

OFFICIALS

Bryan Clark, Chairman
Robert Rossadillo, Vice Chairman
Jim Main, Commissioner
Chad Queen, Commissioner
Cristin Sandu, Commissioner

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

Planning & Zoning Commission
REGULAR MEETING AGENDA
Tuesday, February 24, 2026, at 6:00 PM



For questions, please call Planning and Zoning at (208) 922-5546.
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 February 10, 2026

B. Decision and Reasoned Statement(s)

1. Case No. 25-05-SUP, Kaveman Trailers Storage
2. Case No. 25-33-DR, Idaho Fitness Factory
3. Case No. 24-23-DR, Madrone Village Subdivision

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. 26-01-DR (Design Review), Best Business Ave. – Marina Lundy – Associate Planner

Applicant requests Design Review approval for design of three commercial buildings with site improvements such as truck loading docks, parking, and landscaping. The site is approx. 2.2 acres and is located at 652 Best Business Ave. and is identified as parcel No. R7880430060 (T2N, R1W, S25).

Potential Motions:

- *Motion to approve/deny & 26-01-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

5. UPDATES & REPORTS:

6. ADJOURNMENT:

OFFICIALS

Bryan Clark, Chairman
Robert Rossadillo, Vice Chairman
Jim Main, Commissioner
Chad Queen, Commissioner
Cristin Sandu, Commissioner

CITY OF KUNA
City Hall Council Chambers
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Planning & Zoning Commission
REGULAR MEETING MINUTES
Tuesday, February 10, 2026, at 6:00 PM

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ALL AGENDA ITEMS ARE ACTION ITEMS UNLESS OTHERWISE NOTED.

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:36)

Chairman Bryan Clark All righty, we'll go ahead and call the order the regularly scheduled Planning & Zoning Commission meeting for Tuesday, February 10th. First up, roll call, please.

Planning & Zoning Director Doug Hanson Chairman Bryan Clark.

Chairman Bryan Clark Present.

Planning & Zoning Director Doug Hanson Vice Chairman Bobby Rossedillo.

Vice Chairman Bobby Rosadillo Present.

Planning & Zoning Director Doug Hanson Commissioner Jim Main.

Commissioner Jim Main Present.

Planning & Zoning Director Doug Hanson Commissioner Chad Queen.

Commissioner Chad Queen Present.

Planning & Zoning Director Doug Hanson Commissioner Cristin Sandu...

COMMISSIONERS PRESENT

Commissioner Bryan Clark - Present
Commissioner Jim Main - Present
Commissioner Bobby Rossadillo - Present
Commissioner Chad Queen - Present
Commissioner Cristin Sandu - Absent

CITY STAFF PRESENT

Doug Hanson, Planning & Zoning Director
Troy Behunin, Senior Planner
Marina Lundy, 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 00:01:05)

A. Regular Commission Meeting Minutes Dated January 27, 2026

B. Decision and Reasoned Statement(s)

1. Case No. 25-06-S & 25-26-DR, Tess Manor Subdivision.
2. Case No. 25-03-CPF, Allied Industrial Center
3. Case No. 25-31-DR, Blossom Meadows

Potential Motion:

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

(Timestamp 00:01:05)

Chairman Bryan Clark All righty, first up on the agenda this evening is the consent agenda.

Vice Chairman Bobby Rosadillo I'll make a motion that we approve the consent agenda.

Commissioner Jim Main Second.

Chairman Bryan Clark All in favor?

All Commissioners Aye.

Chairman Bryan Clark Okay.

(Timestamp 00:01:11)

Motion To: Approve The Consent Agenda

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Queen, Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Sandu

4-0-1

3. PUBLIC HEARINGS:

(Timestamp 00:01:24)

A. Case No. 25-05-SUP (Special Use Permit), Kaveman Trailers Storage – Marina Lundy – Associate Planner

Applicant requests Special Use Permit in order to operate a recreational vehicle sales and storage facility. The site is 5 acres, currently zoned C-2, and is located near the intersection of North Meridian Rd and East Avalon Street and identified as parcel No. S1419333450 (SEC 13, T2E, R19).

Potential Motions:

- *Motion to recommend approval/recommend denial of 25-05-SUP with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:01:24)

Chairman Bryan Clark All right, first up this evening, for public hearings, we've got case #25-05-SUP, special use permit for caveman trailers and storage, Marina.

Associate Planner Marina Lundy Good evening, Members of the Commission. For the record, Marina Lundy, Associate Planner, Kuna Development Services Department. The application before you this evening requests Special Use Permit approval to operate a recreational vehicle sales and storage facility. The site is approximately 5 acres, currently zoned C-2 and is located near the intersection of North Meridian Road and East Avalon Street. The site is currently under construction to comply with the design review approval. The applicant is not proposing changes to that already approved design. The applicant estimates that 25% of the site will be for storage and approximately 75, or Sorry, 25% will be for sales and 75% will be for storage. Applicant has requested to use the existing septic system. That request was approved with the initial design review application, but since then, Central District Health has submitted comments stating they have no objections as long as the site is connected to city sewer. The applicant is now working with Central District Health to update their paving plan to get approval for continued use of the septic system. Staff has reviewed the proposed Special Use Permit application for compliance with Kuna City Code, Idaho Statutes, and the Kuna Comprehensive Plan, and should the commission approve the application, staff recommends the applicant be subject to the proposed recommended conditions as outlined in the staff report. I'll be here for any questions you have, and the applicant is present tonight.

Chairman Bryan Clark Does the applicant have a presentation?

Richard Wilmot, Chrysalis Architecture + Planning Richard Wilmot, Chrysalis Architecture, 134 South 5th Street. Commissioners, you've seen this application previously, both for design review, as Marina had mentioned. One thing to clarify, this application is really just for the use itself for the storage. Really nothing on the site plan has changed since those previous design review applications. Relative to Central District Health, the reason they have made that requirement that we connect to city sewer was that the way the site plan was previously shown, some of the pavement area was over the septic area. They just, all they really want is that area of pavement to be removed over the top of the drainage area for the septic system. And so, what we intend to do is just show them where that paving would be reduced. It really just occurs on the south, along the western edge on the south end of the property, south corner. We

would just be increasing the landscaping there to reduce the amount of pavement along the frontage of the property. So, and when I spoke with Lori at Central District Health, she was okay with us just reducing the pavement and then she would be okay with allowing us to continue to use the existing septic system. So, with that, we don't have any objections to any of the recommendations or the conditions and stand for any questions.

Chairman Bryan Clark Commission have any questions to the applicant?

Commissioner Jim Main Yeah, one question. I went back and reviewed the design review application. And as far as fencing goes, the fencing along the south side was called out per the detail. However, I could not find a detail on that fencing. And I just want to verify that it is a screened fence along that line.

Richard Wilmot, Chrysalis Architecture + Planning Commissioner Main, yes, it would be a screened 6-foot fence.

Commissioner Jim Main Okay, per the city of Kuna requirements?

Richard Wilmot, Chrysalis Architecture + Planning Commissioner Main, yes, that's correct.

Commissioner Jim Main Thank you.

Chairman Bryan Clark Any other questions? Thank you. All right, go ahead and move into the public hearing. First up to testify, I have Brian Burnett.

Brian Burnett *[From Audience]* I'm good.

Chairman Bryan Clark Okay. I have two others listed here just to confirm. Julia and Tracy McLean to not testify? And then Natalie Johnson to not testify? All righty. I don't have anybody else signed up for this public hearing. Is there anybody who did not have an opportunity to sign up for this hearing that would like to? Okay. All righty, so we'll go ahead and we'll close the public hearing at 6:06 and bring us to our deliberation.

Commissioner Jim Main I don't see any issue with it. We did approve the design review on it. My only concern was visibility onto the site. And as long as the fencing is a screen fencing on all sides, I think I'm good with that.

Vice Chairman Bobby Rosadillo Yeah, it's pretty straightforward.

Chairman Bryan Clark Yeah, and honestly, I'm a big fan, you know, I hate to lose the usable area, but at the same time, you know, more landscaping is always happy. So that makes me, that pleases me. So yeah, if no other questions or comments, I'd stand for a motion.

[From Audience] Inaudible

Chairman Bryan Clark I'm sorry, if you would like to testify, you need to come up and sign in.

[From Audience] Inaudible

Chairman Bryan Clark All right, so we'll go ahead and we'll reopen the public hearing at 6:07. *We can go ahead and sign in right here, name and address, and to testify.*

Planning & Zoning Director Doug Hanson Chairman Clark. And we will actually need a motion to when we open and close the public hearing. So, we need that as a motion.

Chairman Bryan Clark Okay.

Chairman Bryan Clark All right, very good.

Vice Chairman Bobby Rosadillo I'll make a motion that we reopen the public hearing portion of the meeting.

Commissioner Jim Main I'll second.

Chairman Bryan Clark All in favor?

All Commissioners Aye.

(Timestamp 00:08:32)

Motion To: Reopen The Public Hearing For Case #25-05-SUP

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Queen, Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Sandu

4-0-1

Chairman Bryan Clark So please step to the podium and state your name and address for the record.

John Wiemann My name is John Wiemann. I live at 978 South Red Sand Avenue in Kuna. I also manage the storage facility right next door to the project that you guys are discussing right now. Obviously have some concerns related to the operation there. If they're going to allow, if the city's going to allow RV storage there, It's virtually the same thing that we're doing right next door. The owner had, I guess, approached the City to expand the operation at one point within the last couple of years and was advised that, you know, we don't need 10 acres of storage on that site right there. I've been the manager there for the last five years and seen quite a bit of changes going through that property there quite a quite a number of – Eye sore vehicles and things were stored there previously. We're obviously concerned about the impression that that's going to give virtually everybody that comes through my facility is asking me if we're expanding. So, a lot of people are thinking that, you know, this is going to be related to our operation. So, owner just wanted me to basically state that, you know, He's concerned, obviously, because it's, you know, possible conflict of interest. If we're doing RV storage and these guys are going to be doing RV storage, you know, a little concern there. So how it's going to impact our operation. That's all I have to say, thanks.

Chairman Bryan Clark Appreciate it. Thank you. Just one more time. If there's anybody else who'd like to testify in this public hearing if you wouldn't mind. If you wouldn't mind signing in, please?

Brian Burnett I've already signed in. Brian Burnett.

Chairman Bryan Clark Oh, you're fine. I'll mark you. If you'd state your name and address for the record.

Brian Burnett Sure, Brian Burnett, 2205 Mace Road, Eagle, Idaho, 83616. I'm just in favor of this project. I obviously live in Eagle, but there is no storage around. And much like the gentleman just represented, most of these storage units are filled. So, there is demand. The property owner next door obviously didn't purchase this property, but it is probably the best use for that place. You guys probably all know it's on a kind of hairpin corner, so you've got a use that is the lowest traffic count of any development that you can kind of put there. So, I'm in favor of it, and hopefully I can park something there. Thank you.

Chairman Bryan Clark All right, last call, going once...going twice...I'll Stand for a motion.

Planning & Zoning Director Doug Hanson Chairman.

Chairman Bryan Clark Yes, sir?

Planning & Zoning Director Doug Hanson Just real quick, before the public testimony is closed, the applicant does have the opportunity to...

Chairman Bryan Clark Oh, yes, I apologize. Richard, right?

Chairman Bryan Clark Sorry, did you have any rebuttal?

Richard Wilmot, Chrysalis Architecture + Planning I think we're okay.

Chairman Bryan Clark Thank you.

Vice Chairman Bobby Rosadillo I'll make a motion that we close the public testimony portion.

Commissioner Chad Queen I'll second it.

Chairman Bryan Clark All in favor?

All Commissioners Aye.

(Timestamp 00:12:00)

Motion To: Close The Public Hearing For Case #25-05-SUP

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Chad Queen

Further Discussion: None

Voting Aye: Commissioners Queen, Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Sandu

4-0-1

Chairman Bryan Clark All right. Any other statements and comments based on the newly admitted testimony?

Vice Chairman Bobby Rosadillo I mean, I understand the thought process behind that. I mean, but 25% of it's going to be for storage. The majority of it's going to be for sales.

Chairman Bryan Clark Vice versa.

Vice Chairman Bobby Rosadillo Yeah, sorry.

Chairman Bryan Clark 25 for sales and 75 for storage.

Vice Chairman Bobby Rosadillo 25 for sales, 75 for storage?

Associate Planner Marina Lundy Yes, that's correct.

Vice Chairman Bobby Rosadillo Okay. Well, I mean, it's a lot of storage.

Commissioner Chad Queen I think there's a need for that though. Most storage units are full. Their sales business is established in the community. They've been there for a while.

Vice Chairman Bobby Rosadillo Yeah.

Commissioner Chad Queen Right? And it's a good, the valid point is that on that corner, what else is a better fit?

Vice Chairman Bobby Rosadillo Right.

Commissioner Chad Queen In that real estate.

Vice Chairman Bobby Rosadillo No, that's a good point. It's like daycares, you know, I'd say, I think storage and daycares could always use more.

Unknown Speaker From Audience [Inaudible]

Chairman Bryan Clark At this point, no. Outside of the public hearing, and typically everybody is allotted their specific amount of time.

Vice Chairman Bobby Rosadillo Yeah, I mean, and going towards, I mean, is it going to affect business? You know, maybe there will be a few people that transfer, you know, depending on pricing and stuff. I mean, I think competition is good. You know, as far as like the visibility of it, I mean it's right next to another storage unit. So, I'm assuming it's going to look similar, you know, and it's going to be a brand new, brand new build. So, you know, it's not going to look trashy.

Commissioner Chad Queen Based on the design, it appears that it's mainly open outdoor RV storage, correct?

Associate Planner Marina Lundy Yes, that is correct.

Commissioner Chad Queen It's not direct competition.

Vice Chairman Bobby Rosadillo No.

Commissioner Chad Queen It looks like the bulk of the other is mainly indoor storage, so...

Vice Chairman Bobby Rosadillo Yeah, or covered, yeah.

Chairman Bryan Clark No other questions or comments, I would stand for a motion.

Commissioner Chad Queen I'll make a motion that we approve...

Clerk's Note: Incomplete Motion, Not Admitted.

Chairman Bryan Clark These are the recommended motions...get kind of an idea of the formatting.

Commissioner Chad Queen Gotta' give me a heads up man.

[Laughter]

Vice Chairman Bobby Rosadillo So here you go. I'll make a motion to recommend approval of case #25-05-SUP with conditions as outlined in the staff report.

(Timestamp 00:14:51)

Motion To: Recommend Approval Of Case #25-05-SUP With Conditions

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: None

Further Discussion: None

Voting Aye: None

Voting Nay: None

Absent: None

0-0-0

MOTION WITHDRAWN

Planning & Zoning Director Doug Hanson Sorry, Chairman. Sorry about that. There is a typo on the agenda. It should be a motion of approval.

Vice Chairman Bobby Rosadillo Oh, that's right.

Planning & Zoning Director Doug Hanson Yeah.

Vice Chairman Bobby Rosadillo Okay. Let me change that. I'll make a motion to approve case #25-05-SUP with conditions as outlined in the staff report.

Commissioner Jim Main Second.

Chairman Bryan Clark All in favor?

All Commissioners Aye.

Chairman Bryan Clark Any opposed? Motion passes. Thank you kindly.

(Timestamp 00:15:09)

Motion To: Approve Case #25-05-SUP With Conditions

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Queen, Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Sandu

4-0-1

B. Case No. 25-03-S (Preliminary Plat) & 25-04-DR (Design Review), Lerida Subdivision – Marina Lundy – Associate Planner

Applicants request Preliminary Plat and Design Review approval to subdivide approx. 21.69 acres into 93 single family residential lots and 14 common lots. The site is located at 819 N Meridian Rd. (Parcel No. S1324142300) S24, T2N, R1W.

Potential Motions:

- *Motion to recommend approval/recommend denial of 25-03-S with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*
- *Motion to approve/deny & 25-04-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:15:30)

Chairman Bryan Clark All right. Next on the agenda this evening...Next on the agenda this evening, we have case #25-03-S, preliminary plat, and #25-04-DR for Design Review for Lerida Subdivision.

Associate Planner Marina Lundy Good evening, members of the Commission. For the record, Marina Lundy, Associate Planner, Kuna Development Services Department. The application before you this evening requests preliminary plat approval for *approx...* and design review approval for approximately 21.7 acres already zoned R6 medium residential density to subdivide the site into 93 single family residential lots, 24 duplex townhome lots, and 69 detached single-family lots, and 14 common lots. The site is located at 819 North Meridian Road. The applicant will be required to construct Meadowview Drive from South Highway 69, Meridian Road, West as half of a 36-foot-wide Collector Street section. The project is in the Danskin Lift Station sewer basin, which has very limited capacity. Public Works has stated they do not have capacity to support a project of this size without a reduction in lot count or the use of the remaining LID EDU credits, which is approximately 86. The applicant has been working with the Riddleys' to secure the remaining LID EDU credits in order to apply them to this project. Staff has reviewed the proposed pre-plat for compliance with Kuna City Code, Idaho Statutes, and the Kuna Comprehensive Plan, and should the commission recommend approval of the application, staff recommends the applicant be subject to the proposed recommended conditions as outlined in the staff report. I'll be here for any questions that you have, and the applicant is present tonight and has prepared a presentation.

Chairman Bryan Clark Any questions for staff prior to the applicant presentation?

Commissioner Jim Main No.

Chairman Bryan Clark If the applicant would like to come up and share with us this evening.

Jason Polson, Biltmore Company I would. Thank you. For the record, Jason Polson representing Biltmore Company, address 1580 West Cayuse Creek Drive, Meridian, Idaho, 83646. Commissioner, Commission members, it's my pleasure to bring Lerida before you, as Miss Lundy stated, located off of Meridian Drive, making some connections both to Meadowview and Saylor extending there. But just under 27 acres, again, facts that have been repeated, this community would be a great addition to Kuna. It sits next to a large commercial space and provides connectivity and addition, almost an infill project from staff's report to help encourage neighborhood and community in the subdivision, our common areas incorporate 2.18 acres of qualified open space, a centrally located park, providing amenities such as a pool, playground, a large public park, and connecting to walking paths throughout the community.

To give you an idea about Biltmore, it is a Treasure Valley grown and based company. We bring an elevated product to the market. Our homes are always striving to have four-sided architecture to keep from a boxy cookie cutter type neighborhood feel. We strive to be a cut above and not an entry-level product. Our interiors, much of that same design, use traditional floor plans with thoughtfully selected and elevated materials in both finishes, lighting, and trim work to be just a cut above. In this subdivision and pre-plat application, we put extra consideration into a buffer from the commercial zoning districts located on Meridian Road. That comprises the 24 townhome, single-family townhome lots to provide a little bit of transition buffer from that commercial space into the subdivision in the neighborhood there. As Ms. Lundy stated, it is currently in the R-6 zoning, high density residential. As proposed, this subdivision would be less dense than the maximum allowable at roughly 4.29 dense, develop, excuse me, dwelling units per acre. And based on statistics of the surrounding area, and we all know Kuna is rapidly growing and expanding, but snapshot of its location with the commercial next door to the east and other recently approved and developed subdivisions that our details and demographics kind of fit in line with what's been done around us. As part of this application, we've done an extensive traffic impact study as we make connections on Meadowview to the ITD corridor, State Highway 69, as well as developing and building out Saylor Ave, a north-south connector. We've met all the measurable criteria and fall within ITD and ACHD's capital improvement plans as far as traffic counts and concerns that traffic might bring to the area.

As I can't go back. There it goes. As Ms. Lundy stated, there is additional new concern or ongoing concern about sewer volume and availability in this basin. We come before you tonight kind of between a rock and a hard place as we've had comments with staff and come to What we've understood is a possible solution. We've reached out to Mark Ridley, the holder of the remaining sewer credits in this basin. He is in favor of and is intending to sell us those credits, but a volume count and a value has yet to be determined with those. It is his belief and understanding that the more residents patron his business, the more successful that is. And he's at this time not willing to give all of those credits to us, but certainly a majority share as has been provided to staff in our conversations with him in our good faith effort to acquire those.

Additionally, we would defer to staff's or the recorded and written staff report. This is a level of concern, but is made tonight as a vocal condition of approval. We are in good faith reaching out and finding agreement to acquire those sewer district or sewer credits. It's been our understanding that it's a majority of our development as the agreement not all of the available credits. I feel like in that condition, it might be punitive and unreachable for us to require all of those available credits in stating any additional credit condition of approval for the commission to consider. That being said, I appreciate your time in considering the pre-plat and design review of the Lareita subdivision. I will stand for any questions at this time.

Chairman Bryan Clark Questions to the applicant at this time? No? Okay, Thank you.

Jason Polson, Biltmore Company Thank you, Commissioner.

Chairman Bryan Clark All right. So now clarify for me a motion to open all public hearings, or is it just going to reopen? Because typically it's part of the process.

Planning & Zoning Director Doug Hanson So, we need a motion to close the public hearing.

Chairman Bryan Clark Okay.

Planning & Zoning Director Doug Hanson Yep, or reopen, correct.

Chairman Bryan Clark Okay. All right, we'll go ahead and we'll open the public hearing at 6:24 on this. First on the list I have to testify this evening, Tim.

Tim Jensen, Kuna School District Tim Jensen with Kuna School District 711 East Porter Street here in Kuna And just wanted to get up and talk. You know, we've been up here before talking about other projects. Reached out to the developer on December 22nd, asking for partnership. We just haven't heard back from the developer yet on that. Would love -- you know, we're still open to speaking to him and talking about this project would add approximately 59 students to the current enrollments, you know, to the area schools. Specifically, it's in the Ross, Hubbard, Fremont, and KHS boundaries are the main schools that it would impact. And so right now, KHS, Fremont are at capacity. Hubbard is a little under because when we did our boundary changes this last, this current school year, It just left some open space in Hubbard, but we obviously as we're continuing to add kids, that space will fill. And Ross is almost at capacity. And so that's why, you know, like as we've talked before, we work with our developers to help mitigate some of those costs, additional like transportation costs or facility costs that would come with adding the additional students if the project were approved. So, and I will stand for any questions.

Chairman Bryan Clark So just for my own edification, have we been doing any studies on the current rates of attrition? I mean, population aging, all that kind of fun stuff. So, I mean, and we're seeing that lower number because right now we're seeing it used to be something like 2.1 heads per household.

Tim Jensen, Kuna School District It was 1.2 and it's actually down now at .5. And so, the numbers I gave you are with the new numbers not at the 1.2 that like you said a few years ago. Yeah we were going pretty quickly and so yeah those and that even that takes into account that those numbers also take into account um private schools charter schools um homeschool like we've, you know, reached out and got the yeah it's kind of hard to see say exactly what homeschool percentage are, but we're able to get some approximate numbers from the state, you know, to kind of give as accurate a number as possible to you. And so, we take all of that into account as well, so.

Chairman Bryan Clark Any other questions for Mr. Jensen?

Commissioner Jim Main No.

Chairman Bryan Clark Thank you so much.

Tim Jensen, Kuna School District Awesome. Thank you.

Chairman Bryan Clark Next on the list this evening to testify is Jan Zarr, I believe. Or Yanza. Sorry.

Jan Zarr No, he's got it right. Jan Zarr, 412 East Boise St. I believe my questions or my concerns have been answered. One was about the school and the capacity of families that were going to be living in that

area. The other one, of course, is the sewer district and those credits allotted. And so, my understanding is that if those credits are not allotted, that this is contingent on making sure that those are done or allotted first before this is approved or is it a prior approval would be my next question. So, I don't know how you can approve this project going on if we still don't have a confirmed yes, the credits are going to be passed or my assumption would be now it would go to city council after this approval.

Chairman Bryan Clark That is correct. So, ours is a recommendation for approval or denial. And so the ultimate decision is left with City Council.

Jan Zarr Okay. And of course, like everybody asked, my other concern is traffic, traffic, traffic, you know, going out on Meridian. And then the only other entrance and exit is, of course, is Saylor, which is going to dump onto Deer Flat. We already have a subdivision I think it was approved next to on Kay, right? Kay and Porter, that just got approved by you all, which is going to dump on K, which is right where we live, which dumps onto Deer Flat. So that's just, yeah. It's a broken record, I guess. So anyway, that's all I have to say. Thank you.

Chairman Bryan Clark Thank you, Is there anybody else who did not have an opportunity to sign up for this public hearing that would like to testify? I see no other requests for testimony. So, we will need to make a motion to close the public hearing. Oh, and then there's an opportunity for rebuttal. I apologize. I'll get there one of these days, Doug.

Jason Polson, Biltmore Company Mr. Chair, Commissioners, not a lot of rebuttal needed, but just to kind of respond and reiterate, as far as Mr. Jensen's comments with the school district, he has reached out. Our focus again with recommendation of staff is that we're focusing on sewer credit acquisition and not willing to support and move forward. And if we can't come to the agreement that that has been stated and is intended, school district is kind of a moot point, but we're not against but in fact in favor. Kuna does a great job as far as education and putting trades out into the industry to help the building industry. And we're in favor of that, just checking one box at a time as we go through. As far as Mr. Ganz's concerns, again, schools were in favor of supporting and willing to work there. Traffic, because of this location extending Meadowview, the hope that then that provides a future intersection and more control for ITD on 69. Saylor will dump into Deer Flat, but the expansion that's been there in the five-year plan and the impact that we've received from ACHD shows that we fall into compliance there with the projected numbers. Again, with our sewer credit agreement, Mr. Ridley wants to see that this is a viable project and has your approval before he goes selling sewer credits that get tied to a piece of ground that are now out of his control. It's his intent to have homes there with future customers, and he's willing to sell some of those to us. So, we're stuck between a rock and a hard place. We tonight ask for your consideration and approval that we can find majority credits to meet the projected lots of this subdivision. I'll leave it at that. Appreciate your time. Any other questions?

Chairman Bryan Clark Yeah, a couple of quick questions for you. So right now, where do we stand with the credits? It sounds like there are credits in the offing up to 86 units.

Jason Polson, Biltmore Company I believe it's 83.

Chairman Bryan Clark Okay.

Jason Polson, Biltmore Company So even the available that are owned by Mr. Ridley wouldn't quite meet the 100% of this subdivision. So, to have all of our credits available that are currently on the market, Kuna or Biltmore has no leverage to force sale of those, even though that commercial subdivision is basically built out. They are an asset to him that we're trying to incorporate into our project. So, with staff,

there's correspondence that's been shared back and forth that his intent is to direct those to Biltmore and come to an agreement. I don't have that final number right now, either of cost or quantity, but not all of his credits will be given to us, but a substantial number to, again, per meeting with staff would give us over that medium threshold of having over at least half of our credits available for this subdivision.

Commissioner Chad Queen So would you move forward with half the credits available in anticipation of receiving the other half from another...Somebody else?

Jason Polson, Biltmore Company There just aren't any. So, in that drainage basin -- Kuna's expanding, right? People want to be here. They want to come here. We can see the growth. Biltmore's been a part of that and would like to continue to be a part of that. But these sewer drainage basins have overcommitted capacity, both on paper and potentially in reality. To give you some back story in history, when we purchased the ground in 2015 that came in that purchase and sale agreement with sewer credits, EDUs. It's recently in this last year come to our attention from Kuna staff that they don't recognize those for several different reasons which is where we've gotten to Mark Ridley in trying to purchase what's available.

Commissioner Chad Queen I guess I'm not sure how you can move forward then. If you have 50% of the credits or half the capacity, am I making the right assumption? Then do you build out half of the subdivision and wait for a lift station? Do you build a lift station?

Jason Polson, Biltmore Company Again, we don't have the lift station. That's a capital improvement, right, that Kuna as a whole needs to address and tackle above and beyond what Biltmore can do. I would turn back to you and pose the question back to Kuna is how did they get themselves into this circumstance where they're overcommitted in some way and how do we get left out of the party, so to speak. So, the good faith in partnering with Kuna is that we're doing what we can to acquire what's available. And Kuna as a partner is agreeing to recognize that effort and come to an agreement as development continues, knowing that these sewer problems eventually are going to have to be part of our capital improvement project to increase the basin capacity or the sizing. By doing the road improvements, we're helping to bring utilities and services from Meadowview, Saylor to help future development, right, size up to meet capacity. And without getting into all the details that I don't know that any of us can really speak to as far as sewer capacity and drainage basins and where credits have been promised and allocated and purchased or not purchased. Trusting that the process will work out and in the partnership to make you know what it is and what it's going to become.

Vice Chairman Bobby Rosadillo So basically you're going to end up building what you have the credits for and then sitting and waiting for Kuna to, you know, improve the sewer system so that you can build the rest of them or get a lot of those units when they're available.

Jason Polson, Biltmore Company It's my understanding that in this basin, subdivisions have already been built out greater than the available credits that are available. So, a sewer credit is a basically a piece of paper or an accounting process that gives so much volume available. And from public works staff, that capacity that a pipe should be able to hold or can hold has already been committed and is being used or is accounted for. That doesn't mean the pipe is full and overflowing, but per paper and per the tax credit that comes with an EDU or a connection certificate, those are what are available on the free market that are not tied to a piece of ground currently.

Commissioner Chad Queen So, I'm sorry to keep beating this, but if you were to move forward with this and you managed to get a certain number of credits, which I'm going to equate to capacity because I'm

simple that way, And then will you continue to build beyond capacity without credits? Or is that going to be per building permit?

Jason Polson, Biltmore Company I believe that's already where the current situation is. They've already built beyond the credits in that basin. So yes, we are not phasing this project. This would be, we have X amount of tax credits in the EDUs available that we purchased through Mr. Ridley. and we would intend to build out the subdivision to all 93 lots.

Commissioner Chad Queen With less than 93 credits?

Jason Polson, Biltmore Company Correct. So, in December, the back and forth, our understanding and recommendation from city staff at Public Works was that we get at least a majority of these EDUs, these credits, at least 50 was kind of the number that was discussed, to then be willing to support the project to move forward. Again, as the current condition is, those credits have already been accounted for and then some. The volumes that are being put in that basin exceed those credits that are available.

Commissioner Chad Queen Then I have one last question, and I think I already know the answer, but I have to ask anyway. You said that you were at 4.6 lots...

Jason Polson, Biltmore Company Dwelling units per acre.

Commissioner Chad Queen Yeah. Does that include the townhouses or is that just the larger lots? That's everything?

Jason Polson, Biltmore Company Yeah. That's the whole project. The higher density being next to the commercial and the, yeah.

Commissioner Chad Queen That's all I have.

Chairman Bryan Clark Thank you. Appreciate it.

Vice Chairman Bobby Rosadillo I'll make a motion that we close the public testimony portion.

Chairman Chad Queen I'll second it.

Chairman Bryan Clark All in favor?

All Commissioners Aye.

(Timestamp 00:40:48)

Motion To: Close Public Testimony

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Chad Queen

Further Discussion: None

Voting Aye: Commissioners Queen, Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Sandu

4-0-1

Chairman Bryan Clark Public testimony closed at 6:40. Okay, that'll bring us to our deliberation. This one's kind of complicated.

Commissioner Chad Queen I might have questions for staff about the majority of credits versus...

Planning & Zoning Director Doug Hanson *Microphone.*

Commissioner Chad Queen *Yeah, I'm just a weak voice man, sorry.* It's about the majority of credits and the discussion apparently. Apparently there's been a lot of talk about that. I guess I don't know how to ask, but it feels from the applicant that they kind of got in a position that they didn't know they were in until they were already in it. Is the 50%, is that a standard that we do, or is that an accommodation for this situation?

Associate Planner Marina Lundy It's not a standard. The situation with this application is unique. That conversation in December was based on the existing profile ridge EDUs that are left, Public Works had requested that the applicant try to secure as many as possible from the Ridleys. Based on more recent discussion between the applicant and staff and their discussion with the Ridleys, it seems, as Jason pointed out, that the Ridleys are not comfortable releasing those credits to the applicant until they know more about how the application is moving forward. This is a case where the commission could table this application until further information has been gathered, but that doesn't necessarily change the Ridley's stance, if that answers your question.

Vice Chairman Bobby Rosadillo Has the city had any communication directly with Ridley's representatives?

Associate Planner Marina Lundy Yes. Myself, and Mike Borzick with Public Works have confirmed that the Ridley's are in communication with the applicant and that they are in talks about the EDU credit transfers.

Commissioner Chad Queen But the rub is he wants to see this move forward before he releases those?

Associate Planner Marina Lundy That is my understanding.

Vice Chairman Bobby Rosadillo Yeah, I mean, I'd like to see some sort of communication directly from him regarding his intentions before.

Commissioner Chad Queen It's a tight spot, right?

Vice Chairman Bobby Rosadillo It is.

Commissioner Chad Queen And I feel for them because they're in a position, it sounds like, that unless they get a thumbs up from us, he won't talk to them, but he won't talk to them until we give them a thumbs up.

Vice Chairman Bobby Rosadillo Is that, am I kind of paraphrasing that well?

Associate Planner Marina Lundy Yes, that's the understanding that I have as well.

Chairman Bryan Clark He said it already, rock and a hard place. Okay. And then the only other question I have in the land use map that is provided, it is discussed that at one point this was kind of in the comprehensive plan as potentially going commercial. Ships sailed. This is zoned R-6. Is that my understanding?

Planning & Zoning Director Doug Hanson For the record, Doug Hanson, Planning & Zoning Director. The future land use map designation of the property is actually high density residential, so they are below that and the zoning is R-6.

Chairman Bryan Clar Got it. Okay.

Associate Planner Marina Lundy Additionally, Commissioners, there is not currently a condition that the applicants secure these EDU credits. That is something that could be conditioned as they move forward. Something to consider.

Chairman Bryan Clark Okay.

Vice Chairman Bobby Rosadillo What was the status of the credits at the time of the original approval of this project? Do we know that?

Planning & Zoning Director Doug Hanson So, the status of how all of these sewer connections or LID credits came to be was because the 80 acres from Deer Flat to Meadowview was -- all came under one development agreement called the Profile Ridge Subdivision. That's why all of these sewer connections were allocated for those 80 acres. Some still exist because the entire thing hasn't been built out. But since that time, the south half, the south 40, which became the Ensign subdivision, that was the development agreement for Profile Ridge was amended and that was taken out of that development agreement. So, the allocation of where those sewer credits would go still exists, but there's no agreement for the city to serve that south half that's outside of the DA, which is why they need to go to the applicant/ developer / property owner of the original profile ridge subdivision and attempt to accrue as many connections as possible. So, a preliminary plat is, there's no approved preliminary plat on this property. It's simply just there is R-6 zoning that's still in place from the original profile ridge development application.

Vice Chairman Bobby Rosadillo Thank you. Well, I mean, personally, for me, I'd still like to see something more formal from Ridley's, at least stating their intention to sell, should this be, recommended for approval.

Commissioner Chad Queen Would maybe a fast forward be that we have a condition of compliance or a condition of because we can move it forward with the condition.

Chairman Bryan Clark Right, so the statement from staff, if I understood it correctly, would be for us to apply a condition, and that condition could be in line with the prior agreement. So, I guess my understanding is the city has discussed moving forward with the acquisition of at least 50 units. I'm sorry. Is that my, am I correct in my understanding that there are that would be kind of the way we'd want to word the condition if we were to go that route?

Associate Planner Marina Lundy I don't know that you would want to tie a specific number to it. I think that Public Works would probably be better able to speak to that without updated...

Chairman Bryan Clark Okay, so kind of more of a nebulous, assuming they can get the EDUs and they can-- Just a...

Commissioner Chad Queen Word like sufficient, and then let that be defined later?

Chairman Bryan Clark Or again, as stated, we could table. At this point, it would probably be to a date uncertain.

Associate Planner Marina Lundy I think that at this point, staff would recommend tabling to a date uncertain until something can be provided showing that.

Chairman Bryan Clark Yeah. Okay, so at this point, we probably want to wait on something that we can apply a little bit more concrete into the conditions. I hate to do it because I hate to be the rock or the hard place, but I think unfortunately that's kind of where we also need to be. So, well...

Commissioner Chad Queen Unless we could come up with something that fit that would allow them to pursue those so that they have more information or more solid stuff when they came back.

Chairman Bryan Clark Well, in this case, yeah, because at this point, I think, as Commissioner Rosadillo had mentioned, I think some kind of confirmation, formal confirmation of Ridley's intention or willingness that we could tie this to would be beneficial in the public record.

Commissioner Chad Queen I agree 100%. My only concern is if we table it, what is different when they go back to Ridley's to ask for this confirmation?

Vice Chairman Bobby Rosadillo And it's not necessarily like, I'm not looking for them to say yes, we'll sell it. Just, you know, an intent. If this goes through, then yes, we plan on, you know, providing, you know, whatever amount of EDUs that they want to say. At least then it's something in writing, like, you know, I've like taken the word, but even they can sit there and say whatever they want, but without that letter of intent, it just, to me, it doesn't feel as concrete as I like it.

Commissioner Chad Queen I wouldn't have any idea moving forward without something in writing or an intent. That's why my suggestion to have a condition so that they get, I don't know, a step farther down the road, so maybe Ridley's will be more willing to put something in writing. That's my only thought.

Planning & Zoning Director Doug Hanson Chairman Clark, For the record, Doug Hanson, Planning & Zoning Director. So what may be beneficial is to, we can either table to a date uncertain or we can table to a date certain either/or in order to give staff and the applicant enough time to procure more information with direction that we try to get something more concrete, some type of, whether it's an agreement or whatever that looks like between the Ridleys and the applicants so we have an idea of the potential number of sewer connections that could be transferred. And in the event that can't happen, we still can come back. And if we still would like the project to proceed, have a recommended condition that's more thought out as far as what you would like to see to move it to city council.

Vice Chairman Bobby Rosadillo I think that's reasonable. I think tabling it. And so that way, at least then we make a solid condition.

Chairman Bryan Clark So, I'll stand for a motion.

Vice Chairman Bobby Rosadillo All right. I'll make a motion that we table case #25-03-S to a date...

(Timestamp 00:50:49)

Motion To: Table Case #25-03-S to a date *[Incomplete]*

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: None

Further Discussion: None

Voting Aye: None

Voting Nay: None

Absent: None

0-0-0

MOTION WITHDRAWN

Chairman Bryan Clark Both of them if you don't mind.

Vice Chairman Bobby Rosadillo Oh, we'll have to make separate ones, right?

Chairman Bryan Clark Oh, okay.

Vice Chairman Bobby Rosadillo So, I'll make a motion to table case #25-03-S to a date uncertain with the condition that we...

Chairman Bryan Clark No conditions.

Vice Chairman Bobby Rosadillo No conditions, that's right. Sorry.

Commissioner Chad Queen I'll second that.

Chairman Bryan Clark All in favor?

All Commissioners Aye.

(Timestamp 00:50:53)

Motion To: Table Case #25-03-S to a date Uncertain with No Conditions

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Chad Queen

Further Discussion: None

Voting Aye: Commissioners Queen, Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Sandu

4-0-1

Chairman Bryan Clark And.

Vice Chairman Bobby Rosadillo I'll make a motion to table case # 25-04-DR to a date uncertain.

Commissioner Jim Main Second.

Chairman Bryan Clark All in favor?

All Commissioners Aye.

Chairman Bryan Clark Thank you. All right. That is the end of our public hearings for the evening.

(Timestamp 00:51:10)

Motion To: Table Case #25-04-DR to a date Uncertain

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Queen, Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Sandu

4-0-1

4. BUSINESS ITEMS:

(Timestamp 00:51:39)

A. Case No. 25-33-DR (Design Review), Idaho Fitness Factory – Marina Lundy – Associate Planner

Applicant requests Design Review approval for a new Idaho Fitness Factory neighborhood gym. The site is 1.45 acres and is located at 1495 and 1515 N School Ave. Parcel Nos. R3193490120 & R3193490100.

Potential Motions:

- *Motion to approve/deny & 24-33-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

(Timestamp 00:51:39)

Chairman Bryan Clark We have one business item, case #25-33-DR for Idaho Fitness Factory in Marina.

Associate Planner Marina Lundy Good evening, members of the Commission. For the record, Marina Lundy, Associate Planner, Kuna Development Services Department. The application before you this evening requests design review approval for a new Idaho Fitness Factory neighborhood gym that would be approximately 11,861 square feet. The site is 1.45 acres and is located at 1495 and 1515 North School Ave. Staff has reviewed the proposed design review application for compliance with Kuna City Code, Idaho Statutes, and the Kuna Comprehensive Plan and should the Commission approve the application, staff recommends the applicant be subject to the proposed recommended conditions as outlined in the staff report. I'll be here for any questions you have about the application, and the applicant is present tonight as well.

Chairman Bryan Clark Does the applicant have a presentation for us this evening.

--

Jeff Likes Jeff Likes, 1119 East State Street, Eagle, Idaho, 83616. Good evening, and we're here today to just do a Design Review for a proposed Idaho Fitness Factory, as staff has said, off of School Avenue. 11,600 square feet, neighborhood fitness center on an existing site in an existing commercial development. We're actually with two, this takes up two properties in that development. The parking for the most part along the drive aisles is there. We'll be adding parking internally beyond those drive aisles

and adding landscaping across the whole on that whole west portion of that site as well. The existing dumpster, there's a pad for a dumpster that's in the lower east corner, southeast corner of the site, that's where we'll be installing a trash enclosure there. Access to the sites are existing, one at the east and one at the north end of the site. -- *Or can I go from here? Are they just over here?*-- Oh, there we go. Sorry, thank you. We'll go to some colored elevations. Here's the proposed elevations. Our material is mostly stucco, which is all the white stucco you see there. We do have a metal vertical metal entrance with a metal covered entrance as well. And then on the corner here, this is a wood look metal panel for longevity on that portion there. All of our awnings are steel awnings to break some offsets here and this kind of gives you a better view of looking towards that as well. So, this is north, that'll be south, how that sits here. And we'll stand for any questions.

Chairman Bryan Clark So just off the cuff, I'm just double checking I'm reading this right. And perhaps this is more for staff, but feel free to answer. It's saying 60% vertical coverage required within three years in the landscaping. Is that actually canopy coverage of the site or what is that statement? Sorry, I'm looking at the landscape plans, landscape requirements on plan sheet one.

Associate Planner Marina Lundy Sorry, Commissioner.

Chairman Bryan Clark Oh, okay, that's just for the south perimeter. I'm just on sheet, plan sheet one in that box up in the top right corner, the landscape requirements.

Jeff Likes I can answer that. I can answer that for you. Yes, so those, The landscaping across the south will grow to 60% of coverage, means it gets to 60% of its full growth, we'll say, in those three years.

Chairman Bryan Clark Got it.

Jeff Likes Yeah.

Chairman Bryan Clark Okay. Yeah, with a site like this, I mean, Jim, good? Other gym, actual 'G' 'Y' 'M,' not Jim Main.

[Laughter]

But, you know, big old parking lot. Required parking, so we're meeting the required parkings. Okay. Any other questions for the applicant? I'm sorry. I'm getting distracted here.

Commissioner Chad Queen I'm sorry. I'm just digging through it. Are there any capital improvements to the school? Is there a turn lane or are you guys doing it? Are you just piggybacking west off of the existing?

Jeff Likes We're not proposing anything in the existing streets. We're just using the existing approaches as is.

Chairman Bryan Clark All righty if no other questions for the applicant. Thank you very much. Appreciate it. I'm just getting my bearings and I'm wearing this thing is. Hold on.

Vice Chairman Bobby Rosadillo Southeast Deer Flat and school. Right there.

Chairman Bryan Clark Okay, so that's in the existing. Okay. Just look down. Yep, I know that one. Okay.

Vice Chairman Bobby Rosadillo I don't see anything that stands out. I mean, it looks...The layout looks good. I mean, limitations with just the one entrance, but you do what you do.

Chairman Bryan Clark Yeah, there are two entries. I mean, there are two entries, there's one off of Deer Flight and one off of this club.

Vice Chairman Bobby Rosadillo Oh, is there?

Chairman Bryan Clark Yeah, there's one on Deer Flight next to the dentist. Yeah, so they do have two points of access, good screening from the landscape.

Commissioner Chad Queen Fits into the existing commercial development.

Chairman Bryan Clark Fits in with the existing commercial development. And aesthetically, the building fits in with the existing as well. So good surface treatments.

Commissioner Chad Queen *Is anybody?*

Chairman Bryan Clark *So, in this case, this is design review doesn't go to a public hearing. This is a business item.*

Commissioner Jim Main Looks like a clean fit.

Chairman Bryan Clark Yeah, I agree. All right, if no other questions or concerns, I'd stand for a motion.

Vice Chairman Bobby Rosadillo Yeah, I'll make a motion to approve case #25-33-DR with conditions as outlined in the staff report.

Commissioner Jim Main I'll second.

Chairman Bryan Clark All in favor?

All Commissioners Aye.

Chairman Bryan Clark Any opposed?

(Timestamp 00:59:19)

Motion To: Approve Case #25-33-DR With Conditions

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Queen, Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Sandu

4-0-1

5. UPDATES & REPORTS:

(Timestamp 00:59:35)

Chairman Bryan Clark Okay, that brings us to the end of our business items for the evening. Staff, any updates or reports?

Planning & Zoning Director Doug Hanson That's it for the evening.

Chairman Bryan Clark All righty.

6. ADJOURNMENT:

(Timestamp 00:59:43)

Vice Chairman Bobby Rosadillo I'll make a motion to adjourn.

Commissioner Jim Main Second.

Chairman Bryan Clark All in favor?

All Commissioners Aye.

Chairman Bryan Clark Thank you kindly.

(Timestamp 00:59:43)

Motion To: Adjourn

Motion By: Commissioner Bobby Rosadillo

Motion Seconded By: Commissioner Jim Main

Further Discussion: None

Voting Aye: Commissioners Queen, Rosadillo, Main, Clark

Voting Nay: None

Absent: Commissioner Sandu

4-0-1

Bryan Clark, Planning & Zoning Commission Chair

ATTEST:

Doug Hanson, Planning & Zoning Director

Minutes prepared by Garrett Michaelson, Deputy City Clerk



CITY OF KUNA

751 W 4th Street • Kuna, ID 83634
 (208) 922-5546 • www.kunacity.id.gov

P&Z Commission Public Hearing Sign-In Sheet
 February 10, 2026

Case No.: 25-05-SUP

Case Name: Kaveman Trailers Storage

<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Julie & Tracy McAnn	Name
Address 9302 S. Kofas Way	Address
City, State, ZIP Kuna, ID 83634	City, State, ZIP
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Brian Burvet	Name
Address 2205 W Mace Rd.	Address
City, State, ZIP Engle, ID 83616	City, State, ZIP
<input type="checkbox"/> Testify <input checked="" type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Natalie Jonsson	Name
Address 2205 W Mace Rd.	Address
City, State, ZIP Engle ID 83616	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Johas Weiman	Name
Address 978 S. Red Spruce Ave	Address
City, State, ZIP Kuna, ID 83634	City, State, ZIP

<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
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CITY OF KUNA

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P&Z Commission Public Hearing Sign-In Sheet
 February 10, 2026

Case No.: 25-03-S & 25-04-DR

Case Name: Lerida Subdivision

<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name TIM JENSEN - KSD	Name
Address 711 E. PORTER ST	Address
City, State, ZIP KUNA, ID 83634	City, State, ZIP
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
Name Jan Zaw	Name
Address 412 E. Boise St	Address
City, State, ZIP Kuna In 83634	City, State, ZIP
<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify	<input type="checkbox"/> Testify <input type="checkbox"/> NOT Testify
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**BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF KUNA, ADA COUNTY IDAHO**

IN THE MATTER OF THE APPLICATION OF)	Case No.: 25-05-SUP (Special Use Permit)
KAVEMAN TRAILERS STORAGE)	
)	
<i>Related to the special use permit for a commercial site near the intersection of North Meridian Rd and East Avalon Street (Parcel No. S1419333450)</i>)	DECISION AND REASONED STATEMENT FOR KAVEMAN TRAILERS STORAGE

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the “Commission”) for Public Hearing on February 10, 2026, the Commission entered a decision on the application. Thereafter, this Decision was prepared and presented to the Commission on February 24, 2026 for formal adoption of the Commission’s decision.

**SECTION 2
DECISION**

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Special Use Permit Application (25-05-SUP) is hereby *Approved*.

**SECTION 3
RECORD OF EXHIBITS AND TESTIMONY**

I. List of Exhibits.

- AFFIDAVIT
- APPLICATION COVERSHEET
- COMMITMENT TO PROPERTY POSTING
- DEED
- LEGAL DESCRIPTION
- NARRATIVE
- NEIGHBORHOOD MEETING CERTIFICATE
- SITE PLAN
- SPECIAL USE PERMIT APPLICATION
- VICINITY MAP
- AGENCY TRANSMITAL
- ITD
- KSD

- BPBC
- BRO
- ACHD
- CDH
- AGENCY TRANSMITAL
- PROOF OF LEGAL MAILER PZ KAVEMAN TRAILERS STORAGE 02.10.26
- PROOF OF LEGAL MAILER PZ KAVEMAN TRAILERS STORAGE 01.27.26
- PROOF OF PROPERTY POSTING FORM AND PHOTOS

II. Public Hearing Witnesses.

Witness Testimony: Those who testified at the Commission February 10, 2026, hearing are as follows, to wit:

- a. City Staff:
Marina Lundy, Associate Planner

- b. Appearing for the Applicant:
Richard Wilmot, 134 S 5th Street, Boise, ID 83702

- c. Appearing to Testify:
John Wiemann, 978 S Red Sand Ave, Kuna, ID 83634

Brian Burnett, 2205 W Mace Rd, Eagle, ID 83616

SECTION 4 REASONED STATEMENT

I. Relevant Criteria and Standards Considered

- a. Relevant City Ordinance Provisions.
 1. Kuna City Code (KCC) Title 5 Development Regulations, Chapter 8, Part 8 Special use Permits

- b. Relevant Statutory Provisions.
 1. Chapter 65 of Title 67, Idaho Code
 - i. I.C. § 67-6512 – Special Use Permits, Conditions, and Procedures

II. Factual Findings

- a. General Factual Findings.
 1. Statement of Fact

Parcel Number(s):	S1419333450
Future Land Use Map Designation:	Commercial
Existing Land Use:	Residential Property
Current Zoning:	C-2 (Area Commercial)
Proposed Zoning:	Same
Development Area:	5.004 acres
Adjacent Zoning Districts:	North: A South: RUT East: A West: C-1
Adjacent Street(s) Existing & Proposed:	North: N/A East: N/A South: E Kuna Rd. (Existing) West: N Meridian Rd. (Existing)
Internal Street(s) Existing & Proposed:	None
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

2. Procedural Findings:

Neighborhood Meeting	Held on November 13, 2025
Pre-Application Meeting	November 13, 2025
Agency Comments Request	December 2, 2025
300 FT Legal Mailer Notice Council	January 14, 2026
Idaho Press Newspaper Published Hearing Notice Council	January 13, 2026
Site Posting Commission	January 12, 2026
Commission Public Hearing	Held on February 10, 2026
Commission Written Decision and Reasoned Statement Entered	February 24, 2026

Kaveman Trailers Storage

- b. Relevant Contested Facts.
 - 1. John Wiemann presented concerns about competition with the neighboring storage facility.
- c. Commission's Factual Findings on Relevant Contested Fact.
 - 1. The Commission determined that due to the different type of storage options that each of these facilities provide it would be an overall benefit to the community.

III. Conditions of Approval

1. Applicant shall acquire approval from Central District Health to continue utilizing the existing septic prior to applying for a business license. If approval from Central District Health cannot be obtained then the applicant must connect to City services.
2. Applicant shall renew the City business license as often as necessary.
3. In the event the uses or the building located on this parcel are enlarged, expanded upon or *altered in anyway*, the owner/applicant, and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this Special Use Permit through the Planning and Zoning Department and public hearing process.
4. This Special Use Permit is *valid only if the Conditions of Approval are adhered to continuously*. In the event the conditions are not continuously followed, the Special Use Permit approval may be revoked.
5. The Applicant shall acquire a Kuna Business License through the Kuna City Clerk's Office once all Conditions of the Special Use Permit are met and shall maintain said license through the renewal process during the entirety the business is in operation.
6. The Special Use Permit is not transferable from one address to another.
If the applicant/owner wishes to expand or make changes in the future, this SUP will need to be evaluated to determine if modification is necessary.
7. Applicant shall follow all staff and agency recommendations.
8. Applicant shall comply with Kuna City Code.
9. Applicant shall comply with all local, state, and federal laws.

SECTION 5 REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES

I.C. 6735(2)(b) Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days. Such written request must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards. A written decision shall be provided to the applicant or affected person within sixty (60) days of receipt of the request for reconsideration or the request is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

BY ACTION OF THE COMMISSION of the City of Kuna at its regular meeting held on the 24th day of February 2026.

P&Z Commission Chairman,
Bryan Clark

**BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF KUNA, ADA COUNTY IDAHO**

IN THE MATTER OF THE APPLICATION OF)	Case No. 25-33-DR
)	
IDAHO FITNESS FACTORY)	
)	
<i>Related to the development of real property</i>)	DECISION AND REASONED
<i>located 1495 And 1515 N School Ave. (Parcel</i>)	STATEMENT FOR IDAHO
<i>No. R3193490120 & R3193490100).</i>)	FITNESS FACTORY.

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning and Zoning Commission (Commission) on February 10, 2026, where the Commission voted to approve case No. 25-33-DR. Thereafter, this Decision was prepared and presented to the Commission on March 3, 2026, for formal adoption of the Commission’s decision.

**SECTION 2
DECISION**

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

The Design Review Application (25-33-DR) is hereby *Approved*.

**SECTION 3
RECORD OF EXHIBITS AND TESTIMONY**

I. List of Exhibits.

- AFFIDAVIT OF LEGAL INTEREST
- APPLICATION COVERSHEET
- DESIGN REVIEW APPLICATION
- ELEVATIONS
- FLOOR PLAN
- LANDSCAPE PLAN 1
- LANDSCAPE PLAN 2
- LIGHTING PLAN
- NARRATIVE
- RENDERINGS 1
- RENDERINGS 2
- SITE DETAILS
- SITE PLAN
- VICINITY MAP

- WARRANTY DEED 1
- WARRANTY DEED 2
- WARRANTY DEED 3
- ITD
- J&M
- AGENCY TRANSMITTAL

II. Testimony.

- a. Those who testified at the Council meeting on February 10, 2026 are as follows, to-wit:
1. City Staff:
Marina Lundy, Planner
 2. Appearing for the Applicant:
Jeff Likes, 1119 e State St. #120 Eagle, ID 83616

**SECTION 4
REASONED STATEMENT**

I. Relevant Criteria and Standards Considered

- a. Relevant City Ordinance Provisions.
1. Kuna City Code (KCC) Title 5 Development Regulations, Chapter , Part 9 Design Review

II. Factual Findings

- a. General Factual Findings.
1. Statement of Fact

Parcel Number(s):	R3193490120 & R3193490100
Future Land Use Map Designation:	Commercial
Existing Land Use:	Vacant lot
Current Zoning:	C-1 (Neighborhood Commercial District)
Proposed Zoning:	Same
Development Area:	1.45 acres
Adjacent Zoning Districts:	North: C-1 East: R-6 South: R-6 West: R-6
Adjacent Street(s) Existing & Proposed:	North: W Deer Flat Rd. East: N School Ave. South: None

	West: N Antimony Pl.
Internal Street(s) Existing & Proposed:	N/A
Adjacent Bike/Pedestrian Facilities:	None
Adjacent Parks:	None
Land Dedication Requirements:	N/A

2. Procedural Findings:

Agency Comments Request	December 12, 2025
P&Z Commission Public Meeting	Held on February 10, 2026

III. Conditions of Approval

1. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to provide public access to the site as this project will have internal private streets, as detailed in the Ada County Highway District staff report.
2. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
3. Applicant shall ensure the proper easement widths on all lots in accordance with KCC 5-9-308.
4. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot.
5. Fencing within and around the site shall comply with KCC 5-8-1005 (unless specifically approved otherwise and permitted).
6. All required landscaping shall be permanently maintained in a healthy condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
7. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
8. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in KCC 5-8-1704 through 1706.
10. Develop/Owner/Applicant is hereby notified this project is subject to Design Review inspections and fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.

11. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 5-9-402-B-22.

12. Connection to City Services (Sewer and Water) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.

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

14. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.

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

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

SECTION 5 REQUIRED NOTICES TO APPLICANT AND AFFECTED PARTIES

Pursuant to KCC 5-8-912, an applicant or affected party may appeal this decision to the Kuna City Council. The applicant or affected party must file a written notice of appeal with the City Clerk stating specifically the decision(s) to be reviewed by the Council and the grounds for the appeal with the Director before 5:00 p.m. of the tenth calendar day, or the next business day following the tenth calendar day should the tenth day fall on a weekend or holiday, after decision is issued and provided in writing to the applicant.

BY ACTION OF THE COMMISSION of the City of Kuna at its regular meeting held on the 24th day of February 2026.

P&Z Commission Chairman,
Bryan Clark

**BEFORE THE PLANNING & ZONING COMMISSION
CITY OF KUNA, ADA COUNTY, IDAHO**

IN THE MATTER OF THE APPLICATION OF) **Case No.:** 24-23-DR (Design Review)
)
MADRONE VILLAGE SUB.)
)
Related to the development of real property)
located near the SWC of Ten Mile and Kuna)
Roads.) **DECISION**

**SECTION 1
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning & Zoning Commission of the City of Kuna (the “Commission”) for Public Meeting on January 27, 2026, the Commission entered a decision on the application. Thereafter, this Decision was prepared and presented to the Commission on February 24, 2026, for formal adoption of the Commission decision.

**SECTION 2
DECISION**

The Commission, having considered the record and listened to the arguments and presentations at the hearing, DOES HEREBY ORDER AND DECIDE:

Madrone Village Subdivision (Case No. 24-23-DR) is hereby *Approved*.

**SECTION 3
RECORD OF EXHIBITS AND WITNESSES**

- I. List of Exhibits.**
- DESIGN REVIEW APPLICATION
 - LANDSCAPE PLAN
 - SITE PLAN
 - P&Z APPLICATION COVERSHEET
 - DESIGN REVIEW APPLICATION
 - AFFIDAVIT
 - NARRATIVE
 - VICINITY MAP
 - WARRANTY DEED/

II. Public Meeting Witnesses.

Witness Testimony: Those who testified at the Commission January 27, 2026, hearing are as follows, to-wit:

- a. City Staff:
Troy Behunin, Senior Planner, Development Services Dept.
- b. Appearing for the Applicant:
Stephanie Hopkins - KM Engineering, 5725 N Discovery Way, Boise, ID

**SECTION 4
CONDITIONS OF APPROVAL**

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 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.

**SECTION 5
NOTICES TO APPLICANT AND AFFECTED PARTIES**

Pursuant to KCC 5-8-912, an applicant or affected party may appeal this decision to the Kuna City Council. The applicant or affected party must file a written notice of appeal with the City Clerk stating specifically the decision(s) to be reviewed by the Council and the grounds for the appeal with the Director before 5:00 p.m. of the tenth calendar day, or the next business day following the tenth calendar day should the tenth day fall on a weekend or holiday, after decision is issued and provided in writing to the applicant.

BY ACTION OF THE CITY COMMISSION of the City of Kuna at its regular meeting held on the 24th day of February 2026.

Bryan Clark, Chairman

CASE NO. 26-01-DR

Best Business Ave, Design Review

Planner: Marina Lundy, MLundy@kunaid.gov, (986)269-8341

ALL APPLICATION MATERIALS: 26-01-DR
652 BEST BUSINESS AVE

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 MEMO**

P&Z Commission Staff Memo

Entitlements Requested:	Final Plat	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Time Extension
Title:	Best Business Ave		Application Number:		26-01-DR		
Date:	2/24/2026		Staff Contact:		Marina Lundy		
Owner(s)/Applicant:	Melynda Boswell		Applicant Contact:		boswellapsolutions@gmail.com		
Representative:	Trevor Howard		Representative Contact:		trevor@timberlandassociates.org		

Recommendation

Approval.

Purpose

Applicant requests Design Review approval for three separate buildings which consist of 12 individual units. The site is 2.19 acres and is located at 652 Best Business Ave. (Parcel No. R7880430060).

Statement of Fact	
Parcel Number(s):	R7880430060
Future Land Use Map Designation:	Commercial
Existing Land Use:	Vacant lots
Current Zoning:	M-1
Proposed Zoning:	M-1
Development Area:	2.19 Acres
Adjacent Zoning Districts:	North: M-1 East: M-1 South: M-1 West: M-1
Adjacent Street(s) Existing & Proposed:	North: E Stagecoach Way East: S Luker Rd. South: E Access St. West: S Best Business Ave.
Internal Street(s) Existing & Proposed:	N/A
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 Industrial; the existing zone is a M-1 (light manufacturing/industrial district) City of Kuna Zone. The proposed zoning and land use for the subject site agrees with the Future Land Use Map (FLUM) of the City of Kuna.

Staff Analysis

The applicant is submitting a request for design review approval of three separate buildings that will be 11,375 SF each. There will be a total of twelve individual units, each measuring 44' X 65'. The site improvements would include the installation of truck loading docks, parking, and landscaping.

Upon staff review, the proposed application meets the requirements and intent of Kuna City Code with adherence to the proposed conditions and Comprehensive Plan. Staff recommend the Commission approve the application with the conditions outlined in staff's report.

Recommended Conditions of Approval

1. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to provide public access to the site as this project will have internal private streets, as detailed in the Ada County Highway District staff report.
2. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
3. Applicant shall ensure the proper easement widths on all lots in accordance with KCC 5-9-308.
4. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot.
5. Fencing within and around the site shall comply with KCC 5-8-1005 (unless specifically approved otherwise and permitted).
6. All required landscaping shall be permanently maintained in a healthy condition. The property Owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting in public Rights-of-Way shall be with approval from ACHD.
7. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
8. All signage within/for the project shall comply with Kuna City Code and shall be approved through the applicable sign approval process listed in KCC 5-8-1704 through 1706.
10. Develop/Owner/Applicant is hereby notified this project is subject to Design Review inspections and fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.
11. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 5-9-402-B-22.

12. Connection to City Services (Sewer and Water) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.

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

14. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.

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

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

17. Applicant shall submit an updated site plan with parking and landscape islands that comply with KCC 5-8-1405.

652 Best Business Ave

Vicinity Map

Legend

 652 S Best Business Ave

E Stagecoach Way

S Best Business Ave

652 S Best Business Ave

E Access St

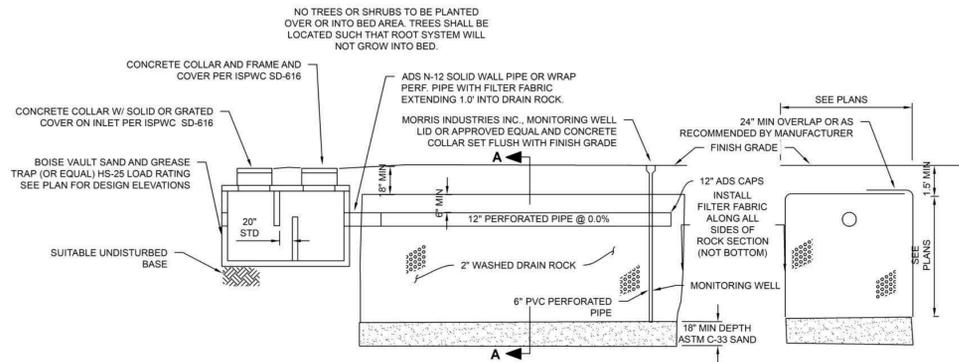
E Stagecoach Way



DETAIL SHEET

652 S. BEST BUSINESS AVE.

KUNA, IDAHO



- NOTES:**
- CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF GROUNDWATER OR EVIDENCE OF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION.
 - CONTRACTOR SHALL INSTALL ONE MONITORING WELL(S) PER SEEPAGE BED. AN ADDITIONAL MONITORING WELL MAY BE REFERENCED FOR CONSTRUCTION OUTSIDE AND ADJACENT TO THE SEEPAGE BED.
 - NOTIFY ENGINEER IMMEDIATELY IF INFILTRATION RATES ARE LESS THAN 1 INCH PER HOUR.

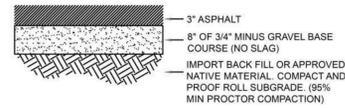
INSPECTION NOTE:
PROJECT ENGINEER TO INSPECT SEEPAGE BED ONCE EXCAVATED. PROVIDE ENGINEER A MINIMUM 48 HOUR NOTICE FOR ALL INSPECTIONS.

SEEPAGE BED
NOT TO SCALE

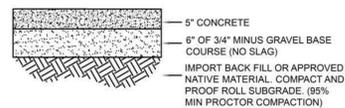
BASIN NAME	TRIBUTARY AREA (sf)	RUNOFF VOLUME (c-ft)	SEEPAGE BED DIMENSIONS	SEEPAGE BED VOLUME (c-ft)
SB-6	10,236.00	467	21'0" x 5.5' x 0.5'	580

- NOTES:**
- DESIGN STORM EVENT IS 1.0" FOR 1 HOUR OVER THE PROJECT IMPERVIOUS AREA.
 - ASSUMED INFILTRATION RATE OF 1" HR
 - STORM DRAIN FACILITY IS DESIGNED TO RETAIN THE CITY OF KUNA 100 YEAR STORM

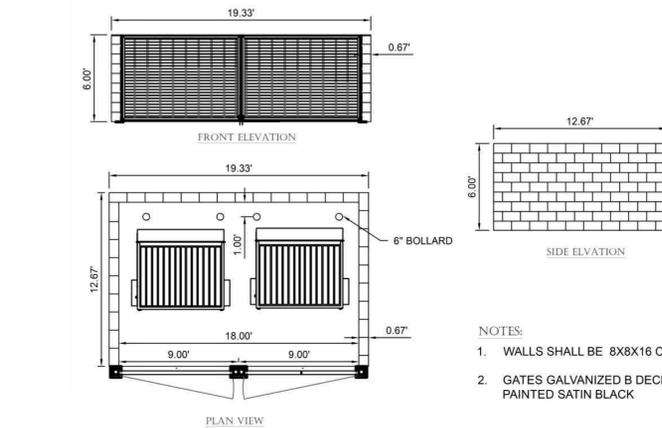
SEEPAGE BED CALCULATIONS
NOT TO SCALE



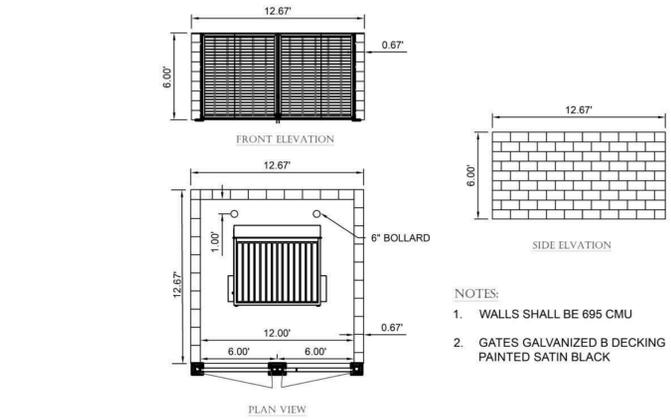
ASPHALT PAVEMENT SECTION
NOT TO SCALE



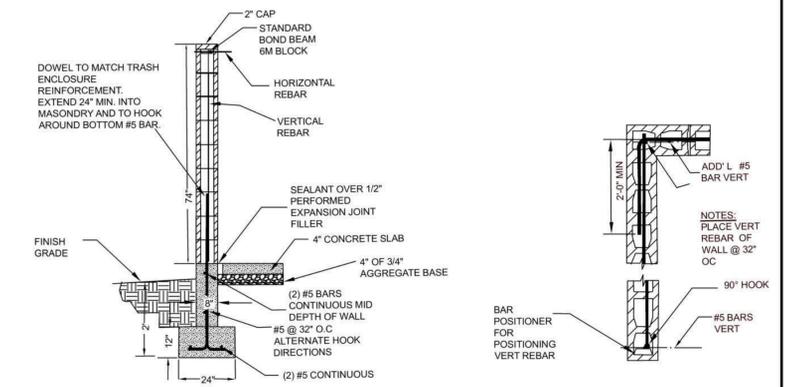
CONCRETE SECTION
NOT TO SCALE



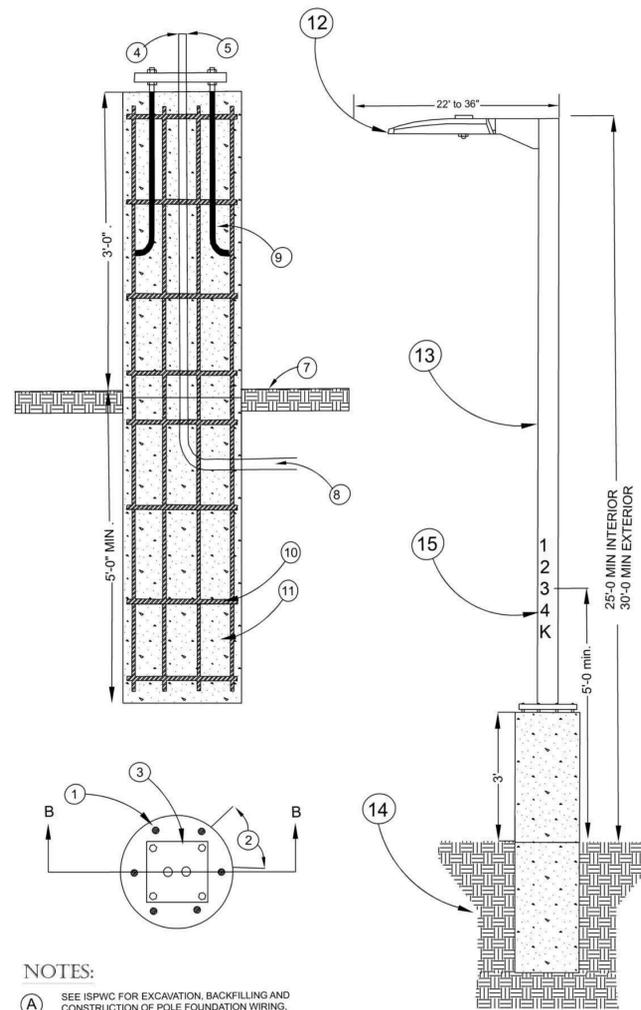
18' TRASH ENCLOSURE
NOT TO SCALE



12' TRASH ENCLOSURE
NOT TO SCALE



TRASH ENCLOSURE CMU WALL FOUNDATION AND BOND BEAM DETAIL
NOT TO SCALE



- NOTES:**
- SEE ISPPWC FOR EXCAVATION, BACKFILLING AND CONSTRUCTION OF POLE FOUNDATION WIRING, AND ACCEPTANCE OR REJECTION OF THE WORK.
 - GROUND POLE TO THE SERVICE POINT VIA #6 AWG BARE WIRE PER NATIONAL ELECTRICAL CODE
 - COLOR TEMPERATURE TO BE 4000K

LEGEND:

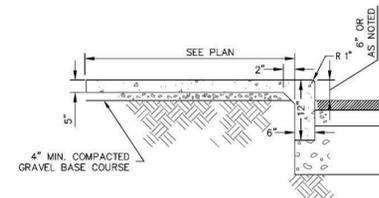
- 6-#4 VERTICAL REBAR
- 6" LAP
- ANCHOR BOLT SIZES AND LOCATIONS PER MANUFACTURER'S SPECIFICATIONS
- 4" TO 6" STUBS
- INSULATED BUSHING REQUIRED WHEN CONDUIT IS USED PER MANUFACTURER'S SPECIFICATIONS
- PER MANUFACTURER'S SPECIFICATIONS
- SIDE WALK LINE OR GRADE LINE
- 1" MINIMUM DIAMETER
- (4) ANCHOR BOLTS WITH DOUBLE NUTS FOR PLUMBING POLE GALVANIZED, WITH AT LEAST (2) GALVANIZED NUTS AND (2) GALVANIZED WASHERS PER BOLT
- 7-#4 REBAR HOOPS
- C-3000 CONCRETE AS PER SECTION 700 ISPPWC
- PONCROCHE [T54-CK16B-4K-T4]
- POWDER COATED BLACK ROUND POLE
- BACKFILL TO BE COMPACTED TO 95% OF ASTM D698
- BLACK BACKGROUND WHITE NUMBER VINYL STICKERS 1-1/2" X 2-1/2"

LUMINAIRE
NOT TO SCALE



METAL ACCESSIBLE PARKING SIGN
NOT TO SCALE

- NOTES:**
- SIGN SHALL BE REFLECTORIZED SIGN WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGN IS TO BE MIN. OF 70 SQ. INCHES WITH SEALED TEXTURE.
 - SET 1 3/4" SQ. GALV. STL. POST INTO 1" SQ. x 2" DEEP CONCRETE FOOTING.
 - WHENEVER POSSIBLE SIGN TO BE LOCATED ON THE BUILDING DIRECTLY IN FRONT OF ACCESSIBLE STALLS AT 5'-0" FROM BOTTOM OF SIGN TO FINISH GRADE.
 - ELIMINATE VAN PLACARD WHERE NOT CORRESPONDING TO VAN INDICATED STALL PAINTING.



- NOTES:**
- CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS AT 5' MAX SPACING.
 - MATERIALS AND CONSTRUCTION PER ISPPWC DIVISION 700.

THICKENED EDGED SIDEWALK
NOT TO SCALE

NO.	REVISIONS	DATE

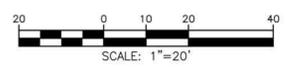
BEST BUSINESS AVE
652 S. BEST BUSINESS AVE, KUNA, IDAHO
DETAIL SHEET



TIMBERLAND ASSOCIATES, LLC.
 60 DIFFICULT DR.
 IDAHO CITY, ID 83631
 PHONE: (208) 559-2663
 TREVOR@TIMBERLANDASSOCIATES.ORG

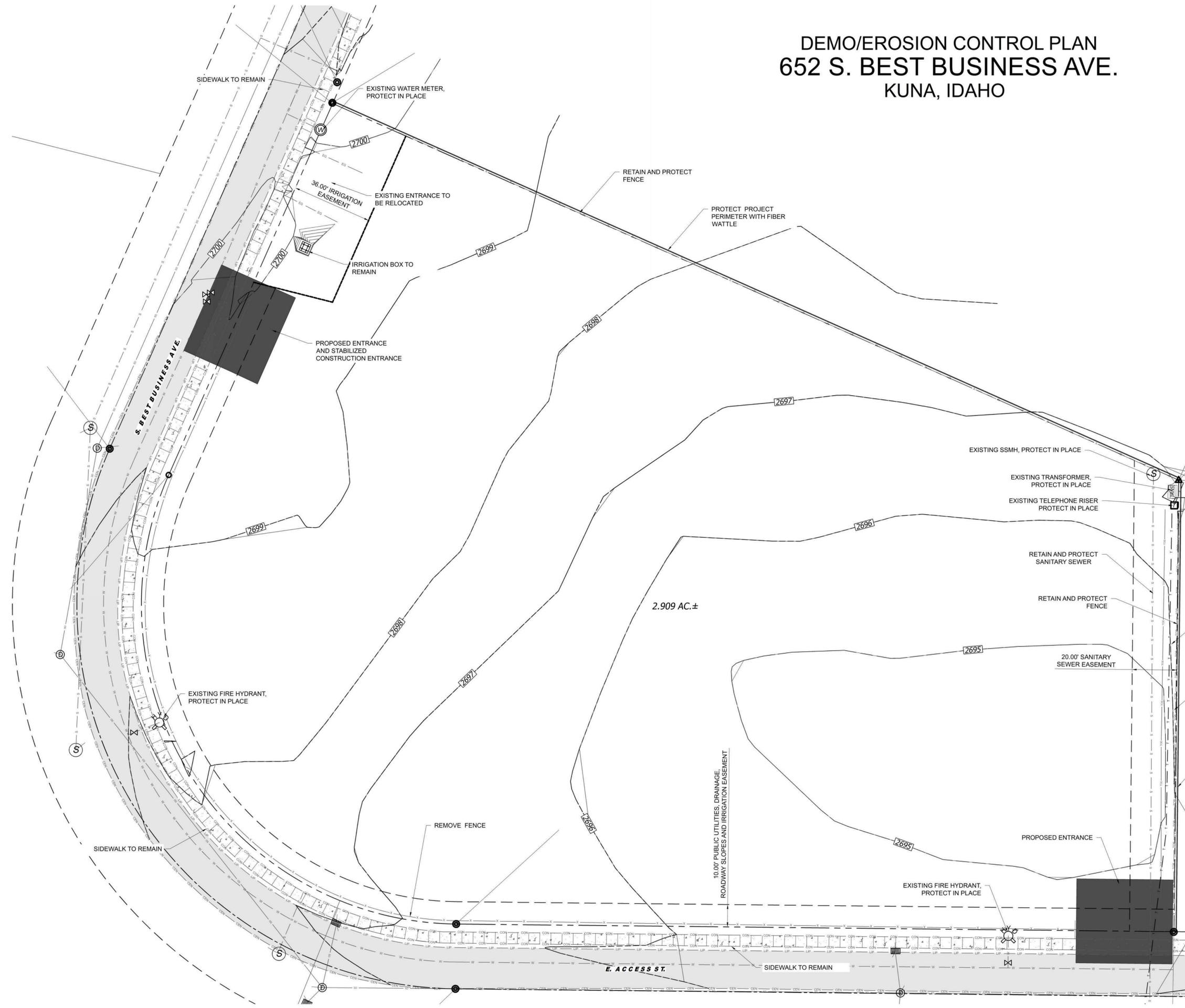
DESIGN BY: TLH
 DRAWN BY: EPS
 CHECKED BY: TLH
 DATE: 11/07/2025
 PROJECT: 24-13
SHEET NO.

DEMO/EROSION CONTROL PLAN 652 S. BEST BUSINESS AVE. KUNA, IDAHO



LEGEND	
	BRASS CAP BOUNDARY CORNER
	1/2" REBAR BOUNDARY CORNER
	WATER VALVE
	WATER MAN HOLE
	MAIL BOX
	LIGHT POST
	TELEPHONE RISER
	BOUNDARY LINE
	EASEMENT LINE
	EDGE OF PAVEMENT
	EXISTING CONCRETE
	FLOW LINE
	SANITARY SEWER LINE
	WATER LINE
	PRESSURE IRRIGATION LINE
	GRAVITY IRRIGATION
	OVERHEAD POWER LINE
	FIBER WATTLE

REVISIONS	
NO.	DATE



BEST BUSINESS AVE
652 S. BEST BUSINESS AVE, KUNA, IDAHO
DEMO/EROSION CONTROL PLAN



TIMBERLAND ASSOCIATES, LLC.
60 DIFFICULT DR.
IDAHO CITY, ID 83631
PHONE: (208) 559-2663
TREVOR@TIMBERLANDASSOCIATES.ORG

DESIGN BY: TLH
DRAWN BY: EPS
CHECKED BY: TLH
DATE: 11/07/2025
PROJECT: 24-13

SHEET NO.
C0.4

© SHARED BY TIMBERLAND ASSOCIATES PROJECT 2025-05-29 04:10:00. AUTO-CAD PDF HIGH QUALITY PRINT PLOT. ... AUTO-CAD PDF HIGH QUALITY PRINT PLOT.

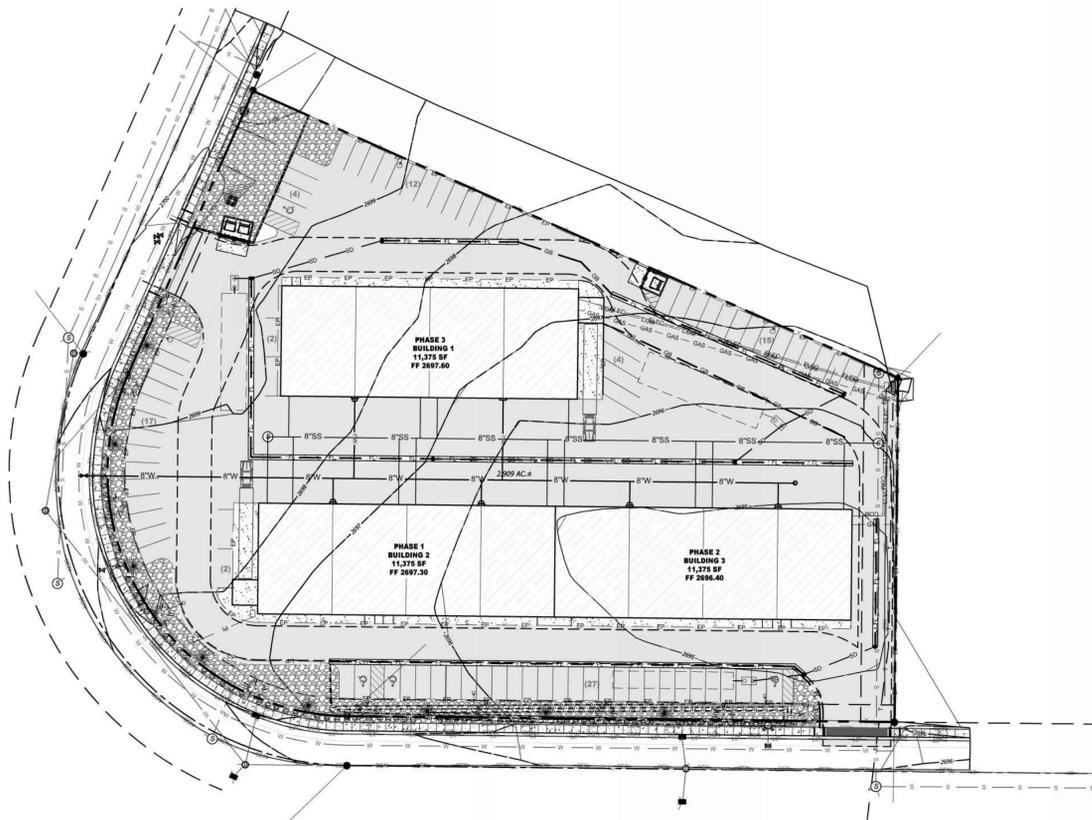
PROJECT GENERAL NOTES

- 1. THE CONTOURS AND BENCHMARK ELEVATIONS ARE BASED ON THE NAVD 88 VERTICAL DATUM.
2. THE PROJECT BENCHMARKS SHALL BE ESTABLISHED THROUGHOUT THE SITE BY THE SURVEYOR AND WILL BE PROVIDED TO THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTS AND BENCHMARKS FROM DISTURBANCE THROUGHOUT CONSTRUCTION. DAMAGED BENCHMARKS WILL BE REPLACED BY THE PROJECT SURVEYOR AT THE CONTRACTOR'S EXPENSE IN ACCORDANCE WITH IC 50-1303.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY REQUIREMENTS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN AND AROUND THE CONSTRUCTION AREA.
5. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE APPROVED PLANS, SPECIFICATIONS, SOILS REPORT, AND APPENDIX CHAPTER 33 OF THE INTERNATIONAL BUILDING CODE.
6. WHERE NOTED, EXISTING TEST PIT/MONITORING WELLS SHALL BE RETAINED AND PROTECTED DURING CONSTRUCTION.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE CITY OF KUNA, ADA COUNTY HIGHWAY DISTRICT, AND THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY.
8. A PRE CONSTRUCTION CONFERENCE SHALL BE HELD A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS, AND/OR UTILITY CONTRACTORS SHALL BE PRESENT.
9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE PROPOSED DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE ROUGH GRADING PLAN.
10. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
11. WORK SUBJECT TO APPROVAL BY ANY POLITICAL SUBDIVISION OR AGENCY MUST BE APPROVED PRIOR TO (A) BACKFILLING TRENCHES FOR PIPE, (B) PLACING OF AGGREGATE BASE, (C) PLACING OF CONCRETE, (D) PLACING OF ASPHALT PAVING. WORK DONE WITHOUT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
12. ALL CONTRACTORS WORKING WITHIN EXISTING PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY CONSTRUCTION PERMIT FROM ADA COUNTY HIGHWAY DISTRICT AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION.
13. THE CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENTS IN ACCORDANCE WITH THE PLANS STAMPED 'APPROVED FOR CONSTRUCTION' BY THE VARIOUS GOVERNING AGENCIES. THESE PLANS WILL BE PROVIDED TO THE CONTRACTOR BY THE ENGINEER PRIOR TO CONSTRUCTION. WORK SHALL NOT BE DONE WITHOUT THE CURRENT SET OF APPROVED PLANS.
14. ALL LOT LINE AND EASEMENT INFORMATION SHALL BE TAKEN FROM SHORTLINE PARK SUBDIVISION NO 1 PLAT
15. THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACCESS TO THE OWNER APPROVED ACCESS POINTS.
16. IF THE CONTRACTOR HAS ANY QUESTIONS CONCERNING THE PROJECT SPECIFICATIONS, HE/SHE SHALL CONTACT THE ENGINEER FOR DIRECTION. WHEN DISCREPANCIES OCCUR BETWEEN THE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATIONS MAY NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.
17. ALL COSTS INCURRED IN CORRECTING DEFICIENT WORK SHALL BE CHARGED TO THE CONTRACTOR. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.
18. ABANDONED BUILDINGS, TEST PITS OR WATERWAYS LOCATED WITHIN CURRENT OR FUTURE RIGHT-OF-WAY SHALL BE RE-EXCAVATED TO NATIVE SOIL AND BACKFILLED WITH STRUCTURAL FILL PER ISPCW SPECIFICATIONS. PROVIDE SOILS DATA TO VERIFY MATERIAL MEETS THE REQUIREMENTS FOR ENGINEERED FILL PER ISPCW SPECIFICATIONS AND COPY OF THE COMPACTION TESTS.
19. SUBGRADE SHALL BE INSPECTED BY THE ENGINEER RESPONSIBLE FOR THE GEOTECHNICAL ASPECTS OF THE PROJECT.
20. FINAL GRADING SHALL BE INSPECTED BY THE PROJECT ENGINEER.
21. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW) AND THE PROJECT STANDARDS AND SPECIFICATIONS. NO EXCEPTIONS WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY ALL APPROPRIATE ENTITIES.
22. ONLY PLAN SETS STAMPED 'APPROVED FOR CONSTRUCTION' AND SIGNED BY AN AUTHORIZED REPRESENTATIVE OF THE CONTROLLING GOVERNMENTAL AGENCY SHALL BE USED BY THE PROJECT CONTRACTOR(S)
23. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH IDAHO CODE REGARDING UNDERGROUND FACILITIES DAMAGE PREVENTION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED AS A RESULT OF FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL CONTACT DIGLINE (342-1585) FOR UTILITY LOCATIONS A MINIMUM OF 48 HOURS PRIOR TO DIGGING.
24. ALL NATURAL SLOPES SHALL BE A MAXIMUM OF 2:1, UNLESS OTHERWISE STATED ON THIS PLAN. ASPHALT MINIMUM GRADE IS 1%. CONCRETE MINIMUM GRADE IS 0.4%. FINISH GRADE SHALL SLOPE AWAY FROM ALL BUILDINGS.
25. REMOVE AND DISPOSE OFF-SITE AT AN APPROVED LOCATION ANY AND ALL EXCESS MATERIALS.
26. SURVEY MONUMENTS SHALL BE PRESERVED, SET, AND/OR RESTORED IN ACCORDANCE WITH IC 50-1303.

652 S. BEST BUSINESS AVE.

LOT 6, BLOCK 1 OF SHORELINE PARK NO 1 KUNA, IDHAO

FOR AGENCY APPROVAL NOVEMBER 20, 2025



DEMOLITION NOTES

- 1. COORDINATE GRAVITY IRRIGATION DITCH AND PIPE REMOVAL WITH DEVELOPER PRIOR TO COMMENCING CONSTRUCTION.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE CITY OF KUNA, ADA COUNTY HIGHWAY DISTRICT, THE LATEST EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), AND THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY. NO EXCEPTIONS WILL BE ALLOWED UNLESS SPECIFICALLY AND PREVIOUSLY APPROVED IN WRITING BY ALL APPROPRIATE ENTITIES.
3. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL COMPLY WITH IDAHO CODE, CHAPTER 22, TITLE 55 REGARDING UNDERGROUND FACILITIES DAMAGE PREVENTION. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES OR DIG LINE (1-800-342-1585) FOR EXACT LOCATION A MINIMUM OF 48 HOURS PRIOR TO DIGGING.
4. UTILITIES ON THIS PLAN ARE BASED UPON A FIELD SURVEY BY TIMBERLINE SURVEYING, AND TIMBERLAND ASSOCIATES, RECORD DRAWINGS, AND FACILITY MAPS. TIMBERLAND ASSOCIATES MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, TIMBERLAND ASSOCIATES DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED AND HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PRESERVE AND PROTECT EXISTING FACILITIES NOT SCHEDULED FOR REMOVAL AND COORDINATE WITH THE PROJECT ENGINEER IF UNEXPECTED FACILITIES ARE ENCOUNTERED.
5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING DEMOLITION WITH THE APPROPRIATE PHASE OF CONSTRUCTION.
6. ALL DEMOLISHED DEBRIS MUST BE COMPLETELY REMOVED FROM THE SITE. REMOVAL OF EXISTING CONSTRUCTION DEBRIS MUST CONTINUE TO EXPOSE NATIVE, UNDISTURBED GRANULAR SOILS. SUITABLE NATIVE SOILS INCLUDE GW, GP, SW, SP. IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). SOILS CLASSIFIED AS GM, SM, OR ML ARE NOT ALLOWED AS STRUCTURAL FILL BELOW FOOTINGS, BUT MAY BE USED AS STRUCTURAL FILL IN OTHER AREAS. CONTRACTOR SHALL COMPLY WITH ALL RECOMMENDED CONSTRUCTION CONSIDERATIONS, AS CONTAINED IN THE PROJECT GEO TECHNICAL REPORT.
7. AFTER REMOVAL OF ALL DEBRIS, THE EXPOSED, EXCAVATED AREA SHALL BE INSPECTED BY THE ENGINEER TO VERIFY SUITABILITY OF SUBGRADE FOR PLACEMENT OF STRUCTURAL FILL. THE EXPOSED SUB GRADE MUST BE IN A COMPACT, FIRM, AND STABLE CONDITION PRIOR TO FILL PLACEMENT. THIS WILL BE CONFIRMED BY PROOF-ROLLING THE SUB GRADE IN A MANNER ACCEPTABLE TO THE ENGINEER.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEMOLISHED MATERIALS AT AN APPROVED OFF-SITE LOCATION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THESE MATERIALS AFTER REMOVAL FROM THE SITE.
9. CONTRACTOR IS RESPONSIBLE FOR SECURING AND PAYING FOR ALL PERMITS REQUIRED BY ANY POLITICAL SUBDIVISION OR AGENCY.
10. CONTRACTOR SHALL BE REQUIRED TO PROVIDE A WATER TRUCK, AS NECESSARY, FOR DUST ABATEMENT DURING DEMOLITION AND REMOVAL OPERATIONS.
11. CONTRACTOR SHALL CONDUCT CONSTRUCTION OPERATIONS TO PREVENT ANY SOIL OR OBJECTIONABLE MATERIAL RUNOFF FROM LEAVING THE SITE, OR ENTERING THE PUBLIC RIGHTS-OF-WAY.
12. CONTRACTOR SHALL REMOVE ORGANIC OR DISTURBED SOILS WITHIN CLEARING LIMITS SHOWN ON THE CONSTRUCTION PLANS, AND WASTED OR STOCKPILED FOR LATER USE. ADDITIONAL DEPTHS MAY BE NECESSARY TO OBTAIN SUITABLE SUBGRADE MATERIALS AS DETERMINED BY THE ENGINEER.
13. CONTRACTOR SHALL CLEAR AND GRUB ALL EXISTING UNSUITABLE TOPSOIL AND VEGETATION WHERE STRUCTURAL FILL IS TO BE PLACED. CONTRACTOR SHALL STOCKPILE MATERIAL IN DESIGNATED ON-SITE SPOIL PILE LOCATION FOR LANDSCAPING. MATERIAL IN EXCESS OF THE LANDSCAPING NEEDS SHALL BE DISPOSED OF IN AN APPROVED OFF-SITE LOCATION.
14. ITEMS SHOWN ON SHEET C04 REPRESENT THE EXISTING CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION.
15. OVER-EXCAVATION, IN AREAS WHERE EXISTING GRAVITY IRRIGATION IS PROPOSED TO BE TILED AND/OR REMOVED, IS ANTICIPATED IN ORDER TO REMOVE SOFT SUBGRADE SOILS. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEERING REPORT FOR DITCH EXCAVATIONS AND SHALL HAVE ALL EXCAVATED DITCH SUBGRADES INSPECTED BY A TESTING COMPANY OR THE GEOTECHNICAL ENGINEER, PRIOR TO PLACEMENT OF PIPE AND/OR BACKFILL OF THE DITCHES.

GRADING NOTES

- 1. ALL EARTHWORK INCLUDING CLEARING, GRUBBING, EXCAVATION, EMBANKMENT, BACKFILL, DEWATERING, AND EROSION CONTROL SHALL MEET THE SPECIFICATIONS OF SECTION 200 OF THE ISPCW AS WELL AS THE SPECIFICATIONS AND RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEERING REPORT.
2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL TEMPORARY AND/OR PERMANENT DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
3. IF REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A SHORT TERM ACTIVITY EXEMPTION PERMIT FROM THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ). CONTACT CRAIG SHEPHERD AT THE SOUTHWEST REGIONAL DEQ OFFICE (373-0557). THE CONTRACTOR SHALL SUBMIT TO DEQ A DEWATERING PLAN WHICH OUTLINES THE LOCATION OF PROPOSED BMPs AND THE SEQUENCING OF THE DEWATERING ACTIVITIES. ALL CONSTRUCTION WATER GENERATED FROM EXCAVATION SHALL BE FREE OF SEDIMENT AND DEBRIS BEFORE IT LEAVES THE SITE.
4. PRIOR TO PLACEMENT OF FILL MATERIAL, THE CONTRACTOR SHALL CLEAR THE SITE OF ALL WASTE MATERIALS AND VEGETATION AND PREPARE THE SUBGRADE AS RECOMMENDED IN THE PROJECT GEOTECHNICAL REPORT. ALL WASTE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. THE SITE SHALL BE PROOF-ROLLED PRIOR TO PLACEMENT OF FILL MATERIAL TO ENSURE STABILITY OF SUBGRADE. A PROJECT ENGINEER REPRESENTATIVE SHALL REMAIN ON-SITE TO ENSURE PROPER PLACEMENT AND COMPACTION OF STRUCTURAL FILL.
5. NO WORK SHALL BE DONE WITHIN JURISDICTIONAL WETLAND AREAS UNTIL A 404 PERMIT HAS BEEN ISSUED BY THE US ARMY CORPS OF ENGINEERS. ALL WORK WITHIN WETLAND AREAS SHALL ADHERE TO THE REQUIREMENTS OF THE 404 PERMIT.
6. STRIP AND STOCKPILE TOPSOIL AND DISPOSE OF DEBRIS OFF-SITE. THE DEPTH OF STRIPPING COULD VARY IN THE FIELD DEPENDING ON THE DEPTH OF THE ROOT ZONE. SOIL COMPOSITION INCLUDING SOIL TYPE, MOISTURE CONTENT, AND STABILITY, AND THE WEATHER CONDITIONS DURING CONSTRUCTION. STRIPPING DEPTHS SHALL BE DIRECTED BY THE ON-SITE GEOTECHNICAL CONSULTANT. LOCATION OF STOCKPILED MATERIAL SHALL BE COORDINATED WITH THE OWNER AND ENGINEER PRIOR TO PLACEMENT.
7. TESTING SHALL BE PERFORMED PER THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT AND ISPCW.
8. THE SUBGRADE WITHIN THE ROAD RIGHT-OF-WAYS SHALL BE STRIPPED, COMPACTED, INSPECTED, AND PROOF-ROLLED WITH A HEAVY RUBBER-TIRED FULL LOADED TANDEM AXLE OR EQUIVALENT PRIOR TO PLACEMENT OF FILL. FILL WITHIN THE ROADWAY AREAS SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY OF THE SOIL AS INDICATED BY ASTM D698 IN FLEXIBLE PAVEMENT AREAS.
9. STRUCTURAL FILL IS DEFINED BY THE GEOTECHNICAL CONSULTANT. SEE THE PROJECT GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.
10. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE WHICH TREES WITHIN THE PROJECT LIMITS ARE TO REMAIN AND WHICH ARE TO BE REMOVED.
11. TOPSOIL AND OTHER STOCKPILE AREAS TO BE COORDINATED BETWEEN CONTRACTOR AND OWNER BEFORE THE START OF CONSTRUCTION.
12. NO GRADING WORK SHALL OCCUR UNTIL THE OWNER HAS FILED A NOTICE OF INTENT FOR CONSTRUCTION ACTIVITY WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (IDEQ) WHEN REQUIRED BY IDEQ.
13. ALL MATERIAL FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE REQUIREMENTS AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.

UTILITY NOTES

- 1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BY CALLING DIGLINE AT PHONE # (800) 342-1585 BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND UTILITIES.
2. ALL WELL ABANDONMENT SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF WATER RESOURCES (IDWR) AND IDAHO CODE. THE CONTRACTOR SHALL RETAIN A LICENSED WELL DRILLER FOR ABANDONMENT. COORDINATE WITH ROB WHITNEY AT IDWR WESTERN REGION (334-2190).
3. EXISTING OVERHEAD POWERLINES SHALL BE RETAINED AND PROTECTED AS NEEDED TO MAINTAIN SERVICE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL COORDINATE WITH IDAHO POWER COMPANY TO ABANDON OR RELOCATE ALL OTHER OVERHEAD POWER LINES AND POLES AS REQUIRED.
4. EXISTING SEPTIC SYSTEMS ASSOCIATED WITH ANY ABANDONED BUILDINGS ON THE SITE SHALL BE ABANDONED ACCORDING TO THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY TECHNICAL GUIDANCE MANUAL. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE SEPTIC TANK, DRAINFIELD, AND ALL APPURTENANCES. ALL INLET AND OUTLET PIPING SHALL BE DISCONNECTED FROM THE SEPTIC TANK. ALL BURIED PIPING SHALL BE EXCAVATED AND TRACED FROM THE SEPTIC TANK TO THE DRAINFIELD TO THE FULL EXTENTS. THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF A DRAINFIELD AND SHALL EXCAVATE THE DRAINFIELD SOILS TO AT LEAST THE MINIMUM GROUNDWATER LEVEL OR AS DIRECTED BY THE ENGINEER AFTER FIELD SITE INSPECTION OF THE DRAINFIELD AREA. THE DRAINFIELD SOILS SHALL BE DISPOSED OF OFF-SITE OR MIXED WITH THE WETLAND STRIPPINGS IF AUTHORIZED BY THE ENGINEER. AFTER INSPECTION OF EXCAVATED SOILS, THE CONTRACTOR SHALL BACKFILL THE DRAINFIELD AREA WITH STRUCTURAL FILL.

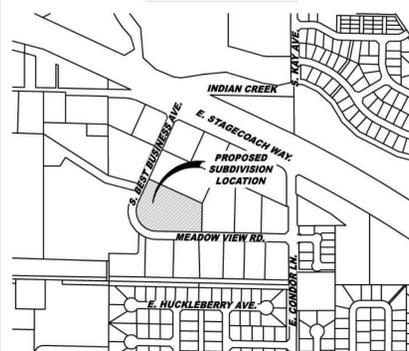
SHEET LIST TABLE

Table with 2 columns: SHEET No. and SHEET TITLE. Includes PROJECT INFORMATION (C0.0 COVER SHEET, C0.1 CITY OF KUNA NOTES, C0.2 DETAIL SHEET, C0.3 DETAIL SHEET, C0.4 DEMO/EROSION CONTROL SHEET) and CIVIL SHEETS (C1.0 SITE PLAN, C1.1 UTILITY/DRAINAGE PLAN, C1.2 GRADING PLAN, C1.3 CIRCULATION PLAN) and LANDSCAPING SHEETS (L1.0 LANDSCAPING PLAN).

TRAFFIC CONTROL NOTES

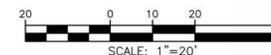
- 1. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES' FOR STREETS AND HIGHWAYS.
2. ALL WARNING FLAGS AND FLASHERS SHALL BE CONSIDERED INCIDENTAL TO THE TRAFFIC CONTROL BID ITEMS.
3. THE FLAGGERS SHALL BE EQUIPPED WITH TWO WAY RADIOS CAPABLE OF TRANSMITTING A DISTANCE OF 2 MILES AND BATTERIES TO LAST THROUGH EACH DAY OF OPERATION.
4. ONE LANE OF TRAFFIC SHALL BE OPEN TO LOCAL TRAFFIC AT ALL TIMES.
5. CONTRACTOR SHALL PROVIDE ALL SIGNAGE NECESSARY TO ALERT THE SURROUNDING PUBLIC OF THE CONSTRUCTION TAKING PLACE. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR THE SIGNS NEEDED FOR PUBLIC SAFETY.
6. ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY CONSTRUCTION PERMIT FROM ACHD AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE A DETAILED TRAFFIC CONTROL PLAN TO ACHD FOR APPROVAL PRIOR TO ANY CONSTRUCTION. IN ACHD RIGHT OF WAY.
8. TRAFFIC CONTROL IN PLACE FOR MORE THAN 3 CONSECUTIVE DAYS SHALL BE MOUNTED ON PERMANENT POSTS.

VICINITY MAP



CONTACT INFORMATION

ENGINEER: TIMBERLAND ASSOCIATES, LLC
NAME: 60 DIFFICULT DR.
ADDRESS: IDAHO CITY, ID 83631
CITY/STATE/ZIP: (208) 559-2683
PHONE: TREVOR HOWARD, PE
CONTACT: TREVOR@TIMBERLANDASSOCIATES.ORG
EMAIL:



ADA NOTES

- 1. ALL SIDEWALKS AND ACCESSIBLE ROUTES SHALL MEET THE FOLLOWING SLOPE REQUIREMENTS LISTED BELOW. CONTRACTOR WILL BE REQUIRED TO REPLACE/REPAIR ANY IMPROVEMENTS NOT MEETING THESE CRITERIA AT HIS OWN COST.
SIDEWALK AND ACCESSIBLE ROUTES: -2% CROSS SLOPE, -5% MAXIMUM RUNNING SLOPE
ADA PARKING AREAS AND LANDINGS: -2% MAXIMUM SLOPE ANY DIRECTION
RAMPS: -2% MAXIMUM CROSS SLOPE, -8.33% (1:12) MAXIMUM RUNNING SLOPE
2. TRUNCATED DOMES SHALL BE CAST INTO CONCRETE (STAMPED CONCRETE AND ADHESIVE MATS NOT ALLOWED) AND SHALL BE COLORED TRAFFIC YELLOW.
3. ALL ADA SIGNAGE AND STAMPING SHALL MEET THE MINIMUM REQUIREMENTS OF THE MOST CURRENT EDITIONS OF THE ADA, MUTCD, AND ISPCW.

PAVING AND CURB NOTES

- 1. CONTRACTOR IS RESPONSIBLE FOR THE PROPER TRANSITIONS BETWEEN THE VARIOUS CURB TYPES AND AS NECESSARY TO MAINTAIN ADA COMPLIANCE FOR ALL PEDESTRIAN RAMPS.

VERTICAL DATUM

- 1. VERTICAL DATUM IS NAVD 88



Table for REVISIONS with columns for NO., ITEM, and DATE.

BEST BUSINESS AVE
652 S. BEST BUSINESS AVE, KUNA, IDAHO
COVER SHEET

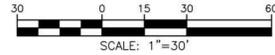


TIMBERLAND ASSOCIATE, LLC.
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PHONE: (208) 559-2683

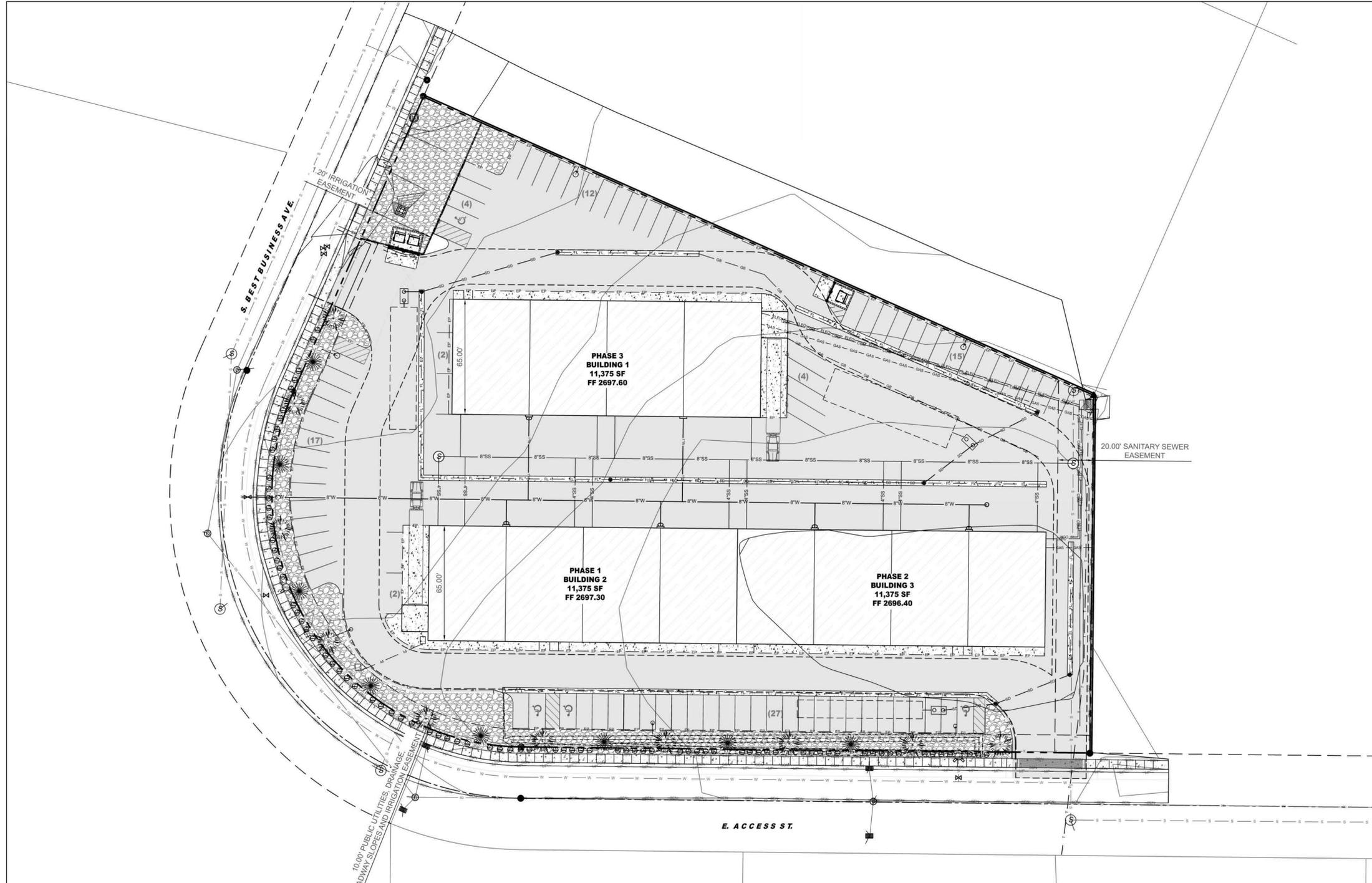
TREVOR@TIMBERLANDASSOCIATES.ORG

DESIGN BY: TLH
DRAWN BY: EPS
CHECKED BY: TLH
DATE: 11/19/2025
PROJECT: 24-13
SHEET NO.

C0.0



LANDSCAPE PLAN 652 S. BEST BUSINESS AVE. KUNA, IDAHO



GENERAL NOTES

- SEE SHEET C0.0 FOR PROJECT NOTES AND GENERAL NOTES
- SEE SHEET C0.1 FOR CITY OF KUNA NOTES

SHEET LEGEND

- PROPERTY BOUNDARY
- EASEMENT
- CENTERLINE
- EDGE OF PAVEMENT
- EDGE OF LAWN
- CURB
- PAVEMENT STRIPING
- BUILDING
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING CONCRETE
- EXISTING ASPHALT
- LANDSCAPING (SODDED)
- GRAVEL GROUND COVER



REVISIONS	
NO.	DATE

LANDSCAPE NOTES:

- PREPARED BY:
TIMBERLAND ASSOCIATES, LLC
Trevor Howard, PE
- EXISTING VEGETATION** - THERE IS NO NOTEWORTHY VEGETATION ON SITE. EXISTING LANDSCAPE CONSISTS OF SAGEBRUSH AND MINIMAL GRASSES AND WEEDS.
 - LANDSCAPE IRRIGATION** - LANDSCAPED AREAS (AS INDICATED) SHALL HAVE AN UNDERGROUND IRRIGATION SYSTEM. INSTALLED AREAS ARE NOTED. THE UNDERGROUND IRRIGATION SYSTEM WILL CONNECT TO THE CITY DOMESTIC WATER WITH APPROPRIATE BACKFLOW PREVENTION. THE CITY PRESSURIZED IRRIGATION SYSTEM HAS NOT BEEN EXTENDED TO THIS LOT.
 - EQUAL PRECIPITATION RATES** - THE IRRIGATION SYSTEM SHALL BE DESIGNED TO HAVE EQUAL PRECIPITATION RATES BASED OFF ZONE CONTROL, NOT NOZZLE VARIATION.
 - ZONE PRESSURE & VOLUME** -
THE ZONING OF THE SYSTEM SHALL BE BASED OFF OF THE CITY WATER VOLUME AND CAPACITY & PRESSURE REGULATOR SHALL BE REQUIRED.
 - LANDSCAPE IRRIGATION CONTROLLER** - THE IRRIGATION CONTROLLER PROVIDED SHALL SEPARATE ZONE WIRES (NO DECODERS), ZONE QUANTITY SHALL BE DETERMINED BY AVAILABLE DOMESTIC WATER CAPACITY PER ZONE CONNECTION OF MULTIPLE VALVES TO A SINGULAR ZONE IN THE CONTROLLER SHALL NOT BE ALLOWED.
 - LANDSCAPING IRRIGATION CONTROLLER** - THE IRRIGATION CONTROLLER PROVIDED SHALL HAVE SEPARATE ZONE WIRES (NO DECODERS), ZONE QUANTITY SHALL BE DETERMINED BY AVAILABLE DOMESTIC WATER CAPACITY PER ZONE CONNECTION OF MULTIPLE VALVES TO A SINGULAR ZONE IN THE CONTROLLER SHALL NOT BE ALLOWED.
 - CONTROL LOCATION** - THE IRRIGATION CONTROLLER SHALL BE LOCATED IN THE NEW FACILITY AND SHALL BE INSTALLED TO BE FULLY FUNCTIONAL AT TIME OF SUBSTANTIAL COMPLETION
 - UNDERGROUND SLEEVES** - COORDINATE REQUIRED LATERAL & MAINLINE IRRIGATION PIPE AND CONTROLLER CONDUCTOR SLEEVES WITH CONTRACTOR. SLEEVES FOR CONDUCTOR AND PIPE SHALL BE SEPARATE

PLANTINGS:

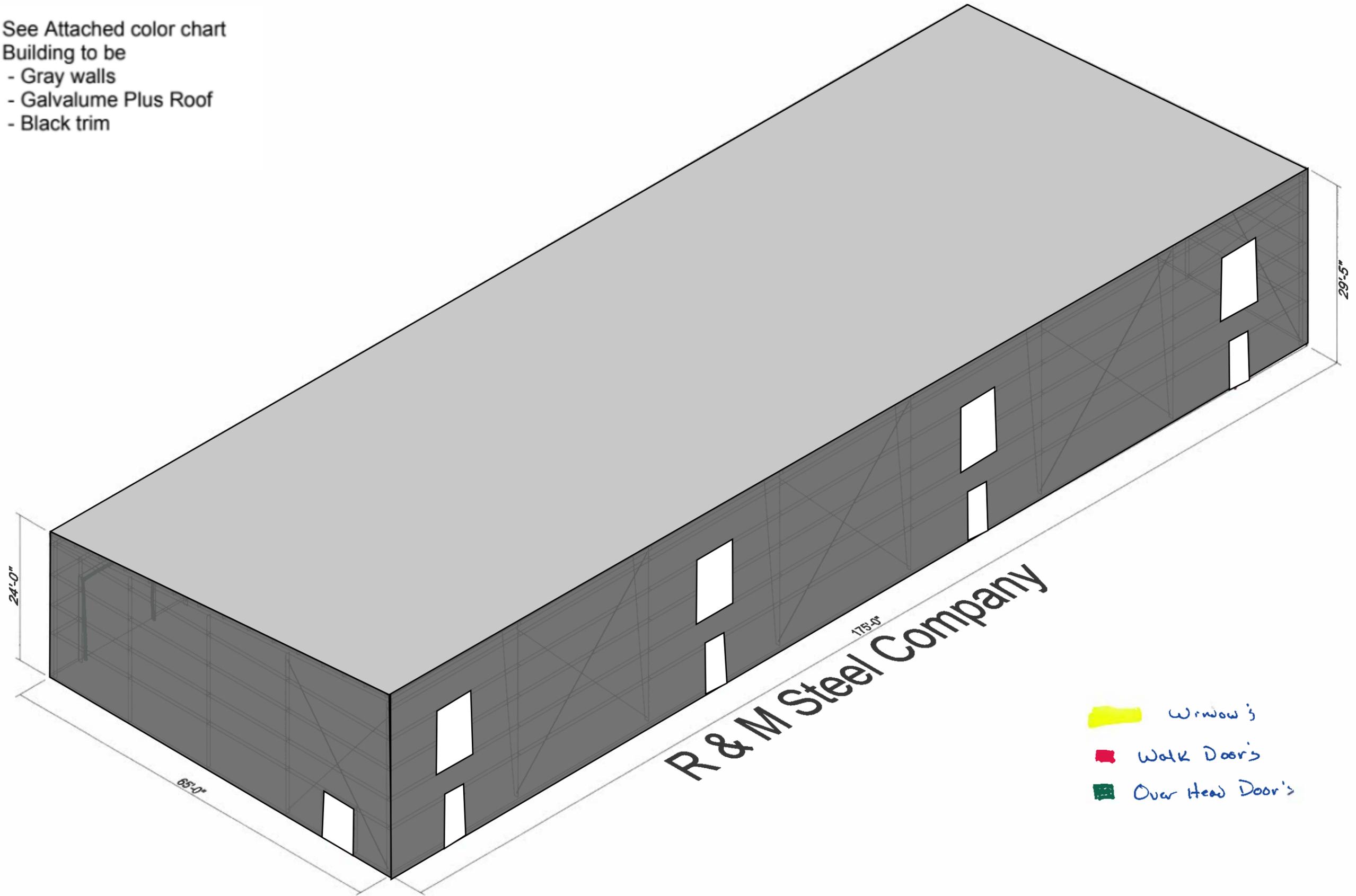
- SHADE TREES:**
2" CALIPER
EASTERN RED BUD: 30' TALL x 35' WIDE
- MONGOLIA:**
60' TALL x 40' WIDE
- SHRUB:**
(TWO GALLON)
COMPACT OREGON GRAPE:
3' TALL x 4' WIDE

BEST BUSINESS AVE
 652 S. BEST BUSINESS AVE, KUNA, IDAHO
 LANDSCAPING PLAN

TIMBERLAND ASSOCIATE, LLC
 60 DIFFICULT DR.
 IDAHO CITY, ID 83631
 PHONE: (208) 559-2663
 TREVOR@TIMBERLANDASSOCIATES.ORG
 DESIGN BY: TLH
 DRAWN BY: EPS
 CHECKED BY: TLH
 DATE: 11/19/2025
 PROJECT: 24-13
 SHEET NO.
L1.0

C:\SHARED DRIVES\TIMBERLAND ASSOCIATES\PROJECTS\2025\24-13\652 S. BEST BUSINESS AVE\DWG\TIMBERLAND, 11/19/25, BLUEPRINT.PDF

See Attached color chart
Building to be
- Gray walls
- Galvalume Plus Roof
- Black trim



-  Windows
-  Walk Doors
-  Over Head Doors



R & M STEEL COMPANY

P.O. Box 580 • Caldwell, ID 83606

208-454-1800 • www.rmsteel.com

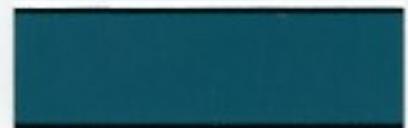
Color Availability Chart



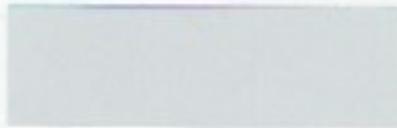
WHITE



GRAY *sides*



DARK BLUE



PACIFIC WHITE



BROWN



SAGE GREEN



IVORY



COPPER



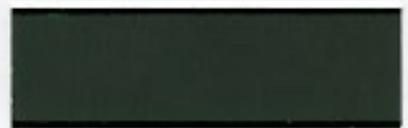
KELLY GREEN



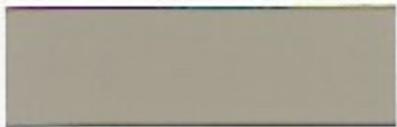
LIGHT STONE



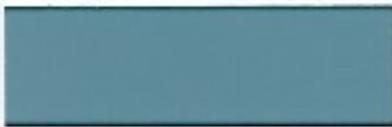
RED



HUNTER GREEN



SANDSTONE BEIGE



LIGHT BLUE



COPPER PENNY



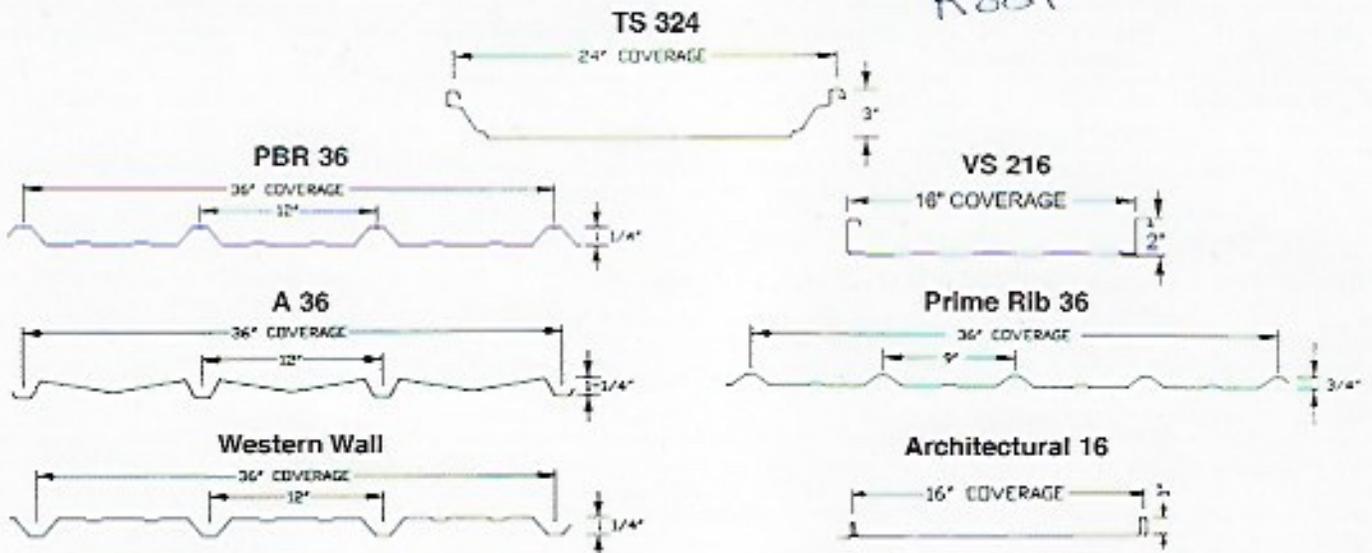
SAND GOLD

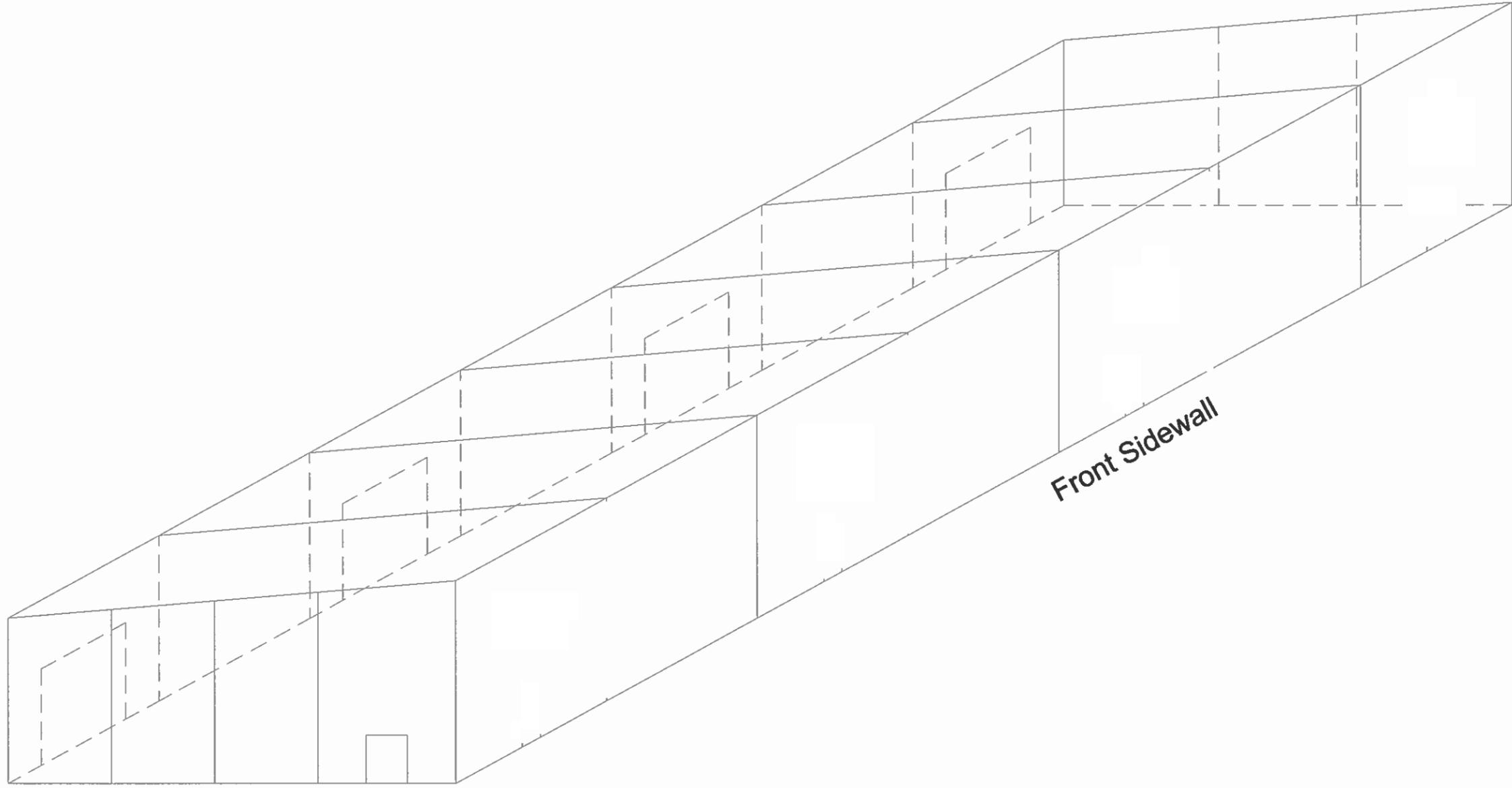


BLACK *Trim*



GALVALUME PLUS®
Roof





Left Endwall

Front Sidewall

BUILDING LAYOUT



Miranda Gold, President
 Alexis Pickering, Vice-President
 Kent Goldthorpe, Commissioner
 Dave McKinney, Commissioner
 Patricia Nilsson, Commissioner

Date: February 5, 2026

To: Melynda Boswell

Staff Contact: Sam Standal, Assistant Traffic Engineer

Project Description: Best Business Commercial

Trip Generation: This development is estimated to generate 91 vehicle trips per day, 8 vehicle trip per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 12th edition.

Proposed Development Meets	
All ACHD Policies	X
Requires Revisions to meet ACHD Policies	

Traffic Impact Study	
Yes	
No	X
If yes, is mitigation required	

Area Roadway Level of Service	
Do area roadways meet ACHD's LOS Planning Thresholds?	
Yes	X
No	
Area roads will meet ACHD's LOS Planning Thresholds in the future with planned improvements?	
Yes	X
No	

ACHD Planned Improvements	
FYP	
CIP	

Livable Street Performance Measures	
Pedestrian	LTS 1
Cyclist	LTS 1

Is Transit Available?	
Yes	
No	

Comments:

connecting you to more



Project/File: **Best Business Ave Commercial / KUNA26-0002 / 26-01-DR**
 This design review application is for twelve commercial and light industrial units consisting of three buildings located on 2.99 acres.

Lead Agency: City of Kuna

Site address: 652 Best Business Avenue

Staff Approval: February 5, 2026

Applicant: Melynda Boswell
 1651 N Jarvis Court
 Meridian, ID 83642

Representative: Trevor Howard
 Timberland Associates, LLC
 60 Difficult Drive
 Idaho City, ID 83631

Staff Contact: Sam Standal
 Phone: 208-387-6384
 E-mail: sstandal@achdidaho.org

Report Summary:

ACHD Planned Improvements2

Level of Service Planning Thresholds2

A. Site Specific Conditions of Approval3

B. Vicinity Map4

C. Site Plan5

D. Findings for Consideration6

E. Policy.....7

F. Standard Conditions of Approval9

G. Conclusions of Law.....9

Request for Appeal of Staff Decision 10

ACHD Planned Improvements

1. Capital Improvements Plan (CIP)/ Five Year Plan (FYP):

There are no roadways, bridges or intersections in the general vicinity of the project that are in the Five Year Plan (FYP) or the District's Capital Improvement Plan (CIP).

Level of Service Planning Thresholds

1. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification
Best Business Avenue	415-feet	Local
E Access Street	375-feet	Local

2. Average Daily Traffic Count (VDT)

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

- There are no current ACHD traffic counts for Best Business Avenue or E Access Street.

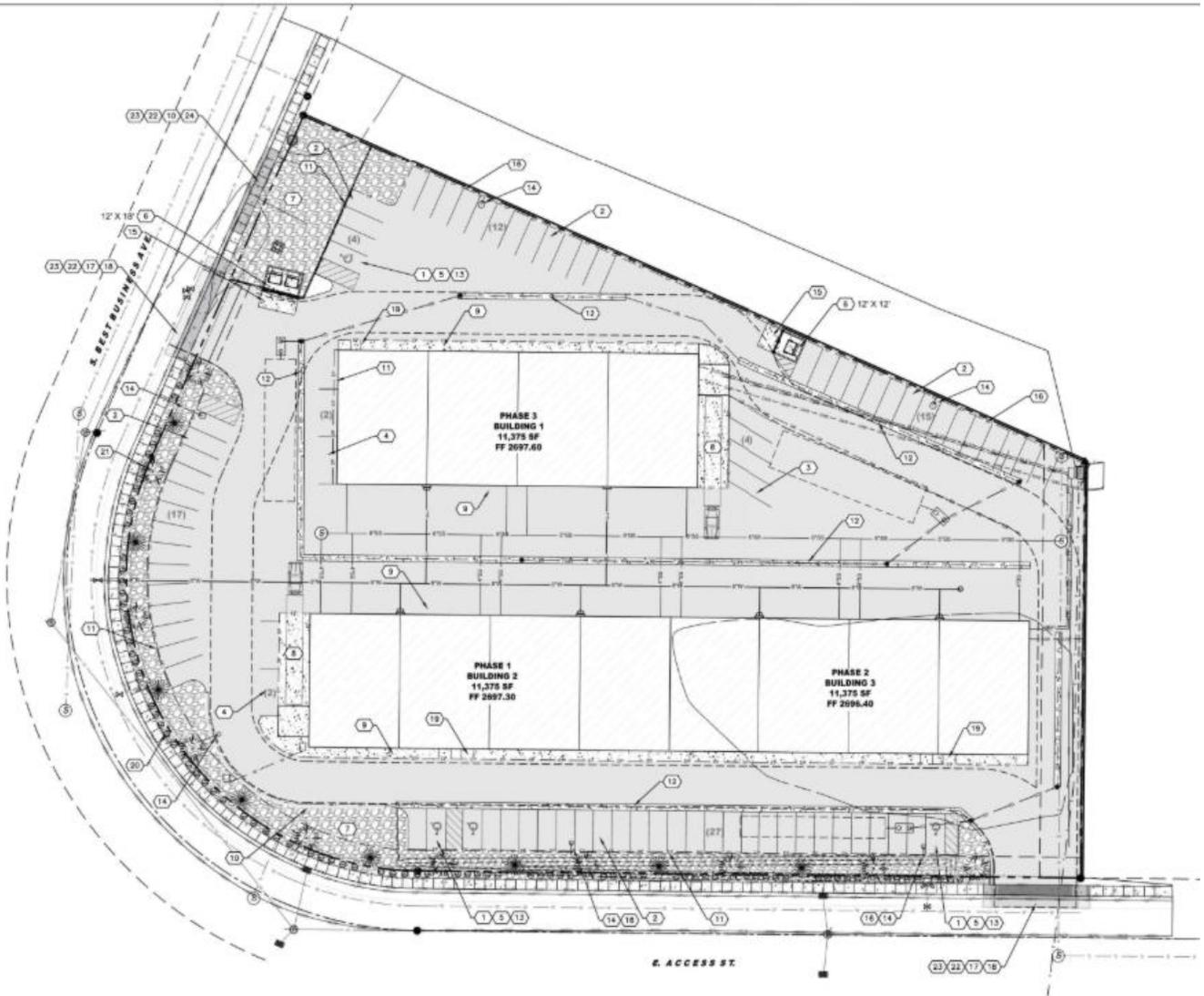
A. Site Specific Conditions of Approval

1. Repair or replace any damaged or deteriorated transportation facilities on Best Business Avenue and E Access Street abutting the site consistent with ADA and PROWAG requirements.
2. Close the existing driveway onto Best Business Avenue located 39-feet south of the site's north property line and the existing driveway onto Access Street located 34-feet west of the site's east property line with curb, gutter, and 5-foot-wide attached concrete sidewalk to match existing improvements.
3. Construct a 40-foot-wide paved, curb-cut type driveway from the site onto Best Business Avenue located 108-feet south of the site's north property line.
4. Construct a 40-foot-wide paved, curb-cut type driveway from the site onto E Access Street located at the site's east property line.
5. If a multi-use pathway is to be constructed within or adjacent to the site, then the design of those facilities shall be consistent with ACHD's Multi-Use Path & Raised Bike Lane Tool Kit. Additional right-of-way dedication may be required at all intersections (streets and driveways) to accommodate setbacks. Contact Development Review with questions prior to plan submittal.
6. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
7. There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
8. Comply with all Standard Conditions of Approval.

B. Vicinity Map



C. Site Plan



D. Findings for Consideration

1. Best Business Avenue

- a. **Existing Conditions:** Best Business Avenue is improved with 2-travel lanes, vertical curb, gutter, and 5-foot-wide sidewalk. There is 58-feet of right-of-way for Best Business Avenue (29-feet from centerline).
- b. **Applicant's Proposal:** The applicant is not proposing any improvements or dedication of right-of-way on Best Business Avenue.
- c. **Staff Comments/Recommendations:** As Best Business Avenue is already improved with curb, gutter, and sidewalk abutting the site, the applicant's proposal meets District Policy and should be approved.

The applicant should be required to repair or replace any damaged or deteriorated transportation facilities abutting the site on Best Business Avenue consistent with ADA and PROWAG requirements.

2. Access Drive

- a. **Existing Conditions:** Access Drive is improved with 2-travel lanes, vertical curb, gutter, and 5-foot-wide sidewalk. There is 58-feet of right-of-way for E Access Drive (29-feet from centerline).
- b. **Applicant Proposal:** The applicant is not proposing any improvements or dedication of right-of-way on Access Drive.
- c. **Staff Comments/Recommendations:** As Access Drive is already improved with curb, gutter, and sidewalk abutting the site, the applicant's proposal meets District Policy and should be approved.

The applicant should be required to repair or replace any damaged or deteriorated transportation facilities abutting the site on Access Drive to meet ADA and PROWAG requirements.

3. Driveways

3.1 Best Business Drive

- a. **Existing Conditions:** There is an unpaved, 20-foot-wide driveway from the site onto Best Business Drive located 39-feet south of the site's north property line.
- b. **Applicant's Proposal:** The applicant is proposing to close the existing driveway onto Best Business Drive with curb, gutter, and 5-foot-wide sidewalk to match existing improvements and to construct a 40-foot-wide paved, curb-cut-type driveway located 108-feet south of the site's north property line.
- c. **Staff Comments/Recommendations:** The applicant proposal meets District Policy and should be approved, as proposed.

3.2 E Access Street

- a. **Existing Conditions:** There is an unpaved, 20-foot-wide driveway from the site onto E Access Street located 34-feet west of the site's east property line.
- b. **Applicant's Proposal:** The applicant is proposing to close the existing driveway onto E Access Street with curb, gutter, and 5-foot-wide sidewalk to match the existing improvements and to construct a 40-foot-wide, paved, curb-cut-type driveway located at the site's east property line.
- c. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed.

E. Policy

1. Federal Accessibility Design Guidelines and Standards

District policy 7203.1.1 states that developers shall follow the current version of the U.S. Access Board's Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG), 36 CFR Part 1190, September 7, 2023; (Also see, <https://www.access-board.gov/prowag> and <https://www.access-board.gov/files/prowag/planning-and-design-for-alternatives.pdf> for additional information).

2. Minor Improvements

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing Highways adjacent to a proposed development may be required. These needed transportation facilities are to correct deficiencies or replace deteriorated facilities. Included are sidewalk and/or bike lane construction or replacement (with physical buffers if missing and needed); construction of transitional sidewalk segments; crosswalk construction or replacement; curb and gutter construction or replacement; repair, replacement or expansion of curb extensions; replacement of unused driveways with curb, gutter, sidewalk, repair or addition of traffic calming or speed mitigation features; installation or reconstruction of pedestrian ramps; pavement repairs; signs, motor vehicle, pedestrian and bicycle traffic control devices; and other similar items. The current version of PROWAG will determine the applicable accessibility requirements for alterations and elements added to existing streets. ACHD staff is responsible for identifying the minor improvements that would be proportionate to the size and complexity of the development.

3. Livable Street Performance Measures

District policy 7203.8 states that ACHD has adopted performance measures (level of stress) for evaluating the experience of bicyclists and pedestrians. ACHD seeks to create a transportation network that serves all ages and abilities. Bike and pedestrian facilities built through development should achieve a bike and pedestrian level of traffic stress 1 or 2, with no new bike lane below a minimum of 5-feet.

4. Best Business Avenue and E Access Street

Industrial Roadway Policy: District Policy 7209.2.1 states that the developer is responsible for improving all industrial street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7209.5 states that right-of-way widths for new industrial roadways shall be 50-foot wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 40-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane.
- A 52-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane and on-street parking.

Sidewalk Policy: District Policy 7209.5.6 requires concrete sidewalks at least 5-feet wide to be constructed on one side of all industrial streets. If a separated sidewalk is proposed, a parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip.

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

5. Driveways

5.1 Best Business Avenue and E Access Street

Driveway Location Policy: District policy 7209.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.

Successive Driveways: District Policy 7209.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7209.4.3 restricts industrial driveways to a maximum width of 40-feet. Most industrial driveways will be constructed as curb-cut type facilities.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7209.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

Driveway Design Requirements: District policy 7209.4.3 states if an access point is to be gated, the gate or keypad (whichever is closer) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

6. Tree Planters

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

7. Landscaping

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

8. Pathway Crossings

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

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

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

F. Standard Conditions of Approval

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

G. Conclusions of Law

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

Request for Appeal of Staff Decision

To request an appeal of a staff level decision, see District policy 7101.6.7 at <https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000>

Request for Reconsideration of Commission Action

To request reconsideration of a Commission Action, see District policy 1006.11 at <https://www.achdidaho.org/home/showpublisheddocument/452/638243231708370000>

RE: City of Kuna Request for Comment Case No. 26-01-DR

From D3 Development Services <D3Development.Services@itd.idaho.gov>
Date Mon 1/26/2026 10:10 AM
To Marina Lundy <MLundy@kunaid.gov>

Hello,

After careful review of the transmittal submitted to ITD on January 20, 2026, regarding, 652 Best business Ave, Kuna, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concerns. If you have any questions, please contact Kendra Conder at 208-334-8377 [/Kendra.Conder@itd.idaho.gov](mailto:Kendra.Conder@itd.idaho.gov)

Thank you

Mila Kinakh

D3 Planning and Development

From: Marina Lundy <MLundy@kunaid.gov>
Sent: Tuesday, January 20, 2026 2:59 PM
To: Ada County Highway District <planningreview@achdidaho.org>; Central District Health Department <lbadigian@cdhd.idaho.gov>; COMPASS <gisshared@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <chad.gordon@jmsanitation.com>; Jessica Reid <jhall@kunaid.gov>; Kuna Police Department <mfratusco@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Kuna Fire Office <office@kunafire.com>; Kuna Rural Fire District Plan Review <scott@fccnw.com>; Michelle Covert <mcovert@kunaid.gov>; PWorkoffice <PWorkoffice@kunaid.gov>
Subject: City of Kuna Request for Comment Case No. 26-01-DR

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good afternoon,

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

CASE NUMBER:	
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	26-01-DR 652 BEST BUSINESS AVE
PROJECT DESCRIPTION	Applicant requests Design Review approval for design of three commercial buildings with site improvements such as truck loading docks, parking, and landscaping. The site is approx. 2.2 acres and is located at 652 Best Business Ave. and is identified as parcel No. R7880430060 (T2N, R1W, S25).
APPLICANT	Melynda Boswell Boswellapsolutions@gmail.com 208.340.9493
REPRESENTATIVE	Trevor Howard Trevor@timberlandassociates.org 208.559.2663
SCHEDULED HEARING DATE	Tuesday, February 24, 2026 , at 6:00 P.M.
STAFF CONTACT	Marina Lundy 208.922.5546 mlundy@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. 	



Marina Lundy

Associate Planner

City of Kuna | Development Services

751 W. 4th Street

P.O. Box 13

Kuna, ID 83634

Phone: 986.269.8341

Email: mlundy@kunaid.gov

www.kunacity.id.gov

Re: City of Kuna Request for Comment Case No. 26-01-DR

From Chad Gordon <chad.gordon@jmsanitation.com>

Date Wed 1/21/2026 5:27 PM

To Marina Lundy <MLundy@kunaid.gov>

Marina,

Everything looks good from J&M Sanitation's end.

Thanks,

On Tue, Jan 20, 2026 at 2:59 PM Marina Lundy <MLundy@kunaid.gov> wrote:

Good afternoon,

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

CASE NUMBER:	 26-01-DR 652 BEST BUSINESS AVE
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SCHEDULED HEARING DATE	Tuesday, February 24, 2026 , at 6:00 P.M.
STAFF CONTACT	Marina Lundy 208.922.5546 mlundy@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.



751 W. 4th Street
P.O. Box 13
Kuna, ID 83634

Marina Lundy

Associate Planner

City of Kuna | Development Services

Phone: 986.269.8341

Email: mlundy@kunaid.gov

www.kunacity.id.gov



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