: A-112
FLOOR PLANS OFFICE

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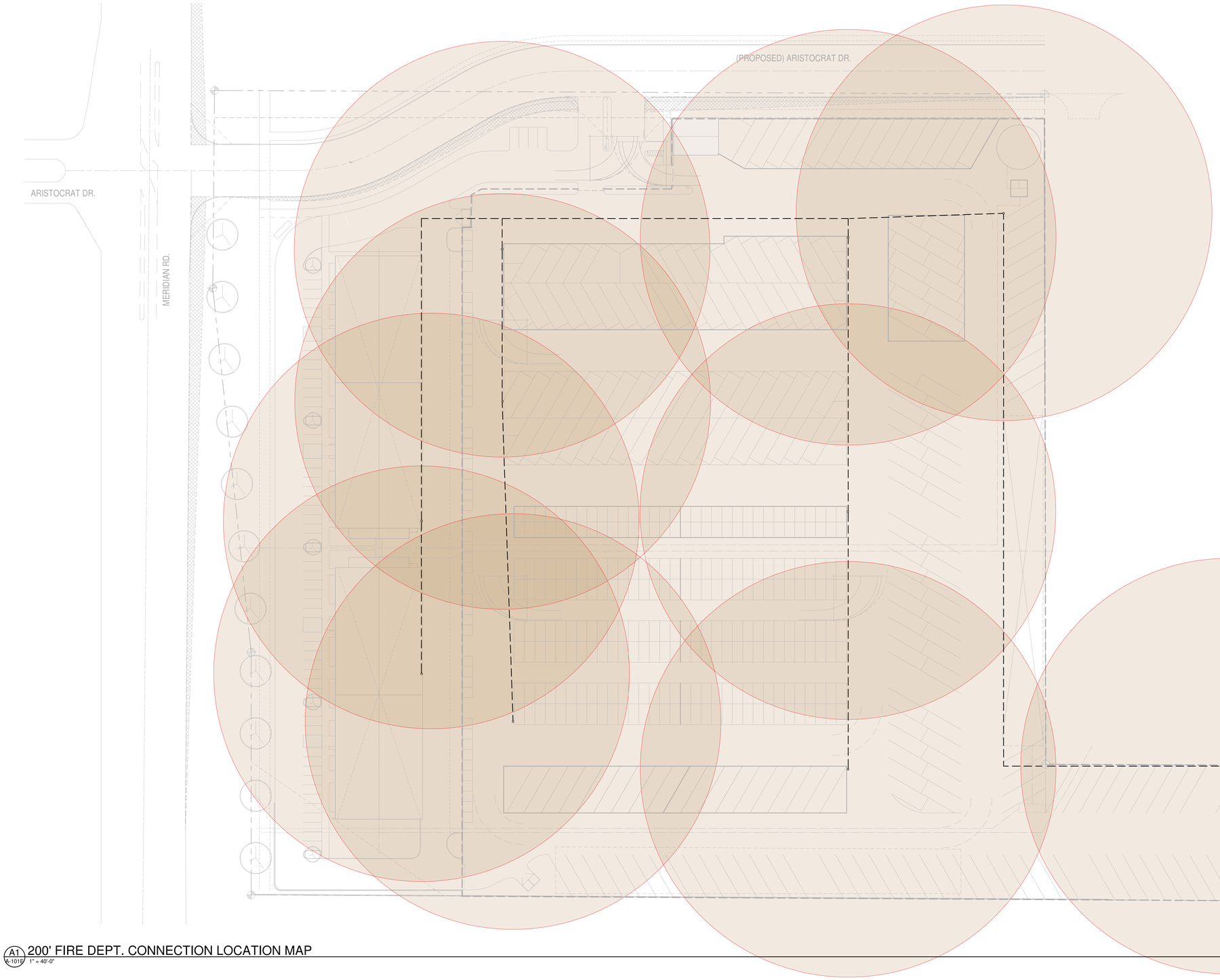

A1 / A-101E 200' FIRE DEPT. CONNECTION LOCATION MAP
1" = 40'-0"

REVISIONS

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408 E. Parkcenter Blvd, Suite 205, Boise Idaho 83706

MERIDIAN MEGA STORAGE, LLC
JASON PAPICH
7370 S. MERIDIAN RD., MERIDIAN, IDAHO 83642

DATE: 20 DEC. 2022
PROJECT NO: 2063
SHEET: A-101E
FIRE DEPT. CONNECTION LOCATION MAP

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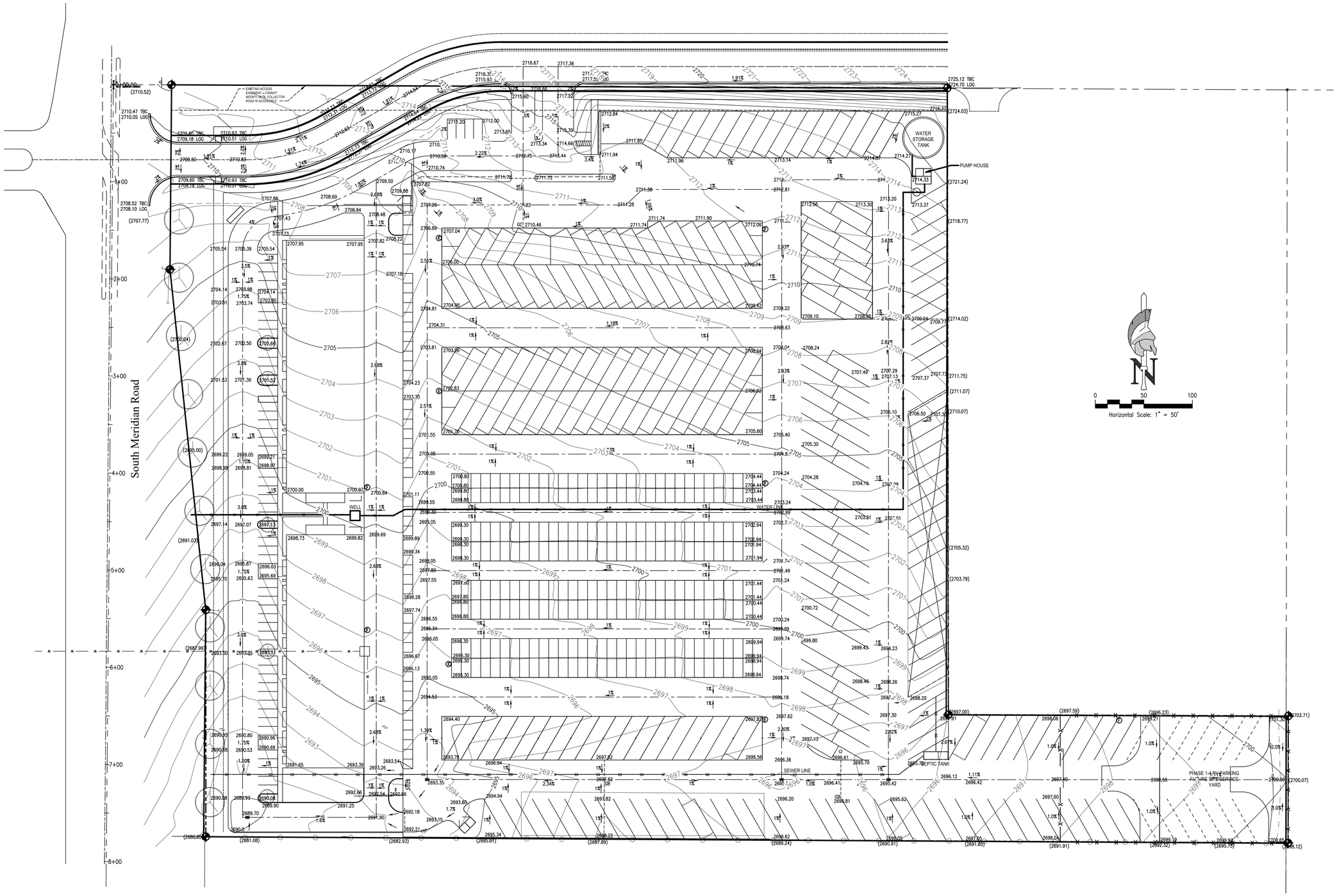


CENTURION ENGINEERS, INC.
Consulting Engineers, Land Surveyors, Planners
2323 S. Vista Ave. Ste. 206 | Boise, ID 83705
208.343.3381 | www.centengr.com

Meridian Mega Storage

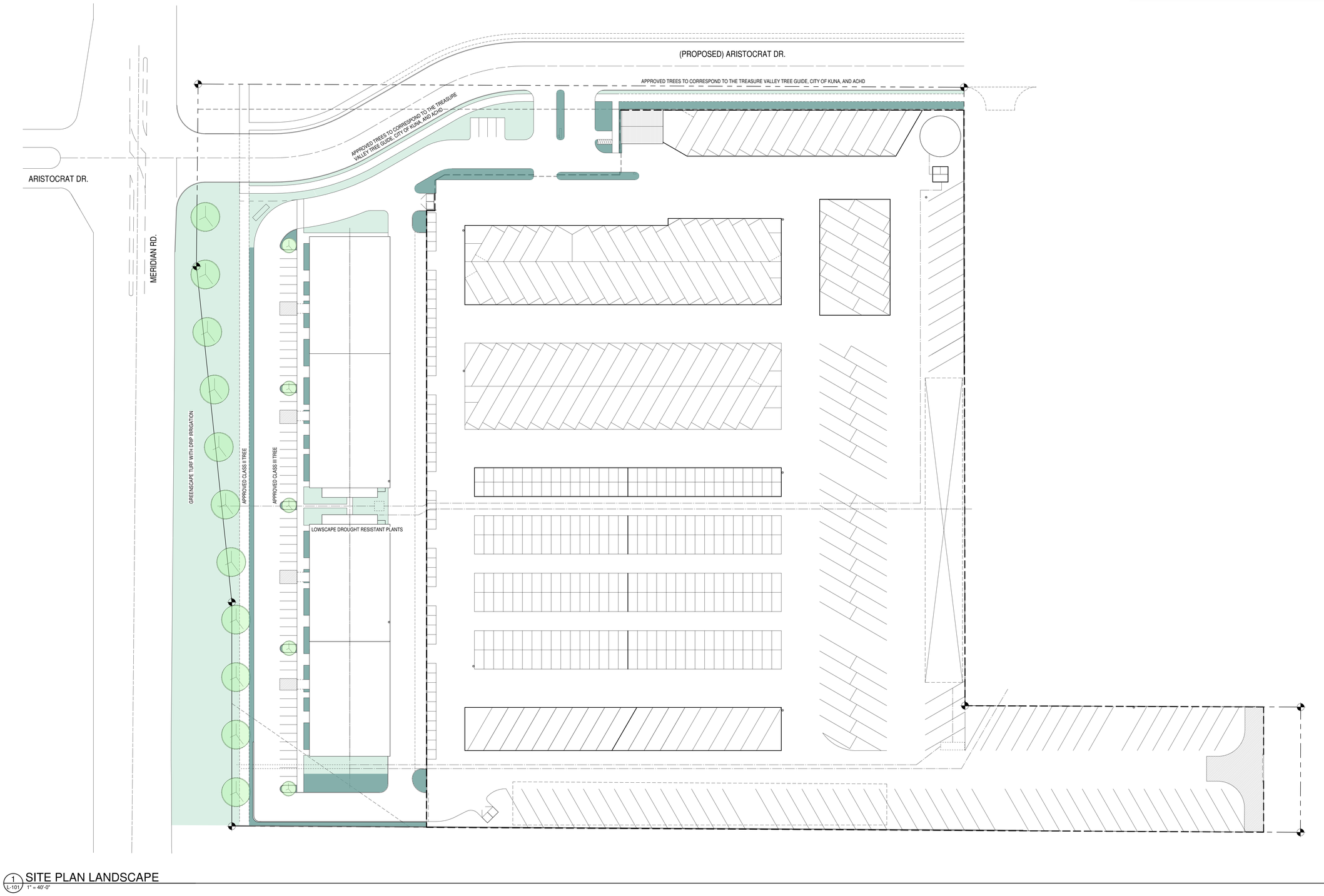
Revised Grading Plan

A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO.

DATE: NOVEMBER 9, 2022
JOB NUMBER: MM07

LEGEND

- GREENSCAPE TURF WITH DRIP IRRIGATION
  APPROXIMATELY WITH DRIP IRRIGATION 58,044 SF
- LOWSCAPE DROUGHT RESISTANT PLANTING WITH GRAVEL MULCH
  APPROXIMATELY AND DRIP IRRIGATION 14,780 SF
- APPROVED CLASS II TREE
  11 TREES TOTAL IN LANDSCAPE AREA SPACED 60'-0" CENTER
- APPROVED CLASS III TREE
  5 TREES TOTAL LOCATED IN PARKING ISLANDS



1 L-101 SITE PLAN LANDSCAPE
1" = 40'-0"

REVISIONS

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Architects and Planners, Chartered
408 E. Parkcenter Blvd, Suite 205, Boise Idaho 83706

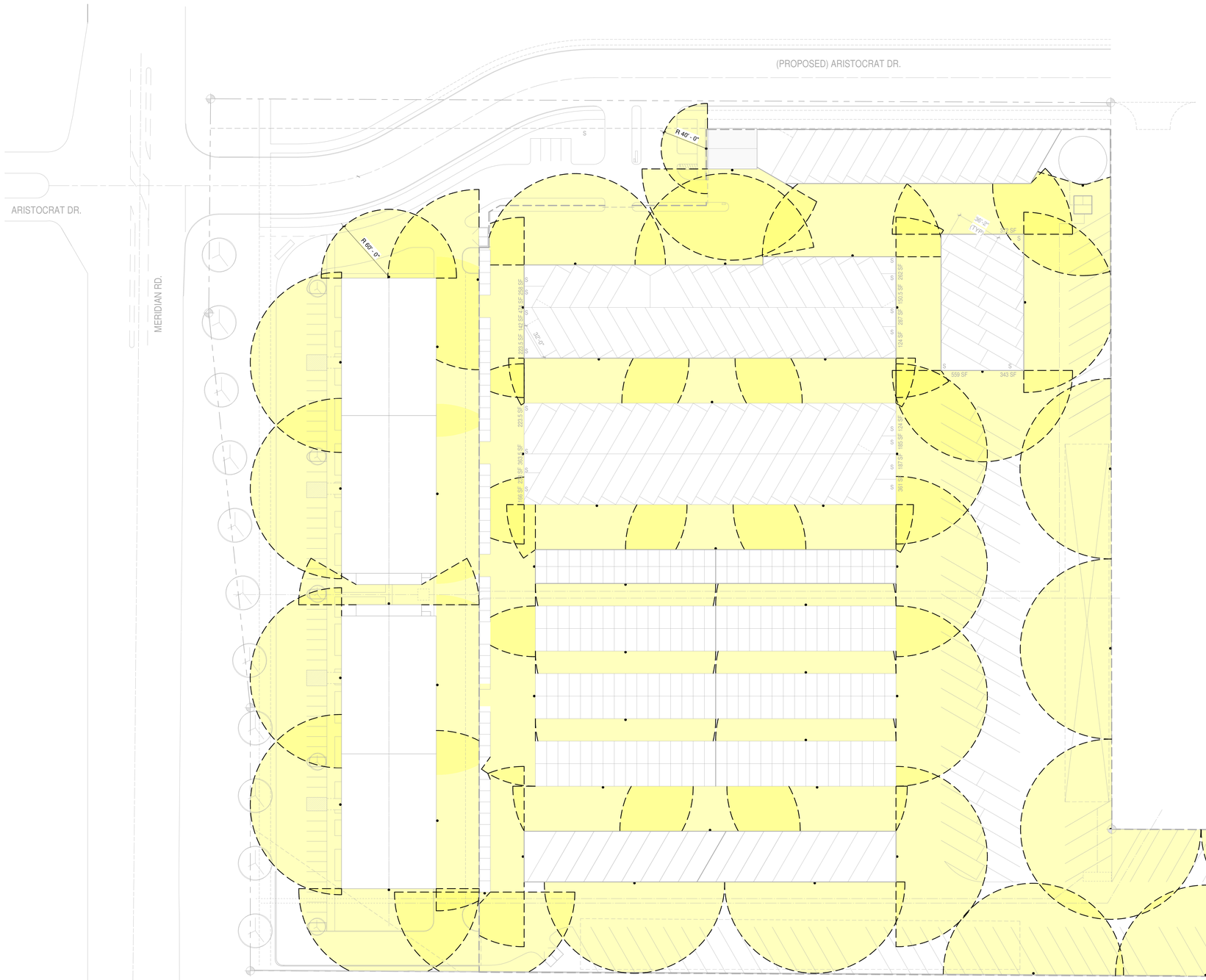
MERIDIAN MEGA STORAGE, LLC
JASON PAPICH
7370 S. MERIDIAN RD., MERIDIAN, IDAHO 83642

DATE: 20 DEC. 2022
PROJECT NO: 2063
SHEET: L-101
LANDSCAPE PLAN

C:\Users\mark\Documents\2063 KUNA STORAGE R21_markXHLUX.rvt

GENERAL NOTES

1. ARCS INDICATE APPROXIMATELY 1 LUMEN THROW. .1 LUMINUM 20' BEYOND MINIMUM



A1 / E-101 LIGHTING PLAN
1" = 40'-0"

TRUE NORTH

Lepro | *Reliable & Satisfying*

Other Models

SKU	Power (W)	Lumen (lm)	CCT	Voltage	Beam Angle	Life Hrs	CRI	MH Equivalent(W)	DLC	Website
630009-NW-US	40	5,600	5000K	100-277V	100°	50,000	80	200	5.1	Visit
630010-NW-US	80	11,600	5000K	100-277V	100°	50,000	80	400	5.1	Visit
630011-NW-US	120	17,400	5000K	100-277V	100°	50,000	80	600	5.1	Visit

DLC 5.1 | 5 YEAR WARRANTY

630009-NW-US
40 W

630010-NW-US
80 W

630011-NW-US
120 W

LEPRO Innovation Inc. Address: 365° South Lindell Road, Las Vegas, NV 89103 Tel: ° 866-287-2338 Email: cs@lepro.com

REVISIONS

NOT FOR CONSTRUCTION

Architects and Planners, Chartered
Parkcenter Blvd, Suite 205, Boise Idaho 83706
408 E. Parkcenter

MERIDIAN MEGA STORAGE, LLC
JASON PAPICH
7370 S. MERIDIAN RD., MERIDIAN, IDAHO 83642

DATE: 20 DEC. 2022
PROJECT NO: 2063
SHEET: E-101
LIGHTING PLAN

C:\Users\mark\Documents\2063 KUNA STORAGE R21_markXHUJX.rvt

80W Lepro LED Wall Pack Light with Photocell

Product Features

- Photocell included, automatically turn on/off from dusk to dawn.
- 400W metal halide equivalent, save 70% energy.
- Input voltage: 100-277 V AC. Lumileds LED inside.
- Waterproof IP65. 5 years warranty.
- DLC certified. Available to get rebates.

LEPRO Innovation Inc. Address: 3651 South Lindell Road, Las Vegas, NV 89103 Tel: +1 866-287-2558 Email: cs@lepro.com

Product Information

SKU	630010-NW-US	Power Consumption (W)	80
Brightness (lm)	11600	Metal Halide Equivalent (W)	400
LED Quantity	294	Light Color	Neutral White
Color Temperature (K)	5000	Dimmable	Dimmable
CRI	80	Beam Angle (Degree)	100
Input Voltage (v)	100-277V AC	Frequency (hz)	50/60
Power Factor	0.9	Lifespan (h)	50000
Length (in)	14.37	Width (in)	9.33
Height (in)	7.36	Net Weight (lb)	7.72
Material	Glass, Aluminum	Waterproof	Yes
Protection Rating	IP65	Safety Rating	UL, FCC
Package Quantity	Pack of 1 Unit	Warranty	5 Years
Energy Rating	DLC5.1		

Product Dimensions

Photometric Data

Download IES

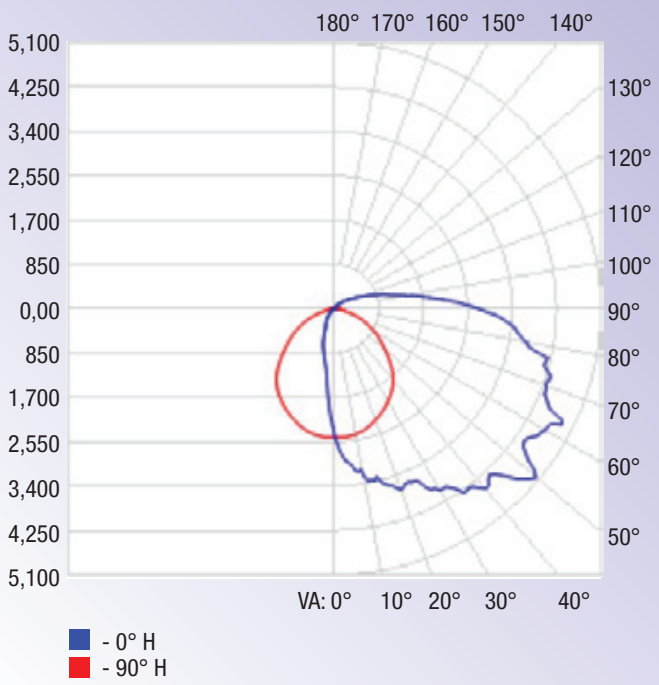
OUTDOOR PHOTOMETRIC REPORT

MANUFACTURER: LEPRO
SKU NO.: 630010-NW-US
DESCRIPTION: LED WALL LIGHT 80W IP65 IK06 11,600LM 5000K
LAMP OUTPUT: 1 lamp, rated Lumens/lamp: 11600
INPUT WATTAGE: 80
LUMINOUS OPENING: Rectangle w/Luminous Sides
(L: 3.35", W: 13.19", H: 6.3")
NEMA TYPE: 7 X 6
MAX CD: 5,025.4 at Horizontal: 0°, Vertical: 50°
CUTOFF CLASS: Noncutoff
ROADWAY CLASS: VERY SHORT, TYPE IV
EFFICIENCY: 100%

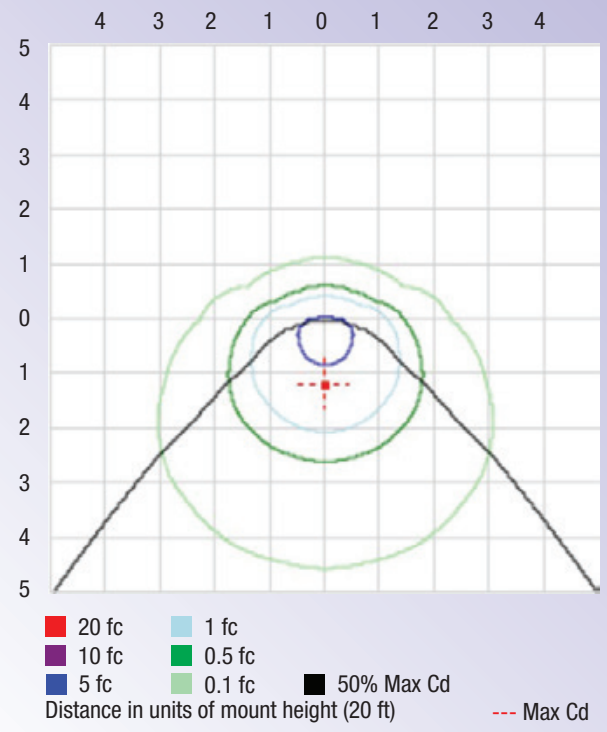
LUMENS PER ZONE

ZONE	LUMENS	% TOTAL	ZONE	LUMENS	% TOTAL
0-10	220.2	1.90%	90-100	651.2	5.60%
10-20	612.9	5.30%	100-110	351.3	3%
20-30	945.9	8.20%	110-120	201.4	1.70%
30-40	1,249.60	10.80%	120-130	111.1	1%
40-50	1,476.50	12.70%	130-140	59.7	0.50%
50-60	1,569.80	13.50%	140-150	29.2	0.30%
60-70	1,561.30	13.50%	150-160	12.9	0.10%
70-80	1,421.30	12.30%	160-170	5.6	0%
80-90	1,118.90	9.60%	170-180	1.8	0%

Polar Candela



Isofootcandle



ILLUMINANCE AT A DISTANCE

	CENTER BEAM FC	BEAM WIDTH	
4 ft	153.67 fc	7.9 ft	9.3 ft
8 ft	38.42 fc	15.9 ft	18.6 ft
12 ft	17.07 fc	23.8 ft	27.9 ft
16 ft	9.60 fc	31.8 ft	37.2 ft
20 ft	6.15 fc	39.7 ft	46.5 ft

Vert. Spread: 89.6° Horiz. Spread: 98.6°

Other Models

SKU	Power (W)	Lumen (lm)	CCT	Voltage	Beam Angle	Life Hrs	CRI	MH Equivalent(W)	DLC	Website
630009-NW-US	40	5,600	5000K	100-277V	100°	50,000	80	200	5.1	Visit
630010-NW-US	80	11,600	5000K	100-277V	100°	50,000	80	400	5.1	Visit
630011-NW-US	120	17,400	5000K	100-277V	100°	50,000	80	600	5.1	Visit

c UL us LISTED DLC 5.1 5 YEAR WARRANTY

630009-NW-US
40 W

630010-NW-US
80 W

630011-NW-US
120 W

LEPRO Innovation Inc. Address: 3651 South Lindell Road, Las Vegas, NV 89103 Tel: +1 866-287-2558 Email: cs@lepro.com

120W Lepro LED Wall Pack Light with Photocell

Product Features

- Photocell included, automatically turn on/off from dusk to dawn.
- 600W metal halide equivalent, save 70% energy.
- Input voltage: 100-277 V AC. Lumileds LED inside.
- Waterproof IP65. 5 years warranty.
- DLC certified. Available to get rebates.

LEPRO Innovation Inc. Address: 3651 South Lindell Road, Las Vegas, NV 89103 Tel: +1 866-287-2558 Email: cs@lepro.com

Product Information

SKU	630011-NW-US	Power Consumption (W)	120
Brightness (lm)	17400	Metal Halide Equivalent (W)	600
LED Quantity	420	Light Color	Neutral White
Color Temperature (K)	5000	Dimmable	Dimmable
CRI	80	Beam Angle (Degree)	100
Input Voltage (v)	100-277V AC	Frequency (hz)	50/60
Power Factor	0.9	Lifespan (h)	50000
Length (in)	14.37	Width (in)	9.33
Height (in)	7.36	Net Weight (lb)	7.72
Material	Glass, Aluminum	Waterproof	Yes
Protection Rating	IP65	Safety Rating	UL, FCC
Package Quantity	Pack of 1 Unit	Warranty	5 Years
Energy Rating	DLC5.1		

Product Dimensions

Photometric Data

Download IES

OUTDOOR PHOTOMETRIC REPORT

MANUFACTURER: LEPRO
SKU NO.: 630011-NW-US
DESCRIPTION: LED WALL LIGHT 120W IP65 IK06 17,400LM 5000K
LAMP OUTPUT: 1 lamp, rated Lumens/lamp: 17400
INPUT WATTAGE: 120
LUMINOUS OPENING: Rectangle w/Luminous Sides
(L: 3.35", W: 13.19", H: 6.3")
NEMA TYPE: 7 X 6
MAX CD: 7,538.2 at Horizontal: 0°, Vertical: 50°
CUTOFF CLASS: Noncutoff
ROADWAY CLASS: VERY SHORT, TYPE IV
EFFICIENCY: 100%

LUMENS PER ZONE

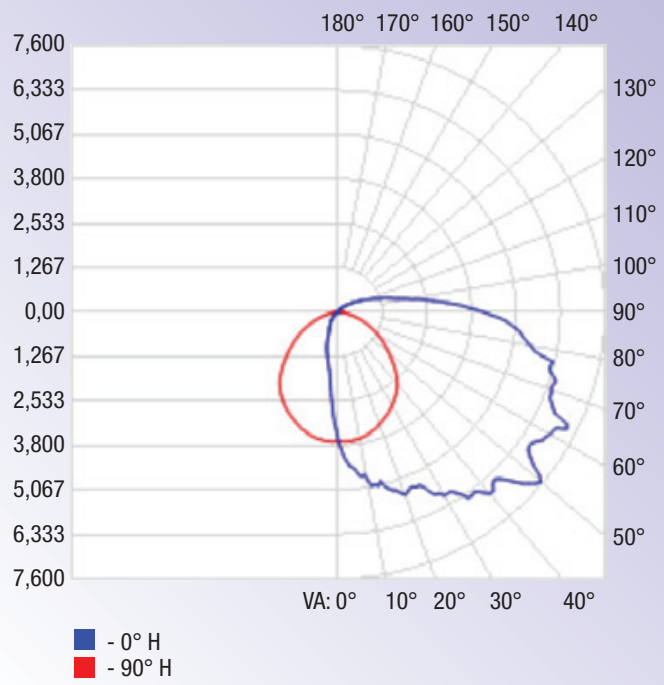
ZONE	LUMENS	% TOTAL	ZONE	LUMENS	% TOTAL
0-10	330.3	1.90%	90-100	976.7	5.60%
10-20	919.3	5.30%	100-110	526.9	3%
20-30	1,418.80	8.20%	110-120	302.1	1.70%
30-40	1,874.40	10.80%	120-130	166.6	1%
40-50	2,214.70	12.70%	130-140	89.6	0.50%
50-60	2,354.70	13.50%	140-150	43.8	0.30%
60-70	2,341.90	13.50%	150-160	19.3	0.10%
70-80	2,132.00	12.30%	160-170	8.3	0%
80-90	1,678.40	9.60%	170-180	2.7	0%

ILLUMINANCE AT A DISTANCE

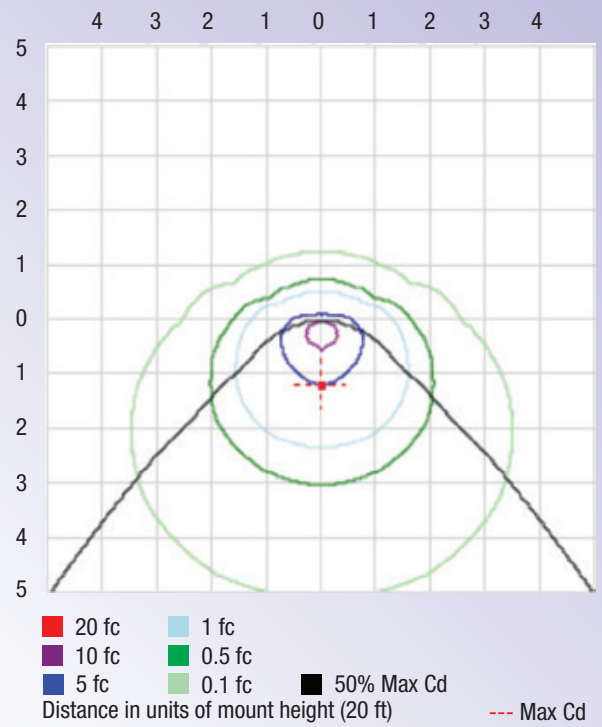
	CENTER BEAM FC	BEAM WIDTH	
4 ft	230.50 fc	7.9 ft	9.3 ft
8 ft	57.63 fc	15.9 ft	18.6 ft
12 ft	25.61 fc	23.8 ft	27.9 ft
16 ft	14.41 fc	31.8 ft	37.2 ft
20 ft	9.22 fc	39.7 ft	46.5 ft

Vert. Spread: 89.6° Horiz. Spread: 98.6°

Polar Candela



Isofootcandle



Other Models

SKU	Power (W)	Lumen (lm)	CCT	Voltage	Beam Angle	Life Hrs	CRI	MH Equivalent(W)	DLC	Website
630009-NW-US	40	5,600	5000K	100-277V	100°	50,000	80	200	5.1	Visit
630010-NW-US	80	11,600	5000K	100-277V	100°	50,000	80	400	5.1	Visit
630011-NW-US	120	17,400	5000K	100-277V	100°	50,000	80	600	5.1	Visit

c UL us LISTED DLC 5.1 5 YEAR WARRANTY

630009-NW-US
40 W

630010-NW-US
80 W

630011-NW-US
120 W

LEPRO Innovation Inc. Address: 3651 South Lindell Road, Las Vegas, NV 89103 Tel: +1 866-287-2558 Email: cs@lepro.com

40W Lepro LED Wall Pack Light with Photocell

Product Features

- Photocell included, automatically turn on/off from dusk to dawn.
- 200W metal halide equivalent, save 70% energy.
- Input voltage: 100-277 V AC. Lumileds LED inside.
- Waterproof IP65. 5 years warranty.
- DLC certified. Available to get rebates.

LEPRO Innovation Inc. Address: 3651 South Lindell Road, Las Vegas, NV 89103 Tel: +1 866-287-2558 Email: cs@lepro.com

Product Information

SKU	630009-NW-US	Power Consumption (W)	40
Brightness (lm)	5600	Metal Halide Equivalent (W)	200
LED Quantity	135	Light Color	Neutral White
Color Temperature (K)	5000	Dimmable	Dimmable
CRI	80	Beam Angle (Degree)	100
Input Voltage (v)	100-277V AC	Frequency (hz)	50/60
Power Factor	0.9	Lifespan (h)	50000
Length (in)	10.75	Width (in)	8.26
Height (in)	7.68	Net Weight (lb)	6.17
Material	Glass, Aluminum	Waterproof	Yes
Protection Rating	IP65	Safety Rating	UL, FCC
Package Quantity	Pack of 1 Unit	Warranty	5 Years
Energy Rating	DLC5.1		

Product Dimensions

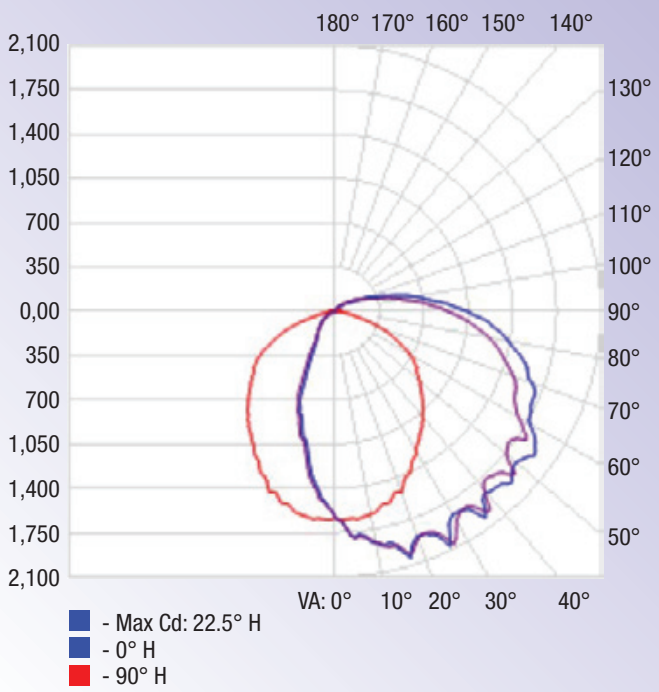
Photometric Data

Download IES

OUTDOOR PHOTOMETRIC REPORT

MANUFACTURER: LEPRO
SKU NO.: 630009-NW-US
DESCRIPTION: LED WALL LIGHT 40W IP65 IK06 5,600LM 5000K
LAMP OUTPUT: 1 lamp, rated Lumens/lamp: 5600
INPUT WATTAGE: 40
LUMINOUS OPENING: Point
NEMA TYPE: 7 X 7
MAX CD: 2,064.7 at Horizontal: 22.5°, Vertical: 27°
CUTOFF CLASS: Noncutoff
ROADWAY CLASS: VERY SHORT, TYPE IV
EFFICIENCY: 100%

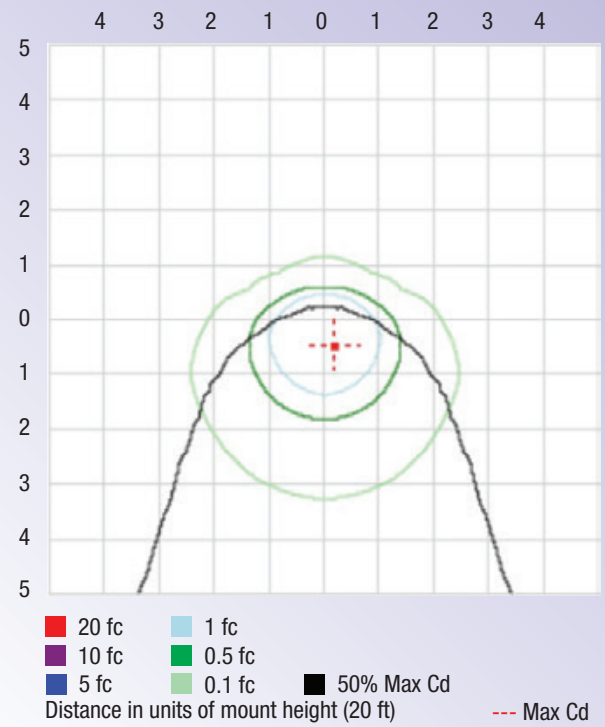
Polar Candela



LUMENS PER ZONE

ZONE	LUMENS	% TOTAL	ZONE	LUMENS	% TOTAL
0-10	154.1	2.80%	90-100	258.2	4.60%
10-20	426.8	7.60%	100-110	145.4	2.60%
20-30	609.2	10.90%	110-120	81.3	1.50%
30-40	696.2	12.40%	120-130	42.8	0.80%
40-50	738.3	13.20%	130-140	21.2	0.40%
50-60	751.1	13.40%	140-150	10.4	0.20%
60-70	688.5	12.30%	150-160	3.7	0.10%
70-80	564.3	10.10%	160-170	1.3	0%
80-90	406.5	7.30%	170-180	0.4	0%

Isofootcandle



ILLUMINANCE AT A DISTANCE

	CENTER BEAM FC	BEAM WIDTH	
4 ft	101.85 fc	10.0 ft	11.4 ft
8 ft	25.46 fc	20.1 ft	22.8 ft
12 ft	11.32 fc	30.1 ft	34.2 ft
16 ft	6.37 fc	40.1 ft	45.6 ft
20 ft	4.07 fc	50.2 ft	57.0 ft

Vert. Spread: 102.9° Horiz. Spread: 109.9°

Other Models

SKU	Power (W)	Lumen (lm)	CCT	Voltage	Beam Angle	Life Hrs	CRI	MH Equivalent(W)	DLC	Website
630009-NW-US	40	5,600	5000K	100-277V	100°	50,000	80	200	5.1	Visit
630010-NW-US	80	11,600	5000K	100-277V	100°	50,000	80	400	5.1	Visit
630011-NW-US	120	17,400	5000K	100-277V	100°	50,000	80	600	5.1	Visit

c UL us LISTED · DLC 5.1 · 5 YEAR WARRANTY

630009-NW-US
40 W

630010-NW-US
80 W

630011-NW-US
120 W

LEPRO Innovation Inc. Address: 3651 South Lindell Road, Las Vegas, NV 89103 Tel: +1 866-287-2558 Email: cs@lepro.com

CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.5989

Case No. 21-06-SUP (Special Use Permit)
Meridian Mega Storage

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing **Tuesday, February 14, 2023, at 6:00 PM** (or as soon as can be heard), at Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634. Applicant requests Special Use Permit approval to construct an approximately ten (10) acre indoor/outdoor storage facility and associated office with living quarters, at 7370 S Meridian Road (APN: S1406325625): Section 6, Township 2 North, Range 1 East.

Please do not contact the Commission, Council or Mayor as it is considered ex parte. If you have questions or if you require special accommodations, please contact Planning & Zoning at (208) 922-5274.

Kuna Planning & Zoning Department

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:
01/18/23	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
324833	21-06-SUP - MERIDIAN	01/25/23	01/25/23	1	$36.64

LEGAL NOTICE

Case No. 21-06-SUP
(Special Use Permit)
Meridian Mega Storage

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing Tuesday, February 14, 2023, at 6:00 PM (or as soon as can be heard), at Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634. Applicant requests Special Use Permit approval to construct an approximately ten (10) acre indoor/outdoor storage facility and associated office with living quarters, at 7370 S Meridian Road (APN: S1406325625): Section 6, Township 2 North, Range 1 East.

Please do not contact the Commission, Council or Mayor as it is considered ex parte. If you have questions or if you require special accommodations, please contact Planning & Zoning at (208) 922-5274.

Kuna Planning & Zoning Department

January 25, 2023 324833

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

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

Gross:**$36.64**
Paid Amount:**$0.00**

Amount Due:**$36.64**

We Appreciate Your Business!

AD# 324833

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
1/25/2023
US POSTAGE $000.00º
FIRST-CLASS MAIL
ZIP 83634
041M11460992

1.25.23 TB.

City of Kuna

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning & Zoning Commission** is scheduled to hold a Public Hearing on **February 14, 2023, 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:

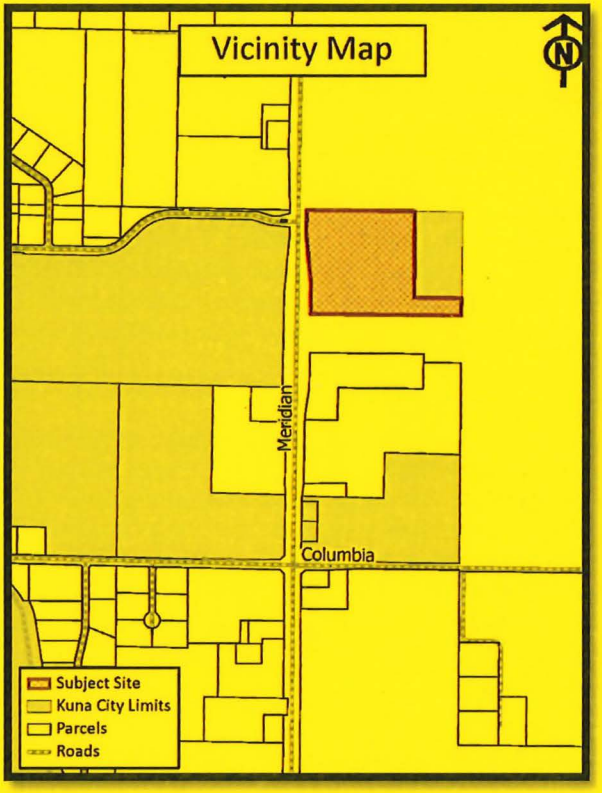
Case No. 21-06-SUP (Special Use Permit) for Meridian Mega Storage

Applicant seeks Special Use Permit to construct an approximately 10 acre indoor/outdoor storage facility with associated office with living quarters, landscaping, & parking lot. Subject site is located at 7370 S Meridian Road (APN: S1406325625); Section 6, Township 2 North, Range 1 East.

Please do not contact the Commission, Council or Mayor as it is considered ex parte. If you have questions or require special accommodations, please contact Planning & Zoning at (208) 922-5274.

Written testimony received by close of business on **February 6, 2023** will be included with the packet distributed to the governing body prior to the hearing.

MAILED 01.25.2023



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 21-06-SUP, 21-20-DR
Meridian Mega Storage was posted, as required per Kuna City Code 5-1A-8, on 1/31/2023 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 31 day of January, 20 23.

Signature: _____ Owner/Developer

State of Idaho)
) ss
County of Ada)

On this 31 day of January, 20 23, 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.

Erica K. Galeai
Print Name

Residing at: 300 E Mallard Dr. Ste 325
Address
Boise ID 83706
City State Zip

My Commission expires: 10/21/27
Date

Erica K. Galeai
Signature

Affix Seal Here

ERICA K GALEAI
COMMISSION #55067
NOTARY PUBLIC
STATE OF IDAHO

CITY OF KUNA
PUBLIC HEARING

KUNA PLANNING & ZONING COMMISSION

THE CITY OF KUNA will hold a public hearing on
February 14, 2023**, in City Hall Council Chambers, at 6:00 p.m.**

PURPOSE: Special Use Permit & Design Review applications for Meridian Mega Storage – Zoning C2, 14.86 Acres, Development of Office Warehouse and Self-Storage Facility, including offices, warehouse, self-storage and RV Storage. Including frontage landscape, onsite drainage retention and entry improvements

LOCATION: 7370 S. MERIDIAN RD., MERIDIAN, IDAHO 83642

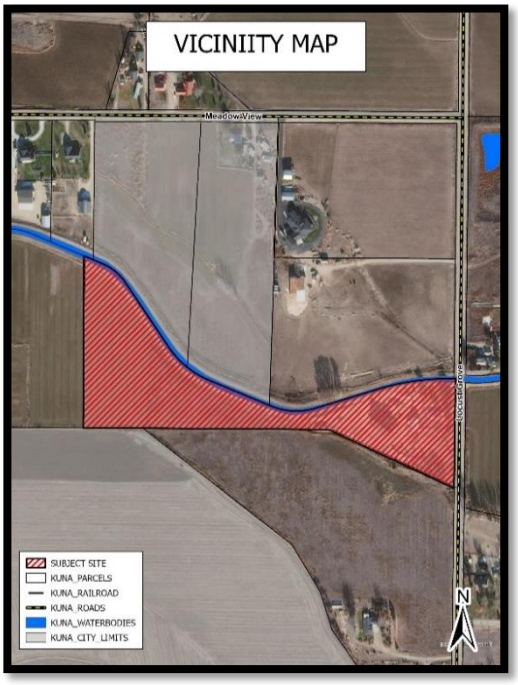
APPLICATION BY: Meridian Mega Storage LLC

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF	)	**Case Nos. 22-05-CPF, 22-05-ZC, 22-06-SUP & 22-27-DR**
JEFF & VALERIE ROBINSON	)	
For Combination Plat, Rezone, Special Use Permit & Design Review for Recreation Subdivision & Robinson Ranch RV Storage.	)	**STAFF MEMO FOR COMBO PLAT, REZONE, SPECIAL USE PERMIT & DESIGN REVIEW APPLICATION.**

TABLE OF CONTENTS

1. Exhibit List
2. Project Summary
3. Applicants Request
4. Process and Noticing
5. General Project Facts
6. Transportation and Connectivity
7. Staff Analysis
8. Proposed Findings of Fact and Conclusions of Law
9. Proposed Commission Decision & 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	Combo Plat Application			X
2.3	Rezone Application			X
2.4	Special Use Permit Application			X
2.5	Design Review Application			X
2.9	Narrative			X

2.8	Vicinity Map			X
2.6	Deed			X
2.7	Affidavits of Legal Interest			X
2.10	Legal Description – Subdivision Boundary			X
2.11	Legal Description R-2			X
2.12	Legal Description C-3			X
2.13	Preliminary Plat			X
2.14	Final Plat			X
2.15	Landscape Plan			X
2.16	Subdivision Name Reservation			X
2.17	Robinson Ranch RV Storage Site Plan, Elevations & Renderings			X
2.18	Neighborhood Meeting Certification 11.23.2021			X
2.19	Neighborhood Meeting Certification 08.29.2022			X
2.20	Commitment to Property Posting			X
2.21	Agency Transmittal			X
2.22	CDHD Proposed Septic Report 12.29.2021			X
2.24	Boise Project Board of Control			X
2.26	Central District Health Department			X
2.27	Ada County Highway District – Corrected			X
2.29	Ada County Development Services			X
2.34	Updated Site Plan			X
2.35	Updated Landscape Plan			X
2.37	Updated Agency Transmittal			X
2.31	Boise Project Board of Control			X
2.32	Central District Health Department			X
2.33	Ada County Highway District			X
2.42	City Engineer's Memo			
2.36	Alternative Compliance Request			X
2.38	Website Notice			X
2.39	KMN Publication Proof			X
2.40	300-ft Property Owners Notice			X
2.41	Proof of Property Posting			X

II
PROJECT SUMMARY

Description	**Details**
Acreage	11
Existing Land Use(s)	A (Agriculture)
Future Land Use Designation	Mixed Use
Proposed Land Use(s)	R-2 (Low Density Residential) C-3 (Service Commercial District)

Lots (No. and Type)	1 Residential, 1 Commercial
Number of Residential Units	2
Number of Phases	1

III
APPLICANTS REQUEST

3.1 Applicants request to subdivide into two (2) parcels; rezone the west parcel to C-3 (Service Commercial); and Special Use Permit to construct an approximately 7-acre RV storage facility on the west parcel. Subject site is located at 415 N Locust Grove Road (APN: S1419417928); Section 19, Township 2 North, Range 1 West.

IV
PROCESS AND NOTICING

2.1 Kuna City Code (KCC) 1-14-3 states that Design Reviews are designated as Public Meetings with the Commission as the decision-making body, and Special use Permits are designated as public hearings with the Commission as the decision-making body, while Combination Plats and Rezones are considered public hearings with the Commission as the recommending body and Council as the decision-making body. These land use applications were given public notice following Idaho Code Idaho Code §67-65.

2.1.1 Notifications

2.1.1.1	Neighborhood Meeting:	November 23, 2021 (3 Attendees) & August 29, 2022 (5 Attendees)
2.1.1.2	Agency Transmittal:	August 12, 2022 & November 18, 2022
2.1.1.3	Website Notice:	January 18, 2023
2.1.1.4	Kuna Melba News Newspaper:	January 25, 2023
2.1.1.5	300 FT Legal Mailer Notice:	January 25, 2023
2.1.1.6	Site Posted:	January 24, 2023

V
GENERAL PROJECT FACTS

5.1 Site Features

5.1.1 The subject site is currently A (Agriculture) within Kuna City Limits. Historically the subject site served as an original Kuna homestead, then has served as a residence with two (2) single-family units and minimal farming.

5.1.2 The proposed project site currently has established landscaping, two (2) historic evergreens planted as part of the original homestead, as well as vegetation consistent with that of agricultural fields. The site has an estimated average slope of 1 – 1.4%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be between 20 – 40 inches, to greater than 60 inches.

5.1.3 Staff are not aware of any environmental issues, health, or safety conflicts beyond the far west side of the subject site being within the boundary of the Nitrate Priority Area. Idaho

Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

5.2 Surrounding Land Uses

North	RR	Rural Residential – Ada County
South	RR	Rural Residential – Ada County
	A	Agriculture – Kuna City*
East	RR	Rural Residential – Ada County
	R-8	Medium/High Density Residential – Kuna City
	C-2	Area Commercial – Kuna City
West	RR	Rural Residential – Ada County
	A	Agricultural – Kuna City

**Potential future school site.*

VI
TRANSPORTATION AND CONNECTIVITY

6.1 Ada County Highway District (ACHD)

6.1.1 Trip Generation:

This proposed development is estimated to generate 36 additional vehicle trips per day, with four (4) additional trips being within the Peak PM hour. The average daily traffic count was 575 for Locust Grove and 632 for Meadow View Road (east of Meridian Road/Hwy 69) on May 15, 2019; ACHD has determined both roadways to have an acceptable level of service.

6.1.2 Locust Grove Road:

Locust Grove is improved with 2-travel lanes, 25-feet of pavement, and no curb, gutter or sidewalk abutting the site, with 43-feet of right-of-way (ROW), or 19-feet when measured from centerline.

Applicants propose to dedicate additional ROW to total 39-feet from centerline; this proposal meets District Policy and should be approved as proposed.

ACHD staff recommends the Applicants be required to widen Locust Grove to a minimum 17-feet of pavement (as measured from centerline), plus a 3-foot gravel shoulder and 5-foot detached sidewalk, with the frontage improvements stopping before the Kuna Canal.

After receipt of the staff report, the Applicants contacted ACHD with a request to reduce the amount of additional ROW from the northeast property line, moving south just past the original homestead; this request was made as to preserve the two (2) evergreens planted when the parcel was homesteaded, as well as to preserve the landscaping that had been upgraded within the last years. As a result, ACHD directed the Applicants to discuss this request with the city. Based upon review of the Applicants request and based on additional information gathered from the Idaho State Historical Society, staff was in support of this reduced ROW.

Therefore, the Applicant will install an additional 7-feet of pavement, a 3-foot gravel shoulder and 8-foot sidewalk within the existing 30-feet of ROW, for approximately 200-feet moving southward from the Kuna Canal. The ROW will then increase to the 39-feet requested; here, the Applicants will install an additional 7-feet of pavement, a 14-foot gravel barrow ditch, and 8-foot sidewalk.

Applicant shall follow all standards, modified ROW and other requirements in accordance with KCC 6-4-2(B)(3) and ACHD.

6.1.3 Driveways:

There are two (2) existing driveways from the site onto Locust Grove; a 10-foot-wide unimproved driveway located 23-feet south of the site's north property line which serves as Kuna Canal access (for irrigation district), and a 20-foot-wide unimproved driveway located 127-feet south of the site's north property line.

Applicants proposed to construct a 20-foot-wide paved driveway located 24-feet north of the site's south property line; this proposal meets District Policy and should be approved as proposed. This new driveway will serve as access to the two (2) existing homes, the RV storage facility, and the landlocked parcel to the immediate west via an existing easement.

Applicant shall follow all standards, modified ROW (if approved) and other requirements in accordance with KCC 6-4-2(B)(3) and ACHD.

6.1.4 Teed Lateral and Kuna Canal Irrigation Facility Crossings:

Applicants will be required to submit crossing plans for review and approval.

Staff notes there are no crossings planned as part of the proposed project.

6.2 Idaho Transportation

N/A

6.3 Pathways and Trails Master Plan

The Pathways Master Plan Map indicates a future trail or pathway on the north side of the subject site; however, based on lack of space within the subject site, recently approved developments and future developments, staff believes shifting the future pathway to the north of the Kuna Canal to be appropriate.

VII
STAFF ANALYSIS

7.1 Site Layout and Dimensional Standards

The Applicant proposes an approximately 3.58-acre R-2 (Low Density Residential) parcel on the east which will contain the two (2) existing homes, and an approximately 7.01-acre C-3 (Service Commercial) parcel.

On the east parcel, the original homestead residence is located approximately 6-feet from centerline of Locust Grove Road, and the second residence is located approximately 130-feet from the southwest corner of the homestead residence. Both residences are well outside of the required easements and the parcel is well above the minimum lot size. The proposed RV storage facility on the west parcel is also well outside required easements.

All dimensional standards appear to be in compliance with KCC 5-3-3.

7.2 Elevations

Applicants propose an approximately 432-square foot office to serve the RV storage facility; it contains an office space, ADA accessible restroom and break room area. The south elevation proposes white vinyl windows and man-door, trim and fascia painted White, wood siding painted Gray, pre-finished metal rain gutters in White, and a natural color manufactured stone wainscot. The east elevation mirrors the same materials and colors but does not contain a man-door. The north and west elevations again mirror the same materials and colors; however, the stone veneer wainscot does not wrap all the way around, stopping just past the corners, and the west elevation contains an additional man-door.

Upon review, staff finds the design elements, building orientation, and requirements are within substantial compliance with KCC 5-4.

7.3 Parking

The Applicant has provided three (3) standard stalls and one (1) ADA stall immediately adjacent to the proposed office. The parking stalls for the office, roadway and drive aisles are to be paved while the actual RV parking stalls within the storage facility are proposed to be dust-free recycled asphalt.

Upon review, parking appears to be in accordance with KCC 5-9-3 and KCC 5-9-5.

7.4 Open Space

Per KCC 5-17-12(D), the proposed development is exempt from open space requirements.

7.5 Landscaping

Applicants propose an alternative compliance landscaping option based on the reduced ROW at the north side of the subject sites' frontage. This reduced ROW is a result of the Applicants desire to maintain an original Kuna homestead residence and two (2) old-growth trees which were planted around the same time the site was homesteaded. Exhibit 2.36 shows photos of the existing landscaping, as well as providing information from the State of Idaho Historical Society (ISHS). The ISHS 2000 Idaho Historic Sites Inventory Form shows the subject site as having been originally constructed in or before 1915 with a home, feeder barn, barbeque, equipment shed, butler building, two (2) loafing sheds, stable, metal granary and various other outbuildings on site. The Applicants have made a point to preserve the sites homestead heritage by maintaining the old growth trees, modernizing, and giving the existing homestead a facelift, and using lumber reclaimed from the original barn for finishes within the newer primary residence.

Landscaping for the reduced ROW portion along Locust Grove utilizes the two (2) existing old growth trees and established landscaping consisting of established mature trees, shrubs, turf, and rock mulch. The original 20-foot-wide driveway directly adjacent to the homestead residence, which is to be closed per ACHD requirements, will be replaced with landscaping matching the existing landscaping.

A 20-foot landscape buffer is proposed where the Locust Grove frontage widens to 39-feet, and will contain ornamental trees, evergreens, shrubs, ornamental grasses, and rock mulch. Additionally, 10-foot-wide landscape buffers are proposed along either side of the storage facility driveway which will contain turf and various plantings of shrubs. A planting area is proposed to the immediate right of the office parking stalls. As the storage facility is proposed to be serviced

by a private septic system, the septic tank and drain field area are proposed to have turf; turf also surrounds the west and north sides of the small office.

The newer primary residence will maintain its existing, established landscaping; this area includes turf, rock mulch, shrubs, and raised garden beds.

The updated landscape plan indicates a drip irrigation system is proposed to maintain the new and established landscaping and planting areas.

Staff notes all landscaping and associated irrigation shall be installed in accordance with KCC 5-17.

7.6 Fencing

Applicant proposes to maintain the existing chainlink fencing located around the yard of the homestead residence but will relocate the east portion to the edge of the 30-foot ROW. The agriculture-type fencing around the existing pasture on the south, will also have its east side relocated to behind the 20-foot landscape buffer area.

Fencing for the RV storage facility is proposed to be a 5-foot-tall chainlink with privacy slats, and 1-foot of security barbed wire. Though KCC 5-4-6(B)(3) typically does not allow the use of chainlink in commercial districts, it does state other fencing types may be considered on a case-by-case basis. As the proposed RV storage facility is set over 700-feet from Locust Grove, is set over 400-feet from, and shielded by the two (2) existing residences, and the closest neighboring residence is over 400-feet to the north, staff is in support of the proposed fencing materials.

All fencing within the subject site shall comply with KCC 5-5-5, unless otherwise approved.

7.7 Public Works

According to Exhibit 2.42, Public Works must receive CDHD septic system approval and review the civil design drawings for existing and proposed utilities; after receiving approval and construction drawing review, Public Works can support approval of this application.

The Applicant shall be required to work with staff to install streetlights a maximum spacing of 250-feet.; the final location of streetlights will be approved at the time of construction document review. Staff notes that these streetlights must be designed and installed according to "Dark Sky" standards and are required to be LED lights. All street light installation shall comply with KCC 6-4-2.

7.8 Boise Project Board of Control (BPBC)

Exhibit 2.24 notes the Kuna Canal lies within the subject site boundaries, as such, BPBC asserts the federal easement of 35-feet north and 35-feet south of the canal's centerline in order to operate and maintain the canal. All fencing/pathways must be constructed off of any BPBC easements, and no landscaping other than grass is permitted within the easement.

7.9 Central District Health Department (CDHD)

As the subject site will be served by private septic, a land development application, fee per lot, test holes and full engineering report is required per Exhibit 2.26; test holes were removed as a required item in Exhibit 2.32.

Test holes and/or site evaluation was completed on December 28, 2021 (see Exhibit 2.22) but is not an official sewage disposal installation permit. Applicants shall acquire the appropriate septic permit and submit said permit to Public Works staff prior to installation of any sewage disposal system.

7.10 Comprehensive Plan

7.10.1 Goal Area 1: Kuna will be Economically Diverse and Vibrant.

- Goal 1.A.: Ensure Land Use in Kuna will support economic development.
- Goal 1.C.: Attract and Encourage new and existing businesses.
  - Objective 1.C.2.: Create an environment that is friendly to business creation, expansion, and relocation.

Staff Analysis: *Development of the RV storage facility affords the Applicants the opportunity to live and work on their property while providing a much-needed service to the community.*

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

- 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.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.

Staff Analysis: *Proposed Combo Plat and development of the subject site are in accordance with the Future Land Use Map's Mixed-Use designation, thus ensuring the city develops in an appropriate manner. Widening of Locust Grove and installation of sidewalks ensures and lays the groundwork for safe pedestrian connectivity as surrounding parcels develop in the future. Applicants have proposed land uses which complement the unique shape of their parcel and appear to be the highest and best uses.*

7.10.3 Goal Area 4: Kuna will be a connected community through strong transportation and infrastructure systems.

- Goal 4.B.: Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.
  - Objective 4.B.2.: Maintain/expand sidewalks/pedestrian facilities within the community.
    - Policy 4.B.2.b: Install detached sidewalks and/or protected pedestrian routes/facilities along high trafficked roads as development occurs.

- Goal 4.D.: Promote a connected street network that incorporates mid-mile collectors and crossings for improved neighborhood connectivity.
  - Objective 4.D.2.: Ensure the continued expansion/development of a classified roads system throughout the community.
    - Policy 4.D.2.b: Preserve adequate Rights-Of-Way along all classified roads or other approved alternative locations to align roads.

Staff Analysis: *Pavement widening and sidewalk installation on Locust Grove sets the precedence for future development of the surrounding area; likewise, improvements are to be installed directly across Locust Grove as part of the Riverton Subdivision (approved November 15, 2022). Additionally, Locust Grove is classified as a Minor Arterial on the Kuna Street Circulation Map; therefore, similar improvements are imminent in the future.*

7.11 Conclusion:

Upon review, staff finds the request for Combo Plat, Rezone, Special Use Permit and Design Review to be in compliance with KCC Title 5, KCC Title 6, Idaho Code §67-65, and the Comprehensive Plan. The Applicants 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.

VIII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case Nos. 22-02-CPF, 22-05-ZC, 22-06-SUP and 22-2-DR, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Commission hereby recommends ***(Approval/Conditional Approval/Denial)*** of the Combo Plat and Rezone, and (***Approves/Conditionally Approves/Denies)*** the Special Use Permit and Design Review.

If the 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.

8.1 The public notice requirements ***have*** been met and the Neighborhood Meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: *The Applicants held a Neighborhood Meeting on November 23, 2021, with three (3) in attendance, and a second Neighborhood Meeting on August 29, 2022, with five (5) in attendance. A notice was published on the city website January 18, 2023, and a legal notice was published in the Kuna Melba News on January 25, 2023. Neighbor notices were mailed to all known and affected property owners within 300-ft of the project boundaries on January 25, 2023. The Applicants posted a sign on the property January 24, 2023.*

8.2 Based on the evidence presented this proposal ***generally complies*** with Kuna City Code (KCC).

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, public improvement requirements, objectives and considerations listed in KCC Title 5 and KCC Title 6.*

8.3 Based on the evidence presented, this proposal ***generally complies*** with the Comprehensive Plan.

Staff Finding: *The Comp Plan has listed numerous goals regarding being economically diverse and vibrant, as well as increasing sidewalk coverage and connectivity, and promoting a connected street network. The proposed zoning districts are R-2 (Low Density Residential) and C-3 (Service Commercial); the Future Land Use Map designates the property as Mixed-Use.*

8.4 All private property owners ***have*** consented to the Rezone.

Staff Finding: *The Applicants are in fact the property owners and have consented to the Rezone.*

8.5 The proposed RV storage facility ***constitutes*** a Special Use Permit.

Staff Finding: *Per KCC 5-3-2, all storage facilities within City Limits, regardless of the number of acres being developed, require an approved Special Use Permit.*

8.6 The availability of existing and proposed public services and streets ***both can and cannot*** accommodate the proposed development.

Staff Finding: *According to Exhibit 2.42, Public Works staff can support the project being developed with a private septic system. According to the ACHD staff report (Exhibit 2.28) the existing Locust Grove and Meadow View Road are within acceptable levels of service; pavement widening, and sidewalk installation improve the existing roadway conditions.*

8.7 The public ***has*** the financial capability to provide supporting services to the proposed development.

Staff Finding: *Throughout the development of the project and beyond, connection fees, impact fees (Fire, Police, Park, and Ada County Highway District), roadway improvement and property taxes will be collected, therefore satisfying the financial capability to provide supporting services.*

8.8 The proposed project ***considers*** the health and safety of the public and the surrounding area's environment.

Staff Finding: *Future connection to City services, as well as other public improvements such as pavement widening and sidewalks, are required to be implemented as a part of this project. Staff are unaware of major wildlife habitats being impacted by the proposed development.*

8.9 The site landscaping ***meets*** the intent of the landscape ordinance.

Staff Finding: *The proposed landscape buffer widths and various plantings are in general compliance with KCC 5-17.*

8.10 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.*

IX
COMMISSION'S RECCOMENDATION

Note: These motions are for the Approval, Conditional Approval or Denial of the Special Use Permit and Design Review, and the recommendation of Approval, Conditional Approval or Denial of the Combo Plat

and Rezone to the City Council. However, if the Commission wishes to Approve or Deny specific parts of these requests, those changes must be specified.

Based upon the record contained in Case Nos. 22-02-CPF, 22-05-ZC, 22-06-SUP and 22-27-DR, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing the Commission hereby recommends (***Approval/Conditional Approval/Denial)*** of the Combo Plat and Rezone to the City Council and (***Approves/Conditionally Approves/Denies)*** the Special Use Permit and Design Review, subject to the following Conditions:

9.1 Staff Recommended Conditions:

9.1.1 Applicants shall adhere to the development site plan which reflects the reduced right-of-way on the first approximately 200-feet of the Locust Grove frontage, then increase the ROW to total 39-feet from that point forward.

9.1.2 If the Alternative Compliance request for reduced ROW, Developer/Owner/Applicant shall submit updated Preliminary and Final Plats reflecting this reduction to staff.

9.2 Transportation

9.2.1 Developer/Owner/Applicant shall close the existing unimproved driveway located 127 feet south of the site's north property line.

9.2.2 Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with KCC 5-17-14 and 6-4-2, unless otherwise approved.

9.2.3 Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report, except for Condition D.3 as this is an irrigation district access road and does not act as a driveway to the property.

10.3 Site Layout, Dimensional Standards and Parking

10.3.1 Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.

10.3.2 It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with KCC 5-3-3.

10.3.3 Applicant shall ensure the proper easement widths on all lots in accordance with KCC 6-3-8.

10.4 Landscape, Open Space and Fencing

10.4.1 Fencing within and around the site shall comply with KCC 5-5-5, unless specifically approved otherwise and permitted.

10.4.2 All required landscaping shall be permanently maintained in a healthy growing condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.

10.4.3 Landscaping shall not be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.

10.4.4 All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in KCC 5-10.

10.4.5 If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Final Plat. Any revisions of the Plat are subject to Administrative Determination to rule if the revision is substantial.

10.4.6 Develop/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify landscaping and architectural compliance prior to requesting signature on the Final Plat.

10.5 Public Works

10.5.1 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.

10.5.2 Compliance with I.C. §31-3805 is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.

10.5.3 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).

10.5.4 Connection to City Services (Sewer, Water, Pressurized Irrigation) is required when the services are within 300-feet of the subject site and/or private septic system fails. The Applicant shall conform to all corresponding City of Kuna Master Plans.

10.5.5 The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in upgrades equivalent to the project, if applicable.

10.5.6 Developer/Owner/Applicant shall work with Public Works staff to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

10.6 General

10.6.1 The Developer/Owner/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:

10.6.1.1 The City Engineer shall approve all sewer connections.

10.6.1.2 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.

10.6.1.3 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".

10.6.1.4 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.

10.6.1.5 The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.

10.6.1.6 Approval from Ada County Highway District (ACHD) shall be obtained, and Impact Fees must be paid prior to issuance of any building permit(s).

10.6.1.7 All public rights-of-way shall be dedicated and constructed to the 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.

10.6.2 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 City Council, or seek amending them through Public Hearing processes.

10.6.3 Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

10.6.4 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 twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.

10.6.5 Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

DATED this 14th day of February 2023.

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): 22-02-CPF, 22-05-ZC, 22-06-SUP, 22-27-DR

Project Name: Recreation Subdivision & RV Storage

Date Received: 05.22.2022

Date Accepted as Complete: 08.12.2022

Type of review requested (check all that apply):

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

Owner of Record

Name: Jeffrey + Valerie Robinson

Address: 415 N. Locust Grove Rd Kuna 83634

Phone: 208-409-1146 Email: info@Goldriverconstruction.com

Applicant (Developer) Information

Name: Gold River Construction LLC

Address: 415 N Locust Grove Rd Kuna ID 83634

Phone: 208-409-1146 Email: Jeff@Goldriverconstruction.com

Engineer/Representative Information

Name: Jerrod Wallgren

Address: 1212 12th AVE South

Phone: 208-463-9295 Email: Jwallgren@Jgt-architecture.com

Subject Property Information

Site Address: 415 N Locust Grove Rd Kuna, ID 83634

Nearest Major Cross Streets: Kuna Rd / Meadow View

Parcel No.(s): 1. S1419417928

Section, Township, Range: Sec 19 Township 2 North Range 1

Property Size: 11 Acres

Current Land Use: Ag + Residential Proposed Land Use: RV Storage

Current Zoning: Multiuse Proposed Zoning: R/2 + C/3

Project Description

Project Name: Robinson Ranch RV Storage.

General Description of Project: Providing 100 to 300 parking spaces for Recreational Vehicals or Trailers

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: Light Security. ~~Well~~, power

Residential Project Summary (If Applicable) N/A

Are there existing buildings? YES NO

If YES, please describe: _____

Will any existing buildings remain? YES NO

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

No. of Common Lots: _____ No. of Other Lots: _____

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

Minimum square footage of structure(s): _____

Gross Density (Dwelling Units ÷ Total Acreage): _____

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

Percentage of Open Space provided: _____ Acreage of Open Space: _____

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

_____

_____

Non-Residential Project Summary (If Applicable)

Number of building lots: 1 NEW LOT Other lots: 1 REMAINING AFTER SPLIT

Gross floor area square footage: APPROX. 400 S.F. Existing (if applicable): _____

Building height: 12 ft Hours of Operation: _____

Total No. of Employees: 1 Max No. of Employees at one time: 1

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

Proposed Parking

ADA accessible spaces: 1 Dimensions: 9x20 w/ 9x20 VAN STRIPING

Regular parking spaces: 2 Dimensions: 9x20

Width of driveway aisle: 25'-0"

Proposed lighting: 20 ft POLE LTG.

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

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

PROPOSED GRASS LANDSCAPE STRIP WITH TREES AT BOTH SIDES OF ENTRANCE DRIVEWAY UP TO OFFICE BLDG. AND SECURITY GATE

_____

Applicant Signature: _____ Date: 2/8/22

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.

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).: 22-02-CPF, 22-05-ZC, 22-06-SUP, 22-27-DR

Project Name: Recreation Subdivision & RV Storage

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

Date Received: 05.22.2022

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: _____ Date: 4/8/22
By signing, you are confirming you have provided all required items listed on this application.

KUNA
Planning & Zoning

Rezone Application

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

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

****Office Use Only****

Case No(s).: 22-02-CPF, 22-05-ZC, 22-06-SUP, 22-27-DR

Project Name: Recreation Subdivision & RV Storage

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

Date Received: 05.22.2022

Date Accepted as Complete: _____

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

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

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

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

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

Applicant Signature: Valerie Robinson Date: 9-16-21

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

Special Use Application

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

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

****Office Use Only****

Case No(s).: 22-02-CPF, 22-05-ZC, 22-06-SUP, 22-27-DR

Project Name: Recreation Subdivision & RV Storage

Date Received: 05.22.2022

Date Accepted as Complete: _____

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

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

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

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

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

Applicant Signature: _____ Date: 5/22/22

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

KUNA
Planning & Zoning

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).: 22-02-CPF, 22-05-ZC, 22-06-SUP, 22-27-DR

Project Name: Recreation Subdivision & RV Storage

Date of Pre-Application Meeting: Held for these (5) months, unless otherwise determined by Staff

Date Received: 05.22.2022

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 <u>all</u> 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: Jeffrey & Valerie Robinson

Address: 415 N Locust Grove Rd Kuna ID 83634

Phone: 208-263-2542 Email: info@Goldriverconstruction.com

Applicant Information

Name: Jeff + Valerie Robinson

Address: 415 N. Locust Grove Rd Kuna, ID 83634

Phone: 208-409-1146 Email: Jeff@Goldriverconstruction.com

Engineer/Representative

Name: Jerrod Wallgren

Address: 1212 12th Avenue South

Phone: 208-463-9295 Email: Jwallgren@jgt-architecture.com

Property Information

Address: 415 N Locust Grove Rd Kuna, ID 83634

Parcel No(s).: S1419417928

Closest Major Cross Streets: Kuna Rd Meadowview Rd

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: dividing property using the back 7 Acres as a business for R.V. storage, review of use design, Landscaping.
2. Dimension of property: _____
3. Current land use(s): residential Ag
4. What are the land uses of the adjoining properties?

   North: residential/Ag South: residential Ag

   East: residential/Ag West: residential Ag
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: ONE NEW 400 S.F. OFFICE
7. Building Height: 12'-0" TO ROOF PEAK
8. Number of Stories: ONE

   (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:

   LESS THAN 2%

Exterior Building Materials and Colors

	Material	Color
Roof:	ARCHITECTURAL	BLACK
Walls: (include percentage of wall coverage of each material)	WOOD FRAMED WALLS	
% of Wood Application:	75% PAINTED SIDING	DARK TAUPE
% EIFS: (Exterior Insulation Finish System)	0%	
% Masonry:	25% MFG. STONE	
% Face Block:	0%	
% Stucco:	0%	
Other:		
Windows/Doors:	VINYL	
Soffits and Fascia:	PAINTED WOOD	LIGHT TAN
Trim, etc.:	PAINTED WOOD	LIGHT TAN

Mechanical Units

Please identify mechanical unit(s) size and placement: SMALL OUTDOOR HEAT PUMP PLACED BEHIND OFFICE

Proposed screening method? UNIT NOT VISIBLE FROM STREET OR OTHER PROPERTIES

Trash Enclosures

Please identify trash enclosure location, size, and construction materials: TRASH SERVICE NOT EXPECTED FOR THIS USE

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? ROOF TO DRAIN TO LANDSCAPING - GRAVEL STORAGE YARD IS PERMEABLE SURFACE.

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? CHAIN LINK

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?	1.5%	
% of site devoted to landscaping? (Include landscaped rights-of-way)	4%	Square Footage: 11,800
% of site that is hard surface? (paving, driveways, walkways)	3%	Square Footage: 9,042
% of site devoted to other uses:	88%	Describe: GRAVEL PARKING SURFACE

Landscaping

Please provide dimensions of landscaped areas within public rights-of-way: 10' WIDE LANDSCAPE STRIPS ALONG ENTRANCE DRIVEWAY

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.)*
NO TREES ON LOT 2

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? 4 Dimensions? 9'x20'

Total number of ADA accessible spaces? 1 Dimensions? 9'x20' w/ 9x20 ACCESS AISLE

Total number of compact spaces (8' x 17')? 0

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: Jared P. Wallgren Date: 4/8/22

Additional Information

Please indicate/explain/provide any additional information deemed relevant to this application:

jgt architecture

February 8, 2022

Detailed Narrative of Project

Dear Planning Staff and Commission/ Council Members,

Jeff and Valerie Robinson, who reside on 11 acres at 415 N. Locust Grove Rd. are proposing to subdivide their property into two lots to be known as Recreation Subdivision. The proposal is for the easternmost portion of property (which encompasses their current residence) to become Lot 1 (3.5 acres) and be rezoned from Agricultural (A) to residential (R-2). The balance of the property to the west is proposed to become Lot2 (7.01 acres) and is proposed to be rezoned from Agricultural (A) to commercial (C-3).

Lot 2 is intended to be constructed with a storage yard for recreational vehicles. The site will accommodate approximately 180 RV parking stalls. There will be no proposed RV camping, it is for storage only. The storage yard will be fenced and landscaping as required by city code, and the facility will be served by a small office building that will handle all of the site leases and business operations. The site will be surrounded by a security fence with automatic gate that is operated by a keypad for RV customers to access the storage yard.

The office will have flexible work hours, generally from 8AM to 5PM Monday through Friday, with tenants able to access the gate after hours with a security code. The office is a simple structure composed of painted siding, gable roof with architectural shingles, and a stone accent wainscot. It is intended to serve 1 to 2 employees and occasionally meet prospective customers to show the facility and sign paperwork.

As part of the plat, right-of-way along Locust Grove will be dedicated as required, and the existing access easement to the property at the west will be maintained for future access as needed. The access drive will be landscaped with a grass and tree strip on each side, up to the office and security gate.

The applicant feels that this will be an appropriate, low impact use to the area, and will provide a needed service for residents in the area who need a place to store their recreational vehicles.

Thank you for your consideration of this request.

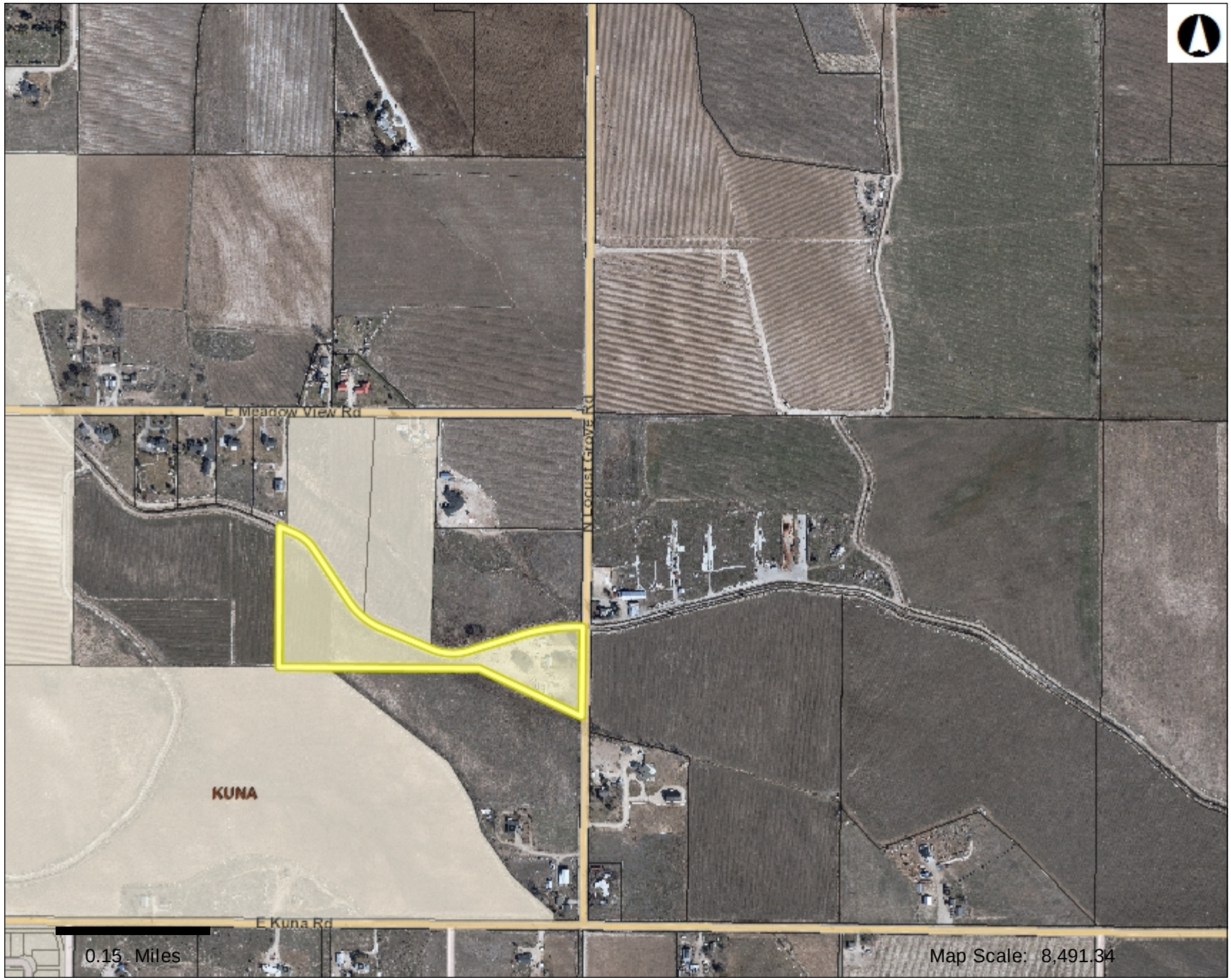
Sincerely,

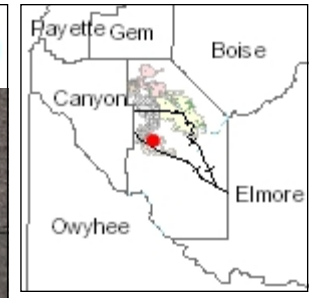
Jerrod P. Wallgren
Project Architect

1212 12th avenue south . nampa . idaho 83651
phone: (208) 463-9295 . fax: (208) 463-9299
email: jgt@jgt-architecture.com

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.





Legend

- Railroad
- Roads (8,000 - 24,000
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
- Parks
- Water
- City Limits
  - BOISE
  - EAGLE
  - GARDEN CITY
  - KUNA
  - MERIDIAN
  - STAR
- Condos
- Parcels

5/24/2022

ADA COUNTY RECORDER J DAVID NAVARRO AMOUNT 6.00 2
BOISE IDAHO 09/10/09 02:52PM
DEPUTY Bonnie B Oberbillig
RECORDED-REQUEST OF
ALLIANCE TITLE - PRODUCTI
109105179

SPECIAL WARRANTY DEED

Order No.: AT-50009479911LF

FOR VALUE RECEIVED

JPMorgan Chase Bank, National Association

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Neil H Robinson, an unmarried person

whose current address is

~~413 N Locust Grove Road, Kuna, ID 83634~~
11106 Via Vista, Nevada City, CA 95959
the grantee(s), the following described premises, in Ada County, Idaho, TO WIT:

EXHIBIT A

Parcel A of Record of Survey No. 4125 recorded December 31, 1997, as Instrument No. 97108603, said Parcel A being a portion of the Southeast Quarter of Section 19, Township 2 North, Range 1 East, of the Boise Meridian, Ada County, Idaho, and more particularly described as follows:

A tract of land located in the Southeast Quarter, Section 19, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the Southeast corner of the said Southeast Quarter, Section 19, Township 2 North, Range 1 East, Boise Meridian; thence
North 0°17'46" East 1079.89 feet to a point on the centerline of Locust Grove Road and the REAL POINT OF BEGINNING; thence
North 0°17'46" East 245.00 feet to the Southeast corner of the Northeast Quarter Southeast Quarter of said Section 19; thence
North 0°17'46" East 218.75 feet to the intersection of the Kuna canal and the West line of said section; thence
North 89°04'43" West 61.14 feet to a point on the centerline of said Kuna canal and the beginning of a curve to the left; thence along the curve 285.65 feet to a point on the centerline of said canal, said curve having a radius of 990.00 feet, a chord of
South 81°07'40" West 284.66 feet; thence
South 72°37'43" West 283.66 feet to a point on the centerline of said canal and beginning of a curve to the right, thence along the curve 195.53 feet to a point on the centerline of said canal, said curve having a radius of 280.00 feet and a chord of
North 86°31'56" West 191.58 feet; thence
North 67°40'37" West 284.72 feet to a point on the centerline of said canal and the beginning of a curve to the right; thence along the curve 227.77 feet to a point on the centerline of said canal, said curve having a radius of 385.00 and a chord of
North 49°20'08" West 224.47 feet; thence
North 34°16'47" West 318.86 to a point on the centerline of said canal and the beginning of a curve to the left; thence along the curve 123.03 feet to a point on the centerline of said canal, said curve having a radius of 220.00 feet, and a chord of
North 51°21'45" West 121.44 feet; thence
North 67°23'01" West 80.09 feet to a point on the centerline of said canal; thence leaving centerline of said canal
South 0°16'19" West 725.73 feet to a point on the North line of the South Half of the Southeast Quarter of said Section 19; thence
South 89°56'45" East 260.20 feet to the Northwest corner of the Southeast Quarter Southeast Quarter; thence
South 89°56'46" East 793.66 feet to a point; thence
South 65°13'03" East 585.67 feet to a point on the centerline of Locust Grove Road and the REAL POINT OF BEGINNING.

Rerecording to Correct Legal.

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 10.00 1
BOISE IDAHO 07/01/13 10:53 AM
DEPUTY Gail Garrett
RECORDED – REQUEST OF
Jeff L Robinson
[redacted]
113073540

QUITCLAIM DEED

FOR VALUE RECEIVED, _____[Grantor] Neil H Robinson _____ does hereby convey, release, remise and forever quit claim unto Jeff L Robinson & Valerie C Robinson _____[Grantee]_____ whose current address is:

[Grantees Address] 415 N Locust Grove Kuna Idaho 83634

the following described premises: 415 N Locust Grove Rd, Kuna ID, 83634

[Legal Description] Par # 7928 OF SE4

Sec 19 2N 1E R/S #4125

#417927-S

See Attach Exihit A

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 13.00 2
BOISE IDAHO 07/26/13 04:58 PM
DEPUTY Lisa Batt
RECORDED – REQUEST OF
Jeff Robinson Rerecord
113085075

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 7/1/13

By: Neil H. Robinson

[Grantor's Name]

State of Idaho)
) S.S.
County of Canyon)

On this 1st day of July, in the year 2013, before me Doug Beeson, personally appeared Neil H. Robinson, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument, and acknowledged that he(she)(they) executed the same.

DOUG BEESON
Notary Public
State of Idaho

Notary Public
My Commission Expires on July 26, 2016

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, Valerie Robinson,

415 N Locust Grove Rd Kuna ID 83634

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

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

Jerrod Wallgren, JGT Architecture

1212 12th Ave South 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 17th day of September, 20 21

Valerie Robinson
Signature

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

Breanna Araujo

Residing at: 1375 N. Meridian Rd
Kuna ID 83634

My Commission expires: 11-23-2026

Signature

BREANNA ARAUJO
Notary Public
State of Idaho
Commission No. 20204593

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, Jeffrey Robinson,
415 N Locust Grove Rd Kuna ID 83634

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

A. That I am the record owner of the property described on the attached, and I grant my permission to
Jerrod Wallgren, JGT Architecture
1212 12th Ave S 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 17th day of September, 20 21

Signature

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

Breanna Araujo

Residing at: 1375 N. Meridian Rd
Kuna ID 83634

BREANNA ARAUJO
Notary Public
State of Idaho
Commission No. 20204593

My Commission expires: 11-23-2026

Signature

BOUNDARY DESCRIPTION

This parcel is a portion of the SE ¼ SE ¼, NE ¼ SE ¼, and NW ¼ SE ¼ of Section 19 in Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho and is more particularly described as follows:

BEGINNING at the Northeast corner of said SE ¼ SE ¼, (S 1/16E Corner, Section 19), a found 5/8 inch diameter rebar;
thence South 00°38'46" West along the East boundary of the SE ¼ SE ¼ a distance of 245.00 feet to a found 5/8 inch diameter rebar;
thence leaving said East boundary bearing North 64°52'13" West a distance of 585.66 feet to point on the North boundary of the SE ¼ SE ¼, referenced by a found 5/8 inch diameter rebar bearing S23°18'51"W a distance of 0.26 feet;
thence North 89°35'58" West along said North boundary a distance of 793.72 feet to the Southeast corner of the NW ¼ SE ¼, a found 5/8 inch diameter rebar;
thence North 89°36'17" West along the South boundary of the NW ¼ SE ¼ a distance of 260.21 feet to a found 5/8 inch diameter rebar;
thence North 00°37'38" East a distance of 725.85 feet to a point on the centerline of Kuna Canal, witnessed by a found 5/8 inch diameter rebar bearing South 00°37'38" West a distance of 38.18 feet;
thence traversing said centerline as follows:
South 67°02'02" East a distance of 80.09 feet;
Southeasterly 123.04 feet along the arc of a curve to the right having a radius of 220.00 feet and a central angle of 32° 02' 36" and a long chord which bears South 51°00'44" East a distance of 121.44 feet;
South 33°55'46" East a distance of 318.86 feet;
Southeasterly 227.78 feet along the arc of a curve to the left having a radius of 385.00 feet and a central angle of 33° 53' 52" and a long chord which bears South 48°59'07" East a distance of 224.47 feet;
South 67°19'36" East a distance of 284.72 feet;
Southeasterly 195.53 feet along the arc of a curve to the left having a radius of 280.00 feet and a central angle of 40° 00' 38" and a long chord which bears South 86°10'55" East a distance of 191.58 feet;
North 72°58'44" East a distance of 283.66 feet;
Northeasterly 285.65 feet along the arc of a curve to the right having a radius of 990.00 feet and a central angle of 16° 31' 55" and a long chord which bears North 81°28'41" East a distance of 284.66 feet;
South 88°43'29" East a distance of 59.32 feet to a point on the East boundary of the NE 1/4 SE 1/4, a Magnail set w/ aluminum washer stamped P.L.S. 15352;
thence leaving said centerline bearing South 00°38'46" West along said East boundary a distance of 218.75 feet to the TRUE POINT OF BEGINNING, said parcel being 11.00 Acres more or less, and being subject to any and all easements and rights of way of record or implied.

Skinner
Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE

PROFESSIONAL LAND SURVEYOR LICENSED 15352 11/23/21 STATE OF IDAHO THOMAS J. WELLARD

November 23, 2021

Legal Description for
Jeff Robinson
Job No. SE1021

Parcel A R-2

This parcel is a portion of the SE ¼ SE ¼ and NE ¼ SE ¼ of Section 19 in Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho and is more particularly described as follows:

BEGINNING at the Northeast corner of said SE ¼ SE ¼, (S 1/16E Corner, Section 19), a found 5/8 inch diameter rebar;

thence South 00°38'46" West along the East boundary of the SE ¼ SE ¼ a distance of 245.00 feet to a found 5/8 inch diameter rebar;

thence leaving said East boundary bearing North 64°52'13" West a distance of 585.66 feet to point on the North boundary of the SE ¼ SE ¼, referenced by a found 5/8 inch diameter rebar bearing S23°18'51"W a distance of 0.26 feet;

thence North 89°35'58" West along said North boundary a distance of 106.76 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence leaving said North boundary bearing North 8°33'04" East a distance of 86.92 feet to a point on the centerline of Kuna Canal, witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 8°33'04" West a distance of 40.47 feet;

thence traversing said centerline as follows:

Northeasterly 17.79 feet along the arc of a curve to the left having a radius of 280.00 feet and a central angle of 03° 38' 22" and a long chord which bears North 75°37'57" East a distance of 17.78 feet;

North 72°58'44" East a distance of 283.66 feet;

Northeasterly 285.65 feet along the arc of a curve to the right having a radius of 990.00 feet and a central angle of 16° 31' 55" and a long chord which bears North 81°28'41" East a distance of 284.66 feet;

South 88°43'29" East a distance of 59.32 feet to a point on the East boundary of the NE ¼ SE ¼, a Magnail set with an aluminum washer stamped P.L.S. 15352;

thence South 00°38'46" West along said East boundary a distance of 218.75 feet to the **POINT OF BEGINNING**, said parcel being 3.989 acres more or less, and being subject to any and all easements and rights of way of record or implied.

Skinner
Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE

November 23, 2021

Legal Description for
Jeff Robinson
Job No. SE1021

Parcel B C-3

This parcel is a portion of the NE ¼ SE ¼ and NW ¼ SE ¼ of Section 19 in Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho and is more particularly described as follows:

COMMENCING at the Southeast corner of said NE ¼ SE ¼, (S1/16E Corner, Section 19), a found 5/8 inch diameter rebar;

thence North 89°35'58" West along the South boundary of the NE ¼ SE ¼ a distance of 639.76 feet to the **TRUE POINT OF BEGINNING**, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence continuing along said South boundary bearing North 89°35'58" West a distance of 686.96 feet to the Southeast corner of the NE ¼ SE ¼, a found 5/8 inch diameter rebar;

thence North 89°36'17" West along the South boundary of the NW ¼ SE ¼ a distance of 260.21 feet to a found 5/8 inch diameter rebar;

thence North 00°37'38" East a distance of 725.85 feet to a point on the centerline of Kuna Canal, witnessed by a found 5/8 inch diameter rebar bearing South 00°37'38" West a distance of 38.18 feet;

thence traversing said centerline as follows:

South 67°02'02" East a distance of 80.09 feet;

Southeasterly 123.04 feet along the arc of a curve to the right having a radius of 220.00 feet and a central angle of 32° 02' 36" and a long chord which bears South 51°00'44" East a distance of 121.44 feet;

South 33°55'46" East a distance of 318.86 feet;

Southeasterly 227.78 feet along the arc of a curve to the left having a radius of 385.00 feet and a central angle of 33° 53' 52" and a long chord which bears South 48°59'07" East a distance of 224.47 feet;

South 67°19'36" East a distance of 284.72 feet;

Southeasterly 177.74 feet along the arc of a curve to the left having a radius of 280.00 feet and a central angle of 36° 22' 16" and a long chord which bears South 84°21'44" East a distance of 174.77 to a point witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 8°33'04" West a distance of 40.47 feet;

thence leaving said centerline bearing South 8°33'04" West a distance of 86.92 feet to the **TRUE POINT OF BEGINNING**, said parcel being 7.010 acres more or less, and being subject to any and all easements and rights of way of record or implied.

RECREATION SUBDIVISION

A PORTION OF THE SE 1/4 OF SECTION 19,
TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN,
ADA COUNTY, IDAHO

C 1/4 Corner Section 19 CP&FR Inst. No. 106079466

S89°39'04"E 1327.00'

CE1/16 Corner Section 19 Illegible

S89°39'20"E 1327.28'

E 1/4 Corner Section 19 CP&FR Inst. No. 106079465

MEADOW VIEW ROAD

LOCUST GROVE ROAD

N0°36'17"E 1322.48'

1106.12'

S0°38'46"W 1324.87'

BASIS OF BEARING

NOTES:

1. This development recognizes Section 22-4503, Idaho Code, Right to Farm, which states: "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."

2. Water for domestic purposes shall be supplied by single party wells. Sanitary restrictions designating areas reserved for well installation shall be subject to the approval of Central District Health.

3. Sewage disposal shall be by individual septic systems. Sanitary restrictions designating areas reserved for the construction of drain fields shall be subject to the approval of Central District Health.

4. This development recognizes and is in compliance with Idaho Code 31-3805(1)(b). Lots will be provided with pressurized irrigation and are subject to assessments from the Boise Kuna Irrigation District.

5. The subject property is zoned Agricultural.

6. The development is 11.00 acres.

7. This development consists of 2 lots.

8. Post development storm water run-off from each lot is to be managed by landscaping measures, swales, ditches and similar retention methods, wholly on the lot generating the run-off. The design, construction and maintenance of these facilities is to be the responsibility of each lot owner.

9. Finish grades at subdivision boundaries shall match existing finish grades. Stormwater runoff shall be maintained on subdivision property unless otherwise approved.

10. UNLESS OTHERWISE NOTED, EASEMENT WIDTHS SHALL BE:
10 FEET ALONG SUBDIVISION BOUNDARY
5 FEET ON EACH SIDE OF INTERIOR LOT LINES
IF A LOT LINE IS MOVED, THE EASEMENT(S) SHALL MOVE WITH THE LOT LINE, PROVIDED THAT UTILITIES HAVE NOT BEEN INSTALLED WITHIN THE EASEMENT(S)

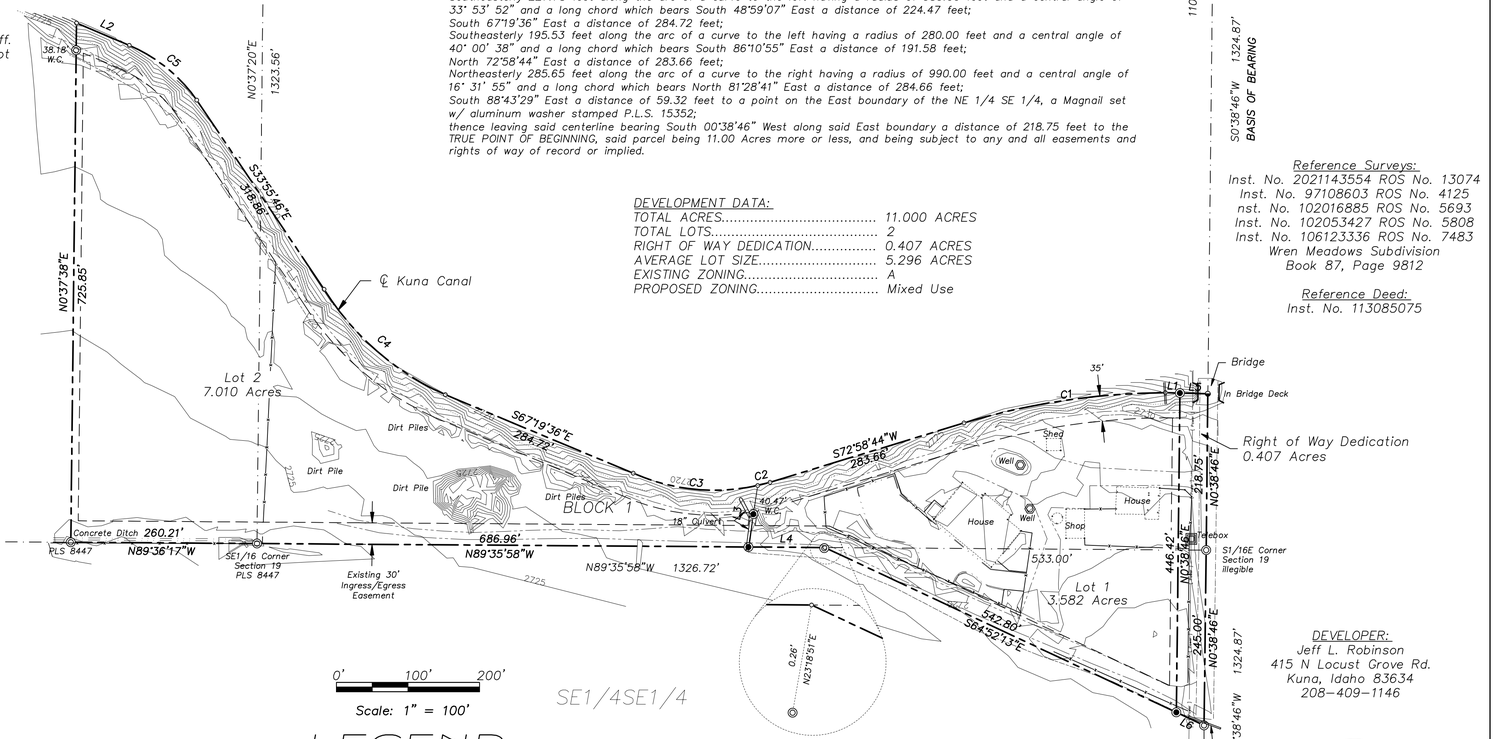
NW1/4SE1/4

CURVE TABLE

NO	RADIUS	CENTRAL ANGLE	LENGTH	CHD BEARING	CHORD
C1	990.00'	16°31'55"	285.65'	S81°28'41"W	284.66'
C2	280.00'	3°38'22"	17.79'	S75°37'57"W	17.78'
C3	280.00'	36°22'16"	177.74'	S84°21'44"E	174.77'
C4	385.00'	33°53'52"	227.78'	S48°59'07"E	224.47'
C5	220.00'	32°02'36"	123.04'	S51°00'44"E	121.44'

LINE TABLE

NO	BEARING	LENGTH
L1	N88°43'29"W	20.32'
L2	S67°02'02"E	80.09'
L3	S8°33'04"W	86.92'
L4	S89°35'58"E	106.76'
L5	N88°43'29"W	39.00'
L6	S64°52'13"E	42.85'



0' 100' 200'

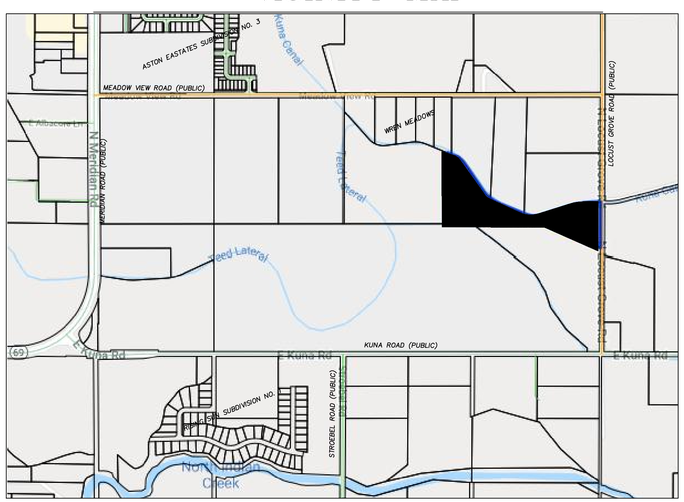
Scale: 1" = 100'

SE1/4SE1/4

LEGEND

- BRASS CAP MONUMENT – FOUND
- ALUMINUM CAP MONUMENT – FOUND
- 5/8" REBAR – FOUND
- 5/8" x 24" REBAR – SET
- 1/2" REBAR – FOUND
- MAGNAIL W/ ALUMINUM WASHER – SET
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- FENCE LINE
- LOT LINE
- EDGE OF PAVEMENT
- EDGE OF ROAD
- TOP OF BANK
- EDGE OF CONCRETE
- CENTER LINE DITCH
- INGRESS/EGRESS, UTILITY, IRRIGATION & DRAINAGE EASEMENT LINE
- W.C. WITNESS CORNER

VICINITY MAP



Surveyor's Narrative:

This survey was performed at the request of Jeff Robinson to subdivide the parcel as shown. The boundary was held from previous surveys of record. The basis of bearing for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. All bearings shown are on grid azimuth and all distances are ground at project elevation. Elevations are NAVD88 datum.

BOUNDARY DESCRIPTION

This parcel is a portion of the SE ¼ SE ¼, NE ¼ SE ¼, and NW ¼ SE ¼ of Section 19 in Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho and is more particularly described as follows:

BEGINNING at the Northeast corner of said SE ¼ SE ¼, (S 1/16E Corner, Section 19), a found 5/8 inch diameter rebar;
thence South 00°38'46" West along the East boundary of the SE ¼ SE ¼ a distance of 245.00 feet to a found 5/8 inch diameter rebar;
thence leaving said East boundary bearing North 64°52'13" West a distance of 585.66 feet to point on the North boundary of the SE ¼ SE ¼, referenced by a found 5/8 inch diameter rebar bearing S23°18'51"W a distance of 0.26 feet;
thence North 89°35'58" West along said North boundary a distance of 793.72 feet to the Southeast corner of the NW ¼ SE ¼, a found 5/8 inch diameter rebar;
thence North 89°36'17" West along the South boundary of the NW ¼ SE ¼ a distance of 260.21 feet to a found 5/8 inch diameter rebar;
thence North 00°37'38" East a distance of 725.85 feet to a point on the centerline of Kuna Canal, witnessed by a found 5/8 inch diameter rebar bearing South 00°37'38" West a distance of 38.18 feet;
thence traversing said centerline as follows:
South 67°02'02" East a distance of 80.09 feet;
Southeasterly 123.04 feet along the arc of a curve to the right having a radius of 220.00 feet and a central angle of 32° 02' 36" and a long chord which bears South 51°00'44" East a distance of 121.44 feet;
South 33°55'46" East a distance of 318.86 feet;
Southeasterly 227.78 feet along the arc of a curve to the left having a radius of 385.00 feet and a central angle of 33° 53' 52" and a long chord which bears South 48°59'07" East a distance of 224.47 feet;
South 67°19'36" East a distance of 284.72 feet;
Southeasterly 195.53 feet along the arc of a curve to the left having a radius of 280.00 feet and a central angle of 40° 00' 38" and a long chord which bears South 86°10'55" East a distance of 191.58 feet;
North 72°58'44" East a distance of 283.66 feet;
Northeasterly 285.65 feet along the arc of a curve to the right having a radius of 990.00 feet and a central angle of 16° 31' 55" and a long chord which bears North 81°28'41" East a distance of 284.66 feet;
South 88°43'29" East a distance of 59.32 feet to a point on the East boundary of the NE 1/4 SE 1/4, a Magnail set w/ aluminum washer stamped P.L.S. 15352;
thence leaving said centerline bearing South 00°38'46" West along said East boundary a distance of 218.75 feet to the TRUE POINT OF BEGINNING, said parcel being 11.00 Acres more or less, and being subject to any and all easements and rights of way of record or implied.

DEVELOPMENT DATA:

TOTAL ACRES	11.000 ACRES
TOTAL LOTS	2
RIGHT OF WAY DEDICATION	0.407 ACRES
AVERAGE LOT SIZE	5.296 ACRES
EXISTING ZONING	A
PROPOSED ZONING	Mixed Use

Reference Surveys:

Inst. No. 2021143554 ROS No. 13074
Inst. No. 97108603 ROS No. 4125
nst. No. 102016885 ROS No. 5693
Inst. No. 102053427 ROS No. 5808
Inst. No. 106123336 ROS No. 7483
Wren Meadows Subdivision
Book 87, Page 9812

Reference Deed:

Inst. No. 113085075

DEVELOPER:

Jeff L. Robinson
415 N Locust Grove Rd.
Kuna, Idaho 83634
208-409-1146

PROFESSIONAL LAND SURVEYOR LICENSED 15352 STATE OF IDAHO THOMAS J. WELLARD

SE Section Corner Section 19 CP&FR Inst. No. 8965862 — 19 | 20 | 30 | 29

REVISIONS
2
1

INDEX No. 211-19-2-0-0-00

SURVEY FOR: JEFF ROBINSON

Drawn By: ZCL
Date: Feb. 4 2022
Surveyed By: ZCL
Job No. JA1022

Skinner Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

RECREATION SUBDIVISION

A PORTION OF THE SE 1/4 OF SECTION 19,
TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN,
CITY OF kUNA, ADA COUNTY, IDAHO

C 1/4 Corner Section 19 CP&FR Inst. No. 106079466

CE1/16 Corner Section 19 illegible

E 1/4 Corner Section 19 CP&FR Inst. No. 106079465

MEADOW VIEW ROAD

S89°39'04"E 1327.00'

S89°39'20"E 1327.28'

NOTES:

1. This development recognizes Section 22–4503, Idaho Code, Right to Farm, which states: "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."

2. Water for domestic purposes shall be supplied by single party wells. Sanitary restrictions designating areas reserved for well installation shall be subject to the approval of Southwest District Health.

3. Sewage disposal shall be by individual septic systems. Sanitary restrictions designating areas reserved for the construction of drain fields shall be subject to the approval of Central District Health.

4. This development recognizes and is in compliance with Idaho Code 31–3805(1)(b). Lots will be provided with pressurized irrigation and are subject to assessments from the Boise Kuna Irrigation District.

5. The subject property is zoned Agricultural.

6. The development is 10.999 acres.

7. This development consists of 2 residential lots.

8. Post development storm water run–off from each lot is to be managed by landscaping measures, swales, ditches and similar retention methods, wholly on the lot generating the run–off. The design, construction and maintenance of these facilities is to be the responsibility of each lot owner.

9. Finish grades at subdivision boundaries shall match existing finish grades. Stormwater runoff shall be maintained on subdivision property unless otherwise approved.

10. UNLESS OTHERWISE NOTED, EASEMENT WIDTHS SHALL BE:
10 FEET ALONG SUBDIVISION BOUNDARY
5 FEET ON EACH SIDE OF INTERIOR LOT LINES
IF A LOT LINE IS MOVED, THE EASEMENT(S) SHALL MOVE WITH THE LOT LINE, PROVIDED THAT UTILITIES HAVE NOT BEEN INSTALLED WITHIN THE EASEMENT(S)

Surveyor's Narrative:
This survey was performed at the request of Jeff Robinson to subdivide the parcel as shown. The boundary was held from previous surveys of record. The basis of bearing for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. All bearings shown are on grid azimuth and all distances are ground at project elevation. Elevations are NAVD88 datum.

N0°36'17"E 1322.48'

NW1/4SE1/4

NE1/4SE1/4

SE1/4SE1/4

1106.12'

S0°38'46"W 1324.87' LOCUST GROVE ROAD

N0°37'20"E 1323.56'

38.18' W.C. PLS 8477

L2 C5

S33°55'46"E 316.86'

N0°37'38"E 725.85'

℄ Kuna Canal

C4

S67°19'36"E 284.72'

C3 C2 C1

S72°58'44"W 283.66'

35'

L1 L5 In Bridge Deck

39'

Lot 2
7.010 Acres

BLOCK 1

Lot 1
3.582 Acres

Right of Way
0.407 Acres

40.47' W.C.

L3 L4

1066.38'

CS1/16 Corner Section 19 PLS 8447

N89°36'17"W 1326.59'

PLS 8447

260.21' N89°36'17"W

SE1/16 Corner Section 19 PLS 8447

Existing 30' Ingress/Egress Easement

686.96' N89°35'58"W

N89°35'58"W 1326.72'

533.00'

S1/16E Corner Section 19 no cap

446.42'

218.75'

N0°38'46"E

N0°38'46"E 245.00'

N0°38'46"E 1324.87'

542.80' S64°52'13"E

L6

1079.87'

S0°38'46"W BASIS OF BEARING

0.26' N23°18'51"E

PLS 8447

SE Section Corner Section 19 CP&FR Inst. No. 8965862

19 20 30 29

0' 150' 300'

Scale: 1" = 150'

LEGEND

- BRASS CAP MONUMENT – FOUND
- ALUMINUM CAP MONUMENT – FOUND
- 5/8" REBAR – FOUND
- 5/8" x 24" REBAR – SET
- 1/2" REBAR – FOUND
- MAGNAIL W/ ALUMINUM WASHER – SET
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- FENCE LINE
- W.C. WITNESS CORNER

LINE TABLE

NO	BEARING	LENGTH
L1	N88°43'29"W	59.32'
L2	S67°02'02"E	80.09'
L3	S8°33'04"W	86.92'
L4	S89°35'58"E	106.76'
L5	N88°43'29"W	39.00'
L6	S64°52'13"E	42.85'

CURVE TABLE

NO	RADIUS	CENTRAL ANGLE	LENGTH	CHD BEARING	CHORD
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C4	385.00'	33°53'52"	227.78'	S48°59'07"E	224.47'
C5	220.00'	32°02'36"	123.04'	S51°00'44"E	121.44'

Reference Surveys:
Inst. No. 2021143554 ROS No. 13074
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Inst. No. 106123336 ROS No. 7483
Wren Meadows Subdivision
Book 87, Page 9812

Reference Deed:
Inst. No. 113085075

PROFESSIONAL LAND SURVEYOR LICENSED 15352 4/3/22 STATE OF IDAHO THOMAS J. WELLARD

INDEX No. 211–19–2–0–0–00–00

Sheet 1 of 2

REVISIONS	
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1	

Drawn By: ZCL
Date: Sept. 20, 2021
Surveyed By: ZCL
Job No. JA1022

BOOK_____ PAGE_____

Skinner Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)–454–0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

RECREATION SUBDIVISION

A PORTION OF GOVERNMENT LOT 2 AND THE SW 1/4 NE 1/4 OF SECTION 4,
TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN
CITY OF KUNA, ADA COUNTY, IDAHO

OWNERS' CERTIFICATE

We, Jeff L Robinson and Valerie C. Robinson, husband and wife, say we are the owners of this property, being more particularly described in the legal description below, state that it is my intention to include said property in the subdivision plat, and that we do for ourselves, heirs, transferees, successors and assigns. The easements shown on the plat are not dedicated to the public but intended only for the right and purpose set forth on the plat and no structures other than those for Utility, Irrigation and Drainage purposes are to be erected within limits of the easements.

This parcel is a portion of the SE ¼ SE ¼, NE ¼ SE ¼, and NW ¼ SE ¼ of Section 19 in Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho and is more particularly described as follows:

BEGINNING at the Northeast corner of said SE ¼ SE ¼, (S 1/16E Corner, Section 19), a found 5/8 inch diameter rebar;

thence South 00°38'46" West along the East boundary of the SE ¼ SE ¼ a distance of 245.00 feet to a found 5/8 inch diameter rebar;

thence leaving said East boundary bearing North 64°52'13" West a distance of 585.66 feet to point on the North boundary of the SE ¼ SE ¼, referenced by a found 5/8 inch diameter rebar bearing S23°18'51"W a distance of 0.26 feet;

thence North 89°35'58" West along said North boundary a distance of 793.72 feet to the Southeast corner of the NW ¼ SE ¼, a found 5/8 inch diameter rebar;

thence North 89°36'17" West along the South boundary of the NW ¼ SE ¼ a distance of 260.21 feet to a found 5/8 inch diameter rebar;

thence North 00°37'38" East a distance of 725.85 feet to a point on the centerline of Kuna Canal, witnessed by a found 5/8 inch diameter rebar bearing South 00°37'38" West a distance of 38.18 feet;

thence traversing said centerline as follows:

South 67°02'02" East a distance of 80.09 feet;

Southeasterly 123.04 feet along the arc of a curve to the right having a radius of 220.00 feet and a central angle of 32° 02' 36" and a long chord which bears South 51°00'44" East a distance of 121.44 feet;

South 33°55'46" East a distance of 318.86 feet;

Southeasterly 227.78 feet along the arc of a curve to the left having a radius of 385.00 feet and a central angle of 33° 53' 52" and a long chord which bears South 48°59'07" East a distance of 224.47 feet;

South 67°19'36" East a distance of 284.72 feet;

Southeasterly 195.53 feet along the arc of a curve to the left having a radius of 280.00 feet and a central angle of 40° 00' 38" and a long chord which bears South 86°10'55" East a distance of 191.58 feet;

North 72°58'44" East a distance of 283.66 feet;

Northeasterly 285.65 feet along the arc of a curve to the right having a radius of 990.00 feet and a central angle of 16° 31' 55" and a long chord which bears North 81°28'41" East a distance of 284.66 feet;

South 88°43'29" East a distance of 59.32 feet to a point on the East boundary of the NE 1/4 SE 1/4, a Magnail set w/ aluminum washer stamped P.L.S. 15352;

thence leaving said centerline bearing South 00°38'46" West along said East boundary a distance of 218.75 feet to the TRUE POINT OF BEGINNING, said parcel being 10.999 Acres more or less, and being subject to any and all easements and rights of way of record or implied.

Jeff L. Robinson Valerie C. Robinson

SURVEYOR'S CERTIFICATE

I, Thomas J. Wellard, P.L.S., do hereby certify that I am a professional land surveyor licensed by the State of Idaho, and that this plat, as described in the certificate of owners' and the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon 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 LICENSED 15352 4/3/22 STATE OF IDAHO THOMAS J. WELLARD

Thomas J. Wellard P.L.S. 15352

CERTIFICATION AND APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be re–imposed, in accordance with Section 50–1326, Idaho Code, by the issuance of a certificate of disapproval.

Central District Health Department Date

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

Ada County Highway District does hereby accept this plat in accordance with the provisions of I.C. § 50–1312. Private streets depicted on this plat are not maintained by or under the jurisdiction of the Highway District. There is no legal obligation or assurances that the private streets will be accepted as public streets in the future.

Chairman Date

ACKNOWLEDGEMENT

STATE OF IDAHO)
)S.S.
COUNTY OF ADA)

On this _____ day of _____, in the year of 20__, before me, the undersigned, a notary public, personally appeared Jeff L. Robinson and Valerie C. Robinson, husband and wife, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Notary Public

CERTIFICATION AND APPROVAL OF COUNTY SURVEYOR

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

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

APPROVAL OF CITY COUNCIL

Accepted and approved this _____ day of _____, 20__ by by the City Council of Kuna, Ada County, Idaho.

Chairman Clerk

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer for the City of Kuna, Ada County, Idaho, on this day _____, hereby approve this plat.

City Engineer P.E. No._____

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NUMBER:_____FEE_____

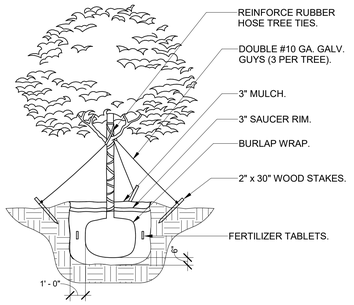
STATE OF IDAHO } S.S.
COUNTY OF ADA }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SKINNER LAND SURVEY AT___MINUTES PAST___O'CLOCK__M. THIS _____DAY OF _____, 202_, IN BOOK ____ OF PLATS AT PAGE ____THROUGH____.

EX–OFFICIO RECORDER DEPUTY

Skinner Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)–454–0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

BOOK_____ PAGE_____



TYPICAL TREE AND SHRUB PLANTING NOTES:

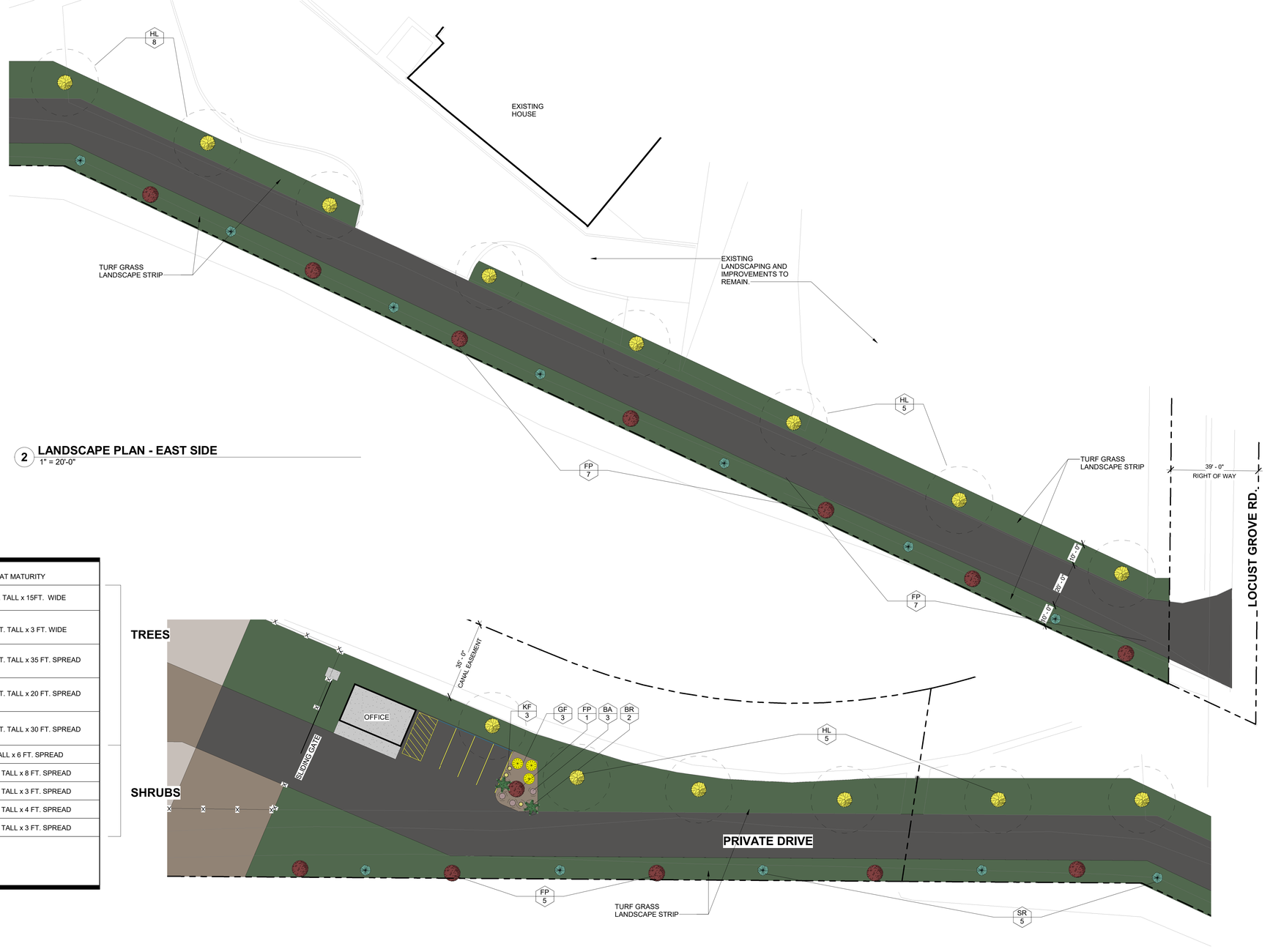
1. ALL TREES TO BE BALLED AND BURLAPPED. SEE DETAIL THIS SHEET TREE STAKING.
2. 2" MINIMUM OF REGULAR GRIND SOIL AID TO BE PLACED ON SHRUB PLANTING AREAS.
3. PROVIDE AND INSTALL (3) 2 x 2 STAKES EVENLY SPACED AT EACH TREE. TIE ALL STAKES WITH COTTON WEBBING OR OTHER APPROVED METHOD.
4. PROVIDE AND INSTALL BACKFILL MIX FOR ALL PLANTS. USE 1/2 APPROVED PLANTING MIX AND 1/2 EXISTING SOIL REMOVED FROM PLANTING PITS. DIG ALL PLANT PITS TWICE THE SIZE OF ROOT BALL.
5. EXISTING SOIL REMOVED FROM PLANTING PITS. DIG ALL PLANT PITS TWICE THE SIZE OF ROOT BALL.
6. FINISH GRADE TOP SOIL TO A UNIFORM AND SMOOTH SURFACE. REMOVE ALL ROCKS AND FOREIGN MATERIAL 1" AND LARGER PRIOR TO LAYING SOD
7. PROVIDE AND INSTALL ONE APPLICATION OF APPROVED PLANTING TABLETS FOR ALL PLANTS. PROVIDE AND INSTALL ONE INITIAL APPLICATION OF STARTER FERTILIZER FOR SOD AREAS. ALL FERTILIZERS TO BE APPROVED BY THE OWNER PRIOR TO APPLICATION AND APPLIED AT MANUFACTURERS RECOMMENDED RATE.
8. ALL PLANTS AND LAWN SHALL BE GUARANTEED FOR ONE COMPLETE GROWING SEASON AFTER COMPLETION OF CONTRACT AND FINAL ACCEPTANCE.
9. NEW LANDSCAPE AREAS TO BE PROVIDED WITH FULLY AUTOMATIC SPRINKLER SYSTEMS.

1 TREE PLANTING
1/4" = 1'-0"

LANDSCAPE LEGEND

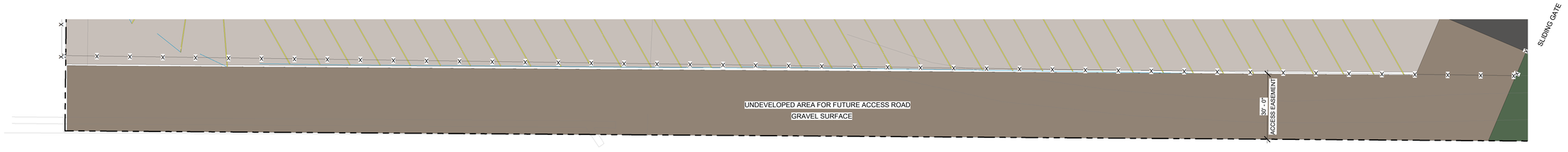
	COMMON NAME	SCIENTIFIC NAME	SYM.	SIZE AT PLANTING	SIZE AT MATURITY
FP	FLOWERING PLUM	Prunus cerasifera 'Krauter Vesuvius'		2" CALIPER	20FT. TALL x 15FT. WIDE
SR	SKY ROCKET JUNIPER	Juniperus scopulorum 'Skyrocket'		4 FT. TALL	15 FT. TALL x 3 FT. WIDE
EQ	EMERALD QUEEN MAPLE	Acer platanoides		2" CALIP. B and B	50 FT. TALL x 35 FT. SPREAD
AP	AUSTRIAN PINE	Pinus Nigra		6 FT. TALL	50 FT. TALL x 20 FT. SPREAD
HL	SHADE MASTER HONEY LOCUST	Gleditsia triacanthos var. inermis 'Shademaster'		2" CALIP. B and B	50 FT. TALL x 30 FT. SPREAD
BR	BLUE RUG JUNIPER	Juniperius horizontalis		2 GAL.	6" TALL x 6 FT. SPREAD
BB	BURNING BUSH	Euonymus alatus		2 GAL.	6 FT TALL x 8 FT. SPREAD
BA	CRIMSON PYGMY BARBERRY	Berberis thunbergii		2 GAL.	2 FT TALL x 3 FT. SPREAD
GF	GOLD FLAME SPIREA	Spiraea x bumalda		2 GAL.	3 FT TALL x 4 FT. SPREAD
KF	KARL FOERSTER GRASS	Calamagrostis acutiflora		1 GAL.	5 FT TALL x 3 FT. SPREAD

NOTES:
1) ALL LANDSCAPE AREAS TO RECEIVE ROCK GROUND COVER OVER WEED BARRIER.
2) ALL LANDSCAPE AREAS TO RECEIVE DRIP IRRIGATION SYSTEM
3) DASHED LINE ON PLANT SYMBOL INDICATES MATURE SIZE. SMALLER SIZE SHOWN FOR CLARITY



2 LANDSCAPE PLAN - EAST SIDE
1" = 20'-0"

3 LANDSCAPE PLAN CENTER
1" = 20'-0"



4 LANDSCAPE PLAN WEST SIDE
1" = 20'-0"

REVISIONS:

jgt architecture
1212 12th avenue south nampa, idaho 83651
phone: (208) 463-9295 fax: (208) 463-9299
email: jgt@jgt-architecture.com

STAMP

NOT FOR CONSTUCTION

PROPOSED RV STORAGE
FOR
JEFF AND VALERIE ROBINSON
LOT 2 - RECREATION SUBDIVISION KUNA, ID

DRAWN BY:	DATE:
JPW	5/6/22
CHECKED:	JOB NO.:
JPW	****

SITE LANDSCAPE PLAN

A-1.1
SHEET
OF

From: Valerie Robinson
To: Jessica Reid
Subject: RE: Recreation Subdivision approved name
Date: Friday, August 12, 2022 11:15:41 AM
Attachments: DF6BE5FBB6814A5087D4D5D284AB3C1A.png
9A77195EEC334A74A4FF55A0A6BDFB31.png

March 8, 2022

T. J. Wellard, Skinner Land Surveying
Valerie Robinson

RE: Subdivision Name Reservation: **RECREATION SUBDIVISON**

At your request, I will reserve the name **Recreation 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,

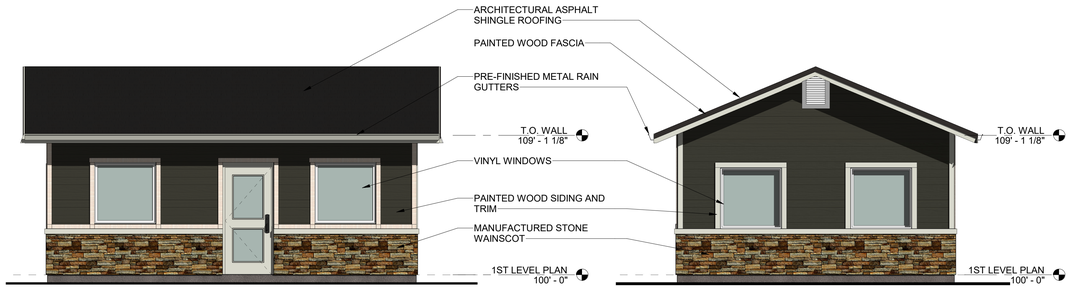
Glen Smallwood
Surveying Technician
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 *office*
(208) 287-7909 *fax*

Sent from Mail for Windows

From: Jessica Reid
Sent: Friday, August 12, 2022 9:42 AM
To: 'Valerie'
Subject: RE: Recreation Subdivision

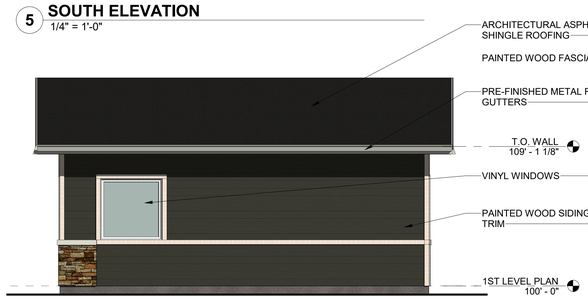
Here you go! Thanks!

Jessica Reid

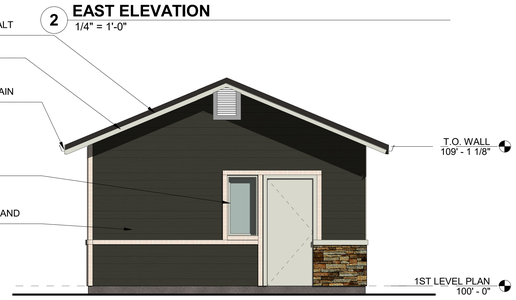


5 SOUTH ELEVATION
1/4" = 1'-0"

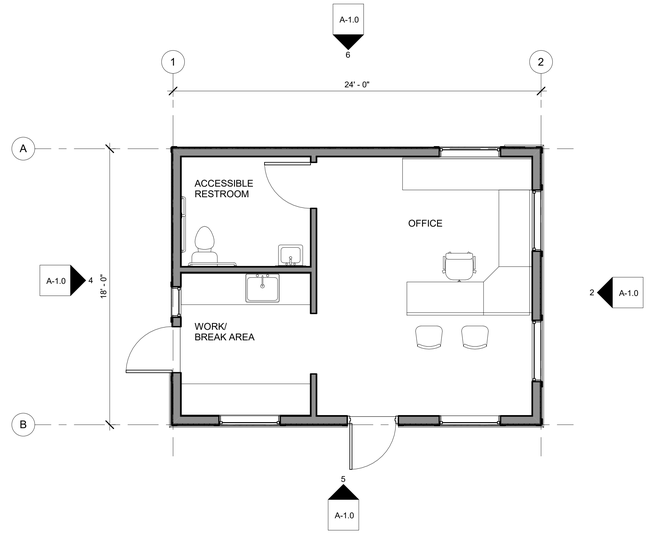
2 EAST ELEVATION
1/4" = 1'-0"



6 NORTH ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"



3 OFFICE FLOOR PLAN
1/4" = 1'-0"

1 PROPOSED RV STORAGE SITE PLAN
1" = 50'-0"

REVISIONS:

jgt architecture
1212 12th avenue south . nampa, idaho 83651
phone: (208) 463-9295 . fax: (208) 463-9299
email: jgt@jgt-architecture.com

STAMP

NOT FOR CONSTUCTION

PROPOSED RV STORAGE
FOR
JEFF AND VALERIE ROBINSON
LOT 2 - RECREATION SUBDIVISION KUNA, ID

DRAWN BY:	DATE:
Author	5/6/22
CHECKED:	JOB NO.:
JPW	****

SITE PLAN

A-1.0
SHEET
OF

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: REZONE & SUBDIVISION APPLICATION TO ALLOW RV STORAGE

Date of Meeting: 11/23/2021 Time: 6:00 PM

Meeting Location: PROJECT SITE (AT HOUSE TO THE EAST)

Site Information

Location: Section 19 Township 2N Range 1E Total Acres 11

Subdivision Name: _____ Lot ____ Block ____

Address: 415 N. LOCUST GROVE RD.

Parcel No(s).: S1419417928

Include ALL addresses and parcel numbers for your application.

Valerie Robinson

Current Property Owner

Name: 415 N. Locust Grove Rd

Address: Kuna ID 83634

Contact Person

Name: JERROD WALLGREN

Business Name (if applicable): JGT ARCHITECTURE

Address: 1135 12th AVE. ROAD, NAMPA, ID 83686

Phone: 208.463.9295 Email: jwallgren@jgt-architecture.com

Applicant

Name: JEFF & VALERIE ROBINSON

Address: 415 N. LOCUST GROVE RD. KUNA, ID 83634

Phone: 208.283.2542 Email: info@goldriverconstruction.com

I, JERROD P. WALLGREN (APPLICANT REPRESENTATIVE), *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: Jerrod P. Wallgren Date: 11/25/21

NEIGHBORHOOD MTG.
11/23/2021 - 6:00PM

SIGN-IN SHEET

Project Name: RV STORAGE - 415 N. LOCUST GROVE RD.

	Name	Address	Phone
1	Valerie Robinson	415 N Locust Grove	208-283-2542
2	Jeff Robinson	415 N Locust Grove	208-409-1146
3	JERROD WALLGREN	1212 12th AVENUE SOUTH NAMPA ID 83651	208.463.9295
4			
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 11/23/21 Number of Attendees: 3

Location: ON-SITE @ 415 N. LOCUST GROVE

Project Description: REZONE & SUB-DIVISION TO ACCOMODATE AN RV STORAGE FACILITY

Attendee Comments or Concerns: - SEE ATTACHED MEETING NOTES

I, JERROD P. WALLGREN *, 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: Jerrod P. Wallgren Date: 11/24/21

jgt architecture

November 24, 2021

Neighborhood Meeting Notes

Meeting Date: 11/23/21

Meeting Time: 6:00 PM

A neighborhood meeting was conducted at the date and time shown above at 415 N. Locust Grove Road, to discuss the subdivision of the existing parcel into two parcels and conversion of the western parcel to a commercial use to accommodate an RV Storage yard.

In attendance were the project Architect (Jerrod Wallgren), and the project owners (Jeff and Valerie Robinson).

No other neighbors attended the meeting, however, prior to the meeting one of the neighbors residing across the street (Duane Sessions at 170 N. Locust Grove Rd.), contacted the architect to express his views on the project. He was not opposed to the use, but he did have concerns about traffic coming from the hill to the north of the project with obscured vision due to the hill and large RV's pulling out onto Locust Grove. The architect was also contacted by a representative from Kuna School District who owns the property to the south (2690 E. Kuna Rd.). They also did not express opposition to the project, but wanted to be certain that a fence would be provided around the project property.

1212 12th avenue south . nampa . idaho 83651
phone: (208) 463-9295 . fax: (208) 463-9299
email: jgt@jgt-architecture.com

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.

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- 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.

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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: REZone & SUBDIVIDING Application TO ALLOW FOR RV Storage

Date of Meeting: 8/29/22 Time: 6:00 PM

Meeting Location: 415 N LOCUST Grove RD Kuna ID 83634

Site Information

Location: Section 19 Township 2N Range 1E Total Acres 11

Subdivision Name: _____ Lot ____ Block ____

Address: 415 N LOCUST GROVE RD Kuna ID 83634

Parcel No(s).: S1419417928

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: Jeff + Valerie Robinson

Address: 415 N Locust Grove RD Kuna ID 83634

Contact Person

Name: Jerrod Wallgren

Business Name (if applicable): JGt Architecture

Address: 1135 12th Ave Road Nampa ID 83686

Phone: 208-463-9295 Email: JWallgren@jgtarchitecture.com

Applicant

Name: Jeff + Valerie Robinson

Address: 415 N Locust Grove RD Kuna ID 83634

Phone: 208-283-2542 Email: info@Goldriverconstruction.com

I, Valerie Robinson, *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: Valerie Robinson Date: 8/29/22

jgt architecture

August 12, 2022

NOTICE

Neighborhood Meeting for proposed project at 415 N. Locust Grove Road

To: Neighbor within 300 feet of subject property

From: Jerrod Wallgren, Project Architect
JGT Architecture
1212 12th Avenue South
Nampa, ID 83651

RE: Proposed subdivision and re-zone of property located at 415 N. Locust Grove Road, Kuna, Idaho.

To Whom it May Concern,

You have been identified as a property owner within 300 feet of a site located at 415 N. Locust Grove Road in Kuna. I represent Jeff and Valerie Robinson, who are proposing to subdivide their existing 11-acre residential property to rezone the westernmost 7 acres to accommodate RV storage. Per the City of Kuna ordinance, an applicant applying for subdivision or rezone is required to submit an application, and part of the process is to inform the neighbors by conducting a Neighborhood Meeting.

The applicant is providing a chance for neighbors to meet and provide feedback as follows:

Day: **Monday, August 29th, 2022**
Time: **6:00 PM**

Location: At the project site **415 N. Locust Grove Road – Kuna, Idaho**

If you plan to attend the meeting, it would be helpful if you let us know in advance so we can prepare accordingly. Please send me an email at jwallgren@jgt-architecture.com, or call me at (208) 463-9295, so we know who to expect in attendance.

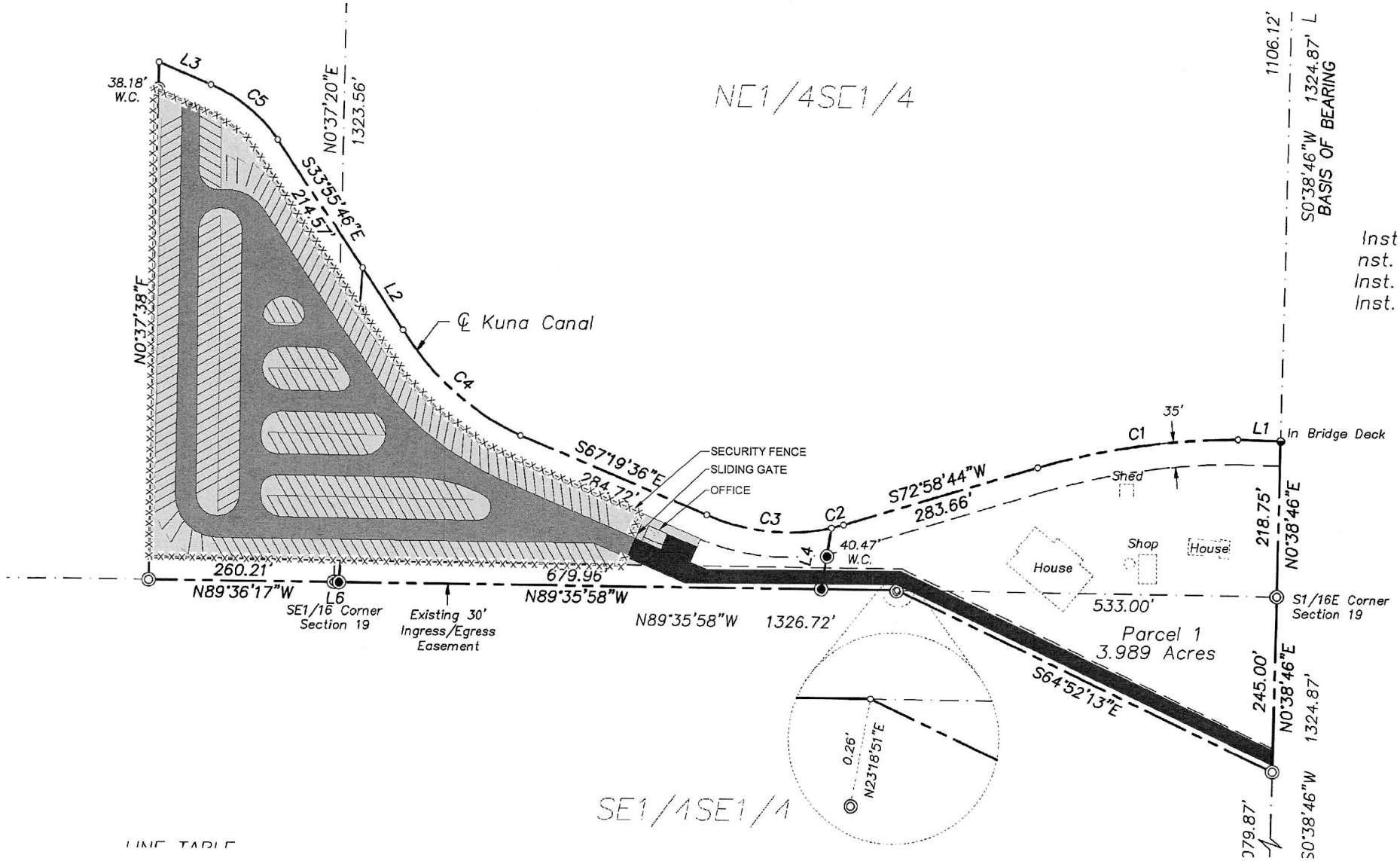
A concept layout for the proposed project is attached. If you are unable to attend the meeting, but have any questions or comments, please call or send an email to the address or number above, and we will note your comments in our application to the city.

Thank you.

Respectfully,

Jerrod P. Wallgren
Project Architect

1212 12th avenue south . nampa . idaho 83651
phone: (208) 463-9295 . fax: (208) 463-9299
email: jgt@jgt-architecture.com


NE1/4SE1/4
SE1/4SE1/4
38.18'
W.C.
L3
C5
N0°37'20"E
1323.56'
S33°55'46"E
214.57'
L2
℄ Kuna Canal
C4
N0°37'38"E
S67°19'36"E
284.72'
SECURITY FENCE
SLIDING GATE
OFFICE
C3
C2
S72°58'44"W
283.66'
L4
40.47'
W.C.
260.21'
N89°36'17"W
L6
SE1/16 Corner
Section 19
Existing 30'
Ingress/Egress
Easement
679.96'
N89°35'58"W
N89°35'58"W 1326.72'
House
Shop
House
533.00'
Parcel 1
3.989 Acres
S64°52'13"E
0.26'
N23°18'51"E
1106.12'
S0°38'46"W 1324.87' L
BASIS OF BEARING
Inst
nst.
Inst.
Inst.
35'
C1
L1
In Bridge Deck
Shed
218.75'
N0°38'46"E
S1/16E Corner
Section 19
245.00'
N0°38'46"E 1324.87'
079.87'
S0°38'46"W

LINE TABLE

Neighborhood Mtg.
8/29/22

SIGN-IN SHEET

Project Name: RV Storage

	Name	Address	Phone
1	Valerie Robinson	415 N Locust Grove	208-283-2542
2	Jeff Robinson	415 N Locust Grove	208-409-1146
3	Duane Sessions	120 N Locust Grove	208-523-0240
4	Brooke Robinson	415 N Locust Grove	208-914-0739
5	Justin Robinson	577 N. Locust Grove	208-863-7596
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 8/29/2022 Number of Attendees: 5

Location: 415 N Locust Grove Rd Kuna Idaho 83634

Project Description: Rv Storage

Attendee Comments or Concerns:

Justin Robinson 577 N Locust Grove. Expressed concern over lighting of Rv storage

Discussed possible motion sensor lighting or lighting that was angled down.

Not opposed to use of property.

Dwane Sessons 170 N Locust Grove He was not opposed to the use, but did have

Concerns over the traffic coming from the hill to the north of the project with

obscured vision due to the hill and large RV's pulling out onto Locust Grove Rd.

Meeting began 6:00 pm adjourned at 7:30 P, at 415 N Locust grove ro to discuss the

Subdivision of the exsxisting parcel into two parcels and conversion of the western

parcel to a commercial use to accommodate an rv storage yard.

I, Valerie Robinson, *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: 8/30/2022

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: Jerrod P. Wallgren (applicant's representative)

Signature: _____ Date: 5/23/22

From: Jessica Reid
To: Ada County Engineer; Ada County Highway District; Adam Ingram; Bobby Withrow; Boise Kuna Irrigation District; Boise Project Board of Control; Brent Moore (Ada County); Cable One TV; Catherine Feistner; CDHD (lbadigian@cdhd.idaho.gov); Chief Fratusco; COMPASS; Danielle - KSD Planner; Dennis Chan (USPS); DEQ; Eric Adolfson; Idaho Power Easements; Idaho Power Easements 2; Intermountain Gas; ITD; J&M Sanitation; Jake Lorentz; KRFD Fire Code (scott@fccnwi.com); Krystal Hinkle; Leon Letson (Ada County); Marc Boyer (Kuna Postmaster); Megan Leatherman; Meridian Fire (Chief Bongiorno); Nampa Meridian Irrigation District ; New York Irrigation; Olvera - NMID; Paris Dickerson; Planning Manager (Ada County Development Services); PWoffice; Robie Reno; Stacy Yarrington (Ada County); TJ Lawrence (Interim KRFD Chief)
Cc: Doug Hanson
Subject: Recreation Subdivision & Robinson Ranch RV Storage Agency Transmittal
Date: Friday, August 12, 2022 4:51:26 PM
Attachments: image001.png

Please see the Project Packet Link provided in the transmittal below to review this proposed project

Agency Transmittal – August 12, 2022

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

FILE NUMBER:	22-01-CPF (Combination Preliminary & Final Plat), 22-05-ZC (Rezone) for the Recreation Subdivision; 22-06-SUP (Special Use Permit) & 22-27-DR (Design Review) for Robinson Ranch RV Storage
PROJECT DESCRIPTION	Applicants request Combo Plat approval to subdivide approximately 11 acres into two (2) total parcels; East parcel is approximately 3.582 acres and West parcel is approximately 7.010 acres. Applicant also requests to Rezone the East parcel as a R-2 (Low Density Residential) zone and West parcel as a C-3 (Service Commercial District). In addition, Applicants request Special Use Permit & Design Review approval to construct & operate an RV Storage facility with approximately 432 SF office on future Lot 2, Block 1 of the Recreation subdivision. As water/sewer services are not available, Applicants have received approvals to move forward with septic tank installation following Central District Health Department Requirements. Subject site is located at 415 N Locust Grove Road (APN: S1419417928); Section 19, Township 2 North, Range 1 East.
SITE LOCATION	415 N Locust Grove Road Kuna, ID 83634
REPRESENTATIVE	Jerrod Wallgren, JGT Architecture jwallgren@jgt-architecture.com
SCHEDULED HEARING DATE	Tuesday, **September 27, 2022** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Jessica Reid Planner II jreid@kunaid.gov
PROJECT PACKET LINK	https://www.kunacity.id.gov/DocumentCenter/View/8140/Recreation-Subdivision--Robinson-Ranch-RV-Storage

- The above referenced Case may have 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.
- If your agency requires additional information in order for you to complete your review, please notify our office and we will do our best to provide it.
- If you have received this notification in error or if a different individual should be receiving this transmittal, please notify our office who future packets should be sent to, including their

email address.
- *If your agency needs additional time for review, please notify our office ASAP* who future packets should be sent to, including their email address.

Jessica Reid

Planner II

751 W 4th Street • Kuna, ID 83634

jreid@kunaid.gov • Ph: (208) 387-7731

KUNA

Planning & Zoning

Speculative Site Evaluation

Public Health
Prevent. Promote. Protect.
Idaho Public Health Districts

Central District Health
707 N Armstrong Pl
Boise, ID 83704
(208) 375-5211

File # 833A

Owner's Name: Jeff Robinson Phone # 208-409-1146
Property Address: 415 N Locust Grove Road
Kuna, ID 83634

Legal Description: 1/4	1/4	SE	Section: 19	Township: 02N	Range: 01E
Subdivision: 0 No Subdivision			Lot:	Block:	Size(acres) 11.00

Test holes and/or site evaluation was completed on 12/28/2021

- ☑ The site evaluations indicated that the soils and features of concern are suitable for construction of a subsurface sewage disposal system sized for up to _____ bedroom single family dwelling with the following conditions: 2 full time employees & ≤ 50 transient customers per day
- ☐ An alternative design system is required.
- ☐ Maximum depth of the drain field is _____
- ☐ _____

The following information is needed to continue processing your application for site approval:

- ☐ Additional soils testing is needed
- ☐ Ground water monitoring is required by the applicant from _____ to _____ on a weekly basis.

☐ **Application DENIED**: _____

_____

This assessment is NOT a subsurface sewage disposal installation permit.

The following information is needed to continue processing your application prior to issuance of a septic permit:

- ☐ Additional fees and a subsurface sewage disposal application
- ☐ Floor/building plans
- ☐ Complete and accurate plot plan
- ☐ Planning and Zoning approval
- ☐ Building Department approval / Sewer availability approval

If the drainfield area proposed is greater than 50' from the original speculative site evaluation test hole, then additional test holes may be required.

This document is based upon the current laws and regulations which are subject to change.

It is unlawful to occupy a dwelling without an approved septic system as per Idaho's Individual/Subsurface Sewage Disposal rules (IDAPA 58.01.03).

_____ **DATE** 12/28/2021
Senior Environmental Health Specialist

CENTRAL DISTRICT HEALTH DEPARTMENT

DAVID REYNOLDS
CHAIRMAN OF THE BOARD

DONALD BARKSDALE
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
AUG 17 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

15 August 2022

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

RE: Recreation Sub, Robinson Ranch RV Storage
22-01-CPF, 22-05-ZC, 22-06-SUP, 22-27-DR
415 N Locust Grove
Kuna, Id 83634
Boise-Kuna Irrigation District **BK-121-B1**
Kuna Canal 61+80, 61+80, Wilcox Lateral 59+50
Sec. 19, T2N, R1E, BM.

Jessica Reid, Planner II:

The United States' Kuna Canal 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 35 feet north and 35 feet south of the canal'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) within its easements, as this will certainly increase our cost of maintenance. Easement must remain a flat drivable surface.

Any fencing/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.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

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

We request a full-size hard copy 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.

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	

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat _____

Development Name/Section Recreation Sub

☐ 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. 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 _____

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

☐ 6. 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

☐ 7. 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

☐ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.

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

☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.

☒ 11. Land development application, fee per lot, test holes and full engineering report is required.

☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.

☐ 13. 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

☐ 14. _____

_____

_____

_____ Reviewed By: Rob Bays Date: 9 / 1 / 22

Project/File: **Recreation Subdivision & RV Storage/KUNA22-0020/22-02-CPF, 22-05-ZC, 22-06-SUP, & 22-27-DR**
This is a combination preliminary and final plat, rezone, special use permit, and design review application for 180 recreational vehicles and trailer parking on 11-acres.

Lead Agency: City of Kuna

Site address: 415 N Locust Grove Road

Staff Approval: 09/06/2022

Applicant: Gold River Construction, LLC
415 N Locust Grove Road
Kuna, ID 83634

Representative: Jerrod Wallgren
1212 12th Ave South
Nampa, ID 83651

Staff Contact: Margaret Szeles
Phone: 387-6294
E-mail: mszeles@achdidaho.org

A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a rezone from agricultural to R-2 and C-3 zoning districts. The applicant is also requesting approval of a combination preliminary and final plat, special use permit, and design review for 180 recreational vehicle and trailer parking stalls on 11-acres. The applicant's proposal is consistent with the City of Kuna's comprehensive plan which designates this area as Mixed Use.

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

Direction	Land Use	Zoning
North	Agricultural/Residential	A/R-1
South	Agricultural	A
East	Agricultural	A
West	Agricultural	A

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:

   - Ashton Estates East, preliminary plat consisting of 200-lots on 38-acres located to the north west of the site was approved on 04/17/2020.

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

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

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

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

7. **New Center Lane Miles:** The proposed development includes 0 centerline miles of new public road.

8. **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.

9. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
   - Deer Flat Road is listed in the CIP to be widened to 3-lanes from Locust Grove to Eagle Road between 2036 and 2040.
   - The intersection of Deer Flat Road and Locust Grove Road is listed in the CIP to be constructed as a multi-lane roundabout between 2036 and 2040.

10. **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 Locust Grove Road as a Level 2 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 additional vehicle trips per day (20 existing); 4 additional vehicle trips per hour in the PM peak hour (2 existing), based on ACHD's trip generation estimation for this land use type. The Institute of Transportation Engineers (ITE) does not have a designated trip generation rate for this type of land use.

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
Locust Grove Road	475-feet	Minor Arterial	57	Better than "E"

Meadow View Road	0-feet	Collector	69	Better than "D"

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).
* Acceptable level of service for a two-lane collector is "D" (425 VPH).

3. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Locust Grove Road north of Kuna Road was 575 on 05/15/2019.
- The average daily traffic count for Meadow View Road east of SH-69 was 632 on 05/15/2019.

C. Findings for Consideration

1. Locust Grove Road

a. Existing Conditions: Locust Grove Road is improved with 2-travel lanes, 25-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 43-feet of right-of-way for Locust Grove Road (19-feet from centerline).

b. Policy:

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

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

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

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

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

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

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-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.

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

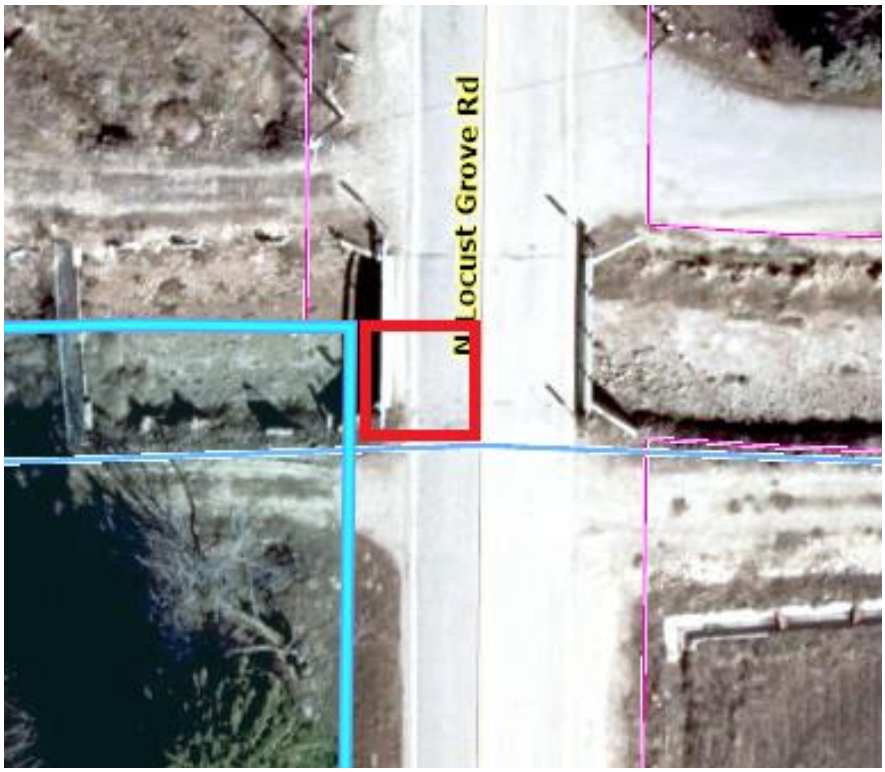
ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Locust Grove Road is designated in the MSM as a Residential Arterial with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

c. Applicant Proposal: The applicant is proposing to dedicate additional right-of-way to total 39-feet from the centerline of Locust Grove Road abutting the site.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved, as proposed.

Consistent with the District Frontage Improvements policy, the applicant should be required to widen Locust Grove Road to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder and a 5-foot wide detached concrete sidewalk abutting the site.

The site's north property line runs through and adjacent to the Kuna Canal. Staff recommends the applicant stop the frontage improvements before the Kuna Canal bridge because the improvements would only extend halfway through the bridge, see attached below.



Area not required to be widened

2. Driveways

2.1 Locust Grove Road

a. Existing Conditions: There are two driveways from the site onto Locust Grove Road located as follows (measured centerline to centerline):

- 10-foot wide unimproved driveway located 23-feet south of the site's north property line and in alignment with the canal access on the east side of Locust Grove Road. The driveway serves the Kuna Canal access.
- 20-foot wide unimproved driveway located 127-feet south of the site's north property line.

b. Policy:

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

Access Policy: District policy 7205.4.7 states that direct access to principal arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1b under District policy 7205.4.7, unless a waiver for the access point has been approved by the District Commission. Driveways, when approved on a principal arterial shall operate as a right-in/right-out only, and the District will require the construction of a raised median to restrict the left turning movements.

Driveway Location Policy: District policy 7205.4.7 requires driveways located on principal arterial roadways to be located a minimum of 355-feet from the nearest intersection for a right-in/right-out only driveway. Full-access driveways are not allowed on principal arterial roadways.

Successive Driveways: District policy 7205.4.7 Table 1b, requires driveways located on principal arterial roadways with a speed limit of 50 MPH to align or offset a minimum of 425-feet from any existing or proposed driveway.

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

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

Temporary Access Policy: District Policy 7202.4.2 identifies a temporary access as that which "is permitted for use until appropriate alternative access becomes available". Temporary access may be granted through a development agreement or similar method, and the developer shall be responsible for providing a financial guarantee for the future closure of the driveway.

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

c. Applicant's Proposal: The applicant is proposing to construct a 20-foot wide paved driveway located 24-feet north of the site's south property line (measured centerline to centerline).

d. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved, as proposed.

The applicant's proposed driveway located 24-feet north of the site's south property line provides access to both existing houses and serves the landlocked parcel to the west with an existing access easement. Therefore, consistent with the District Successive Driveways policy, the applicant should be required to close the existing 20-foot wide unimproved driveway located 127-feet south of the site's north property line.

3. Teed Lateral and Kuna Canal Irrigation Facility Crossings

The District will require that the applicant submit the plans for the crossing of the Teed Lateral and Kuna Canal for review and approval prior to the pre-construction meeting and final plat approval. Note: all plan submittals for bridges or pipe crossings of irrigation facilities should be submitted to ACHD for review no later than December 15th for construction in the following year prior to irrigation season.

4. Tree Planters

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.

5. 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.

6. Other Access

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

D. Site Specific Conditions of Approval

1. Dedicate additional right-of-way to total 39-feet from the centerline of Locust Grove Road abutting the site.

2. Widen Locust Grove Road to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder and a 5-foot wide detached concrete sidewalk abutting the site. Locate the sidewalk 32-feet from the centerline of Locust Grove Road.

Stop the frontage improvements before the Kuna Canal bridge.

3. Construct a 20-foot wide paved driveway located 24-feet north of the site's south property line.

4. Close the existing 20-foot wide unimproved driveway located 127-feet south of the site's north property line.

5. 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.

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

7. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

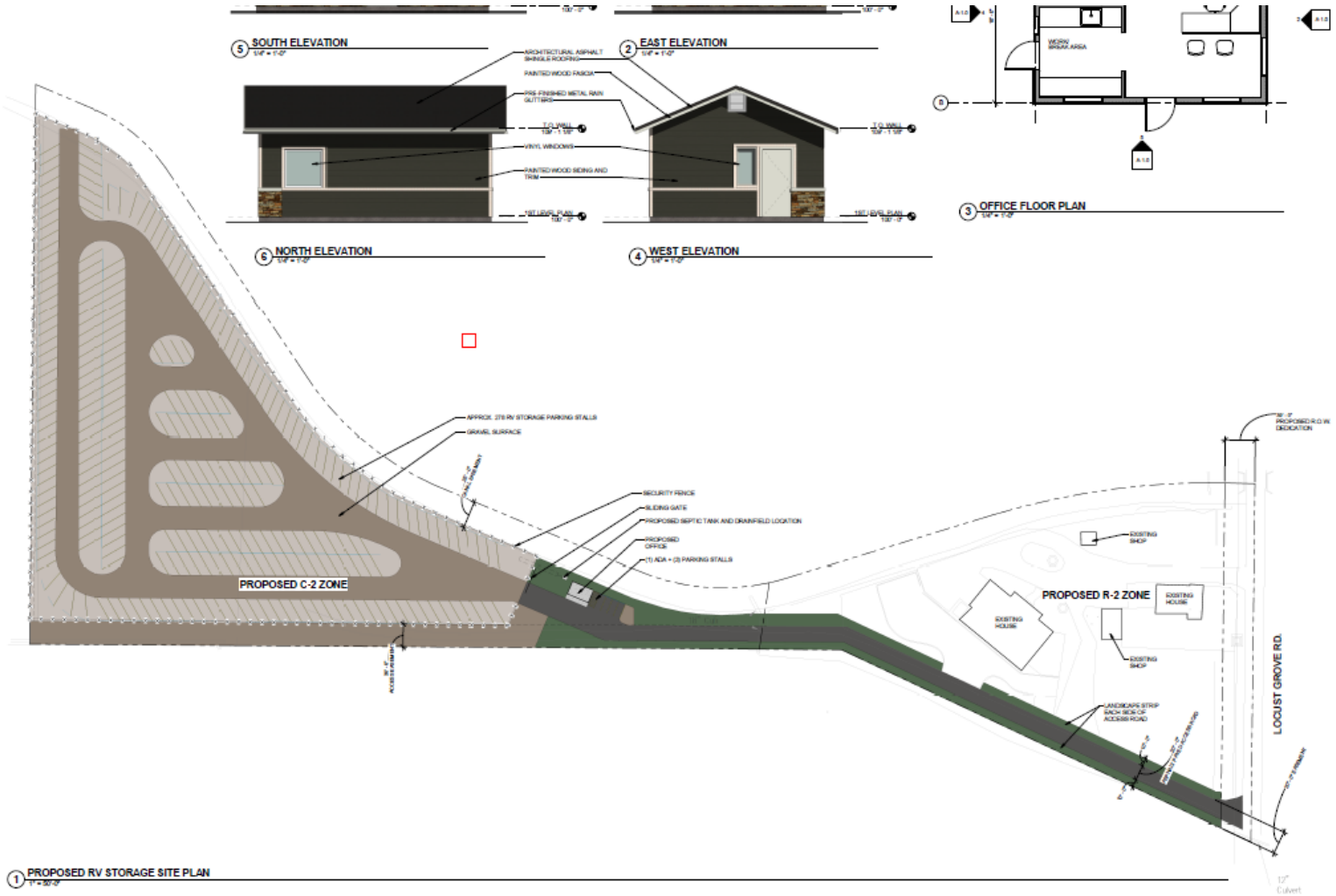
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted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

G. Attachments

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

VICINITY MAP

SITE PLAN


5 SOUTH ELEVATION
2 EAST ELEVATION
6 NORTH ELEVATION
4 WEST ELEVATION
3 OFFICE FLOOR PLAN
PROPOSED C-2 ZONE
PROPOSED R-2 ZONE
LOCUST GROVE RD.
1 PROPOSED RV STORAGE SITE PLAN

Ada County Utility Coordinating Council

Developer/Local Improvement District
Right of Way Improvements Guideline Request

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

1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.

2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.

3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.

4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

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

Development Process Checklist

Items Completed to Date:

☒Submit a development application to a City or to Ada County

☒The City or the County will transmit the development application to ACHD

☒The ACHD **Planning Review Section** will receive the development application to review

☒The **Planning Review Section** will do one of the following:

☐Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.

☒Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

☒Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

☐For **ALL** development applications, including those receiving a **"No Review"** letter:

- The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
- The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.

☐Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:
Construction (Non-Subdivisions)

☐ **Driveway or Property Approach(s)**

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

☐ **Working in the ACHD Right-of-Way**

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

Construction (Subdivisions)

☐ **Sediment & Erosion Submittal**

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

☐ **Idaho Power Company**

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

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

Request for Appeal of Staff Decision

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

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

    b. Initiation: An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.

    c. Time to Reply: The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.

    d. Notice of Hearing: Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.

    e. Action by Commission: Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.

    a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

       If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.

    b. The request must be in writing and delivered to the Secretary of the Highway District no later than 11:00 a.m. 2 days prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.

    c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.

    d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.

    e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.

    f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.

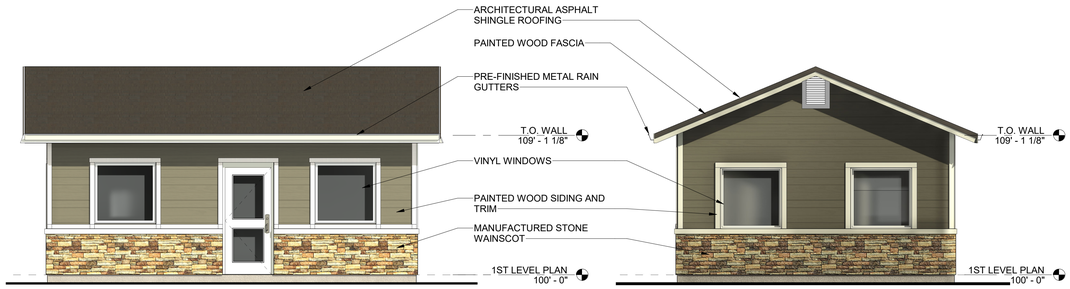
From: Stacey Yarrington
To: Jessica Reid
Subject: RE: UPDATED Transmittal - Recreation Subdivision & Robinson Ranch RV Storage
Date: Friday, November 18, 2022 1:50:48 PM
Attachments: image002.png
image003.png

Hi Jessica,
Ada County does not have any comments on this.
Thanks and have a good weekend.

Stacey Yarrington
Community & Regional Planner
Ada County Development Services
200 W. Front St., Boise, ID 83702
syarrington@adacounty.id.gov
(208) 287-7944 *office*
(208) 287-7909 *fax*

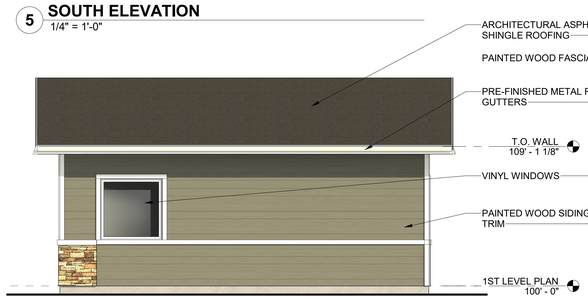
From: Jessica Reid <jreid@kunaid.gov>
Sent: Friday, November 18, 2022 12:07 PM
To: Danielle - KSD Planner <drhorras@kunaschools.org>; ACHD - Mindy Wallace <mwallace@achdidaho.org>; Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <TRitthaler@boiseproject.org>; Brent Moore <bmoore@adacounty.id.gov>; Cable One TV <cheryl.goettsche@cableone.biz>; Catherine Feistner <cfeistner@kunaid.gov>; CDHD (lbadigian@cdhd.idaho.gov) <lbadigian@cdhd.idaho.gov>; Mike Fratusco <mfratusco@adacounty.id.gov>; COMPASS <lklopfenstein@compassidaho.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; ITD - Niki <niki.benyakhlef@itd.idaho.gov>; ITD Planning Manager <vincent.trimboli@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Jake Lorentz <jlorentz@kunaid.gov>; Scott FCCNWI <scott@fccnwi.com>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Meridian Fire (Chief Bongiorno) <jbongiorno@meridiancity.org>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Olvera - NMID <eolvera@nmid.org>; Paris Dickerson <PDickerson@idahopower.com>; Planning Manager (Ada County Development Services) <jboal@adaweb.net>; PWoffice <PWoffice@kunaid.gov>; Robie Reno <rreno@kunaschools.org>; Stacey Yarrington <syarrington@adacounty.id.gov>; TJ Lawrence <tlawrence@kunafire.com>; USPS <camille.r.burt@usps.gov>
Cc: Doug Hanson <dhanson@kunaid.gov>
Subject: [EXTERNAL] UPDATED Transmittal - Recreation Subdivision & Robinson Ranch RV Storage

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.

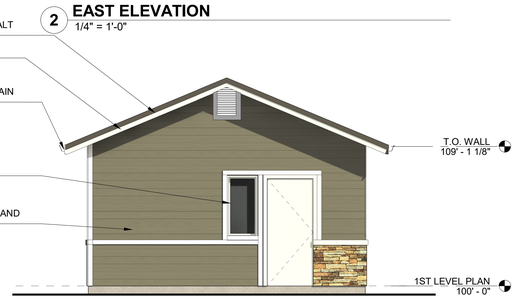


5 SOUTH ELEVATION
1/4" = 1'-0"

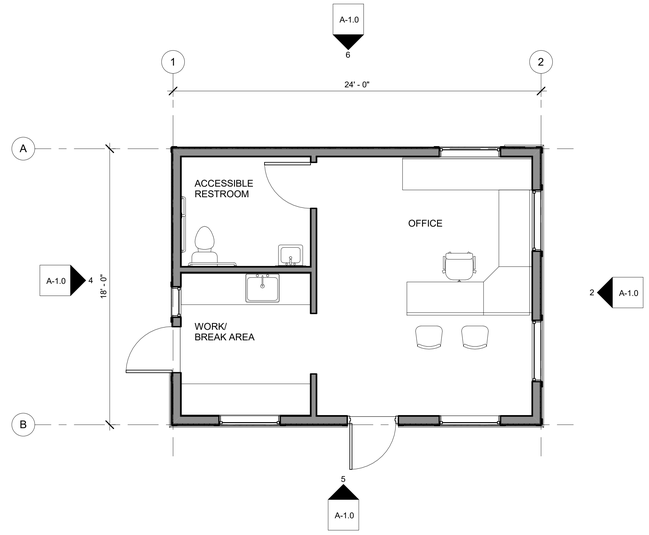
2 EAST ELEVATION
1/4" = 1'-0"



6 NORTH ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"



3 OFFICE FLOOR PLAN
1/4" = 1'-0"

1 PROPOSED RV STORAGE SITE PLAN
1" = 50'-0"

REVISIONS:

1	City Comments	10/11/22

jgt architecture
1212 12th avenue south nampa, idaho 83651
phone: (208) 463-9295 fax: (208) 463-9299
email: jgt@jgt-architecture.com

STAMP

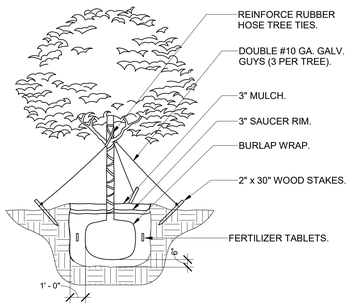
NOT FOR CONSTUCTION

PROPOSED RV STORAGE
FOR
JEFF AND VALERIE ROBINSON
LOT 2 - RECREATION SUBDIVISION KUNA, ID

DRAWN BY:	DATE:
JPW	5/6/22
CHECKED:	JOB NO.:
JPW	****

SITE PLAN

A-1.0
SHEET
OF



TYPICAL TREE AND SHRUB PLANTING NOTES:

1. ALL TREES TO BE BALLED AND BURLAPPED. SEE DETAIL THIS SHEET TREE STAKING.
2. 2" MINIMUM OF REGULAR GRIND SOIL AID TO BE PLACED ON SHRUB PLANTING AREAS.
3. PROVIDE AND INSTALL (3) 2 x 2 STAKES EVENLY SPACED AT EACH TREE. TIE ALL STAKES WITH COTTON WEBBING OR OTHER APPROVED METHOD.
4. PROVIDE AND INSTALL BACKFILL MIX FOR ALL PLANTS. USE 1/2 APPROVED PLANTING MIX AND 1/2 EXISTING SOIL REMOVED FROM PLANTING PITS. DIG ALL PLANT PITS TWICE THE SIZE OF ROOT BALL.
5. EXISTING SOIL REMOVED FROM PLANTING PITS. DIG ALL PLANT PITS TWICE THE SIZE OF ROOT BALL.
6. FINISH GRADE TOP SOIL TO A UNIFORM AND SMOOTH SURFACE. REMOVE ALL ROCKS AND FOREIGN MATERIAL 1" AND LARGER PRIOR TO LAYING SOD
7. PROVIDE AND INSTALL ONE APPLICATION OF APPROVED PLANTING TABLETS FOR ALL PLANTS. PROVIDE AND INSTALL ONE INITIAL APPLICATION OF STARTER FERTILIZER FOR SOD AREAS. ALL FERTILIZERS TO BE APPROVED BY THE OWNER PRIOR TO APPLICATION AND APPLIED AT MANUFACTURERS RECOMMENDED RATE.
8. ALL PLANTS AND LAWN SHALL BE GUARANTEED FOR ONE COMPLETE GROWING SEASON AFTER COMPLETION OF CONTRACT AND FINAL ACCEPTANCE.
9. NEW LANDSCAPE AREAS TO BE PROVIDED WITH FULLY AUTOMATIC SPRINKLER SYSTEMS.

1 TREE PLANTING
1/4" = 1'-0"

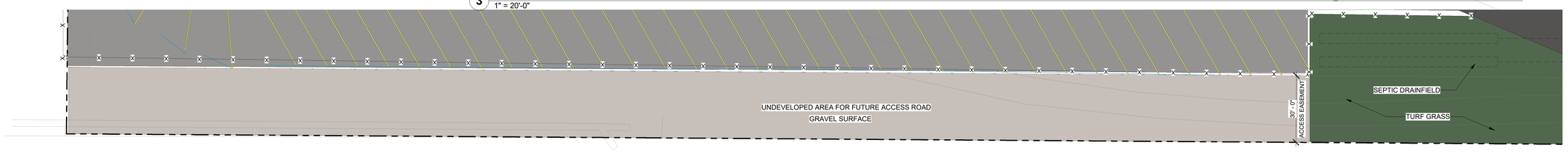
LANDSCAPE LEGEND

	COMMON NAME	SCIENTIFIC NAME	SYM.	SIZE AT PLANTING	SIZE AT MATURITY
FP	FLOWERING PLUM	Prunus cerasifera 'Krauter Vesuvius'		2" CALIPER	20FT. TALL x 15FT. WIDE
SR	SKY ROCKET JUNIPER	Juniperus scopulorum 'Skyrocket'		4 FT. TALL	15 FT. TALL x 3 FT. WIDE
EQ	EMERALD QUEEN MAPLE	Acer platanoides		2" CALIP. B and B	50 FT. TALL x 35 FT. SPREAD
AP	AUSTRIAN PINE	Pinus Nigra		6 FT. TALL	50 FT. TALL x 20 FT. SPREAD
HL	SHADE MASTER HONEY LOCUST	Gleditsia triacanthos var. inermis 'Shademaster'		2" CALIP. B and B	50 FT. TALL x 30 FT. SPREAD
BR	BLUE RUG JUNIPER	Juniperius horizontalis		2 GAL.	6" TALL x 6 FT. SPREAD
BB	BURNING BUSH	Euonymus alatus		2 GAL.	6 FT TALL x 8 FT. SPREAD
BA	CRIMSON PYGMY BARBERRY	Berberis thunbergii		2 GAL.	2 FT TALL x 3 FT. SPREAD
GF	GOLD FLAME SPIREA	Spiraea x bumalda		2 GAL.	3 FT TALL x 4 FT. SPREAD
KF	KARL FOERSTER GRASS	Calamagrostis acutiflora		1 GAL.	5 FT TALL x 3 FT. SPREAD

NOTES:
1) ALL LANDSCAPE AREAS TO RECEIVE ROCK GROUND COVER OVER WEED BARRIER.
2) ALL LANDSCAPE AREAS TO RECEIVE DRIP IRRIGATION SYSTEM
3) DASHED LINE ON PLANT SYMBOL INDICATES MATURE SIZE. SMALLER SIZE SHOWN FOR CLARITY

2 LANDSCAPE PLAN - EAST SIDE
1" = 20'-0"

3 LANDSCAPE PLAN CENTER
1" = 20'-0"



4 LANDSCAPE PLAN WEST SIDE
1" = 20'-0"

REVISIONS:

1	City Comments	10/11/22

jgt architecture
1212 12th avenue south nampa, idaho 83651
phone: (208) 463-9295 fax: (208) 463-9299
email: jgt@jgt-architecture.com

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NOT FOR CONSTUCTION

PROPOSED RV STORAGE
FOR
JEFF AND VALERIE ROBINSON
LOT 2 - RECREATION SUBDIVISION KUNA, ID

DRAWN BY:	DATE:
JPW	5/6/22
CHECKED:	JOB NO.:
JPW	****

SITE LANDSCAPE PLAN

A-1.1
SHEET
OF

From: Jessica Reid
To: Danielle - KSD Planner; ACHD - Mindy Wallace; Ada County Engineer; Ada County Highway District; Adam Ingram; Bobby Withrow; Boise Kuna Irrigation District; Boise Project Board of Control; Brent Moore (Ada County); Cable One TV; Catherine Feistner; CDHD (lbadigian@cdhd.idaho.gov); Chief Fratusco; COMPASS; DEQ; Eric Adolfson; Idaho Power Easements; Idaho Power Easements 2; Intermountain Gas; ITD; ITD - Niki; ITD Planning Manager; J&M Sanitation; Jake Lorentz; Scott FCCNWI; Krystal Hinkle; Leon Letson (Ada County); Marc Boyer (Kuna Postmaster); Megan Leatherman; Meridian Fire (Chief Bongiorno); Nampa Meridian Irrigation District ; New York Irrigation; Olvera - NMID; Paris Dickerson; Planning Manager (Ada County Development Services); PWoffice; Robie Reno; Stacy Yarrington (Ada County); TLawrence Kuna Fire; USPS
Cc: Doug Hanson
Subject: UPDATED Transmittal - Recreation Subdivision & Robinson Ranch RV Storage
Date: Friday, November 18, 2022 12:07:14 PM
Attachments: image001.png

Good Morning – If you have already provided comments & have no additional comments to provide based on the updated Landscape & Site Plans, please let me know.

UPDATED Agency Transmittal – November 18, 2022

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

CASE NUMBER(S):	22-01-CPF (Combo Pre & Final Plat) & 22-05-ZC (rezone) for Recreation Subdivision; 22-06-SUP (Special Use Permit) & 22-27-DR (Design Review) for Robinson Ranch RV Storage
PROJECT DESCRIPTION	**UPDATED SITE & LANDSCAPE PLAN WITH A PORTION OF REDUCED RIGHT-OF-WAY PROVIDED** Applicants request Combo Plat approval to subdivide approx. 11 acres into two (2) lots; East Lot is approx. 3.582 acres & West Lot is approx. 7.010 acres. Applicants also request to Rezone the East Lot as an R-2 (Low Density Residential) & West Parcel as C-3 (Service Commercial District). In addition, Applicants request Special Use Permit & Design Review Approval to construct & operate an RV Storage Facility with an approx. 432 SF office on future West Lot (Lot 2, Block 1) of the Recreation Subdivision. As water/sewer services are not available, Applicants have received approvals to move forward with septic tank installation following Central District Health Department requirements. The subject site is located at 415 N Locust Grove Road (APN: S1419417928); Section 19, Township 2 North, Range 1 East.
SITE LOCATION(S)	415 N Locust Grove Road Kuna, ID 83634
REPRESENTATIVE	Jerrod Wallgren, JGT Architecture jwallgren@jgt-architecture.com
SCHEDULED HEARING DATE	Tuesday, **February 14, 2023**, at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Jessica Reid Associate Planner jreid@kunaid.gov
PROJECT PACKET LINK	https://www.kunacity.id.gov/DocumentCenter/View/8312/UPDATED---Recreation-Sub--Robinson-Ranch-RV-Storage

- The above referenced Case may have 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.

- If your agency requires additional information in order for you to complete your review, please notify our office and we will do our best to provide it.
- If you have received this notification in error or if a different individual should be receiving this transmittal, please notify our office who future packets should be sent to, including their email address.

Sincerely,

Jessica Reid

Associate Planner
751 W 4th Street • Kuna, ID 83634
jreid@kunaid.gov • Ph: (208) 387-7731

KUNA
Planning & Zoning

DAVID REYNOLDS
CHAIRMAN OF THE BOARD

DONALD BARKSDALE
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
DEC 01 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

29 November 2022

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

RE: Recreation Sub and RV Storage
22-02-CPF, 22-05-ZC, 22-06-SUP, 22-27-DR

415 N Locust Grove
Kuna, Id 83634
Boise-Kuna Irrigation District **BK-1210-B1**
Kuna Canal 61+80, 61+80, Wilcox Lateral 59+50
Sec. 19, T2N, R1E, BM.

Jessica Reid, Planner II:

The United States' Kuna Canal 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 35 feet north and 35 feet south of the canal'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) within its easements, as this will certainly increase our cost of maintenance. Easement must remain a flat drivable surface.

Any fencing/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.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

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

We request a full-size hard copy 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.

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	

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 22-01-CPF

Development Name/Section Recreation

☐ 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. 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 _____

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

☐ 6. 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

☐ 7. 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

☐ 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.

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

☐ 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.

☒ 11. Land development application, fee per lot, ~~test holes~~ and full engineering report is required.

☐ 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.

☐ 13. 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

☐ 14. _____

_____

_____

_____ Reviewed By: Ron Bosse Date: 12/2/22

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

December 14, 2022

To: Gold River Construction
Jeffrey Robinson
415 N. Locust Grove Road
Kuna, Idaho 83634

Representative: Jerrod Wallgren
1212 12th Avenue S.
Nampa, Idaho 83651

Subject: KPP22-0021/ 22-01-CPF, 22-05-ZC, 22-06-SUP, 22-27-DR
Parcel # S1419417928
415 N. Locust Grove Road
Robinson Ranch RV Storage

This is a staff level approval of a combined preliminary and final plat for Robinson Ranch RV Storage.

On September 6, 2022, the Ada County Highway District reviewed and approved the submitted application for the preliminary plat refenced above and has determined that there are no requirements required to the adjacent streets. The proposed preliminary plat is approved without conditions. Improvements to be constructed as required by KUNA22-0020/22-02-CPF. 22-05-ZC, 22-06-SUP, 22-27-DR Recreation Sub & RV for the construction of a 180 recreational vehicle and trailer parking commercial facility on 11-acres.

The applicant will be required to pay all applicable platting and review fees prior to final approval.

If you have any questions, please feel free to contact me at (208) 387-6171.

Sincerely,

Renata Ball-Hamilton

Renata Ball-Hamilton
Planner
Development Services

cc: City of Kuna (Jessica Reid), Via Email
Owner (Valerie Robinson), Via Email

Request for Appeal of Staff Decision

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: **7 February 2023**

RE: **Updated Public Works Comments**

Recreation Subdivision, 22-02-CPF (Combination Preliminary and Final Plat), 22-05-ZC (Rezone), 22-06-SUP (Special Use Permit), 22-27-DR (Design Review)

The Recreation Subdivision, 22-02-CPF, 22-05-ZC, 22-06-SUP, 22-27-DR, combination preliminary and final plat, rezone, special use permit, and design review request dated 12 August 2022 has been reviewed. The applicant wishes to plat with a City of Kuna (City) R-2 (low density residential) and C-3 (service commercial) 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 staff must receive CDH septic system approval and review the civil design drawings for existing and proposed utilities. After receiving approval and construction drawing review, Public Works staff can support approval of this application.

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 fees can be found on their website. *Payment is due and payable prior to the preconstruction meeting.*

2) General

a) The applicant requests to plat approximately 11 acres.
b) Equivalent Dwelling Units (EDU's) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 10.
c) Areas for outside activities are incorporated into the project. Connection to the City of Kuna Pathways Master Plan presents a long-term goal that should be considered.
d) A construction drawing approval letter from the local irrigation district will be required if this project affects irrigation supply/delivery in any way.
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 permits will be issued and no construction can begin without adequate fire protection.
k) Fiber conduit shall be designed and constructed on all mile and mid-mile roads or as otherwise noted.

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 representative, must approve fire/public safety 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 use a septic system to treat wastewater.
b) City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
c) When applicable, Existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality (DEQ) requirements.
d) Central District Health (CHD) approval 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 flow models will be required to verify and accommodate pipe sizes. The associated costs shall be paid by the developer.
i) Sewer connection fees apply to each lot containing a home or other facility.
j) This application shall conform to the sewer masterplan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

5) Potable Water Connection

a) The applicant's property is not connected to City services and is unclear if they plan to connect. The closest possible connection to water is approximately 1,100 feet away located in E Kuna Rd.
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) When applicable, 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 and is unclear if they plan to connect. The closest possible connection to pressurized irrigation is located at the corner of E Kuna Rd and S Stroebel Rd.
b) Relying on municipal 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.
f) Surface water rights shall be transferred to the City prior to the completion of the final plat.

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.

November 17, 2022

Jessica Reid
Associate Planner
City of Kuna
751 W 4th Street
Kuna, ID 83634

RE: Alternative Compliance Request for Landscaping and a Porton of Reduced Right of Way

Ms. Reid,

We would appreciate the opportunity to utilize an alternative compliance for reduced right-of-way along N Locust Grove Road due to that portion of our property containing an original Kuna homestead.

The Idaho State Historical Society has provided information via an Idaho Historic Sites Inventory Form dated June 9, 2000. This form shows that the original home was constructed in or before 1915, and that the home was present on the 1917 Ada County Property Ownership Map; a feeder barn, equipment shed, butler building, loafing sheds, stable and granary were also present on the survey date.

In the time since we have owned the property, we have updated what was necessary within the original home, as well as giving the exterior a facelift and installing a large amount of landscaping. When we built our current modern home approximately 130 feet west of the original home, we had to demolish the homestead barn. We were passionate about respecting the homestead even though the barn had to be demolished, so we used the reclaimed barn lumber as finishes throughout our modern home.

Since the original home sits 45 feet from the Locust Grove right-of-way, with the requirements listed by ACHD, the new right-of-way would practically be right up against the home; it would also have required the two historic evergreens and new landscaping to have been removed. We decided to contact ACHD to see if reducing the required right-of-way in that area would be allowed; ACHD directed us to discuss the request with the City of Kuna. We visited with Planning and Zoning and explained the situation. After Jessica discussed our request and reasons with the Planning and Zoning Director, it was determined that staff would support this request.

If approved, right-of-way and Locust Grove improvements for the first approximately 200 feet measured from the north property line, would be the following constructed within a 30 foot right-of-way: 7 feet of additional pavement on the southbound lane of Locust Grove, then a 3 foot gravel shoulder, then a new 8 foot sidewalk, with the right-of-way line being against the west side of the new sidewalk.

As you move south along the property, the right-of way would increase to a full 39 feet with 7 feet of additional pavement of the southbound lane of Locust Grove, a 14 foot gravel shoulder then a new 8 foot sidewalk.

We would also like to request an alternative compliance for the required landscape buffer along Locust Grove due to the original home and the established landscaping which was installed not

too long ago. Just south of the irrigation districts access road is approximately 65 feet of established lawn, with a mature tree and one of the two original evergreen trees. After this section is the approximately 25 foot wide existing driveway which will be closed per ACHD's requirement. Next is the yard and landscaping in front of the original home; this includes established lawn, a small berm covered in a rock mulch, and 6 shrubs, as well as the second original evergreen. It is after this point that the right-of-way widens out to the requested 39 feet and the normal landscape buffer requirement will be met.

Based on all the information provided, we hope that you will grant our alternative compliance request for a portion of reduced right-of-way and utilizing existing landscaping with established trees, and help us preserve a piece of an original Kuna homestead.

Sincerely,

Jeff & Valerie Robinson

IDAHO HISTORIC SITES INVENTORY FORM

PROPERTY NAME: S. Locust Grove Rd. farmstead | FIELD#: 347

STREET: 415 S. Locust Grove Rd.

CITY: Kuna | VICINITY: ☑ | COUNTY CD: 1 | COUNTY NAME: Ada

SUBNAME: | BLOCK: | SUBLOT: | ACRES: | LESS THAN: ☐

TAX PARCEL: S1419417928 | UTM: 11 | EASTING: 550640 | NORTHING: 4815440

TOWNSHIP: 2 | N_S: N | RANGE: 1 | E_W: E | SECTION: 19 | NE 1/4 | SE 1/4

QUADRANGLE: Mora 7.5 | OTHERMAP: 1917 Ada Co. Property Ownership Map

SANBORN MAP: | SANBORN MAP#: | PHOTO#: Roll 7: 12-13

PROPERTY TYPE: Building | CONST/ACT1: Original Construction | ACTDATE1: 1915 | CIRCA1: ☑

CONST/ACT2: Addition | ACTDATE2: 1950 | CIRCA2: ☑

ASSOCIATED FEATURES: Feeder barn, barbecue, equipment shed, Butler building, 2 loafing sheds, stable, 2 other outbuildings, shed, metal granary | TOTAL # FEATURES: 12

ORIGINAL USE: Domestic | WALL MATERIAL: WOOD:Weatherboard

ORIGSUBUSE: dwelling | FOUND. MATERIAL: CONCRETE

CURRENT USE: Domestic | ROOF MATERIAL: SYNTHETICS

CURSUBUSE: dwelling | OTHER MATERIAL:

ARCHSTYLE: Other | PLAN: rectangular | CONDITION: Good

NR REF #: | NPS CERT: | ACTIONDATE: | FUTURE ELIG DATE:

DIST/MPLNAME1: | DIST/MPLNAME2:

Individually Eligible ☐ | Contributing in a potential district ☑ | Noncontributing ☐ | Future eligibility ☐

Not Eligible ☐ | Multiple Property Study ☐ | Not evaluated ☐

CRITERIA: A ☑ B ☐ C ☐ D ☐ | CRITERIA CONSIDERATION: A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐

AREA OF SIGNIF: Agriculture | AREA OF SIGNIF: Exploration/Settlement

COMMENTS: Feeder barn has 2 false-pent roofs on lateral facades.
1917 map - Niday

PROJ/RPT TITLE: Phase III Ada Co. Survey | SVY DATE: 6/9/00 | SVY LEVEL: Reconnaissance

RECORDED BY: The Arrowrock Group | PH: 208.338.1014 | ADDRESS: P.O. Box 7333, Boise ID 83701-7333

SUBMITTED PHOTOS ☑ NEGS ☑ SLIDES ☐ SKETCH MAP ☑

SVY RPT #: 272 | ******** FOR ISHPO USE ONLY ******** | IHSI#: 01-20035

MS RPT #: | SITS#:

IHPR #: | HABS NO. ID-: | HAER NO. ID-: | REV#:

CS #: | IHSI# REF: | NR REF# 2: | REV# REF:

SVY RPT# 1: | SVY RPT# 2: | SVY RPT# 3: | MS RPT# 1: | MS RPT# 2:

ADD'L NOTES: Digital color images in survey file - #1607, 1608, 1609.

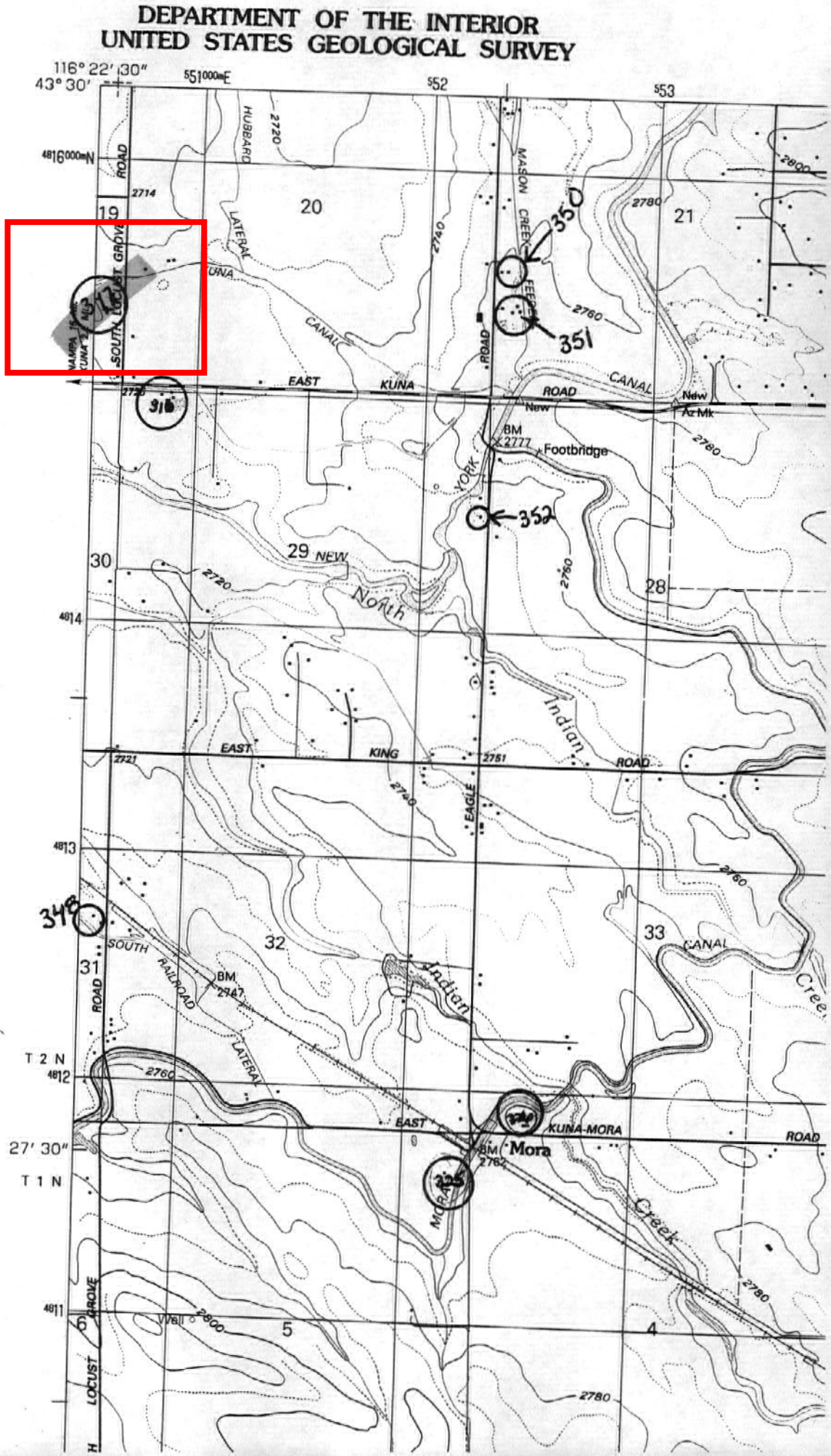
MOREDATA ☐

OF PHOTOS: 2 | NEGBOX#: 10 | # OF SLIDES: | SHPO DETER: | DETER DATE:

INITIALLED: be | ENTRY DATE: 6/25/01 | REVISE1: | REVISE2: | REVISE3:

REV# | SITS# | IHSI# 01-20035

MORA 7.5


DEPARTMENT OF THE INTERIOR
UNITED STATES GEOLOGICAL SURVEY
116° 22' 30"
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553
4816000mN
ROAD
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20
21
HUBBARD
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MASON CREEK
2800
2780
2740
LATERAL
CANAL
SOUTH LOCUST GROVE
ROAD
2760
EAST
KUNA
ROAD
CANAL
New
Az Mk
BM
2777
Footbridge
YORK
2780
29
NEW
North
30
28
2720
4814
2760
EAST
KING
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ROAD
Indian
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LOCUST GROVE
2780
350
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352
348
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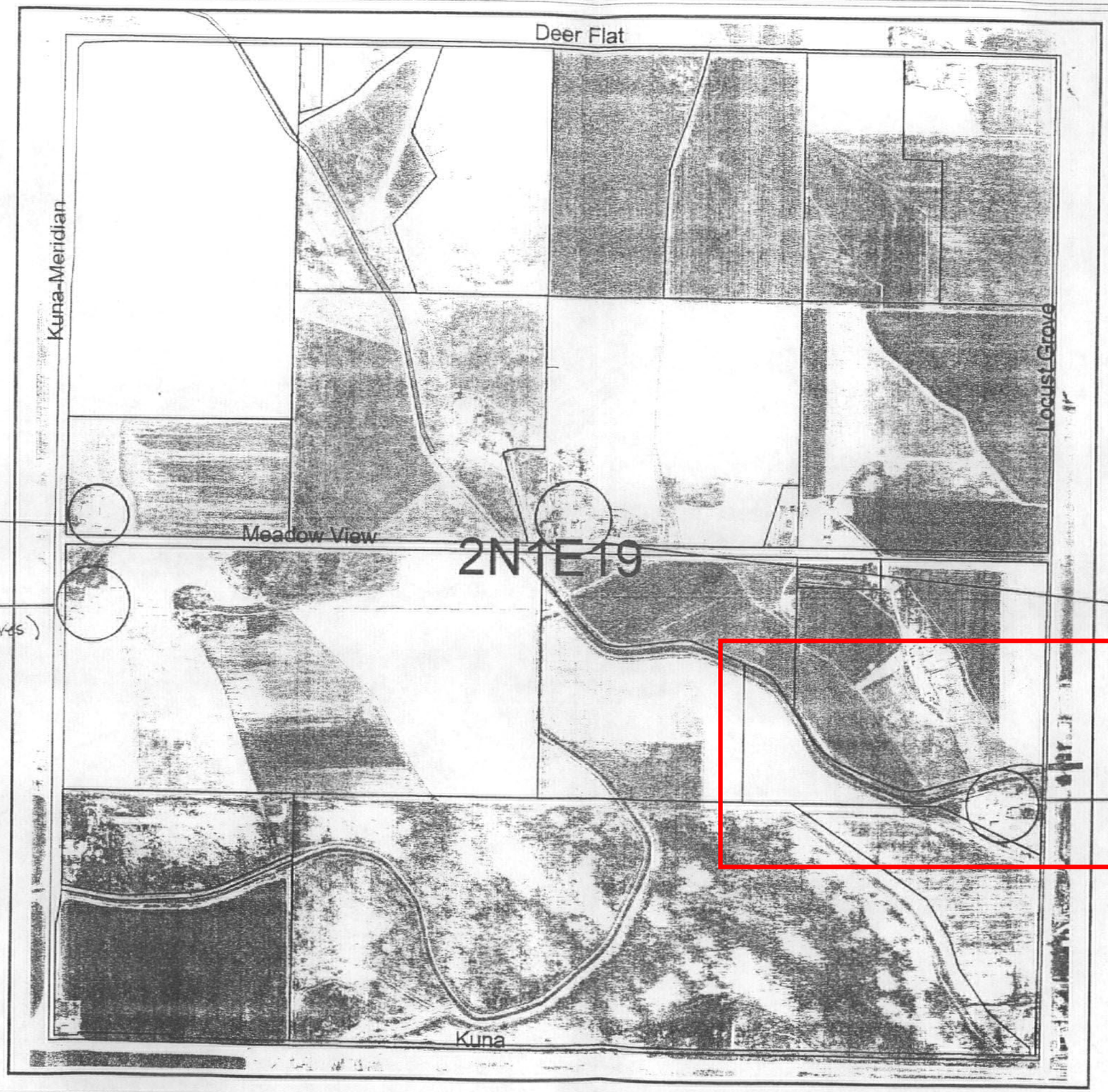
325

Ada County
Historic Preservation
Council

Resource Inventory
Phase Three Sites
May 2000

Ada County
Development Services
650 Main Street
Boise, Idaho 80702
208-364-227



335 (16 features)

334 (10 features)

336 (12 features)

347 (12 features)

Map base is1995 aerial photography.

N
W
E
S

0 250 500 750 1000 Feet

This map is made from data copyrighted by Ada County
Ada County shall not be liable for inaccuracies or misuse of this map. Maps bearing this disclaimer may be photocopied freely. However, use in any digital form requires the written permission of Ada County

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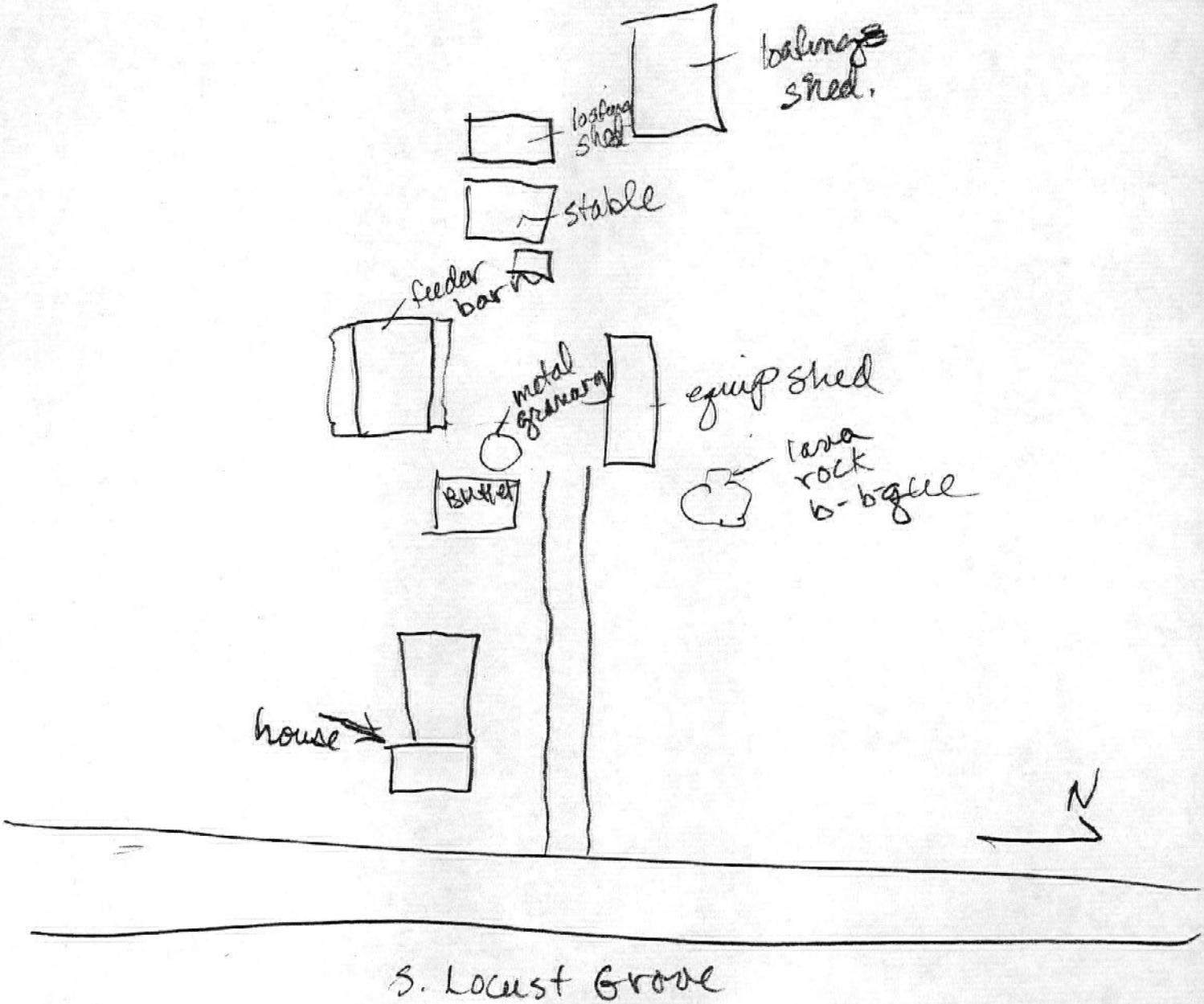
#347 415 S. Locust Grove
6/9/2000 MB



416

01-20035

Ada County Historic Sites Survey, Phase III

6/2000

Field # 347

01-20035

Ada County Historic Sites Survey Phase III

6/2000

Field # 347

Locust Grove frontage looking south from irrigation district access road. Photo shows the two original evergreen trees that are part of the original homestead. If the reduced right-of-way is approved, the new right-of-way boundary will be just left of the trunks of the evergreens.

Approximately 65 feet of established lawn with mature tree and one of the two original evergreens.

Additional view of established landscaping.

Approximately 25 foot wide existing driveway that will be closed per ACHD requirement; will be closed with additional landscaping.

Existing established landscaping in front of and around updated original homestead; second original evergreen tree at left side of photo.

Looking south along Locust Grove from the existing driveway. Shows the well maintained, established landscaping and the second original evergreen; reduced right-of-way line would be just left of the trunk.

Looking north along Locust Grove from approximate end point of reduced right-of-way area.

Looking south along remaining Locust Grove frontage that will widen to the full 39 feet of right of way and where full ACHD and City of Kuna requirements will be met.

CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.5989

Case Nos. 22-02-CPF (Combo Plat), 22-05-ZC (Rezone) & 22-06-SUP (Special Use Permit) for Recreation Subdivision & Robinson Ranch RV Storage

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing **Tuesday, February 14, 2023, at 6:00 PM** (or as soon as can be heard), at Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634. Applicants request to subdivide 415 N Locust Grove Road (APN: S1419417928) into two (2) parcels; Rezone the west parcel to C-3 (Service Commercial); and Special Use Permit to construct an approximately 7-acre RV storage facility on the west parcel; Section 19, Township 2 North; Range 1 West.

Please do not contact the Commission, Council or Mayor as it is considered ex parte. If you have questions or if you require special accommodation, please contact Planning & Zoning at (208) 922-5274.

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:
01/18/23	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
324831	22-02-CPF, 22-05-ZC,	01/25/23	01/25/23	1	$41.08

LEGAL NOTICE

Case Nos. 22-02-CPF (Combo Plat), 22-05-ZC (Rezone) & 22-06-SUP (Special Use Permit) for Recreation Subdivision & Robinson Ranch RV Storage

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing **Tuesday, February 14, 2023, at 6:00 PM** (or as soon as can be heard), at Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634. Applicants request to subdivide 415 N Locust Grove Road (APN: S1419417928) into two (2) parcels; Rezone the west parcel to C-3 (Service Commercial); and Special Use Permit to construct an approximately 7-acre RV storage facility on the west parcel; Section 19, Township 2 North; Range 1 West.

Please do not contact the Commission, Council or Mayor as it is considered ex parte. If you have questions or if you require special accommodation, please contact Planning & Zoning at (208) 922-5274.

Kuna Planning & Zoning Department

January 25, 2023 324831

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

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

Gross:**$41.08**
Paid Amount:**$0.00**

Amount Due:**$41.08**

We Appreciate Your Business!

AD# 324831

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

POST
01/25/2023
US POSTAGE $000.00º
FIRST-CLASS MAIL
ZIP 83634
041M11460992

City of Kuna

1.25.23 TB.

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning and Zoning Commission** is scheduled to hold a Public Hearing on **February 14, 2023, 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:

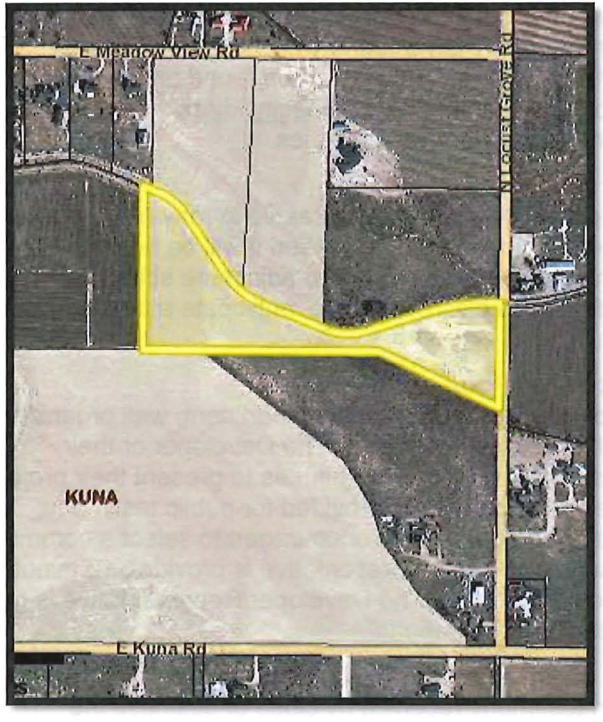
Case Nos. 22-02-CPF (Combo Plat), 22-05-ZC (Rezone), 22-06-SUP (Special Use Permit) for Recreation Subdivision & Robinson Ranch RV Storage

Applicants request to subdivide 415 N Locust Grove Road (APN: S1419417928) into two (2) parcels; Rezone the west parcel to C-3 (Service Commercial); and a Special Use Permit to construct an approx. 7-acre RV storage facility on the west parcel; Section 19, Township 2 North, Range 1 West.

Please do not contact the Commission, Council or Mayor as it is considered ex parte. If you have questions or require special accommodation, contact Planning & Zoning at (208) 922-5274 for details.

Written testimony received by close of business on **February 8, 2023** will be included with the packet distributed to the governing body prior to the hearing

MAILED 01.25.2023



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 22-02-CPF, 22-05-ZC & 22-06-SUP Recreation Subdivision & Robinson Ranch RV Storage was posted, as required per Kuna City Code 5-1A-8, on January 24, 2023. 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 JLR ~~24th~~ 6th day of ~~January~~ Febuary, 2023.

Signature: Jeff Tell

State of Idaho)
) ss
County of Ada)

On this 6th day of Feb., 2023, 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.

Maria Gonzalez-Perez

Residing at: 485 W Main St
Kuna, ID 83634

My Commission expires: 3-31-2023

MARIA G GONZALEZ-PEREZ
Notary Public - State of Idaho
Commission Number 57665
My Commission Expires Mar 31, 2023

Signature

CITY OF KUNA PUBLIC HEARING NOTICE
Kuna Planning & Zoning Commission
The City of Kuna will hold a Public Hearing on
FEBRUARY 14 2023 at Kuna City Hall, 751 W 4th Street, at 6:00 PM
PURPOSE: Combination Plat & Rezone for Recreation Subdivision,
R-2 & C-3 Zoning, 11 acres, 2 lots
LOCATION: 415 N Locust Grove Road
APPLICATION BY: Jeff & Valerie Robinson

CITY OF KUNA PUBLIC HEARING NOTICE
Kuna Planning & Zoning Commission
The City of Kuna will hold a Public Hearing on
FEBRUARY 4, 2025 at Kuna City Hall, 751 W 4th Street, at 6:00 PM
PURPOSE: Combination Plat & Rezone for Recreation SubDivision, R-2 & C-3 Zoning, 11 acres, 2 lots
LOCATION: 4 S N Locust Grove Road
APPLICATION BY: Jeff & Valerie Robinson