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

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

Planning & Zoning Commission
REGULAR MEETING AGENDA
Tuesday March 14, 2023, at 6:00 PM

For questions, please call Planning and Zoning at (208) 922-5274.
ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE INSTRUCTED BY THE COMMISSION.

1. CALL TO ORDER & ROLL CALL:

2. CONSENT AGENDA:

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. Removed items will be placed under Business unless otherwise instructed.

1. Regular Commission Meeting Minutes Dated February 28, 2023

2. Findings of Fact & Conclusions of Law
- ***A.*** Case Nos. 22-04-ZC (Rezone), 22-09-S (Preliminary Plat) & 22-29-DR (Design Review) for Aster Grove Subdivision
- ***B.*** Case No. 22-17-SUP for Cole Substation 230 kV Tap Line
- ***C.*** Case No. 22-02-OA for Public Utility Lots & Lot Splits

3. PUBLIC HEARINGS:

A. Case No. 22-16-SUP (Special Use Permit) for Maria Bonita Bakery, LLC Alcohol Sales & Onsite Consumption – Jessica Reid, Associate Planner

Maria Bonita Bakery, LLC request approval for alcohol sales and onsite consumption at 397 W Main Street (APN: R5070000822); Section 23, Township 2 North, Range 1 West

B. Case No. 23-01-SUP (Special Use Permit) for 1184 S Chalkboard Place In-home Group Daycare – Jessica Reid, Associate Planner

Applicants request approval to operate an in-home group daycare for up to twelve (12) children, Monday through Friday, from 7:00 AM to 6:00 PM, at 1184 S Chalkboard Place (APN: R7745410630); Section 22, Township 2 North, Range 1 West.

5. BUSINESS ITEMS:

A. Case No. 23-04-DR (Design Review) for the Boys & Girls Club – Doug Hanson, Director

The Boys & Girls Club request approval for site design, building, and landscaping at W Mendi Place (APN: S1323131150); Section 23, Township 2 North, Range 1 West.

6. ADJOURNMENT:

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

CITY OF KUNA
Council Chambers, 751 W 4th Street
Kuna, ID 83634

Planning & Zoning Commission Meeting
REGULAR MEETING MINUTES
Tuesday February 28, 2023, 6:00 PM

For questions, please contact Planning and Zoning at (208) 922-5274.
ALL ITEMS ON THIS AGENDA ARE ACTION ITEMS UNLESS OTHERWISE INSTRUCTED BY THE COMMISSION

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:19)

COMMISSION MEMBERS PRESENT:
Chairman Lee Young
Vice Chairman Dana Hennis – Absent
Commissioner Ginny Greger
Commissioner Jim Main
Vacant

CITY STAFF PRESENT:
Doug Hanson, Planning & Zoning Director
Morgan Treasure, Economic Development Director
Kelsey Biggs, City Attorney
Troy Behunin, Senior Planner
Jessica Reid, Associate Planner

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

(Timestamp 00:00:34)

1. Regular Commission Meeting Minutes Dated February 14, 2023

2. Findings of Fact & Conclusions of Law
- ***A.*** Case Nos. 22-02-CPF, 22-05-ZC, 22-06-SUP & 22-27-DR Recreation Subdivision & Robinson Ranch RV Storage

(Timestamp 00:00:38)
Motion To: Approve the Consent Agenda.
Motion By: Commissioner Main
Motion Seconded: Commissioner Greger
Further Discussion: None
Aye: 3
Nay: 0
Absent: 2
Motion Carried: 3-0-2

3. SPECIAL PRESENTATION:

(Timestamp 00:00:52)

A. Kuna Joint School District No. 3 Bond Presentation – Robbie Reno

(Timestamp 00:01:02)

Associate Planner Jessica Reid informed the Commission there were no school district representatives present, however, the Commission could return to the item if they so wished.

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

(Timestamp 00:01:22)

A. *Tabled from February 14, 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

(Timestamp 00:01:46)
Senior Planner Troy Behunin presented an overview of the proposed project.

(Timestamp 00:04:47)
Toll Brothers representative Jeff Bowers testified they agreed with the staff report and the Conditions of approval listed there; then provided a history of other Toll Brothers projects within the city. Mr. Bowers provided an overview of the project and discussed how Toll Brothers had committed to constructing Phase 2 of the Mason Creek Trunk Line which would be 2,500-feet of 36-inch pipe. Mr. Bowers then stood for questions.

(Timestamp 00:14:48)
Chairman Young opened the public hearing.

In Favor:
None

Neutral:
None

In Opposition:
None

(Timestamp 00:15:06)
As there were no individuals signed-in to testify, Chairman Young closed the public hearing and the Commission proceeded into deliberation.

(Timestamp 00:15:29)
Commissioner Main expressed concern with the project having one (1) ingress/egress onto a half street section of the future Kay Avenue extension; he also discussed a future roundabout at the Kay and Columbia intersection and asked about the timeline.

Mr. Behunin stated he believed the roundabout's projected construction to be in the 2030's; he further explained that the project and others in the area, would bring that date forward as traffic volume increased. Mr. Behunin also explained the section of Kay Avenue the Developer was required to construct would be a brand new section which would eventually connect fully between Columbia Road and Lake Hazel Road.

Commissioner Main asked if there would be required right-of-way dedication for the future roundabout.

Mr. Behunin discussed that Ada County Highway District had made the Applicant aware, and the Applicant understood it would be required in the future.

(Timestamp 00:19:40)
Chairman Young provided his overall views on the proposed project; he also discussed the emergency access point that was provided for EMS, and the limit on number of homes able to be constructed until a second full ingress/egress was provided.

Commissioner Greger agreed with her fellow Commissioners.

(Timestamp 00:22:38)
Motion To: Recommend approval to Council of Case Nos. 22-04-ZC & 22-09-S for Aster Grove Subdivision, with the Applicant subject to the Conditions listed in staff's report.
Motion By: Commissioner Main
Motion Seconded: Commissioner Greger
Further Discussion: None
Aye: 3
Nay: 0
Absent: 2
Motion Carried: 3-0-2

(Timestamp 00:22:58)
Motion To: Approve Case No. 22-29-DR for Aster Grove Subdivision, with the Applicant subject to the Conditions listed in staff's report.
Motion By: Commissioner Main
Motion Seconded: Commissioner Greger
Further Discussion: None
Aye: 3
Nay: 0
Absent: 2
Motion Carried: 3-0-2

(Timestamp 00:23:30)
Director Doug Hanson informed the Commission that the Kuna Joint School District No. 3 representative had arrived and requested the Commission return to item 3.A on the agenda. Chairman Young agreed.

3. SPECIAL PRESENTATION:

(Timestamp 00:23:44)
A. Kuna Joint School District No. 3 Bond Presentation – Robbie Reno

(Timestamp 00:24:00)
Danielle Horras explained she would be providing a novice presentation on the School Bond….*school district representative Brian Grace entered chambers.*

(Timestamp 00:24:53)
Brian Grace apologized to the Commission as he was provided the incorrect time for the meeting; he then presented a visual presentation on the reasons for the Bond and its supporting evidence. Mr. Grace then stood for questions.

(Timestamp 00:42:00)
The Commission thanked Mr. Grace for his presentation and provided positive feedback on the Bond.

The Commission then returned to the remaining public hearings on the agenda.

(Timestamp 00:42:50)

B. Case No. 22-17-SUP (Special Use Permit) for Cole Substation 230kV Tap Line – Jessica Reid, Associate Planner

(Timestamp 00:43:06)
Associate Planner Jessica Reid provided an overview of the project and stood for questions.

(Timestamp 00:44:18)
Edward Kosydar provided a visual presentation and an overview of the project. Mr. Kosydar then stood for questions.

(Timestamp 00:48:52)
Chairman Young opened the public hearing.

In Favor
None

Neutral
None

In Opposition
None

(Timestamp 00:49:05)
As there were no individuals signed in to testify, Chairman Young closed the public hearing and the Commission proceeded into deliberation.

The Commissioners agreed the proposed project was very straightforward.

(Timestamp 00:49:44)
Motion To: Approve Case No. 22-17-SUP for the Cole Substation 230 kV Tap Line, with the Applicant subject to the Conditions listed in staff's report.
Motion By: Commissioner Main
Motion Seconded: Commissioner Greger
Further Discussion: None
Aye: 3
Nay: 0
Absent: 2
Motion Carried: 3-0-2

(Timestamp 00:50:08)

C. Case No. 22-02-OA (Ordinance Amendment) for Public Utility Lots and Lot Splits – Doug Hanson, Director

(Timestamp 00:50:20)
Director Doug Hanson provided an overview of the proposed Ordinance and stood for questions.

(Timestamp 00:51:55)
Chairman Young opened the public hearing.

In Favor
None

Neutral
None

In Opposition
None

(Timestamp 00:52:05)
Seeing none, Chairman Young closed the public hearing and the Commission proceeded into deliberation.

(Timestamp 00:52:20)
Chairman Young believed the Ordinance was straightforward and stated he had no concerns; Commissioners Main and Greger agreed.

(Timestamp 00:52:48)
Motion To: Recommend approval to Council of Case No. 22-02-OA for the Public Utility Lots and Lots Splits Ordinance.
Motion By: Commissioner Main
Motion Seconded: Commissioner Greger
Further Discussion: None
Aye: 3
Nay: 0
Absent: 2
Motion Carried: 3-0-2

5. BUSINESS ITEMS:

6. ADJOURNMENT:

(Timestamp 00:53:22)
Motion To: Adjourn.
Motion By: Commissioner Main
Motion Seconded: Commissioner Greger
Further Discussion: None
Aye: 3
Nay: 0
Absent: 2
Motion Carried: 3-0-2

_____
Lee Young, 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

February 28, 2023 – P & Z Commission, Public Hearing

Case Name: ***Aster Grove Preliminary Plat Request:***
Case Type: Pre-Plat, Rezone & Design Review Request.

Case Nos.: **22-09-S (Pre Plat), 22-04-ZC (Re-Zone) and 22-29-DR (Design Review).**

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

751 W 4th Street • Kuna, ID 83634
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Planning & Zoning Commission Public Hearing Sign-In Sheet
February 28, 2023

Case No.: 22-17-SUP (Special Use Permit)

Case Name: Cole Substation 230 kV Tap Line

Please print your name below & indicate if you would like to Testify or NOT Testify regarding this item.

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP

CITY OF KUNA

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

Planning & Zoning Commission Public Hearing Sign-In Sheet
February 28, 2023

Case No.: 22-02-OA (Special Use Permit)

Case Name: Public Utility Lots & Lot Splits

Please print your name below & indicate if you would like to Testify or NOT Testify regarding this item.

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP
☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify	☐ Testify ☐ NOT Testify
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF **TOLL BROTHERS, INC.** *For a Rezone and Subdivision request at 610 W Columbia Road.*	))))))))	**Case Nos. 22-04-ZC (Rezone), 22-09-S (Preliminary Plat) and 22-29-DR (Design Review).** **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF DECISION FOR REZONE AND DESIGN REVIEW APPLICATIONS.**

THESE MATTERS came before the Commission for public hearing on February 28, 2023, for the receipt and consideration by the Commission of these Findings of Fact, Conclusions of Law, and Order of Decision for the above referenced application. The Council 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*
1.1	Staff s Memo			X
2.1	P&Z Application Coversheet			X
2.2	Rezone Application			X
2.3	Preliminary Plat			X
2.4	Narrative			X
2.5	Vesting Deed			X
2.6	Affidavit of Legal Interest			X
2.7	Vicinity Map			X
2.8	Preliminary Plat Legal Description			X
2.9	R-6 Legal Description			X
2.10	R-8 Legal Description			X
2.11	Preliminary Plat			X
2.12	Phasing Plan			X
2.13	Open Space Exhibit			X
2.14	Landscape Plan			X
2.15	Landscape Rendering			X
2.16	Subdivision Name Reservation			X

2.17	Neighborhood Meeting Certification			X
2.18	CC&Rs Area Maintenance Agreement			X
2.19	Commitment to Property Posting			X
2.20	TIS - ACHD Comments			X
2.21	TIS Exec Summary			X
2.22	Rezone Exhibit			X
2.23	Agency Transmittal Letter			X
2.24	City Engineer			X
2.25	ACHD			X
2.26	BPBC			X
2.27	CDHD			X
2.28	COMPASS			X
2.29	DEQ			X
2.30	ITD			X
2.31	Kuna Rural Fire Dist. (KRFD)			X
2.32	Nampa Meridian Irr. Dist. (NMID)			X
2.32	KMN Tear Sheet			X
2.33	Legal Notice Mailer			X
2.34	Proof of Property Posting			X
2.35	Web Site Notice			X
2.36	BKID			X

1.2 **Hearings**: The Commission heard this on February 28, 2023. The FCO's have been requested to go before the Commission on March 14, 2023.

1.3 **Witness Testimony:** Those who testified at the Commissions' February 28, 2023, hearing are as follows, to-wit:

A. City Staff:
Troy Behunin, Senior Planner

B. Appearing for the Applicant:
Jeff Bower, Givens Pursley, LLP, 601 W Bannock St, Boise, ID 83702– Testified

C. Appearing in Favor:
None

D. Appearing Neutral:
None

E. 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 FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, to-wit:

III
FINDINGS OF FACT

3.1 Findings Regarding Notice

A. Notice was published for the February 28, 2023, hearing on the 610 W Columbia Road Rezone and Preliminary 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. Notice was also published on the City of Kuna website January 6, 2023.

B. Notice for the February 28, 2023, hearing containing the legal description of the property proposed to be Rezoned and Subdivided was mailed to all know and affected property owners within 300-ft of the boundaries of the area described in the application on January 7, 2023.

C. Notice for the February 28, 2023, hearing was posted on a sign in accordance with Kuna City Code (KCC) 5-1A-8 on January 12, 2023. A Proof of Property Posting Form was provided to staff on January 17, 2023.

3.2 Findings Regarding Rezone, Preliminary Plat, Design Review

A. The subject site is located within unincorporated Ada County and has historically been used as bare land.

B. The land proposed for Annexation is comprised of one (1) parcel totaling approximately 65.5 acres. The parcel is as follows:

Owner	Parcel No.	Size	Current Zone
Smith Properties, LLC	S1301438810	37.20 acres	A (Agriculture)

C. The existing land uses and zoning districts for lands surrounding the subject site are as follows:

North	A	Agriculture – Kuna City
South	R-6	Medium Density Residential (***PUD***) – Kuna City
	RR	Rural Residential – Ada County
	R1	Low Density Residential – Ada County
East	A	Agriculture – Kuna City
West	R-6	Medium Density Residential – Kuna City
	R-20	High Density Residential – Kuna City

D. The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with Idaho Code §67-65, KCC Title 5, and the Kuna Comprehensive Plan.

E. The Applicant held a Neighborhood Meeting February 24, 2022 (3 Attendees) attended the meeting. Neighborhood Notices were mailed out to residents within 300-feet of the proposed project site on

January 7, 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 12, 2023.

F. 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, if the sewer infrastructure improvements recommended by the Public Works Department are completed.

G. The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups in Kuna, as well as the installation of pathways and open space. The proposed zoning districts are C-2, and R-8; The Comp Plan Map designates the property as Mixed-Uses.

H. According to 2.24, Public Works staff cab support the Aster Grove Subdivision development with conditions of that support listed in Section five (5) of the Engineers Memo. To achieve support from the Public Works office, the Developer shall obtain a QLPE after the Mason Creek Trunkline and Lift Station is operational, Planning and Zoning staff agrees with Public Works recommendations. Exhibit 2.25 in the ACHD report, lists the roadway, bridge and street improvements required in connection with this sites' development.

I. 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.

J. 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.

K. A six- foot (6') vinyl fence is required around the perimeter of the subdivision where permitted. Residential lots will be required to provide see-through fencing adjacent to all common lots and shall follow all requirements listed in KCC 5-17.

L. 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.

IV
STAFF TESTIMONY

Senior Planner Troy Behunin, in a staff report to the Commission dated February 14, 2023, confirmed that a review of the request, site plan and records on file at the City of Kuna has been completed with the following conclusions:

4.1 Site Layout and Dimensional Standards

A. The Applicant proposes a private driveway for two (2) lots within the project, Staff recommends the Applicant be conditioned to work with the City Engineer for proper easement widths for the project as a whole, and in particular the homes near the private driveway. Private driveways shall be designed in accordance with KCC 6-4-2-B.8.

B. All dimensional standards appear to be in compliance with KCC 5-3-3.

4.2 Parking

The Applicant has provided at least two (2) off street parking spots for each single-family residential unit in accordance with.

4.3 Open Space

A. The Applicant proposes 4.19 acres, or 11.26% of the total project as qualified open space; this area does not include required landscape buffers. KCC 5-17-12 requires that a minimum 8.00% of the developments gross land area shall be used for open space purposes and mutually exclusive of required residential buffers. Staff views the proposal to be compliant with KCC. Staff recommends a pedestrian walkway be added to proposed Lots 11/12, Block 1, for connectivity to the future civic lot.

B. Staff notes the southwestern corner includes the existing Mason Creek Canal; a paved pathway will be required along its northern edge to accommodate the future trail as indicated on the Master Pathway Map and shall follow the Parks and Recreation standards. Staff recommends the Developer place the canal-side of the pathway as far away as possible, in order to provide a larger greenspace along the canal. This will offer more protection of the future greenspace when weeds are sprayed.

C. 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.

D. All proposed landscaping, buffers and common space shall comply with KCC 5-17.

E. 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.

4.2 Fencing

The Applicant shall and install "see-through" fencing along all residential buildable lot property lines abutting pathways, greenbelts and common areas. Fences placed between Commercial/Civic and Residential uses shall be sight obscuring. All fencing shall comply with comply with KCC 5-5-5.

4.3 Public Works

According to Exhibit 2.24, Public Works staff cab support the Aster Grove Subdivision development with conditions of that support listed in Section five (5) of the Engineers Memo. To achieve support from the Public Works office, the Developer shall obtain a QLPE after the Mason Creek Trunkline and Lift Station is operational, Planning and Zoning staff agrees with Public Works recommendations.

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.

4.7 Comprehensive Plan

A. Goal Area 1: Kuna will be economically diverse and vibrant.

1. Goal 1.A.: Ensure land use in Kuna will support economic development.
- Objective 1.A.3.: Utilize industrial land use designations to encourage development and expansion of industrial businesses in key locations.
  - Policy 1.A.3.a: Designate a sufficient quantity of land on the Future Land Use Map for industrial use.
  - Policy 1.A.3.b.: Identify a large tract of land in proximity to the Union Pacific Railroad Line that is sufficient in size and scope to accommodate a variety of light and heavy industrial land uses that will also have adequate access to Meridian Road/highway 69, Kuna Mora Road and I-84.
  - Policy 1.A.3.f.: Inventory and identify other key parcels for industrial development and poise them to be shovel-ready for development, with access to the city's public facilities, utilities and services.
  - Policy 1.A.3.h.: Inventory and identify key parcels for industrial development/use and poise them to be shovel ready for agritourism, agritainment, healthcare, technology, and manufacturing development, with access to the city's public facilities, utilities and services.

Analysis: *Additional Industrial/Manufacturing entitled parcels increase city inventory of land which has the potential to attract future Industrial/Manufacturing users. The subject site is immediately adjacent to the East Kuna Industrial area which was Annexed into Kuna City Limits in October 2019; this area currently has utility infrastructure projects in the works. The area in which East Kuna Industrial lies has maintained an Industrial/Manufacturing future land use designation since 2015 (City of Kuna Comprehensive Plan 2015; FLUM adopted December 15, 2015). The subject site is approximately 0.6 miles from the main railroad line, and is approximately one (1) mile from Kuna-Mora Road, which ACHD classifies as a future Expressway with seven (7) lanes, in the Kuna Mora Road Interim Policy.*

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

1. 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.

2. Goal 3.G.: Respect and protect private property rights.
- Objective 3.G.1.: Ensure land use policies, restrictions and fees do not violate private property rights.
  - Policy 3.G.1.b.: Ensure city land use actions, decisions and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.
  - Policy 3.G.1.c.: Ensure land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

Analysis: *As stated in Section 7.7.1, the East Kuna Industrial area has maintained a future land use designation as Industrial/Manufacturing since 2015; as such, an additional parcel with an Industrial/Manufacturing zone would provide additional ground for future development and land application area for future utilities. All property owners within the State of Idaho have a right to use and/or develop their property within the confines of the law as provided by Idaho Code and Local Ordinances.*

4.7 Upon review, staff finds the request for Annexation be in general compliance with KCC Title 5, I.C. §50-222, Future Land Use Map, and the goals and policies set forth in Kuna's Comprehensive Plan.

V
CONDITIONS

Based upon the record contained in Case Nos. 22-04-ZC, 22-09-S and 22-29-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 of the Rezone, Pre-Plat, and Approves the Design Review, subject to the following Conditions of Approval:

5.1 Staff Recommended Conditions

A. Applicant shall add pedestrian access across the private driveway on Lot 11, Block1, for connection and access to the required greenbelt, pathway and possible future commercial uses

5.2 Transportation

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

B. 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.

C. 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.

5.2 Site Layout, Dimensional Standards and Parking

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

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

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

5.3 Landscape, Open Space and Fencing

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

B. 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.

C. 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.

D. The Landscape Plan (dated 10.26.22) and Preliminary Plat (dated 10.31.22) will be considered binding site plans as amended and/or approved.

E. 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.

F. 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.

G. 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.

5.4 Public Works

A. 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.

B. 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.

C. 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).

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

E. 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.

F. 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.

G. 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.

H. 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.

I. Equivalent Dwelling Units (EDU's) will be issued on a Phase-by-Phase basis (per Final Plat).

5.5 General

A. 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:

1. The City Engineer shall approve all sewer connections.

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 an approved drainage plan.

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".

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

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

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).

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.

B. 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.

C. 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.

D. The Applicant/Developer/Owner is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.

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

F. Developer/Owner/Applicant and all successors shall comply with Local, State and Federal laws.

VI
TESTIMONY RECEIVED

6.1 Jeff Bower, Givens Pursley, LLP, 601 W Bannock St, Boise, ID 83702, testified his client agrees with the staff report and the conditions as stated in the staff report. Toll Brothers is a national company and are happy with their heavy presence in Kuna. Mr. Bower gave an overview of their proposal and how it fits the FLUM and surrounding area uses. Jeff testified the neighboring zones range from R-6 to R-20. He reiterated their commitment to provide the City with a civic use lot in the southwest corner of the site for a Public Works Well Site. Jess stated that Toll Brothers will construct phase two (2) of the Mason Creek Trunkline which will be 36" and run about 2,500 Feet.

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

7.1 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.

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

VIII
CONCLUSIONS OF LAW
RE: APPLICATION FOR REZONE

8.1 The City of Kuna has authority to Rezone lands within its boundaries pursuant to I.C. §67-6511.

8.2 Kuna City Code, Title 1, Chapter 14, Section 3, states that Rezones are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body.

8.3 The Rezone, proposed by the Rezone Application in Case No. 22-04-ZC, would comply with the Comprehensive Plan.

IX
CONCLUSIONS OF LAW
RE: APPLICATION FOR PRELIMINARY PLAT

9.1 The City of Kuna has authority to approve Preliminary Plats within its boundaries pursuant to I.C. §50-13 & 67-65

9.2 In Kuna City Code, Title 1, Chapter 14, Section 3, states that Preliminary Plats are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and the City Council as the decision-making body.

9.3 Subdivision regulations as defined in Kuna City Code Title 6 are authorized by I.C. §§ 50-13 & 67-65 and Article 12, section 2.

X
CONCLUSIONS OF LAW
RE: APPLICATION FOR DESIGN REVIEW

10.1 The Commission has the decision-making authority over all Legislative Design Review applications as provided in KCC 1-14-3.

10.2 Kuna City Code 5-4-2 provides that:

> "This chapter applies to all proposed development located within the Design Review Overlay District which shall include the entire City Limits, and any land annexed into the city after the date of adoption hereof. Such development includes, but is not limited to, new commercial, industrial, institutional, office, multi-family residential projects, common areas, subdivision signage, proposed conversions, proposed changes in land use and/or building use, or exterior remodeling, exterior restoration, and enlargement or expansion of existing buildings, signs or sites, and requires the submittal of a Design Review application pursuant to this Chapter and fee as prescribed from time to time by the City Council."

XI
ORDER OF RECOMMENDED APPROVAL OF APPLICATIONS FOR REZONE AND PRELIMINARY 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:

11.1 That the Rezone Application (Case No. 22-04-ZC) is recommended *Approval*.

11.2 That the Preliminary Plat Application (Case No. 22-09-S) is recommended *Approval*.

XII
ORDER OF APPROVAL OF APPLICATION FOR DESIGN REVIEW

12.1 That the Design Review Application (22-29-DR) is hereby Approved.

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

_____

Lee Young, Chairman

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 22-17-SUP**
	)	
IDAHO POWER COMPANY	)	
	)	
For Special Use Permit for 12 steel conveyance structures to carry 230kV Tap Line to Cole Substation.	)	**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER OF APPROVAL FOR SPECIAL USE PERMIT APPLICATION.**

THESE MATTERS came before the Commission for review and Approval or Denial of February 28, 2023, for receipt and consideration 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 of 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*
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	Special Use Permit Application			X
2.3	Narrative			X
2.4	Aerial Map			X
2.5	Vicinity Map			X
2.6	Easement Agreements & Legal Descriptions			X
2.7	Neighborhood Meeting Certification			X
2.8	Commitment to Property Posting			X
2.9	Agency Transmittal			X
2.10	KMN Publication Proof			X
2.11	Website Notice			X
2.12	300-ft Property Owners Notice			X
2.13	Proof of Property Posting			X

1.2 Hearings: The Commission heard this February 28, 2023. The FCO's have been requested to go before the Commission March 14, 2023.

1.3 Witness Testimony: Those who testified at the Commission's February 28, 2023, hearing are as follows, to-wit:

A. City Staff:
Jessica Reid, Associate Planner

B. Appearing for the Applicant:
Ed Kosydar, Idaho Power Project Manager

C. In Favor:
None

D. Neutral:
None

E. 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

A. Notice has been given in accordance with Kuna City Code and Idaho Statutes.

B. Notice for the February 28, 2023, hearing was posted on the city website February 6, 2023, and in the Kuna Melba News on February 8, 2023.

C. Notice for the February 28, 2023, hearing containing information on the proposed project and its location, was mailed to all known and affected property owners within 300-ft of the subject site boundaries on February 8, 2023.

D. Notice for the February 28, 2023, hearing was posted on a sign onsite in accordance with Kuna City Code (KCC) 5-1A-8.

3.2 Findings Regarding Special Use Permit

A. The Idaho Power easements lie on Parcel Nos. S1531222400 and S1531233600; the easements have historically served as bare land.

B. The easements are generally covered with sagebrush and native grasses. The easements have an estimated average slope of 0 – 0.9%, and according to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 – 40-inches.

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

D. The existing uses surrounding the subject site are as follows:

North	M-1	Light Industrial/Manufacturing – City of Kuna
South	M-1	Light Industrial/Manufacturing – City of Kuna
East	RP	Rural Preservation – Ada County
West	RP	Rural Preservation – Ada County

E. The Applicant has submitted a complete application and following staff review for technical compliance, the application appears to be in general compliance with KCC 5-6.

F. The Future Land Use Map (FLUM) designates the affected subject sites as Industrial; the affected subject sites are zoned M-1 (Light Industrial/Manufacturing). Details for additional ways this request meets the Comprehensive Plan are provided in Section 5.6.

G. The Applicant held a Neighborhood Meeting on November 17, 2022; there were no attendees. A notice was posted on the city website February 6, 2023, a legal notice was published in the Kuna Melba News on February 8, 2023, and notices were mailed to property owners within 300-ft of the subject site on February 8, 2023. The Applicant posted a sign on the property February 17, 2023.

IV
STAFF TESTIMONY

Associate Planner Jessica Reid, in a staff report to the Commission dated February 28, 2023, confirmed that review of the site and records on file at the City of Kuna has been completed with the following conclusions:

4.1 Site Layout and Dimensional Standards

A. KCC 5-3-3 provides specific dimensional standards for the M-1 (Light Industrial/Manufacturing) zone; the Idaho Power utility easements are along the borders of two parcels under the city's jurisdiction. The max allowable height within an M-1 zone is 100-feet; the steel conveyance structures (poles) are proposed to be 85 – 95-feet and will be constructed solely within the Idaho Power easements.

4.2 Parking: N/A

4.3 Open Space: N/A

4.4 Fencing: N/A

4.5 Public Works: N/A

4.6 Comprehensive Plan

A. Goal Area 1: Kuna will be economically diverse and vibrant.

1. 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.
  - Policy 1.C.2.d: Ensure infrastructure and public facilities are in place and parcels identified for commercial or industrial are shovel ready.

Analysis: *The East Kuna Industrial area is appropriately zoned for attracting new businesses; with the current water and sewer infrastructure projects in the works, an upgrade to the existing power lines by Idaho Power provides the necessary voltage to serve this developing area.*

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

1. Goal 3.A.: Ensure community design directs growth and implements sustainable land use patterns.

- Objective 3.A.2.: Encourage development in priority areas.

2. Goal 3.E.: Strategically locate and develop Industrial areas.

- Objective 3.E.1.: Establish areas sufficient in size and scope for industrial uses and locate so they are protected from incompatible land uses.
  - Policy 3.E.1.d.: Locate industrial areas within proximity to major utility, road and rail transportation, and future service facilities….

3. 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.

Analysis: *The East Kuna Industrial area has been earmarked on the Comprehensive Plan Future Land Use Map (FLUM) as Industrial since 2015; these lands were annexed into Kuna City Limits October 19, 2021 (Case Nos. 21-11-AN, 21-03-DA). Meta, the first large scale industrial user spurred the need for upgrades to existing infrastructure and acted as the catalyst for Idaho Power to move forward with upgrade plans; these upgrades could not be pursued by Idaho Power until actual users were present. If this Special Use Permit request is approved, adequate power/voltages will be available to the developing East Kuna Industrial area overall; based on this and the overall industrial area being arranged on both the north and south of Kuna-Mora Road, a future 7-lane expressway, as well as current water and sewer infrastructure projects, the overall area is well served and poised for expansion.*

4.7 **Conclusion:** Upon review, staff finds this Special Use Request to be in compliance with KCC 5-6 and Comprehensive Plan.

V
CONDITIONS

Based upon the record contained in Case No. 22-17-SUP, including the Comprehensive Plan, Kuna City Code, staff report, exhibits and testimony during the public hearing, the Commission Approved Case No. 22-17-SUP, subject to the following Conditions:

5.1 **Staff Recommended Conditions:** None

5.2 **Transportation:** None

5.3 **Site Layout, Dimensional Standards and Parking:** None

5.4 **Landscape, Open Space and Fencing:** None

5.5 **Public Works:** None

5.6 **General**

A. No building permits shall be issued until the Applicant and/or property owner can demonstrate compliance with Kuna City Code.

B. Applicant shall follow all procedures and/or staff recommendations, Kuna Rural Fire District, and all other affected agency standards.

C. 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.

D. 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.

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

VI
TESTIMONY RECEIVED

6.1 Ed Kosydar, Idaho Power Project Manager, PO Box 70, Boise, ID, 83707, provided an overview of the proposed project and provided a visual presentation.

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

7.1 The 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.

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

VIII
CONCLUSIONS OF LAW
RE: APPLICATION FOR SPECIAL USE PERMIT

8.1 The 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.

8.2 The Commission has decision-making authority over all Special Use Permits as provided in KCC 1-14-3.

8.3 KCC 5-6 provides that:

> It is recognized that an increasing number of new kinds of uses are appearing daily, and that many of these and some other more conventional uses possess characteristics of such unique and special nature relative to location, design, size, method of operation and public facilities that each specific use must be considered individually. The Commission shall hold a public hearing on each Special Use Permit application as specified in the Official Schedule of District Regulations. The Commission may approve, conditionally approve, or deny a Special Use Permit under the conditions as specified herein and consider such additional safeguards as will uphold the intent of this title.

IX
ORDER OF APPROVAL FOR SPECIAL USE PERMIT

9.1 The Special Use Permit (Case No. 22-17-SUP) is *Approved*.

BY ACTION OF THE COMMISSION of the City of Kuna at is regular meeting held March 14, 2023.

_____
Lee Young, Chairman

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 22-02-OA**
	)	
THE CITY OF KUNA	)	
	)	**FINDINGS OF FACT, CONCLUSIONS OF**
	)	**LAW AND ORDER OF RECOMMENDED**
For an Ordinance Amendment for Public Utility	)	**APPROVAL FOR ORDINANCE**
Lots and Lot splits	)	**AMENDMENT APPLICATION.**

THESE MATTERS came before the Commission for review and Approval or Denial of February 28, 2023, for receipt and consideration of these Findings of Fact, Conclusions of Law, and Order of Recommended Decision for the above referenced application. The Commission does now hereby make and set forth the Record of Proceedings of these Findings of Fact, Conclusions of Law, and Order Recommended 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*
1.1	Staff Report			X
2.1	Public Utility Lots & Lot Split Draft Ordinance			X
2.2	Agency Transmittal			X
2.3	Ada County Development Services			X
2.4	Idaho Transportation Department			X
2.5	Intermountain Gas Company			X
2.6	Planning & Zoning Commission Kuna Melba News			X

1.2 Hearings: The Commission heard this February 28, 2023. The FCO's have been requested to go before the Commission March 14, 2023.

1.3 Witness Testimony: Those who testified at the Commission's February 28, 2023, hearing are as follows, to-wit:

A. City Staff:
Doug Hanson, Planning & Zoning Director

B. In Favor:
None

C. Neutral:
None

D. 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

A. Notice for the February 28, 2023, hearing was posted in the Kuna Melba News on February 1 and 8, 2023.

B. Agencies were notified on December 9, 2023.

3.2 Findings Regarding Ordinance Amendment

A. Legal notices were published in the Kuna Melba News on February 1, 2023 and February 8, 2023.

B. Applicable agencies were notified and asked to provide comment on December 9, 2022.

IV
STAFF TESTIMONY

Planning & Zoning Director Doug Hanson, in a staff report to the Commission dated February 28, 2023, confirmed that review of records on file at the City of Kuna has been completed with the following conclusions:

A. The City of Kuna requests consideration from the Commission for an Ordinance Amendment to Title 5 of Kuna City Code for the inclusion of Public Utility Lots & Lot Splits and to forward a recommendation to Council.

B. KCC Title 5, Chapter 1, Section 6 will be amended to include Public Utility Lot. Public Utility Lot will be defined as: A lot that exclusively contains public and private physical infrastructure which is a physical component of an integrated public or private system which provides water, sewer, irrigation, natural gas electrical grid and or telecommunication service to the public.

C. Infrastructure systems (wells, lift stations, cell towers, etc.) in many instances do not require a lot large enough to meet the minimum lot size requirements established in KCC. The KCC Official Height and Area Standards Table will be amended so there will be no minimum lot size that applies to a public utility lot and public utility lots will not be subject to setbacks.

D. The inclusion of a KCC Title 5, Chapter 16, Section 5 will provide for the addition of Public Utility Lot Splits and the specific criteria for applications submittal.

V
TESTIMONY RECEIVED

5.1 None

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

6.1 The 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.

6.2 The power of the City of Kuna lies in the Commission to hear this matter as provided in Idaho Code §67-65, and KCC 1-14-13.

VII
CONCLUSIONS OF LAW
RE: APPLICATION FOR ORDINANCE AMENDMENT

7.1 The 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.

7.2 The City of Kuna has authority to amend Kuna City Code pursuant to KCC 1-1-3.

VIII
ORDER OF RECOMMENDED APPROVAL FOR ORDINANCE AMENDMENT

8.1 The Ordinance Amendment (Case No. 22-02-OA) is *Recommended Approval.*

BY ACTION OF THE COMMISSION of the City of Kuna at is regular meeting held March 14, 2023.

_____
Lee Young, Chairman

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 22-16-SUP**
	)	
MARIA BONITA BAKERY, LLC	)	
	)	
For Special Use Permit for Maria Bonita Bakery Alcohol Sales & Onsite Consumption at 397 W Main Street.	)	**STAFF MEMO FOR SPECIAL USE PERMIT APPLICATION.**

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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

9. Commission's Proposed 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*
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	Special Use Permit Application			X
2.3	Narrative			X
2.4	Vicinity Map			X
2.5	Aerial Map			X
2.6	Warranty Deed & Legal Description			X

2.7	Affidavit of Legal Interest			X
2.8	Neighborhood Meeting Certification			X
2.9	Commitment to Property Posting			X
2.10	State Alcohol License			X
2.11	Ada County Alcohol License			X
2.12	Agency Transmittal			X
2.13	Kuna Police Department (KPD)			X
2.14	Answers to KPD Questions			X
2.19	City Engineers Memo			X
2.15	KMN Publication Proof			X
2.16	Website Notice			X
2.17	300-ft Property Owners Notice			X
2.18	Proof of Property Posting			X
2.20	Public Comment – Bob Salewski			X

II
PROJECT SUMMARY

Description	Details
Acreage (Easements)	0.16
Existing Land Use(s)	CBD (Central Business District)
Future Land Use Designation	Same
Proposed Land Use(s)	Same
Lots (No. and Type)	1 Commercial
Number of Residential Units	N/A
Number of Phases	N/A
Net Density (Dwelling Units per Acre)	N/A

III
APPLICANTS REQUEST

3.1 Maria Bonita Bakery LLC requests Special Use Permit approval for alcohol sales and onsite consumption at 397 W Main Street (APN: R5070000822); Section 23, Township 2 North, Range 1 West.

IV
PROCESS AND NOTICING

4.1 Kuna City Code (KCC) 1-14-3 states that Special Use Permits are designated as public hearings, with the Planning and Zoning Commission as the decision-making body. This land use application was given proper public notice and followed the requirements set forth in Idaho Code §67-65.

A. Neighborhood Meeting: January 10, 2023 (No attendees)
B. Agency Transmittal: February 28, 2023
C. Website Notice: February 28, 2023
D. Kuna Melba News: March 1, 2023
E. 300-ft Property Owners Notice: March 1, 2023
F. Site Posted: March 4, 2023

V
GENERAL PROJECT FACTS

5.1 Site Features

A. The subject site has served as a long-standing retail storefront constructed in 1940 and is zoned CBD (Central Business District).

B. The subject site contains an approximately 2,110 SF retail building split between Maria Bonita Bakery and a Laundry Mat, as well as the Victorias Taco's food truck and associated covered seating area. The subject site has an estimated average slope of 1 – 1.4%, and according to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 – 40-inches.

C. Staff are not aware of any environmental issues, health, or safety conflicts beyond the subject site being located 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	CBD	Central Business District
South	CBD	Central Business District
East	CBD	Central Business District
West	CBD	Central Business District

VI
TRANSPORTATION AND CONNECTIVITY

6.1 Ada County Highway District (ACHD): None

6.2 Idaho Transportation (ITD): N/A

6.3 Pathways and Trails Master Plan

A. There is no indication of a future trail or pathway on the Pathways Master Plan Map.

VII
STAFF ANALYSIS

7.1 Site Layout and Dimensional Standards

KCC 5-3-3 provides specific dimensional standards for the CBD (Central Business District) zone; the subject site meets these standards.

7.2 Parking

The subject site offers existing on-street parallel parking on the North along W Main Street, and angled parking on the West along N Avenue C.

7.3 Open Space: N/A

7.4 Fencing: N/A

7.5 Public Works: N/A

7.6 Kuna Police Department (KPD)

Chief Fratusco of KPD expressed no issue with alcohol sales at the subject site, however, had questions regarding patrons possibly walking with open containers from the bakery storefront to the taco truck, as well as if there would be a closed off area where the alcohol would be consumed.

Staff emailed the Applicants to verify their plans on how to control where alcohol would be consumed. Per Exhibit 2.14, the Applicants will have alcohol for sale within the bakery and at the food truck, thus eliminating individuals from being required to travel between the two with alcohol. Additionally, the Applicants intend to build a fence around their outdoor seating area to control the space in which alcohol may be consumed. The Applicants have also expressed they are accepting of any necessary Conditions placed upon their Special Use Permit.

Staff then discussed with Chief Fratusco if the Applicants plans were acceptable, as well as suggesting the Applicants be required to post signage stating, "No Alcohol Beyond this Point" (or similar verbiage); Chief Fratusco confirmed this was acceptable.

7.7 Public Works

Public Works provided support of the project as it has no effect on public infrastructure.

7.8 Comprehensive Plan

A. Goal Area 1: Kuna will be economically diverse and vibrant.

1. 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: *Downtown serves as the heart of Kuna with various business types; an approved Special Use Permit to sell alcohol and consume it onsite offers another facet to the bakery and food truck already operating and could draw additional sales to the business.*

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

1. Goal 3.A.: Ensure community design directs growth and implements sustainable land use patterns.

- Objective 3.A.2.: Encourage development in priority areas.

2. 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.

Analysis: *Downtown Kuna provides for a variety of retail, eateries, services, and conveniences; further expansion in available product at the subject site could bring additional individuals to the area. Allowing a long-time business owner to expand their stock offerings assists in ensuring private property rights are not infringed.*

7.9 Conclusion: Upon review, staff finds this Special Use Request to be in compliance with KCC 5-6 and Comprehensive Plan.

VIII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 22-16-SUP, including the Comprehensive Plan, Kuna City Code, staff report, the exhibits and testimony during the public hearing, the Commission hereby ***Approves/Conditionally Approves/Denies*** Case No. 22-17-SUP.

If the Commission wished 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 January 10, 2023; there were no attendees. A notice was posted on the city website February 28, 2023, a legal notice was published in the Kuna Melba News on March 1, 2023, and notices were mailed to all known and affected property owners within 300-ft of the subject site on March 1, 2023. The Applicants also posted a sign onsite March 4, 2023.*

8.2 The onsite consumption of alcohol *does* constitute a Special Use Permit.

Staff Finding: *Per KCC 5-3-2, onsite or offsite consumption of alcohol within the CBD (Central Business District) zone requires a Special Use Permit.*

8.3 Alcohol sales within the State of Idaho, Ada County, and the City of Kuna *require* an alcohol license.

Staff Finding: *Per Idaho Code §23-1009, Alcohol Licenses must be acquired from the State, County and City in which it will be sold. The Applicant ha acquired their State of Idaho Retail Alcohol Beverage License (License No. 33869) and their Ada County Retail Alcohol Beverage License (License No. 20231007. Should the Special Use Permit be approved, Applicants will acquire their City of Kuna Alcohol Beverage License from the City Clerk's office, with approval from Council.*

8.4 Based on the evidence contained in Case No. 22-16-SUP, this proposal generally *complies* with Kuna City Code.

Staff Finding: *The Applicant has submitted a complete application and following staff review for technical compliance, the application appears to be in general compliance with KCC 5-6 and Idaho Code §23-1009.*

8.5 Based on the evidence contained in Case No. 22-17-SUP, this proposal generally *complies* with the Comprehensive Plan.

Staff Finding: *The Future Land Use Map (FLUM) designates the subject site as CBD (Central Business District); the affected subject site is zoned as such.*

8.6 The proposed Special Use Permit *considers* the health and safety of the public and surrounding area.

Staff Finding: *Enclosing the outdoor area in which alcohol will be consumed onsite, in conjunction with appropriate signage, assists in ensuring public safety is maintained.*

IX
COMMISSION'S PROPOSED ORDER OF DECISION

Based on the facts outlined in staff's memo, documentation contained in the case file, and any discussion at the public meeting, the Commission hereby *Approves/Conditionally Approves/Denies* Case No. 22-16-SUP, subject to the following Conditions:

Note: If the Commission wishes to approve, deny, or modify specific parts as detailed below, those changes must be specified.

9.1 Staff Recommended Conditions

A. Developer/Owner/Applicant shall enclose outdoor area in which alcohol will be consumed, with fencing; fencing material sample and its location(s) must be submitted to staff for review and approval prior to installation and commencement of alcohol sales.

B. Developer/Owner/Applicant shall post signage within interior of the bakery which states "No Alcohol Permitted Beyond this Point".

C. Developer/Owner/Applicant shall install a sign on the exterior of the alcohol area fencing which states "Alcohol Permitted within this area Only" and shall post a sign on the interior at the entrance/exit of the outdoor seating area which states "No Alcohol Permitted Beyond this Point".

9.2 Transportation: N/A

9.3 Site Layout, Dimensional Standards and Parking: None

9.4 Landscape, Open Space and Fencing: N/A

9.5 Public Works: N/A

9.6 General

A. Upon approval of the Special Use Permit, Developer/Owner/Applicant shall submit the Kuna Alcohol Beverage License application to the City Clerk's office, which will go before the Council for approval; if approved a Kuna Alcohol Beverage License shall be issued to the Applicant.

B. Developer/Owner/Applicant shall post their Kuna Alcohol Beverage License in plain view for the full period of time the license is in effect.

C. Per Idaho Code §67-6512, granting a Special Use Permit shall not be considered as establishing a binding precedent to grant other Special Use Permits.

D. Per Idaho Code §67-6512, a Special Use Permit is not transferable from one parcel of land to another.

E. Developer/Owner/Applicant shall renew their Kuna City Commercial Business License and Kuna Alcohol Beverage License yearly, are as prescribed by the City Clerk's office in conjunction with Kuna City Code.

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

DATED this 14th day of March 2023.

KUNA
Planning & Zoning

Planning & Zoning Application Coversheet

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

Office Use Only

File No.(s): 22-16-SUP

Project Name: Maria Bonita-Alcohol

Date Received: 11.14.22; Neighborhood Meeting Cert 01.10.2023

Date Accepted as Complete: 02.28.2023

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: Lizette Garibay-Desiderio

Address: 2590 N. Destiny Ave., Kuna, ID 83634

Phone: 208-914-3240 Email: garibay04@gmail.com

Applicant (Developer) Information

Name: Jeronima Gomez Gomez

Address: 397 W Main Street., Kuna, ID 83634

Phone: 208-922-4605 Email: lilygomezj.g@gmail.com

Engineer/Representative Information

Name:

Address:

Phone: Email:

Subject Property Information

Site Address: 397 W. Main Street

Nearest Major Cross Streets: Main Street and N. Ave C.

C

Parcel No.(s): R5070000822

Section, Township, Range: 2N1W23

Property Size: 0.160 acres

Current Land Use: _____ Proposed Land Use: _____

Current Zoning: CBD Proposed Zoning: CBD

Project Description

Project Name: Maria Bonita Bakery

General Description of Project: Would like to get a license to sell alcohol from store. Also be able to consume on property.

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: Special use permit

Type(s) of amenities provided with development: _____

Would like to be able to sell beer on premise.

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: _____

Will any existing buildings remain? YES NO

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

No. of Common Lots: _____ No. of Other Lots: _____

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

☐ Single-Family ☐ Townhomes ☐ Duplexes ☐ Multi-Family

☐ Other: _____

Minimum square footage of structure(s): _____

Gross Density (Dwelling Units ÷ Total Acreage): _____

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

Percentage of Open Space provided: _____ Acreage of Open Space: _____

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

_____

_____

Non-Residential Project Summary (If Applicable)

Number of building lots: _____ Other lots: _____

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

Building height: _____ Hours of Operation: _____

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

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

Proposed Parking

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? YES NO

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

_____

_____

_____

_____

Applicant Signature: Jeronimo Gomez G Date: 11-07-22

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.

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).: 22-116-SUP

Project Name: Maria Bonita - Alcohol

Date Received: 11.14.2022 ; Neighborhood Meeting Cert 01.10.2023

Date Accepted as Complete: 02.28.2023

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: Jeronima Gomez G Date: 11-07-22

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

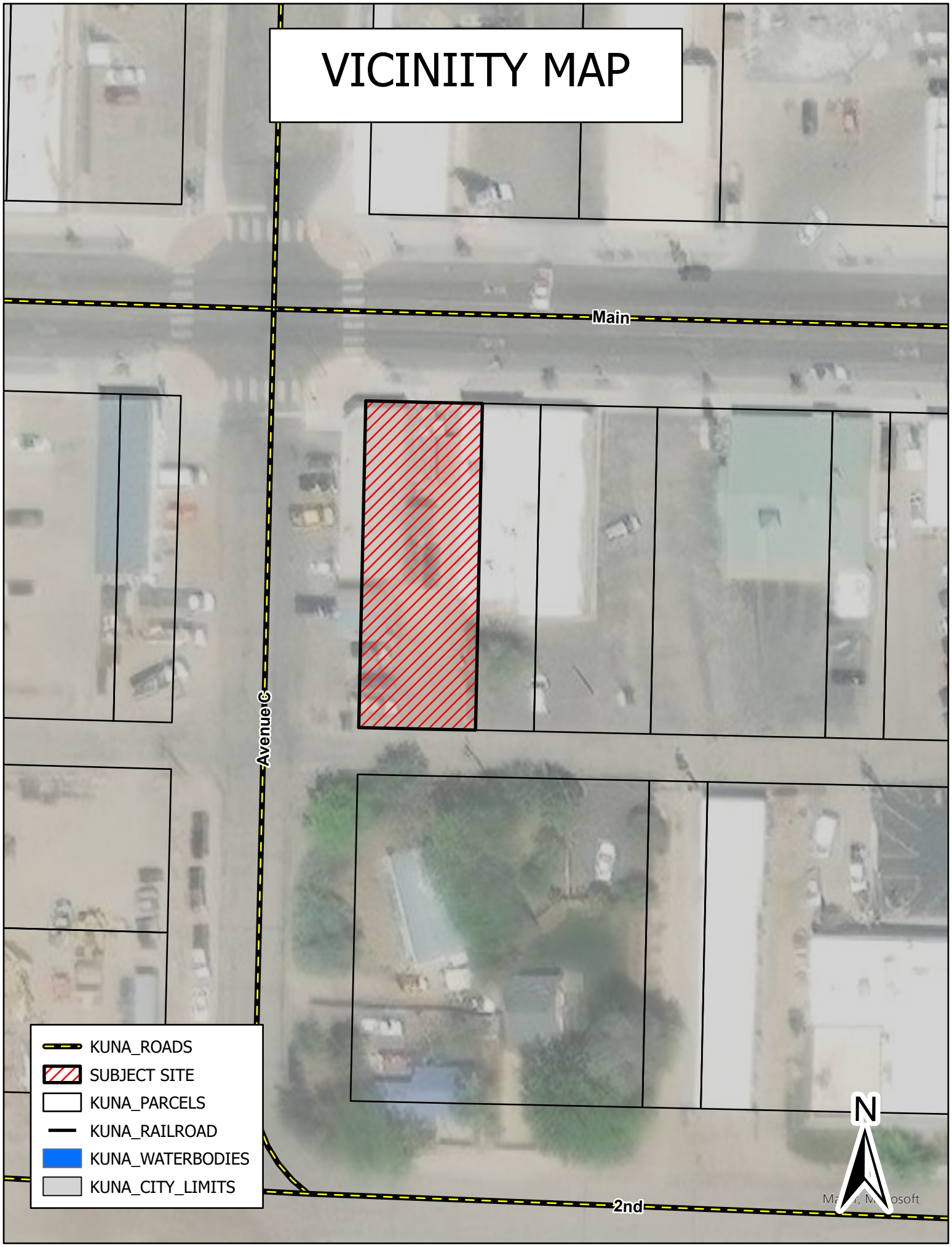
Kuna Planning & Zoning
751 W 4th Street
Kuna, ID 83634

RE: Special Use Permit to allow Alcohol Sales and Onsite Consumption

Lily (Jeronima) Gomez operates the Maria Bonita Bakery and Victoria's Tacos food truck located at 397 W Main Street. She requests approval to sell bottled and/or canned alcohol at Maria Bonita Bakery, and for the alcohol to be consumed on site either inside the bakery at the dining tables, or outside in the covered seating area for Victoria's Tacos.

AERIAL MAP
Locust
Marteeson
Elm
Franklin
4th
Avenue D
Avenue C
Avenue B
Avenue A
Main
Bridge
B
Avenue A
2nd
KUNA_ROADS
SUBJECT SITE
KUNA_PARCELS
KUNA_RAILROAD
KUNA_WATERBODIES
N

VICINIITY MAP



PioneerTitleCo.
GOING BEYOND

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=5 NIKOLA OLSON
PIONEER TITLE COMPANY OF ADA COUNTY

2021-125166
08/23/2021 03:22 PM
$15.00

1872 South Eagle Road
Meridian, ID 83642

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

File No. 781279 KK/SK

WARRANTY DEED

For Value Received Michael J. Malone and Sylvia Malone, husband and wife hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Lizette Garibay-Desiderio and Miguel A. Desiderio Gomez, wife and husband

hereinafter referred to as Grantee, whose current address is 25902 N Pesting Ave, Kuna ID 83634

The following described premises, to-wit:

Lots 11 and 12, Block 8, Amended Plat of the Townsite of Kuna, according to the plat thereof, filed in Book 4 of Plats at page(s) 187, records of Ada County, Idaho.

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

Dated: August 11, 2021

Signed in Counterpart
Michael J. Malone

Sylvia Malone

CALIFORNIA 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 Monterey }

On August 20, 2021 before me, Kelsa Jones, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Michael J. Malone
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.

KELSA JONES
COMM # 2346694
Los Angeles County
California - Notary Public
Comm. Expires Feb. 12, 2025

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.

Signature Kelsa Jones
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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: Warranty Deed
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: _____

©2019 National Notary Association

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, Lizette Garibay-Desiderio,

2590 N. Destiny City Kuna State ID ZIP 83634

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

A. That I am the record owner of the property described on the attached, and I grant my permission to
Jeronima Gomez Gomez
253 S. Titan PL Kuna ID 83634
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 6th day of November, 20 22

Signature

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

Sean Grimm

Residing at: Ada County
Boise, Idaho ZIP

SEAN GRIMM
COMM. #20214664
NOTARY PUBLIC
STATE OF IDAHO

My Commission expires: 9/22/27

Signature

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: Retail alcohol sales and onsite consumption at Maria Bonita Bakery/Victoria's Tacos located at 397 W Main Street

Date of Meeting: 1/10/23 Time: 6pm-8pm

Meeting Location: 397 W Main Street

Site Information

Location: Section 23 Township 2N Range 1W Total Acres 0.16

Subdivision Name: Kuna Townsite Lot 11&12 Block 8

Address: 397 W Main Street, Kuna

Parcel No(s).: R5070000822

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: Lizette Garibay-Dsiderio

Address: 2590 n Destiny Ave, Kuna

Contact Person

Name: Same

Business Name (if applicable): _____

Address: _____

Phone: 208-914-3240 Email: garibay0404@gmail.com

Applicant

Name: Jeronima Gomez Gomez

Address: 253 S Titan Place, Kuna

Phone: 208-695-0969 Email: lilygomezj.g@gmail.com

I, Jeronima _____*, 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: 1-10-23

SIGN-IN SHEET

Project Name: Maria Bonita/Victoria's Tacos alcohol sales & onsite consumption

	Name	Address	Phone
1	Lizette Garibay-Desiderio	2590 N. Destiny Ave	208-714-3240
2	Miguel Desiderio	"	208-409-4832
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NEIGHBORHOOD MEETING MINUTES

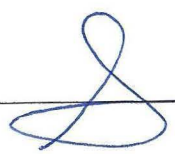
Meeting Date: 110123 Number of Attendees: 2

Location: 397 W Main Street, Kuna

Project Description: Retail alcohol sales and onsite consumption at Maria Bonita Bakery/Victoria's Tacos, located at 397 W Main Street

Attendee Comments or Concerns: Discussed with owners the sale + consumption of alcohol. Meeting held 110123 from 6pm - 8pm.

I, Jeronima, *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: 01-10-23

Maria Bonita Bakery

397 W Main St

Kuna, ID 83634

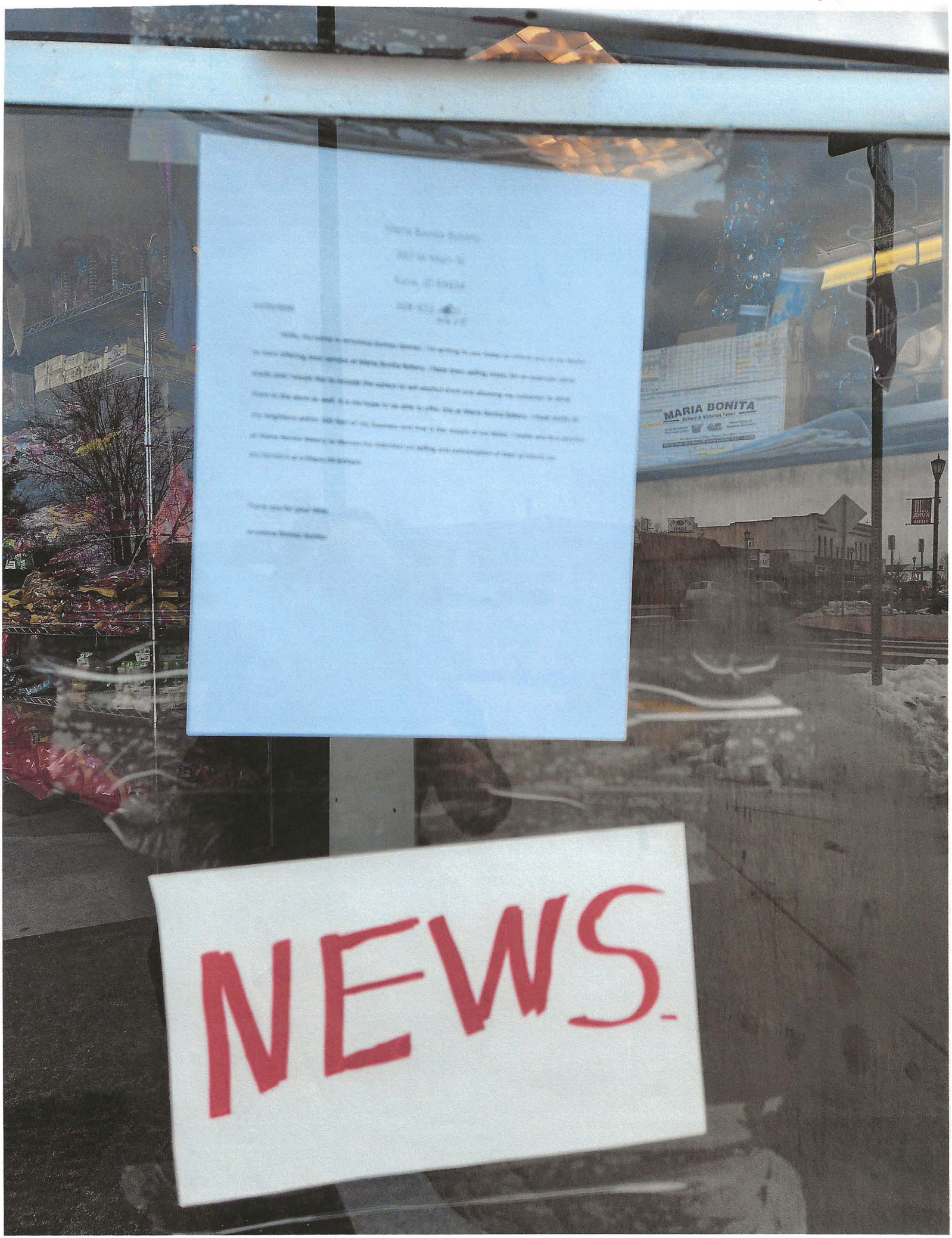
208-922-4805

12/25/2020

Hello, my name is Jeronima Gomez Gomez. I'm writing to you today to inform you of my desire to start offering beer service at Maria Bonita Bakery. I have been selling meats for an example carne asada and I would like to include the option to sell alcohol drink and allowing my customer to drink them in the store as well. It is my hope to be able to offer this at Maria Bonita Bakery. I must notify all my neighbors within 300 feet of my business and that is the reason of my letter. I invite you to a reunion at Maria Bonita Bakery to discuss my intention on selling and consumption of beer products on 01/10/2023 at 6:00pm till 8:00pm.

Thank you for your time,

Jeronima Gomez Gomez


MARIA BONITA
NEWS

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: Jeronima Gomez Gomez

Signature: _____ Date: 11-07-22

State of Idaho
Idaho State Police
Retail Alcohol Beverage License

Cycle Tracking Number: 136208

Premises Number: 1A-33869

License Year: 2023

License Number: 33869

This is to certify, that Maria Bonita Bakery LLC

doing business as: Maria Bonita Bakery

is licensed to sell alcoholic beverages as stated below at:

397 W Main St, Kuna, Ada County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.

County and city licenses are also required in order to operate.

Liquor	No	
Beer	Yes	$50.00
Wine by the bottle	No	
Wine by the glass	No	
Kegs to go	No	
Growlers	No	
Restaurant	Yes	$0.00
On-premises consumption	Yes	$0.00
Multipurpose arena	No	
Plaza	No	

TOTAL FEE: $50.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

MARIA BONITA BAKERY LLC
MARIA BONITA BAKERY
397 W MAIN ST

KUNA, ID 83634

Mailing Address

License Valid: 09/13/2022 - 04/30/2023

***Expires:* 04/30/2023**

Director of Idaho State Police

SEE REVERSE SIDE FOR SALE OR TRANSFER OF THIS LICENSE

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED

ABC FORM NO: ABC 03

2022-2023

RETAIL ALCOHOL BEVERAGE LICENSE

20231007

ADA COUNTY, IDAHO

STATE OF IDAHO

This is to certify, that Maria Bonita Bakery

dba:Maria Bonita Bakery LLC

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at: 397 W Main St, Kuna, ID 83634

License valid from February 2, 2023 to May 31, 2023

Beer DRAFT, bottled or canned, ON or OFF premises consumption $100.00

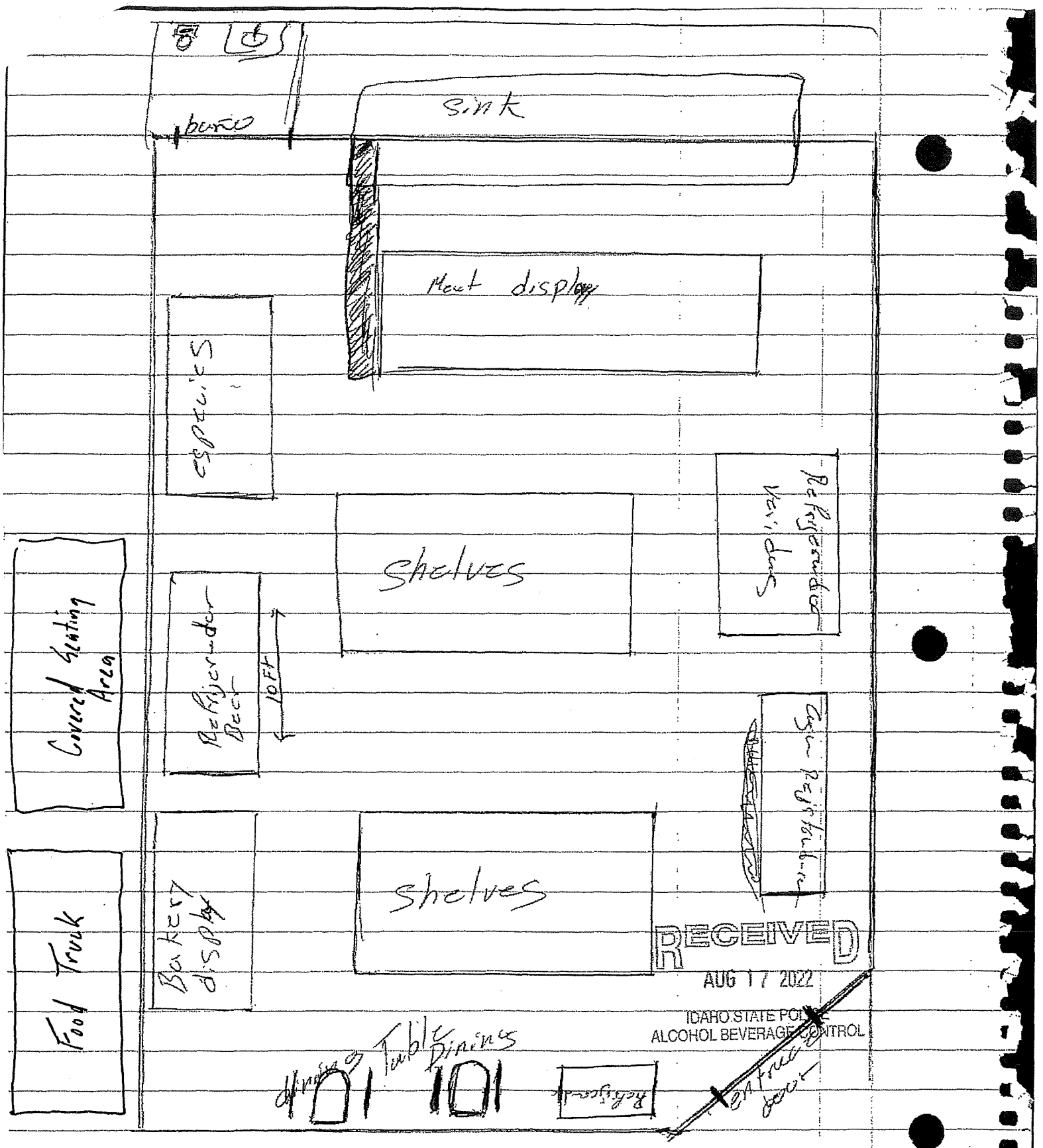
_____
Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 2nd day of February, 2023

Trent Tripple, Clerk

Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)



RECEIVED
AUG 17 2022
IDAHO STATE POLICE
ALCOHOL BEVERAGE CONTROL

Premises ID IA-338669

From: Jessica Reid
To: Brady Barroso; Catherine Feistner; Chief Fratusco; Chris Engels
Cc: Doug Hanson
Subject: 22-16-SUP Alcohol Sales & Onsite Consumption @ 397 W Main Street Agency Transmittal
Date: Tuesday, February 28, 2023 10:03:00 AM
Attachments: image001.png

Agency Transmittal – February 28, 2023

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

CASE NUMBER:	22-16-SUP (Special Use Permit) Alcohol Sales & Onsite Consumption at 397 W Main Street
PROJECT DESCRIPTION	Applicant requests to sell bottled/canned alcohol and for it to also be consumed onsite at 397 W Main Street (APN: R5070000822); Section 23, Township 2 North, Range 1 West. Applicant has acquired both their State & County Alcohol Licenses
SITE LOCATION	397 W Main Street Kuna, ID 83634
APPLICANT	Lily (Jeronima) Gomez
REPRESENTATIVE	Same as Applicant
SCHEDULED HEARING DATE	Tuesday, **March 14, 2023,** at 6:00 P.M.
STAFF CONTACT	Jessica Reid 208.387.7731 jreid@kunaid.gov
TRANSMITTAL PACKET LINK	https://www.kunacity.id.gov/DocumentCenter/View/8497/22-16-SUP-Alcohol-Sales--Onsite-Consumption-at-397-W-Main-St-PDF

We have enclosed information to assist you with your consideration and response. *No response within 7 business days will indicate you have no objection or comments regarding this project.* We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. ***If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.***

Jessica Reid

Associate Planner
751 W 4th Street • Kuna, ID 83634
jreid@kunaid.gov • Ph: (208) 387-7731

From: Mike Fratusco
To: Jessica Reid; Brady Barroso; Catherine Feistner; Chris Engels
Cc: Doug Hanson
Subject: RE: 22-16-SUP Alcohol Sales & Onsite Consumption @ 397 W Main Street Agency Transmittal
Date: Tuesday, February 28, 2023 10:14:04 AM
Attachments: image001.png

Jessica,

I honestly do not have an issue with alcohol sales at these two locations, but there is a couple items that possibly need addressed.

1. Going to and from the bakery to Victoria's outside seating. Will there be a secured area outside the bakery to Victoria's where you can walk with an open container? If not, I am afraid people will be transiting from the front of the bakery along the sidewalk with open containers.
2. Will Victoria's be closing an area off so people are not freely walking around with alcoholic beverages outside the area of the patio?

Thank you,

Mike

From: Jessica Reid <jreid@kunaid.gov>
Sent: Tuesday, February 28, 2023 10:03 AM
To: Brady Barroso <bbarroso@kunaid.gov>; Catherine Feistner <cfeistner@kunaid.gov>; Mike Fratusco <mfratusco@adacounty.id.gov>; Chris Engels <cengels@kunaid.gov>
Cc: Doug Hanson <dhanson@kunaid.gov>
Subject: [EXTERNAL] 22-16-SUP Alcohol Sales & Onsite Consumption @ 397 W Main Street Agency Transmittal

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.

Agency Transmittal – February 28, 2023

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SITE LOCATION	397 W Main Street Kuna, ID 83634
APPLICANT	Lily (Jeronima) Gomez
REPRESENTATIVE	Same as Applicant
SCHEDULED HEARING DATE	Tuesday, **March 14, 2023,** at 6:00 P.M.
STAFF CONTACT	Jessica Reid 208.387.7731 jreid@kunaid.gov
TRANSMITTAL PACKET LINK	https://www.kunacity.id.gov/DocumentCenter/View/8497/22-16-SUP-Alcohol-Sales--Onsite-Consumption-at-397-W-Main-St-PDF

We have enclosed information to assist you with your consideration and response. *No response within **7** business days will indicate you have no objection or comments regarding this project.* We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. ***If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.***

Jessica Reid

Associate Planner

751 W 4th Street • Kuna, ID 83634

jreid@kunaid.gov • Ph: (208) 387-7731

KUNA

Planning & Zoning

From: Mike Fratusco
To: Jessica Reid
Subject: Re: Special Use Permit Questions
Date: Thursday, March 2, 2023 8:38:59 AM
Attachments: image001.png

Thank you Jessica, that looks fine to me.

Chief Mike Fratusco
Kuna City Police
(208) 573-7460

From: Jessica Reid <jreid@kunaid.gov>
Sent: Thursday, March 2, 2023 8:29:09 AM
To: Mike Fratusco <mfratusco@adacounty.id.gov>
Subject: [EXTERNAL] FW: Special Use Permit Questions

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Good Morning Chief,

Please see below regarding the answers to alcohol sales at Maria Bonita Bakery/Victoria's Taco's. It appears they do have a plan & are willing to accept whatever Conditions necessary. I think adding a Condition of Approval which requires special signage would be a good idea; signs with something like "NO ALCOHOL PERMITTED OUTSIDE THIS AREA". Thoughts?

Sincerely,

Jessica Reid
Associate Planner
751 W 4th Street • Kuna, ID 83634
jreid@kunaid.gov • Ph: (208) 387-7731
KUNA
Planning & Zoning

From: Niroyi mogez <lilygomezj.g@gmail.com>
Sent: Wednesday, March 1, 2023 2:28 PM
To: Jessica Reid <jreid@kunaid.gov>
Subject: Re: Special Use Permit Questions

Hello,

Yes, we are going to sell alcohol in the area of the taco truck. We are going to build a fence around our eating area outside for privacy. We accept the conditions that you will give us for selling at Victorias tacos.

Thank you for your time.

El mié, 1 de mar de 2023, 8:52 a. m., Jessica Reid <jreid@kunaid.gov> escribió:

> Good Morning,
>
> I have received a few questions from the Kuna Police Chief regarding the onsite alcohol consumption part of your Special Use Permit. Please provide answers for the following:
>
> 1. Will alcohol be sold from the taco truck or will it be for sale at the bakery only?
> 2. Are you planning on creating a closed off area at the taco truck for people to drink alcohol so they are not walking around freely with open containers?
>
> Sincerely,
>
> *Jessica Reid*
> Associate Planner
> 751 W 4th Street • Kuna, ID 83634
> jreid@kunaid.gov • Ph: (208) 387-7731
> KUNA
> Planning & Zoning

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: **6 March 2023**

RE: **Public Works Comments**

Maria Bonita - Alcohol – 22-16-SUP (Special Use Permit)

The Maria Bonita - Alcohol property, 22-16-SUP, special use permit request dated 28 February 2023 has been reviewed. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received by PWoffice@kunaid.gov.

Public Works staff can support approval for this special use permit. The applicant does not propose any changes to public works infrastructure.

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

ADVERTISING PROOF

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

BILLING DATE:	ACCOUNT NO:
02/28/23	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
341241	22-16-SUP - 397 W. M	03/01/23	03/01/23	1	$37.38

LEGAL NOTICE

Case No. 22-16-SUP (Special Use Permit) for Alcohol Sales & Onsite Consumption at 397 W Main Street

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a Public Hearing **Tuesday, March 14, 2023, at 6:00 PM,** or as soon as can be heard; in connection with a Special Use Permit (SUP) request from Maria Bonita Bakery to sell bottled and/or canned alcohol, and for it to be consumed onsite at 397 W Main Street (APN: R5070000822); Section 23, Township 2 North, Range 1 West.

Please do not contact the Commission as it is considered ex parte. If you have questions about this application or require special accommodation, please contact Kuna Planning & Zoning prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning Department

March 1, 2023 341241

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

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

Gross:**$37.38**
Paid Amount:**$0.00**

Amount Due:**$37.38**

We Appreciate Your Business!

AD# 341241

CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.5989

Case No. 22-16-SUP (Special Use Permit) for
Maria Bonita Bakery Alcohol Sales & Onsite Consumption

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a Public Hearing **Tuesday, March 14, 2022, at 6:00 PM**, or as soon as can be heard; in connection with a **Special Use Permit (SUP)** request from Maria Bonita Bakery to sell bottled and/or canned alcohol, and for it to be consumed onsite at 397 W Main Street (APN: R5070000822); Section 23, Township 2 North, Range 1 West.

Please do not contact the Commission as it is considered ex parte. If you have questions about this application or require special accommodation, please contact Kuna Planning & Zoning prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning Department

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
3/01/2023
US POSTAGE $000.00⁰
FIRST-CLASS MAIL
ZIP 83634
041M11460992

CITY OF KUNA
PO BOX 13
KUNA, ID 83634

JR 3/1/23

DA 3/1/23

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning and Zoning Commission** is scheduled to hold a Public Hearing on **March 1, 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. 22-16-SUP (Special Use Permit) for Alcohol Sales & Onsite Consumption at 397 W Main Street

Applicants request approval to sell bottled and/or canned alcohol and for it to be consumed onsite at 397 W Main Street (APN: R5070000822); Section 23, Township 2 North, Range 1 West.

The public is invited to provide testimony; if you require additional information or require special accommodations, please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **March 8, 2023**, and will be included with the meeting packet.

MAILED 03.01.2023

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 22-16-SUP
Retail Alcohol Beverage License (Project Name) was posted, as required per Kuna City Code 5-1A-8, on 3-1-23 (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 3 day of 7, 2023.

Signature: Jeronima Gomez Gomez (Owner/Developer)

State of Idaho)
) ss
County of Ada)

On this 7th day of March, 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.

Bridgette L Wright (Print Name)

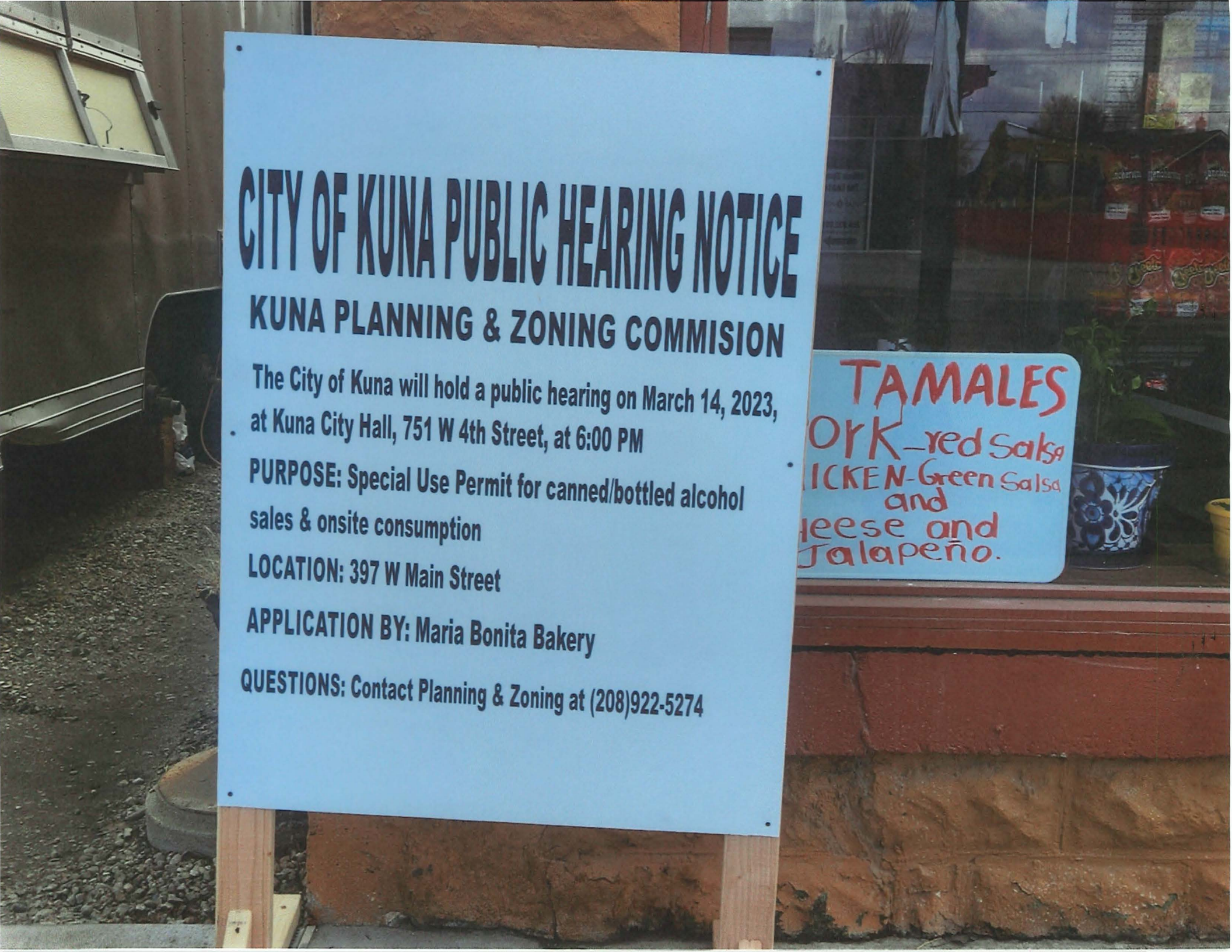
Residing at: US Bank
Kuna ID 83634

My Commission expires: 7.11.2026

Bridgette L Wright
Signature

BRIDGETTE L WRIGHT
Notary Public - State of Idaho
Commission Number 52786
My Commission Expires Jul 11, 2026

BUSINESS HOURS:
Mon. CLOSED to Closed
Tues. 9:00 to 6:30
Wed. 9:00 to 6:30
Thur. 9:00 to 6:30
Fri. 9:00 to 6:30
Sat. 9:00 to 6:30
Sun. 9:00 to 4:00
CITY OF KUNA PUBLIC HEARING NOTICE
KUNA PLANNING & ZONING COMMISION
The City of Kuna will hold a public hearing on March 14, 2023, at Kuna City Hall, 751 W 4th Street, at 6:00 PM
PURPOSE: Special Use Permit for canned/bottled alcohol sales & onsite consumption
LOCATION: 397 W Main Street
APPLICATION BY: Maria Bonita Bakery
QUESTIONS: Contact Planning & Zoning at (208)922-5274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KUNA PLANNING & ZONING COMMISION
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PURPOSE: Special Use Permit for canned/bottled alcohol sales & onsite consumption
LOCATION: 397 W Main Street
APPLICATION BY: Maria Bonita Bakery
QUESTIONS: Contact Planning & Zoning at (208)922-5274
TAMALES
ork-red Salsa
ICKEN-Green Salsa
and
heese and
Jalapeño.

From: Bob Salewski
To: Jessica Reid
Subject: Case No. 22-16-SUP at 397 W Main St
Date: Monday, March 6, 2023 11:35:29 PM

P & Z and City Council Members,

Having owned the Kuna Business Center for over 35 years, I am well acquainted with the problems of alcohol consumption and open containers. Year after year, I have had to continually pick up beer bottles and clean up vomit in my parking lot, not to mention all the vehicles from the bars that have parked in my lot. HOW MANY LIQUOR ESTABLISHMENTS DO WE NEED IN DOWNTOWN KUNA?! We currently have at least five within two blocks on Main St, and others close by.

We just spent two and a half million dollars to renovate Main Street, and $450,00, currently, to do Ave C in hopes of revitalizing the downtown Kuna core. Is this the clientele you want to accelerate and attract to downtown Kuna? Is this the future growth you want in our downtown? Why can't we make our city more of a family-friendly place?

I am adamantly opposed to another business selling liquor in the vicinity. Therefore I vote NO to the request to sell alcohol and allow it to be consumed at 397 Main St.

Sincerely,
Bob Salewski
Owner, Kuna Business Center
333 Ave C

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 23-01-SUP**
	)	
DESEREE & FRANK DAVIS	)	
	)	
For Special Use Permit to Operate an In-Home Group Daycare at 1184 S Chalkboard Place.	)	**STAFF MEMO FOR SPECIAL USE PERMIT 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

9. Commission's Proposed 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*
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	Daycare Application			X
2.3	Aerial Map			X
2.4	Vicinity Map			X
2.5	Warranty Deed			X
2.6	Neighborhood Meeting Certification 10.25.2022			X
2.7	Courtesy Neighborhood Meeting Certification 11.22.2022			X

2.8	Commitment to Property Posting			X
2.9	Pediatric CPR & First Aid Certification – Deseree			X
2.10	Site Plan			X
2.11	Evacuation Plan			X
2.12	Illness Policy			X
2.13	Central District Health Department – Passed 10.19.2022			X
2.14	Fire Safety Inspection – Passed 10.24.2022			X
2.15	Proof State License Process has Begun			X
2.16	Agency Transmittal			X
2.17	Ada County Highway District			X
2.18	Central District Health Department			X
2.24	City Engineer's Memo			X
2.19	KMN Publication Proof			X
2.20	Website Notice			X
2.21	300-ft Property Owners Notice			X
2.22	CORRECTED 300-ft Property Owners Notice			X
2.23	Proof of Property Posting			X

II
PROJECT SUMMARY

Description	Details
Acreage	0.26
Existing Land Use(s)	R-6 (Medium Density Residential)
Future Land Use Designation	Same
Proposed Land Use(s)	Same
Lots (No. and Type)	N/A
Number of Residential Units	N/A
Number of Phases	N/A
Net Density (Dwelling Units per Acre)	N/A

III
APPLICANTS REQUEST

3.1 Deseree and Frank Davis request Special Use Permit approval to operate an In-home Group Daycare for up to twelve (12) children, Monday through Friday, from 7:00 AM to 6:00 PM, at 1184 S Chalkboard Place (APN: R7745410630); Section 22, Township 2 North, Range 1 West.

IV
PROCESS AND NOTICING

4.1 Kuna City Code (KCC) 1-14-3 states that 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 and followed the requirements set forth in KCC 5-1A-8 and Idaho Code §67-65.

A. Neighborhood Meeting: October 25, 2022 (No attendees)
B. Courtesy Neighborhood Meeting: November 12, 2022 (No attendees)
C. Agency Transmittal: January 23, 2023
D. Website Notice: February 28, 2023
E. Kuna Melba News: March 1, 2023
F. 300-ft Property Owners Notice: March 1, 2023
G. CORRECTED 300-ft Property Owners Notice: March 3, 2023
H. Site Posted: March 2, 2023

V
GENERAL PROJECT FACTS

5.1 Site Features

A. The subject site has served as a single-family residence within the School House Park Subdivision since its construction in 2014.

B. The subject site contains an approximately 1,656 SF one-story home with established landscaping. The subject site is generally flat.

C. The Applicant has indicated on Page 3 on Exhibit 2.7, that vehicle safety and requirements have been written into the future daycares contract between the proprietor and parents. Staff are not aware of any environmental issues, health, or safety conflicts beyond the subject site being located within the Nitrate Priority Area.

5.2 Surrounding Land Uses

North	R-6	Medium Density Residential – Kuna City
South	RUT	Rural Urban Transition – Ada County
East	R-5	Medium Density Residential (*No Longer Used*) – Kuna City
West	R-6	Medium Density Residential – Kuna City

VI
TRANSPORTATION AND CONNECTIVITY

6.1 Ada County Highway District (ACHD)

A. ACHD has reviewed this application and determined no site-specific Conditions of Approval were required, nor were any Impact Fees or ACHD inspection required (Exhibit 2.17).

6.3 Idaho Transportation (ITD): N/A

6.4 Pathways and Trails Master Plan: N/A

VII
STAFF ANALYSIS

7.1 Dimensional Standards and Site Layout

A. As the subject site lies within the established School House Park Subdivision, the site meets dimensional standards.

B. The established one-story, single-family home sits central to the lot, has a three (3) car garage, a concrete driveway and side-yard, and fully fenced back yard.

C. The interior of the home provides three (3) bedrooms, two (2) bathrooms, a living room, dining room and kitchen, as well as a covered patio outside the living room. A concrete walkway provides access from the driveway to the front door.

D. Staff notes the Ada County Assessor's information regarding the home layout indicates a fireplace; staff would recommend Applicants maintain some type of sturdy, fire safe barrier around the fireplace during use.

7.2 Parking

A. The subject site offers a fully paved driveway measuring approximately 40-feet at its widest point. The Applicant intends for clients to pull into the driveway and escort their children to/from the front door. Staff finds the parking proposal to be compliant with KCC 5-9-3(A.1).

7.3 Open Space: N/A

7.4 Fencing

A. The rear and sides yards of the site are fully enclosed with a 6-foot wood fence. Staff finds the provided fencing to be compliant with KCC 5-5-5(D.1).

7.5 Public Works:

In Exhibit 2.24, Public Works provided support for this application as it makes no changes to the public infrastructure.

7.6 Central District Health Department (CDH)

A. In Exhibit 2.18, CDH expressed no objections to the proposal.

B. The Applicants passed their CDH Child Care Health and Safety Inspection on October 19, 2022; the only item to note from this inspection is No. 27 – Outdoor Play Areas, in which the inspector discussed temporary fencing around the Air Conditioning unit.

7.7 Kuna Rural Fire District (KRFD)

A. The Applicants passed their Idaho Health and Welfare Fire Safety Inspection October 24, 2022; Fire Chief Lawrence performed the inspection and approved the occupant load of twelve (12).

B. No items of concern were noted.

7.8 Special Use Permit & Licensing Requirements

A. Per KCC 5-3-2, a Group Childcare Facility requires a Special Use Permit (SUP). Any facility providing child care is required to have an SUP and a State of Idaho Basic Day Care License per KCC 5-1-6(2). If this SUP request is approved, Applicants shall be found in compliance with KCC and Idaho Code.

B. Per Idaho Code §39-1104(1), an individual wishing to operate a daycare facility must be 18 years of age and apply for a State of Idaho Basic Day Care License. Per KCC 3-10-1, daycare facilities are required to hold a valid Daycare Business License, regardless of size. The Applicants have submitted a Basic Day Care License application to IdahoSTARS (Exhibit 2.15), and upon receiving the signed Findings of Fact and Conclusions of Law, if their SUP request is approved, staff will

assist the Applicants with submission of the required City of Kuna Daycare Business License application.

C. Additionally, Applicants are required to undergo a Criminal History and Background Clearance; both Applicants have done so and have been cleared by the Idaho Department of Health and Welfare (Exhibit 2.16).

7.9 Comprehensive Plan

A. Goal Area 1: Kuna will be economically diverse and vibrant.

1. 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: *The city has provided the ability for residents to operate a variety of home-based businesses, thus allowing many residents the ability to work from home in a way that conforms to their individual family needs. The applicable application process ensures that daycares are licensed appropriately after complying with local and State requirements.*

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

1. 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.

Analysis: *By allowing a variety of permitted uses or uses allowed with a Special Use Permit, the city provides an opportunity for residents to use their property in a multi-faceted way. The city also strives to ensure application fees are affordable yet adequate to offset the application process, required noticing, and staff time.*

7.8 Conclusion: Upon review, staff finds this Special Use Request to be in compliance with KCC Title 5, Comprehensive Plan, Idaho Code §39-11, and IDAPA 16.06.02.

VIII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 23-01-SUP, including the Comprehensive Plan, Kuna City Code, Idaho Code, IDAPA, staff report, exhibits, and testimony received during the public hearing, the Commission hereby ***Approves/Conditionally Approves/Denies*** Case No. 23-01-SUP.

If the Commission wished 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 An In-home Group Daycare *constitutes* a Special Use Permit as established in KCC 5-3-2.

Staff Finding: *Per KCC 5-3-2, a Special Use Permit is required for all daycare facilities.*

8.2 Based on evidence contained in Case No. 23-01-SUP, this proposal *complies* with the applicable Kuna City Code, Idaho Code and IDAPA.

Staff Finding: *The Applicants have submitted a complete application, and following staff review for technical compliance, the application appears to be in substantial compliance with KCC Title 5, Comprehensive Plan, Idaho Code §39-11, and IDAPA 16.06.02.*

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

Staff Finding: *The Applicants held a Neighborhood Meeting on October 25, 2022; there were no attendees. After staff received some adverse correspondence from the School House Park HOA and one (1) neighbor, the Applicants held an additional courtesy Neighborhood Meeting on November 12, 2022; again, there were no attendees. A notice was posted on the city website March 1, 2023, and a legal notice was published in the Kuna Melba News on March 1, 2023. Notices were mailed to all known and affected property owners within 300-ft of the subject site on March 1, 2023; upon notification to staff of a typo on the original notice, a corrected notice was mailed March 3, 2023. The Applicants also posted a sign onsite March 2, 2023.*

8.4 Based on the evidence contained in Case No. 22-16-SUP, this proposal generally *complies* with Kuna City Code.

Staff Finding: *The Applicant has submitted a complete application and following staff review for technical compliance, the application appears to be in general compliance with KCC 5-6 and Idaho Code §67-6512.*

8.5 The proposed Special Use Permit *considers* the health and safety of the public and surrounding area.

Staff Finding: *Staff notes a School House Park HOA representative stated in-home businesses were not permitted to operate within the subdivision, and that one (1) neighbor contacted staff and was aggressive and verbally abusive in airing their negative view of the requested Special Use Permit; covenants enforced by a Homeowners Association are part of a private contract between homeowners and their perspective Homeowners Association; the city is not a party to these contracts, therefore, the Commission is not bound by the covenants, does not enforce and is not required to enforce such covenants, and the covenants do not provide a basis which to deny the application. By the Applicant providing onsite parking, a pick-up/drop-off procedure, enclosed play areas, scheduled outdoor play times, passing required health and fire safety inspections, and acquiring applicable certifications and licensing, staff finds this proposal to consider the health and safety of the public, surrounding area and daycare clients.*

IX
COMMISSION'S PROPOSED ORDER OF DECISION

Based on the facts outlined in staff's memo, documentation contained in the case file, and testimony received at the public hearing, the Commission hereby *Approves/Conditionally Approves/Denies* Case No. 23-01-SUP, subject to the following Conditions:

Note: If the Commission wishes to approve, deny, or modify specific parts as detailed below, those changes must be specified.

9.1 Staff Recommended Conditions

A. Applicants shall maintain a sturdy fire safe barrier around the fireplace when used during daycare operating hours.

B. Applicant shall provide a photocopy of Pediatric CPR/First Aid Certification for Frank Davis prior to him commencing operation of the daycare alongside Deseree Davis.

9.2 Transportation: N/A

9.3 Site Layout, Dimensional Standards and Parking:

A. Daycare clients shall pull into the residential driveway to drop-off/pick-up children and escort their child(ren) to and from the front door.

9.4 Landscape, Open Space and Fencing: N/A

9.5 Public Works: N/A

9.6 General

A. The In-home Group Daycare shall be permitted to operate Monday through Friday, from 7:00 AM to 6:00 PM.

B. Applicants shall provide care for the number of children as determined by the Fire Safety Inspection and the applicable child-to-staff ration indicated by Idaho Code §39-1109(4.a), however, no more than twelve (12) children maximum; this number includes the Applicants children.

C. The Applicants shall provide protection or supervision for children under twelve (12) years of age, for periods less than 24-hours per day, while the parents or guardians are not on the premises. per KCC 5-1-6.

D. The Applicants shall ensure that at all times when a child or children are present, at least one (1) adult employee on the premises shall have current certification in pediatric rescue breathing and first-aid treatment from a certified instructor, per Idaho Code §39-1109(g).

E. Applicants shall ensure that at least one (1) adult employee shall be present at all times when a child or children are in attendance per Idaho Code §39-1109(3).

F. Applicants shall always maintain an approved fire extinguisher onsite.

G. Applicants shall install safety locks on all doors and cabinets where chemicals are stored.

H. Applicants shall install safety devices on all electrical outlets accessible to children.

I. Applicants shall install a door chime on the front door to indicate opening.

J. Applicants shall acquire the required Kuna Daycare Business License in accordance with KCC 3-10 through the City Clerk's Office once all Conditions are met, and prior to commencement of operation, and shall always maintain said license.

K. Applicants shall provide a copy of their State of Idaho Basic Daycare License to staff once issued.

L. Applicants shall provide a copy of each subsequent Child Care Health and Safety Inspection and Fire Safety Inspection to Planning and Zoning staff for the entire duration of In-home Group Daycare operation.

M. In the event the use(s) or structure(s) located on Parcel No. R7745410630 (11874 S Chalkboard Place, Kuna) is enlarged, expanded upon, or altered in any way (even for temporary purposes), the Applicants and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this Special Use Permit through the public hearing process.

N. This Special Use Permit is valid only if these Conditions are adhered to continuously. In the event the Conditions are not followed, the Special Use Permit may be revoked.

O. The Special Use Permit shall follow the proposed intent provided on the application and shall divest when the Applicants no longer operate an In-home Group Daycare, and/or no longer have any interest in the property, or the business is discontinued for more than one (1) year. The Applicants shall advise the city of any changes in ownership or leasing agreements which would affect business operation(s).

P. Per Idaho Code §67-6512, a Special Use Permit is not transferable from one parcel of land to another.

Q. Applicants shall follow all staff and agency recommendations.

R. Applicants shall comply with all local, state, and federal laws.

DATED this 14th day of March 2023.

KUNA
Planning & Zoning

Planning & Zoning Application Coversheet

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

****Office Use Only****

File No.(s): 23-01-SUP

Project Name: 1184 S Chalkboard Place In-home Group Daycare

Date Received: 01.18.2023

Date Accepted as Complete:

Type of review requested (check all that apply):

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

Owner of Record

Name: Frank Davis Family Trust

Address: 1184 S Chalkboard Place

Phone: 408-609-1566 Email: deseree.hernandez00@gmail.com

Applicant (Developer) Information

Name: Deseree(Hernandez) Davis

Address: 1184 S Chalboard Place

Phone: 408-609-1566 Email: deseree.hernandez00@gmail.com

Engineer/Representative Information

Name: N/A

Address:

Phone: Email:

Subject Property Information

Site Address: 1184 S Chalkboard Place

Nearest Major Cross Streets: S Chalkboard Place & W Playground Street

Parcel No.(s): R7745410630

Section, Township, Range: Section 22, Township 2 North, Range 1 West

Property Size: 0.26

Current Land Use: Single-Family Residence Proposed Land Use: In-home Daycare & Residence

Current Zoning: R-6 Proposed Zoning: R-6

Project Description

Project Name: In-Home Daycare

General Description of Project: Operate an in-home daycare for up to 12 children, Monday through Friday, from 7am to 6pm.

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: In-home Daycare

Type(s) of amenities provided with development: N/A

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe:

Will any existing buildings remain? YES NO

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

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

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

Minimum square footage of structure(s):

Gross Density (Dwelling Units ÷ Total Acreage):

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

Percentage of Open Space provided: _____ Acreage of Open Space: _____

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

_____

_____

Non-Residential Project Summary (If Applicable)

Number of building lots: _____ Other lots: _____

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

Building height: _____ Hours of Operation: _____

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

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

Proposed Parking

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? ☒ ☐

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

_____

_____

_____

_____

Applicant Signature: _____ Date: 11/22/22

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 to you for application attachments to be uploaded to the cloud.

KUNA
Planning & Zoning

In-Home/Child Care Facility Special Use Permit Application

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov
FEE: $330.00 – In-Home/Group Care; $800.00 -Center

Kuna City Code (KCC) 5-1-6 defines Child Care Facilities as: Any home, structure, or place where nonmedical care, protection or supervision is regularly provided to children under twelve (12) years of age, for periods less than twenty-four (24) hours per day, while the parents or guardians are not on the premises. Any facility providing child care is required to have a Special Use Permit and a State of Idaho basic day care license. There are three (3) types of facilities:

A. **Home Child Care:** A child care facility which provides care for six (6) or fewer children throughout the day.
B. **Group Child Care:** A child care facility which provides care for seven (7) to twelve (12) children throughout the day.
C. **Child Care Center:** A child care facility which provides care for more than thirteen (13) children throughout the day. It should be noted that, in determining the type of child care facility that is being operated, the total number of children cared for during the day and not the number of children at the facility at any one time, is determinative. (*NOTE: Child Care Centers are subject to the Design Review process*).

It should be noted that in determining the type of Child Care Facility that is being operated, the total number of children cared for during the day and not the number of children at the facility at any one time is determinative.

KCC 5-6-4 Supplementary Conditions and Safeguards:
In granting any Special Use, the Planning and Zoning Commission may prescribe appropriate conditions, bonds and safeguards in conformity with this title. Violations of such conditions, bonds or safeguards, when made a part of the terms under which the Special Use is granted, shall be deemed a violation of this title.

KCC 5-6-5 Procedure for Hearing Notice:
Prior to granting a Special Use Permit, at least one (1) Public Hearing in which interested persons shall have an opportunity to be heard shall be held. At least fifteen (15) days prior to the hearing, notice of time and place and a summary of the proposal shall be published in the official newspaper of general circulation within the jurisdiction. Notice may also be made available to other newspapers, radio and television stations serving the jurisdiction for use as a public service announcement. Notice shall also be provided to property owners and residents within three hundred (300) feet of the external boundaries of the land being considered, and any additional area that may be substantially impacted by the proposed Special Use as determined by the Commission. When notice is required to two hundred (200) or more property owners or residents, in lieu of mailing notice, two (2) additional hearing notices shall be provided.

KCC 5-1A-8 Sign Posting Procedures:
A:1: Posting of a hearing notice on property: Not less than ten (10) days prior to the hearing, the applicant shall post a copy of said notice of hearing of the application on the property under consideration; except as noted herein, posting of the property must be in substantial compliance.

KCC 5-6-6 Action by Commission:
Withing thirty (30) days after the Public Hearing, the Planning and Zoning Commission shall either Approve; Conditionally Approve; or Deny the application as presented. If the application is Approved or Approved with modifications, the Commission shall direct the Planning and Zoning Director to issue a Special Use Permit, listing the specific conditions specified by the Commission for approval.

Application Submittal Requirements

(This application will not be accepted unless the following items are submitted in full.)

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

- ✓ Complete Special Use Permit application form. *(It is the applicant's responsibility to use the most current application.)*
- Detailed letter of explanation, describing the project, reasons for wishing to open a daycare, any training and/or certifications you may have, etc.
- ✓ One (1) Vicinity Map: 8.5" x 11" at a 1" = 300' scale (or similar). Label the location of the property and adjacent streets.
- ✓ One (1) 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 adjacent sites.)*
- ✓ Copy of Deed; **and**, if the applicant is not the owner, an *original* Affidavit of Legal Interest from the owner (and ALL interested parties) stating the applicant is authorized to submit the application.
- ✓ Provide proof that you have begun the daycare license application process with Idaho Health & Welfare.
- ✓ Detailed Site Plan 8.5" x 11" or larger:
  - Size of Parcel (acres or square feet)
  - Indicate existing structures (i.e. home, buildings, storage sheds, etc.)
    - Indicate existing and proposed uses (i.e. play areas, kitchen, etc.)
  - Indicate existing and proposed lighting
  - Indicate existing and proposed landscaping
  - Indicate sidewalks, fencing (include type, height, gates), retaining walls or berms. *(NOTE: All gates are required to be locked during business hours.)*
  - Indicate off-street child drop-off/pick-up location and circulation, driveway location, and garage door width(s)
  - Existing and proposed landscaping
  - Dimensions of useable outdoor and indoor play areas
- ✓ Copy of CPR & First Aid training Certification for applicant & all employees
- ✓ Sick Child Plan/Policy
- Emergency Evacuation Plan and diagram
- Neighborhood Meeting Certification
- ✓ Commitment of Property Posting form signed by the Applicant/Agent

Indicate type of Child Care Facility which you are applying for:

☐ Child Care In-Home (0 – 6 Children)

☒ Group Child Care In-Home (7 – 12 Children)

☐ Child Care Center (13 or more Children)

Applicant Information

Name: Deseree Hernandez

Address: 1184 S Chalkboard Place

Phone: 408-609-1566 Email: deseree.hernandez00@gmail.com

Owner Information

If same as above, skip this section.

Name: Davis Family Trust

Address: 1184 S Chalkboard Place

Phone: 408-609-1566 Email: deseree.hernandez00@gmail.com

Representative

If same as Applicant, skip this section.

Name: Same

Address: _____

Phone: _____ Email: _____

Subject Property Information

Site Address: 1184 S Chalkboard Place

Nearest Cross Streets: S Chalkboard Place & W Playground Street

Parcel #(s): R7745410630

Current Zoning: R-6

Gross Square Footage: 1,656 SF

Livable Square Footage (not for Child Care use): _____

Is this address your principal residence? YES NO

(KCC 5-5-4:3b requires that a person(s) must reside within the premises in order to be considered an In-Home child care facility.)

Will you be hiring and employees who will NOT reside on the premises? YES NO

If Yes, how many? _____

Are there smoke detectors in every living area, except the bedrooms and bathrooms? YES NO

Are locks installed on all doors to the outside? YES NO

Are door chimes installed on the front door to indicate any opening? YES NO

Is a fire extinguisher installed in the kitchen? YES NO

Is the child care facility located on an Arterial or Collector street? YES NO

If Yes, there must be an on-site pick-up area designed to prevent vehicles from backing into the roadway; include a diagram.

Are there any indoor and/or outdoor pools? YES NO

If Yes, what measures have been taken to protect children from the pool area? Attach plan to your application.

Additional Information

Days and hours of operation – Provide the hours of operation for each day you will be open.

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Hours	7:00am – 6:00pm						

(24-hour childcare facilities are not permitted per Kuna City Code 5-1-6-2.)

Do you have an Emergency Evacuation Plan? (YES) NO
An Emergency Evacuation Plan is required, attach plan to application.

Do you have a "Sick Child" Plan/Policy? (YES) NO
A "Sick Child" Plan/Policy is required, please attach plan to application.

Are there stairs inside/outside of your site? YES (NO)
If Yes, is a barrier/gate installed? YES NO

Are electrical outlets covered with safety devices? (YES) NO

Standard Conditions for In-Home & Group Child Care Only

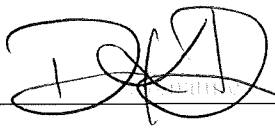
The following conditions must be met as a minimum, additional conditions may be required by Staff, Kuna Rural Fire District, Central District Health or the Planning and Zoning Commission.

- Site shall meet International Fire Code (IFC). (*NOTE: If you are uncertain about a particular code and its utilization, it is the Applicant's responsibility to seek that knowledge.*)
- Site shall maintain fire safety standards and Kuna City Code (KCC) standards.
- Smoke detectors shall be installed on ceilings of each story of site; in front of doors; to stairways; and separated by a maximum of 30-feet in corridors or at other distances required by IFC.
- Flame source utilities shall not be accessible to children.
- A carbon monoxide detector shall be located within proximity of the flame source and shall remain operable at all times.
- Storage areas shall be inaccessible to children and free of excessive combustibles or highly flammable materials.
- At least two (2) unblocked, outside exits that remain unimpeded at all times shall be provided. Exits shall be marked appropriately; staff and parents shall be advised where these exits are located.
- Shall provide corridors, stairs and entryways/exits that are a minimum of 36" wide.
- Shall provide gates at stairs so children cannot access them.
- Bathroom and closet doors shall be designed as to be unlocked from the outside.
- Site address shall be numbered; illuminated; mounted on the street frontage side; and be readily visible from the street.
- A flashlight and other emergency supplies shall be provided on-site in anticipation of a power outage; supplies shall be readily accessible and maintained in good/working order.
- All dishes; utensils; serving items; storage areas; and equipment shall be properly cleaned, rinsed, sanitized and air dried.
- All food preparation; serving items; storage areas; equipment; and utensils shall be kept in good repair and kept out of reach of children.

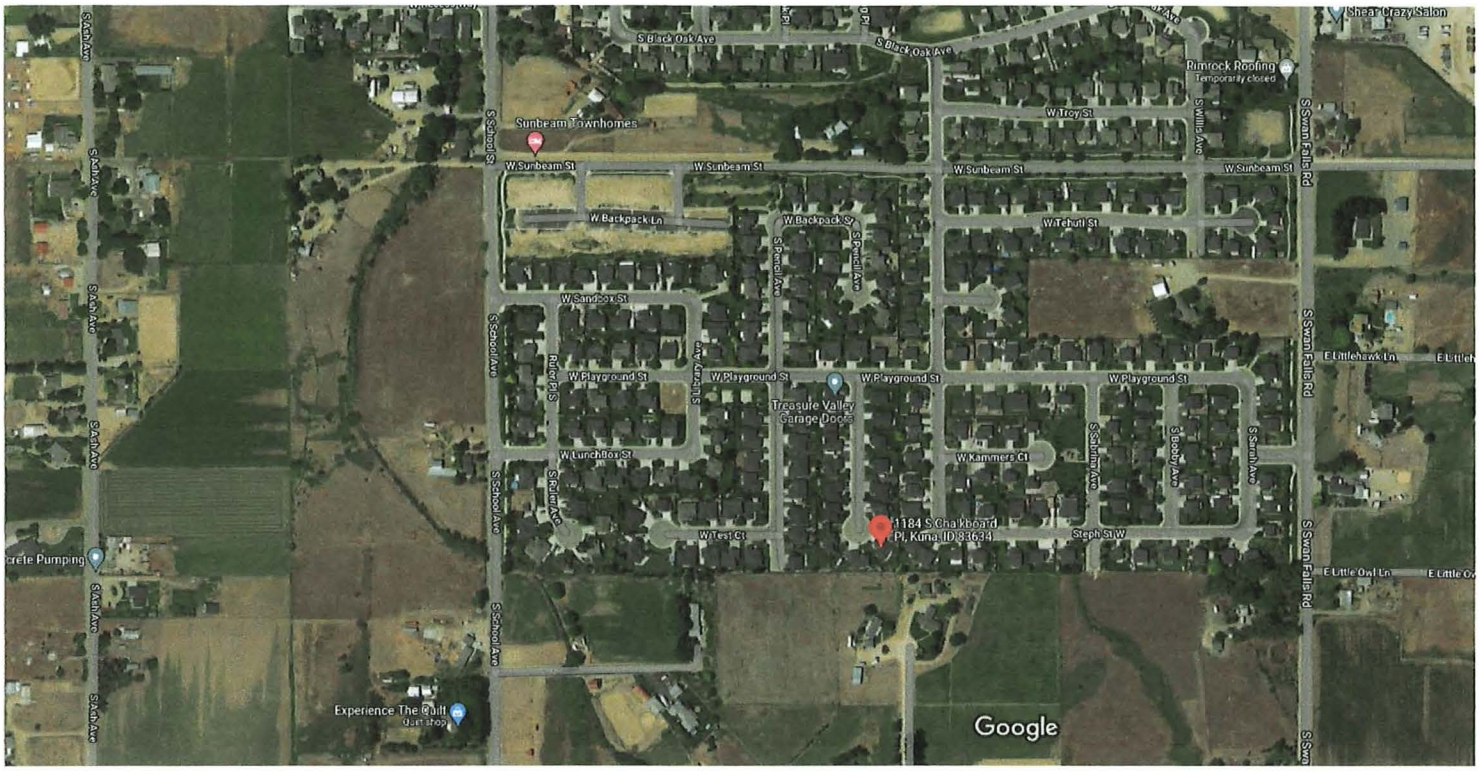
- All perishable foods shall be stored in a covered container, in an operating refrigerator, at a maximum of 40 degrees.
- All deep freezers or other refrigeration type units shall not be able to be opened from the outside and shall be locked or stored in a locked room.
- Home-canned foods shall not be served to children.
- A minimum of 40-square feet of habitable indoor dwelling area shall be provided for each child; city staff shall review and determine which areas of the building are considered habitable.
- A minimum of 80-square feet of outdoor play space shall be provided for each child; city staff shall review and determine which areas meet this requirement.
- All cleaning agents and other poisonous substances that pose a danger to children, shall be kept in locked storage or preferably removed from premises.
- Storage of chemicals underneath/over/near a sink shall be avoided as many chemicals are affected by moisture and may become hazardous through chemical change.
- Child care rooms shall be kept clean and dry.
- All floors, walls, ceilings, and furniture shall be kept in good repair.
- All floors shall be swept and mopped daily with a sanitizing solution.
- Carpeted areas shall be vacuumed daily.
- Facility shall be free of exposed, lead-based paint surfaces that are chipped, flaking or peeling. If the residence has lead-based paint, the applicant shall advise city staff of this fact.
- A telephone shall be maintained onsite at all times and remain in operable condition.
- Emergency contact information including Fire, Rescue, Police (or 911 or local equivalent), Poison Control Center, as well as the City of Kuna Planning and Zoning Department (208-922-5274) shall be displayed in a prominent location.
- All play materials; equipment; furnishings; and toys shall be kept in good repair; sturdy; stable; free of hazards and shall not possess any sharp edges/surfaces; lead-based paint; protrusions; and pinch or crush points.
- Outdoor play areas shall be fenced with safe, sight obstructing, sturdy fencing and shall not possess any sharp or jagged edges/surfaces. Fence shall be constructed of approved building materials to a minimum of five (5) feet but not to exceed six (6) feet; fence shall include a minimum of two (2) operating exits; and fences shall not have openings exceeding 1 ¾" in width.
- Children shall not be permitted to play on outdoor equipment that is hot to the touch; stationary outdoor equipment greater than eighteen (18) inches shall be installed over a protective service; play equipment shall be placed at least six (6) feet away from buildings, fences and trees; swing sets shall be made of plastic, soft, or flexible materials; and outdoor play areas shall adjoin or be safely accessible to indoor areas.
- All upright angles shall be greater than 55 degrees as to prevent child entrapment or entanglement.
- All doors opening to the outside shall be self-closing (except for sliding glass doors), and all ventilating windows shall have locking screens.
- All heating, ventilating and lighting facilities shall meet KCC/International Building Code (IBC)/IFC.
- All child accessible electrical outlets shall be covered with safety caps and have ground fault interrupters or have safety outlets installed that meet KCC/IBC/IFC.
- All refuse shall be collected, stored and disposed of in appropriate containers that do not attract rodents/insects; containers shall be placed in a City approved location; and refuse shall be collected with a minimum weekly solid waste pickup or disposal service.
- Site grounds shall be kept neat and clean and free from rodents; hazards; and other perils.
- Smoking shall be prohibited in all areas of the facility during its hours of operation.

- Any ill children shall be excluded from the general population and sent home as soon as possible in order to minimize exposure to other children. Any health-related concerns (i.e. COVID-19, Hand/Foot/Mouth, etc.) shall be reported to Idaho Health and Welfare.
- All sleeping areas, play areas, and fixtures shall be maintained in sanitary condition. Children shall not share bedding and all bedding shall be washed at least once a week or after soiling.
- Exterior balconies, porches and stairs shall be of stable construction and any space under porches shall be closed off in such a manner as to guard against children's curiosity.
- Vertical offsets such as outside basement window wells, stairways or retaining walls shall have guardrails or approved screening.
- Wells, tool sheds, and other hazards shall be fenced or closed off.
- Areas inhabited by children shall be kept free of animal waste and debris and any poisonous plants, berries or mushrooms shall be removed.
- Sandbox or sand play areas shall be completely covered when not in use.
- Outdoor water features, including but not limited to pools, spas, ponds, fountains, and cisterns, shall not be accessible to children.
- Child care facilities shall not be permitted next to an open body of water without City approved fencing.
- The child care owner/operator shall ensure that firearms, other types of weapons, weapon accessories and ammunition are kept in locked storage. Firearms shall be kept unloaded at all times and ammunition shall be stored separately from the firearm(s). Parents and Guardians shall be notified of weapons kept on premises and advised of how they are secured.
- All child care facilities are required to be inspected by the Central District Health Department for compliance with Idaho Code §39-1110. The child care owner/operator shall practice acceptable public health practices in order to curtail the spread of communicable diseases and maintain sanitary conditions.

I, DESEREE DAVIS, understand and agree to the above listed Standard Conditions and am aware that additional conditions of approval may be required.

Applicant Signature:  Date: 11/12/22

Google Maps 1184 S Chalkboard Pl



Imagery ©2022 CNES / Airbus, Maxar Technologies, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2022 200 ft

1184 S Chalkboard Pl

Building

Directions Save Nearby Send to phone Share

1184 S Chalkboard Pl, Kuna, ID 83634

Photos

VICINIITY MAP

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=3 LINDSAY WHEELER
TITLEONE BOISE

2021-173817
12/09/2021 03:52 PM
$15.00

TitleOne
a title & escrow co.

Order Number: 21436780

Warranty Deed

For value received,

Norman Ray Jensen and Cordalee Jensen, Trustees or any successor trustee of the Norman & Cordalee Jensen Living Trust dated April 20, 2016 and any amendments thereto

the grantor, does hereby grant, bargain, sell, and convey unto

Frank M. Davis and Deseree K. Davis, as trustees of The Davis Family Trust dated November 20, 2019

whose current address is 1184 S Chalkboard Pl Kuna, ID 83634

the grantee, the following described premises, in Ada County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

TitleOne
a title & escrow co.

Order Number: 21436780

Warranty Deed

For value received,

Norman Ray Jensen and Cordalee Jensen, Trustees or any successor trustee of the Norman & Cordalee Jensen Living Trust dated April 20, 2016 and any amendments thereto

the grantor, does hereby grant, bargain, sell, and convey unto

Frank M. Davis and Deseree K. Davis, as trustees of The Davis Family Trust dated November 20, 2019

whose current address is 1184 S Chalkboard Pl Kuna, ID 83634

the grantee, the following described premises, in Ada County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: December 8, 2021

Norman and Cordalee Jensen Living Trust

Norman Ray Jensen Trustee

Norman Ray Jensen, trustee

Cordalee Jensen Trustee

Cordalee Jensen, trustee

State of Idaho, County of Ada, ss.

On this 9 day of December in the year of 2021, before me, the undersigned, a notary public in and for said state personally appeared Norman Ray Jensen and Cordalee Jensen, known or identified to me to be the person whose name is subscribed to the within instrument, as trustee of The Norman and Cordalee Jensen Living Trust dated April 20, 2016 and acknowledged to me that he/she executed the same as trustee.

Notary Public
Residing In:
My Commission Expires:
(seal)

MICHAEL CURTIS
COMMISSION #20181012
NOTARY PUBLIC
STATE OF IDAHO

Residing: Boise, ID
Commission Expires: 06/01/2024

EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

Lot 17 in Block 8 of Schoolhouse Park Subdivision No. 2, according to the plat thereof, filed in Book 96 of Plats at Page 11919 and 11920, official records of Ada County, Idaho.

KUNA
Planning & Zoning

Neighborhood Meeting Certification

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

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

The Neighborhood Meeting Certification packet includes the following:

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

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

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

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

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

Description of proposed project: Operate an in-home group daycare for up to 12 children, Monday through Friday, from 7 AM to 6 PM located at 1184 S Chalkboard Place

Date of Meeting: October 25, 2022 Time: 10:00 AM

Meeting Location: 1184 S Chalkboard Place Kuna, ID 83634

Site Information

Location: Section 26 Township 2 North Range 1 West Total Acres 0.26

Subdivision Name: Schoolhouse Park No. 2 Lot 17 Block 8

Address: 1184 S Chalkboard Place

Parcel No(s).: R7745410630

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: Davis Family Trust

Address: 1184 S Chalkboard Place

Contact Person

Name: Deseree Hernandez

Business Name (if applicable): _____

Address: 1184 S Chalkboard Place

Phone: 408-609-1566 Email: deseree.hernandez00@gmail.com

Applicant

Name: Same

Address: _____

Phone: _____ Email: _____

I, DESEREE DAVIS *, 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: 10/15/22

Dear Neighbor,

My name is Deseree Davis and I am requesting Special Use Permit approval from the City of Kuna to operate an in-home daycare for up to 12 children. This number may change slightly after completion of my required Fire and Health Department inspections.

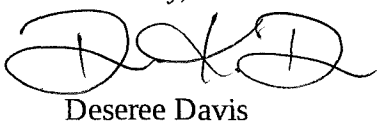
I intend to operate the daycare Monday through Friday from 7:00AM to 6:00PM, thus offering parents options that will fit their work schedules. I plan on having parents pull into our driveway to drop off their children and escort them to the door; the same process will be followed at pick up time. Outside playtime will be offered within the backyard throughout the day.

I invite you to a Neighborhood Meeting where you can share any feelings or concerns regarding this request.

When: Saturday October 15, 2022 at 10:00AM

Where: 1184 S Chalkboard Pl, Kuna, ID 83634

Sincerely,



Deseree Davis

SIGN-IN SHEET

Project Name: 1184 S Chalkboard Place In-home Daycare

	Name	Address	Phone
1			
2	NO		
3			
4			
5			
6	Attendees		
7			
8			
9			
10			
11			
12			
13			
14			
15			
16	10/15/2022	10:00A - 11:00AM	
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35			

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 10/15/2022 Number of Attendees: ∅

Location: 1184 S Chalkboard Place

Project Description: IN HOME DAYCARE.

Attendee Comments or Concerns: N/A

I, DESERÉE DAVIS, *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: 10/15/2022

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.
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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: Operate an in-home group daycare for up to 12 children, MONDAY through FRIDAY, from 7AM to 6PM located at 1184 S Chalkboard Place

Date of Meeting: 11/12/2022 Time: 10AM

Meeting Location: 1184 S Chalkboard Place Kuna, ID 83634

Site Information

Location: Section 26 Township 2 North Range 1 West Total Acres 0.26

Subdivision Name: Schoolhouse Park No. 2 Lot 17 Block 8

Address: 1184 S Chalkboard Place

Parcel No(s).: R7745410630

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: Davis Family Trust

Address: 1184 S Chalkboard Place

Contact Person

Name: Deseree ~~Hernandez~~ DAVIS

Business Name (if applicable): _____

Address: 1184 S Chalkboard Place

Phone: 408-609-1566 Email: deseree.hernandez00@gmail.com

Applicant

Name: Same

Address: _____

Phone: _____ Email: _____

I, DESEREE K. DAVIS *, 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: 11/12/2022

Dear Neighbor,

I hope this letter finds you well. I'm sending a follow up letter and having another neighborhood meeting as it has been brought to my attention by the HOA that there were/are some questions and/or concerns about my request to have a small in-home daycare. I wanted to send this letter and invite you to my meeting to give a little more information as to what my plan is for this in-home daycare.

One of the concerns brought to my attention was car traffic on Chalkboard Pl. My first letter contained information as to the max number of children in my care. While I'm allowed to have a max of 12 children at a time in my care, 2 of those children are my own. I have and will address parents about driving respectfully and cautiously while driving in the neighborhood. Safety is of the utmost importance to me so I added "driving my neighborhood" in my contract that parents will sign. Parents will pull into my driveway or in front of my driveway to drop off their children and escort them to the door; the same process will be followed at pick up time.

Another concern brought to my attention was about noise. Please know I will have allotted blocks of times where children go outside in my backyard for playtime. Times will vary based on the seasons starting no earlier than 8AM and due to ending my day at 6PM there should not be any tissues with late night noise from my daycare. My hours of operation will be: Monday through Friday from 7:00AM to 6:00PM. I will be closed for the major holidays.

Please note I have met all the health, fire and safety requirements by the State for caring for children.

Should anyone have any additional questions or concerns, I invite you to a Neighborhood Meeting where you can share any concerns regarding this request. If you cannot attend my meeting please feel free to call or text me and we can schedule some time to chat or schedule another day/time to meet or talk. I will provide my info below.

When: Saturday November 12, 2022 at 10:00AM

Where: 1184 S Chalkboard Pl, Kuna, ID 83634

Sincerely,

Deseree Davis

408-609-1566

deseree.hernandez00@gmail.c om

SIGN-IN SHEET

Project Name: 1184 S Chalkboard Place In-home Daycare

	Name	Address	Phone
1			
2			
3			
4	NO ATTENDEES		11/12/2022
5			
6			
7			
8	10AM - 11AM		
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34			
35			

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 11/12/2022 Number of Attendees: Ø

Location: 1184 S Chalkboard Place

Project Description: _____

Attendee Comments or Concerns: _____

NO ATTENDEES

I, _____, 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: 11/12/2022

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: DESERÉE DAVIS

Signature: _____ Date: 11/12/22

HEARTSAVER

Heartsaver® Pediatric First Aid CPR AED

American Heart Association.

Deseree Davis

has successfully completed the cognitive and skills evaluations in accordance with the curriculum of the American Heart Association Heartsaver Pediatric First Aid CPR AED Program.

Optional modules completed:

Heartsaver Pediatric Total, Pediatric First Aid, Child/Infant CPR AED

Issue Date

8/20/2022

Training Center Name

Ada County Emergency Medical Services District

Training Center ID

ID20735

Training Center City, State

Boise, ID

Training Center Phone Number

(208) 287-2973

Renew By

08/2024

Instructor Name

Gina Anderson

Instructor ID

07190804803

eCard Code

226047826579

QR Code

To view or verify authenticity, students and employers should scan this QR code with their mobile device or go to www.heart.org/cpr/mycards.

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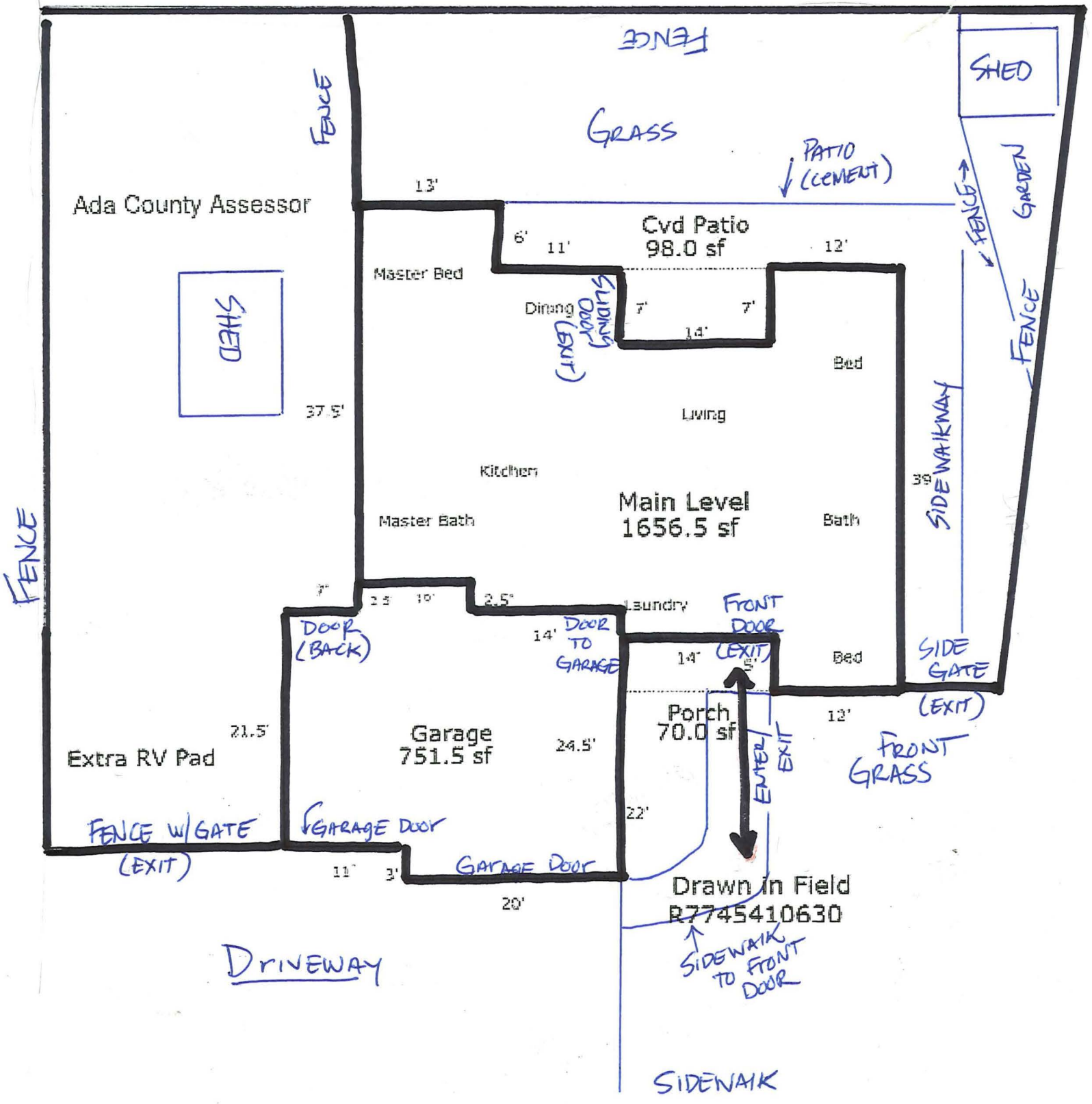
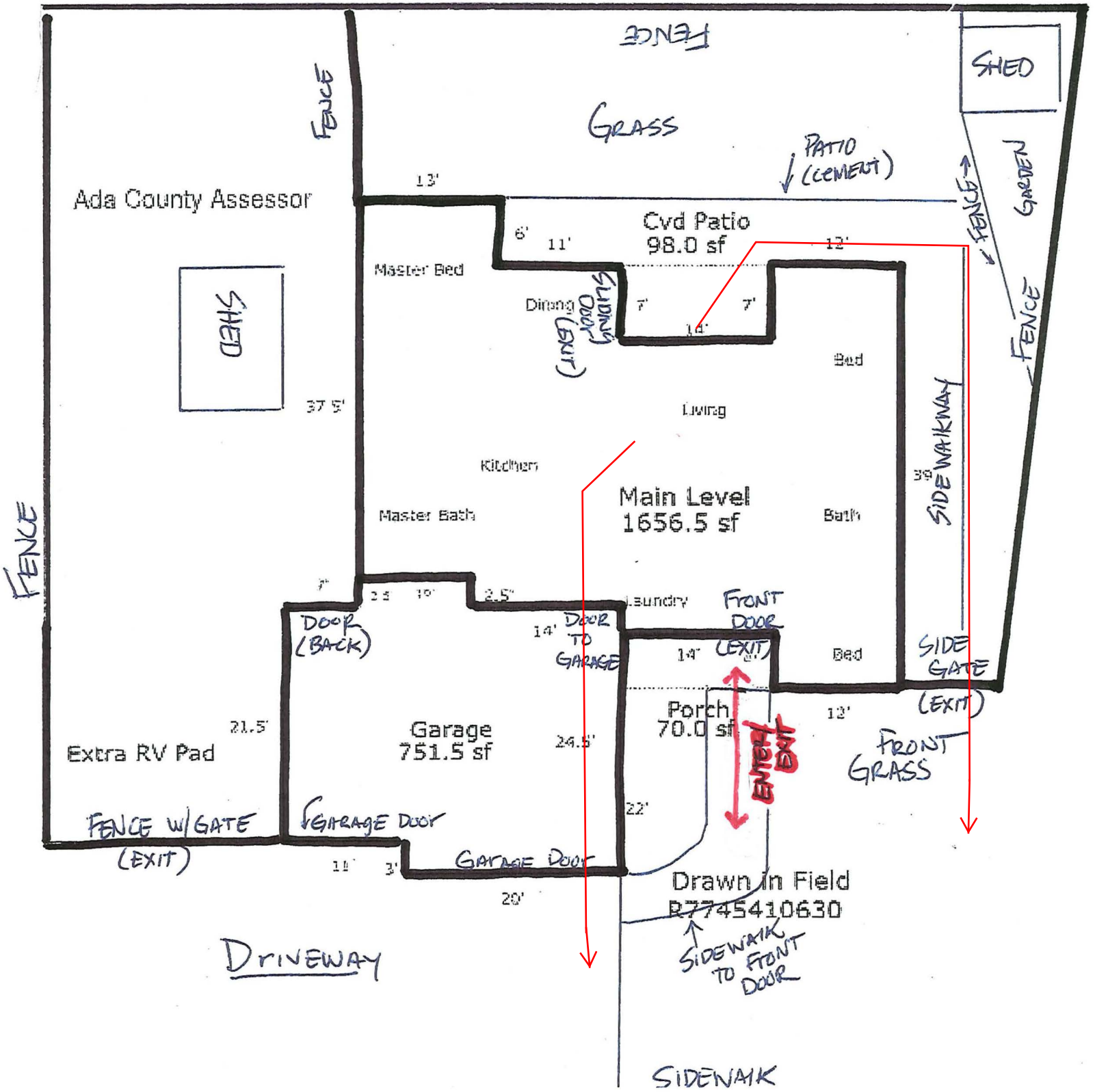

FENCE
SHED
GRASS
PATIO (CEMENT)
FENCE
GARDEN
FENCE
Ada County Assessor
13'
Cvd Patio
98.0 sf
6'
11'
12'
Master Bed
SLIDING DOOR (EXIT)
Dining
7'
7'
14'
SHED
Bed
37.5'
Living
FENCE
Kitchen
39'
SIDEWALKWAY
Main Level
1656.5 sf
Master Bath
Bath
7'
2.5'
10'
2.5'
Laundry
FRONT DOOR (EXIT)
DOOR (BACK)
14'
DOOR TO GARAGE
14'
5'
Bed
SIDE GATE (EXIT)
Porch
70.0 sf
12'
21.5'
Garage
751.5 sf
24.5'
Extra RV Pad
FRONT GRASS
ENTER/ EXIT
22'
FENCE W/GATE (EXIT)
GARAGE DOOR
11'
3'
GARAGE DOOR
20'
Drawn in Field
R7745410630
SIDEWALK TO FRONT DOOR
DRIVEWAY
SIDEWALK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Kitchen
SIDEWALKWAY
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DOOR (BACK)
14'
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14'
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SIDE GATE (EXIT)
Porch
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21.5'
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Garage
751.5 sf
24.5'
ENTER/EXIT
FRONT GRASS
22'
FENCE W/GATE (EXIT)
GARAGE DOOR
11'
3'
GARAGE DOOR
20'
Drawn in Field
R7745410630
SIDEWALK TO FRONT DOOR
DRIVEWAY
SIDEWALK

ILLNESS POLICY

Kids must be kept at home if:

Fever of 100 in the last 24 hours without medicine

Vomit or diarrhea in the last 24 hours

Un-Idendified Rash

Lice or nits in hair

Red eyes or mucus draining from eye

Please help us keep everyone well by

KEEPING KIDS AT HOME WHEN THEY DON'T FEEL GOOD.

THANK YOU FOR UNDERSTANDING!

CENTRAL DISTRICT HEALTH

Child Care Health and Safety Inspection

FACILITY NAME: Desereel's Butterfly Daycare	FACILITY # 49447	EHS# 39	DATE: 10/19/22
PROVIDER NAME: Desiree	EMAIL: dlexree.bernenterz@gmail.com		PH#
ADDRESS: 1164 S. Chalkboard	CITY Kuna	STATE ID	ZIP 83634

ACTIVITY: ☒ INITIAL ☐ ANNUAL ☐ FOLLOW-UP ☐ INVESTIGATION ☐ TRAINING ☐ UNANNOUNCED ☐ SAMPLES	ICCP ☐ ICCP-STATE ☐ ICCP-CITY ☐ STATE ONLY ☒ CITY ONLY ☐	IN-HOME ☐ CENTER ☐ GROUP ☐ RELATIVE ☐ FAMILY ☐	ONSITE FOLLOW-UP DATE: VCR DUE DATE:
	# CHILDREN PRESENT 3 # PROVIDERS CHILDREN 2 # STAFF 1		INSP. TIME (MIN.)
	EMP./CHILD RECORDS EDUCATION ☒ CPSC EDUCATION PROVIDED ☒		TRAVEL TIME (MIN.)

The items marked with an "X" identify the violations or problems that need to be corrected. **Child Care Health Consultant Referral? Y**

	Description	X	Repeat	Comments/Correction Required	Correction Date
1	PROVIDER AGE / SUPERVISION			Background clearance provided	
2	PEDIATRIC RESCUE BREATHING CPR/FA			CPR/FA current	
3	CHILD-STAFF RATIO				
4	STAFF/CHILDREN EXCLUDED WHEN ILL			Illness Policy Posted	
5	IMMUNIZATION RECORDS # Enrolled:(includes provider's children)			No enrollment. Please have records within 14 days	
6	DISASTER AND EMERGENCY PLAN AND COMMUNICATION			Discussed at enrollment	
7	SMOKE DETECTOR, FIRE EXTINGUISHER, EXITS				
8	FIRE SAFETY EVACUATION PLAN / POSTING			Evacuation Plan on-site	
9	FOOD SOURCE/FOOD THAWING			Meals by provider	
10	FOOD HANDLING/PERSONAL HYGIENE				
11	FOOD TEMPERATURES/THERMOMETERS			Fridge 41°F	
12	FOOD STORAGE/CROSS CONTAMINATION				
13	FOOD CONTACT SURFACES/SANITIZING			Disinfectant wipes	
14	DISHWASHING/SANITIZING			High temp sink	
15	UTENSIL STORAGE				
16	MEDICINES/HAZARDOUS SUBSTANCES			Not accessible	
17	GARBAGE COVERED/REMOVED				
18	PLUMBING/SEWAGE DISPOSAL				
19	WATER SUPPLY/WELL SAMPLED			City	
20	HANDWASHING FACILITIES			Stocked	
21	DIAPER CHANGING FACILITIES			Pad available, will	
22	FIREARM STORAGE			Secured in bedroom closet	
23	WATER HAZARDS (POOLS, CANALS...)				
24	SMOKING/ALCOHOL CONSUMPTION				
25	SLEEPING-PLAY AREAS, RESTROOMS CLEAN			Beddings washed weekly on-site, Cots sanitized after use	
26	HEAT, LIGHT & VENTILATION				
27	OUTDOOR PLAY AREAS			OK, discussed temperature, fence and a/c unit	
28	ANIMAL, PET HEALTH/VACCINATION			None	
29	GENERAL SAFETY				
30	TRANSPORTATION SAFETY			No transport	
31	SAFE SLEEP – Alone, on back, CPSC crib			NA, Discussed	

COMMENTS: Left with provider handouts and CC guidelines

Referral Date:	Payment Date:	Inspection Passed ☒ Date: 10/19/22	Inspection **Not** Passed ☐ Date:
Investigation Resolved ☐ Date:	Investigation **Not** Resolved ☐ Date:		**Un**substantiated ☐ Substantiated ☐
Signatures X	X		Date E-mailed / faxed to IDSTARS:

Person in Charge Health Authority

WHITE COPY – Health District YELLOW COPY – Provider

REV 12/19 JM

IDAHO DEPARTMENT OF
HEALTH & WELFARE

Fire Safety Inspection for State Daycare Licensing

☑ New Daycare License Applicant ☐ Daycare License Renewal Applicant

Date 10/24/2022 Operator _____ Owner DESEREE DAVIS

Name of Facility DESEREE'S BUTTERFLY DAYCARE

Address 1184 S. CHALKBOARD PL

City KUNA State ID Zip 83642

Facility Phone Number 408-609-1566 Land Line or Cellular Phone

Note: The licensing authority is the Idaho Department of Health and Welfare. The minimum standards as outlined in the state daycare licensing act will not preempt any local ordinance that is more stringent.

This inspection form was drafted within the confines of the legislated fire safety standards for daycare facilities and does not mean to infer that the provisions within provide for a level of fire safety that would meet nationally recognized standards. Nor does it mean that it would provide a level of fire safety that would meet our own adopted fire safety standards for other occupancies in Idaho.

II. GENERAL REQUIREMENTS FOR ALL DAYCARE OCCUPANCIES

Standard	Facility Meets Standard (Yes)	Facility does Not Meet Standard (No)
Exiting Requirements		
Are the required exits located to provide an unobstructed path outside the building to a public way or area of refuge?	X	
Can exit doors be opened from the inside without the use of a key or any special knowledge or effort?	X	
Are there at least two exits (travel distance between not to exceed 75 feet) located a distance apart, not less than one-half the diagonal dimension of the building or portion used for daycare? ***Exception: In buildings with automatic fire sprinkler systems, the distance may be increased to 110 feet.***	X	
Are the required exits not less than 32 inches of clear exit width and not less than six feet, eight inches (6'8") in height? ***Exception: Sliding patio doors will be accepted as a required second exit in "Family and Group Daycare Facilities" only.***	X	

deseree.hernandez00@gmail.com

Standard	Facility Meets Standard (Yes)	Facility does Not Meet Standard (No)
Exiting Requirements (cont.)		
Are sleeping rooms provided with at least one emergency egress window having at least a minimum single net clear opening of 5.7 square feet, minimum height 24 inches, minimum width 20 inches, and maximum finished sill height not over 44 inches? ***Note: An approved exit door is acceptable in lieu of egress windows. Also, an approved piece of furniture or platform, if anchored in place, can be approved to sit in front of a window, if the sill height is over 44 inches***	X	
Are approved egress windows from sleeping areas operable from the inside without the use of separate tools?	X	
Where children are located on a story below the level of exit discharge (basement), are there at least two exits provided, one of which is directly to the outside? ***Note: More than one exit from the basement opening directly to the outside may be required, depending on the structure of the building.***		N/A No basement
Daycare is prohibited on any upper floor beyond the first floor. ***Exception: Daycare is permitted at the second floor level, provided that the building has two (2) exits, one (1) of which must open directly to the outside and be in compliance with building codes. Is the facility in compliance?***		N/A No second floor
Fire Extinguishers		
For *DAYCARE CENTERS*: Is there a portable fire extinguisher (minimum 2A-10BC) mounted securely in the kitchen area ***and*** one other approved location that is visible, does not exceed five (5) feet from the floor to the top of the extinguisher, and not more than seventy five (75) feet travel distance, and is it maintained properly? ***Note: Fire extinguishers shall be maintained properly.***	N/A	
For *GROUP DAYCARE FACILITIES* and *FAMILY DAYCARE HOMES*: Is there a portable fire extinguisher (minimum 2A-10BC) mounted securely in the kitchen area that is visible, does not exceed five (5) feet from the floor to the top of the extinguisher, and not more than seventy five (75) feet travel distance, and is it maintained properly? ***Note: Fire extinguishers shall be maintained properly.***	X	
Is there a hood-type fire suppression system installed in the kitchen area, if required?	N/A	
In facilities over three thousand (3,000) square feet are additional fire extinguishers present and approved by local fire official or designee?	N/A	
In Facilities greater then twenty thousand (20,000) square feet in area or when the number of children under the age of eighteen (18) month exceeds one hundred (100) is there an automatic sprinkler system?	N/A	

Standard	Facility Meets Standard (Yes)	Facility does Not Meet Standard (No)
Telephone		
Is there an operable telephone on the premises?	Y	
Smoke Detectors		
Is there a smoke detector installed in the basement having a stairway which opens from the basement into the facility (such detector shall be connected to a sounding device or other detector to provide an alarm which will be audible in the sleeping area)?		N/A No basement
Are approved smoke detectors provided on the ceiling or wall outside each separate sleeping area or in the immediate vicinity of bedrooms?	Y	
Is there a smoke detector in each room used for sleeping purposes?	Y	
Is there a smoke detector in each story within the facility including the basement?	Y	
Fire Safety and Evacuation Plan *Note: Each daycare center, group daycare facility or family daycare home voluntarily licensed by the Department, must have an approved fire safety and evacuation plan prepared. Fire evacuation and safety plans must include the elements listed below.*		
Procedures and policies that accounts for all employees and children after an evacuation is completed.	Y	
Identifies evacuation routes, locations of facility exits, and assembly point for an evacuation.	Y	
Includes location of smoke detectors, fire alarm appliances and fire extinguishers.	Y	
A schedule of fire and emergency evacuation drills and annual reviews that all employees and children participate in with records of those drills available for reference and review.	Y	
<u>For Facilities with an Occupancy Load of Fifty or More</u> ***Note: In addition to the requirements above, those facilities with an occupancy load of fifty (50) or more occupants must also meet the criteria outlined below.***		
Do exit doors swing in the direction of egress?	N/A	
Do exit doors from rooms having an occupant load to fifty (50) or more, if provided with a latch, have panic hardware?	N/A	
Are Exit signs installed at required exit doorways and where otherwise necessary to clearly indicate the direction of egress?	N/A	
For facilities with over fifty (50) children, is an approved fire alarm system installed?	N/A	

Standard	Facility Meets Standard (Yes)	Facility does Not Meet Standard (No)
Occupant Load ***Note: Occupant load is determined by the local fire official or designee. Only those areas used for daycare purposes will be used when determining occupant load.***		
To determine occupant load, calculate the square footage of the space between the interior face of the exterior walls, assigned to daycare use, and divide by the occupant load factor of 35. Allowances for interior walls or partitions and furnishings have been taken into account in the occupant load factor, except fixed seating. The occupant load for fixed seating is determined by counting the seats. Enter Occupant Load: 12		
Is the facility in compliance?		

Note*: This inspection is for the purpose of meeting only the requirements of the Department of Health and Welfare. The operator/owner may also be required to meet; zoning, building code, fire code or other agency regulations within their local jurisdiction to conduct this type of business. In addition, a separate Health and Safety inspection is required on all facilities that are required to be licensed.*

REMARKS:_____

_____

_____

Facility passes fire inspection: (Yes) No **Occupant Load:** 12

☑ Residential ☐ Commercial

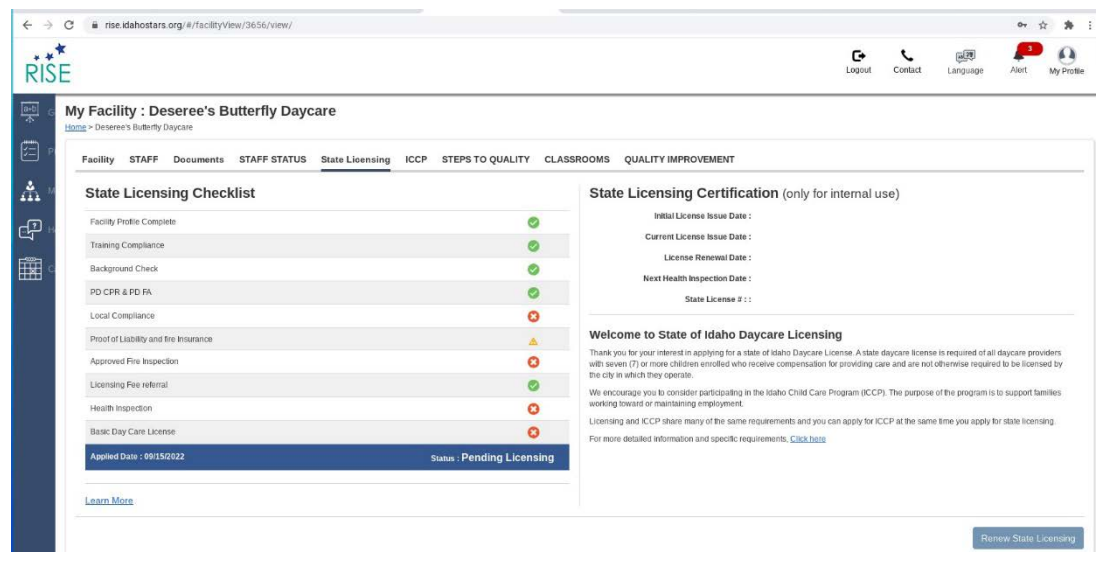
INSPECTION MADE BY: T.J. Lawrence

TITLE AND AGENCY: Fire Chief Kuna Rural Fire District

Signature of Inspector: _____ **Date:** 10/24/2022

Name of facility operator/owner (please print): DESERET'S BUTTERFLY DAYCARE

Signature of facility operator/owner: _____ **Date:** 10/24/22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Contact
Language
Alert
My Profile
My Facility : Deseree's Butterfly Daycare
Home > Deseree's Butterfly Daycare
Facility
STAFF
Documents
STAFF STATUS
State Licensing
ICCP
STEPS TO QUALITY
CLASSROOMS
QUALITY IMPROVEMENT
State Licensing Checklist
Facility Profile Complete
Training Compliance
Background Check
PD CPR & PD FA
Local Compliance
Proof of Liability and fire Insurance
Approved Fire Inspection
Licensing Fee referral
Health Inspection
Basic Day Care License
Applied Date : 09/15/2022
Status : Pending Licensing
Learn More
State Licensing Certification (only for internal use)
Initial License Issue Date :
Current License Issue Date :
License Renewal Date :
Next Health Inspection Date :
State License # : :
Welcome to State of Idaho Daycare Licensing
Thank you for your interest in applying for a state of Idaho Daycare License. A state daycare license is required of all daycare providers with seven (7) or more children enrolled who receive compensation for providing care and are not otherwise required to be licensed by the city in which they operate.
We encourage you to consider participating in the Idaho Child Care Program (ICCP). The purpose of the program is to support families working toward or maintaining employment.
Licensing and ICCP share many of the same requirements and you can apply for ICCP at the same time you apply for state licensing.
For more detailed information and specific requirements, Click here
Renew State Licensing

From:	Jessica Reid
To:	ACHD; ACHD - Mindy Wallace; CDHD (lbadigian@cdhd.idaho.gov); Chief Fratusco; KRFD Fire Code (scott@fccnwi.com); TLawrence Kuna Fire
Cc:	Doug Hanson
Subject:	23-01-SUP 1184 S Chalkboard Place In-home Group Daycare Agency Transmittal
Date:	Monday, January 23, 2023 8:42:00 AM
Attachments:	image001.png

Agency Transmittal – January 23, 2023

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

CASE NUMBER:	23-01-SUP (Special Use Permit) 1184 S Chalkboard Place In-home Group Daycare
PROJECT DESCRIPTION	Applicant requests to operate an in-home daycare for up to 12 children, Monday through Friday, 7:00 AM to 6:00 PM. APN: R7745410630; Section 22, Township 2 North, Range 1 West. Applicant passed Central District Health Inspection 10.19.2022 & Fire Safety Inspection 10.24.2022.
SITE LOCATION	1184 S Chalkboard Place Kuna, ID 83634
APPLICANT	Deseree Davis Deseree.hernandez00@gmail.com
REPRESENTATIVE	Same as Applicant
SCHEDULED HEARING DATE	Tuesday, **March 14, 2023,** at 6:00 P.M.
STAFF CONTACT	Jessica Reid 208.387.7731 jreid@kunaid.gov
TRANSMITTAL PACKET LINK	https://www.kunacity.id.gov/DocumentCenter/View/8381/1184-S-Chalkboard-Place-In-home-Group-Daycare-PDF

We have enclosed information to assist you with your consideration and response. *No response within **15** business days will indicate you have no objection or comments regarding this project.* We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. ***If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.***

Sincerely,

Jessica Reid

Associate Planner

th

Alexis Pickering, President
Jim D. Hansen, Vice-President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner
Miranda Gold, Commissioner

February 7, 2023

To: Deseree Davis
1184 S Chalkboard Place
Kuna, ID 83634

Subject: KUNA23-0002/ 23-01-SUP
1184 S Chalkboard Place
In-home Group Daycare

In response to your request for comment, the Ada County Highway District (ACHD) staff has reviewed the submitted application and site plan for the item referenced above. It has been determined that ACHD has no site specific conditions of approval for this application.

There is No Impact Fee Due for this application and an ACHD inspection is not required.

If you have any questions, please feel free to contact me at (208) 387-6329.

Sincerely,

Carbella Loise Medina
Planning Review Intern
Development Services

cc: City of Kuna

Traffic Information

This development is estimated to generate 10 additional vehicle trips per day based on the Institute of Transportation Engineers Trip Generation Manual, 11th edition.

Condition of Area Roadways:
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification
Chalkboard Place	50-feet	Local

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

- The average daily traffic count for Chalkboard Place.

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 # 23-01-SUP

Preliminary / Final / Short Plat _____

Development Name/Section Sect. 22

☒ 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: _____ Date: 1/23/23

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 March 2023**	
RE:	**Public Works Comments**	
	1184 S Chalkboard Place In-home Group Daycare – 23-01-SUP (Special Use Permit)	

The 1184 S Chalkboard Place property, 23-01-SUP, special use permit request dated 23 January 2023 has been reviewed. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received by PWoffice@kunaid.gov.

Public Works staff can support approval for this special use permit. The applicant does not propose any changes to public works infrastructure.

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

ADVERTISING PROOF

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

BILLING DATE:	ACCOUNT NO:
02/28/23	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
341228	23-01-SUP - CHALKBOA	03/01/23	03/01/23	1	$38.12

LEGAL NOTICE

Case No. 23-01-SUP (Special Use Permit) for 1184 S Chalkboard Place In-Home Group Daycare

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a Public Hearing **Tuesday, March 14, 2023, at 6:00 PM**, or as soon as can be heard; in connection with a Special Use Permit (SUP) request from Deseree & Frank Davis to operate an In-home Daycare with up to twelve (12) children, Monday through Friday from 7:00 AM to 6:00 PM, located at 1184 S Chalkboard Place (APN: R7745410630); Section 22, Township 2 North, Range 1 West.

Please do not contact the Commission as it is considered ex parte. If you have questions about this application or require special accommodation, please contact Kuna Planning & Zoning prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning Department

March 1, 2023 341228

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

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

Gross:**$38.12**
Paid Amount:**$0.00**

Amount Due:**$38.12**

We Appreciate Your Business!

AD# 341228

CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.5989

Case No. 23-01-SUP (Special Use Permit) for
1184 S Chalkboard Place In-Home Group Daycare

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a Public Hearing **Tuesday, March 14, 2022, at 6:00 PM**, or as soon as can be heard; in connection with a **Special Use Permit (SUP)** request from Deseree & Frank Davis to operate an In-home Daycare with up to twelve (12) children, Monday through Friday from 7:00 AM to 6:00 PM, located at 1184 S Chalkboard Place (APN: R7745410630); Section 22, Township 2 North, Range 1 West.

Please do not contact the Commission as it is considered ex parte. If you have questions about this application or require special accommodation, please contact Kuna Planning & Zoning prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning Department

Suggestions for Testifying at Public Hearings:

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

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

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

If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

KUNA
Planning & Zoning
PO BOX 13
Kuna, ID 83634

NEOPOST
03/01/2023
US POSTAGE $000.00⁰

FIRST-CLASS MAIL
ZIP 83634
041M11460992

CITY OF KUNA

JR 3/1/23
DA 3/1/23

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning and Zoning Commission** is scheduled to hold a Public Hearing on **March 1, 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. 23-01SUP (Special Use Permit) for 1184 S Chalkboard Place In-home Group Daycare

Applicant requests to operate an In-home Group Daycare for up to twelve (12) children, Monday through Friday from 7:00 AM to 6:00 PM, at 1184 S Chalkboard Place (APN: R7745410630) Section 22, Township 2 North, Range 1 West.

The public is invited to provide testimony; if you require additional information or require special accommodations, please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **March 8, 2023**, and will be included with the meeting packet.

MAILED 03.01.2023

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.

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KUNA
Planning & Zoning
PO BOX 13
Kuna, ID 83634

ZOPOST FIRST-CLASS MAIL
03/03/2023
US POSTAGE $000.00⁰
ZIP 83634
041M11460992

CITY OF KUNA

JR 3/3/23

DA 3/3/23

CORRECTED LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning and Zoning Commission** is scheduled to hold a Public Hearing on ***March 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. 23-01SUP (Special Use Permit) for 1184 S Chalkboard Place In-home Group Daycare

Applicant requests to operate an In-home Group Daycare for up to twelve (12) children, Monday through Friday from 7:00 AM to 6-:00 PM, at 1184 S Chalkboard Place (APN: R7745410630) Section 22, Township 2 North, Range 1 West.

The public is invited to provide testimony; if you require additional information or require special accommodations, please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **March 8, 2023**, and will be included with the meeting packet.

MAILED 03.03.2023

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 23-DISUP 1184 S Chalkboard (Case No.) Place In-home Group Daycare (Project Name) was posted, as required per Kuna City Code 5-1A-8, on March 2 (Date) 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 2 day of MARCH, 2023.

Signature: _____ (Owner/Developer)

State of Idaho)
) ss
County of Ada)

On this 2ND day of MARCH, 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.

NATHAN STANLEY (Print Name)

Residing at: 751 W 4TH ST (Address)
KUNA (City) IDAHO (State) 83634 (Zip)

My Commission expires: 08/07/2026 (Date)

Signature

NATHAN STANLEY
COMMISSION #20202948
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 08/07/2026

J&M
SANITATION
CITY OF KUNA PUBLIC HEARING NOTICE
BEFORE THE PLANNING & ZONING COMMISSION
WHEN: 6:00 PM TUESDAY MARCH 14, 2023, IN KUNA CITY HALL COUNCIL CHAMBERS 751 W 4TH STREET
PURPOSE: CASE NO. 23-01-SUP SPECIAL USE PERMIT TO OPERATE AN IN-HOME GROUP DAYCARE WITH UP TO TWELVE (12) CHILDREN, MONDAY THROUGH FRIDAY, 7:00 AM TO 6:00 PM
LOCATION: 1184 S CHALKBOARD PLACE, KUNA, ID 83634
APPLICATION BY: DESEREE DAVIS

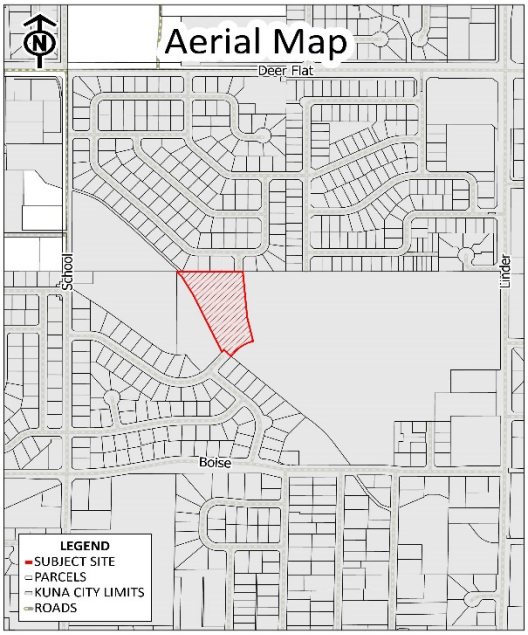
CITY OF KUNA PUBLIC
HEARING NOTICE
BEFORE THE PLANNING &
ZONING COMMISSION
WHEN: 6:00 PM TUESDAY
MARCH 14, 2023, IN KUNA CITY
HALL COUNCIL CHAMBERS
711 W 4TH STREET
PURPOSE: CASE NO. 23-01-SUP
SPECIAL USE PERMIT TO OPERATE
AN IN-HOME GROUP DAYCARE
WITH UP TO TWELVE (12)
CHILDREN, ROMLEE (12)
PERMIT: 7:00 AM TO 6:00 PM
LOCATION: 11161 S CHALABOARD
PLACE, KUNA, ID 83634
APPLICATION BY: DEBBEE DAVIS

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF	)	**Case No. 23-04-DR**
	)	
BOYS & GIRLS CLUB	)	
	)	**STAFF MEMO FOR DESIGN REVIEW**
For W Mendi Place.	)	**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
9. Commission's Proposed 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*
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	Design Review Application			X
2.3	Narrative			X
2.4	Aerial Map			X
2.5	Vicinity Map			X
2.6	Affidavit - Braga			X
2.7	Affidavit - KYRA			X
2.8A	Site Plan			X

2.8B	Site Plan Updated			X
2.9A	Elevations			X
2.9B	Elevations Site Plan Updated			X
2.10A	Landscape Plans			X
2.10B	Landscape Plans Updated			X
2.11	Lighting Plan & Cutsheet			X
2.12A	Preliminary Road Improvement Plan			X
2.12B	Preliminary Road Improvement Plan Updated			X
2.13A	Preliminary Grading & Utility Plan			X
2.13B	Preliminary Grading & Utility Plan Updated			X
2.15	Trash Enclosure Detail			X
2.14	Agency Transmittal			X
2.16	J&M Sanitation			X
2.17	Central District Health			X
2.18	Public Works			X

II
PROJECT SUMMARY

Description	Details
Acreage (Easements)	3.23
Existing Land Use(s)	CBD (Central Business District)
Future Land Use Designation	Residential
Proposed Land Use(s)	Commercial
Lots (No. and Type)	1 Commercial
Number of Residential Units	N/A
Number of Phases	N/A
Net Density (Dwelling Units per Acre)	N/A

III
APPLICANTS REQUEST

3.1 The Boys & Girls Club request Design Review approval for site design, building, and landscaping. (APN: S1323131150).

IV
PROCESS AND NOTICING

4.1 In accordance with Kuna City Code (KCC) 5-4-2: Design Review; all new projects, landscaping, and other various amenities are required to submit an application for review by the Planning and Zoning Commission. As a Public Meeting item, this action requires no formal public noticing.

A. Agency Transmittal: February 13, 2023
B. Meeting Agenda March 14, 2023

V
GENERAL PROJECT FACTS

5.1 Site Features

A. The subject site has historically been used as an agricultural field.

B. The site is generally covered with vegetation consistent with an agricultural field. The site has an estimated average slope of 0 – 2%, and according to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 – 40-inches.

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

E. Surrounding Land Uses

North	R-6	Medium Density Residential – City of Kuna
South	R-6 CBD	Medium Density Residential – City of Kuna Central Business District – City of Kuna
East	P	Public – City of Kuna
West	CBD	Central Business District – City of Kuna

VI
TRANSPORTATION AND CONNECTIVITY

6.1 Ada County Highway District (ACHD)

No Comment

6.2 Pathways and Trails Master Plan

A pathway is identified on the Pathways Master Plan Map, however there is no existing connection point to the Summit view Subdivision to the north, or Butler Sunview Estate Subdivision to the south. APN: S1323141804 to the immediate east will be more suitable to provide for a pathway connection when developed in the future.

VII
STAFF ANALYSIS

7.1 Development Agreement

The zoning and land use for the Boys & Girls Club were approved via Case Nos. 11-01-CPMA (Comp Plan Map Amendment), 11-04-ZC (Rezone), 11-04-DA (Development Agreement) and 11-03-LLA (Lot Line Adjustment).

7.2 Site Layout and Dimensional Standards

KCC 5-3-3 provides specific dimensional standards for the CBD (Commercial Business District) zone. The max allowable height within an CBD zone is 80-feet; the B&G Club building is proposed to be 34-feet. The building will be approximately 26,800 square feet. The site is compliant with minimum lot size, maximum lot coverage, and setback requirements.

7.2 Parking

The Applicant has provided 63 total parking spaces (60 standard, 4 ADA). 11 landscape islands and eight (8) streetlights, exceeding the requirements in KCC 5-9-5.

7.3 Open Space

34.4 % of the site is devoted to landscaping. Pedestrian amenities are to include bike racks, benches and play turf. Ground cover will consist of rhizomatous tall fescue, artificial turf, dry river bed and mulch. Existing trees along the western boundary of the site along the canal will be preserved in accordance with KCC 5-17-4-A.. New plantings will consist of a mixture of evergreen trees, ornamental trees, shade trees and shrubs. Landscaping appears to be in compliance with KCC 5-17.

7.4 Fencing

N/A

7.5 Public Works

Per Exhibit 2.18, Public Works staff can support approval of this application if the above condition is met as well as the other conditions in 4.b, 5.a, and 6.b.

7.6 J&M Sanitation

Per Exhibit 2.16, the enclosure will need bollards inside instead of the concrete wheel stop; the bollards can be set a foot off the back wall. The gates need to be mounted at the end of the CMU walls allowing the gates to swing past 90 degrees in the open position. Lastly, the Applicant will need holes drilled in the ground for the cane bolts to hold the doors in the open position.

7.7 Conclusion: Upon review, staff finds this Design Review Request to be in compliance with KCC Title 5 and the Comprehensive Plan.

VIII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 23-04-DR, including the Comprehensive Plan, Kuna City Code, staff report, exhibits and testimony during the public meeting, the Commission hereby (*Approves/Conditionally Approves/Denies)* the 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 Based on the evidence contained in Case No. 23-04-DR, this proposal generally *complies* with Kuna City Code.

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

8.2 Based on the evidence contained in Case No. 23-04-DR, this proposal generally *complies* with the Comprehensive Plan.

Staff Finding: *The Future Land Use Map (FLUM) designates the affected subject site as Residential, however, the Development Agreement approved by the Council and recorded on June 8, 2012, establishes the CBD zone and commercial land use for the property.*

8.3 The overall proposed project *is* appropriate for the proposed site selection.

Staff Finding: *Upon review, staff finds the proposed project is an appropriate fit for the proposed location.*

8.4 The orientation of the structures and the site design *minimizes* the impact on adjacent properties.

Staff Finding: *The placement and orientation of the structures and proposed landscaping appear to offer a cohesive design and provides adequate screening between the subject sites and neighboring properties.*

8.5 The availability of existing and proposed public services and infrastructure *can* accommodate the proposed development.

Staff Finding: *Public services and infrastructure can accommodate support the proposed development should Public Works conditions and ACHD's standards be adhered to.*

IX
COMMISSION'S PROPOSED ORDER OF DECISION

Based on the facts outlined in staff's report, documentation contained in the case file, and any discussion at the public meeting, the Commission hereby (*Approves/Conditionally Approves/Denies)* Case No. 23-04-DR, subject to the following Conditions:

Note: If the Commission wishes to approve, deny, or modify specific parts as detailed below, those changes must be specified.

9.1 Staff Recommended Conditions:

A. The applicant will comply with all J&M Sanitation requirements for the trash enclosure.

9.2 Transportation

N/A

9.3 Site Layout, Dimensional Standards and Parking

A. Developer/Owner/Applicant shall verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties; slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot, and no steeper than 4:1 for lots with common rear lot lines.

B. 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 Landscape, Open Space and Fencing

A. 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.

B. 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.

C. The Landscape Plan (dated 02.03.2023) will be considered a binding site plan as amended and/or approved.

D. 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

A. 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.

B. 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.

C. 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).

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

9.6 General

A. 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:

1. The City Engineer shall approve all sewer connections.

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. 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”.

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.

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

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).

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.

B. 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 Public Hearing processes.

C. 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.

D. 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.

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

DATED this 14th day of March 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): 23-04-DR

Project Name: Boys & Girls Club

Date Received: 02.07.2023

Date Accepted as Complete: 02.13.2023

Type of review requested (check all that apply):

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

Owner of Record

Name: Colleen Braga

Address: 610 E 42nd St. Garden City, ID 83714

Phone: 208-639-3170 Email: colleen@adaclubs.org

Applicant (Developer) Information

Name: OWNER

Address: _____

Phone: _____ Email: _____

Engineer/Representative Information

Name: Katrina Kulm - erstad ARCHITECTS + INTERIORS

Address: 310 N 5th St Boise, ID 83702

Phone: 208-331-9031 Email: kkulm@erstadarchitects.com

Subject Property Information

Site Address: _____

Nearest Major Cross Streets: W Mendi + Hyssop Ave.

Parcel No.(s): ~~S1323131220~~ S1323131150

Section, Township, Range: Section 23, Township 2 North, Range 1 West

Property Size: ~~784 SQ. Ft~~ 142,223 SF

Current Land Use: Agriculture Proposed Land Use: Commercial - Boys and Girls Club

Current Zoning: CBD (existing DA) Proposed Zoning: CBD

Project Description

Project Name: Boys and Girls Club of Kuna

General Description of Project: Boys and Girls Club of Kuna will be constructing a single story new construction of ±25,000 SF of office, classroom, day care, cafeteria/kitchen, and gym space.

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: Boys and Girls Club of Kuna

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 Other lots: _____

Gross floor area square footage: 27,500 Existing (if applicable): n/a

Building height: 34'-0" Hours of Operation: M-F - 7:30 am - 6: pm

Total No. of Employees: 17 Max No. of Employees at one time: 22-25 summer only

No. of and ages of students: 250 (day) - 0 - 18 yr Seating capacity: n/a

Proposed Parking

ADA accessible spaces: 3 Dimensions: 9'-0" x 20'-0"

Regular parking spaces: 60 Dimensions: 9'-0" x 20'-0"

Width of driveway aisle: 24'-0"

Proposed lighting: parking lot lights + building lights

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

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

perimeter + parking lot landscaping as required per code

_____

_____

_____

Applicant Signature: _____ Date: 01.31.23

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

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

DESIGN REVIEW APPLICATION

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

****Office Use Only****

Case No(s).: 23-04-DR

Project Name: Boys & Girls Club

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

Date Received: 02.07.2023

Date Accepted as Complete: 02.13.2023

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
- Institutional
- Multifamily Residential
- Proposed Conversions
- Exterior Remodel//Restoration
- Industrial
- Office
- Common Areas/Landscaping
- Proposed Changes in Land and/or building use
- 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.)*
- Elevations for each structure & color rendering with material sample(s) specifically noting where each color and material is to be located on the structure. *(PDF or photo of materials acceptable).*
- Site, Lighting, Landscape & Drainage Plans
- Construction Drawings/Civil Plans

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, if applicable
- 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: Colleen Braga

Address: 610 E 42nd St Garden 83714

Phone: 208-639-3170 Email: colleen@adaclubs.org

Applicant Information

Name: Owner

Address: _____

Phone: _____ Email: _____

Engineer/Representative

Name: Katrina Kulm - erstad ARCHITECTS + INTERIORS

Address: 310 N 5th St. Boise, ID 83702

Phone: 208-331-9031 Email: kkulm@erstadarchitects.com

Property Information

Address: _____

Parcel No(s).: S1323131150

Closest Major Cross Streets: N School Ave + W Boise St.

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: New 26,800sf building for the boys & girls club, providing community space and child care.

2. Dimension of property: 200' x 640' x 380' x 465'

3. Current land use(s): Agriculture

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

   North: R-6 Residential South: CBD / Residential

   East: CBD West: P

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

   no

6. Number and use(s) of all structures: (1) new community and child care center

7. Building Height: 33'-6"

8. Number of Stories: 1

   (The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use. Height and area standards can be found in Kuna City Code 5-5-3.)

9. What is the percentage of building space on the lot when compared to the total lot area:

   19.3%

Exterior Building Materials and Colors

	Material	Color
Roof:	standing seam + tpo	dark gray standing seam + white tpo
Walls: (include percentage of wall coverage of each material)		
% of Wood Application:		
% EIFS: (Exterior Insulation Finish System)		
% Masonry:	23.25%	
% Face Block:	2.5%	
% Stucco:	39.5%	white and gray
Other:	18%	blue vertical metal panel
Windows/Doors:	10.75%	
Soffits and Fascia:	6%	dark gray
Trim, etc.:		

Mechanical Units

Please identify mechanical unit(s) size and placement: RTU - size varies

Proposed screening method? parapet walls

Trash Enclosures

Please identify trash enclosure location, size, and construction materials: 12' x 14' x 6' tall CMU walls w/ painted metal gate

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? Teed Lateral - boise kuna irrigation district

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

Fencing

Is there any existing fencing that will remain? ☐ ☑

If Yes, what is the fencing material, size and location? _____

What is the fencing material for all new fencing? _____

The City has regulations for fences, walls, and hedges (see Kuna City Code 5-5-5). A fence permit must but be acquired prior to installation of any fencing; a permit cannot be acquired until Design Review application Approval/Conditional Approval/Denial.

Building Coverage

% of site devoted to building coverage?	19.3%		27448sf
% of site devoted to landscaping? (Include landscaped rights-of-way)	34.4%	Square Footage:	48972sf
% of site that is hard surface? (paving, driveways, walkways)	45.4%	Square Footage:	64639sf
% of site devoted to other uses:	1%	Describe: Teen outdoor area	1150sf

Landscaping

Please provide dimensions of landscaped areas within public rights-of-way: n/a

Are there any existing trees of 4" or greater in caliper on the property? YES NO

If Yes, what type, size and general location? (*Please indicate location on site plan. NOTE: It is the city's goal to preserve such trees.)*

landscape plan identifies to retain and protect existing trees where feasible

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: bike racks, benches, play turf - refer to landscape plan

Parking

Total number of parking spaces? 63 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: _____ Rear: _____ Side: _____ Side: _____

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

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

Applicant Signature: _____ _____ Date: 02.02.23

Additional Information

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

_____

_____

_____

_____

_____

_____

erstad

different is good

February 2, 2023

City of Kuna
Planning and Zoning

Project: Boys and Girls Club of Kuna
Re: Design Review Submission

Dear Planning Staff,

We are excited to submit these design materials as part of the City of Kuna Design Review's Application. The project is a community center adjacent to Butler Park. The existing site is an open field currently being used for agriculture.

The Boys and Girls Club of Kuna is proposing to build a new 27,500 square foot facility that will incorporate a gym, cafeteria/kitchen, classrooms, teen hang out space, and a daycare. The Boys and Girls Club provides a safe place for kids by offering a place to go before and after school and during the summer.

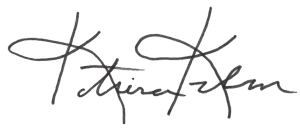
The use of the development will not only be compatible with the surrounding neighborhood but enhance the available amenities. There will be plenty of onsite parking in addition to landscaped play areas.

The structure displays variation in massing and articulation, avoiding long flat planes and intimidating vertical faces. As demonstrated in the elevations, the design provides articulation in materials. The primary materials used are EIFS, CMU, and minimal metal siding accents. Plenty of windows to flood the interior spaces with natural light. The roofs offer a distinctive tone to the structures, providing screening to mechanical equipment.

We hope that the City of Kuna finds this new building suitable to the site. If you have any questions, please do not hesitate to contact us if you need any additional information or clarification.

Thank you for your kind consideration.

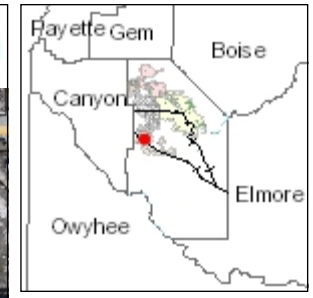
Sincerely,



Katrina Kulm, Architect
erstad

Ada County Assessor

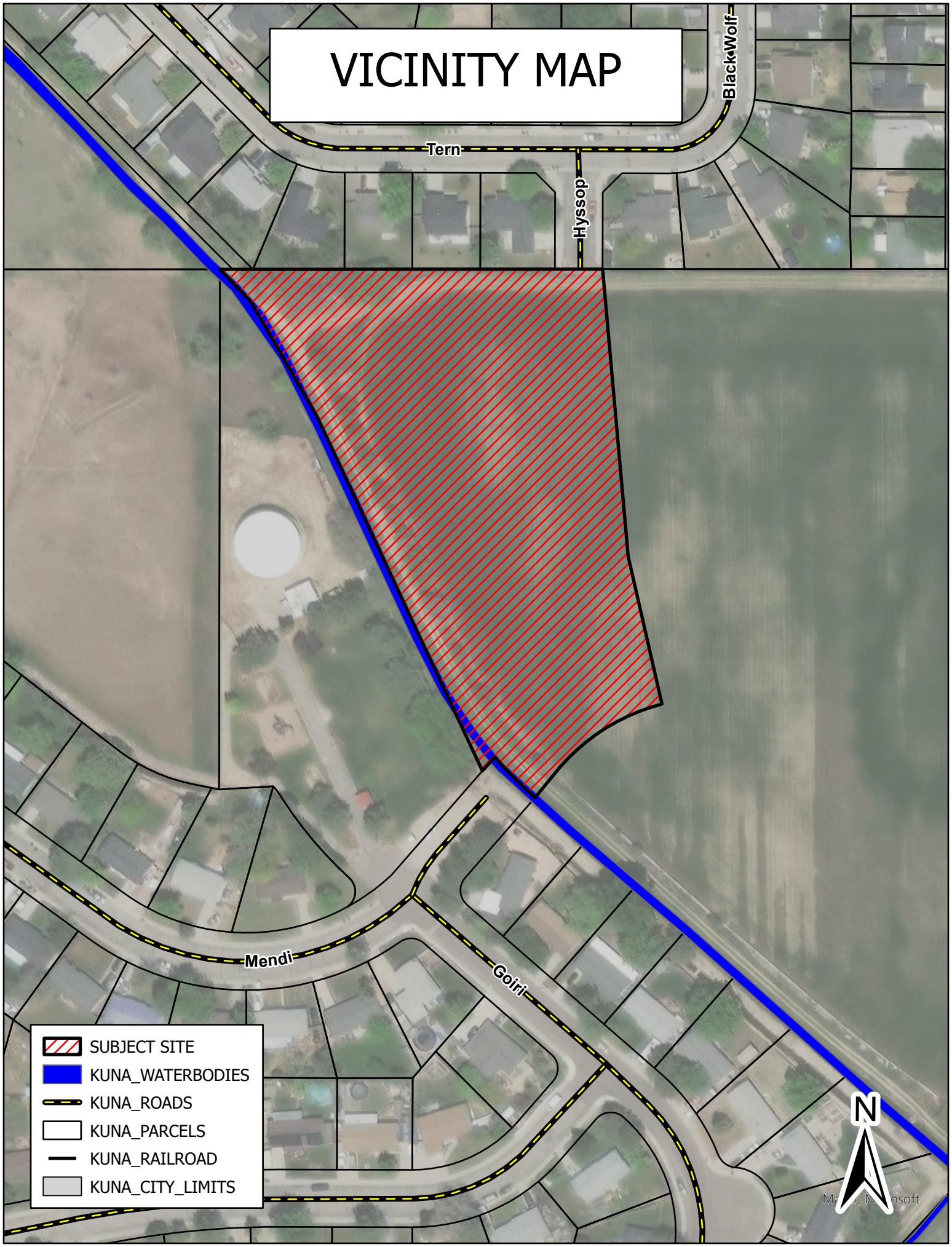
This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



Legend

- Railroad
- Roads (4,000 - 8,000 s
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
- Parks
- Water
- Condos
- Parcels

1/16/2023


VICINITY MAP
Tern
Hyssop
BlackWolf
Mendi
Goiri
SUBJECT SITE
KUNA_WATERBODIES
KUNA_ROADS
KUNA_PARCELS
KUNA_RAILROAD
KUNA_CITY_LIMITS
N

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, Colleen Braga (Executive Director of the Boys & Girls Clubs of Ada County), Full Name

610 E. 42nd Street Address, Garden City, ID 83714 City, State, ZIP

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

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

310 N 5th St Boise, ID 83702 Address, Garden City, ID 83714 City, State, ZIP

to submit the accompanying application pertaining to that property.

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

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

Dated this 6th Date day of February Month, 20 23 Year

Colleen Braga
Signature

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

Elizabeth Tufts
Residing at: 4128 Adams
Garden City ID 83714

My Commission expires: 1/13/27

Elizabeth Tufts
Signature

ELIZABETH TUFTS
Notary Public - State of Idaho
Commission Number 20205162
My Commission Expires Jan 13, 2027

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, Brenda D. Blitman as President of Kuna Youth Recreation Assoc.
(Full Name)

8460 S. Locust Grove RD Meridian ~~STATE~~ ZIP 83642
(Address)

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 erstad ARCHITECTS
(Full Name)

310 N 5th St Boise, ID 83702
(Address) (City) (State) (ZIP)

to submit the accompanying application pertaining to that property.

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

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

Dated this 31 BDB EJH (Date) day of ~~January~~ BDB EJH February (Month), 2023 (Year)

Brenda D. Blitman
Signature

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

Emily J Hemmings
(Print Name)

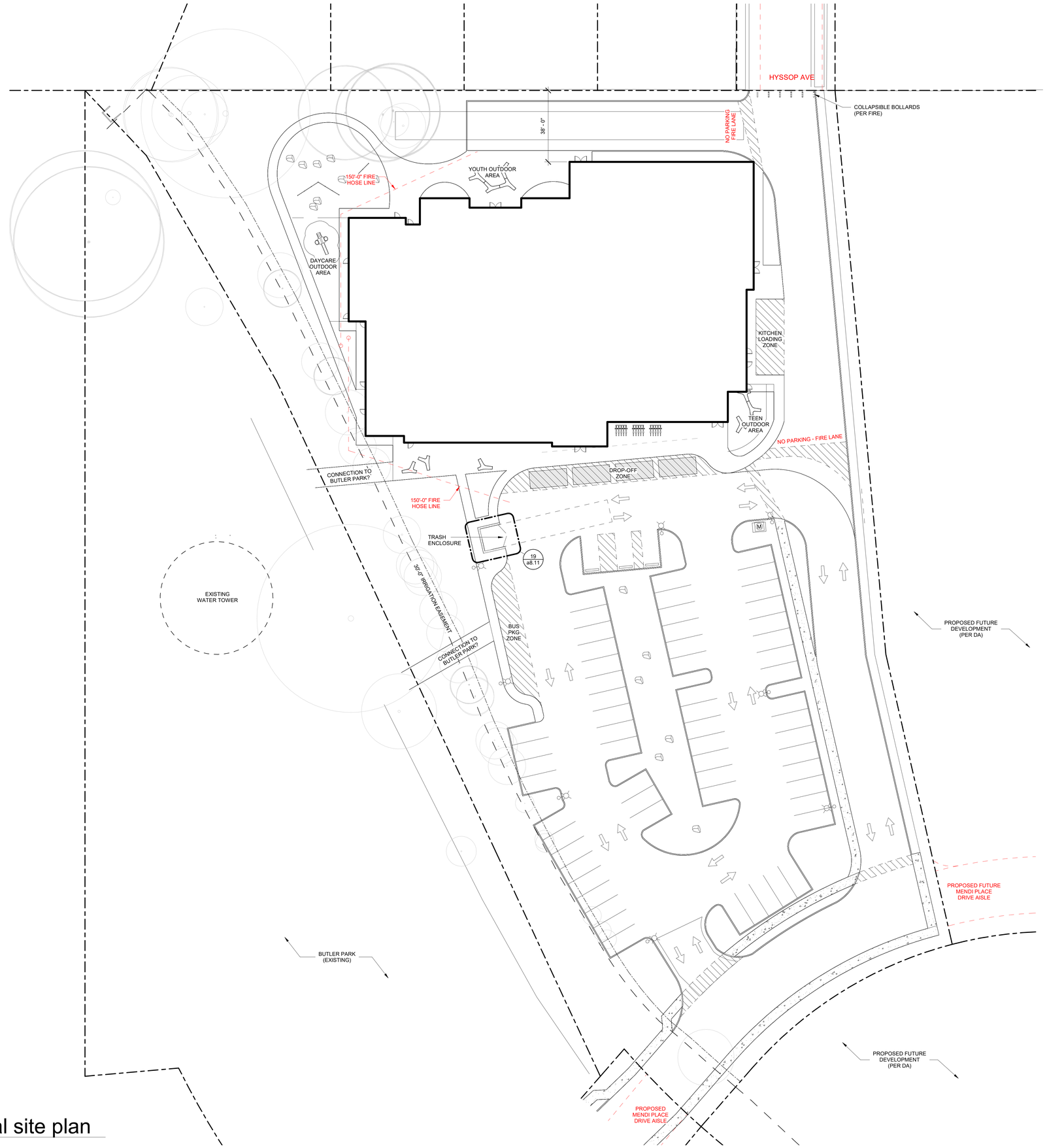
Residing at: 1577 W Linder
(Address)

Kuna Idaho 83634
(City) (State) (ZIP)

EMILY J HEMMINGS
Notary Public - State of Idaho
Commission Number 20222852
My Commission Expires 06-03-2028

My Commission expires: 06-03-2028
(Date)

Signature



architectural site plan

3/64" = 1'-0"

NOT FOR CONSTRUCTION

erstad

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boys and girls club kuna
w mendi pl
kuna, id 83634

keynote

revision:

no.	desc.	date

general notes:

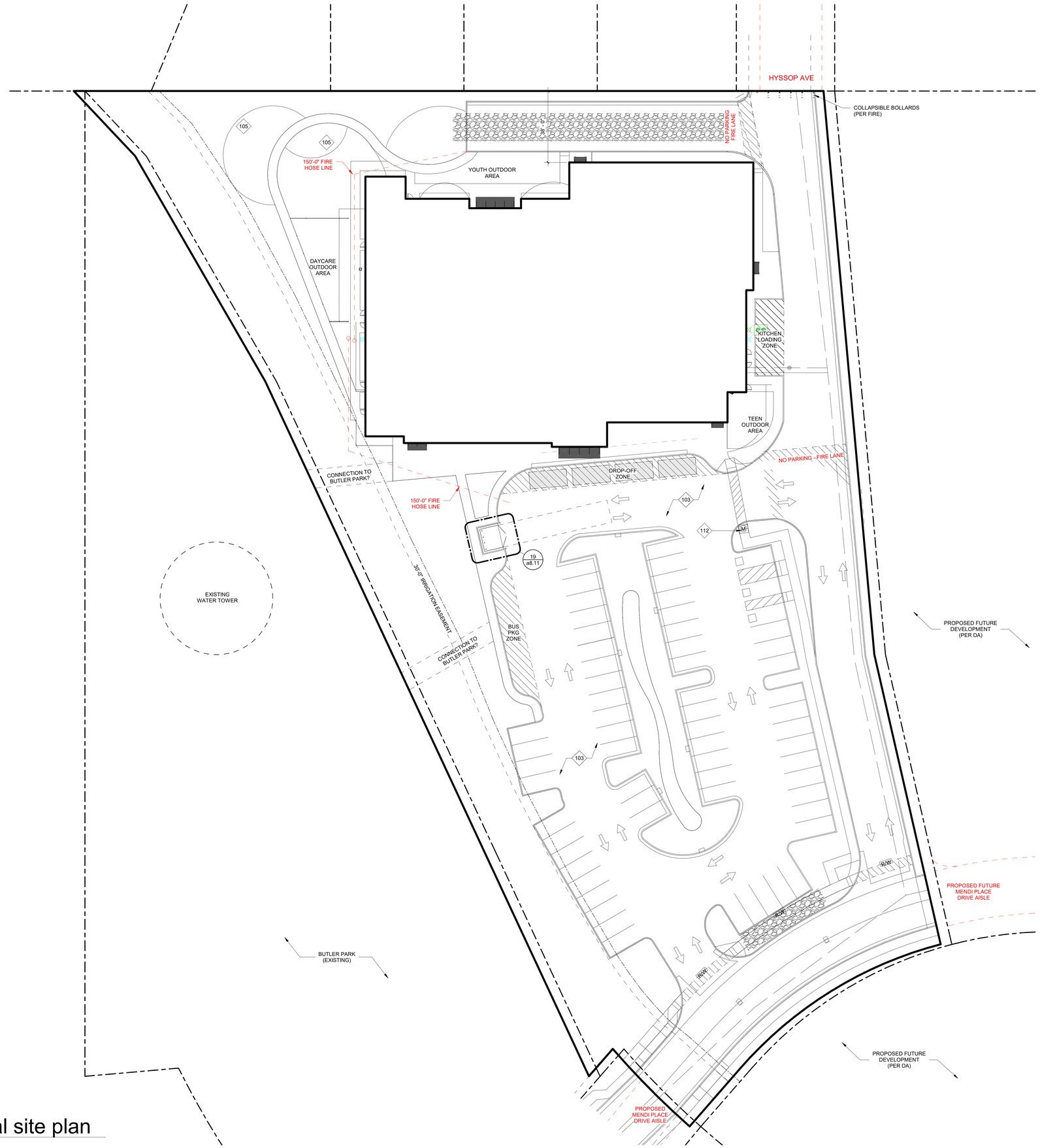
A. THIS SITE PLAN IS PROVIDED FOR GENERAL COORDINATION PURPOSES. REFER TO AND COORDINATE WITH RESPECTIVE CIVIL, LANDSCAPE, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL SPECIFIC INFORMATION.
B. COORDINATE WITH CIVIL DRAWINGS FOR ALL UTILITY LOCATIONS, FINAL GRADING & DRAINAGE.
C. CONTRACTOR TO VERIFY ALL LOCATIONS AND DIMENSIONS IN THE FIELD.
D. RE: GEOTECH ENGINEERING REPORT FOR SOIL BEARING PRESSURES, EXISTING SOIL CONDITIONS, AND CONSTRUCTION CONSIDERATIONS.
E. RE: LANDSCAPE DRAWINGS FOR PLANTINGS.
F. RE: ELECTRICAL AND BUILDING ELEVATIONS FOR BUILDING MOUNTED EXTERIOR LIGHTING.

project: 220764
date: 02.03.23

schematic design

architectural site plan

a1.11



architectural site plan

3/64" = 1'-0"

NOT FOR CONSTRUCTION

erstad

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boys and girls club kuna
w mendi pl
kuna, id 83634

keynote

103	ASPHALT PAVEMENT
105	PLANTER BED
112	ELECTRICAL TRANSFORMER

revision:

no.	desc.	date

general notes:

A. THIS SITE PLAN IS PROVIDED FOR GENERAL COORDINATION PURPOSES. REFER TO AND COORDINATE WITH RESPECTIVE CIVIL, LANDSCAPE, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL SPECIFIC INFORMATION.
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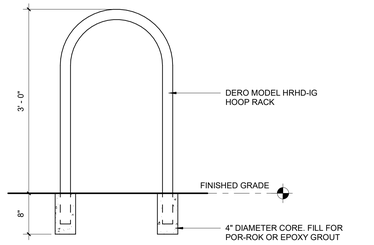
F. RE: ELECTRICAL AND BUILDING ELEVATIONS FOR BUILDING MOUNTED EXTERIOR LIGHTING.

project: 220764
date: 03.01.23

50% dd

architectural site plan

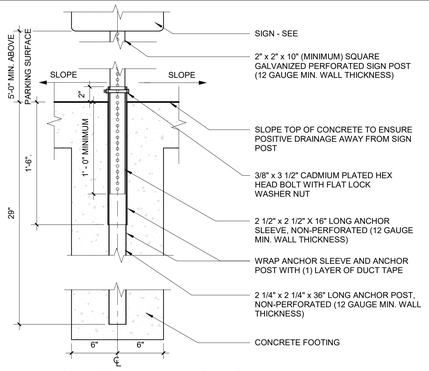
a1.11



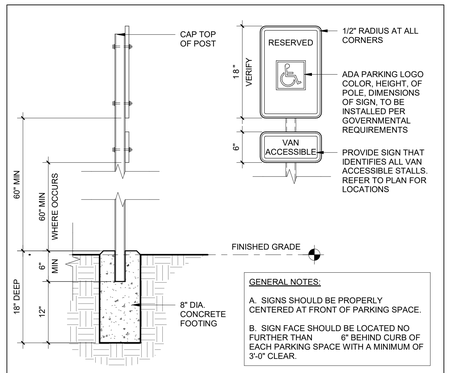
NOTES:

1. FINISH TYPE: STAINLESS STEEL WITH SATIN FINISH.
2. IN GROUND MOUNT.
3. 38" SPACING O.C. BETWEEN RACKS.

2 bike rack
1" = 1'-0"



3 site sign post + footing
1 1/2" = 1'-0"

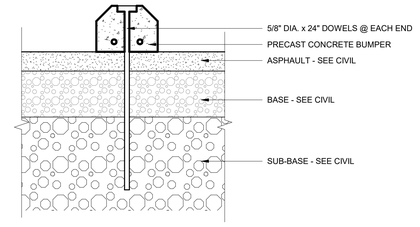


GENERAL NOTES:

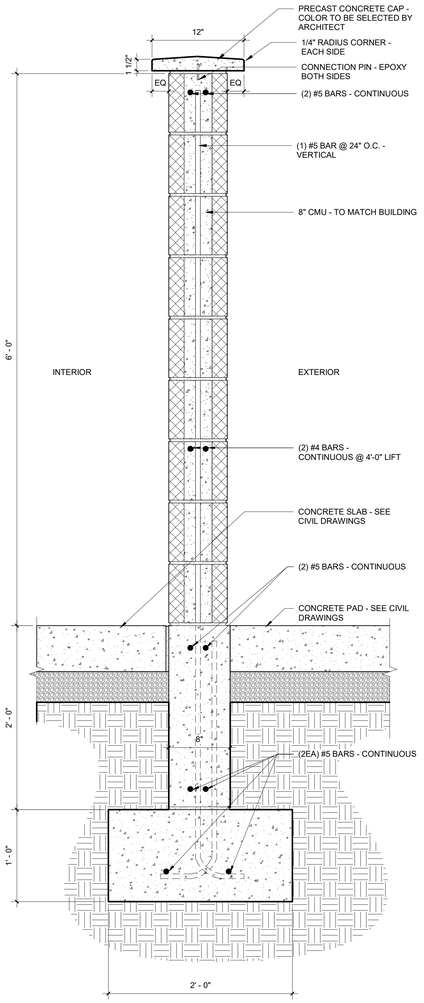
A. SIGNS SHOULD BE PROPERLY CENTERED AT FRONT OF PARKING SPACE.

B. SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 6" BEHIND CURB OF EACH PARKING SPACE WITH A MINIMUM OF 3'-0" CLEAR.

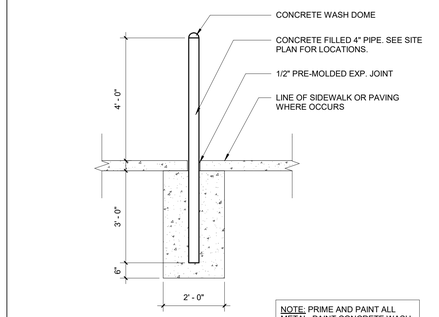
4 site ada sign + post
1" = 1'-0"



5 wheel stop
1 1/2" = 1'-0"

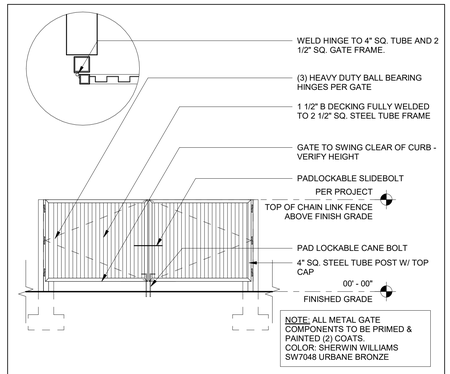


18 trash enclosure wall
1 1/2" = 1'-0"



NOTE: PRIME AND PAINT ALL METAL. PAINT CONCRETE WASH DOME TO MATCH

9 4" site bollard
1/2" = 1'-0"

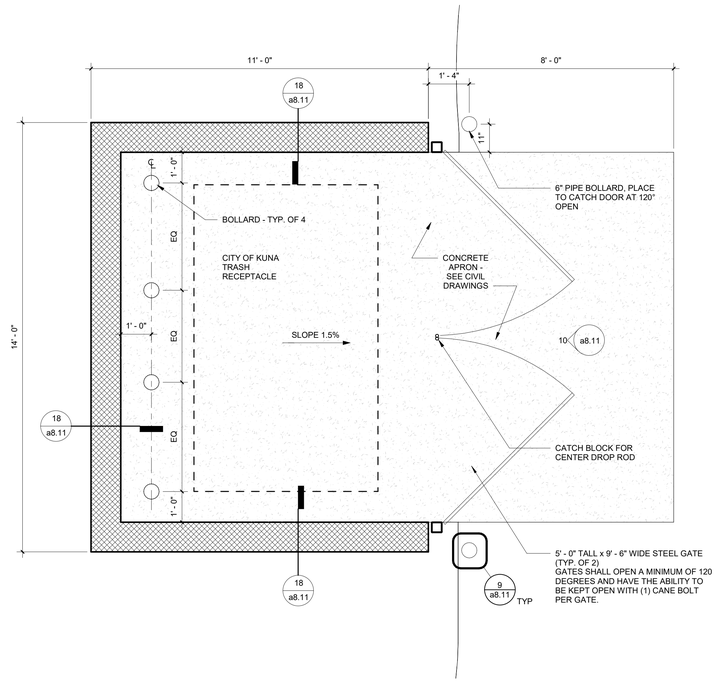


NOTE: ALL METAL GATE COMPONENTS TO BE PRIMED & PAINTED (2) COATS. COLOR: SHERWIN WILLIAMS SW7048 URBANE BRONZE

10 trash enclosure gate elevation
1/4" = 1'-0"

NOTE: ALL METAL GATE COMPONENTS TO BE PRIMED & PAINTED (2) COATS. COLOR: SHERWIN WILLIAMS SW7048 URBANE BRONZE

17 door connection @ trash enclosure
1" = 1'-0"



19 trash enclosure enlarged plan
1/2" = 1'-0"

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boys and girls club kuna
w mendi pl
kuna, id 83634

revision:
no. desc. date

project: 220764
date: 03.01.23

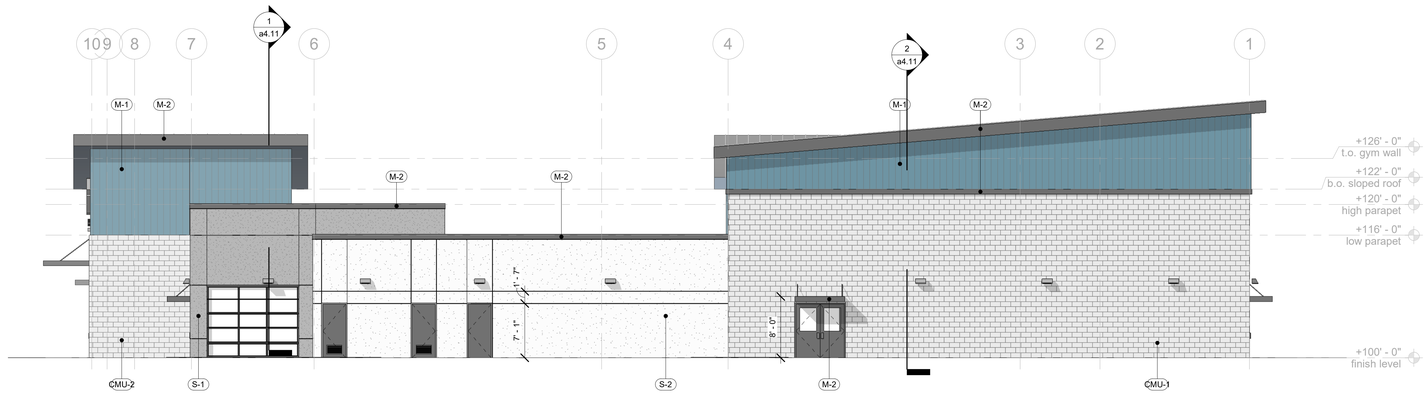
50% dd

site details

a8.11

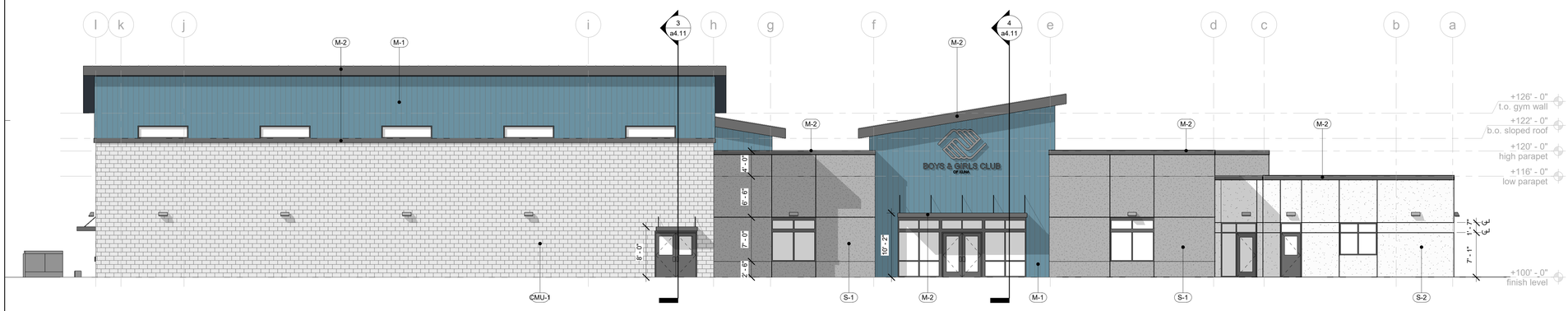
1 south elevation

1/8" = 1'-0"



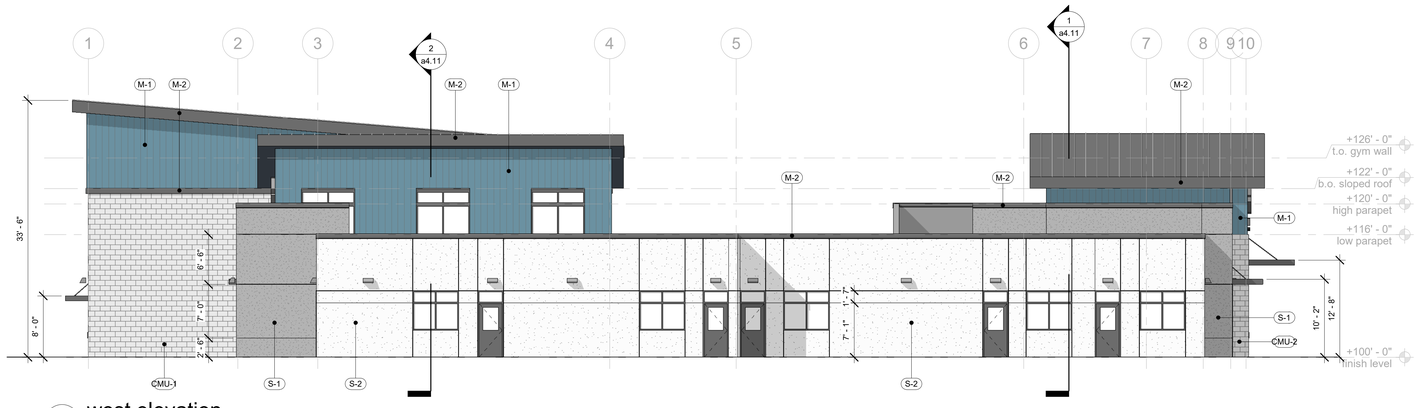
2 east elevation

1/8" = 1'-0"



3 north elevation

1/8" = 1'-0"



4 west elevation

1/8" = 1'-0"

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exterior material schedule:

FINISH	LEGEND	DESCRIPTION
CMU-1		MANUFACTURER: BASALITE PRODUCT: HI-R BLOCK COLOR: TBD
CMU-2		MANUFACTURER: BASALITE PRODUCT: CMU VENEER COLOR: TO MATCH CMU-1
M-1		MANUFACTURER: TBD PRODUCT: VERTICAL METAL SIDING COLOR: BLUE
M-2		MANUFACTURER: TBD PRODUCT: GRAY METAL FLASHING COLOR: GRAY
S-1		MANUFACTURER: STO CORP PRODUCT: STUCCO COLOR: GRAY
S-2		MANUFACTURER: STO CORP PRODUCT: STUCCO COLOR: WHITE
CONC.		PRODUCT: CONCRETE

000 keynote

general notes

A. DO NOT SCALE HATCH PATTERNS. FOR MATERIAL REPRESENTATION ONLY.
B. PAINT ALL EXPOSED ROOF PENETRATIONS TO MATCH ROOF.
C. EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF, BETWEEN WALLS AND PANELS, AT PENETRATIONS OF UTILITY SERVICE THROUGH WALLS, FLOORS, AND ROOFS, AND ALL OTHER SUCH OPENINGS INTO BUILDINGING SHALL BE SEALED, CAULKED, GASKETED, OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE AROUND THEIR PERIMETER WHEN IN CLOSED POSITION.

boys and girls club kuna
w mendi pl
kuna, id 83634

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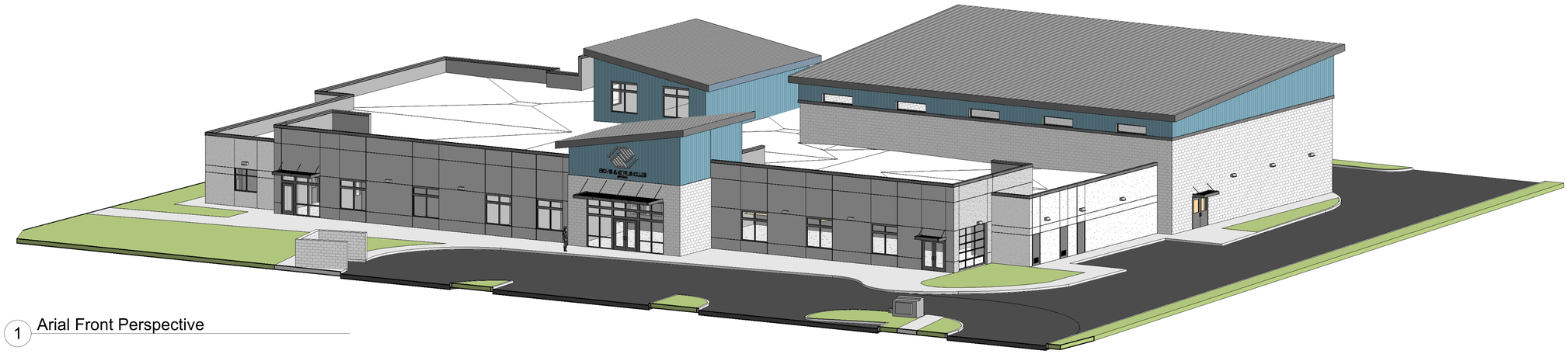
project: 220764
date: 02.03.23

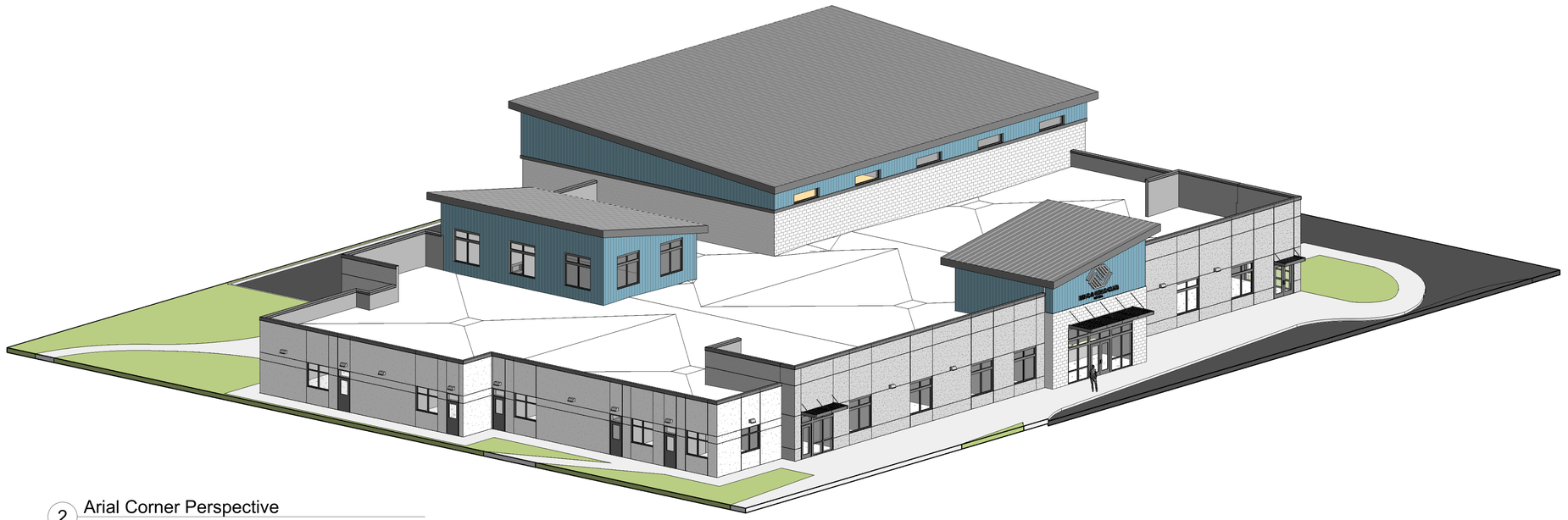
schematic design

exterior elevations

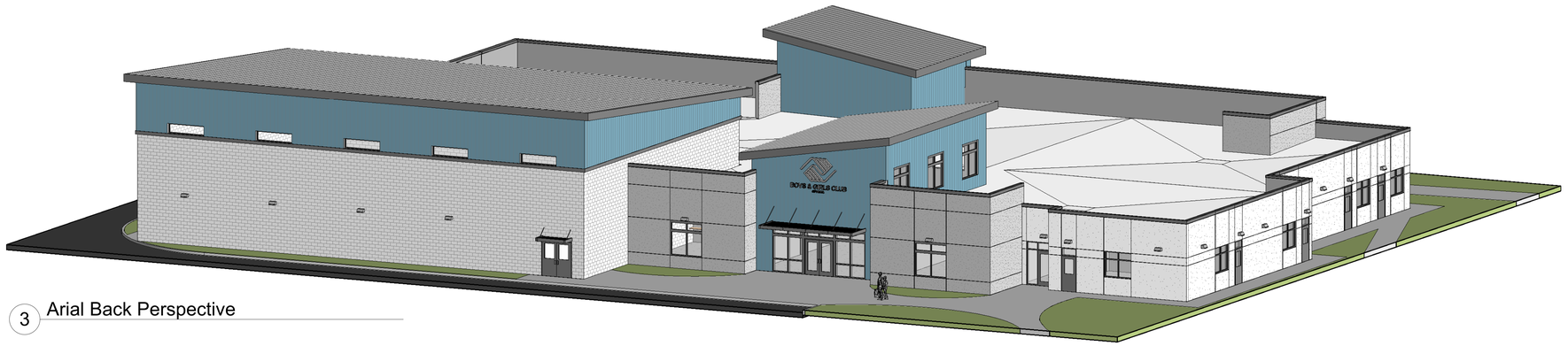
a3.11



1 Arial Front Perspective



2 Arial Corner Perspective



3 Arial Back Perspective

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S-1		MANUFACTURER: STO CORP PRODUCT: STUCCO COLOR: GRAY
S-2		MANUFACTURER: STO CORP PRODUCT: STUCCO COLOR: WHITE
CONC.		PRODUCT: CONCRETE

keynote

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kuna, id 83634

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project: 220764
date: 02.03.23

schematic design

perspectives

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SE CORNER ENTRY PERSPECTIVE

NW CORNER PERSPECTIVE

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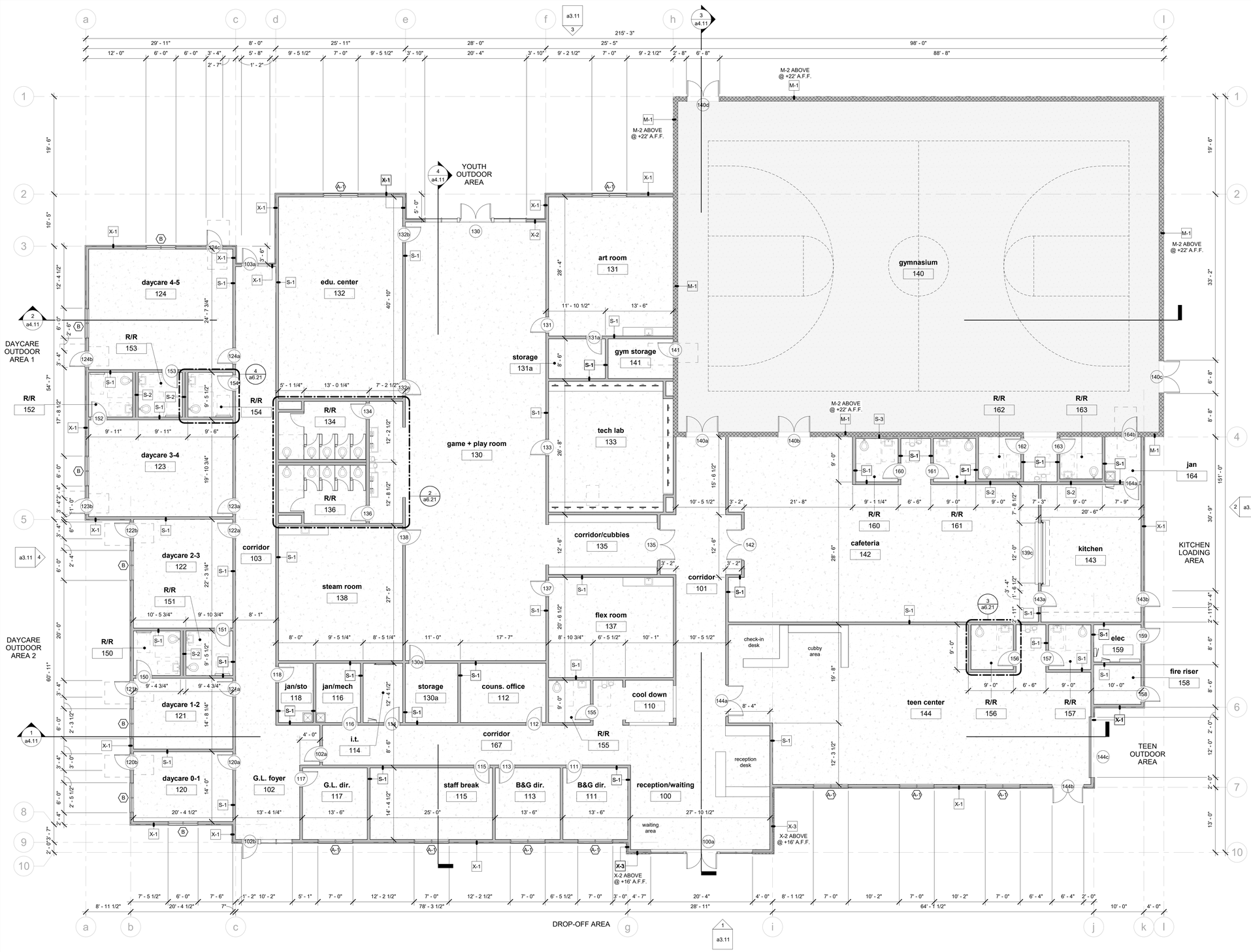
schematic design

perspectives

a3.13



1 floor plan
1/8" = 1'-0"

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general notes

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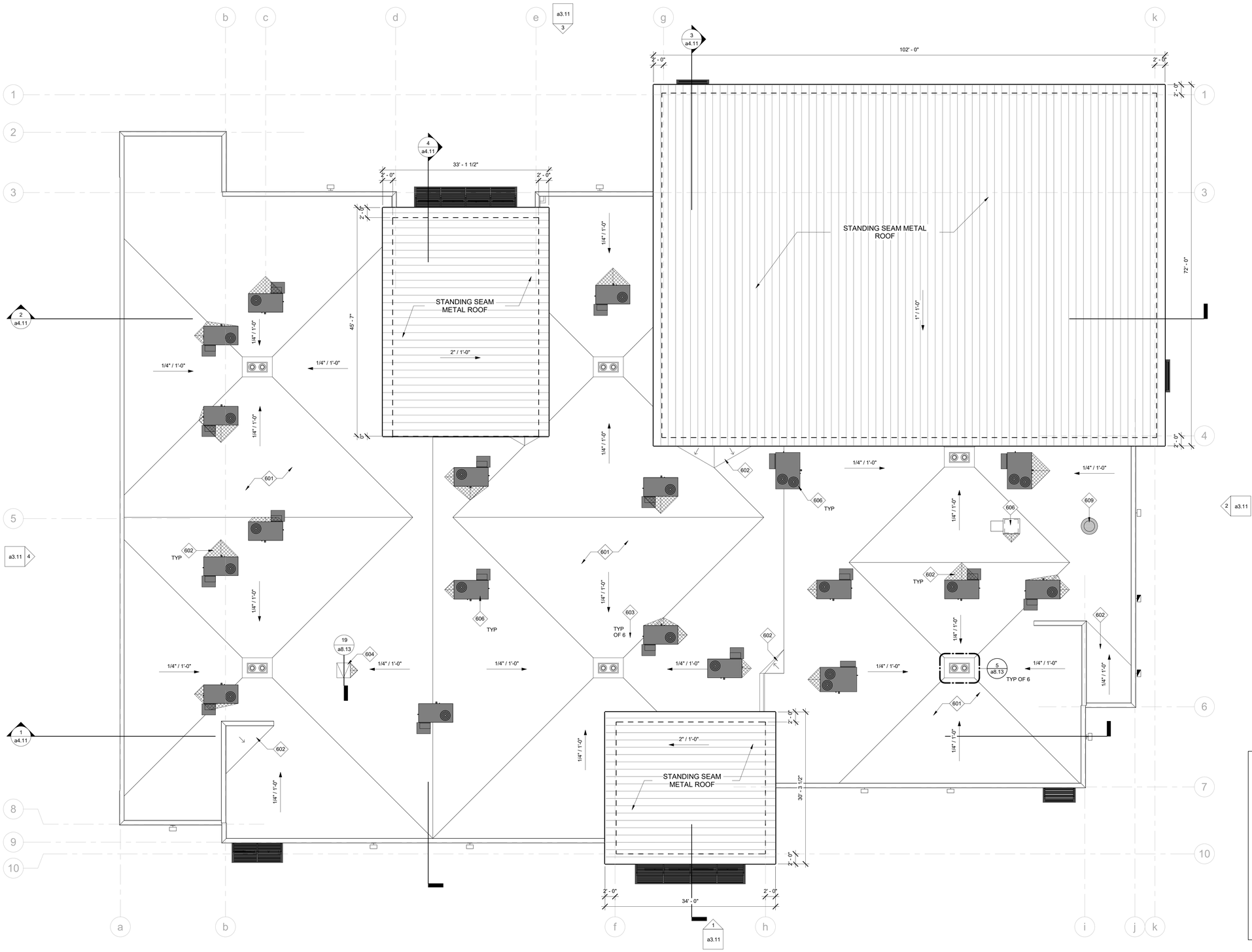
D. UNLESS NOTED OTHERWISE, ALL PARTITIONS ARE DIMENSIONED TO FACE OF STUD.
E. UNLESS DIMENSIONED OTHERWISE, INTERIOR DOORS SHALL BE LOCATED 4" FROM ADJACENT PARTITION.

project: 220764
date: 02.03.23

schematic design

floor plan

a2.11



roof
1/8" = 1'-0"

keynote

601	FULLY ADHERED SINGLE PLY ROOFING SYSTEM
602	BUILT-UP CRICKET WITH VALLEY SLOPE AT 1/4" PER 1'-0" MIN.
603	ROOF DRAIN AND OVERFLOW DRAINS TO RECEIVE HEAT TRACE
604	ROOF HATCH
606	HVAC UNIT
609	EXHAUST FAN

general notes

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F. ALL WOOD BLOCKING TO BE PRESSURE TREATED. LUMBER ACCEPTABLE TO ROOF MEMBRANE MANUFACTURER.
G. COORDINATE ALL VENTS THROUGH ROOF WITH MECHANICAL AND PLUMBING. PROVIDE FLASHING AT PIPE PENETRATIONS.

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roof plan

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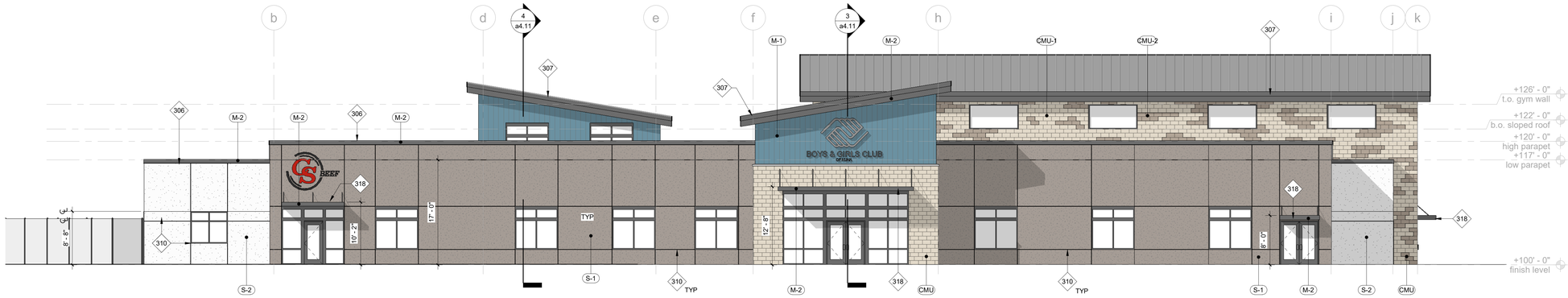
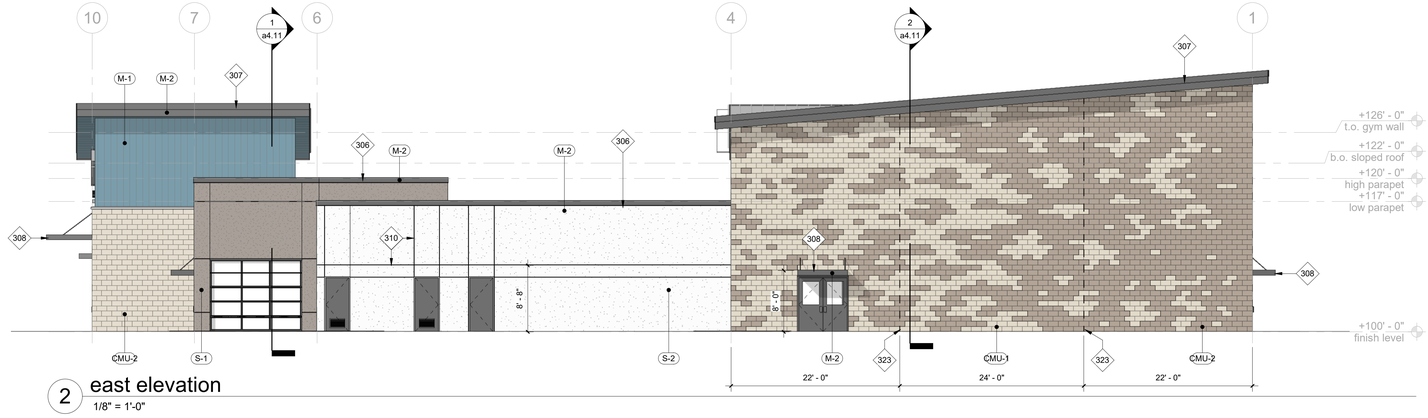
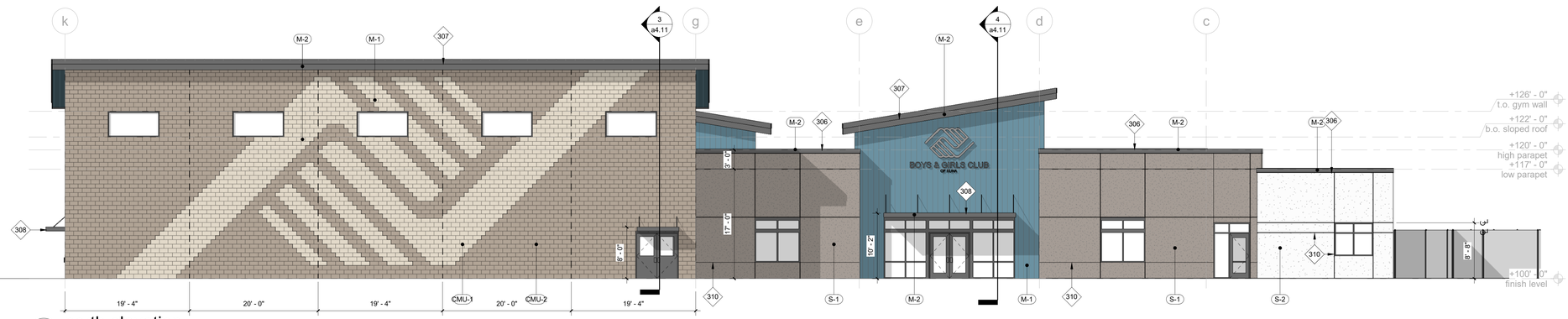


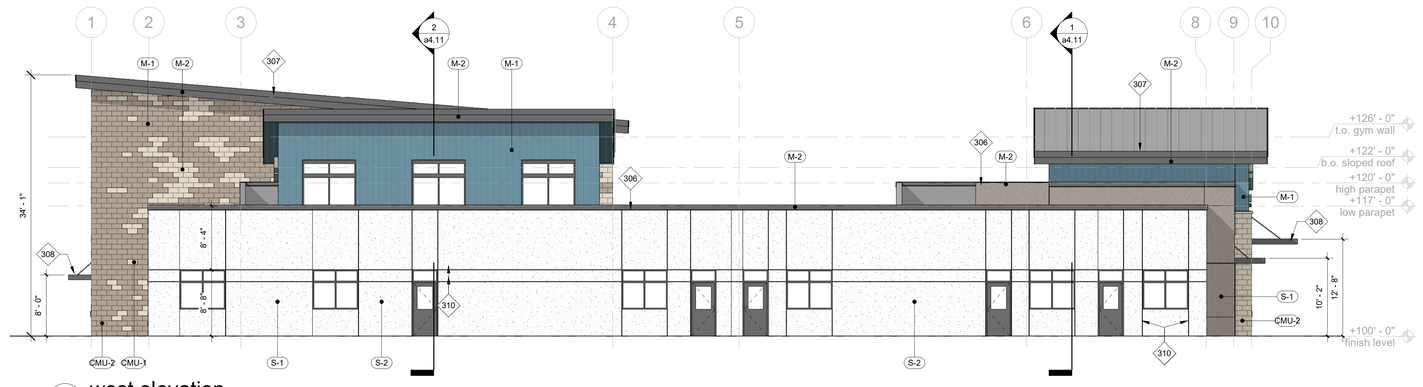
1 south elevation
1/8" = 1'-0"



2 east elevation
1/8" = 1'-0"



3 north elevation
1/8" = 1'-0"



4 west elevation
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exterior material schedule:

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CONC.		PRODUCT: CONCRETE

000 keynote

306	PRE-FINISHED METAL PARAPET CAP
307	PRE-FINISHED METAL FASCIA
308	ENTRY CANOPY
309	LIGHT FIXTURE
310	STUCCO CONTROL JOINT
318	FABRICATED STEEL CANOPY
323	CMU CONTROL JOINT

general notes

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w mendi pl
kuna, id 83634

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exterior elevations

a3.11

1 Arial Front Perspective

2 Arial Corner Perspective

3 Arial Back Perspective

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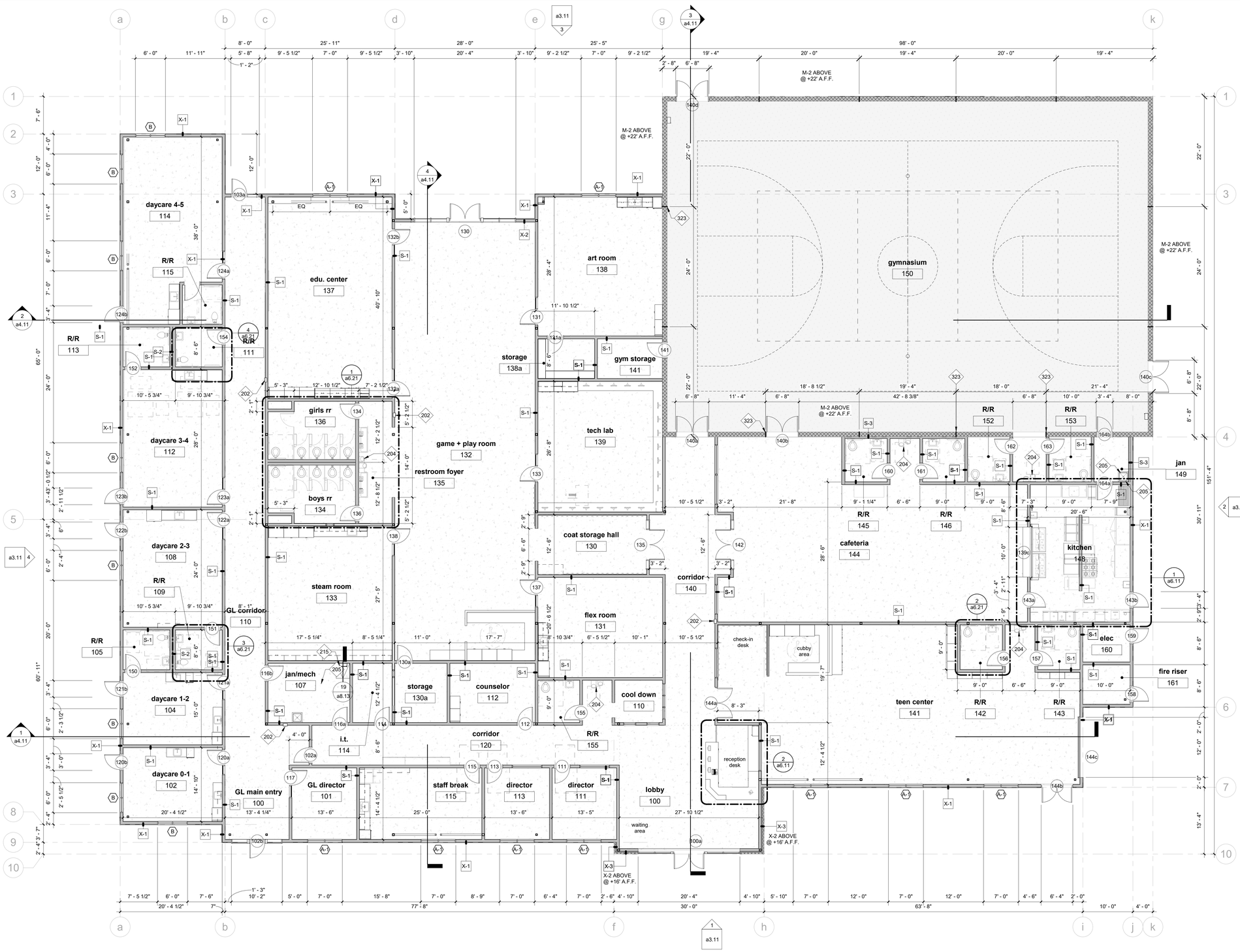
perspectives

a3.12



1 floor plan

1/8" = 1'-0"

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keynote

202	SEMI-RECESSED FIRE EXTINGUISHER
204	ADA-COMPLIANT HIGH/LOW DRINKING FOUNTAIN
205	MOP SINK
215	ROOF LADDER
323	CMU CONTROL JOINT

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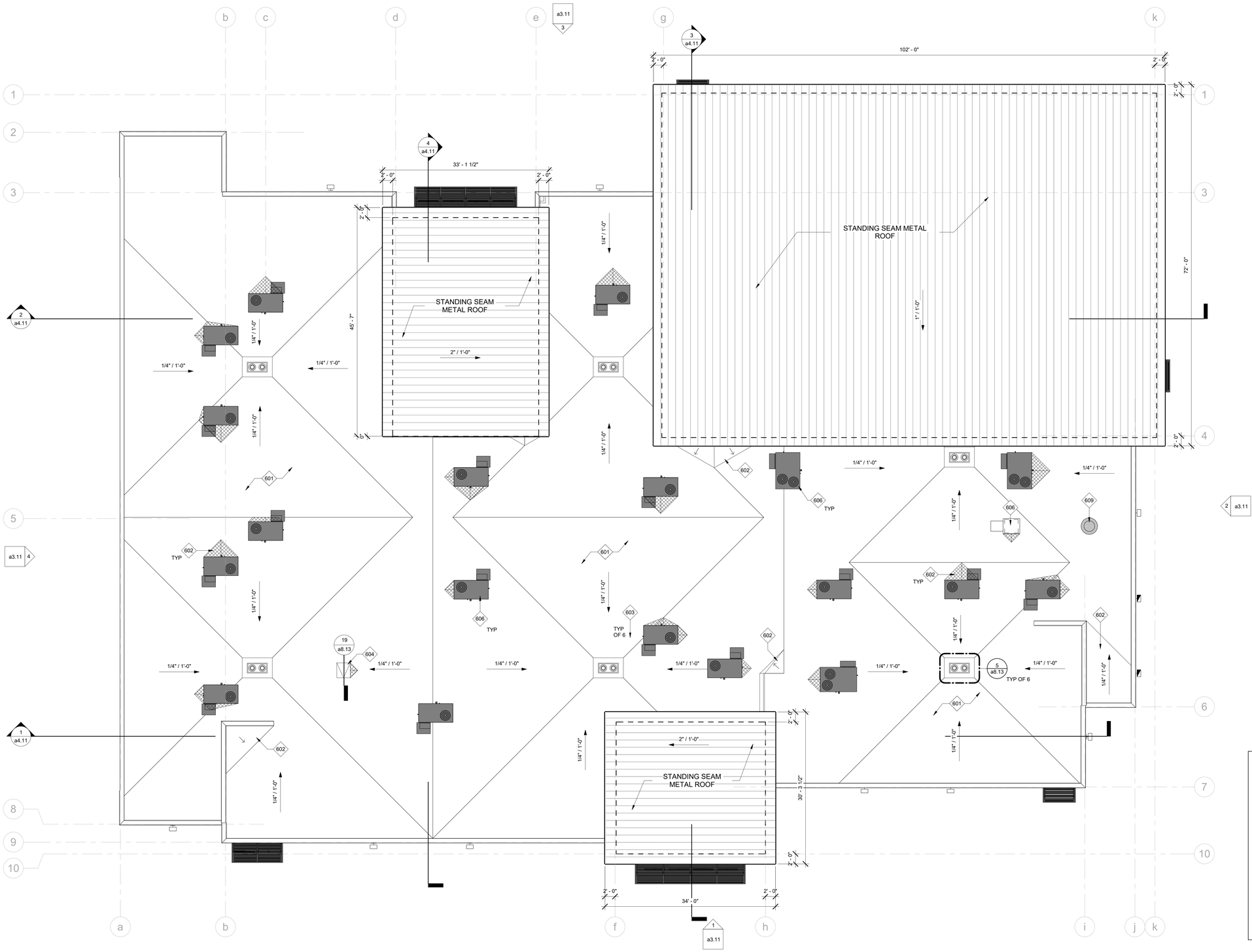
floor plan

a2.11



roof
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keynote

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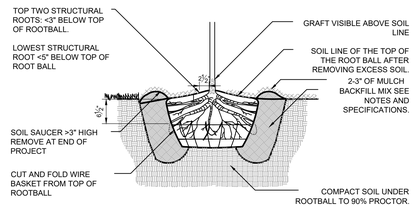
roof plan

a2.13

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2020 (or most recent published); and City of Kuna, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features.
   - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.1. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.2. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
     - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.3.3. Topsoil shall have a ph of 6.5 to 8.0.
     - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   - 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
   - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
   - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   - 5.4. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
   - 5.5. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
   - 5.6. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
     - 5.6.1. Install ¾" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
   - 5.7. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
   - 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
   - 7.1. All plant material shall be installed per industry standards.
   - 7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   - 7.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   - 7.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
   - 8.2. Adhere to city codes when connecting to city water.
   - 8.3. All irrigation material to be new with manufacturers' warranty fully intact.
   - 8.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
     - 8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
   - 8.5. All remote control valves (including master control valve) to have flow control device.
   - 8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
   - 8.7. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
   - 8.8. Use common trenching where possible..
   - 8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
   - 8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
   - 8.11. Connect mainline to point of connection in approximate location shown on plan.
   - 8.12. Contractor is responsible complying with all codes and paying all permits necessary.
   - 8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
   - 8.14. All drip irrigation to be buried 2" below finished grade.
   - 8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
   - 8.16. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 8.18. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP ⅓ OF THE ROOTBALL.
6. 5' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.

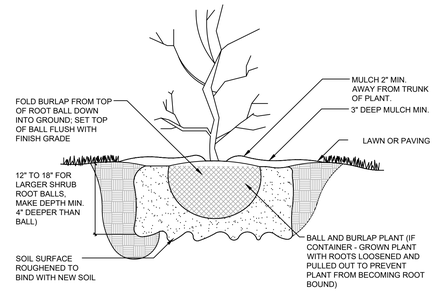


1 BALL & BURLAP TREE PLANTING

3/4" = 1'-0" 3293-01

NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

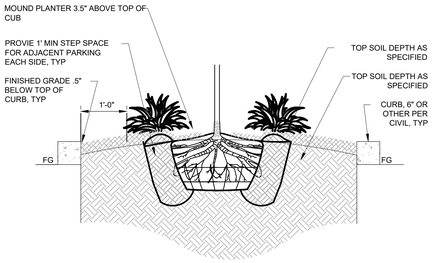
BACKFILL SHALL BE 100% TOPSOIL
WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL
MAINTAINS ⅔ HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



2 SHRUB PLANTING

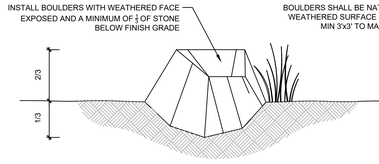
1" = 1'-0" 329333-03

NOTE:
*CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS
*TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS
*PLANTS & MULCH PER PLAN



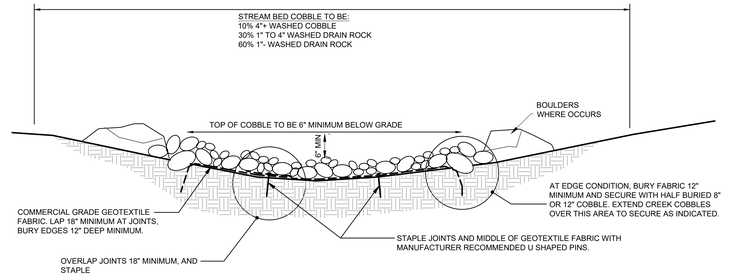
3 PLANTER ISLAND DETAIL

3/4" = 1'-0" P-CO-01



4 LANDSCAPE BOULDER PLACEMENT (TYP)

1" = 1'-0" DETAIL-FILE



5 DRY STREAM BED

1/2" = 1'-0" 329475-02

LANDSCAPE REQUIREMENTS:

LANDSCAPE BUFFERS ABUTTING PUBLIC STREETS:
- *STREET TREE SPACING: 1 SHADE TREE / 35LF' 5 SHRUBS/35LF
- *5' MIN SPACING FROM BACK OF SIDEWALK
- *NO TREES OR SHRUBS OVER 36" TO BE PLANTED WITHIN CLEAR VISION TRIANGLE
- *ONLY CLASS I TREES FROM RECOMMENDED PLANT LIST MAY BE LOCATED UNDER OVERHEAD UTILITY LINES
- *NO TREES OR SHRUBS OVER 36" TO BE PLANTED WITHIN CLEAR VISION TRIANGLE

STREET FRONTAGE LANDSCAPING (MINUS CURB CUTS)

STREET	LENGTH	TREES/SHRUBS REQ'D	TREES/SHRUBS PROVIDED
W. MENDI PL.	129'	4 /20	5/29

PARKING LOT LANDSCAPING:
- *1 SHADE TREE PER TERMINAL PLANTER/ PLANTER ISLAND
- * PERIMETER SCREENING SHALL PROVIDE 1 TREE & 5 SHRUBS PER 35 LF
- * PARKING LOT TREES REQUIRED: 13 PROVIDED: 13

BUFFER LANDSCAPING:
- *TREE SPACING PER 100 LF FOR BUFFERS: 2 SHADE TREES, 3 EVERGREEN TREES AND 12 SHRUBS

ADDITIONAL REQUIREMENTS:

PLANTING SIZING:

PLANT	MINIMUM SIZE
SHADE TREE	2" CALIPER
ORNAMENTAL TREE	2" CALIPER
EVERGREEN TREE	6' HEIGHT
WOODY SHRUBS	2 GALLON

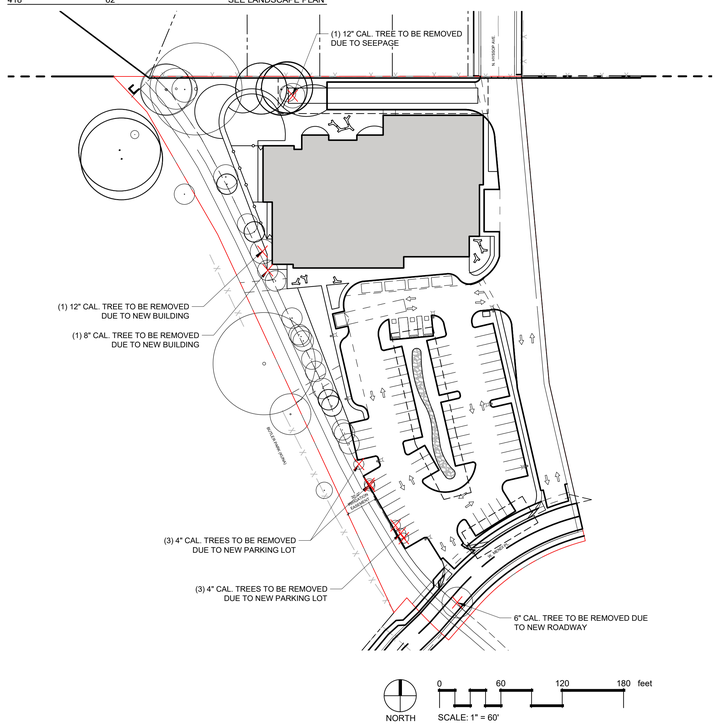
**TREES SHALL NOT BE PLANTED WITHIN 10' OF ACHD STORM DRAIN PIPE, STRUCTURES OR FACILITIES"
*SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM

TREE MITIGATION PLAN:

PER CITY OF KUNA IDAHO MUNICIPAL CODE

- TREES FOUR INCH CALIPER OR GREATER THAT ARE REMOVED SHALL BE REPLACED WITH AN EQUAL REPLACEMENT OF THE TOTAL CALIPER INCHES

TREES CAL.EXIST.	TREES REMOVED	TREES PROVIDED
418"	62"	SEE LANDSCAPE PLAN



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STATE OF IDAHO WILLET C HOWARD LA-16733 02.03.23 LICENSED LANDSCAPE ARCHITECT

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boys and girls club kuna
w mendi pl
kuna, id 83634

revision:

no.	desc.	date

project: 220764
date: 02.03.23

schematic design

Landscape Overview

L1.00

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	EXI AS3	Existing Tree	Existing			36	PRESERVE & PROTECT
EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	PIC BR4	Picea omorika `Bruns` / Bruns Spruce	B&B		6`-8` H	8	30`-35` TALL & 8`-10` WIDE
	PIC LAY	Picea pungens `Layered` / Layered Colorado Blue Spruce	B&B		6`-7` H	2	40`-50` TALL & 12`-15` WIDE
ORNAMENTAL TREE	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	AME GRA	Amelanchier x grandiflora `Autumn Brilliance` / `Autumn Brilliance` Serviceberry	B&B	2"		9	20`-25` TALL & WIDE
	MAL PRA	Malus x `Prairifire` / Prairifire Crab Apple	B&B	2"		8	25`-30` TALL & 15`-20` WIDE
SHADE TREE	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	ACE GLO	Acer rubrum `October Glory` TM / October Glory Maple	B&B	2"		5	40`-50` TALL & 30`-40` WIDE
	GLE SH2	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B&B	2"		6	40`-50` TALL & 30`-40` WIDE
	QUE CR2	Quercus robur x alba `Crimson Spire` / Crimson Spire Oak	B&B	2"		11	35`-45` TALL & 12`-15` WIDE
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	ARC MAS	Arctostaphylos uva-ursi `Massachusetts` / Massachusetts Bearberry	2 gal			26	6"-1` HEIGHT; 3`-6` SPREAD
	CAL KAR	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			62	3`-5` HEIGHT; 1.5`-2.5` SPREAD
	CAR CLA	Caryopteris x clandonensis `Blue Mist` / Blue Mist Shrub	2 gal			35	2-3' HT. X 2-3' SPREAD
	HEL BLU	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass	2 gal			96	2`-3` HEIGHT; 2`-3` SPREAD
	JUN WI2	Juniperus horizontalis `Wiltonii` / Blue Rug Juniper	2 gal			23	3"-6" HEIGHT; 6`-8` SPREAD
	LAV HI2	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	2 gal			55	1`-2` HEIGHT; 1`-2` SPREAD
	MUH LE2	Muhlenbergia capillaris `Lenca` / Regal Mist Pink Muhly	2 gal			54	4` HEIGHT; 4` SPREAD
	PER AT2	Perovskia atriplicifolia / Russian Sage	2 gal			46	3`-5` HEIGHT; 2`-4` SPREAD
	RHU GRO	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	2 gal			61	2`-3` HEIGHT; 6`-8` SPREAD

LANDSCAPE MATERIALS:

- RTF (RHIZOMATOUS TALL FESCUE)
- ARTIFICIAL TURF
- DRY RIVER BED

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boys and girls club kuna

w mendi pl
kuna, id 83634

revision:

no.	desc.	date

project: 220764
date: 02.03.23

schematic design

Landscape Plan

L1.01

PLANT SCHEDULE

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- MULCH - SEE SPECIFICATIONS

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kuna, id 83634

revision:

no.	desc.	date

project: 220764
date: 02.03.23

schematic design

Landscape Plan Color

L1.02

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2020 (or most recent published); and City of Kuna, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features.
   - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.1. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.2. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
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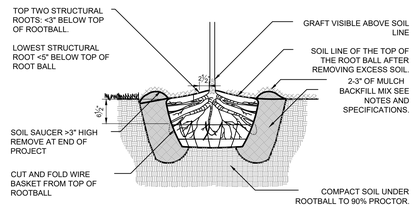
     - 8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
   - 8.5. All remote control valves (including master control valve) to have flow control device.
   - 8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
   - 8.7. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
   - 8.8. Use common trenching where possible..
   - 8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
   - 8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
   - 8.11. Connect mainline to point of connection in approximate location shown on plan.
   - 8.12. Contractor is responsible complying with all codes and paying all permits necessary.
   - 8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
   - 8.14. All drip irrigation to be buried 2" below finished grade.
   - 8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
   - 8.16. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 8.18. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

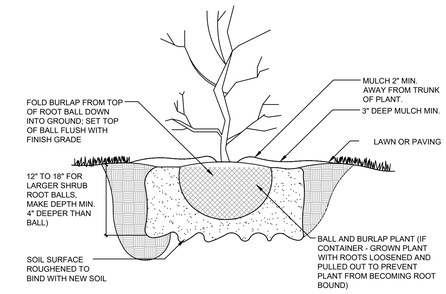
NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP ⅓ OF THE ROOTBALL.
6. 5' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL & BURLAP TREE PLANTING
3/4" = 1'-0" 3293-01

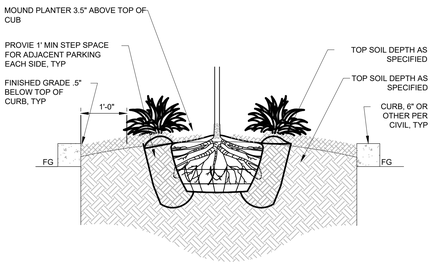
NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL
WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS ¾" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.

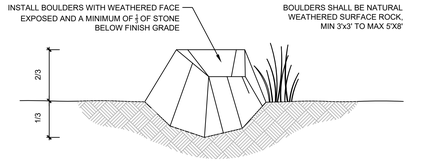


2 SHRUB PLANTING
1" = 1'-0" 329333-03

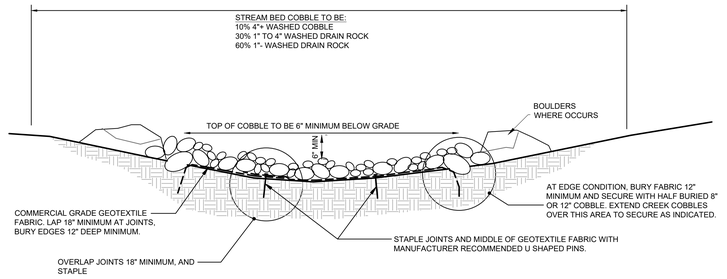
NOTE:
*CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS
*TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS
*PLANTS & MULCH PER PLAN



3 PLANTER ISLAND DETAIL
3/4" = 1'-0" P-CO-01



4 LANDSCAPE BOULDER PLACEMENT (TYP)
1" = 1'-0" DETAIL-FILE



5 DRY STREAM BED
1/2" = 1'-0" 329475-02

LANDSCAPE REQUIREMENTS:

LANDSCAPE BUFFERS ABUTTING PUBLIC STREETS:
- *STREET TREE SPACING: 1 SHADE TREE / 35LF' 5 SHRUBS/35LF
- *5' MIN SPACING FROM BACK OF SIDEWALK
- *NO TREES OR SHRUBS OVER 36" TO BE PLANTED WITHIN CLEAR VISION TRIANGLE
- *ONLY CLASS I TREES FROM RECOMMENDED PLANT LIST MAY BE LOCATED UNDER OVERHEAD UTILITY LINES
- *NO TREES OR SHRUBS OVER 36" TO BE PLANTED WITHIN CLEAR VISION TRIANGLE

STREET FRONTAGE LANDSCAPING (MINUS CURB CUTS)

STREET	LENGTH	TREES/SHRUBS REQ'D	TREES/SHRUBS PROVIDED
W. MENDI PL.	129'	4 /20	5/29

PARKING LOT LANDSCAPING:
- *1 SHADE TREE PER TERMINAL PLANTER/ PLANTER ISLAND
- * PERIMETER SCREENING SHALL PROVIDE 1 TREE & 5 SHRUBS PER 35 LF
- * PARKING LOT TREES REQUIRED: 13 PROVIDED: 12 * restricted due to lighting and circulation

BUFFER LANDSCAPING:
- *TREE SPACING PER 100 LF FOR BUFFERS: 2 SHADE TREES, 3 EVERGREEN TREES AND 12 SHRUBS

ADDITIONAL REQUIREMENTS:

PLANTING SIZING:

PLANT	MINIMUM SIZE
SHADE TREE	2" CALIPER
ORNAMENTAL TREE	2" CALIPER
EVERGREEN TREE	6' HEIGHT
WOODY SHRUBS	2 GALLON

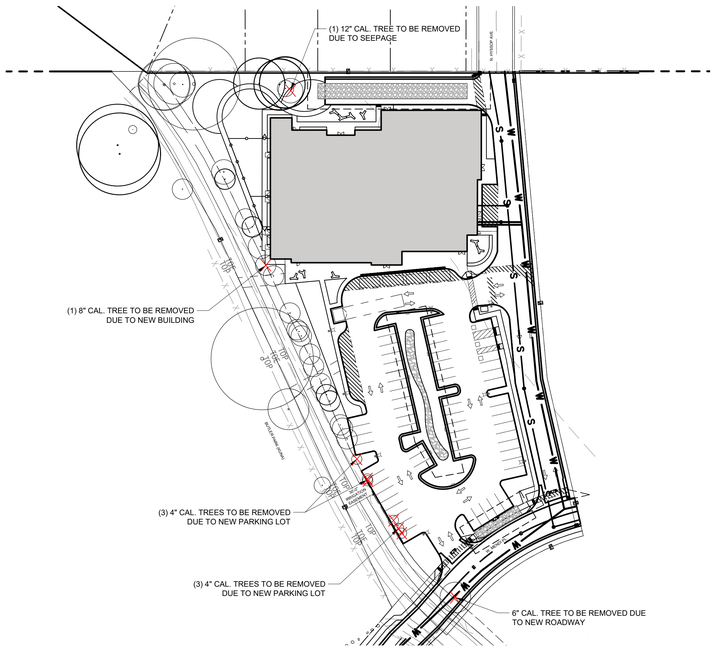
**TREES SHALL NOT BE PLANTED WITHIN 10' OF ACHD STORM DRAIN PIPE, STRUCTURES OR FACILITIES"
*SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM

TREE MITIGATION PLAN:

PER CITY OF KUNA IDAHO MUNICIPAL CODE

- * TREES FOUR INCH CALIPER OR GREATER THAT ARE REMOVED SHALL BE REPLACED WITH AN EQUAL REPLACEMENT OF THE TOTAL CALIPER INCHES

TREES CAL.EXIST.	TREES REMOVED	TREES PROVIDED
418"	50"	SEE LANDSCAPE PLAN



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boys and girls club kuna
w mendi pl
kuna, id 83634

revision:

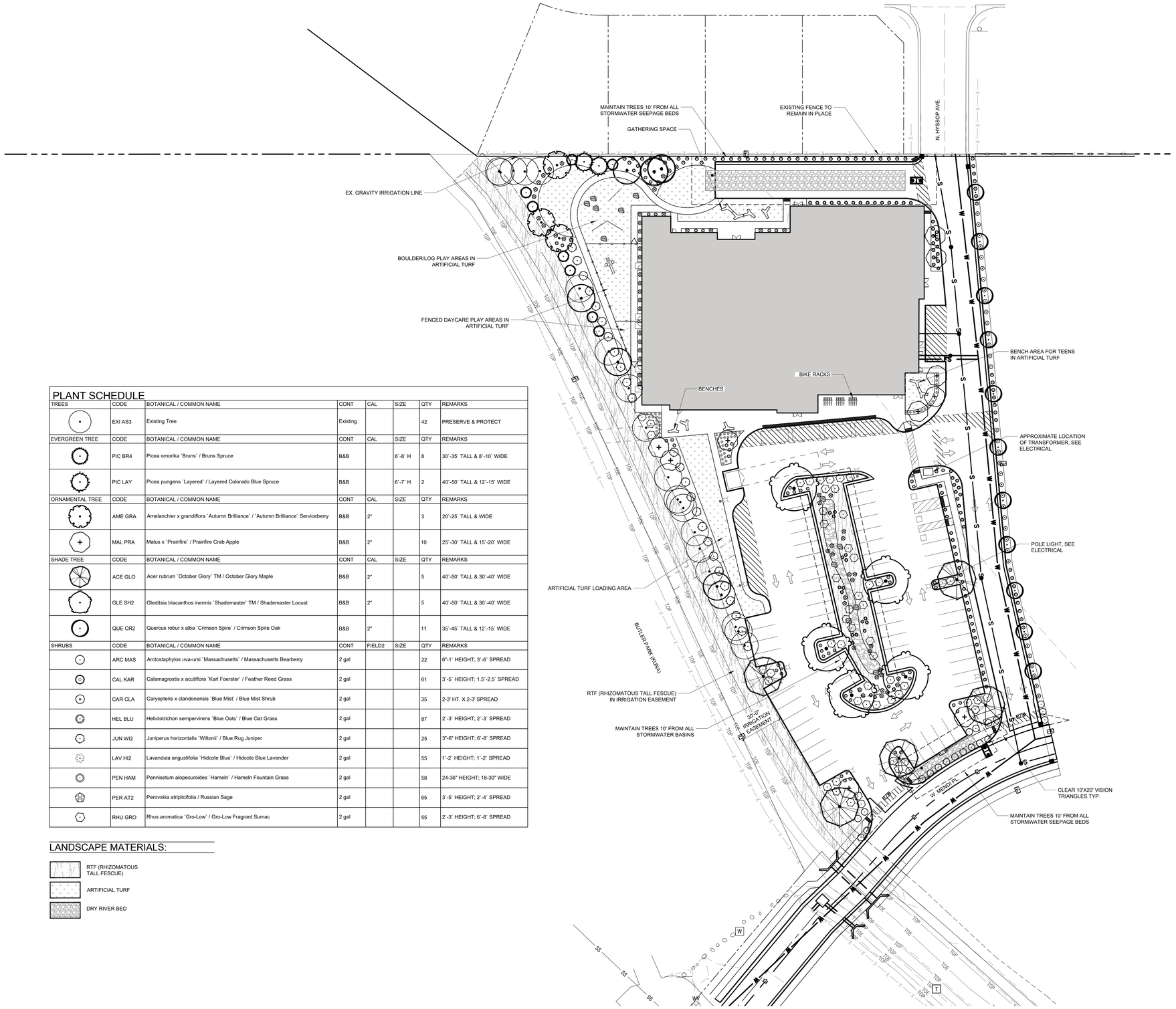
no.	desc.	date

project: 220764
date: 03.08.23

schematic design

Landscape Overview

L1.00



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	EXI AS3	Existing Tree	Existing			42	PRESERVE & PROTECT
EVERGREEN TREE	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	PIC BR4	Picea omorika `Bruns` / Bruns Spruce	B&B		6`-8` H	8	30`-35` TALL & 8`-10` WIDE
	PIC LAY	Picea pungens `Layered` / Layered Colorado Blue Spruce	B&B		6`-7` H	2	40`-50` TALL & 12`-15` WIDE
ORNAMENTAL TREE	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	AME GRA	Amelanchier x grandiflora `Autumn Brilliance` / `Autumn Brilliance` Serviceberry	B&B	2"		3	20`-25` TALL & WIDE
	MAL PRA	Malus x `Prairifire` / Prairifire Crab Apple	B&B	2"		10	25`-30` TALL & 15`-20` WIDE
SHADE TREE	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	ACE GLO	Acer rubrum `October Glory` TM / October Glory Maple	B&B	2"		5	40`-50` TALL & 30`-40` WIDE
	GLE SH2	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B&B	2"		5	40`-50` TALL & 30`-40` WIDE
	QUE CR2	Quercus robur x alba `Crimson Spire` / Crimson Spire Oak	B&B	2"		11	35`-45` TALL & 12`-15` WIDE
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	ARC MAS	Arctostaphylos uva-ursi `Massachusetts` / Massachusetts Bearberry	2 gal			22	6"-1` HEIGHT; 3`-6` SPREAD
	CAL KAR	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			61	3`-5` HEIGHT; 1.5`-2.5` SPREAD
	CAR CLA	Caryopteris x clandonensis `Blue Mist` / Blue Mist Shrub	2 gal			35	2-3' HT. X 2-3' SPREAD
	HEL BLU	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass	2 gal			87	2`-3` HEIGHT; 2`-3` SPREAD
	JUN WI2	Juniperus horizontalis `Wiltonii` / Blue Rug Juniper	2 gal			25	3"-6" HEIGHT; 6`-8` SPREAD
	LAV HI2	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	2 gal			55	1`-2` HEIGHT; 1`-2` SPREAD
	PEN HAM	Pennisetum alopecuroides `Hameln` / Hameln Fountain Grass	2 gal			58	24-36" HEIGHT; 18-30" WIDE
	PER AT2	Perovskia atriplicifolia / Russian Sage	2 gal			65	3`-5` HEIGHT; 2`-4` SPREAD
	RHU GRO	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	2 gal			55	2`-3` HEIGHT; 6`-8` SPREAD

LANDSCAPE MATERIALS:

- RTF (RHIZOMATOUS TALL FESCUE)
- ARTIFICIAL TURF
- DRY RIVER BED

STACK ROCK GROUP

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boys and girls club kuna
w mendi pl
kuna, id 83634

revision:

no.	desc.	date

project: 220764
date: 03.08.23

schematic design

Landscape Plan

L1.01

PLANT SCHEDULE

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- RTF (RHIZOMATOUS TALL FESCUE)
- ARTIFICIAL TURF
- DRY RIVER BED
- MULCH - SEE SPECIFICATIONS

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boys and girls club kuna

w mendi pl
kuna, id 83634

revision:

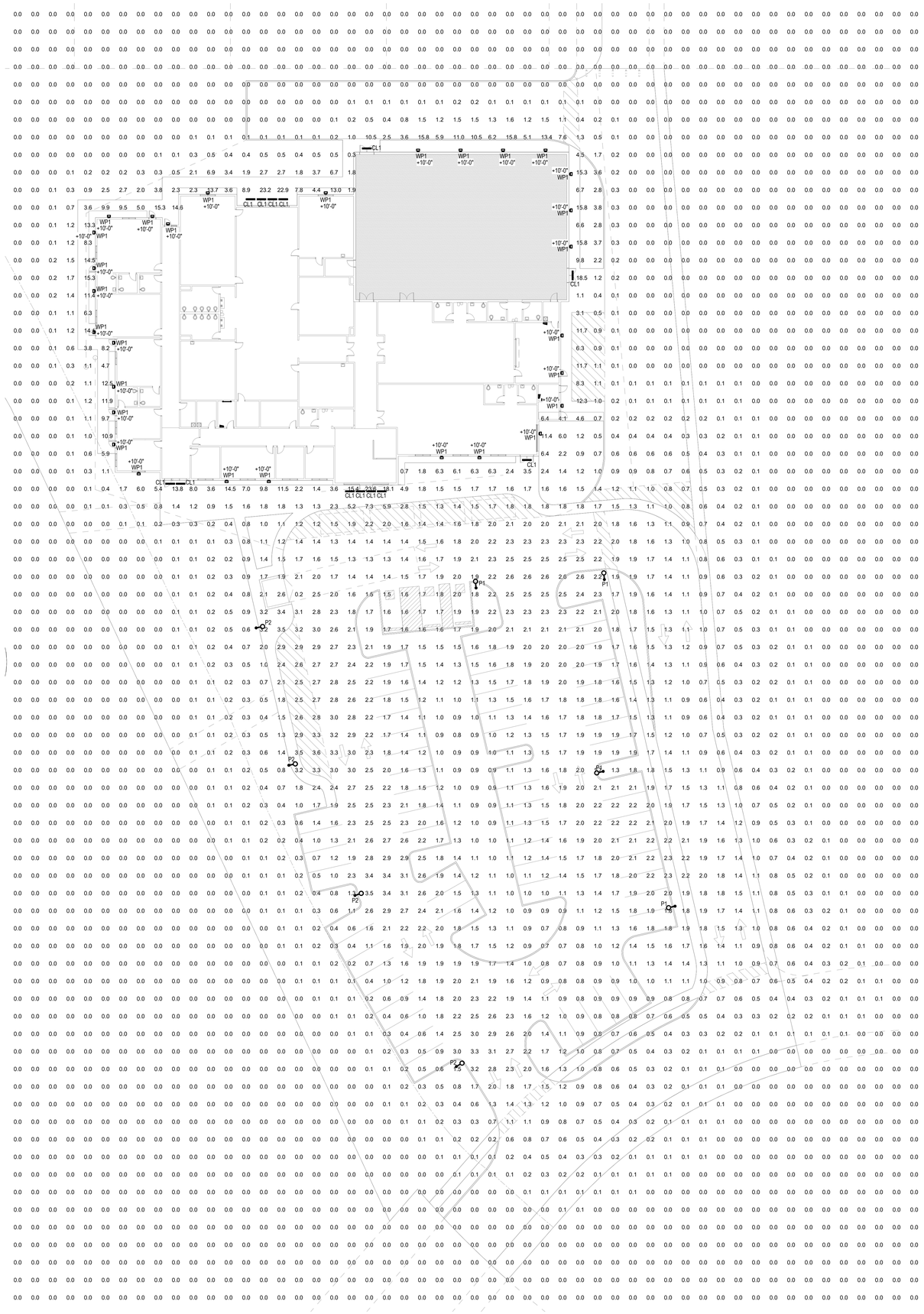
no.	desc.	date

project: 220764
date: 03.08.23

schematic design

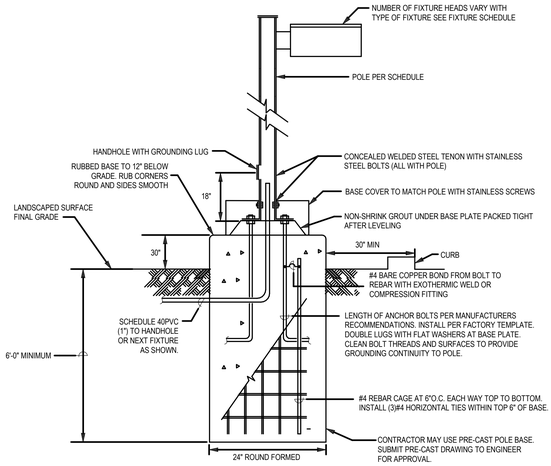
Landscape Plan Color

L1.02



LIGHTING FIXTURE SCHEDULE

TYPE MARK	DESCRIPTION	MOUNTING	WATTAGE	LAMP	MANUFACTURER	MODEL	OR EQUAL BY	NOTES
CL1	LED LINEAR FIXTURE. IP65 RATED, FLUSH LENS	CANOPY	22.4W	LED, 2000L, 4000K	NULITE	RXT-R-FF-05-L40-1C-U-D-S-4		
P1	EXTERIOR POLE LIGHT WITH T5 DISTRIBUTION, MOTION/AMBIENT SENSOR	POLE MOUNTED +20'-0" AFF	102.2W	LED, 14370L, 4000K	LITHONIA	DSX1 LED-P3-40K-8CRI-T5M-MVOLT-SPA-NLTAIR2-PIRHN-DDBXD		
P2	EXTERIOR POLE LIGHT WITH TYPE 4 DISTRIBUTION AND HOUSESIDE SHIELD, MOTION/AMBIENT SENSOR	POLE MOUNTED +20'-0" AFF	102.2W	LED, 13970L, 4000K	LITHONIA	DSX1 LED-P3-40K-8CRI-T4M-MVOLT-SPA-NLTAIR2-PIRHN-HS-DDBXD		
WP1	LED WEDGE WALL PACK, VISUAL COMFORT LENS, WIDE DISTRIBUTION, MOTION/AMBIENT SENSOR	WALL MOUNTED; HEIGHT INDICATED ON PLANS	14.8W	LED, 2075L, 4000K	LITHONIA	WDGE2 LED-P2SW-40K-80CRI-VW-MVOLT-NLTAIR2 PIR DDBXD		



DETAIL NOTES:

1. PROTECTED AREA IMPLIES THE POLE IS INSTALLED AT LEAST 30" FROM PARKING OR DRIVE AREAS.

1 pole light detail
NTS

electrical site plan photometrics
3/64" = 1'-0"

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w mendi pl
kuna, id 83634

revision:
no. desc. date

project: 220764
date: 02.03.23

schematic design

site lighting plan

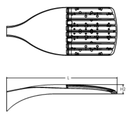
dre.1

D-Series Size 1
LED Area Luminaire

d-series

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Catalog Number	
Notes	
Type	

Fill out fields as needed. Delete if not applicable.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED	P3	40K	80CRI	T5M/T4M			MVOLT	SPA
Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution			Voltage	Mounting
DSX1 LED	**Forward optics**	(this section 70CRI only)		AFR Automotive front row	T3M Type V medium		MVOLT (120V-277V)[1]	**Shipped included**
	P1 P6	30K 3000K	70CRI	T1S Type I short	T5GS Type V low glare		HVOLT (347V-480V)[1,2]	SPA Square pole mounting (#8 drilling)
	P2 P7	40K 4000K	70CRI	T2M Type II medium	T5W Type V wide		XVOLT (277V - 480V)[1,3]	RPA Round pole mounting (#8 drilling)
	P3 P8	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control[4]			SPA5 Square pole mounting (#5 drilling)[5]
	P4 P9	(this section 80CRI only, extended lead times apply)		T3GS Type III low glare[4]	BLC4 Type IV backlight control[4]			RPA5 Round pole mounting (#5 drilling)[5]
	P5	**Rotated optics**		T4M Type IV medium	LCCO Left corner cutoff[4]			SPA8N Square narrow pole mounting (#8 drilling)
		P10[6] P12[6]		T4G Type IV low glare[4]	RCCO Right corner cutoff[4]			WBA Wall bracket[6]
		P11[6] P13[6]	27K 2700K	80CRI				
			30K 3000K	80CRI				
			35K 3500K	80CRI				
			40K 4000K	80CRI				
			50K 5000K	80CRI				

NLTAIR2 PIRHN	(T4M) HS	DDBXD
Control options	**Other options**	**Finish** (required)
Shipped installed	**Shipped installed**	DDBXD Dark Bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[7,8,9,24]	SPD20KV 20KV surge protection	DBLXD Black
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[7,8,24]	HS Houseside shield (black finish standard)[10]	DNAXD Natural Aluminum
PER NEMA twist-lock receptacle only (controls ordered separately)[11]	L90 Left rotated optics[1]	DWHXD White
PERS Five-pin receptacle only (Controls ordered separate)[11,12]	R90 Right rotated optics[1]	DSSTXD Textured dark bronze
PER7 Seven-pin receptacle only (controls ordered separate)[11,12]	CCE Coastal Construction[13]	DBLBXD Textured black
FAO Field adjustable output[14,15]	**Shipped separately**	DNATXD Textured natural aluminum
BL30 Bi-level switched dimming, 30%[16,17]	EGSR External Glare Shield (reversible, field install required, matches housing finish)	DWHGXD Textured white
BL50 Bi-level switched dimming, 50%[16,17]	BSSR Bird Spikes (field install required)	
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]		
DS Dual switching[16,18,21]		

NOTES
1. Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
2. 208, 240, and 480 available in 70CRI and 80CRI. 277V and 347V only available with 80CRI. Contact Technical Support for other possible combinations.
3. T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
4. HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
5. XVOLT driver operates on any line voltage from 277V and 480V (50/60 Hz).
6. XVOLT not available in packages P1 or P12.
7. SPA5, RPA5 and WBA not available with P1 or P12. (Not for use with #8 drilling).
8. NLTAIR2 cannot be combined with Type 5 distributions plus photocell (PER5).
9. NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this link.
10. NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using MVOLT. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using MVOLT. PIR not available with P1 and P10 using XVOLT.
11. PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Controls. Requires luminaire to be specified with PER, PER5 or PER7 option.
12. FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
13. BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS.
14. DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
15. DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
16. Reference Motion Sensor Default Settings table on page 4 to see functionality.
17. Reference Controls Options table on page 4.
18. Requires two separate circuits. Each circuit operates 50% of luminaire.
19. Not available with P1, P2, P3, P4, P5, P10, P11, P12 and P13.
20. Reference Motion Sensor Default Settings table on page 4 to see functionality.
21. Reference Controls Options table on page 4.
22. HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory, see Accessories information.
23. SPD20KV not available with NLTAIR2 PIRHN. SPD20KV is standard with all other PIR options.
24. Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.

Shield Accessories

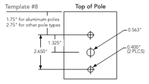
External Glare Shield (EGS)

House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION

Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Adapter Required	Single Unit	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DWI76AS	DWI2AS	DWI2NS	DWI3NS	DWI3AS	DWI4NS
Drilling Pattern for Accessory Tenon Mounting Slipfitter (Top View) Dimensions							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

*Includes luminaires and integral mounting arm. Either tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM2A	2 @ 90 DM2B	3 @ 90 DM3	3 @ 120 DM32	4 @ 90 DM4B
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	—	1.58
DSX1 with SPA5, SPA8N	0.70	1.40	1.30	1.66	—	1.68
DSX1 with RPA, RPA5	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with WA	0.83	1.66	1.50	2.09	2.09	2.09

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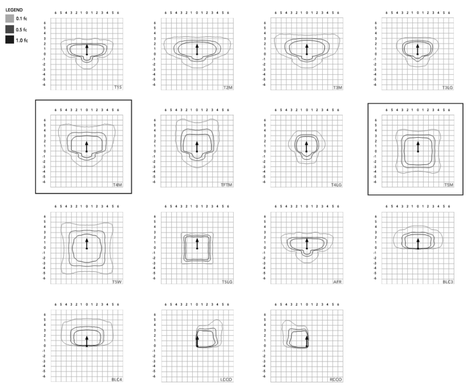
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's homepage.

Isofootcandle plots for the DSX1 LED P9 40K 70CRI. Distances are in units of mounting height (25').

LEGEND
0.1 fc
0.5 fc
1.0 fc



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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

LED Count	Drive Current (mA)	Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)				40K (4000K, 70 CRI)				50K (5000K, 70 CRI)			
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P5	51W	T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T2M	7,203	1	0	2	142	7,507	2	0	3	147	7,653	2	0	3	150
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152
				T3GS	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154
				T4G	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140
				T5W	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155
				T5M	7,609	1	0	2	149	7,930	2	0	2	156	8,084	1	0	2	159
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161
				T5GS	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159
				BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114
				RCCO	5,348	0	0	2	105	5,575	0	0	2	109	5,682	0	0	2	112
				LCCO	5,348	0	0	2	105	5,575	0	0	2	109	5,682	0	0	2	112
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
30	700	P2	68W	T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
				T3M	9,368	2	0	3	138	9,763	2	0	3	144	9,953	2	0	3	147
				T3GS	8,368	1	0	2	123	8,721	1	0	2	129	8,891	1	0	2	131
				T4M	9,507	2	0	3	140	9,909	2	0	3	146	10,102	2	0	3	149
				T4G	8,647	1	0	2	128	9,012	1	0	2	133	9,187	1	0	2	136
				T5W	9,573	2	0	3	141	9,977	2	0	3	147	10,172	2	0	3	150
				T5M	9,782	4	0	2	144	10,195	4	0	2	150	10,393	4	0	2	153
				T5W	9,940	4	0	2	147	10,360	4	0	2	153	10,562	4	0	2	156
				T5GS	9,810	3	0	1	145	10,224	3	0	1	151	10,423	3	0	1	154
				BLC3	6,814	0	0	2	101	7,101	0	0	2	105	7,240	0	0	2	107
				BLC4	7,038	0	0	3	104	7,334	0	0	3	108	7,477	0	0	3	110
				RCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				LCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
30	1050	P3	102W	T1S	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147
				T2M	13,015	2	0	3	128	13,605	2	0	3	133	13,871	2	0	3	136
				T3M	13,206	2	0	4	129	13,765	2	0	4	135	14,031	2	0	4	137
				T3GS	11,797	2	0	2	115	12,294	2	0	2	120	12,534	2	0	2	123
				T4M	13,403	2	0	4	131	13,964	2	0	4	137	14,241	2	0	4	139
				T4G	12,190	2	0	2	119	12,704	2	0	2	124	12,952	2	0	2	127
				T5W	13,496	2	0	4	132	14,065	2	0	4	138	14,339	2	0	4	140
				T5M	13,790	4	0	2	135	14,371	4	0	2	141	14,652	4	0	2	143
				T5W	14,013	4	0	3	137	14,605	4	0	3	143	14,899	4	0	3	146
				T5GS	13,830	3	0	2	135	14,413	3	0	2	141	14,694	3	0	2	144
				BLC3	9,606	0	0	2	94	10,011	0	0	2	98	10,206	0	0	2	100
				BLC4	9,921	0	0	3	97	10,340	0	0	3	101	10,541	0	0	3	103
				RCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				LCCO	9,692	1	0	2	95	10,101	1	0	2	99	10,298	1	0	2	101
				AFR	14,093	2	0	2	138	14,687	2	0	2	144	14,973	2	0	2	147

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NULITE

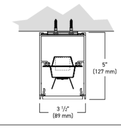
DATE: PROJECT:

CATALOG #: TYPE: QTY:

REGOLO IP65 RATED

RXT-R
Direct

Surface Mount /Flush Lens
Integral Driver



- IP65 rated exterior linear luminaire designed for demanding environments for protection against water, dust, oil, and non-corrosive material.
- Rugged three-sided .125" thick aluminum housing with welded seams and end caps. Housing standard finish is electrostatically applied textured white power coat paint. Optional silver, black, or custom color paints finishes.
- Long life distributed LED array in a variety of lumen output packages. LED color is available in 3000K, 3500K or 4000K with a CRI of 80 or 90. Custom outputs are available. Module is replaceable. L90=80,000 hrs.
- Fully sealed gasketed lens and electrical fittings.

RXT-R (Flush Frosted Lens)
100% Downlight

Light Output and Energy Consumption*

Light Level	Lm/ft	Watts/ft	Efficacy
03	307	3.6	79.8
05	497	5.6	88.3
07	682	7.9	86.6
09	928	10.9	85.7

*Lumen output may vary. 3500K / 80 CRI used for above results.

ORDERING INFORMATION

SAMPLE NUMBER: RXT-R-FF-07L35-1C-U-D-W-4

RXT-R	FF	05	L40	1C
SERIES	DIRECT SHIELDING	LUMEN PACKAGE*	CRI/ CCT	CIRCUIT*
RXT-R - Regolo 4" wide IP65 rated surface mount	FF - Flush Frosted	03 – 300 lm/ft 05 – 500 lm/ft 07 – 700 lm/ft 09 – 900 lm/ft XX	L30 - 80 CRI, 3000K L35 - 80 CRI, 3500K L40 - 80 CRI, 4000K K30 - 90 CRI, 3000K K35 - 90 CRI, 3500K K40 - 90 CRI, 4000K	1C - Single Circuit 1E - Single Circuit with EM Circuit 1B5 - Single Circuit with 5W Battery Pack 1B7 - Single Circuit with 7W Battery Pack 1B10 - Single Circuit with 10W Battery Pack 1B12 - Single Circuit with 12W Battery Pack CEC - CEC Compliant (10W Battery Pack)

Notes:
1. Nominal lumen output for 3500K, 80 CRI.
2. Consult factory for custom lumen package.
3. In order to have a battery or emergency circuit, luminaire is required to be 1C. Consult factory for additional options.
4. Consult factory for custom durations and custom dimming options. See page 2 for additional information.
5. Consult factory for additional options.
6. Consult factory for availability.
7. Freeze notes 1 – 120 volt or 2 – 277 volt.

U	D	5	4	—
VOLTAGE	DRIVER*	LUMINAIRE FINISH	LENGTH	OPTIONS
U - Universal 1 - 120 Volt 2 - 277 Volt	**Dimming 0-10V** D - Dims to 1% (Standard) DD - Dims to 1%, fade to off DD2 - Eldoled Solodriver, dims to 0% **DALI Dimming** ELE - Eldoled Exodriver, dims to 1% ELS - Eldoled Solodriver, dims to 0% **Lutron Dimming** LT2 - Lutron HiLume® 2 Wire 120V Forward Phase, dims to 1% L15 - Lutron HiLume® N-Series, dims to 1% L16 - Lutron HiLume® 5-Series, dims to 5%	W - White (Standard) S - Silver B - Black CC* - Custom Color	2 - 2 ft 3 - 3 ft 4 - 4 ft 5 - 5 ft 6 - 6 ft 7 - 7 ft 8 - 8 ft XX* - x ft	GTD* - Generator transfer device ETS* - Eletsonic transfer switch GLR - Fusing FDS - Finished end cap with integrated sensor SDS - Standard end cap sensor VR - Vandal resistant

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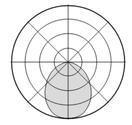
NULITE

RXT / RXT-R

PHOTOMETRICS

RXT-R FROSTED FLUSH LENS
DIRECT DISTRIBUTION
Cat # RXT-R-FF-07L35-1C-U-D-W-4
ITL Test #: ITL91390
Total Delivered Lumens: 2728
Input Watts: 31.5
Efficacy: 87 lm/W
100% Downlight



Luminance Data (CD/SQ.M)

Angle in Degrees	Average 0-Deg	Average 45-Deg	Average 90-Deg
45	8376	7960	7443
55	7389	7026	6473
65	6428	6086	5593
75	5283	5073	4689
85	3948	3948	3864

Zonal Lumen Summary

Zone	Lumens	%Fixt
0-30	876	32
0-40	1378	51
0-60	2250	83
0-90	2728	100
0-180	2728	100

Nulite provides flexibility in meeting the needs of each project by easily integrating with several manufacturers for lighting control options.

0-10V: A non-directional dimming system. The control system tells the LED driver what to do and it adjusts according to the voltage on the control circuit.

DALI: Digital Addressable Lighting Interface is a simple two-wire control connection that goes to each fixture to form the control network. It allows LED drivers to be controlled independently from lighting control circuits.

Solution	Manufacturer	Prefix	Series	Dim Level	Quantity of Wires	Dim to Dark (Smooth)	Fade to Off
Dimming 0-10V							
D	Variable			1%	2		
DD	Variable			1%	2	X	
DD2	eldoLed		SOLOdrive	0%	2	X	
DALI Dimming							
ELE	eldoLed		ECOdrive	1%	2	X	
ELS	eldoLed		SOLOdrive	0%	2	X	
Lutron Dimming							
LT2	Lutron	LTEA	Hi-lume™ 2 Wire 120V forward phase	1%	No Control Wires - Uses Hot		
L15	Lutron	LDE1	Hi-lume™ - H Series	1%	2	X	
L16	Lutron	LDE5	5-Series	5%	2		

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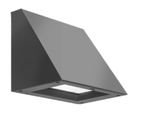


WDGE2 LED
Architectural Wall Sconce
Visual Comfort Optic

Catalog Number	
Notes	
Type	

Fill out fields as needed. Delete if not applicable.

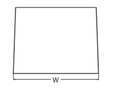
Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight: (without options)	13.5 lbs



WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI)					
					P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W			750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	Precision Refractive	10W	18W	Standalone / nLight	--	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	P2SW Package	40K Color Temperature	80CRI CRI	VW Distribution	MVOLT[1] Voltage	Mounting
WDGE2 LED	P1[1] P15W	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT 347[1]	**Shipped included**
	P2[1] P25W	30K 3000K	90CRI	VW Visual comfort wide	480[1]	SRM Surface mounting bracket
	P3[1] P35W	35K 3500K				ICW[2] Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[3]
	P4[1] Door with small window (CW) is required to accommodate sensors. See page 2 for more details.	40K 4000K				
	P5[1]	50K[1] 5000K				**Shipped separately**
						AWS 3/8inch Architectural wall spacer
						PBBW 5-gallon mounted back box (top, left, right conduit entry). Use when there is no junction box available.

NLTAIR2 PIR DDBXD

Options		Finish
E4WH Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	**Standalone Sensors/Controls** (only available with P15W, P25W & P35W)	DDBXD Dark bronze
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 0°C min)	PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DBLXD Black
E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DNAXD Natural aluminum
PE* Photocell, Button Type	PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DWHXD White
DS* Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	PIRHFC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSXD Sandstone
DMG* 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	**Networked Sensors/Controls** (only available with P15W, P25W & P35W)	DDBTXD Textured dark bronze
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	NLTAIR2 PIR nLight AIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.	DBLBXD Textured black
BAA Buy American Act Compliant	NLTAIR2 PIRH nLight AIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for out of box functionality.	DNATXD Textured natural aluminum
		DWHGXD Textured white
		DSSTXD Textured sandstone

Electrical Load

Performance Package	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
P1 / P15W	10W	0.082	0.049	0.043	0.038	--	--
	15W	--	--	--	--	0.046	0.033
P2 / P25W	15W	0.132	0.081	0.072	0.064	--	--
	18W	--	--	--	--	0.056	0.041
P3 / P35W	23W	0.195	0.114	0.100	0.088	--	--
	26W	--	--	--	--	0.079	0.058
P4	35W	0.302	0.175	0.152	0.134	--	--
	38W	--	--	--	--	0.115	0.086
P5	48W	0.434	0.241	0.211	0.184	--	--
	52W	--	--	--	--	0.157	0.119

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Light Engine	Lumens
E4WH	VF	646
	VW	647
E10WH	VF	1,658
	VW	1,701
E20WC	VF	2,840
	VW	2,913

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

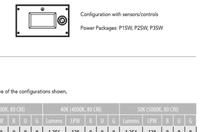
Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

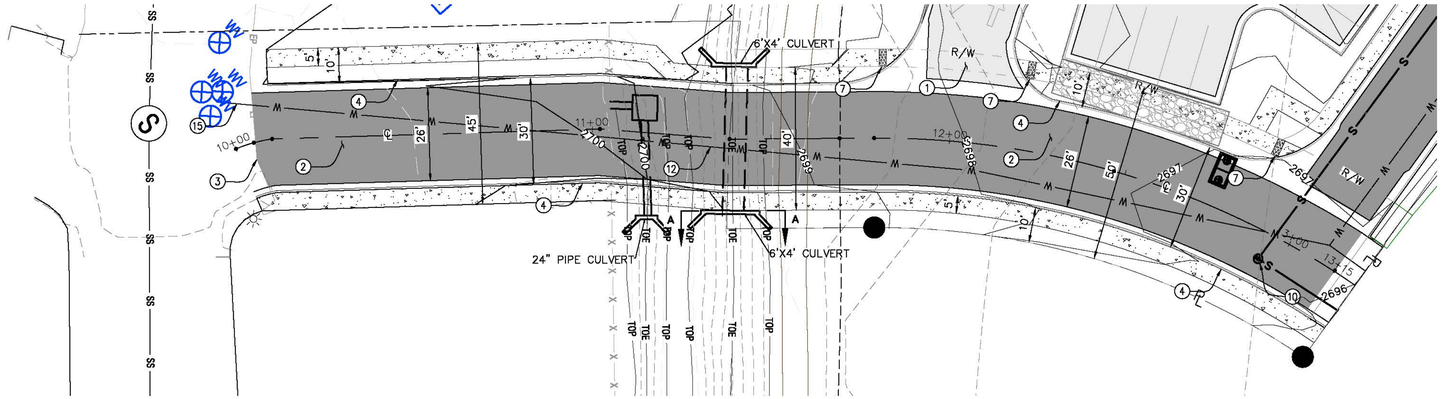
Accessories

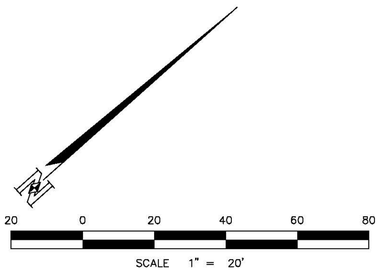
Ordered and shipped separately.

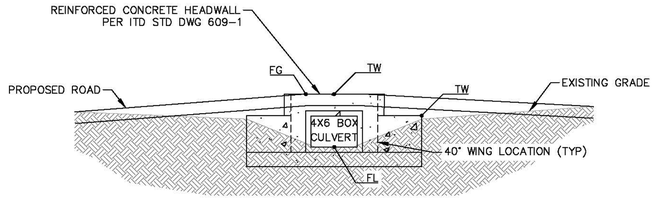
WDGEAWS DDBXD WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE2PBBW DDBXD U WDGE2 surface mounted back box (specify finish)

NOTES
1. P1-P5 not available with sensors/controls. Sensors/controls only available with P15W, P25W and P35W.
2. 50K not available in 90CRI.
3. 347V and 480V not available with E4WH, E10WH, E20WC or DS.
4. PE not available in 480V or with sensors/controls
5. DS option not available with E4WH, E10WH, E20WC or sensors/controls.
6. DMG option not available with sensors/controls
7. Not qualified for DLC. Not available with emergency battery backup or sensors/controls


Default configuration with no sensors/controls.
Power Packages: P1, P2, P3, P4, P5
Small Window (SW) configuration
Power Packages: P15W, P25W, P35W







SECTION A-A
NOT TO SCALE

CONSTRUCTION NOTES

1. INSTALL LIGHT DUTY FLEXIBLE PAVEMENT SECTION PER DETAIL 1 ON THIS PAGE.
2. INSTALL MEDIUM DUTY FLEXIBLE PAVEMENT SECTION PER DETAIL 2 ON THIS PAGE.
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10. INSTALL STANDARD MANHOLE TYPE A PER ISPWC SD-501
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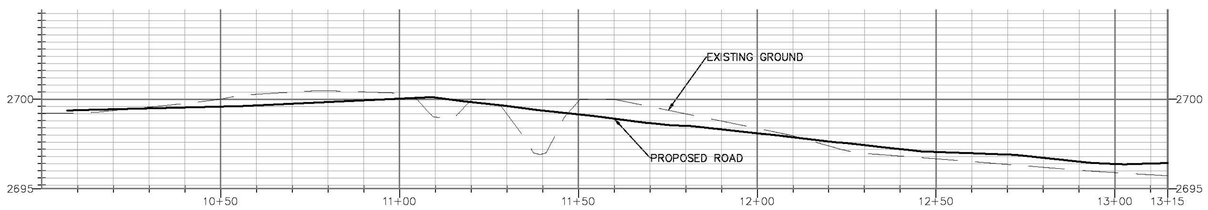
12. INSTALL WATER SERVICE AND BACKFILL PER ISPWC SD-301. REFER TO WATER DATA TABLE ON THIS SHEET FOR ADDITIONAL INFORMATION. REFER TO PLUMING AND MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
15. CONNECT TO EXISTING WATER SERVICE. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.



ROAD PROFILE
HORZ SCALE 1"=20'
VERT SCALE 1"=4'

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kuna, id 83634

revision:
no. desc. date

project: 322-101.1
date: 02/03/2023
drawn: KS
checked: CS

schematic design

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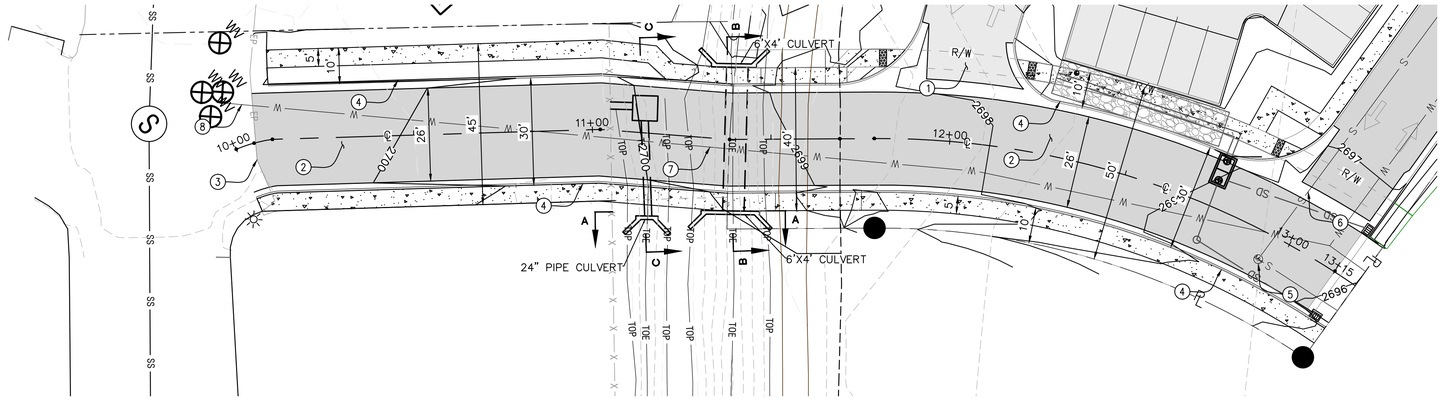
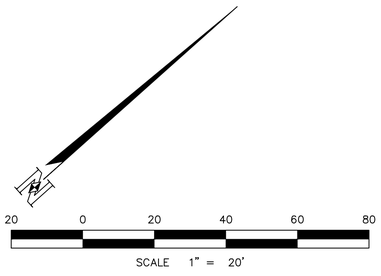
nasland.com

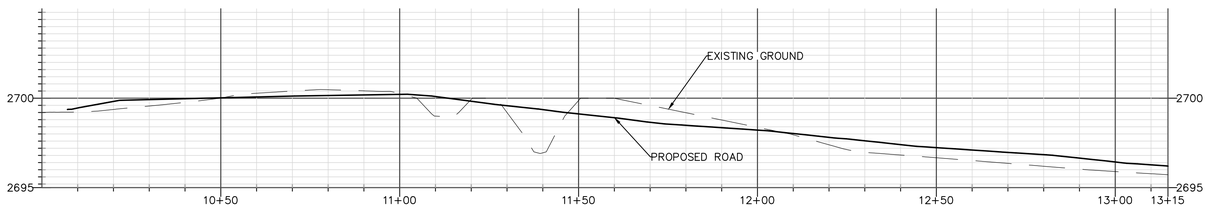
City of Kuna

PRELIMINARY ROAD IMPROVEMENT PLANS

C1.0

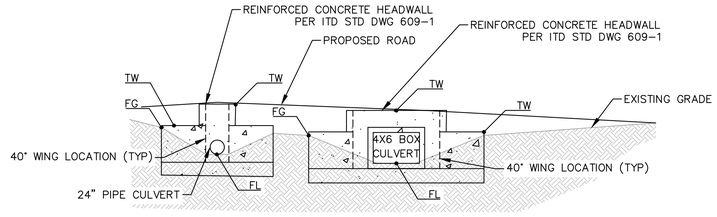






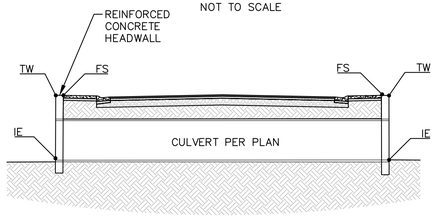
ROAD PROFILE

HORZ SCALE 1"=20'
VERT SCALE 1"=4'



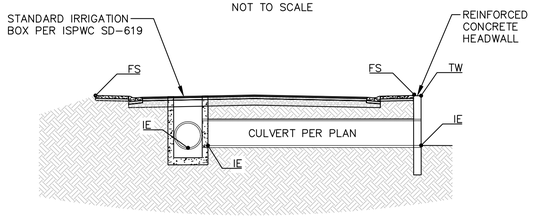
SECTION A-A

NOT TO SCALE



SECTION B-B

NOT TO SCALE



SECTION C-C

NOT TO SCALE

CONSTRUCTION NOTES

1. INSTALL LIGHT DUTY FLEXIBLE PAVEMENT SECTION PER DETAIL 1 ON THIS PAGE.
2. INSTALL MEDIUM DUTY FLEXIBLE PAVEMENT SECTION PER DETAIL 2 ON THIS PAGE.
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5. INSTALL PEDESTRIAN RAMP WITH TACTILE WARNING SURFACE PER ISPWC/ACHD SD-712.
6. INSTALL STANDARD MANHOLE TYPE A PER ISPWC SD-501
7. INSTALL 8" SEWER LINE AND BACKFILL PER ISPWC SD-301. REFER TO WATER DATA TABLE ON THIS SHEET FOR ADDITIONAL INFORMATION. REFER TO PLUMBING AND MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
8. CONNECT TO EXISTING WATER SERVICE. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.

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kuna, id 83634

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schematic design

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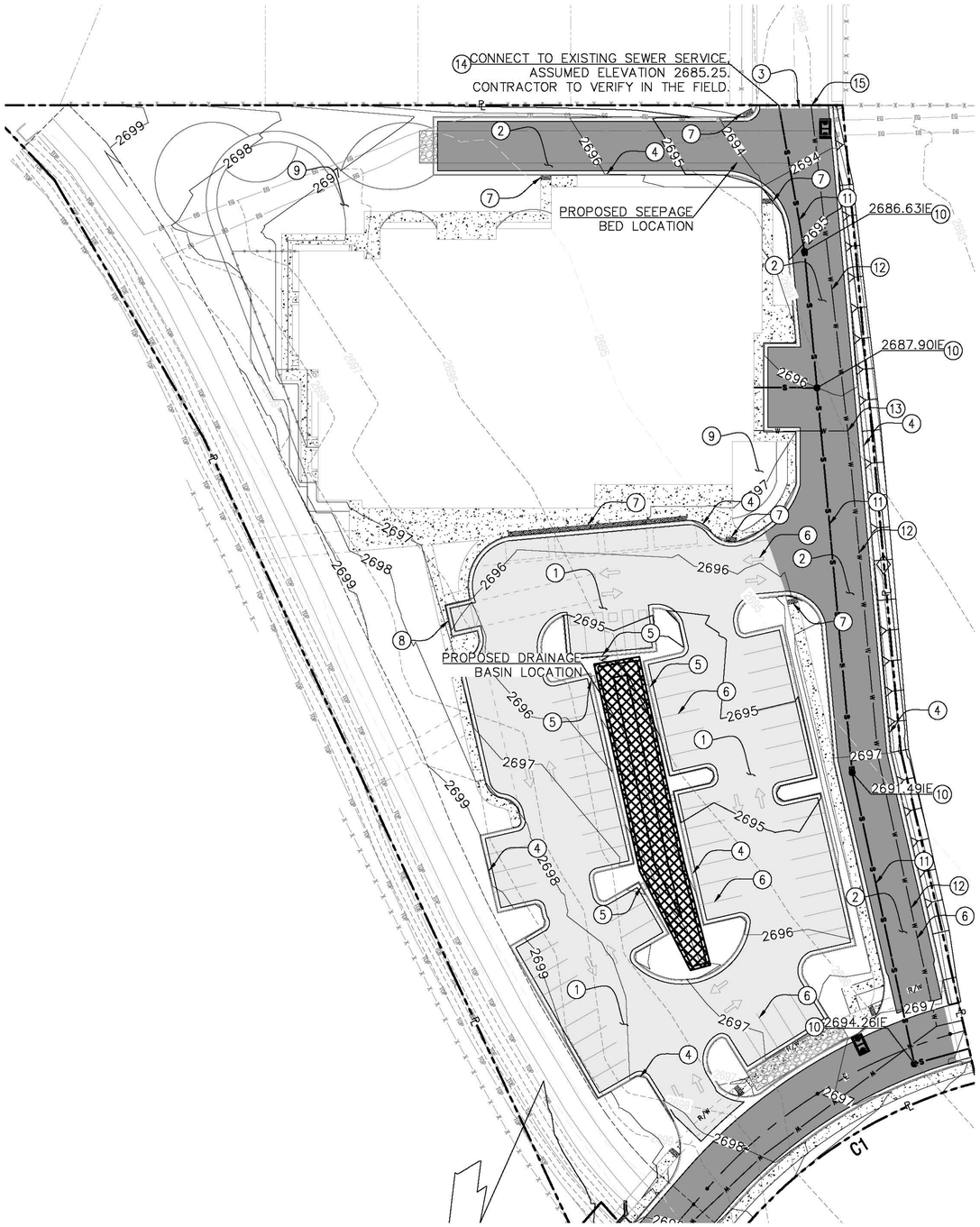
City of Kuna

PRELIMINARY ROAD IMPROVEMENT PLANS

C1.0



30 0 30 60 90 120

SCALE 1" = 30'

CONSTRUCTION NOTES

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13. INSTALL THRUST BLOCK PER ISPWC SD-403.
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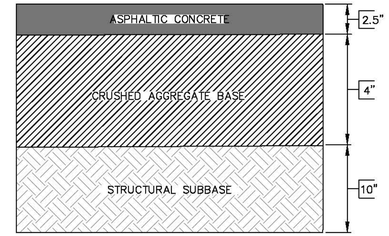
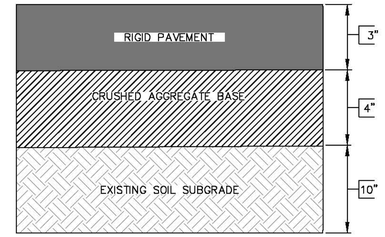


NOTES:

1. REFER TO ISPWC SECTION-800 AND THE "GEOTECHNICAL INVESTIGATION BOYS AND GIRLS CLUB WEST MENDI DRIVE" PREPARED BY ATLAS TECHNICAL CONSULTANTS, LLC, DATED SEPTEMBER 27, 2022 FOR ADDITIONAL INFORMATION AND INSTALLATION RECOMMENDATIONS.

LIGHT DUTY FLEXIBLE PAVEMENT DETAIL 1

NOT TO SCALE



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MODERATE DUTY FLEXIBLE PAVEMENT DETAIL 2

NOT TO SCALE

LEGEND

PROPERTY LINE	PL
EXISTING CONTOUR	25
EXISTING SEWER LINE	SS
EXISTING WATER LINE	W
EXISTING POWER LINE	OHP
PROPOSED CONTOUR	25
PROPOSED STORM DRAIN LINE	
PROPOSED SEWER LINE	S
PROPOSED WATER LINE	W
PROPOSED CLEANOUT	O
PROPOSED CATCH BASIN	
PROPOSED OBSERVATION WELL	
PROPOSED SAND AND GREASE TRAP	
PROPOSED SEEPAGE BED	
PROPOSED FLEXIBLE PAVEMENT (LIGHT)	
PROPOSED FLEXIBLE PAVEMENT (MODERATE)	
PROPOSED CONCRETE SIDEWALK	

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project: 322101.1
date: 02/02/2023
drawn: KS
checked: CS

schematic design

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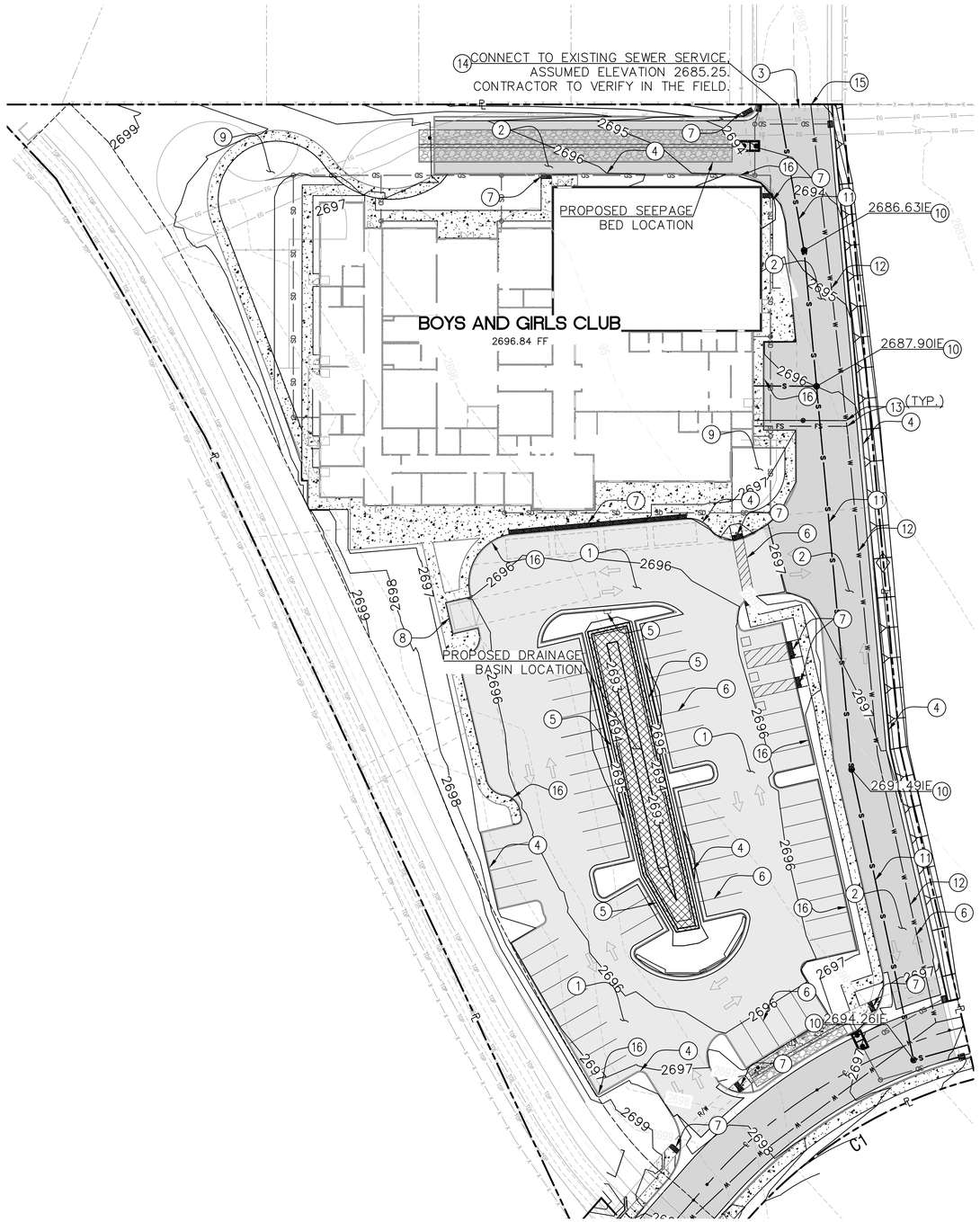
City of Kuna

PRELIMINARY GRADING AND UTILITY PLAN

C2.0



30 0 30 60 90 120

SCALE 1" = 30'

CONSTRUCTION NOTES

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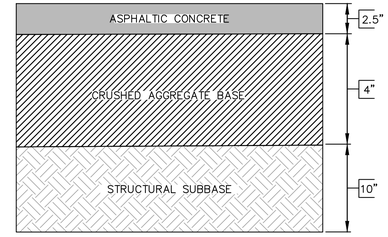
14. CONNECT TO EXISTING SEWER SERVICE. CONTRACTOR TO VERIFY EXISTING SEWER SERVICE LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
15. CONNECT TO EXISTING WATER SERVICE. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION.
16. INSTALL 6" VERTICAL CURB (NO GUTTER) PER ISPWC SD-701A



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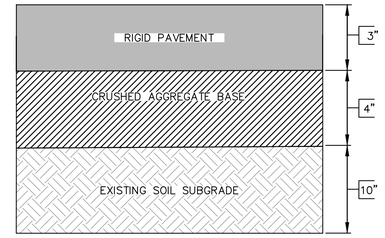
LIGHT DUTY FLEXIBLE PAVEMENT DETAIL 1

NOT TO SCALE



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MODERATE DUTY FLEXIBLE PAVEMENT DETAIL 2

NOT TO SCALE

LEGEND

PROPERTY LINE
EXISTING CONTOUR
EXISTING SEWER LINE
EXISTING WATER LINE
EXISTING POWER LINE
PROPOSED CONTOUR
PROPOSED STORM DRAIN LINE
PROPOSED SEWER LINE
PROPOSED WATER LINE
PROPOSED CLEANOUT
PROPOSED CATCH BASIN
PROPOSED OBSERVATION WELL
PROPOSED SAND AND GREASE TRAP
PROPOSED SEEPAGE BED
PROPOSED FLEXIBLE PAVEMENT (LIGHT)
PROPOSED FLEXIBLE PAVEMENT (MODERATE)
PROPOSED CONCRETE SIDEWALK
PROPOSED DRAINAGE BASIN

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schematic design

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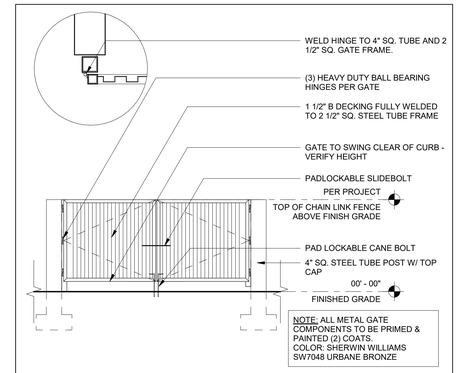
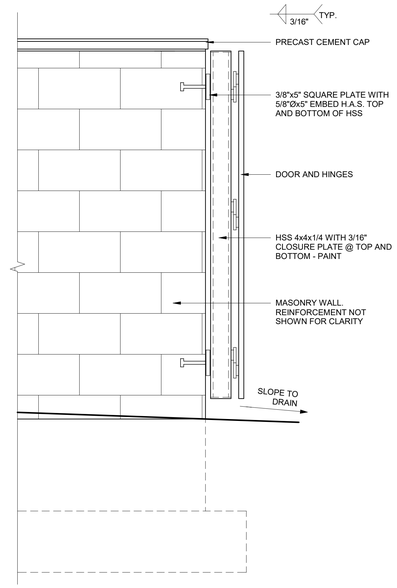


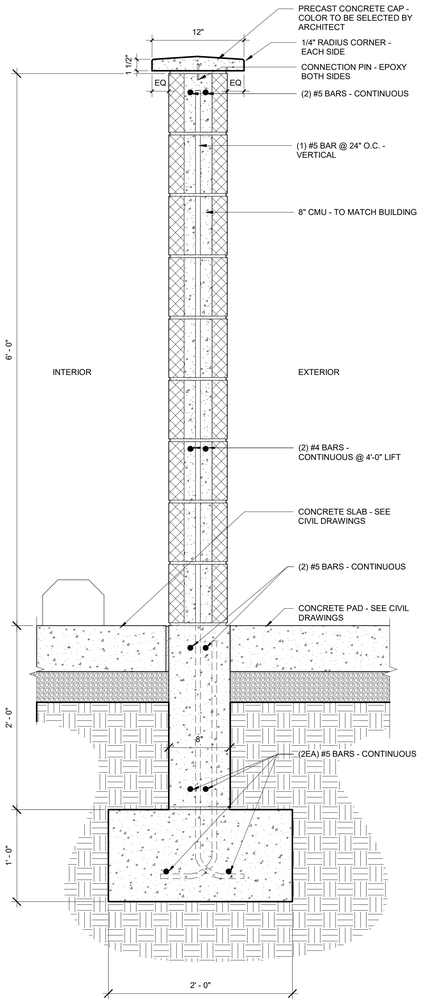
10 trash enclosure gate elevation

1/4" = 1'-0"



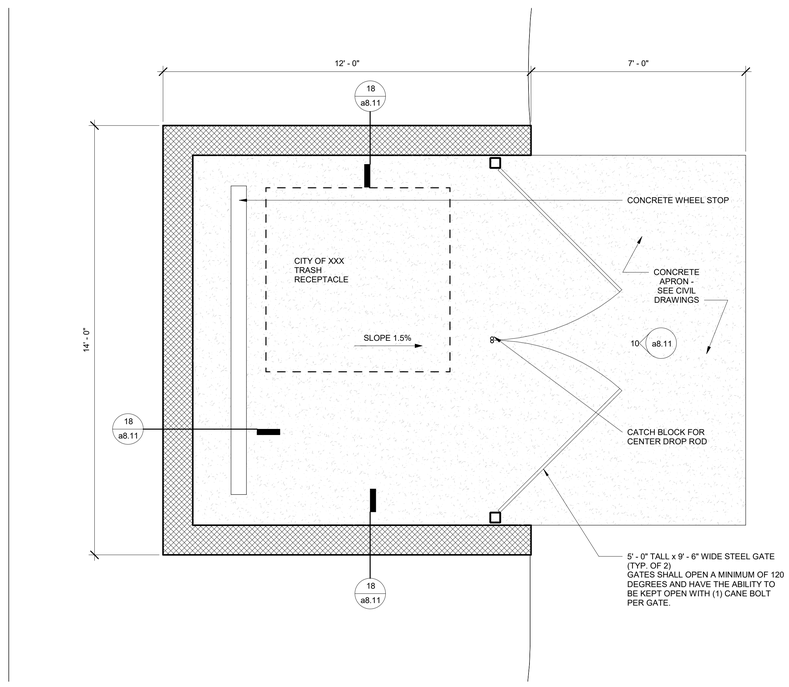
17 door connection @ trash enclosure

1" = 1'-0"



18 trash enclosure wall

1 1/2" = 1'-0"



19 trash enclosure enlarged plan

1/2" = 1'-0"

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kuna, id 83634

revision:

no.	desc.	date

project: 220764
date: 02.03.23

schematic design

site details

a8.11

Doug Hanson

From: Doug Hanson
Sent: Monday, February 13, 2023 3:50 PM
To: PWoffice; Catherine Feistner; Paul Stevens; Mike Fratusco; Scott FCCNWI; TLawrence Kuna Fire; planningreview@achdidaho.org; Bobby Withrow; Chad.Gordon@jmsanitation.com; lbadigian@cdhd.idaho.gov; Morgan Treasure
Subject: 23-04-DR (Design Review) City of Kuna Request for Comment
Attachments: 23-04-DR Boys & Girls Club Transmittal Packet.pdf

Agency Transmittal – February 13, 2023

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

FILE NUMBER:	23-04-DR (Design Review) Boys & Girls Club
PROJECT DESCRIPTION	The Boys & Girls Club request Design Review approval for site design, building, and landscaping. (APN: S1323131150).
SITE LOCATION	W Mendi Place Kuna, ID 83634
OWNER	Colleen Braga 610 E 42nd Street Garden City, ID 83714 208-639-3170 colleen@adaclubs.org
REPRESENTATIVE	Katrina Kulm, Erstad Architects 310 N 5th Street Boise, ID 83702 208-331-9031 kkulm@erstadarchitects.com
SCHEDULED HEARING DATE	Wednesday, **March 14, 2023** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Doug Hanson 208.287.1771 dhanson@kunaid.gov
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.	

Best,

Doug Hanson
Planning and Zoning Director
City of Kuna

751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771

Doug Hanson

From: Chad Gordon <chad.gordon@jmsanitation.com>
Sent: Tuesday, February 28, 2023 11:25 AM
To: Doug Hanson
Subject: Re: FW: 23-04-DR (Design Review) City of Kuna Request for Comment

The enclosure will need bollards inside the enclosure instead of the concrete wheel stop. The bollards can be set a foot off the back wall. As well the gates need to be mounted at the end of the CMU walls allowing the gates to swing past 90 degrees in the open position. Lastly they need holes drilled in the ground for the cane bolts to hold the doors in the open position. Let me know if you have any questions.

Thanks,

On Mon, Feb 27, 2023 at 1:58 PM Doug Hanson <dhanson@kunaid.gov> wrote:

> Chad,
>
> Please find the trash enclosure detail attached.
>
> Best,
>
> Doug Hanson
>
> Planning and Zoning Director
>
> City of Kuna
>
> 751 W 4th St
>
> Kuna, ID 83634
>
> dhanson@kunaid.gov
>
> 208.287.1771

From: Katrina Kulm <kkulm@erstadarchitects.com>
Sent: Monday, February 27, 2023 1:08 PM
To: Doug Hanson <dhanson@kunaid.gov>; colleen@adaclubs.org
Subject: RE: 23-04-DR (Design Review) City of Kuna Request for Comment

Doug –

We intend to use the same CMU as the project and are still sorting out the appropriate size but the details are attached.

katrina kulm
architect, partner
AIA

kkulm@erstadarchitects.com
208.639.5804 direct
208.331.9031 main

different is good

erstad

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From: Doug Hanson <dhanson@kunaid.gov>
Sent: Monday, February 27, 2023 8:38 AM
To: colleen@adaclubs.org; Katrina Kulm <kkulm@erstadarchitects.com>
Subject: FW: 23-04-DR (Design Review) City of Kuna Request for Comment

Good morning,

Is there a detail of the trash enclosure with location and materials used? Thanks!

Best,

Doug Hanson

Planning and Zoning Director

City of Kuna

751 W 4th St

Kuna, ID 83634

dhanson@kunaid.gov

208.287.1771

From: Chad Gordon <chad.gordon@jmsanitation.com>
Sent: Monday, February 13, 2023 4:44 PM
To: Doug Hanson <dhanson@kunaid.gov>
Subject: Re: 23-04-DR (Design Review) City of Kuna Request for Comment

Doug,

Can I get a detailed drawing of the trash enclosure with the dimensions and materials used?

Thanks,

On Mon, Feb 13, 2023 at 3:50 PM Doug Hanson <dhanson@kunaid.gov> wrote:

Agency Transmittal – February 13, 2023

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

FILE NUMBER:	23-04-DR (Design Review) Boys & Girls Club
PROJECT DESCRIPTION	The Boys & Girls Club request Design Review approval for site design, building, and landscaping. (APN: S1323131150).
SITE LOCATION	W Mendi Place Kuna, ID 83634
OWNER	Colleen Braga 610 E 42nd Street Garden City, ID 83714 208-639-3170 colleen@adaclubs.org
REPRESENTATIVE	Katrina Kulm, Erstad Architects 310 N 5th Street Boise, ID 83702 208-331-9031 kkulm@erstadarchitects.com
SCHEDULED HEARING DATE	Wednesday, **March 14, 2023** at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, ID 83634
STAFF CONTACT	Doug Hanson 208.287.1771 dhanson@kunaid.gov
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.	

Best,

Doug Hanson

Planning and Zoning Director

City of Kuna

751 W 4th St

Kuna, ID 83634

dhanson@kunaid.gov

208.287.1771

--

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

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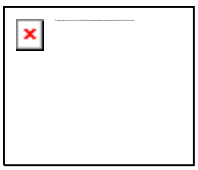

Chad J. Gordon
J&M Sanitation Inc.
Office # (208) 922-3313
Fax # (208) 922-4033
Cell # (208) 941-6371
E-mail : chad.gordon@jmsanitation.com

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 # 23-04-DR - Boys & Girls Club

Preliminary / Final / Short Plat _____

Development Name/Section City of Kuna

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

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

☐ 4. 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 Bach Date: 3/3/23

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 March 2023**	
RE:	**Public Works Comments**	
	Boys & Girls Club – 23-04-DR (Design Review)	

The Boys & Girls Club property, 23-04-DR, design review request dated 13 February 2023 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 recommends the applicant acquire EDU's from a developer who has reserved capacity in the Danskin sewer basin prior to approval of this application. Public Works staff can support approval of this application if the above condition is met as well as the other conditions in 4.b, 5.a, and 6.b.

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) 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.
b) The applicant is located within the Danskin sewer basin which is currently at capacity. If the applicant wishes to proceed with this project, they will need to purchase EDU's that are reserved in this basin. The closest sewer connection point is to the north in N Hyssop Ave. The applicant shall upsize two sections of 8" offsite pipe that are approximately 350' in total.
c) All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality (DEQ) requirements. Documentation shall be provided to the City of Kuna.
d) 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 in N Hyssop Ave. The applicant shall design and construct water from N Hyssop Ave to W Mendi Pl. The cross at W Mendi Pl and N Giori St will need to be reconstructed to accommodate a larger size pipe to the northeast.
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) The closest pressurized irrigation connection point is to the north. The applicant shall design and construct pressurized irrigation pipe from the north boundary to the 12" main in N Giori St.
c) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
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.