

OFFICIALS

Dana Hennis, Chairman
Bryan Clark, Vice Chairman
Ginny Greger, Commissioner
Jim Main, Commissioner
Bobby Rossadillo, Commissioner

CITY OF KUNA
City Hall Council Chambers
751 W 4th Street, Kuna, ID 83634
Planning & Zoning Commission
REGULAR MEETING AGENDA
Tuesday, June 25, 2024, at 6:00 PM



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

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.

A. Regular Commission Meeting Minutes Dated June 11, 2024

Potential Motion:

- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*

3. PUBLIC HEARINGS:

4. BUSINESS ITEMS:

A. Case No. 24-05-DR (Design Review) Dutch Bros – Doug Hanson, Planning & Zoning Director

Applicant requests Design Review approval for Dutch Bros located on lots 24, 25, and 26, Block 1 of the Merlin Cottages Subdivision near the NWC of N Sailer Ave and E Kuna Road; Section 24, Township 2 North, Range 1 West.

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny Case No. 24-05DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

B. Case No. 24-06-DR (Design Review) Grocery Outlet – Doug Hanson, Planning & Zoning Director

Applicant requests Design Review approval for Grocery Outlet located near the NWC of N Meridian Road and E Deer Flat Road (APN: S1313449910); Section 13, Township 2 North, Range 1 West.

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny Case No. 24-02-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

5. UPDATES & REPORTS:

6. ADJOURNMENT:

OFFICIALS

Dana Hennis, Chairman
Bryan Clark, Vice Chairman
Ginny Greger, Commissioner
Jim Main, Commissioner
Bobby Rossadillo, Commissioner

CITY OF KUNA
City Hall Council Chambers
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Planning & Zoning Commission
REGULAR MEETING
MINUTES

Tuesday, June 11, 2024, at 6:00 PM

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

I. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:00)

Chairman Dana Hennis It's time to call together the regular Planning and Zoning meeting or Planning Zoning Commission meeting for Tuesday, June 11th, 2024. We'll start with roll call.

Planning and Zoning Director Doug Hanson Chairman Dana Hennis.

Chairman Dana Hennis Present.

Planning and Zoning Director Doug Hanson Commissioner Bryan Clark

Vice Chairman Bryan Clark Present.

Planning and Zoning Director Doug Hanson Commissioner Ginny Greger

Commissioner Ginny Greger Present.

Planning and Zoning Director Doug Hanson Commissioner Jim Main

Commissioner Jim Main Present.

Planning and Zoning Director Doug Hanson Commissioner Bobby Rossadillo.

Commissioner Bobby Rossadillo Present.

COMMISSIONERS PRESENT

Chairman Dana Hennis - Present
Vice Chairman Bryan Clark - Present
Commissioner Ginny Greger - Present
Commissioner Jim Main -Present
Commissioner Bobby Rossadillo - Present

CITY STAFF PRESENT

Doug Hanson, Planning and Zoning Director
Troy Behunin, Senior Planner
Maren Ericson, City Attorney

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.

(Timestamp 00:00:25)

A. Regular Commission Meeting Minutes Dated May 14, 2024

Potential Motion:

- *Motion to Approve Consent agenda.*
- *Motion to Approve Consent agenda with amendments (i.e., correction to previous meeting minutes, etc.)*

Chairman Dana Hennis Okay, first up would be the consent agenda.

Commissioner Jim Main Mr. Chairman, I move that we approve the consent agenda.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

(Timestamp 00:00:27)

Motion To: Approve the Consent Agenda

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main, Greger, Rossadillo

Voting Nay: None

Absent: None

5-0-0

3. PUBLIC HEARINGS

(Timestamp 00:00:43)

A. Case No. 24-03-S (Preliminary Plat), 24-02-SUP (Special Use Permit) & 24-07-DR (Design Review) Valor West Amendment & Valor Classical Academy – Doug Hanson, Planning & Zoning Director

Applicant requests approval to amend an approved preliminary plat to modify 127 lots (108 residential lots, 13 common lots, 4 shared driveways and 1 school lot). The applicant also requests a special use permit to operate the school. The site is located at the NWC of W Kuna Road and S Five Mile Road within Sec 23, T2N, R1E Boise, Meridian.

Potential Motions:

- *Motion to recommend Approval/Conditional Approval/Denial of Case Nos. 24-03-S with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to Approve/Conditionally Approve/Deny Case Nos. 24-02-SUP and 24-07-with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

Chairman Dana Hennis Okay, first up tonight on our... under our public hearing, is case #23-03-S preliminary plat, 24-02-SUP, special use permit and 24-07-DR design review for Valor W Amendment and Valor Classical Academy, Doug.

Planning and Zoning Director Doug Hanson Good evening, Commissioners. For the record, Doug Hanson, Kuna Planning and Zoning, 751 W 4th St. Kuna, ID. This evening the applicant requests approval to amend and approve preliminary plat to modify 131 lots, 111 residential lots, 14 common lots, 4 shared driveways, 1 park lot, and 1 school lot. The applicant also request a special use permit to operate the school that is proposed. The site is located at the northwest corner of W Kuna Mora Rd. and S Five Mile Rd. This amendment would drop the total number of residential lots from 386 to 360. ACHD is not requiring an updated traffic impact study for this plat Amendment a future design review application will be required to review the school site to include landscaping, parking, circulation, and buildings. A TIS/ School Site Checklist will be submitted for ACHD acceptance as a component of this future application. Upon review, staff finds the application to be in compliance with Kuna City Code, The Comprehensive Plan, Idaho Code, and the approved development agreement. Staff recommends the Commission recommend approval of case #24-03-S to the City Council and approve case numbers 24-02-SUP and 24-07-DR, with the applicant being subject to the conditions as listed in the staff report. With that, I will stand by for any questions.

Chairman Dana Hennis Is there any questions?

Commissioner Jim Main Not yet.

Chairman Dana Hennis The applicant would like to come up. I think you're familiar with it, but just press the base of the microphone to green and you're good to go and just state your name and address for the record.

Mark Tate Good evening, Mark Tate, 1673 W Shoreline Dr. Ste. 200. I apologize for how I sound; I feel a lot better than I sound. I was sick last week and this is the result. So, I figured this was a really fun one and I didn't want to miss it. I know a little bit about the school and I'm going to speak to that. Otherwise I would have a substitute here for you.

You guys have all kind of seen over all the presentations, the development agreement with about Falcon Crest, we do have the flexibility to move some units around the project. And the project is all zoned resident R-6 and R-12 with some commercial. This shows the density map, including

the City Park that was promised as part of this development area. And then this is the site plan of the Valor West preliminary plat that was already approved by Planning and Zoning. It included the community park and the 10-acre City Park. This is the updated site plan. Two large changes. One would be the addition of a school site and the other would be the relocation of the City Park along with a reduction of 26 residential units given the changes to the site plan.

A little bit of a back story on this. Our project is not required to include a school. We had those discussions many moons ago. Our property actually is bisected by the School district boundaries of West Ada and Kuna school districts. So part of the property that you see here is actually in the West Ada School District and the school site that you see here is on the... in the West Ada School District. So it's kind of a strange place, you know, given that it's on the far perimeter of two different school districts, not a high likelihood that either would be able to put a school in that location and neither school district was willing to move their boundary, which you know, would have helped.

We understand and Robbie's here tonight that it's been a struggle for Kuna School District to find funding for schools and know that's a big point of contention in the city of Kuna. We're very, very, very excited to be partnering with a public charter school that would go in this location, it would be a K through 12 school serving over 700 students. All open to the folks in Kuna. Like I said, it would be a public K through 12 charter school Kuna in the project and into South Meridian. Somewhat the timing is ambitious. We plan to start grading this fall. We start site open to the folks up in 2025 and they plan to have the school open in the fall of 2026. It's an ambitious goal, but it's not the first time that this group has accomplished it, and we feel very comfortable working with them. When they open, they'll open K through 5, I believe, and then every year they would add a grade.

So part of their curriculum is very specific. It is called a classical Academy and the method of teaching, I encourage all of you to go to their website, I can't speak to it as eloquently as the folks involved in the school, and they couldn't be here tonight. Unfortunately, they're up in North Idaho. But I've provided some of their vision statement and mission statement and really it's kind of getting back to the roots of educating young people on the founding principles of the country and making virtuous learners. I think it's very in line with what our company is focused on, what the project is focused on and there will be an incredible asset to all the people in Kuna.

American classical schools of Idaho. This will actually be their 4th school in Idaho. Their first one is the Treasure Valley Academy. Their second school is going to open in Avimor this fall. Their third school is going to open in North Idaho in 2025 and their 4th school will be here in Kuna in 2026. Every one of their schools has opened with a waiting list and we anticipate this would be no different. The type of education, the rigor of the education is very desirable and especially in this today's day and age.

Some quick facts about the success at Treasure Valley Classical Academy, which is located in Fruitland, of all places, for your first school. They were just approved to they've been a K through 6 school at that location and they've had trouble expanding and they're going to open a junior high and high school campus in Fruitland as well in the coming years. So that I did a real

short presentation given the state of things, but just wanted to kind of touch on that. We're asking for a special use permit to allow the school, it is allowed under the development agreement, but only with a special use permit. I felt like it was something that the city would probably support and not be too controversial.

I did want to make a couple of notes on a few of the conditions, and I apologize to Doug for not pointing these out earlier. He got me the staff report with plenty of time to review and I failed to do that. So there's three conditions. Condition 18, 20, and 21 and I only list 21 on here. There are standard conditions put on every application, 18 has to do with the pressure irrigation system and turning over of water rights, we have a private pressure irrigation system so that wouldn't apply to us and then 20 and 21 have to do with public works capacity. We don't... We've had this conversation at every hearing and actually we had the same conditions removed when this was approved the first time around. So, it has to do with contribution to capacity and we've already built the sewer lift station with full capacity and the well or sorry, the pump station and reservoir and stuff out there, so. We think our development agreement covers 20 and 21. So I would ask that those three conditions be removed. And that's all I had for you. Like Doug said, it's a reduction in overall residential density by 26 units. So ACHD didn't require staff report since it's a reduced traffic. And that's all I have.

Chairman Dana Hennis Thank you.

Mark Tate Any questions?

Chairman Dana Hennis Anybody have any questions for the applicant?

Commissioner Jim Main Yeah, I have a couple of questions. Is this charter school... do they run buses or do they? Is it a parent drop off?

Mark Tate They will run buses.

Commissioner Jim Main Okay.

Mark Tate Which is unique for a charter school, but they do have a busing program, along with parent drop off.

Commissioner Jim Main Okay, and the capacity is 720 kids?

Mark Tate Yep.

Commissioner Jim Main Okay, thank you.

Chairman Dana Hennis Anything else from the Commission?

Commissioner Ginny Greger Am I correct that this school is just going to be put in under just under 8 acres of land...

Mark Tate That's exactly right.

Commissioner Ginny Greger Including the entire school as it builds out?

Mark Tate Yeah, and a couple of other things to note that are just exciting opportunities here. They'll have their own playground area as part of the school and they'll have some fields, as well. One exciting opportunity is with the master plan and read rejiggering of the site plan is having the school site and the City Park adjacent to each other. We'll be working on an agreement between the city and the school to be able to share each other's facilities, so for city events in the park, using extra parking from the school and the school to do special events at the park, it wouldn't be in lieu of them having a playground and stuff like that, but it would be just nice to have the additional space to use.

Commissioner Bobby Rossadillo So I know that you know, there's not another traffic impact study that's required for this, but you're kind of changing the type of traffic that's going to be coming through the area. You know, 750 children, they may come from different areas within the city. How do you expect that to impact, you know, the roads and the, you know, Five Mile which you know they already said? You know, it's not meant to handle a lot of traffic...

Mark Tate Sure.

Commissioner Bobby Rossadillo But how do you expect that impact to?

Mark Tate So they're not requiring an updated TIS for the project, as a whole, because it's going to be less total trips. They do require a TIS that's specific to a school, and it's our first time doing one, and that has been submitted to ACHD and they have a very thorough checklist of. They don't just look at the streets, they look at pedestrian connectivity, safe routes to school, sidewalks, crosswalks, and they've looked at the intersections under a different peak hour timing. And so one of the nice things is with the school, their peak hours of like drop off is not at the peak hours of, you know, like 5:00 traffic. And so it does change the amount of trips and it could be an increase overall, but it's actually a decrease in peak hour trips if that makes sense. And so they feel comfortable with us moving forward with the preliminary plat and then continuing on with the school TIS administratively with ACHD.

Commissioner Bobby Rossadillo Yeah, because it looked like the start and end times. They were like 7:30 and 8:00 in the morning, then 2:30 and 3:00.

Mark Tate Yeah, exactly.

Planning and Zoning Director Doug Hanson Chairman, real quick, just as a point of clarification for the record, there have been a few different numbers thrown around for the school capacity of at full build out. Per the narrative and included in the application packet, it's no more than 702 Students, that's what was submitted.

Chairman Dana Hennis Oka, thank you. And that's at full capacity K through 12?

Mark Tate It will start that day one. It'll start, I think at like 400, right?

Chairman Dana Hennis Okay, thank you. Any other questions?

Mark Tate And just so you know, for example, out at Avimor, they've got a wait list over 200 and they haven't opened the school yet, so they'll open full, day one. So, we would imagine we'll see the same thing here.

Chairman Dana Hennis Good. Thank you. And that definitely is something that would help the community out that way as well, so.

Mark Tate Appreciate it.

Chairman Dana Hennis Thank you.

Mark Tate Thank you all.

Chairman Dana Hennis I had one question for staff. So you said the actual design review portion of the facility will come at a later date, right? So this design review that we're looking at today is just specifically to that whole parcel, meaning the landscaping and everything else...

Planning and Zoning Director Doug Hanson Yep.

Chairman Dana Hennis But the school will be under a different design review.

Planning and Zoning Director Doug Hanson Yeah. For the record, Doug Hanson Kuna Planning and Zoning. The design review this evening is for the overall concept of the open overall concept of the site and then the open space for the Valor W preliminary plat. The changes that are occurring as a result of this proposed amendment.

Chairman Dana Hennis Perfect, thank you.

Chairman Dana Hennis Okay. With that, I'm going to open the public testimony at 6:15 and first one I have marked to testify is Greg Toulson.

Greg Toulson [*Presumably, from the background*] I'm sorry, that was intended to be for the design review, the next design review.

Chairman Dana Hennis Oh, okay. Okay, so next one I have on the list is Beverly Wolf.

Beverly Wolf Beverly Wolf, 3420 W Commemoration Ave. I just had some questions. When I looked at this, it's great the fields. If I understand it correctly, it's still 10 acres of parkland and the 7 or 8, or just about 8 acres of school property. But when I look at this particular drawing, I find it interesting how crowded the housing is right next to the school property. And there were, I think, like 5 units that I couldn't quite identify a street for, and I thought that was kind of interesting. How did those people get to their houses? Do they get to walk from public parking, or what? Because the road doesn't the road turns. It doesn't actually go down to those 5 units which are wrapped right around the school property. So I thought that was kind of interesting. You talked about this being in West Ada. How's that helping Kuna? We have to take on the rest of the aspects of building and traffic and everything else as a city and as a taxpayer. But technically, the school is not in our school district. So how does that impact us over the long run? Do we get to put students there or not? I think there was a question about that when I attended a City Council meeting, so I'm just curious, how does that help Kuna? And then the density of just

this part of Falcon Crest, and I believe that other area is coming. So, how many of the residences will the school serve? Not even Kuna. Let's pretend it doesn't because it doesn't look like it does, but how much student capacity, if they could even get into the school, would that school serve? I'm not talking this project down. I just like how does it help Kuna? Thank you.

Chairman Dana Hennis Thank you, is there anybody else in the audience tonight that would like to testify with that hasn't signed up? Robbie? Thank you. *That was strange, I didn't see your name.*

[Unintelligible Conversation]

Robbie Reno, Kuna School District Robbie Reno, Kuna School District 711 E 4th St. Kuna, Idaho. The one thing we Mark Tate said, is that yes, this is between West Ada and Kuna School District and to his credit, we're not unwilling to change boundaries. It's just it's a crazy act to do as Miss Greger, might know, and back when Pear Blossom was coming, when she was probably a board member of that issue. You have to get our school board to agree to it, their school board to agree to it, then the two cities to agree to it, and then the State Board agreed to it. So it is almost like an act of God, but it is doable. It has happened before, as Miss Greger was on the board and you know when it happened before, but. It's not unwilling and I know he's on a tight timeline and wanted to get done and this is his solution, but we just ask that when Charter Schools come in that they accept all kids because a lot of times charter schools can discriminate, they can't. They're it's a public charter school. And so we make sure that this school has the proper services. For IP students, 504 students and any student that wants to attend there, because that's what we would hope for any school and that the track record in Kuna for charter schools has been one out of three so far in the past 15 years Pi STEM, Guardians Academy, and then Falcon Range. Falcon Ridge has been strong, but the other two have left or failed and so we just hope that because we've had to pick up the pieces on two of those two of those charges will have failed. And so we just hope that this one successful for their case, but also that they accept everyone. That they the wait list is for kids that can go there. Thank you.

Chairman Dana Hennis Thank you. With that, I have no one else on the list, so I'll go ahead and close the public testimony at 6:20 and allow the applicant rebuttal time.

Mark Tate Mark Tate, again for the record. And to the gal's question about you know, how does it help Kuna? It is a public school, and folks from Kuna and West Ada and Kuna School District will be able to go to the school. So there's a boundary to service area for the school and anybody within that can go to a free of charge. So how does it help the school? Well, the city, while the cities having trouble building Schools right now and obviously capacity is a big issue so I'd say it's a massive help to the city of Kuna. And to Robbie's point, I can't speak to any sort of admission restrictions. I'm not familiar with that. I'll look into it though to better understand that I know it's open to the public and but I'm not sure I don't believe there's any other restrictions on it. Thank you.

Commissioner Jim Main Thank you. Another question for Mark. So, just to clarify, who bears the cost of constructing the school?

Mark Tate That's a great question. I've learned a lot about this type of funding of schools and I'll try to break it down fairly simply, but charter schools get funded by the State, just like public schools, because they are public schools. They get funded at per pupil allotment that, I believe is the same or similar to, all other public schools on the burden to fund their facilities is on the school, and so they have to figure out how to fund their facilities, combination of donations and debt using that same amount of funding. There's a number of philanthropic organizations that backstop some of the debt that make donations to the schools. And then there's institutional investors that kind of focus in lending to the schools, as well. So it's kind of a stacked amount of debt that goes into it, and when they run their financials, you know they essentially run a pro forma saying, you know, here's what we're going to take in as capital and here's what our expenses are going to be. Just so you guys understand and our commitment to the school and education in general, you know we're donating the school site to the school, so that's a couple million in equity that they'll have. We're also working with the Barbonas Foundation, who Hanz Barbonas was the one that built Falcon Crest, and we've... he's since passed away but has maintained his family's foundation in honor of his son, who was killed in Iraq, hence Valor and the community's name. That foundation has funded a fellowship to hire the administration of the school out of the gate. So they've identified a principal and a vice principal that they're on boarding here very soon to start building their staffing and so they're very organized. They've got a group of residents in Kuna that are the founding members that are doing outreach to the public to explain what's going on and having informational sessions, so it's been very well received in all of their kind of public outreach stuff. So it's... I understand that there's been some charters that have come and gone, but I do feel very strongly about this organization. They're the real deal and they're real professionals.

Commissioner Bobby Rossadillo Did they happen to give you a breakdown of, you know, how many jobs would be teachers? How many jobs would be administrative and such?

Mark Tate I've talked to them about it. I haven't seen any of it in writing because I had kind of just a similar question. You know, how do you, how do you do it? How can you service debt and pay teachers? And what I have understood is that their teachers are paid probably within 10% of Public-school teachers and maybe take a little bit less because they really care about teaching in this way. There isn't a big administrative layer there and I'm not saying there's that going on at other school districts. I just know that with this group in particular, there's each charter schools, its own entity, and then there's a state organization that has a board of directors that's primarily volunteer with a few people on staff.

Commissioner Jim Main Thank you, Mark.

Mark Tate Thank you.

Chairman Dana Hennis And with that, that brings up our deliberation. If you'd like to start.

Vice Chairman Bryan Clark The one thing that might draws my eyes, and this speaks to Miss Wolf's comments, on the east side of the project, a lot of these units, the length, the lot width, the depth ratio changed significantly. All these lots meet the R-6 criteria. They're all 5000 square foot, but a large portion of these are only 40 feet wide with increased length. I've lived in a in a

similar situation. I don't know... that lot with always makes me just a little uncomfortable. Now being uncomfortable isn't, you know, outside of the rule of law. So...

Commissioner Bobby Rosadillo Yeah, I noticed that too. I mean, aside from the traffic, you know, knowing about how many people it's going to bring in each day, you know, I mean, it addresses some of the concerns of, you know, the city in whole, you know, #1 decreasing the amount of residences, You know, but increasing the amount of, you know, availability for school, even if it's not going to be the total 700 students that would be there, You know, I think any availability for a student to get into a different school and take away some of that burden from the, you know, Kuna School district is a positive.

Chairman Dana Hennis Yeah, I tend to agree. I mean, I kind of like the revision here and adding the school out there where we were kind of a little worried about how we would get those school, the those kids that would be out in those areas. Serviced so I think this provides a good solution out that direction in the park. I think overall some of the smaller lots would tend to some to, you know, feed some of the smaller homes that we're looking to get a little more affordability out of. And, you know, it's still in an area where it's kind of in the middle of the project. It's not a congested area that's adjacent to another larger area, it's a little more appropriate to have the smaller lots there so, I don't see any real issues with it myself.

Commissioner Jim Main The only issue I see is those five lots that are framed out, what they was referring to, I'm not quite sure how those five lots are accessed in this plan.

Vice Chairman Bryan Clark Those are common driveway, and that's one of the things that's noted in the in the packet here, part 4 shared driveways and 1 school lot. So that is a that lot 60, shown on the preliminary plat is a shared driveway. Correct me if I'm wrong.

Commissioner Jim Main Thank you.

Commissioner Ginny Greger My huge concern is a false K Through 12 school with 700 kids on 8 acres with the park next door. To me, that many kids in a on 8 acres is crazy. I see them constantly using the park and the park becoming theirs and not for the public during school hours. A normal elementary is put on 10 acres, that has 600 kids, so you're going to have the same kids you have a different age groups, but.

Chairman Dana Hennis Right.

Commissioner Ginny Greger That's my biggest concern.

Chairman Dana Hennis And usually, charter schools don't have athletic programs for the older kids, correct? So they're not in the need for ball fields and soccer fields.

Commissioner Ginny Greger No, and I would say that's from my knowledge, no, they usually don't. I don't know what the current agreement is and how I know how we dealt with it when I was on the board when Falcon Ridge came in. I'm not sure that they're doing the same agreement anymore.

Chairman Dana Hennis Okay, I don't know. Any other thoughts?

Commissioner Bobby Rosadillo Not aside from anything that we've talked about, I mean those are kind of the big things that stood out, good or bad.

Chairman Dana Hennis And question for staff. Doug, the conditions as he brought up 18, 20, and 21. Does staff have any issues with revising those as we have in the past and as he requests?

Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning and zoning. If the Commission is comfortable removing those conditions as a recommendation to City Council, that's fine.

Chairman Dana Hennis Thank you.

Vice Chairman Bryan Clark In regards to that as stated, are those conditions for the most part satisfied?

Planning and Zoning Director Doug Hanson For the record, Kuna planning... Doug Hanson, Kuna of Planning and Zoning, those are satisfied through the development agreement.

Chairman Dana Hennis And I know we've addressed a couple of them in the past. With that, I would stand for a motion or more question.

00:31:15 Vice Chairman Bryan Clark Mr. Chairman, I'll make a motion to recommend approval on case #24-03-S with the conditions as outlined in the staff report.

Chairman Dana Hennis And the edits to the other?

Vice Chairman Bryan Clark Oh, And the removal of sections 18, 20, and 21 in the agreement.

Commissioner Jim Main I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

(Timestamp 00:31:15)

Motion To: Recommend Approval of Case #24-03-S with Conditions and removal of sections 18, 20, and 21

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main, Greger, Rossadillo

Voting Nay: None

Absent: None

5-0-0

Chairman Dana Hennis And we also need to look at, yeah, the special use in the design review because those are separate.

Vice Chairman Bryan Clark Mr. Chairman. I move that we recommend approval of 24-02-SU...

Chairman Dana Hennis No.

Vice Chairman Bryan Clark Sorry?

Chairman Dana Hennis That would not be a recommend, or...

Vice Chairman Bryan Clark Oh, that is actually a... okay.

Chairman Dana Hennis That's...were governing board for that.

Vice Chairman Bryan Clark Mr. Chairman, I motion to approve case # 24-02-SUP and 24-07 with conditions as outlined in the staff report.

Commissioner Bobby Rosadillo I'll second.

Chairman Dana Hennis And the removal of the...

Vice Chairman Bryan Clark Are those removals applicable here?

Chairman Dana Hennis Yes.

Vice Chairman Bryan Clark With the additional removal of sections of conditions 18, 20, and 21.

Commissioner Bobby Rosadillo I'll second that.

Chairman Dana Hennis Thank you, all in favor?

Commissioners Aye.

Chairman Dana Hennis Thank you.

Commissioner Ginny Greger I don't aye.

Chairman Dana Hennis Oh, nays?

Commissioner Ginny Greger Nay.

Chairman Dana Hennis Thank you, thought I heard you there.

(Timestamp 00:32:03)

Motion To: Approve Case # 24-02-SUP and 24-07-DR with Conditions and the removal of Conditions 18, 20, and 21

Motion By: Commissioner Bryan Clark

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main, Rossadillo

Voting Nay: Commissioner Greger

Absent: None

4-0-1

4. BUSINESS ITEMS:

(Timestamp 00:33:02)

A. Case No. 24-02-DR (Design Review) Kuna Multi-Tenant Building – Doug Hanson, Planning & Zoning Director

Applicant requests Design Review approval for a commercial multi-tenant building located at 1025 N Meridian Road (APN: R2404340200); Section 24, Township 2 North, Range 1 West.

Potential Motions:

- *Motion to Approve/Conditionally Approve/Deny Case No. 24-02-DR with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

Chairman Dana Hennis Thank you, Mark. And we'll move on to the next item is a business item case #24-02-DR Design Review for the Kuna multi-tenant building.

Planning and Zoning Director Doug Hanson Commissioners for the record, Doug Hanson, Kuna Planning and Zoning, 751 W 4th St. Kuna, ID. The applicant requests design review approval for a commercial multi-tenant building located at 1025 N Meridian Rd. Within the existing Ensign commercial subdivision. The 8156 square foot multi-tenant building will accommodate 5 tenants. J&M sanitation provided comments on the proposed trash enclosure. A condition has been added to the staff report stating the applicant shall comply with J&M sanitation requirements for the trash enclosure. Upon review, staff finds the application to be in compliance with Kuna City code with adherence to the J&M sanitation requirements. Comprehensive Plan and Idaho Code. Staff recommends the Commission approve case #24-02-DR, with the applicant being subject to the conditions as listed in the staff report. As well as any additional conditions imposed by the Commission. With that I will stand by for any questions.

Chairman Dana Hennis Is there any questions for Doug?

Vice Chairman Bryan Clark I'm analyzing the trash enclosure comments, one second.

Chairman Dana Hennis Oh, okay. Would the applicant like to present?

Greg Tolson, JT Architecture Chairman and Commissioners, Greg Tolson, JT Architecture, 1135 12th Ave. South Road in Nampa. There's not a lot that I can add to what, Doug, what to staff noted there, but we're requesting designer approval for the multi-tenant building it is approximately 8150 square feet and the improvement for on the entire site for parking and landscaping. The site has been designed with the retaining wall along the south side to accommodate a change in grade to align better with the property to the south. Paved parking in both the front and back. Proposing a drive through lane on the north side of the building that drive through does have a bypass lane. The building has been designed to accommodate. I

mentioned that five tenants, the floor plan has been designed with offset walls for exterior wall relief and varied parapet heights and accents. The exterior has a variety of high quality, low maintenance materials to include brick, horizontal siding, vertical medical siding, and stucco for an attractive quality design. Each lease space has been provided with a large storefront covered entry and a wall space for signage above.

We feel that the proposed development will be a great addition to the city of Kuna and will complement the existing improvements in the surrounding area. I have read the staff report and we do not have any issues with the trash enclosure comment to the matter of widening our trash enclosure by two feet and that's not a problem. So with that I'll stand for any questions.

Chairman Dana Hennis Perfect, thank you. Any questions for the applicant?

Commissioner Jim Main No.

Chairman Dana Hennis Well, looks like you got lucky.

[Laughter]

Greg Tolson, JT Architecture Great.

Chairman Dana Hennis Thank you, and with that, that brings us to our deliberations.

[Momentary Silence]

Chairman Dana Hennis I think I think it's a nice addition to the area there. I think it's going to use that space really well. It's got good parking, good frontage. You know the face, the elevation to the front, so. I don't see any issues on my side.

Commissioner Ginny Greger I think it would be nice to have that spot filled. Looks like a really nice building.

Commissioner Jim Main I just have one issue. We've got a drive through lane that's 10 feet wide. We've got a bypass lane that's 10 feet wide. You get the entry and there's 18 feet wide. So I'd like to see that 20-foot width. At the point where it enters into the drive through and bypass lane.

Chairman Dana Hennis Oh, I see on that right.

Vice Chairman Bryan Clark Now that property in the north is vacant currently. Yeah, it's still vacant just north of this piece.

Commissioner Jim Main Yeah.

Vice Chairman Bryan Clark Okay, because the one thing I know that we have access to both private drives, it's the one-way traffic through that drive through and bypass that kind of throw me off.

Commissioner Jim Main *Mhm.*

Chairman Dana Hennis Right.

Vice Chairman Bryan Clark It's I mean it's... Well, it's all private access, so it's...

Chairman Dana Hennis Question for the applicant. Can that... can you provide that extra width in that front right bottom entry to that bypass? Looks like you take a little bit out of the landscape berm on the along the private or along the borderline.

Greg Tolson, JT Architecture Chairman, Commissioners, I believe I can, yes. At what? What are we looking at? 2 feet to make it consistent 20 feet all the way through.

Commissioner Jim Main Yeah Consistent, consistent 20 feet all the way through it.

Greg Tolson, JT Architecture Yeah, I believe so.

Chairman Dana Hennis Perfect, thank you. With that, I would stand for a motion.

Commissioner Jim Main Mr. Chairman, I move that we approve case #24-02-DR with conditions as outlined in the staff report, as well as modifying the drive through bypass lane to be a continuous 20-foot width for its entirety.

Commissioner Bobby Rosadillo I'll second that.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you.

Greg Tolson, JT Architecture Thank you.

(Timestamp 00:39:48)

Motion To: Approve Case #24-02-DR with conditions and modification

Motion By: Commissioner Jim Main

Motion Seconded By: Commissioner Bobby Rosadillo

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main, Greger, Rossadillo

Voting Nay: None

Absent: None

5-0-0

5. UPDATES & REPORTS:

(Timestamp 00:40:18)

Chairman Dana Hennis And with that, I see no other items on the agenda staff have any reports or anything? Nope. Quite over there today.

Planning and Zoning Director Doug Hanson For the record, Doug Hanson, Kuna Planning and Zoning. No.

[Laughter]

Chairman Dana Hennis Hard to record that shaking of the head.

6. ADJOURNMENT:

(Timestamp 00:40:38)

Commissioner Ginnie Greger I move that we adjourn.

Vice Chairman Bryan Clark Seconded.

Chairman Dana Hennis Thank you, all in favor?

All Commissioners Aye.

Chairman Dana Hennis Thank you.

(Timestamp 00:40:38)

Motion To: Adjourn

Motion By: Commissioner Ginnie Greger

Motion Seconded By: Commissioner Bryan Clark

Further Discussion: None

Voting Aye: Commissioners Hennis, Clark, Main, Greger, Rossadillo

Voting Nay: None

Absent: None

5-0-0

Dana Hennis, Chairman

ATTEST:

Doug Hanson, Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk.

CASE NO. 24-05-DR (DESIGN REVIEW)

DUTCH BROS

Planner: Doug Hanson

dhanson@kunaid.gov

208-287-1771

ALL APPLICATION MATERIALS: [24-05-DR DUTCH BROS](#)

If you require assistance accessing the application materials through the link provided above or would like to review the application materials in person at City Hall please contact the assigned planner.



CITY OF KUNA:
P&Z COMMISSION
STAFF REPORT

City of Kuna P&Z Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
Title:	Kuna Multi-Tenant Building	Application Number:		24-05-DR			
Date:	6/25/2024	Staff Contact:		Doug Hanson			
Owner(s)/Applicant:	Jeff Likes	Applicant Contact:		jeff@alcarchitecture.com			
Representative:	Same as applicant	Representative Contact:		Same as applicant			

Purpose
 Applicant requests Design Review approval for Dutch Bros located on lots 24, 25, and 26, Block 1 of the Merlin Cottages Subdivision near the NWC of N Sailer Ave and E Kuna Road; Section 24, Township 2 North, Range 1 West.

Statement of Fact	
Parcel Number(s):	R5672430040
Future Land Use Map Designation:	Commercial
Existing Land Use:	Vacant lot
Current Zoning:	C-1 (Neighborhood Commercial)
Proposed Zoning:	Same
Development Area:	0.36 acres
Adjacent Zoning Districts:	North: R-12 (High Density Residential), R-20 (High Density Residential); East: C-1 (Neighborhood Commercial); South: C-2 (Area Commercial); West: C-1 (Neighborhood Commercial)
Adjacent Street(s) Existing & Proposed:	North: E Seraphina St (Existing); East: N Sailer Ave (Existing); South: E Kuna Rd (Existing); West: N/A
Internal Street(s) Existing & Proposed:	Internal drive aisles for connectivity within Merlin Cottages Subdivision
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis
 The Comprehensive Plan identifies the subject property as Commercial. The existing district of C-1 is a compatible zoning district within the Commercial Land Use Designation. This zoning district is an appropriate designation for a neighborhood center and mixed-use to be established as the proposed Dutch Bros will be a part of the approved Merlin Cottages Planned Unit Development (PUD).

The proposed commercial use is located immediately south of approved high density residential units, creating a neighborhood serving mixed use center (Goal 3.C.2.) with frontage along one of the city's main entryway corridors (Goal 4.A.).

Staff Analysis

The applicant is submitting a request to construct a 950 sf drive-thru store located within the approved Merlin Cottages PUD.

One (1) ADA and 8 regular parking spaces are proposed exceeding the requirements of KCC. The drive-thru provides two (2), 12' travel lanes, converging near the SWC of the site where one (1) 12' travel lane and one (1) 10' exit lane is provided.

J&M Sanitation requires the change to "push the bollards inside of the enclosure all the way to the back of the enclosure a foot off the back wall." A condition to satisfy this requirement has been added to this report.

Upon staff review the proposed application meets the requirements of Kuna City Code and Comprehensive Plan. Staff recommends the Commission approve the application with the conditions as outlined in staff's report.

Recommended Conditions of Approval

Conditions

1. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve all sewer connections.
 - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received an approved drainage plan.
 - c. 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".
 - d. 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.
 - e. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).
 - g. All public Rights-Of-Way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

2. 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 appropriate application processes as outlined in KCC.
3. Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
4. This development shall be completed per the approved site plan and landscape plan, or as otherwise determined by staff.
5. All required landscaping shall be permanently maintained in healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three (3) days or as the planting season permits, as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
6. Landscaping shall not be placed within 10 feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities, and must honor all vision triangles.
7. This development is subject to Architectural and Landscape compliance Design Review inspections prior to receiving a Certificate of Occupancy. Design Review inspection fees shall be paid prior to requesting staff inspection.
8. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
9. Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements KCC 8-1-3. Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.
10. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.
11. Developer/Owner/Applicant shall comply with Kuna City Code and Idaho State code.
12. Developer/Owner/Applicant shall comply with J&M Sanitation requirements for the trash enclosure.



May 3, 2024

**City of Kuna
Kuna Planning and Zoning
751 w. 4th ST Kuna, ID 83634
Attn : Planners
p. 208.922.5274**

Re: Design Review – Dutch Bros - Narrative

To whom it may concern:

We are proposing a 950 square foot new construction Dutch Bros Drive-thru store located on lots 24,25 & 26, block 1, Merlin Pointe No.1 Subdivision. This building will consist of mercantile space, Drive-thru Lane, storage, an office, a restroom, and a utility room. The front entrance of the building is located north facing, with the parking lot and entry access from Cottage Street. In compliance with the design review standards, the entrance features an overhang, display windows, and CMU detailing.

The overall massing of the building is appropriate for its immediate surroundings as it is 24' – 0" in maximum height. The roof is fully concealed by varying heights of parapet banding. The building façade is broken up with texture and material change horizontally and vertically.

You will also find this building is fully in compliance with all site design requirements. landscaping, grading and drainage, and lighting are all in compliance with 5-3-3 of the Kuna City Code. The building footprint is positioned outside of any setbacks or easements, and adequate parking has been provided to support the demand of the business.

Should you have any questions or concerns regarding this project and the provided documents, please feel free to contact me at your earliest convenience. We are grateful for your time and consideration on this project and look forward to your approval.

Thank you,

Jeff Likes
ALC Architecture
jeff@alcarchitecture.com
208.514.2713

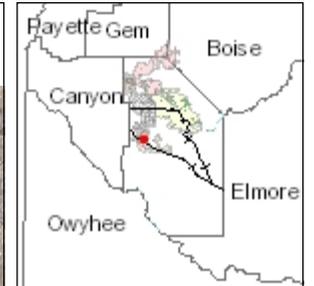
Encl.:

Affidavit of Legal Interest, Site Plan, Floor Plans, Exterior Elevations, Vicinity Map at 1:200 scale, Aerial Map, Landscape Plan, Lighting Cutsheets, Warranty Deed, and Planning and Zoning Application Coversheet.

VICINITY MAP

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 (<2,000 scale)
 - <all other values>
 - Interstate
 - Ramp
 - Principal Arterial
 - Collector
 - Minor Arterial
 - Local
 - Parks
 - Alley
 - Driveway
- Parks
- Water
- Address
- Subdivisions
- Condos
- Parcels

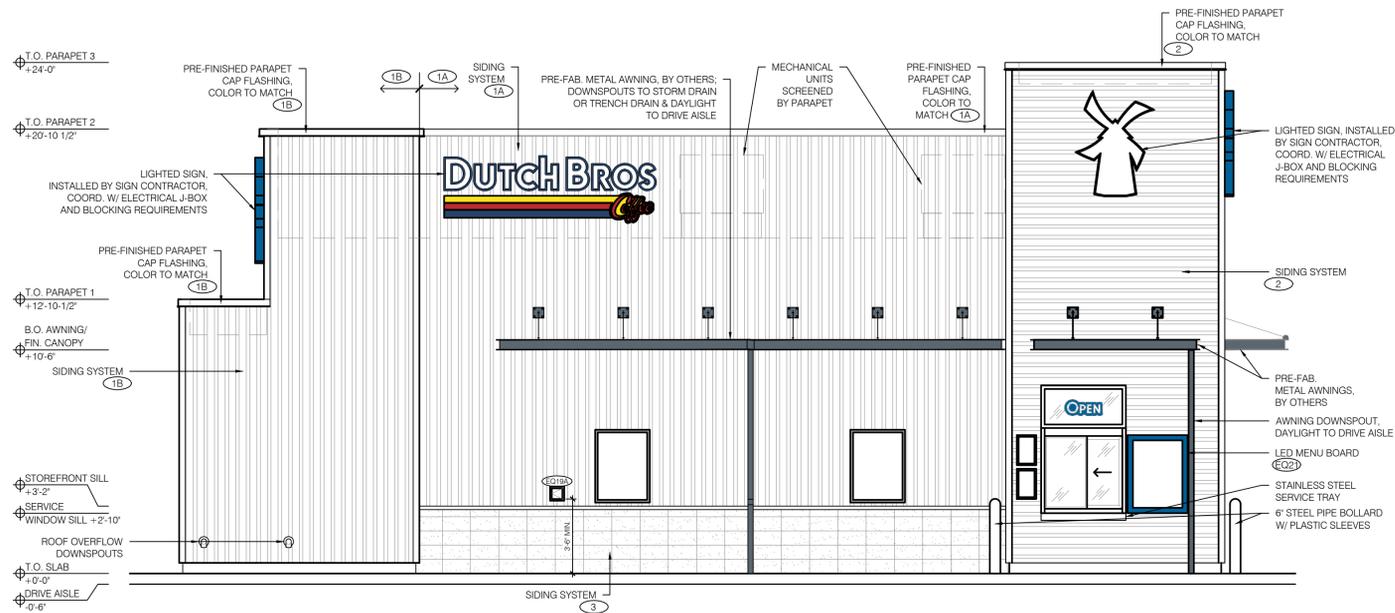
raster.DBO.AdaOrthos:

- Red: Band_1
- Green: Band_2
- Blue: Band_3

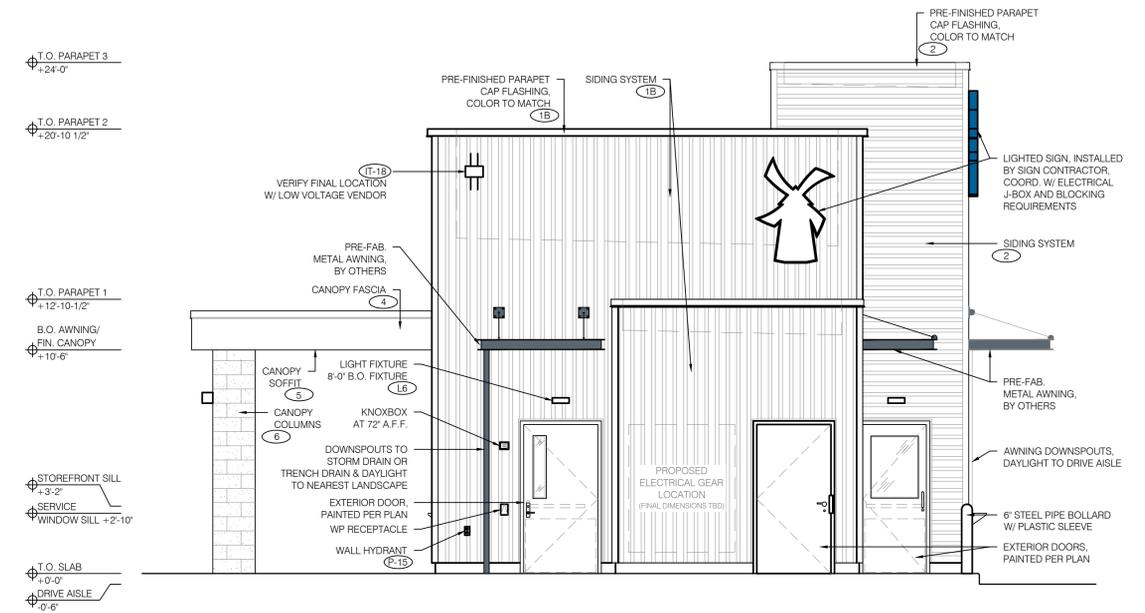
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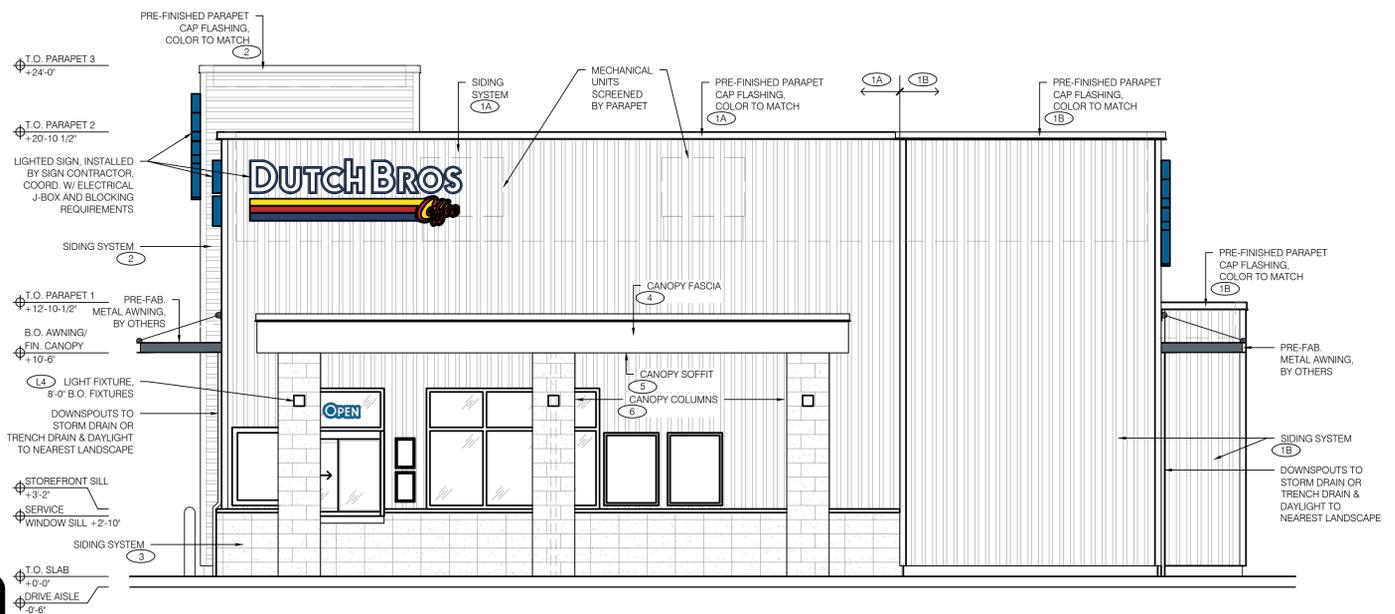
EXTERIOR FINISH SCHEDULE - PROTOTYPICAL w/ CANOPY				
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY)				
1A	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga.	ORIENTATION: VERTICAL; COLOR: BLDG DB DARK GRAY
1B	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga.	ORIENTATION: VERTICAL; COLOR: BLDG DB LIGHT GRAY
ZONE 2 (TOWER)				
2	METAL PANEL	WESTERN STATES METAL ROOFING	WESTERN WAVE, 24 ga.	ORIENTATION: HORIZONTAL; COLOR: BLDG DB BLUE
ZONE 3 (BASE)				
3	CMU VENEER	BASALITE	4x8x16, SPLIT FACE	COLOR: CHARCOAL - REVIEW FINAL COLOR SELECTION W/ DBC
	SILL	BASALITE	12x6x16, BEVELED CMU CAP	COLOR: CHARCOAL - RIPPED TO SIZE
ZONE 4 (FRAMED CANOPY)				
4	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED
6	COLUMNS	BASALITE	8-8-16, SPLIT FACE, 3-SIDES	COLOR: CHARCOAL - REVIEW FINAL COLOR SELECTION W/ DBC
NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY				



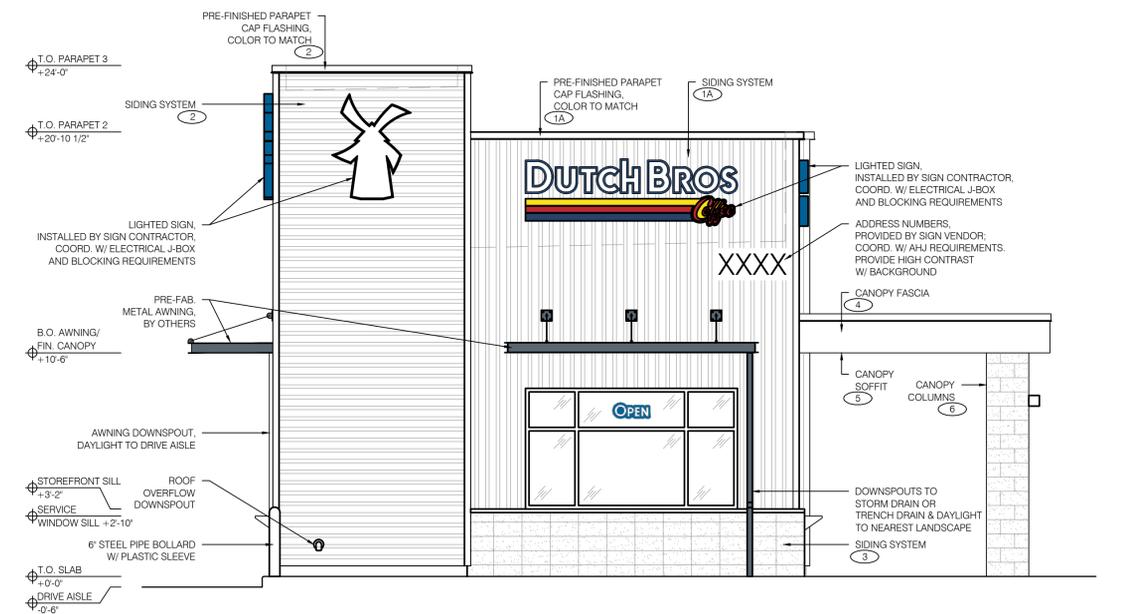
4 LEFT ELEVATION - DRIVE-THRU WINDOW
SCALE: 1/4" = 1'-0"



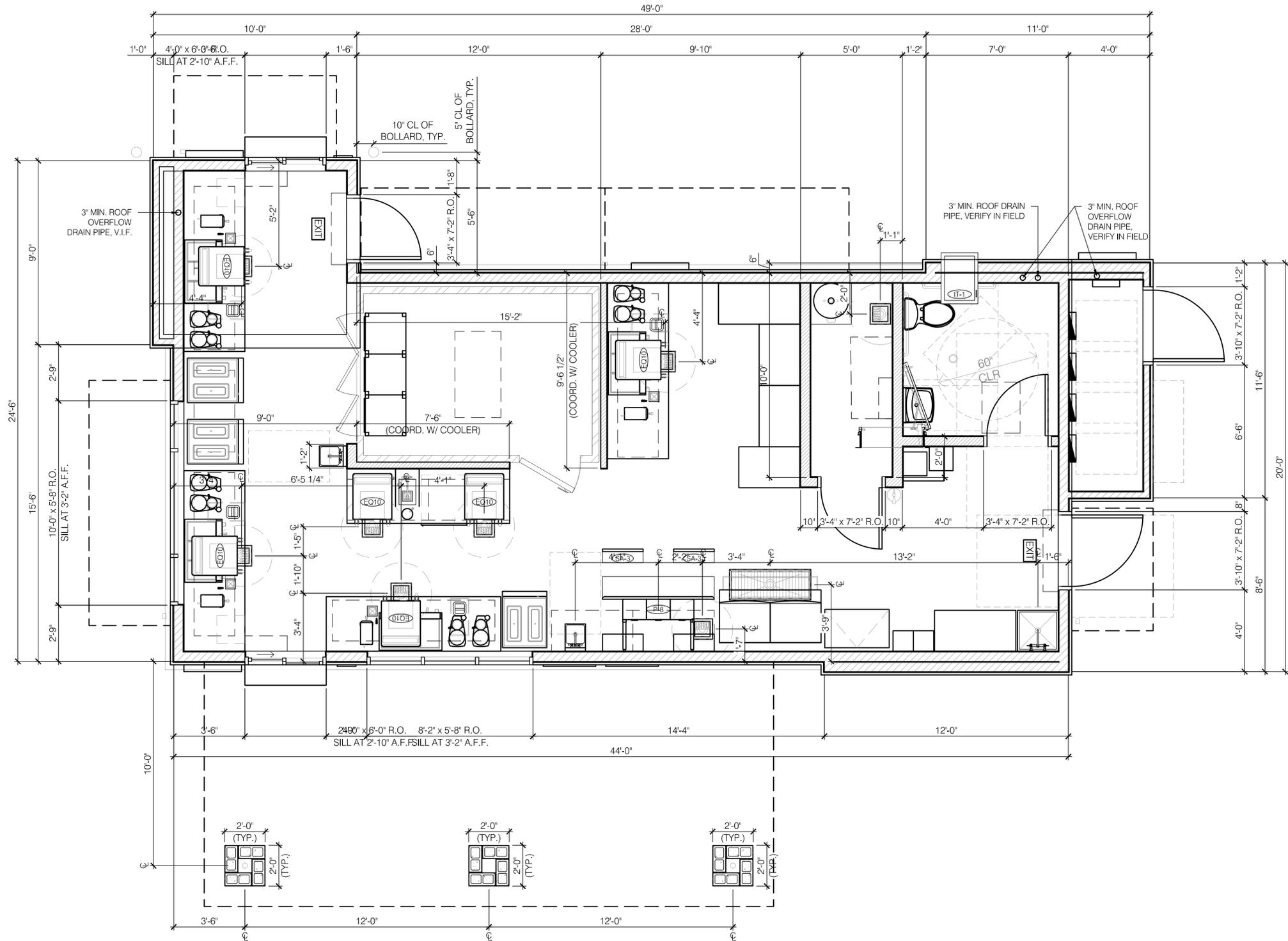
3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - WALK-UP WINDOW
SCALE: 1/4" = 1'-0"



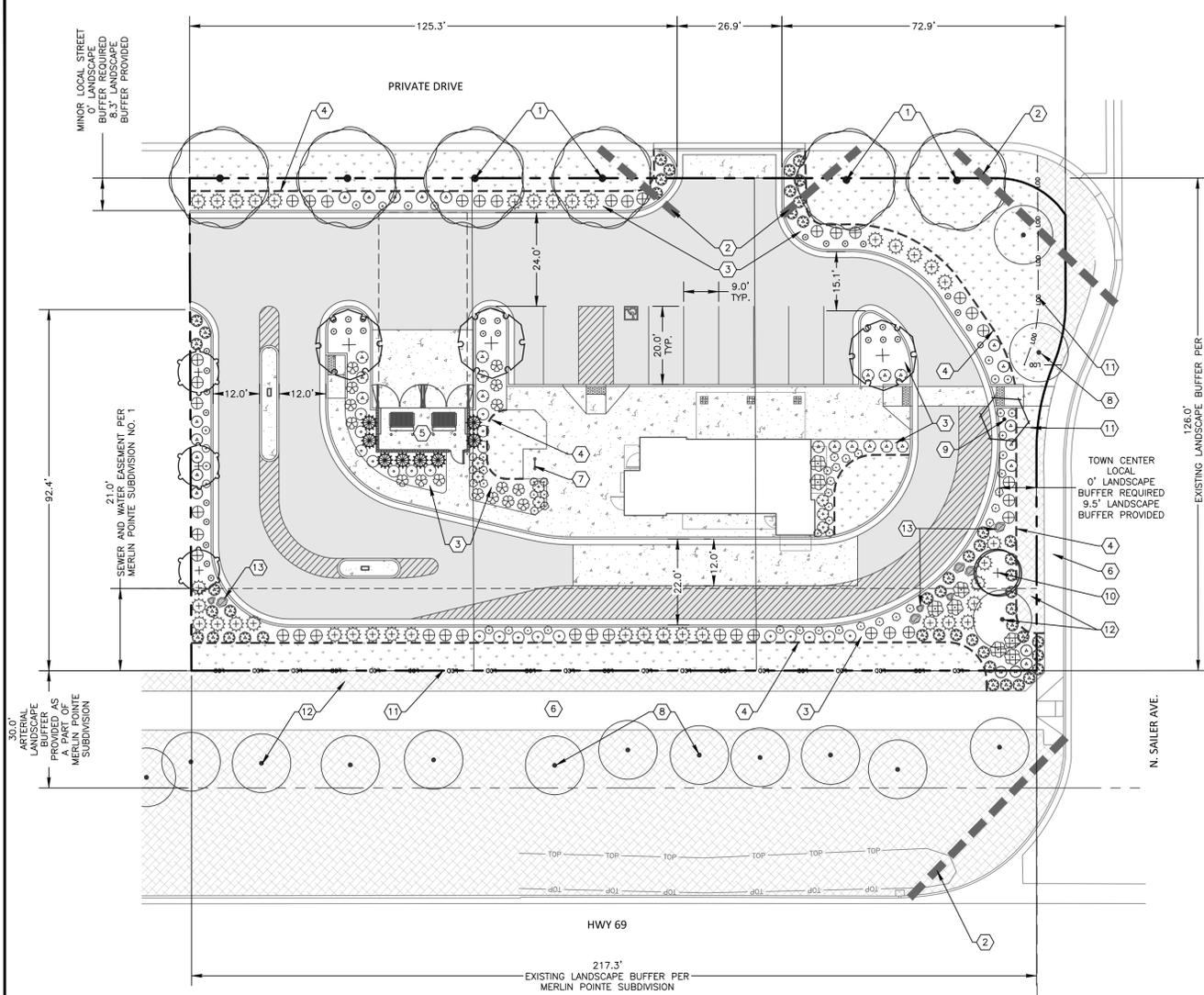
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



1 FLOOR PLAN

SCALE: 3/8" = 1'-0"





PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HWX	CLASS
DECIDUOUS TREES					
(Symbol 1)	3	ACER TRUNCATUM X PLATANOIDES 'JFS-KW187' URBAN SUNSET MAPLE	2" CAL. B&B	35'X28'	CLASS II
(Symbol 2)	6	CARPINUS BETULUS 'JFS-KW1CB' EMERALD AVENUE HORNBAM	2" CAL. B&B	40'X30'	CLASS II
(Symbol 3)	3	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' COLUMNAR SWEET GUM	2" CAL. B&B	25'X15'	CLASS II
EVERGREEN TREES					
(Symbol 4)	8	PICEA PUNGENS GLAUCA 'ISELI FASTIGIATE' ISELI FASTIGIATE BLUE SPRUCE	6'-8" B&B	10'X4'	EVERGREEN
EXISTING TREES					
(Symbol 5)	1	EXISTING TREE TO BE RELOCATED SEE KEY NOTES	EXISTING	VARIES	
(Symbol 6)	19	EXISTING TREE TO REMAIN PRESERVE AND PROTECT SEE TREE PROTECTION NOTES AND KEY NOTES	EXISTING	VARIES	
(Symbol 7)	1	RELOCATED EXISTING TREE SEE KEY NOTES	EXISTING	VARIES	
SHRUBS					
(Symbol 8)	20	BUXUS MICROPHYLLA 'FAULKNER' FAULKNER BOXWOOD	2 GAL.	4'X3'	
(Symbol 9)	15	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' TRUE DWARF BOXWOOD	2 GAL.	1'X2'	
(Symbol 10)	39	EUONYMUS ALATUS 'ODOM' LITTLE MOSES DWARF BURNING BUSH	2 GAL.	3'X3'	
(Symbol 11)	8	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS' RUBY SLIPPERS HYDRANGEA	2 GAL.	4'X4'	
(Symbol 12)	19	PINUS MUGO 'CARSTEN'S WINTERGOLD' CARSTEN'S WINTERGOLD MUGO PINE	2 GAL.	2'X4'	
(Symbol 13)	7	RHAMNUS FRANGULA 'FINE LINE' FINE LINE BUCHTHORN	6'-8" B&B	6'X3'	
PERENNIALS					
(Symbol 14)	32	HEMEROCALLIS X 'HAPPY RETURNS' HAPPY RETURNS DAYLILY	1 GAL.	1.5'X1.5'	
(Symbol 15)	16	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	1 GAL.	2'X3'	
(Symbol 16)	14	PHLOX SUBULATA 'EMERALD BLUE' EMERALD BLUE CREEPING PHLOX	1 GAL.	.5'X3'	
(Symbol 17)	39	RUDEBECKIA FULGIDA 'GOLDSTRUM' GOLDSTRUM BLACK-EYED SUSAN	1 GAL.	2'X2'	
GRASSES					
(Symbol 18)	38	MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS	1 GAL.	5'X4'	
(Symbol 19)	15	PENNISETUM ORIENTALE 'KARLEY ROSE' KARLEY ROSE FOUNTAIN GRASS	1 GAL.	3'X3'	
OTHER					
(Symbol 20)	15,124 SF	EXISTING LANDSCAPE TO REMAIN PRESERVE AND PROTECT SEE KEY NOTES		NONE	
SOD/SEED					
(Symbol 21)	5,029 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE		SOD	

- ### GENERAL LANDSCAPE NOTES
- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
 - ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.

- ### GENERAL IRRIGATION NOTES
- ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM.
 - COVERAGE: THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
 - MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
 - IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
 - OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

- ### TREE PROTECTION NOTES
- THE CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT THE CRITICAL ROOT ZONE OF ALL TREES AT ALL TIMES THROUGHOUT PROJECT.
 - PRIOR TO COMMENCING WORK, TEMPORARY FENCING SHALL BE INSTALLED IMMEDIATELY AROUND EACH TREE IMPACTED BY DEMOLITION OR CONSTRUCTION. FENCING SHALL BE MAINTAINED THROUGHOUT THE COURSE OF THE ENTIRE DEMOLITION AND CONSTRUCTION PROCESS.
 - BULK MATERIAL, EQUIPMENT, VEHICLES, AND CONSTRUCTION DEBRIS AND WASTE SHALL NOT BE STOCKPILED WITHIN THE CRITICAL ROOT ZONE.
 - COMPACTION BY EQUIPMENT TRAFFIC IS PROHIBITED WITHIN THE CRITICAL ROOT ZONE.
 - MAINTAIN WATERING WITHIN THE CRITICAL ROOT ZONE. APPLY A MIN. 1.5" OF WATER OVER THE CRITICAL ROOT ZONE PER WEEK. THIS IS A MIN. RECOMMENDATION. CONTRACTOR IS RESPONSIBLE TO DETERMINE IF MORE WATER IS NECESSARY DURING CONSTRUCTION.
 - ANY DAMAGE TO EXISTING TREES DURING CONSTRUCTION SHALL BE THE REMEDIAL WORK OF THE CONTRACTOR'S EXPENSE.

- ### ACHD LANDSCAPE NOTES
- TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL 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.
 - ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM ALL ACHD CURBS AND/OR ATTACHED SIDEWALK, UNLESS PLANTED WITHIN THE PARKSTRIP. ALL TREES PLANTED IN PARKSTRIP SHALL BE CENTERED.

- ### KEY NOTES (TYPICAL) (#)
- INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
 - CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
 - ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
 - INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L1.0-3.
 - TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS.
 - EXISTING SIDEWALK TO REMAIN. PRESERVE AND PROTECT.
 - BIKE RACK. SEE ARCHITECTURAL PLANS.
 - EXISTING TREES TO REMAIN. PRESERVE AND PROTECT. SEE TREE PROTECTION NOTES.
 - EXISTING TREE TO BE RELOCATED. SEE KEY NOTE #10.
 - RELOCATED EXISTING TREE. SEE KEY NOTE #9.
 - LIMIT OF DISTURBANCE. SEE KEY NOTE #12.
 - EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. RETAIN, PROTECT, AND OR ADJUST AS SHOWN. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG PHASE BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTOR'S FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COURSE OF CONSTRUCTION.
 - ACCENT BOULDERS. SIZE VARIES. EQUALLY DISTRIBUTE SIZES. 1/2 (3'X4') 1/2 (2'X3'). BOULDERS SHALL BE OBTAINED FROM OWNER DESIGNATED SOURCE. SEE L1.0-2.



CONTACT INFORMATION

LANDSCAPE CONSULTANT
 KM ENGINEERING, LLP
 5725 NORTH DISCOVERY WAY
 BOISE, IDAHO 83713
 PHONE: (208) 639-6939
 FAX: (208) 639-6930
 CONTACT: KAYLEE CANDRIAN, PLA
 EMAIL: kcandrian@kmengllp.com

LANDSCAPE COMMERCIAL STRIP CALCULATIONS

STREET NAME	BUFFER WIDTH	LF	CALCULATIONS	REQ	PRVD
PRIVATE DRIVE	8'	197	TREES: 198 LF / 35 SHRUBS: 198 LF / 35 * 5	6 28	6 29

TOTAL LANDSCAPE COMMERCIAL STRIP TREES

TREES	6	6
SHRUBS	28	29
TOTAL	34	35

PARKING LOT BUFFER TREE CALCULATIONS (1TREE/35 LF)

LF	CALCULATIONS	REQ	PRVD
92	TREES: 92 LF / 35 SHRUBS: 92 LF / 35 * 5	3 13	3 16

TOTAL PARKING LOT BUFFER TREES

TREES	3	3
SHRUBS	13	16
TOTAL	16	19

PARKING CALCULATIONS

NUMBER OF STALLS = 9 TOTAL

REQ	PRVD
3	3
2	4

TOTAL PARKING ISLAND TREES

TREES	3	3
-------	---	---

TREE SPECIES MIX

REQ	PRVD
2	4

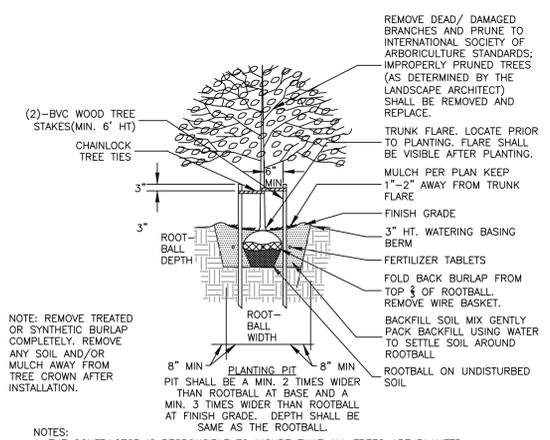
MITIGATION REQUIREMENTS

THERE ARE NO HEALTHY TREES > 4" CAL. PROPOSED FOR REMOVAL

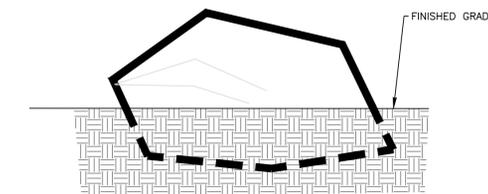
TOTAL SITE TREES

REQ	PRVD
12	12

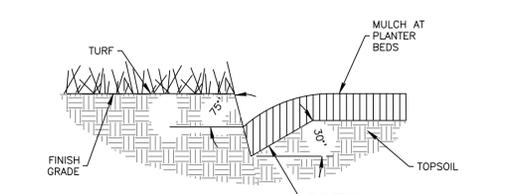
TOTAL LANDSCAPE AREA = 10,880 SF
 LANDSCAPE AREA PERCENTAGE = 39.2%



1 DECIDUOUS TREE PLANTING AND STAKING DETAIL
NTS



2 BOULDER INSTALLATION DETAIL
NTS



3 SHOVEL CUT EDGE
NTS

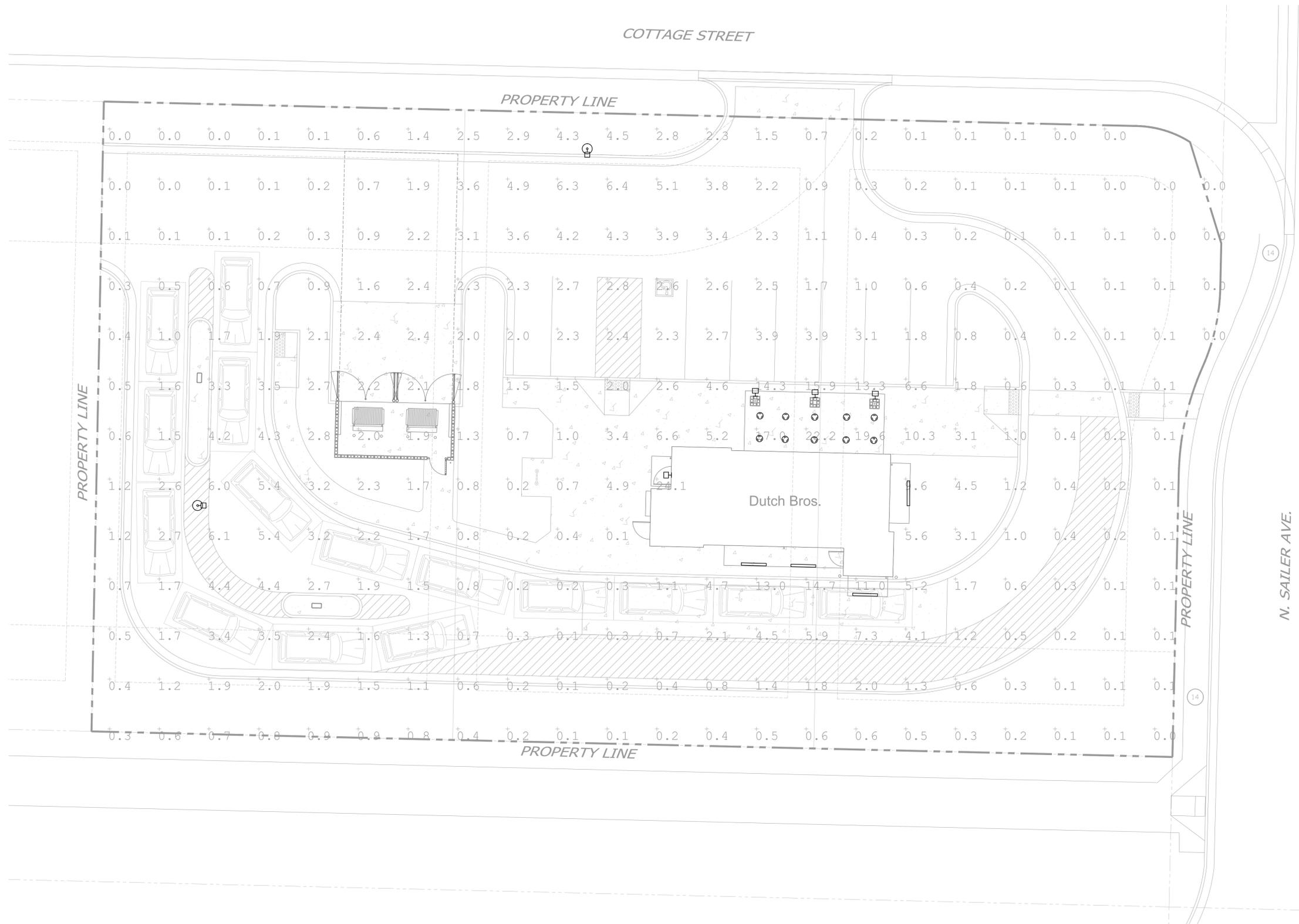
DUTCH BROS COFFEE
KUNA, IDAHO
LANDSCAPE PLAN



DESIGN BY: KAC
 DRAWN BY: KAC
 CHECKED BY: AY
 DATE: 04/16/24
 PROJECT: 24-089
 SHEET NO.

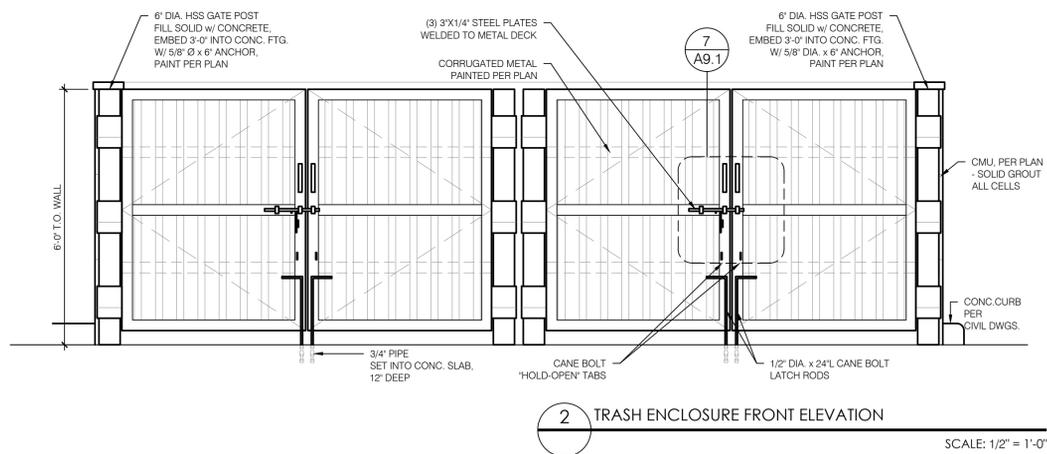
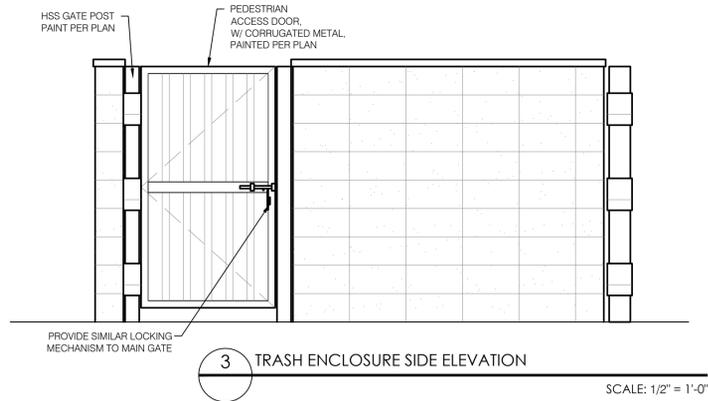
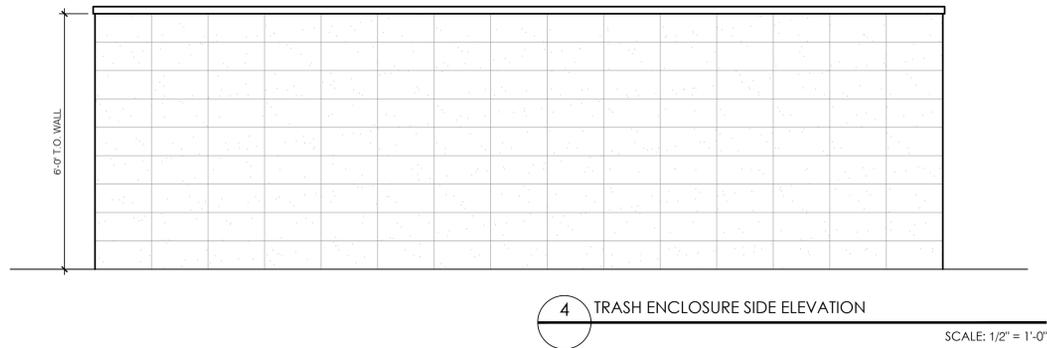
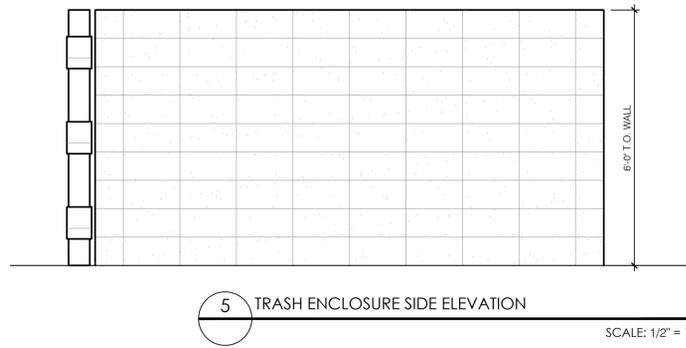
L1.0

FOR ENTITLEMENT APPROVAL ONLY

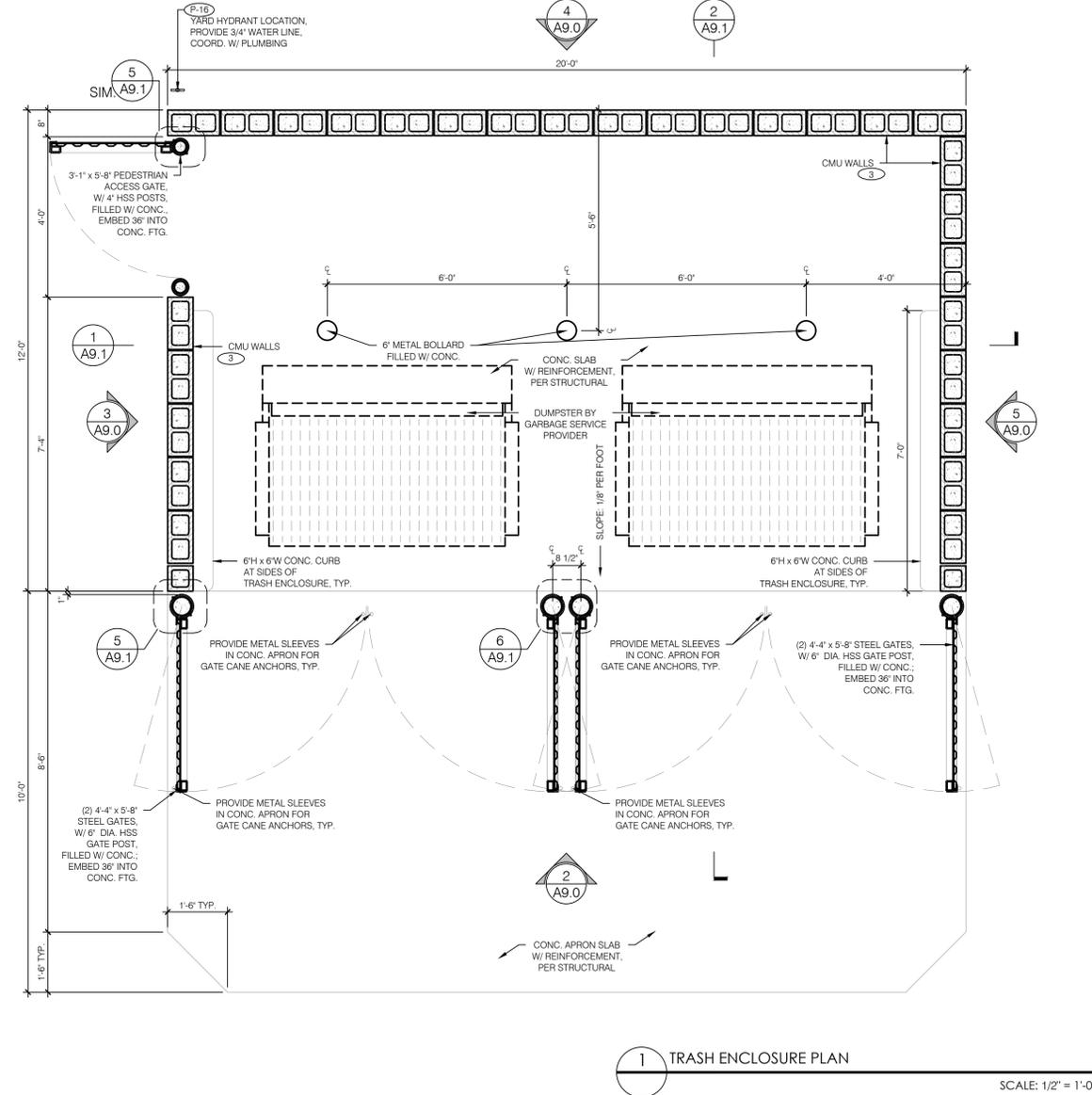


PHOTOMETRIC SITE PLAN
SCALE: 1" = 10'-0"





ID	MATERIAL	MANUFACTURER	COLOR	NOTES
3	CMU BLOCK	WILLAMETTE-GRAYSTONE	CHARCOAL	SPLIT FACE, 8x16/8, 8x8/8 AS NECESSARY
	CMU CAP	WILLAMETTE-GRAYSTONE	CHARCOAL	12x16/2
PT-2	PAINT	SHERWIN-WILLIAMS	-	BLDG 09 DARK GRAY, GATES BODY
PT-3	PAINT	SHERWIN-WILLIAMS	-	BLDG 09 BLUE, GATE FRAMES & POSTS

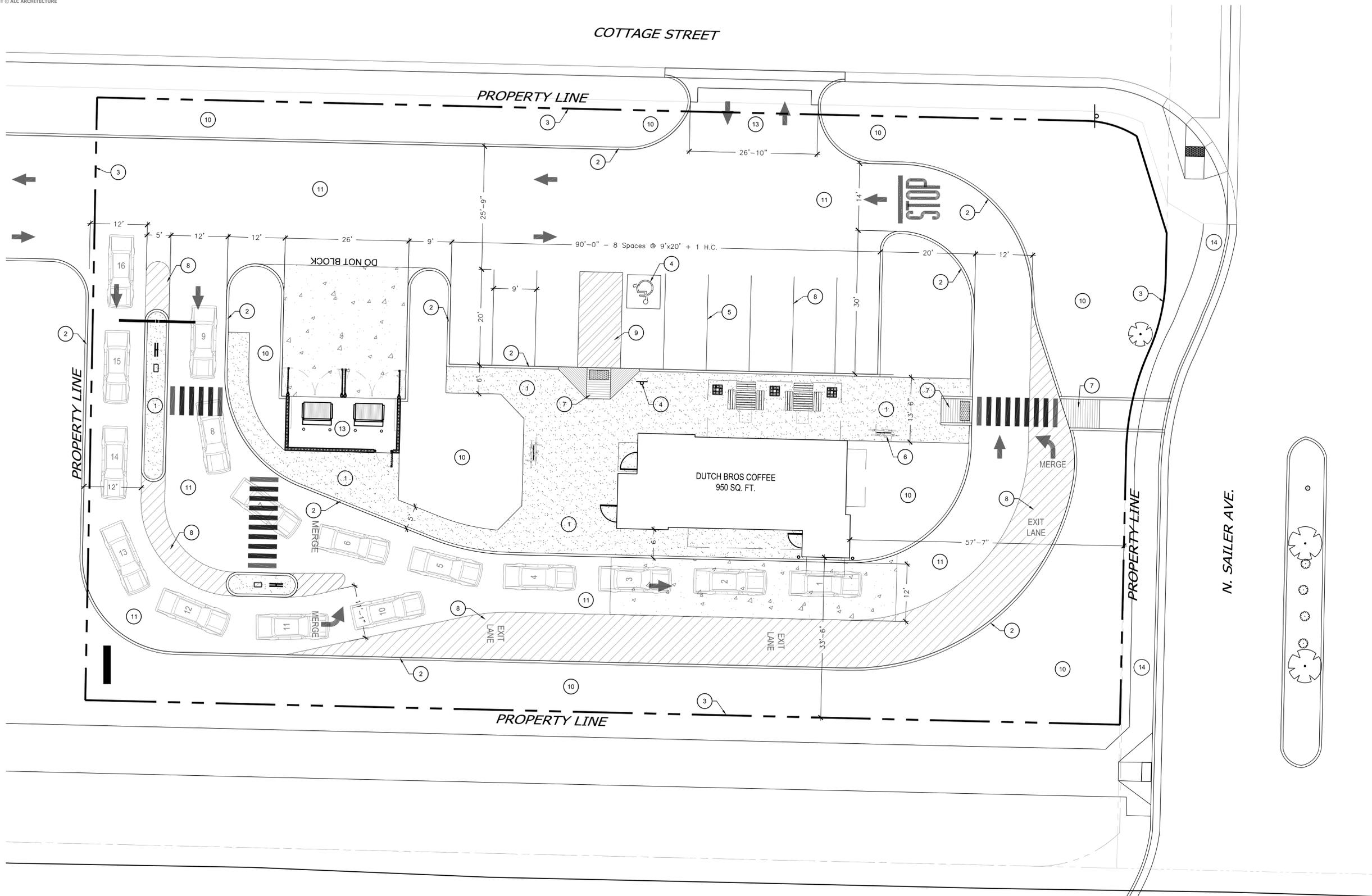


SITE DATA

ADDRESS: LOT 24, 25 & 26, MERLIN POINTE NO.1 SUBDIVISION
 LOT SIZE: 27,673 S.F. (0.63 ACRES)
 ZONING: C-2 (COMMERCIAL)
 BUILDING SIZE: 950 S.F.
 CONSTRUCTION TYPE: VB
 FIRE SPRINKLERS: YES
 TOTAL PARKING PROVIDED:
 STANDARD PARKING: 8 SPACES
 HANDICAP: 1 SPACES
 TOTAL PARKING: 9 SPACES
 BICYCLE PARKING: 2 SPACE RACK

KEY NOTES

- 1 CONCRETE DECK/WALK SLAB OVER COMPACTED SAND AND GRAVEL BASE WITH CONTROL JOINTS AT 6'-0" O.C. AND EXPANSION JOINTS AT 20'-0" O.C. MAX. WITH LIGHT BROOM FINISH. SLOPE FOR POSITIVE DRAIN AWAY FROM BUILDING.
- 2 NEW 6" CONCRETE CURB.
- 3 PROPERTY LINE.
- 4 TYPICAL HANDICAP SPACE W/ SYMBOL, RAMP AND SIGN.
- 5 TYPICAL STANDARD PARKING SPACE. (9'-0" x 20'-0")
- 6 BICYCLE RACK
- 7 PEDESTRIAN RAMP, 1:12 SLOPE W/ SCORING AT 6" O.C.
- 8 TYPICAL PARKING STRIPPING WITH (2) COATS 4" WIDE REFLECTIVE TRAFFIC WHITE PAINT.
- 9 HANDICAP ACCESS LANE WITH 4" WIDE DIAGONAL PAINTED STRIPPING AT 24" O.C.
- 10 LANDSCAPING. SEE LANDSCAPING PLANS
- 11 ASPHALT PAVING. SEE CIVIL.
- 12 PROPOSED TRASH ENCLOSURE.
- 13 PROPOSED ACCESS ENTRANCES
- 14 EXISTING SIDEWALK



1 SITE PLAN
 SCALE: 1" = 10'-0"
 ↑



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

June 4th, 2024

To: Jeff Likes, via email
1119 E State St, Suite 120
Eagle, ID 83616

Subject: KUNA24-0005/24-05-DR
115 N Sailer Ave
Dutch Bros

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

The applicant shall be required to:

1. Pay a traffic impact fee. If applicable, a traffic impact fee may be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency. This is a separate review process and it is the applicant's responsibility to submit plans directly to ACHD.
2. Payment can be accepted over the phone by calling (208) 387-6170 or can be sent/ delivered to the following address:

Ada County Highway District
Attn: Development Services
1301 N Orchard St, Suite 200
Boise, ID 83706

- Reference the file number above when making the payment.
 - Please note:
 - Fees are subject to change if not paid prior to October 1st
 - All card payments are subject to a 3% processing fee
 - All e-check payments are subject to a \$1.50 processing fee
 - For any questions regarding the traffic impact fee please contact ACHD's Impact Fee Administrator at impactfees@achdidaho.org.
3. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.
 4. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.). Driveway approach permits can be found at:

<https://www.achdidaho.org/home/showpublisheddocument/988/638245965711600000>

connecting you to more

If you have any questions, please feel free to contact me at (208) 387-6171.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Pak", enclosed within a thin, hand-drawn oval border.

Matt Pak
Planner
Development Services

cc: City of Kuna (Doug Hanson), via email
Thomas T. Nicholson, via email

connecting you to more

Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Public Right-of-Way Accessibility Guidelines (PROWAG) requirements. The applicant's engineer should provide documentation of compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 208-387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 208-387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

FRED BUTLER
CHAIRMAN OF THE BOARD

RICHARD MURGOITIO
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

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

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

24 May 2024

RECEIVED

MAY 28 2024

CITY OF KUNA

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

RE: Dutch Bros, Merlin Point LLC
115 N Sailer Ave. Kuna 83634
Boise-Kuna Irrigation District
Teed Lateral 65+10
Sec. 24, T2N, R1W, BM.

24-05-DR Dutch Bros

BK-1240A1

Doug Hanson, Planner:

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

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

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

Sincerely,



Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Kevin Reeves
Alicia Flavel
File

Watermaster, Div; 2 BPBC
Secretary – Treasurer, BKID



June 4, 2024

Doug Hanson, Planning and Zoning Director
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov

Subject: Case No. 24-05-DR / DUTCH BROS

Dear Mr. Hanson:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of stormwater or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff
Regional Administrator

c:

2021AEK

Doug Hanson

From: Chad Gordon <chad.gordon@jmsanitation.com>
Sent: Friday, May 31, 2024 10:04 AM
To: Doug Hanson
Subject: Re: City of Kuna Request for Comment Case No. 24-05-DR

Follow Up Flag: Follow up
Flag Status: Flagged

Doug,

The only change that needs to be made is that they push the bollards inside of the enclosure all the way to the back of the enclosure a foot off the back wall. Everything else looks good.

Thanks,

On Thu, May 23, 2024 at 10:13 AM Doug Hanson <dhanson@kunaid.gov> wrote:

Agency Transmittal – May 23 ,2024

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

CASE NUMBER:	24-05-DR DUTCH BROS
PROJECT DESCRIPTION	Applicant requests Design Review approval for Dutch Bros located on lots 24, 25, and 26, Block 1 of the Merlin Cottages Subdivision near the NWC of N Sailer Ave and E Kuna Road; Section 24, Township 2 North, Range 1 West.
APPLICANT	Jeff Likes cjeff@alcarchitecture.com
REPRESENTATIVE	Same
SCHEDULED HEARING DATE	Tuesday, June 25, 2024 at 6:00 P.M.
STAFF CONTACT	Doug Hanson

208.287.1771

dhanson@kunaid.gov

- We have enclosed information to assist you with your consideration and response; we would appreciate any information as to how this action would affect the service(s) your agency provides. *If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.*
- *No response within **15 business days** will indicate you have no objection or comments regarding this project.*
- 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.

Best,

DOUG HANSON

PLANNING AND ZONING DIRECTOR

CITY OF KUNA

751 W 4th St

KUNA, ID 83634

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

CASE NO. 24-06-DR (DESIGN REVIEW)

GROCERY OUTLET

Planner: Doug Hanson

dhanson@kunaid.gov

208-287-1771

ALL APPLICATION MATERIALS: [24-06-DR GROCERY OUTLET](#)

If you require assistance accessing the application materials through the link provided above or would like to review the application materials in person at City Hall please contact the assigned planner.



CITY OF KUNA:
P&Z COMMISSION
STAFF REPORT

City of Kuna P&Z Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
Title:	Grocery Outlet		Application Number:		24-06-DR		
Date:	6/24/2024		Staff Contact:		Doug Hanson		
Owner(s)/Applicant:	Margo Chernysheva/Jeff Likes, ALC Architecture		Applicant Contact:		jeff@alcarchitecture.com		
Representative:	Same		Representative Contact:		Same		

Purpose
The applicant requests Design Review approval for Grocery Outlet located near the NWC of N Meridian Road and E Deer Flat Road (APN: S1313449910); Section 13, Township 2 North, Range 1 West.

Statement of Fact	
Parcel Number(s):	R2404340200
Future Land Use Map Designation:	Commercial
Existing Land Use:	Commercial
Current Zoning:	C-2
Proposed Zoning:	Same
Development Area:	1.96
Adjacent Zoning Districts:	North: C-1 (Neighborhood Commercial), R-20 (High Density Residential); East: C-1 (Neighborhood Commercial); South: C-1 (Neighborhood Commercial); West: R-6 (Medium Density Residential)
Adjacent Street(s) Existing & Proposed:	North: N/A; East: N Meridian Road (Existing); South: E Deer Flat Road; West: N Sailer Ave
Internal Street(s) Existing & Proposed:	Internal drive aisles for connectivity within PAUL BUNYAN SUB
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

Comprehensive Plan and Future Land Use Map Analysis
The Comprehensive Plan identifies the subject property as Commercial. The existing districts of C-2 is a compatible zoning district within the Commercial Land Use Designation.

The Comprehensive Plan identifies the goal to ensure that land uses within Kuna will support economic development (Goal 1.A). The applicant’s proposal to construct an 16,000 sf multi-tenant building meets the requirements of this goal.

The store is proposed within the SH 69/Meridian Road corridor and is identified within the comp plan as an entryway corridor. The subject site within the approved Paul Bunyan Sub, located north of the Ridley's Family Center Sub and northeast of the Ashton Estates Commercial Sub adds to a well-planned regional commercial center that provides employment and services (Goal 3.C.1).

Staff Analysis

The applicant is submitting a request to construct an approximately 16,000 sf grocery store on 1.96 acres located within the approved Paul Bunyan Commercial Subdivision.

The site is accessed via E Deer Flat Road. The front entrance is located on the east elevation, facing SH69/Meridian Road. Three (3) ADA and 61 regular parking spaces are proposed, in compliance with KCC.

The rear of the building is separated from the neighboring Winfield Springs (Sterline Ranch) Subdivision to the west by 75', comprised of a 32' - 38' drive aisle and 35' landscape buffer.

Upon staff review the proposed application meets the requirements of Kuna City Code and Comprehensive Plan. Staff recommends the Commission approve the application with the conditions as outlined in staff's report.

Recommended Conditions of Approval

Conditions

1. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve all sewer connections.
 - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received an approved drainage plan.
 - c. 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".
 - d. 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.
 - e. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).
 - g. All public Rights-Of-Way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

2. 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 appropriate application processes as outlined in KCC.
3. Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
4. This development shall be completed per the approved site plan and landscape plan, or as otherwise determined by staff.
5. All required landscaping shall be permanently maintained in healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three (3) days or as the planting season permits, as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
6. Landscaping shall not be placed within 10 feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities, and must honor all vision triangles.
7. This development is subject to Architectural and Landscape compliance Design Review inspections prior to receiving a Certificate of Occupancy. Design Review inspection fees shall be paid prior to requesting staff inspection.
8. Developer/Owner/Applicant shall comply with J&M Sanitation requirements for the trash enclosure.
9. Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC 10-6-3. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
10. 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.
11. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.
12. Developer/Owner/Applicant shall comply with Kuna City Code and Idaho State code.



May 3, 2024

City of Kuna
Kuna Planning and Zoning
751 w. 4th ST Kuna, ID 83634
Attn : Planners
p. 208.922.5274

Re: Design Review – Grocery Outlet - Narrative

To whom it may concern:

We are proposing a 16,000 square foot new construction Grocery Outlet store located on lot 10, block 1, Paul Bunyan Plaza Subdivision, Parcel No. R1313449910. This building will consist of mercantile space, storage, an office, two restrooms, and a utility room. The front entrance of the building is located west facing, with the parking lot and entry access from Deerflat Road. In compliance with the design review standards, the entrance features an overhang, display windows, and CMU detailing.

The overall massing of the building is appropriate for its immediate surroundings as it is 32' – 0" in maximum height. The roof is fully concealed by varying heights of parapet banding. The building façade is broken up with texture and material change horizontally and vertically.

You will also find this building is fully in compliance with all site design requirements. landscaping, grading and drainage, and lighting are all in compliance with 5-3-3 of the Kuna City Code. The building footprint is positioned outside of any setbacks or easements, and adequate parking has been provided to support the demand of the business.

Should you have any questions or concerns regarding this project and the provided documents, please feel free to contact me at your earliest convenience. We are grateful for your time and consideration on this project and look forward to your approval.

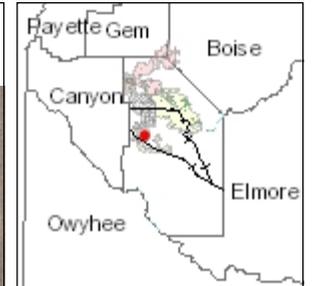
Thank you,

Jeff Likes
ALC Architecture
jeff@alcarchitecture.com
208.514.2713

Encl.:

Affidavit of Legal Interest, Site Plan, Floor Plans, Exterior Elevations, Vicinity Map at 1:200 scale, Aerial Map, Landscape Plan, Warranty Deed, and Planning and Zoning Application Coversheet.

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

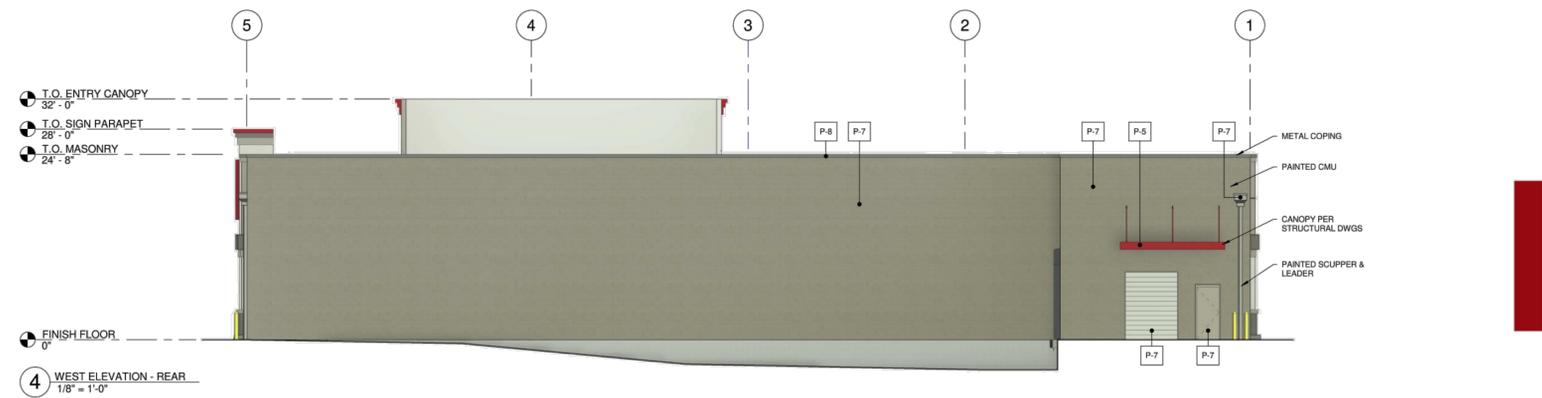
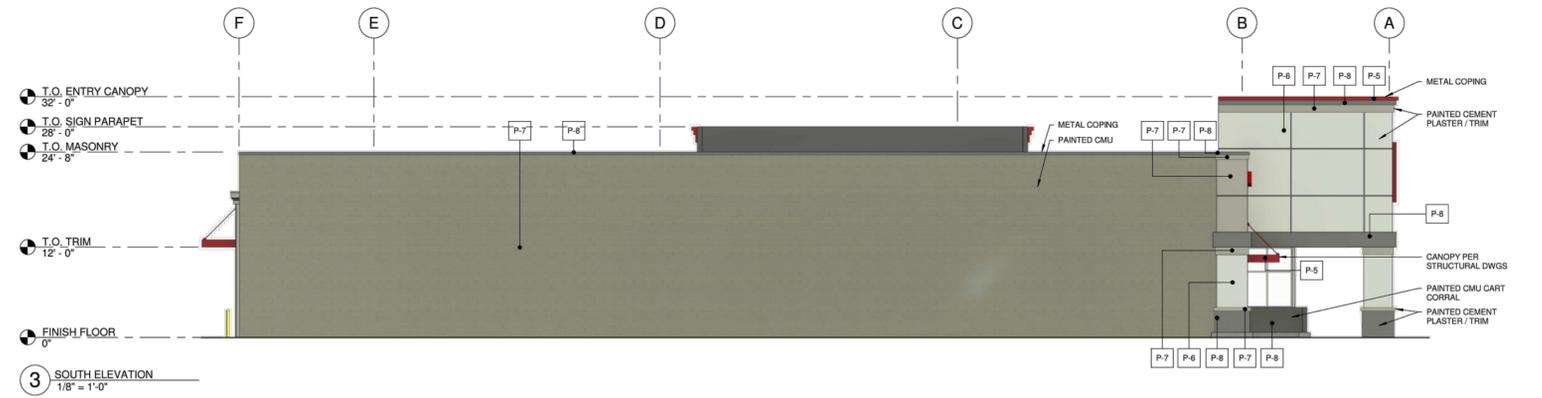
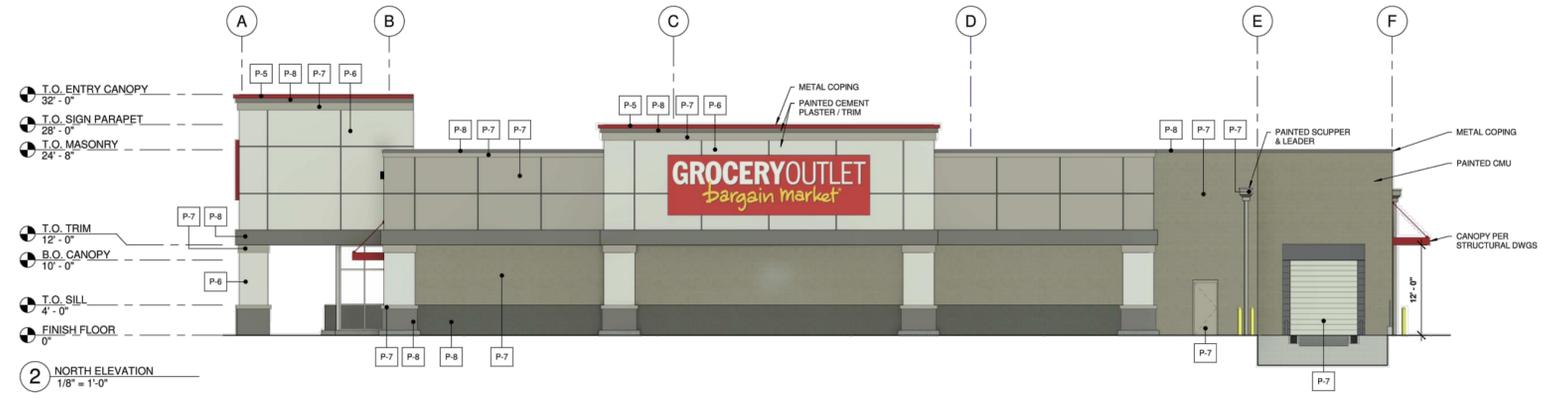
- + Railroad
- Roads (2,000 - 4,000 s)
 - <all other values>
 - Interstate
 - Ramp
 - Principal Arterial
 - Collector
 - Minor Arterial
 - Local
- Parks
- Water
- Condos
- Parcels

raster.DBO.AdaOrthos:

- Red: Band_1
- Green: Band_2
- Blue: Band_3

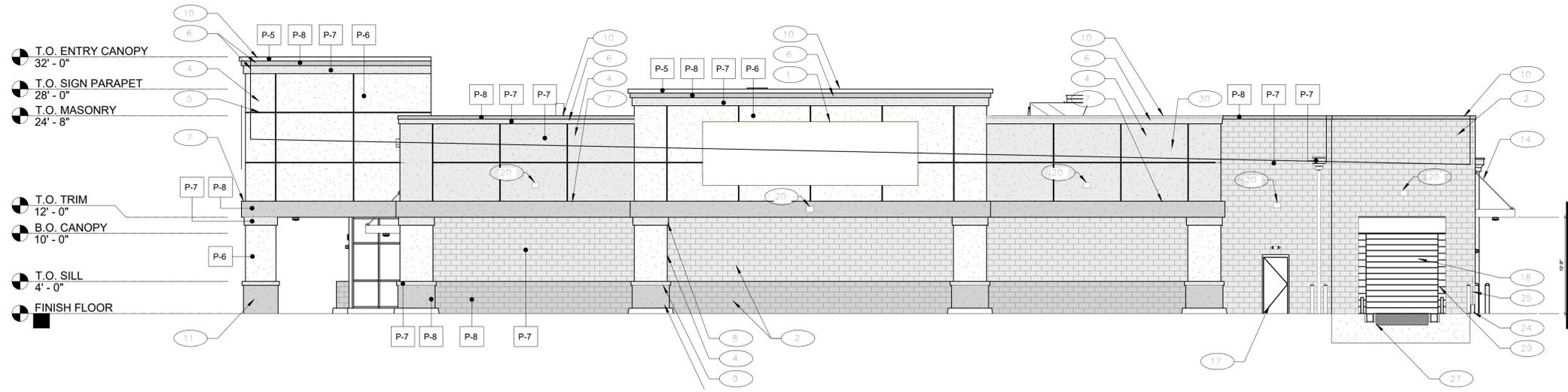
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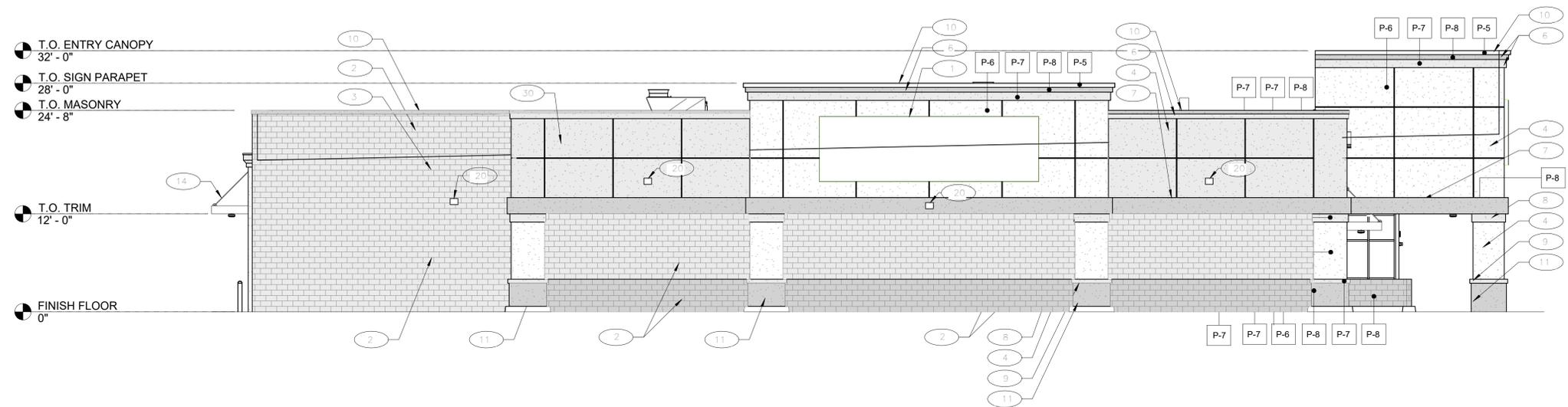


EXTERIOR PAINT SCHEDULE	
MARK	PAINT NAME
P-5	MFR: SHERWIN WILLIAMS, COLOR: "GROCERY OUTLET RED"
P-6	MFR: SHERWIN WILLIAMS, COLOR: "GROCERY OUTLET SHORELINE"
P-7	MFR: SHERWIN WILLIAMS, COLOR: "GROCERY OUTLET GRAY"
P-8	MFR: SHERWIN WILLIAMS, COLOR: "GROCERY OUTLET CHARCOAL"

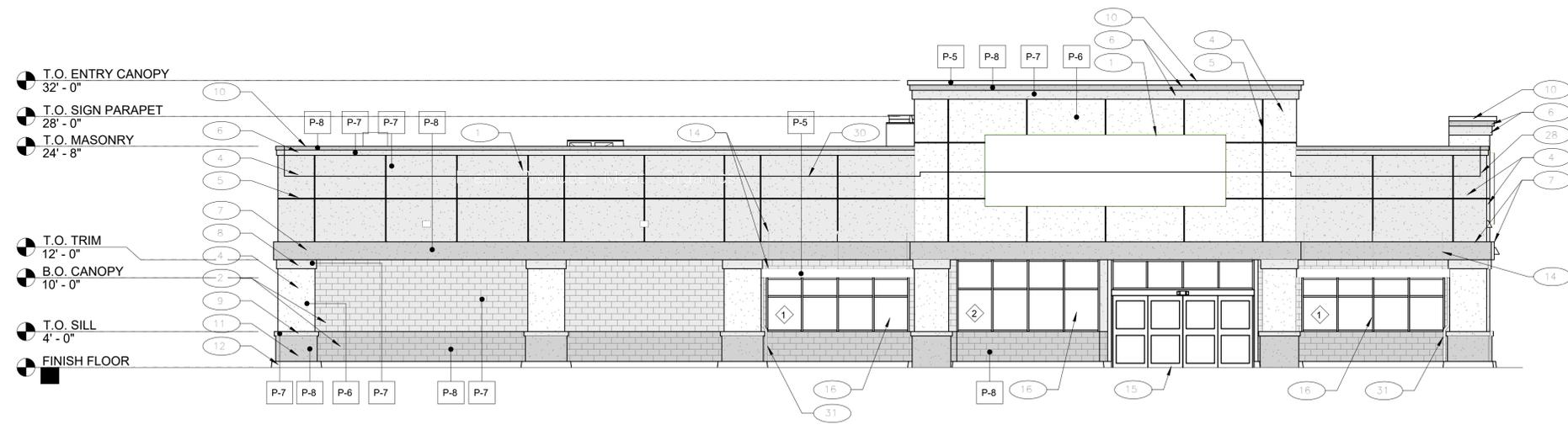
KEYNOTES - EXTERIOR ELEVATIONS	
MARK	NOTE
1	TENANT SIGNAGE - UNDER SEPARATE PERMIT - PROVIDED BY GOI
2	EXPOSED PRECISION CMU - SEAL AND PAINT PER SCHEDULE
3	EXPANSION JOINT - SEAL AND PAINT PER SCHEDULE
4	7/8" REINFORCED CEMENT PLASTER - PAINT PER SCHEDULE
5	METAL CONTROL JOINT / REVEAL - PAINT PER SCHEDULE
6	CEMENT PLASTER CORNICE TRIM - PAINT PER SCHEDULE
7	CEMENT PLASTER ACCENT CAP (BAND) - PAINT PER SCHEDULE
8	CEMENT PLASTER PILASTER CAPITOL TRIM - PAINT PER SCHEDULE
9	CEMENT PLASTER PILASTER SILL TRIM - PAINT PER SCHEDULE
10	G.I. PARAPET CAP / FLASHING - PAINT PER SCHEDULE
11	STANDARD PILASTER BASE - CEMENT PLASTER - PAINT PER SCHEDULE; OPTIONAL PILASTER BASE - STONE VENEER OVER C.P. BROWN COAT (IF NEEDED FOR PLANNING APPROVAL AESTHETICS - NOTIFY GOI REP)
12	RAISED CONCRETE PROTECTION CURB
13	CONCRETE FILLED PIPE BOLLARD - PAINT SAFETY YELLOW
14	STRUCTURAL CANOPY WITH STEEL SUSPENSION RODS. PAINT P-5. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
15	STOREFRONT WINDOWS WITH CLEAR ANODIZED ALUMINUM FRAME AND DUAL PANE NON TINTED GLAZING
16	STOREFRONT TRANSOM WINDOWS WITH CLEAR ANODIZED ALUMINUM FRAME AND DUAL PANE NON-TINTED GLAZING
17	HOLLOW METAL DOOR AND FRAME - PAINT PER SCHEDULE
18	ROLL-UP DELIVERY DOOR - PAINT PER SCHEDULE
20	WALL PACK LIGHTING FIXTURE - FINISH PER SCHEDULE
21	ELECTRICAL SERVICE CABINETS - PAINT TO MATCH ADJACENT SURFACE
22	ROOF DRAINAGE LEADER. SEE ROOF PLAN FOR ADDITIONAL INFORMATION & DETAILS. PAINT TO MATCH ADJACENT SURFACE.
23	SINGLE-PLY ROOFING OVER RIGID INSULATION (SEE ROOF PLAN)
24	TRUCK DOCK RETAINING WALL - PAINT PER SCHEDULE
25	TRUCK DOCK PIPE GUARD RAILING - PAINT PER SCHEDULE
27	TRUCK DOCK BUMPERS AND EDGE OF DOCK LEVELER - REFER TO LOADING DOCK EQUIPMENT SCHEDULE ON SHEET A6-01
28	BUILDING ADDRESS NUMBERS - TO BE PLACED IN SUCH A MANNER AS TO BE PLAINLY VISIBLE FROM THE STREET. 12" MIN. HIGH CHARACTERS WITH 3/8" MIN. STROKE, ON CONTRASTING BACKGROUND AND ILLUMINATED AS REQUIRED BY LOCAL FIRE JURISDICTION
29	DOCK SEAL. REFER TO LOADING DOCK EQUIPMENT SCHEDULE ON SHEET A6-01
30	DASHED LINE INDICATES ROOF LINE
31	SEAMLESS DOWNSPOUT AT FRONT ENTRY CANOPY - PAINT TO MATCH ADJACENT SURFACE.



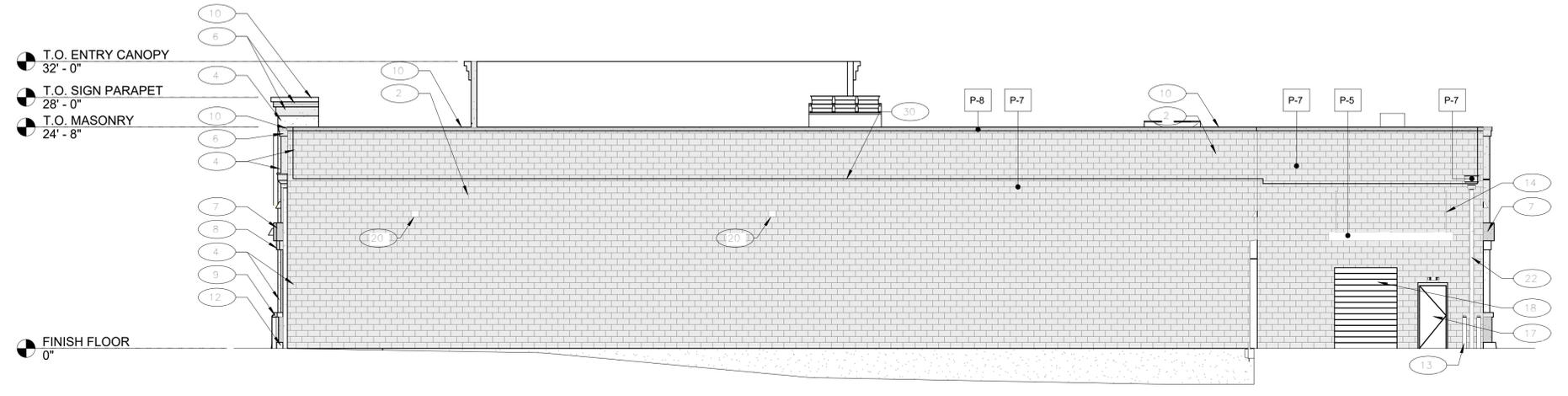
NORTH ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



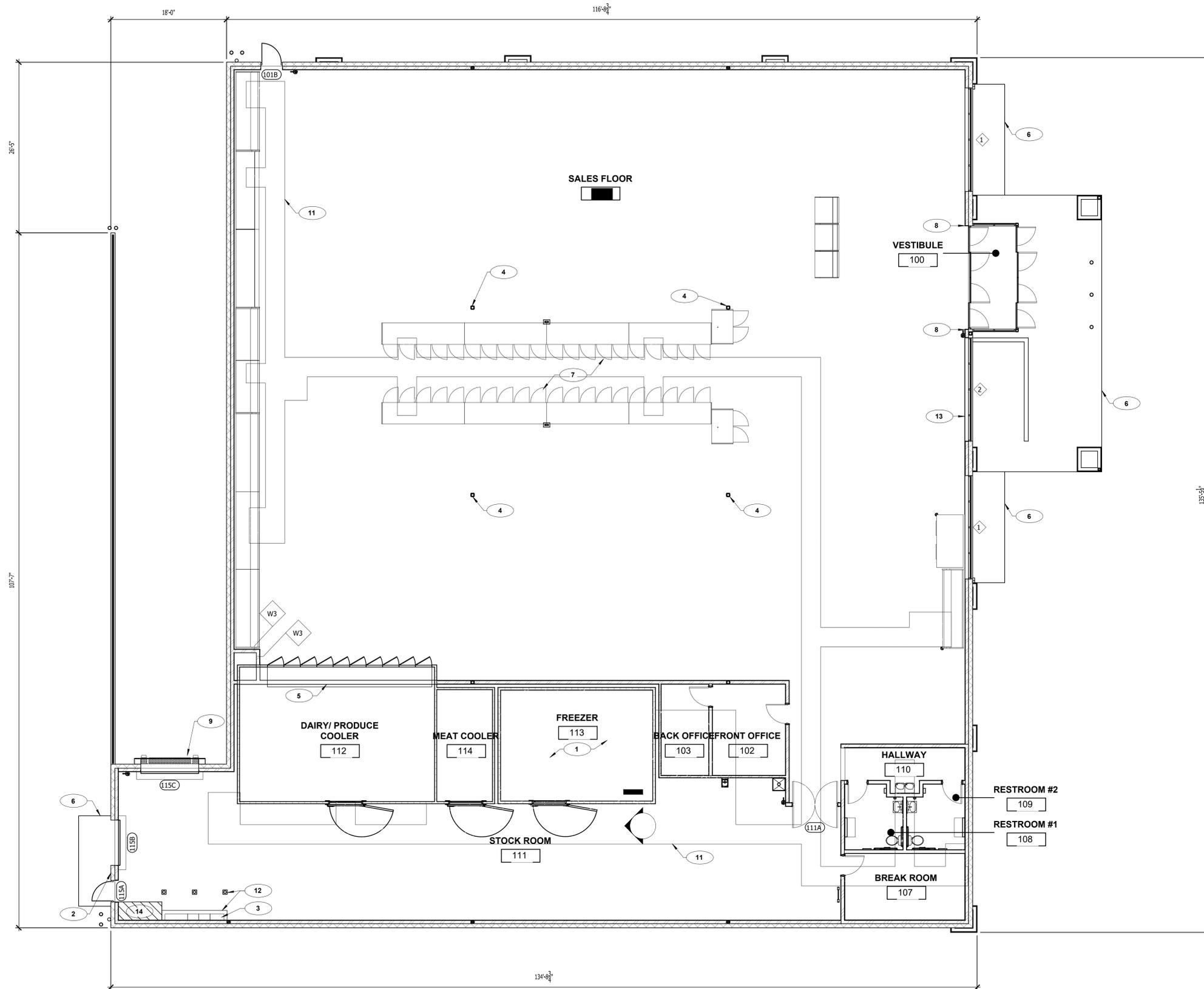
EAST ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"

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FLOOR PLAN
SCALE: 1/8"=1'-0"



**LANDSCAPE STREET BUFFER REQUIREMENTS
(1) TREE & (5) SHRUBS /35 LF**

STREET NAME	BUFFER WIDTH	LF	CALCULATIONS	REQ	PRVD
E. DEER FLAT ROAD	24'	339	TREES: 339 LF / 35 SHRUBS: (339 LF / 35) * 5	10 48	10 49
TOTAL STREET TREES				10	10
TOTAL PARKING ISLAND TREES				16	16
TOTAL SITE TREES				26	51
TREE SPECIES MIX				5	5
TOTAL LANDSCAPE PROVIDED				22,191 SF	23.0%
MITIGATION REQUIREMENTS					
THERE ARE NO HEALTHY TREES > 4" CAL. PROPOSED FOR REMOVAL					

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HWX	CLASS
DECIDUOUS TREES					
	10	ACER TRUNCATUM 'PACIFIC SUNSET'™ PACIFIC SUNSET MAPLE	2" CAL. B&B	35'X30'	CLASS II
	10	GLEDITSIA TRIACANTHOS 'SHADEMASTER' SHADEMASTER HONEYLOCUST	2" CAL. B&B	40'X30'	CLASS II
	6	PYRUS CALLERYANA 'RED SPIRE' RED SPIRE CALLERY PEAR	2" CAL. B&B	35'X20'	CLASS II
EVERGREEN TREES					
	13	PICEA ABIES 'CUPRESSINA' CUPRESSINA NORWAY SPRUCE	6"-8" B&B	20'X6'	EVERGREEN
	12	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	6"-8" B&B	25'X15'	EVERGREEN
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HWX	
SHRUBS					
	20	CORNUS ALBA 'IVORY HALO'™ TATARIAN DOGWOOD	2 GAL.	6'X6'	
	17	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	2 GAL.	1'X6'	
	9	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	2 GAL.	3'X6'	
	41	ROSA X 'DOUBLE KNOCKOUT' (RED) RED DOUBLE KNOCKOUT ROSE	2 GAL.	4'X4'	
PERENNIALS					
	26	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' MUNSTEAD ENGLISH LAVENDER	1 GAL.	2'X3'	
	16	PHLOX SUBULATA 'EMERALD BLUE' EMERALD BLUE CREEPING PHLOX	1 GAL.	.5'X2'	
	10	RUDBECKIA FULGIDA 'GOLDSTRUM' GOLDSTRUM BLACK-EYED SUSAN	1 GAL.	2'X2'	
GRASSES					
	35	MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS	1 GAL.	5'X4'	
	12	PENNISETUM ALOPECUROIDES 'HAEMEL' HAEMEL DWARF FOUNTAIN GRASS	1 GAL.	2'X2'	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT		
SOD/SEED					
	9,948 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD		

GENERAL LANDSCAPE NOTES

- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.

GENERAL IRRIGATION NOTES

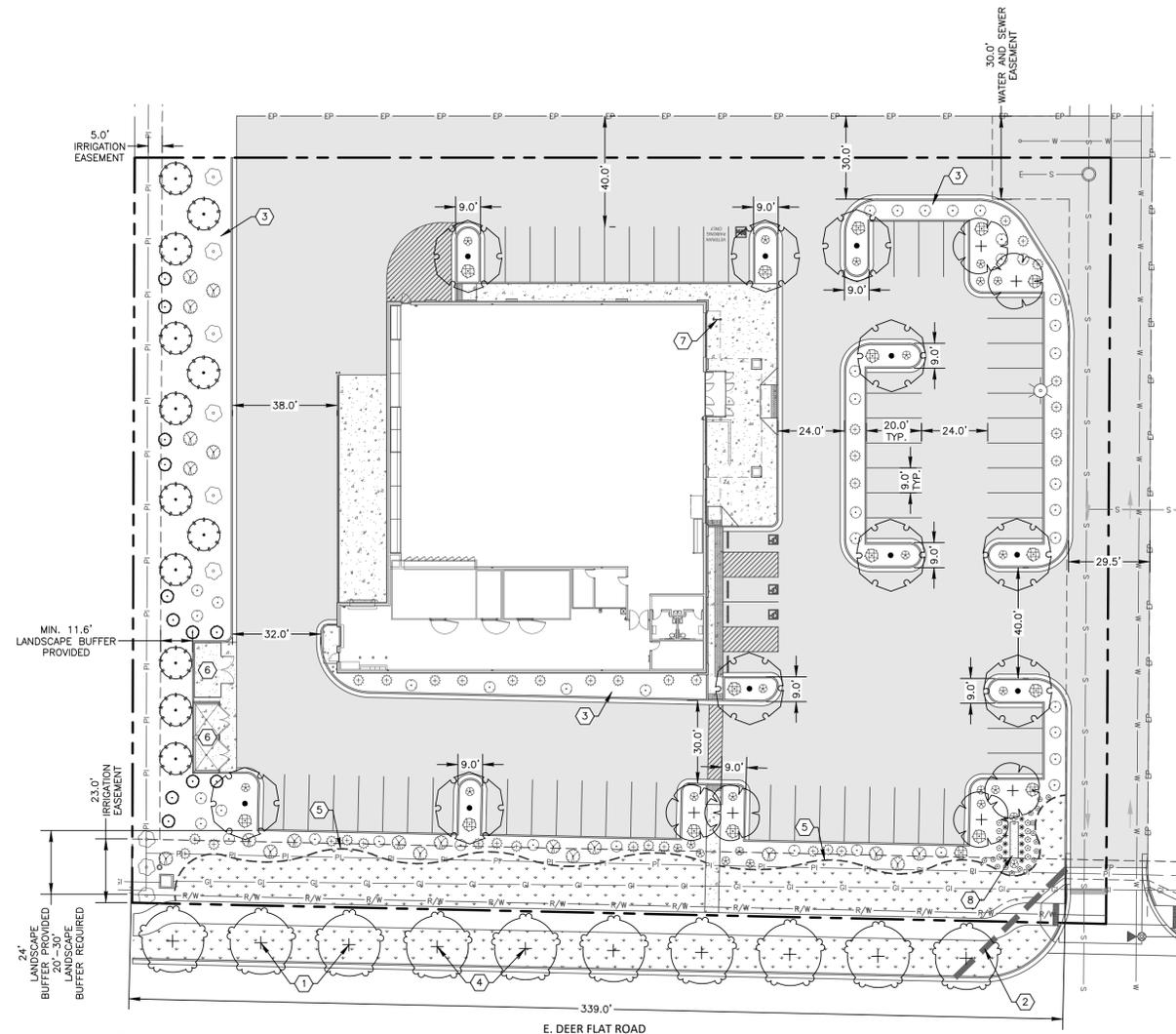
- ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE PRESSURIZED IRRIGATION WATER, AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
- COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
- IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
- OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

ACHD LANDSCAPE NOTES

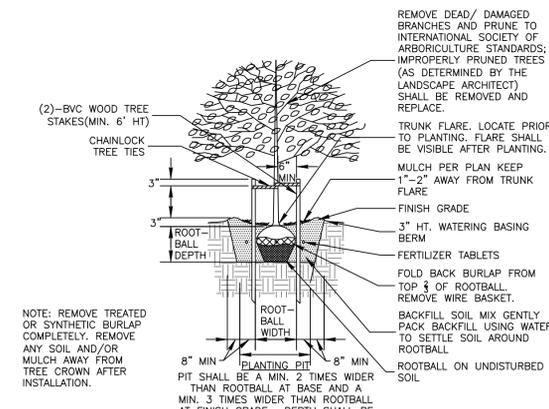
- TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
- SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM ALL ACHD CURBS AND/OR ATTACHED SIDEWALK, UNLESS PLANTED WITHIN THE PARKSTRIP. ALL TREES PLANTED IN PARKSTRIP SHALL BE CENTERED.

KEYNOTES (TYPICAL) (K)

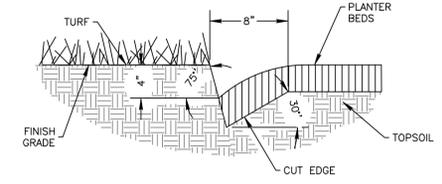
- INSTALL 3" DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
- 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
- ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
- TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
- INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L1.0-02.
- TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS.
- BIKE RACK. SEE ARCHITECTURAL PLANS.
- MONUMENT SIGN BY OTHERS.



LANDSCAPE PLAN
Plan Scale: 1" = 30'



01 DECIDUOUS TREE PLANTING AND STAKING DETAIL



02 SHOVEL CUT EDGE

CONTACT INFORMATION
LANDSCAPE CONSULTANT
KM ENGINEERING, LLP
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: ALYSSA JENSEN, PLA
EMAIL: ajensen@kmenllp.com

**KUNA GROCERY OUTLET
KUNA, IDAHO
LANDSCAPE PLAN**



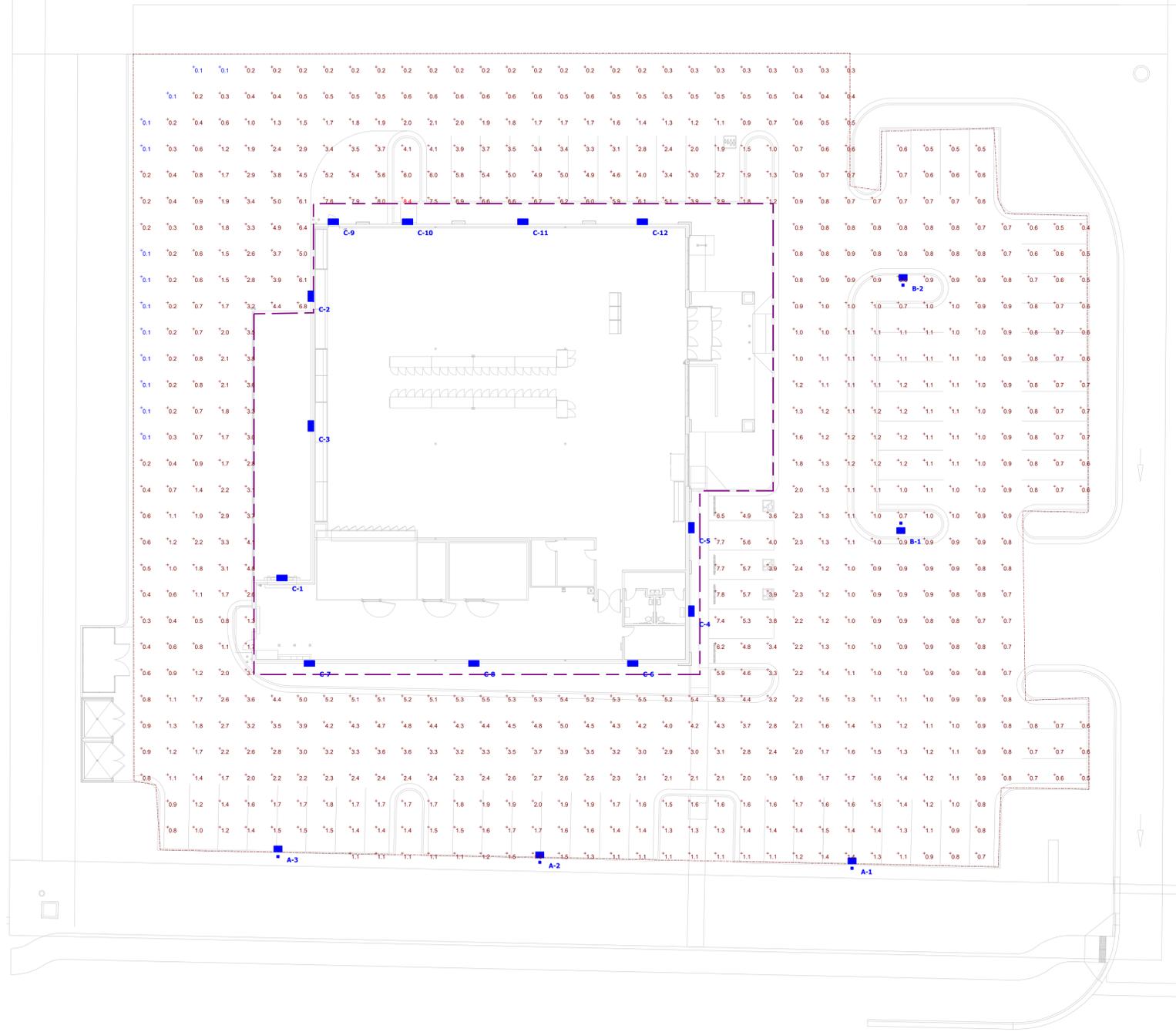
DESIGN BY: KZ
DRAWN BY: KZ
CHECKED BY: AY
DATE: APRIL 2024
PROJECT: 24-077
SHEET NO.

L1.0

FOR AGENCY REVIEW

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	+	1.8 fc	8.4 fc	0.1 fc	84.0:1	18.0:1

Schedule							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Wattage
	A	3	Lithonia Lighting	DSX0 LED P4 40K 80CRI T3M HS	D-Series Size 0 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 3 Medium Houseside Shield	8852	93.04
	B	2	Lithonia Lighting	DSX0 LED P4 40K 80CRI T5M	D-Series Size 0 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 5 Medium	10664	93.04
	C	12	Lithonia Lighting	WDGE3 LED P1 70CRI R3 40K	WDGE3 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 OPTIC	7523	51.177



Plan View
Scale - 1" = 20ft

D-Series Size 0 LED Area Luminaire TYPE A & B

Specifications
 EPA: 0.48 ft (14.6m)
 Length: 26.18" (664mm)
 Width: 14.06" (357mm)
 Height H1: 2.26" (57mm)
 Height H2: 7.46" (190mm)
 Weight: 23.1lb (10.5kg)

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 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DDRX

Series	LEDs	Color Temperature	Color Rendering Index	Beam Spread	Mounting	Wattage	Shipping
DSX0 LED	P1	40K	80CRI	70CRI	SPR	93W	Shipped separately
	P2	50K	80CRI	70CRI	SPR	93W	Shipped separately
	P3	50K	80CRI	70CRI	SPR	93W	Shipped separately

WDGE3 LED Architectural Wall Sconce TYPE C

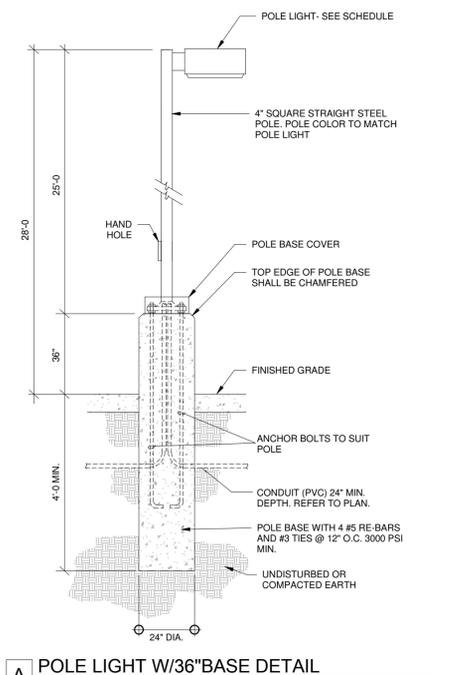
Specifications
 Depth (D1): 8"
 Depth (D2): 1.5"
 Height: 9"
 Width: 18"
 Weight: 19.5 lb (without options)

Introduction
 The WDGE3 LED family is designed to meet specific's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectangular design comes in four sizes with lumens ranging from 1,200 to 25,000 lumens providing a true size-wide solution. Embedded with Light*AIR wireless controls, the WDGE3 family provides additional energy savings and code compliance. WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

Ordering Information

EXAMPLE: WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

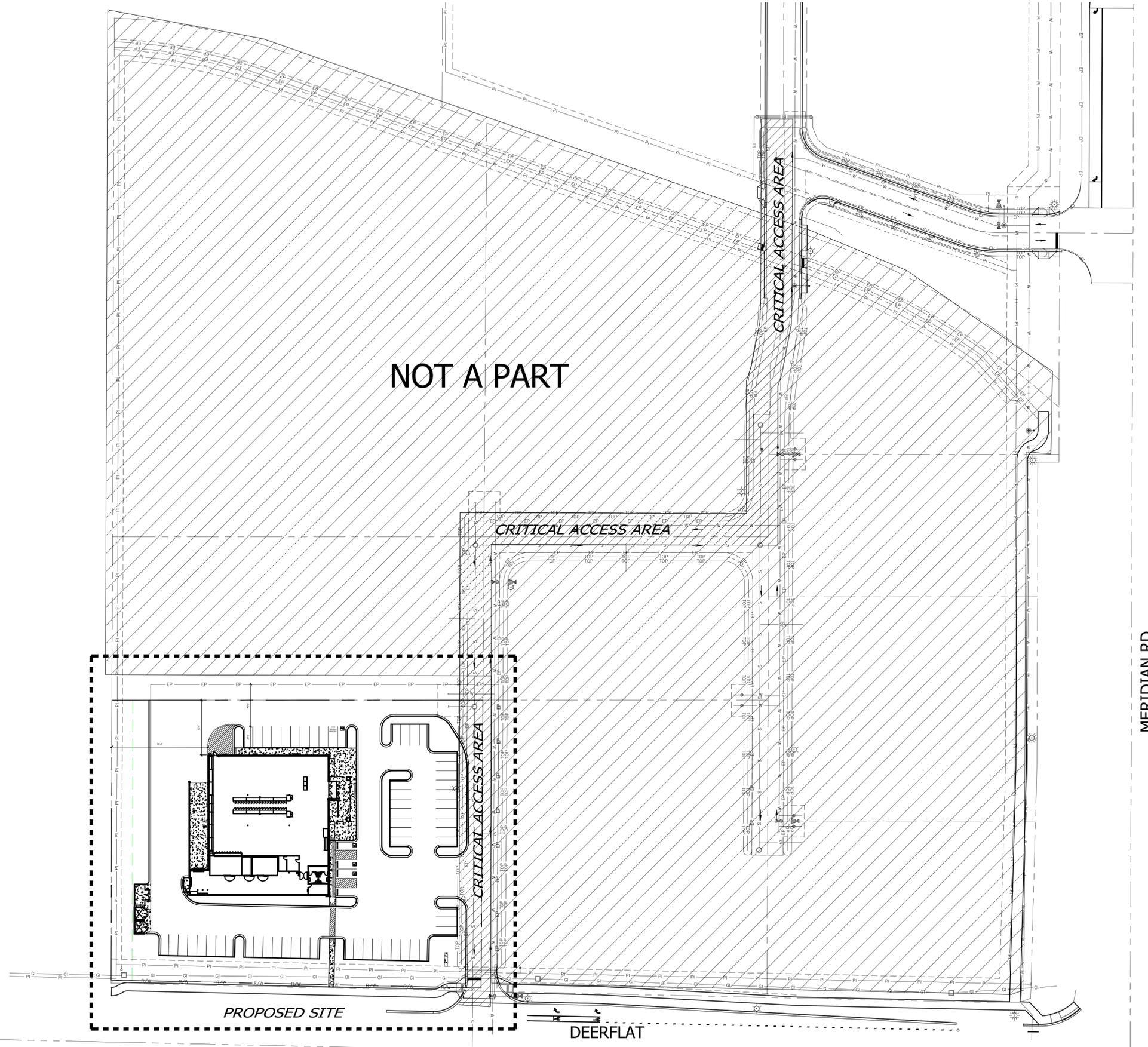
Series	Package	Color Temperature	CR	Distribution	Mounting	Wattage	Shipping	Shipped separately
WDGE3 LED	P1	40K	80CRI	R3	Typ 1	1200	Shipped separately	SPR
	P2	40K	80CRI	R3	Typ 1	1200	Shipped separately	SPR
	P3	40K	80CRI	R3	Typ 1	1200	Shipped separately	SPR
	P4	50K	80CRI	R3	Typ 1	1200	Shipped separately	SPR



A POLE LIGHT W/36\"/>

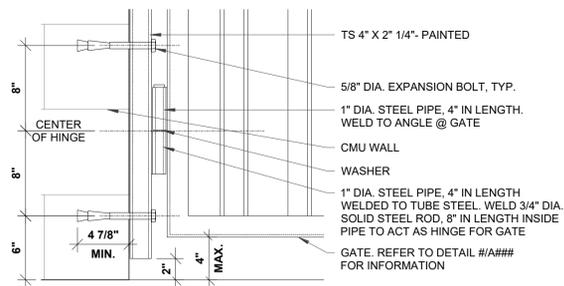
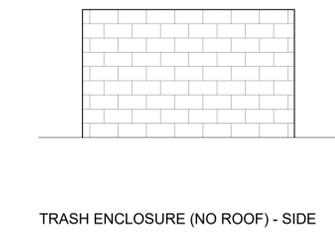
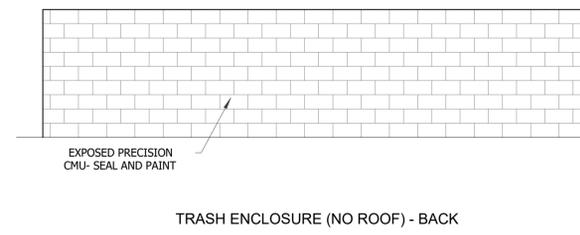
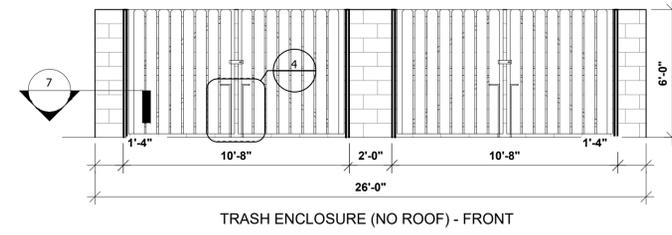
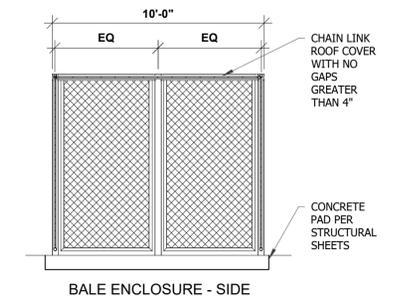
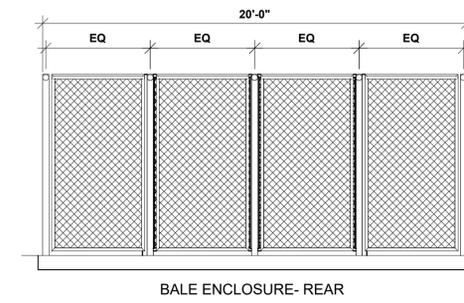
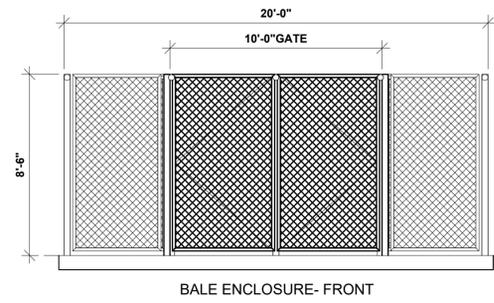
SITE PHOTOMETRICS FOR: GROCERY OUTLET - KUNA

Designer
SAM
Date
05/06/2024
Scale
Not to Scale
Drawing No.
ES1.0
Summary
REVISION 0

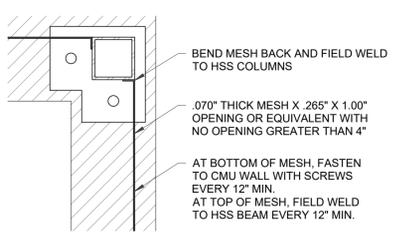


OVERALL SITE PLAN
SCALE: NTS

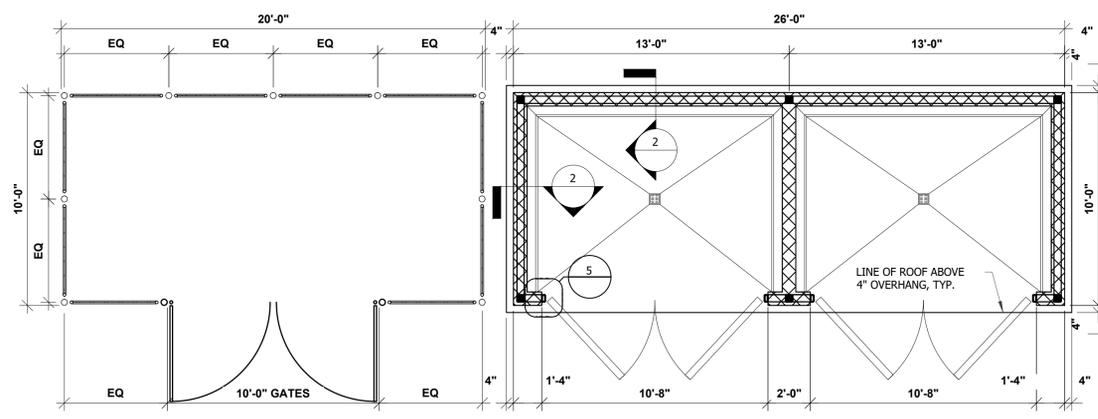




7 GATE AT CMU WALL
1 1/2" = 1'-0"



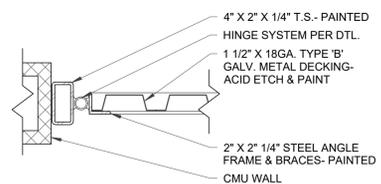
6 TRASH ENCLOSURE MESH CORNER DETAIL
1 1/2" = 1'-0"



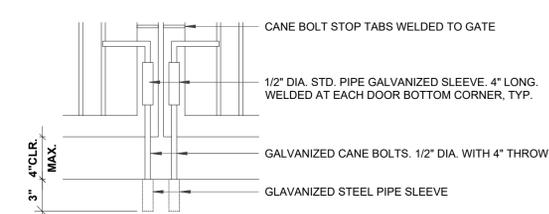
1 TRASH AND BALE ENCLOSURE PLAN
1 1/4" = 1'-0"

TRASH AND BALE ENCLOSURE REQUIREMENTS:

- 6'-0" MINIMUM HIGH CMU WALLS WITH STEEL GATES AND STEEL FRAME COVER.
- 6" THICK CONCRETE PAD AND APRON PER STRUCTURAL DWGS.
- LOCATE ON SITE FOR BEST ACCESS TO STOCK AREA AND TRASH TRUCK.
- DEVELOPER TO VERIFY WITH LOCAL SANITATION DISTRICT AND BUILDING AGENCIES THE FINAL SIZE AND FINISH ELEMENTS REQUIRED FOR PROJECT CONDITIONS.
- SEE ELEVATIONS ABOVE FOR FURTHER INFORMATION.
- FLOOR DRAIN LOCATIONS SHOWN FOR REFERENCE - ONLY PROVIDE WHEN REQUIRED BY LOCAL AHJ. VERIFY REQUIREMENTS WITH LOCAL CODES/STANDARDS.

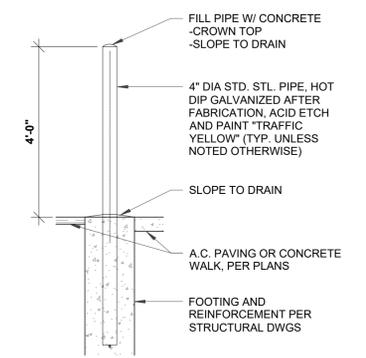


5 TRASH ENCLOSURE JAMB
1 1/2" = 1'-0"

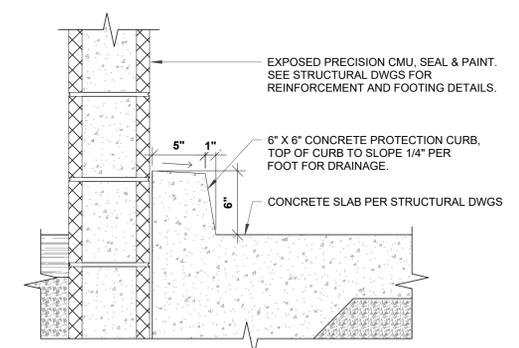


NOTE: DRILL HOLES FOR CANE BOLT SLEEVES TO HOLD GATES AT 105 DEG, TYPICAL AT ALL GATE LOCATIONS.

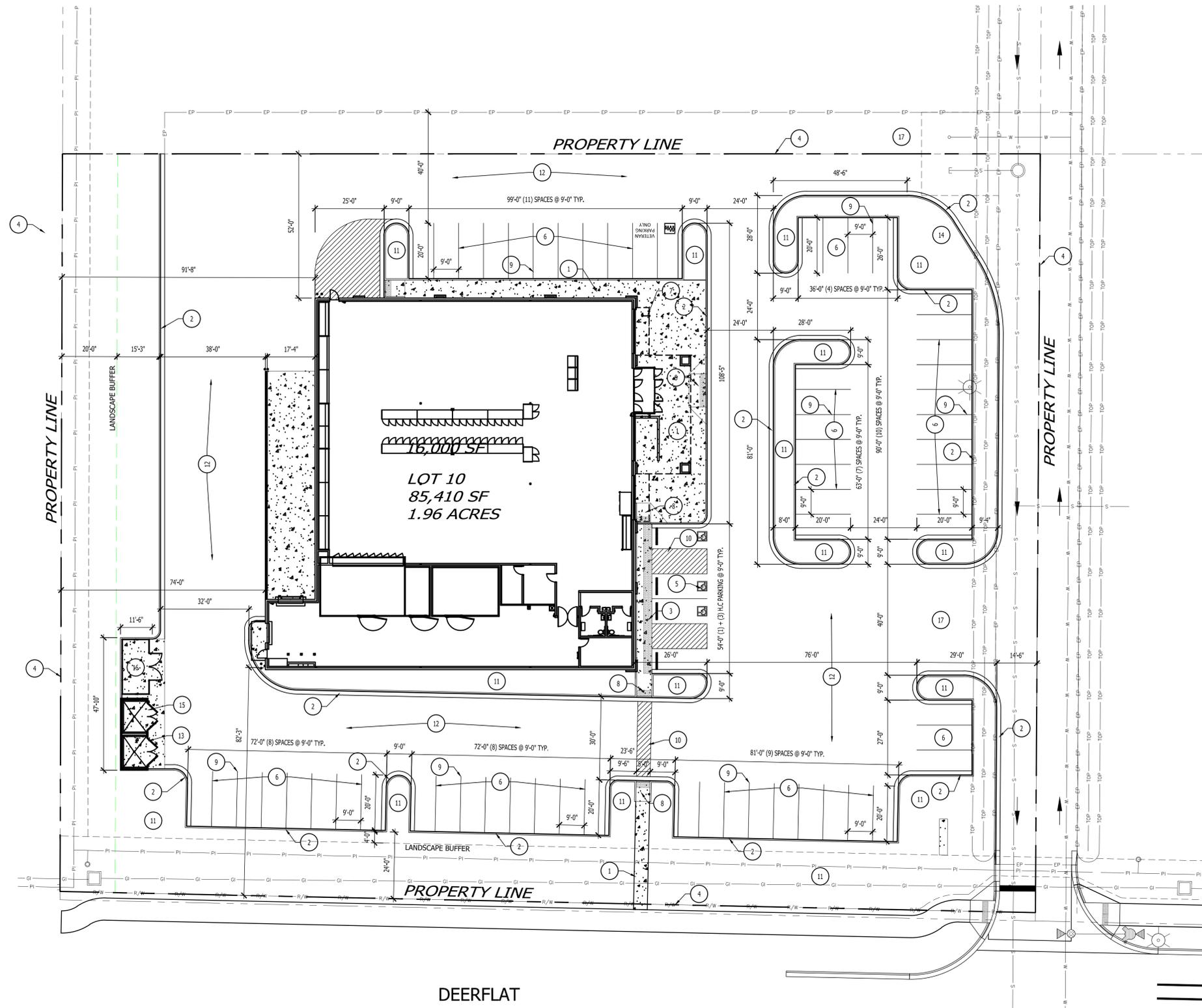
4 CANE BOLTS AT GATES
1 1/2" = 1'-0"



3 BOLLARD DETAIL
1/2" = 1'-0"



2 CONCRETE CURB DETAIL
1 1/2" = 1'-0"



SITE DATA

ADDRESS: NORTHWEST CORNER OF DEER FLAT RD AND MERIDIAN RD
 APN: R1313449910
 LOT SIZE: 85,410 S.F. (1.96 ACRES)
 ZONING: C-2 (COMMERCIAL)
 BUILDING SIZE: 16,000 S.F.
 CONSTRUCTION TYPE: VB
 FIRE SPRINKLERS: YES
 TOTAL PARKING PROVIDED:
 STANDARD PARKING: 61 SPACES
 HANDICAP: 3 SPACES
 TOTAL PARKING: 64 SPACES
 BICYCLE PARKING: 2 SPACE RACK

KEY NOTES

- 1 CONCRETE DECK/WALK SLAB OVER COMPACTED SAND AND GRAVEL BASE WITH CONTROL JOINTS AT 6'-0" O.C. AND EXPANSION JOINTS AT 20'-0" O.C. MAX, WITH LIGHT BROOM FINISH, SLOPE FOR POSITIVE DRAIN AWAY FROM BUILDING.
- 2 NEW 6" CONCRETE CURB.
- 3 NEW FLUSH CURB
- 4 PROPERTY LINE.
- 5 TYPICAL HANDICAP SPACE W/ SYMBOL, RAMP AND SIGN.
- 6 TYPICAL STANDARD PARKING SPACE. (9'-0" x 20'-0")
- 7 BICYCLE RACK
- 8 PEDESTRIAN RAMP, 1:12 SLOPE W/ SCORING AT 6" O.C.
- 9 TYPICAL PARKING STRIPPING WITH (2) COATS 4" WIDE REFLECTIVE TRAFFIC WHITE PAINT.
- 10 HANDICAP ACCESS LANE WITH 4" WIDE DIAGONAL PAINTED STRIPPING AT 24" O.C.
- 11 LANDSCAPING. SEE LANDSCAPING PLANS
- 12 ASPHALT PAVING. SEE CIVIL.
- 13 PROPOSED TRASH ENCLOSURE.
- 14 PROPOSED IDAHO POWER TRANSFORMER
- 15 PROPOSED RECYCLING
- 16 PROPOSED BALE ENCLOSURE
- 17 PROPOSED ACCESS ENTRANCES

SITE PLAN
 SCALE: 1"=20'-0"





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

May 22nd, 2024

To: Jeff Likes, via email
ALC Architecture
1119 E State Street Suite 120
Eagle, ID 83616

Subject: KUNA24-0004/24-06-DR
Northwest corner of Deer Flat Road and N Meridian Road
Grocery Outlet

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

The applicant shall be required to:

1. Pay a traffic impact fee. If applicable, a traffic impact fee may be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency. This is a separate review process and it is the applicant's responsibility to submit plans directly to ACHD.
2. Payment can be accepted over the phone by calling (208) 387-6170 or can be sent/ delivered to the following address:
Ada County Highway District
Attn: Development Services
1301 N Orchard St, Suite 200
Boise, ID 83706
 - Reference the file number above when making the payment.
 - Please note:
 - Fees are subject to change if not paid prior to October 1st
 - All card payments are subject to a 3% processing fee
 - All e-check payments are subject to a \$1.50 processing fee
 - For any questions regarding the traffic impact fee please contact ACHD's Impact Fee Administrator at impactfees@achdidaho.org.
3. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.
4. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.). Driveway approach permits can be found at:
<https://www.achdidaho.org/home/showpublisheddocument/988/638245965711600000>

connecting you to more

If you have any questions, please feel free to contact me at (208) 387-6171.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Pak", enclosed within a thin, hand-drawn oval.

Matt Pak
Planner
Development Services

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

connecting you to more

Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Public Right-of-Way Accessibility Guidelines (PROWAG) requirements. The applicant's engineer should provide documentation of compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 208-387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 208-387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.



Ada County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 24-06-DE Grocery Outlet

Development Name/Section City of Kuna CDH File # _____

- 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
 - interim sewage
 - central water
 - individual sewage
 - individual water
 - community water well
- 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - community sewage system
 - sewage dry lines
 - central water
 - community 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
 - beverage establishment
 - grocery store
 - child care center

14. _____

Reviewed By: Row Boat Date: 5/24/24



Ada County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone/OTD # _____

Conditional/Accessory Use # _____

Preliminary / Final / Short Plat 24-05-DR Dutch Bros

Development Name/Section City of Kuna CDH File # _____

- 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
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- 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.
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- 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:

[Signature]

Date:

5/24/24



June 4, 2024

Doug Hanson, Planning and Zoning Director
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov

Subject: Case No. 24-06-DR / GROCERY OUTLET

Dear Mr. Hanson:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of stormwater or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho’s Ground Water Quality Rules (IDAPA 58.01.11), which states that “No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method.”

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff
Regional Administrator

c:

2021AEK

Doug Hanson

From: Chad Gordon <chad.gordon@jmsanitation.com>
Sent: Tuesday, May 21, 2024 5:01 PM
To: Doug Hanson
Cc: Ada County Engineer; Ada County Highway District; Adam Ingram; Bobby Withrow; Boise Kuna Irrigation District; Boise Project Board of Control; Boise Project Board of Control 2; Brent Moore (Ada County); Cable One TV; Camille Burt (USPS); Catherine Feistner; Central District Health Department; Chief Fratusco; COMPASS; Danielle Horras; David Reinhardt; DEQ; Eric Adolfson; Erika Olvera (NMID); Idaho Power Easements; Idaho Power Easements 2; Intermountain Gas; ITD; Joe Bongiorno (Meridian Fire); Jonathon Gillen; Justin Walker; Krystal Hinkle; Leon Letson (Ada County); Marc Boyer (Kuna Postmaster); Megan Leatherman; Nampa Meridian Irrigation District; New York Irrigation; Niki Benyakhlef ITD; Paris Dickerson; PWorkoffice; Robbie Reno; Scott Arellano (KRFD); Stacey Yarrington (Ada County); TLawrence Kuna Fire
Subject: Re: City of Kuna Request for Comment Case No. 24-06-DR

The only changes that need to be made is the measurement on front to back needs to be 12' and there needs to be bollards placed at the back of the enclosure about a foot off the back wall to prevent the container from hitting the wall when being serviced.

Thanks,

On Fri, May 17, 2024 at 9:39 AM Doug Hanson <dhanson@kunaid.gov> wrote:

Agency Transmittal – May 17 ,2024

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

CASE NUMBER:	 24-06-DR GROCERY OUTLET
PROJECT DESCRIPTION	Applicant requests Design Review approval for Grocery Outlet located near the NWC of N Meridian Road and E Deer Flat Road (APN: S1313449910); Section 13, Township 2 North, Range 1 West.
APPLICANT	Jeff Likes cjeff@alcarchitecture.com
REPRESENTATIVE	Greg Toolson – JGT Architecture gtoolson@jgt-architecture.com

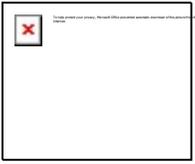
SCHEDULED HEARING DATE	Tuesday, June 25, 2024 at 6:00 P.M.
STAFF CONTACT	Doug Hanson 208.287.1771 dhanson@kunaaid.gov
<ul style="list-style-type: none"> • We have enclosed information to assist you with your consideration and response; we would appreciate any information as to how this action would affect the service(s) your agency provides. <i>If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.</i> • <i>No response within 15 business days will indicate you have no objection or comments regarding this project.</i> • 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. 	

Best,

DOUG HANSON
 PLANNING AND ZONING DIRECTOR
 CITY OF KUNA
 751 W 4th St
 KUNA, ID 83634
 208.287.1771



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Chad J. Gordon
J&M Sanitation Inc.
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Cell # (208) 941-6371
E-mail : chad.gordon@jmsanitation.com



KUNA RURAL FIRE DISTRICT

EST. 1951

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

Date: 5/23/2024
From: Kuna Rural Fire District

Regarding: Design Review Comments
24-06-DR
Grocery Outlet Store

Comments:

The Kuna Rural Fire District can support the proposed project with the following conditions:

- The Fire District shall be included in the subsequent building permit approval process. Final conditions of approval will be established during a more detailed architectural fire code plan review. See Fire District Website for associated fees.
- Building designs shall comply with the adopted commercial building code and state fire codes at the time of application for building permit by the City of Kuna building department. Separate fire protection system permits will be deferred and issued directly through the Fire District.
- Available firefighting water supply for the project site shall be included with the complete building permit application.

Regards,

Kuna Rural Fire District
150 W Boise Street
Kuna, ID 83634
1.208.922.1144