



**KUNA PLANNING AND ZONING COMMISSION**  
**Agenda for February 24, 2015**

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**Kuna City Hall ▪ Council Chambers ▪ 763 W. Avalon ▪ Kuna, Idaho**

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**REGULAR MEETING**  
**6:00 pm**

**1. CALL TO ORDER AND ROLL CALL:**

Chairman Lee Young  
Vice-Chair Stephanie Wierschem  
Commissioner Dana Hennis  
Commissioner Cathy Gealy  
Commissioner Joan Gay

**2. CONSENT AGENDA:**

**3. NEW BUSINESS:**

a. **13-05-SUP (Special Use Permit).** Justin Moore, d.b.a. Triple M Machine: The applicant is seeking SUP amendment approval for a light machining business use at 757 East Stagecoach Way in Kuna. The building is currently shared by "Calvary Chapel Church" and "Boise Tactical". Boise Tactical has previously procured a Special Use Permit (13-05-SUP) for machining operations of the same nature which the applicant is proposing. This application is to amend the existing SUP in order to expand the use.

**4. PUBLIC HEARING:**

**5. DEPARTMENT REPORTS:**

**6. CHAIRMAN / COMMISSIONER DISCUSSION.**

**7. ADJOURNMENT.**



# City of Kuna

## Staff Report

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**To:** Planning and Zoning Commission

**Case Number(s):** 13-05-SUP (Special Use Permit) Boise Tactical/Overwatch Rifles

**Location:** 757 E. Stagecoach Way  
Kuna, Idaho 83634

**Planner:** Troy Behunin, Senior Planner

**Meeting Date:** May 28, 2013

**Applicants:** Boise Tactical/Overwatch Rifles  
Tate Halverson  
757 E. Stagecoach Way  
Kuna, ID 83634  
(208) 509.6854  
tate@boisetactical.com

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### A. Course of Proceedings

1. Proposing a light manufacturing business as described in Kuna City Code 5-3-2 and 5-1-6-2 (Manufacturing, Light; Definitions). KCC requires obtaining a Special Use Permit (SUP). Light Manufacturing is defined as: *Manufacturing or other industrial uses which are usually controlled operations; relatively clean, quiet and free of objectionable or hazardous elements such as smoke, noise, odor or dust; operating and storing within enclosed structures; and generating little industrial traffic and no nuisances.*

#### a. Notifications

- |                            |                |
|----------------------------|----------------|
| i. Agencies                | April 15, 2013 |
| ii. 300' Property Owners   | May 6, 2013    |
| iii. Kuna, Melba Newspaper | May 2, 2013    |
| iv. Site Posted            | May 13, 2013   |

2. In accordance with KCC Title 5, Chapters 1 and 3, this application seeks SUP approval for Boise Tactical/Overwatch Rifles.

### B. General Project Facts, Staff Analysis:

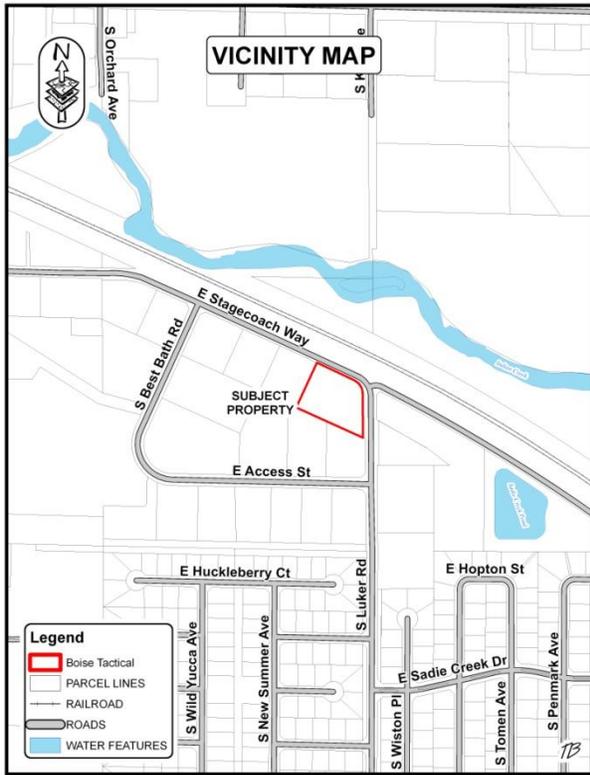
1. **Request:** The applicant is seeking SUP approval for a gun manufacturing business land use at 757 East Stagecoach Way in Kuna.
2. The applicants have submitted all necessary documents and materials for review and have held the appropriate neighborhood meeting and posted the site in accordance with KCC posting requirements. The

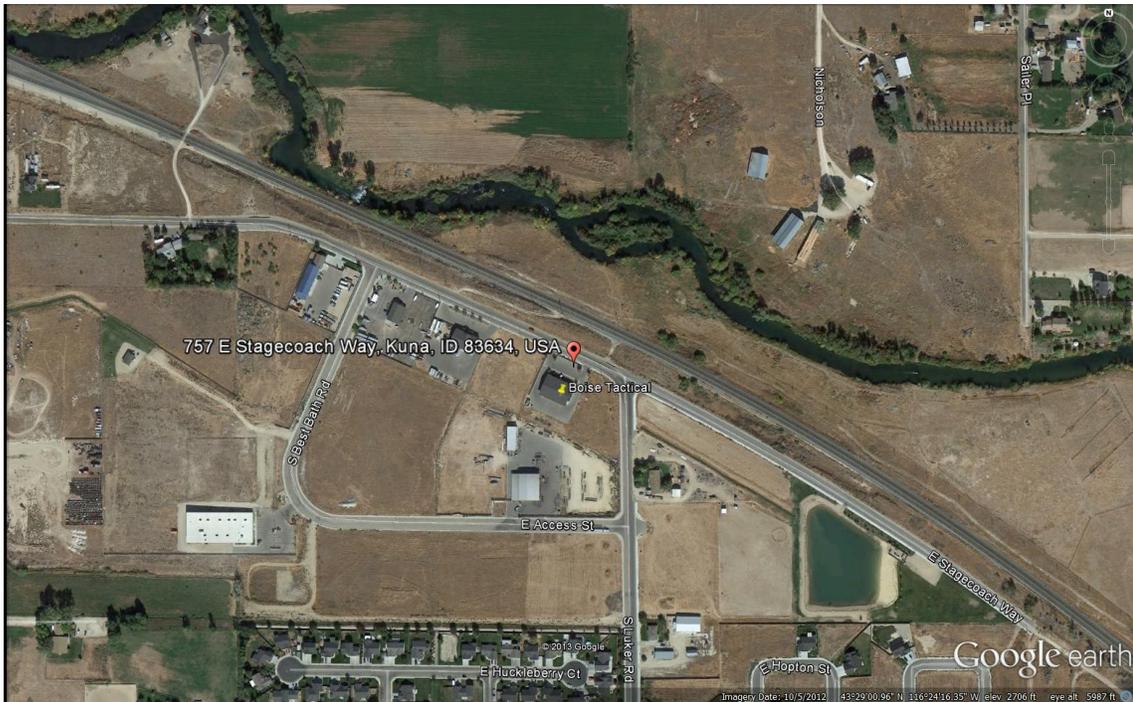
applicant is proposing to open a manufacturing business specializing in designing and producing long range rifle systems centered on rifle and bullet design. The business focuses on partnering with the best designers and builders to bring military, law enforcement and long-range shooters the most accurate long range systems available. The operations will include 4 CNC machines and will include manufacturing parts and assembling complete rifles. There will be no explosives or powder on retained on site.

3. **History:** The building is currently shared by “Helping Hands and Charity” and “Dad’s Gluten Free Pizza.”-e
4. **Legal Description:** See (Exhibit A2d) Affidavit of Legal Interest
5. **Comprehensive Plan Designation:** The Future Land Use map (FLU) approved by City Council, indicates the site as Service Commercial District (C-3). In accordance with KCC 5-3-2, staff views this manufacturing business use request to be consistent with the FLU map as the applicant has applied for a SUP.
6. **Land Use:**

Direction	Current Zoning	
<b>North</b>	RUT	Rural Urban Transition – Ada County
<b>South</b>	M-1	Light Manufacturing/Industrial – Kuna City
<b>East</b>	M-1	Light Manufacturing/Industrial – Kuna City
<b>West</b>	M-1	Light Manufacturing/Industrial – Kuna City

**6.1 Vicinity and Aerial Maps:**





**6.2 Parcel Number:** APN: R7880430010

**6.3 Parcel Sizes and Current Zoning:** (C-3) 1.634 acre parcel and (approximately 71,177.04 square feet)

**6.4 Services:**

- Fire Protection – Kuna Fire District
- Police Protection – Kuna City Police (Ada County Sheriff’s office)
- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- Irrigation District – Boise-Kuna Irrigation District
- Pressurized Irrigation – City of Kuna (KMID)
- Sanitation Services – K&M Sanitation

**6.5 Existing Structures, Vegetation and Natural Features:** It currently has a commercial building on site. The site has sidewalks along East Stagecoach Way and South Luker Road. The site has Street frontage to the north, and to the east.

**6.6 Transportation / Connectivity:** Access to the site is on East Stagecoach Way.

**6.7 Public Services, Utilities and Facilities:** The City Engineer has reviewed the SUP application and provided comments in (Exhibit B2). Central District Health Department had no objections to this proposal as noted in (Exhibit B3). The Kuna Rural Fire District will require a final inspection prior to occupancy of this facility as specified in (Exhibit B6). Department of Environmental Quality submitted a template letter shown as (Exhibit B5). Notifications to government agencies were sent out for this land use action and the public is invited to attend.

**C. Applicable Standards:**

1. City of Kuna Zoning Ordinance No. 230.
2. City of Kuna Design Review Ordinance, 2011-08.

3. City of Kuna Landscape Ordinance No. 2006-100.
4. City of Kuna Comprehensive Plan.
5. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

**D. Comprehensive Plan Analysis:**

The Planning and Zoning Commission may accept the Comprehensive Plan components as described below.

1. The proposed Special Use Permit for the site is consistent with the following Comprehensive Plan components:

**GOALS AND POLICIES – *Property Rights***

***Goal 1: Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in private property “takings”.***

Policy 1: As part of a land use action review, the staff shall evaluate with guidance from the City’s attorney; The Idaho Attorney General’s six criterion established to determine the potential for property taking.

**GOALS AND POLICIES – *Economic Development***

***Goal 1: Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community.***

Policy 1.3: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms.

**GOALS AND POLICIES – *Land Use***

***Goal 2: Encourage a balance of land uses to ensure that Kuna remains a desirable, stable, and self-sufficient community.***

Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses and commercial activity, within both the community-scale and neighborhood-scale centers; to strengthen the local economy and to provide more opportunities for social interaction.

Policy 2.3: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

**E. Proposed Findings of Fact:**

1. All required procedural items have been completed as shown in the staff report.
2. The proposed commercial development complies with Section 6.0 of Kuna’s Comprehensive Plan.
3. Public services are existing and are adequate to accommodate this site’s development.
4. The proposed commercial development will not be detrimental to the public’s health, safety and general welfare.
5. The site is zoned C-3 and intended for use as an light manufacturing business upon obtaining a Special Use Permit.
6. The project description, staff analysis and findings of fact are correct.

**F. Proposed Conclusions of Law:**

1. The proposed manufacturing use is consistent with Kuna City Code.

2. The proposed manufacturing use meets the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for manufacturing.
4. The proposed manufacturing use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The proposed manufacturing use is not likely to cause adverse public health problems.
6. The proposed manufacturing use is in compliance with all other ordinances and laws of the City.
7. The proposed manufacturing use is not detrimental to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for manufacturing purposes.
9. Based on the evidence contained in Case #13-05-SUP, this proposal complies with KCC Sections 5-3-2 and 5-1-6-2.
10. Based on the evidence contained in Case #13-05-SUP, this proposal complies with Section 6.0 of the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
11. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approve or deny this SUP application.
12. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

**G. Proposed Decision by the Commission:**

*Note: This proposed motion is for approval or denial of this request. However, if the Planning and Zoning Commission wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report and public testimony as presented (if any), the Planning and Zoning Commission of Kuna, Idaho, hereby (approves or denies) Case No. 13-05-SUP, a Special Use Permit request by Boise Tactical/Overwatch Rifles, (Tate Halverson), (with or without) the following conditions of approval:

**Recommended Conditions of approval:**

1. The applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approved use or may be written or stamped upon a copy of the approved plan. All site improvements are prohibited prior to approval of these agencies.
  - a.) The Kuna Fire District shall approve all fire flow requirements and/or building plans.
  - b.) Approval from Ada County Highway District / Impact Fees, if any shall be paid prior to building permit approval.
2. Parking within the site shall comply with Kuna City Code (except as specifically approved otherwise).
3. The applicant shall follow all of the requirements for sanitary sewer, potable water, pressure irrigation system connections, and all other requirements of the City engineer, as outlined in the Engineers memorandum dated April 4, 2013.
4. As requested by the applicant, the business is allowed to be open Monday thru Friday, 8:00-5:00pm weekly and only allows walk-in customers on an appointment basis.
5. In the event the uses or the buildings on this parcel are enlarged, expanded or altered in anyway (even for a temporary purpose), the applicant shall seek an amendment to the approvals of this SUP.
6. This SUP is valid as long as the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed, the SUP may be revoked by the Planning and Zoning Commission.