

**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 4<sup>th</sup> Street, Kuna, ID 83634**  
**Planning & Zoning Commission**  
**REGULAR MEETING AGENDA**  
**Tuesday, March 10, 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 24, 2026
- B. Decision and Reasoned Statement(s)
  - 1. Case No. 26-01-DR, Best Business Ave
  - 2. Case No. 25-22-DR, Meridian Mega Storage

*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:**

- A. Case No. 25-04-AN (Annexation), Ben Decker Annexation – Troy Behunin – Senior Planner

Applicant requests Annexation for approx. 4.87 ac. into the city and apply the R-2 zone. The site is in Sec. 30, Township 2 North, Range 1 East (APN number; R0615250420).

*Potential Motions:*

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

**4. BUSINESS ITEMS:**

- A. Case No. 25-32-DR (Design Review), Falcon Crest Golf Amenity MOD – Troy Behunin – Senior Planner

Applicant requests Design Review Modification approval for residential amenities originally approved by the Commission in October 2025. This project is located near the NEC of Cloverdale Rd. and Kuna Rd. (APN: R8954740020); Section 22, Township 2 North, Range 1 East.

*Potential Motions:*

- *Motion to approve/deny & 25-32-DR, with Conditions as outlined in the staff report (and additional Conditions imposed by Commission, if applicable).*

**B. Case No. 26-04-DR (Design Review), Circle K – Marina Lundy – Associate Planner**

Applicant requests design review approval for a 5,685 SF Circle K retail store with six underground tanks and associated fuel sales stations. The site is located at 1444 E. Deer Flat Road (Parcel No. R6949010900).

*Potential Motions:*

- *Motion to approve/deny & 26-04-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**  
751 W 4<sup>th</sup> 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.*  
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**1. CALL TO ORDER & ROLL CALL:**

*(Timestamp 00:00:14)*

**Chairman Bryan Clark** All right good evening uh on to our regularly scheduled Planning & Zoning Commission meeting for Tuesday, February 24<sup>th</sup>, 2026. First on the agenda this first on the agenda this evening roll call.

**Planning & Zoning Director Doug Hanson** Chairman Bryan Clark.

**Chairman Bryan Clark** Present.

**Planning & Zoning Director Doug Hanson** Vice Chairman Bobby Rossadillo.

**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.

**Commissioner Cristin Sandu** Present.

**COMMISSIONERS PRESENT**

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

**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 00:00:40)*

**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.)*

*(Timestamp 00:00:40)*

**Chairman Bryan Clark** Alright, first on the agenda -- Next up, we have the consent agenda.

**Vice Chairman Bobby Rosadillo** I'll make a motion to approve the consent agenda.

**Commissioner Jim Main** I'll second.

**Chairman Bryan Clark** All in favor?

**All Commissioners** Aye.

**Chairman Bryan Clark** Any opposed?

*(Timestamp 00:00:43)*

**Motion To:** Approve The Consent Agenda

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** Commissioner Jim Main

**Further Discussion:** None

**Voting Aye:** Commissioners Sandu, Queen, Rosadillo, Main, Clark

**Voting Nay:** None

**Absent:** None

**5-0-0**

### **3. PUBLIC HEARINGS:**

*(Timestamp 00:00:56)*

**Chairman Bryan Clark** All right. So, we have no public hearings this evening.

### **4. BUSINESS ITEMS:**

*(Timestamp 00:01:01)*

#### **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).*

*(Timestamp 00:01:01)*

**Chairman Bryan Clark** We're moving straight to our business items. First on the docket this evening, we have case #26-01-DR for Best Business Avenue, 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 three separate buildings, which will be 11,375 square feet each and consist of 12 total individual units. The site is approximately 2.2 acres and is located at 652 Best Business Ave. The applicant has submitted a revised site plan and visualization for the buildings after the packet was prepared. Both of these items are available in the application items folder through the link on the title page of the staff report. 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 that you have about the application, and the applicant is present tonight as well.

**Chairman Bryan Clark** Any questions for staff? Does the applicant have a presentation for us? Real quick, sorry. If you'd hit the base of the microphone. And if you'll, yeah, state your name and address for the record, please.

**Trevor Howard, Timberland Associates** Trevor Howard, 60 Difficult Drive in Idaho City. I'm with Timberland Associates, the engineer for the applicant. As Marina said, it's a light industrial application with three buildings. And the only question is, the applicant does have a question about the parking and the islands. Staff recommended adding islands to comply with the parking code, and the applicant would like to know if there's an option to request a variance for the islands, or is that just the way the code is and what we have to have?

**Chairman Bryan Clark** I guess that's a question for staff.

**Associate Planner Marina Lundy** A variance would have to be applied for. The addition of the islands would be recommended to meet code.

**Trevor Howard, Timberland Associates** Yeah, that would be at home, complete notice and process, correct?

**Associate Planner Marina Lundy** Yes, that is correct.

**Chairman Bryan Clark** So, yeah.

**Associate Planner Marina Lundy** I have a question for staff on the plans that we're looking at. I see the landscaping ring and I see the edges of the parking that's facing out. Is that the -- is there an additional islands or do we see what's depicted here? You requested the highlighted areas on that are...

**Trevor Howard, Timberland Associates** Do you want to see the larger one?

**Commissioner Chad Queen** I'm good, thanks.

**Chairman Bryan Clark** Appreciate it.

**Commissioner Jim Main** I have a question for the applicant. What would be the purpose of not putting the islands in? Is it an issue of traffic flow?

**Trevor Howard, Timberland Associates** It would maintain three additional parking spaces. I understand that parking is an issue out there. We have the right number of spaces per code based on the type of use for the facility.

**Chairman Bryan Clark** So, if you lose those three spaces, you don't meet code for the parking, is that what I hear?

**Trevor Howard, Timberland Associates** No, that is not correct. Even without those three spaces we still meet code.

**Chairman Bryan Clark** Okay. All right.

**Chairman Bryan Clark** Okay. So, we lose the three spaces for the landscape, we meet code on both fronts. Okay.

**Commissioner Cristin Sandu** Are we talking about regular vehicle parking or semi-truck parking?

**Trevor Howard, Timberland Associates** Regular Parking.

**Commissioner Cristin Sandu** What is the intended use for these buildings?

**Chairman Bryan Clark** Name and address for the record, please.

**Mark Boswell** Mark Boswell, 1897 East Cave Fall Street, Kuna, Idaho.

**Commissioner Cristin Sandu** What is the intended use for these buildings?

**Mark Boswell** Light industrial, they're just to provide space for local businesses.

**Chairman Bryan Clark** Flex space?

**Mark Boswell** Yeah, flex space and to account for the parking, have you guys ever been around that area during midday? There is vehicles parked everywhere over there, like on the side of the road, everything. So that's why we were trying to be, and from what we've heard from other people, that the parking is not enough in their areas and they're looking for places to be able to park in their lot that they're renting. So that's why we were wondering if we'd, even though it's just three spaces, that's three spaces that provide an extra space just in case someone does come in and not having to park on the road.

**Commissioner Cristin Sandu** Is this like a cross dock style buildings or is it more kind of roll out doors?

**Mark Boswell** So there is going to be a business front on the front side and then there's option for a garage going to back.

**Commissioner Cristin Sandu** So it's not like a warehousing transportation dock style?

**Mark Boswell** No, but there is...

**Commissioner Cristin Sandu** You have to roll out doors, right?

**Mark Boswell** Yes.

**Commissioner Cristin Sandu** Okay.

**Chairman Bryan Clark** So, it looks like there are some units that can accommodate transport. Yeah, they're looking at the very edge. There's one on the west side, southwest corner, and one on the northeast side.

**Trevor Howard, Timberland Associates** Right here and right here.

**Chairman Bryan Clark** Yeah, so there's, this is the ultimate in flex spaces.

**Mark Boswell** Try to ride right on the line before we could be in both.

**Chairman Bryan Clark** Okay, right. So and so like staff said, variance would be a separate application, is what I heard. So, I guess the question to staff, I don't want to move this too far along, but for staff, would the variance need to be approved prior or would that complicate things if we were to recommend the current conditions and then a variance came in later? That's just a, that's a process question for you guys.

**Planning & Zoning Director Doug Hanson** For the record, Doug Hanson, Planning & Zoning Director. So, if something needed to be approved tonight, we'd need to approve the site plan that's in front of you. However, if the applicant wished to pursue a variance with the parking, they could, and then we could come back with a design review modification to the parking area at that point in time.

**Chairman Bryan Clark** Okay. Separately, So I mean, beyond -- So if we were to approve this current site plan, well, they just have to come back again is really what it comes down to, right?

**Planning & Zoning Director Doug Hanson** Correct, they would need to modify your design review approval tonight.

**Chairman Bryan Clark** Okay.

**Planning & Zoning Director Doug Hanson** Post variance application.

**Chairman Bryan Clark** Right. So yeah, so I guess it kind of goes back to you guys which way you'd want to go.

**Mark Boswell** So, we'll just do it the way it is. It's just going to be a shame for the parking, but we want to move this along. We got...

**Chairman Bryan Clark** Yeah, no, I hear you, but of course, I mean, we're also up against it from a standpoint of, I mean, asking the wrong guy for more pavement. I mean, I totally understand. I understand both sides, but at the end of the day, if I can...

**Mark Boswell** Because I mean, I look at it on like one section, if you go on the back section, it's bumping up against another person's property where there's a fence.

**Chairman Bryan Clark** Yeah.

**Mark Boswell** So, on that one side over there, it's kind of like... Like, we're going to put post there. We're going to put an island too. We're going to lose the full space. We're going to lose the... But I understand that. I didn't know.

**Melinda Boswell** *(from Audience) [Inaudible]*

**Chairman Bryan Clark** Okay. I'm sorry. If you wouldn't mind, if you'd like to participate, we just need to get it on record. Appreciate it.

**Melinda Boswell** Sorry.

**Chairman Bryan Clark** No worries.

**Melinda Boswell** Okay. Melinda Boswell, 1651 West Jarvis Court, Meridian, Idaho. I think this adjustment just got requested last night. Last week. I think if we could have known ahead of time so that we could have had the variance put in before the meeting or whatever, it would have been nice to know ahead of time so that we couldn't be pushing this out further and further.

**Chairman Bryan Clark** Right. So I mean, at this point, I mean, our hands are tied. We can only approve what's in front of us this evening. So, if you do want to request the variance, the recommendation would be to -- I mean, Again, we can approve it as it is, but if you do the variance, you'll have to come back.

**Melinda Boswell** So can we start on the project and then ask for a variance?

**Chairman Bryan Clark** So staff, I'm sorry. I just want to understand this process as well.

**Planning & Zoning Director Doug Hanson** So you could start on the project, but until the architectural compliance, parking, landscaping, and everything is installed according to the approved site plan, you couldn't get a certificate of occupancy for the business or anything of that nature.

**Melinda Boswell** Start grade work and stuff like that and then request a variance.

**Planning & Zoning Director Doug Hanson** Yeah, so that's always possible, but variances also require a public hearing, just to be clear. That's a much longer drawn out process than a public meeting.

**Chairman Bryan Clark** Because there are noticing requirements there are noticing requirements for those public hearings, so there's a timeline that goes in with that.

**Melinda Boswell** We'll let this stay.

**Chairman Bryan Clark** Okay. Sorry.

**Melinda Boswell** That's okay, that's all right.

**Chairman Bryan Clark** All right. Okay, any other questions for the applicant or staff? Okay. All right. If nothing, or, so I mean, that'll bring us kind of to our deliberation here. I mean. Thank you guys very much. I'm sorry. I mean, industrial usage in an industrial park.

**Commissioner Chad Queen** It's very straightforward to me.

**Vice Chairman Bobby Rosadillo** Yeah. I don't see any issues with it, and it's obviously what's around. And that's what it's zoned for.

**Chairman Bryan Clark** Yeah. So, well, I understand the challenges here, so we'll I think we work with what we have in front of us this evening. So yeah, I stand for a motion if nothing else.

**Vice Chairman Bobby Rosadillo** Sure. I'll make a motion to approve case #26-01-DR with conditions as outlined in the staff report.

**Commissioner Jim Main** I'll second that.

**Chairman Bryan Clark** All in favor?

**All Commissioners** Aye.

**Chairman Bryan Clark** Any opposed? All right, that passes. Thank you very kindly.

*(Timestamp 00:12:16)*

**Motion To:** Approve Case #26-01-DR With Conditions

**Motion By:** Commissioner Bobby Rosadillo

**Motion Seconded By:** Commissioner Jim Main

**Further Discussion:** None

**Voting Aye:** Commissioners Sandu, Queen, Rosadillo, Main, Clark

**Voting Nay:** None

**Absent:** None

**5-0-0**

**5. UPDATES & REPORTS:**

*(Timestamp 00:12:35)*

**Chairman Bryan Clark** Any other updates from staff this evening?

**Planning & Zoning Director Doug Hanson** That is it for this evening.

**Chairman Bryan Clark** Okay.

**6. ADJOURNMENT:**

*(Timestamp 00:12:42)*

**Chairman Bryan Clark** Nothing else, I would stand for a motion.

**Commissioner Jim Main** I'll make a motion to adjourn.

**Commissioner Cristin Sandu** I'll second that.

**Chairman Bryan Clark** All in favor?

**All Commissioners** Aye.

**Chairman Bryan Clark** Any opposed? Okay, all right. That will adjourn this evening's meeting.

*(Timestamp 00:12:45)*

**Motion To:** Adjourn

**Motion By:** Commissioner Jim Main

**Motion Seconded By:** Commissioner Cristin Sandu

**Further Discussion:** None

**Voting Aye:** Commissioners Sandu, Queen, Rosadillo, Main, Clark

**Voting Nay:** None

**Absent:** None

**5-0-0**

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Planning & Zoning Commission, Chair

ATTEST:

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Doug Hanson, Planning & Zoning Director

*Minutes prepared by Garrett Michaelson, Deputy City Clerk*

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

IN THE MATTER OF THE APPLICATION OF	)	<b>Case No. 26-01-DR</b>
	)	
<b>BEST BUSINESS AVE</b>	)	
	)	
<i>Related to the development of real property</i>	)	<b>DECISION AND REASONED</b>
<i>located 652 Best Business Ave. (Parcel No.</i>	)	<b>STATEMENT FOR BEST</b>
<i>R7880430060).</i>	)	<b>BUSINESS AVE.</b>

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**SECTION 1  
INTRODUCTION AND PROCEDURAL BACKGROUND**

THESE MATTERS came before the Planning and Zoning Commission (Commission) on February 24, 2026, where the Commission voted to approve case No. 26-01-DR. Thereafter, this Decision was prepared and presented to the Commission on March 10, 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 (26-01-DR) is hereby *Approved*.

**SECTION 3  
RECORD OF EXHIBITS AND TESTIMONY**

**I. List of Exhibits.**

- AFFIDAVIT OF LEGAL INTEREST
- APPLICATION COVERSHEET
- CIRCULATION PLAN
- CIVIL PLANS
- DESIGN REVIEW APPLICATION
- ELEVATIONS
- GRADING AND DRAINAGE
- LANDSCAPE PLANS
- LIGHTING PLAN
- NARRATIVE
- SITE PLAN
- VICINITY MAP
- WARRANTY DEED
- AGENCY TRANSMITTAL

- 2026-02-23 LIGHTING LANDSCAPE REVISIONS (Entered into the record on 2.24.2026)
- BUILDING VISUALIZATION (Entered into the record on 2.24.2026)
- ACHD
- ITD
- J&M

**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:  
Trevor Howard, 60 Difficult Drive, Idaho City, ID 83631  
  
Melynda Boswell, 1651 N Jarvis Court, Meridian, ID 83642  
  
Mark Boswell, 1897 E Cave Falls St., Kuna, ID 83634

**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):	R7880430060
Future Land Use Map Designation:	Commercial
Existing Land Use:	Vacant lot
Current Zoning:	M-1
Proposed Zoning:	M-1
Development Area:	2.19 Acres
Adjacent Zoning Districts:	<b>North:</b> M-1

	<b>East:</b> M-1 <b>South:</b> M-1 <b>West:</b> M-1
Adjacent Street(s) Existing & Proposed:	<b>North:</b> E Stagecoach Way <b>East:</b> S Luker Rd. <b>South:</b> E Access St. <b>West:</b> S Best Business Ave.
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	January 20, 2026
P&Z Commission Public Meeting	Held on February 24, 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.
17. Applicant shall submit an updated site plan with parking and landscape islands that comply with KCC 5-8-1405.

**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 10th day of March 2026.

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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.:** 25-22-DR (Design Review)  
  )  
**MERIDIAN MEGA STORAGE**                        )  
  )  
*Related to the development of real property*    )  
*located at 7370 S Meridian Road (Parcel No.*    )  
*S1406325625).*                                        ) **DECISION**

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**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 September 9, 2025, the Commission entered a decision on the application. Thereafter, this Decision was prepared and presented to the Commission on March 10, 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:

Meridian Mega Storage (Case No. 25-22-DR) is hereby *Approved*.

**SECTION 3  
RECORD OF EXHIBITS AND WITNESSES**

- I. List of Exhibits.**
- AFFIDAVIT OF LEGAL INTEREST
  - APPLICATION COVERSHEET
  - DESIGN REVIEW APPLICATION
  - DRAINAGE PLAN
  - ELEVATIONS FLEX SPACE
  - ELEVATIONS
  - FIRE DEPARTMENT CONNECTIONS
  - FLOOR PLANS
  - GRADING PLANS
  - LANDSCAPE PLANS
  - LIGHTING PLANS
  - NARRATIVE
  - OFFICE FLOOR PLAN
  - PHASING PLAN
  - SITE PLAN PHASE ONE

MERIDIAN MEGA STORAGE DESIGN REVIEW

- SITE PLAN OVERALL
- VICINITY MAP
- WARRANTY DEEDS
- AGENCY TRANSMITTAL
- ACHD
- CDHD
- ITD
- J & M SANITATION
- KRFD

**II. Public Meeting Witnesses.**

**Witness Testimony:** Those who testified at the Commission September 9, 2025, hearing are as follows, to-wit:

- a. City Staff:  
Troy Behunin, Senior Planner, Development Services Department
- b. Appearing for the Applicant:  
Matt Sanchi – Cushing Terrell, 800 W Main St. Ste. 800, Boise, ID

**III. Factual Findings**

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

<b>Parcel Number(s):</b>	S1406325625
<b>Future Land Use Map Designation:</b>	Commercial
<b>Existing Land Use:</b>	Bare Ground
<b>Current Zoning:</b>	C-2
<b>Proposed Zoning:</b>	Same
<b>Development Area:</b>	14.01 Acres (Approx.)
<b>Adjacent Zoning Districts:</b>	<b>North:</b> C-G (Meridian City) <b>East:</b> Ag. & R-4 (Meridian City) <b>South:</b> RUT (Ada County) <b>West:</b> Ag.
<b>Adjacent Street(s) Existing &amp; Proposed:</b>	<b>North:</b> Aristocrat (future) <b>East:</b> None <b>South:</b> None <b>West:</b> Meridian Road
<b>Internal Street(s) Existing &amp; Proposed:</b>	None

ii. Procedural Findings:

<b>Pre-Application Meeting</b>	Held on June 9, 2025
<b>Agency Comments Request</b>	July 18, 2025
<b>Planning and Zoning Public Hearing</b>	Held on September 9, 2025
<b>Planning and Zoning Commission Written Recommendation and Decision Entered</b>	Sent to P&Z March 10, 2026

**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 10<sup>th</sup> day of March 2026.

---

Bryan Clark, Chairman

**CASE NO. 25-04-AN**

**BEN & TERRI DECKER ANNEXATION**

**Planner: Troy Behunin**

**[TBehunin@KunaID.Gov](mailto:TBehunin@KunaID.Gov)**

**Phone: 208.387.7729**

**ALL APPLICATION MATERIALS:  
[25-04-AN DECKER ANNEXATION](#)**

**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:  
PLANNING & ZONING  
COMMISSION  
STAFF REPORT**

## Kuna City P&Z Commission Staff Report

Entitlements Requested:	Final Plat	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Time Extension
<b>Title:</b>	The Decker Annexation		<b>Application Number:</b>		25-04-AN		
<b>Date:</b>	03/10/2026		<b>Staff Contact:</b>		Troy Behunin		
<b>Owner(s)/Applicant:</b>	Ben & Terri Decker		<b>Applicant Contact:</b>		208.941.9838 <a href="mailto:bndecker@gmail.com">bndecker@gmail.com</a>		
<b>Representative:</b>	Same as above		<b>Representative Contact:</b>		Same as above		

Purpose
Applicant requests approval for Annexation of approx. 4.87 ac. into Kuna City and proposes the R-2 (Low Density Residential) zone. The site is in Section 30, Township 2 North, Range 1 East (Parcel number; R0615250420).

Statement of Fact	
<b>Parcel Number(s):</b>	R0615250420
<b>Future Land Use Map Designation:</b>	Medium Density Residential
<b>Existing Land Use:</b>	Residential
<b>Current Zoning:</b>	Rural Residential
<b>Proposed Zoning:</b>	R-2, Low Density Residential
<b>Development Area:</b>	4.87 Acres
<b>Adjacent Zoning Districts:</b>	<b>North:</b> R-2 & R-4 (Low & Medium Density Residential) <b>East:</b> R-4 (Medium Density Residential) <b>South:</b> RR (Rural Residential) <b>West:</b> RR (Rural Residential)
<b>Adjacent Street(s) Existing &amp; Proposed:</b>	<b>North:</b> W Kuna Road. (Existing) <b>East:</b> None <b>South:</b> None <b>West:</b> S Stroebel Road (Existing)
<b>Internal Street(s) Existing &amp; Proposed:</b>	None
<b>Adjacent Bike/Pedestrian Facilities:</b>	None
<b>Adjacent Parks:</b>	None
<b>Land Dedication Requirements:</b>	N/A

### Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Medium Density Residential, the existing zone is Rural Residential in Ada County. The applicant proposes the R-2 zone, and the proposed use agrees with the Future Land Use Map (FLUM) of the City of Kuna.

The parcel touches City limits on the North and East side of the property.

The Comprehensive Plan identifies respecting and protecting private property rights ensuring land use policies and regulations do not violate those rights, and encourage preservation of development of housing needs, ensuring city actions do not limit the use of property (Goal 3 G).

### Staff Analysis

The applicant submitted a request for Annexation into the City limits with a proposed zone of R-2 (Low Density Residential) which complies with the City's FLUM.

Current legal agricultural uses may continue on the property as a legal nonconforming uses until the property chooses any level of development or proposes expansion on those nonconforming uses in the future.

The intent of the applicant is to further subdivide this parcel through the Lot Split process. Lot splits are an administrative City process which means the annexation must be decided before an application for Lot Splits can move forward.

### Recommended Conditions of Approval

1. Developer/Owner/Applicant shall submit the appropriate applications preceding any future development.
2. Developer/Owner/Applicant shall follow the Kuna Comprehensive Plan and FLUM.
3. Developer/Owner/Applicant shall follow Idaho Code §50-222 and Kuna City Code Title 5.
4. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.
5. Irrigation connection fees will be re-assessed at the time of future development.

Narrative for Ben and Terri Decker  
Avalon Orchard Tracts  
490 Stroebel rd  
Kuna ID. 83634

We propose to annex into the city of Kuna for the purpose of splitting our approximately 5 acre lot into 3 lots of; 1 acre, 2 acres and 2 acres.

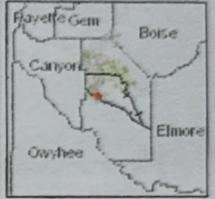
We would like to preserve the agriculture in our area by providing large lots.

Benjamin Decker  
Terri Decker

# Ada County Assessor

↑ KUNA RD

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



**Legend**

- Railroad
- Roads (4,000 - 8,000 sq ft)
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
- Parks
- Townships
- Sections
- Condos
- Parcels

raster.DBO.AdaOrthos

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

raster.DBO.AdaOrthos

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

VICINITY MAP -  
 LOT LINE ADJ.  
 LOT SPLIT  
 ANNEXATION

DECKER -

↓ KING RD

12/30/2024



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## Request for Official Comments - Ben Decker Annexation 25-04-AN

---

**From** Troy Behunin <tbehunin@kunaid.gov>

**Date** Wed 1/14/2026 12:05 PM

**To** Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Angel Robins (Idaho Power) <ARobins@idahopower.com>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <tritthaler@boiseproject.org>; Boise Project Board of Control 2 <gashley@boiseproject.org>; bmoore@adacounty.id.gov <bmoore@adacounty.id.gov>; Brian Graves Kuna School District <bgraves@kunaschools.org>; Camille Burt (USPS) <camille.r.burt@usps.gov>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <gisshared@compassidaho.org>; David Reinhardt <reinhardt.david@westada.org>; Dawn at NYID <nyirrigation@nyid.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; ITD <D3Development.Services@itd.idaho.gov>

**Cc** Doug Hanson <dhanson@kunaid.gov>

Everyone,

Good morning. A slight correction to the request sent earlier this morning.

Please let our office know if you have questions.

Thanks,

Troy



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

### Troy Behunin

**Senior Planner**

City of Kuna | Development Services

Phone: 208.387.7729

Email: [TBehunin@KunaID.Gov](mailto:TBehunin@KunaID.Gov)

[www.kunacity.id.gov](http://www.kunacity.id.gov)

*All e-mail messages sent to or received by City of Kuna e-mail accounts are subject to Idaho law, in regard to both release and retention, and may be released upon request, unless exempt from disclosure by law.*

---

**From:** Troy Behunin <tbehunin@kunaid.gov>

**Sent:** Wednesday, January 14, 2026 11:38 AM

**To:** Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Angel Robins (Idaho Power) <ARobins@idahopower.com>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <trithaler@boiseproject.org>; Boise Project Board of Control 2 <gashley@boiseproject.org>; bmoore@adacounty.id.gov <bmoore@adacounty.id.gov>; Brian Graves Kuna School District <bgraves@kunaschools.org>; Camille Burt (USPS) <camille.r.burt@usps.gov>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <gisshared@compassidaho.org>; David Reinhardt <reinhardt.david@westada.org>; Dawn at NYID <nyirrigation@nyid.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; ITD Kendra Conder <Kendra.Conder@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Jason Redding <jjreddy@kunaschools.org>; Jonathon Gillen <gillen.jonathon@westada.org>; Justin Walker <jwalker@kellerassociates.com>; lletson@adacounty.id.gov <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Megan Leatherman <mleatherman@adaweb.net>; Meridian Fire (Steve Taublee) <staulbee@meridiancity.org>; Nampa Meridian Irrigation District <nmid@nmid.org>; Niki Benyakhlef ITD <Niki.Benyakhlef@itd.idaho.gov>; Paris Dickerson <PDickerson@idahopower.com>; PWorkoffice <PWorkoffice@kunaid.gov>; Scott Arellano (KRFD) <scott@fccnw.com>; Sparklight/Cable One (John Walburn) <john.walburn@cableone.biz>; Stacey Dupuis <sdupuis@adacounty.id.gov>; Taryn Villanueva <TVillanueva@kunaid.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>; Jennifer Miller <JMiller@kunaid.gov>; Meridian Fire (Steve Taublee) <staulbee@meridiancity.org>; Sam Feist <SFeist@kunaid.gov>; Lumen - Ebin Barnett <ebin.barnett@lumen.com>; Michelle Covert <mcovert@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Tim Jensen (Kuna School District) <tejensen@kunaschools.org>; Marina Lundy <MLundy@kunaid.gov>

**Cc:** Doug Hanson <dhanson@kunaid.gov>

**Subject:** Request for Official Comments - Ben Decker Annex 25-04-AN

Morning Greetings Everyone,

The City of Kuna requests official comments from your organization for this project in relation to the services it provides and how this project impacts those services.

**Agency Transmittal – January 13, 2026**

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

<b>CASE NUMBER:</b>	<a href="#"><b>BENJAMIN DECKER – Annexation; 25-04-AN</b></a>
<b>PROJECT DESCRIPTION</b>	<p>Benjamin Decker respectfully submits a request for Annexation approval for approx. 4.87 acres for the Kuna City as follows:</p> <ol style="list-style-type: none"> <li>1. The Annexation application proposes to Annex approx. 4.87 ac. into the City and apply the R-2 zone. The site is in Sec. 30, Township 2 North, Range 1 East (APN number; R0615250420).</li> </ol>

<b>APPLICANT</b>	<b>Benjamin Decker</b> 490 S Stroebel Road Kuna, ID, 83634 208.941.9838 <a href="mailto:bndecker@gmail.com">bndecker@gmail.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>March 10, 2026</b> , at 6:00 P.M.
<b>REVIEWING BODY</b>	Planning & Zoning Commission
<b>STAFF CONTACT</b>	Troy Behunin Senior Planner <a href="mailto:TBehunin@KunaID.gov">TBehunin@KunaID.gov</a>

Thanks,  
Troy



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

**Troy Behunin**

**Senior Planner**

City of Kuna | Development Services

Phone: 208.387.7729

Email: [TBehunin@KunaID.Gov](mailto:TBehunin@KunaID.Gov)

[www.kunacity.id.gov](http://www.kunacity.id.gov)

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

February 6, 2026

To: Benjamin Decker, via email  
490 S Stroebel Road  
Kuna, ID 83634

Subject: KUNA26-0001 / 25-04-AN, 25-02-LS  
490 S Stroebel Road  
Ben Decker Rezone

This application is for an annexation and rezone from RR (Rural Residential) to R-2 (Low Density Residential) and a lot split from 1-lot to 3-lots on 4.87-acres. This application is approved without conditions; site specific conditions of approval will be established through the review of a future development application.

The proposed lot split creates two lots with no public street frontage. With future development of these lots, the applicant should be required to provide access through the adjacent private road, Rock Falls Lane, or through the lot that fronts directly onto the adjacent public street, Stroebel Road, a collector roadway. The applicant should obtain the necessary permissions for use of Rock Falls Lane if applicable.

If you have any questions, please feel free to contact me at (208) 387-6391.

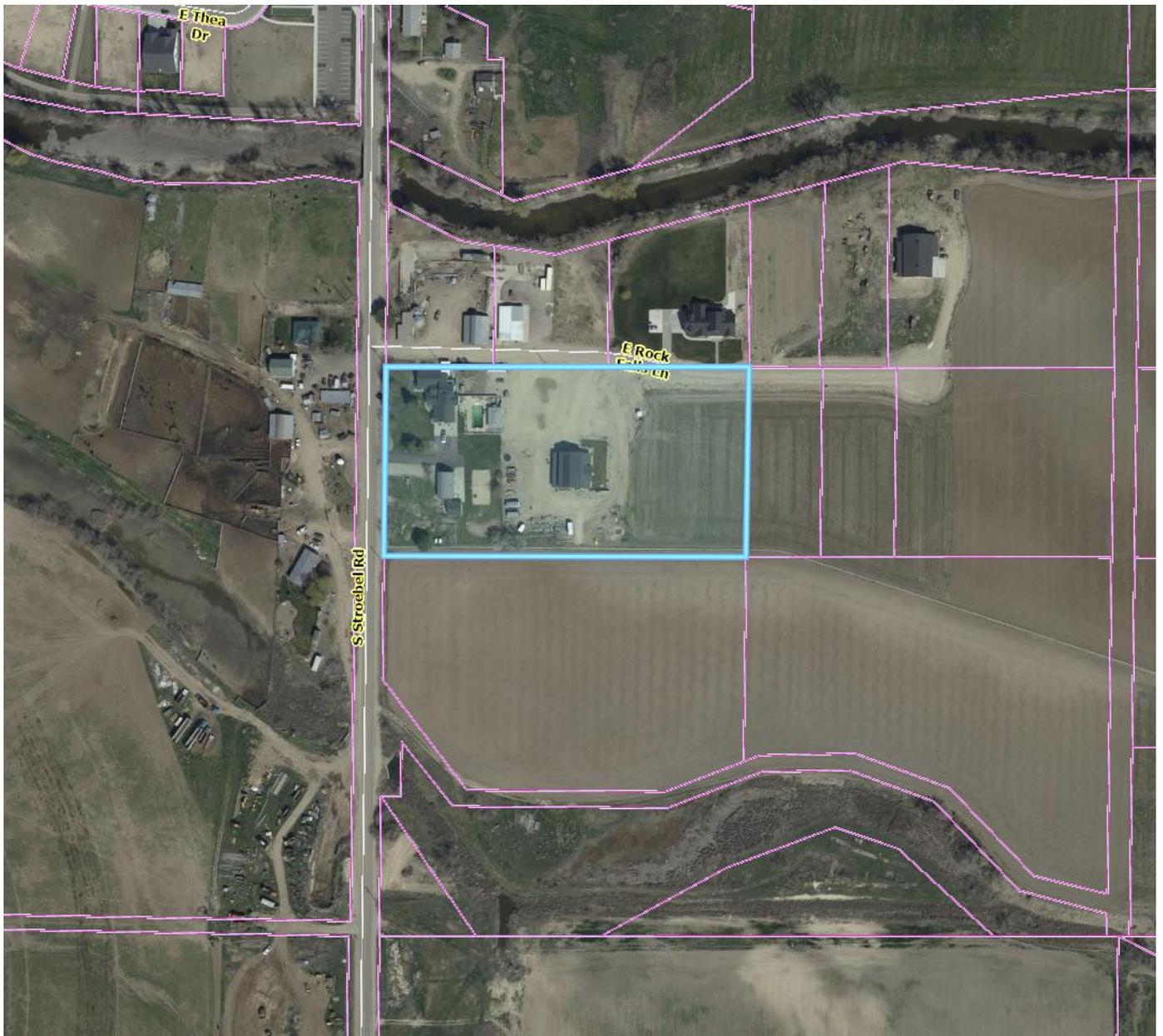
Sincerely,

  
KaraLeigh Troyer  
Planner  
Development Services

cc: Ada County (Troy Behunin), via email

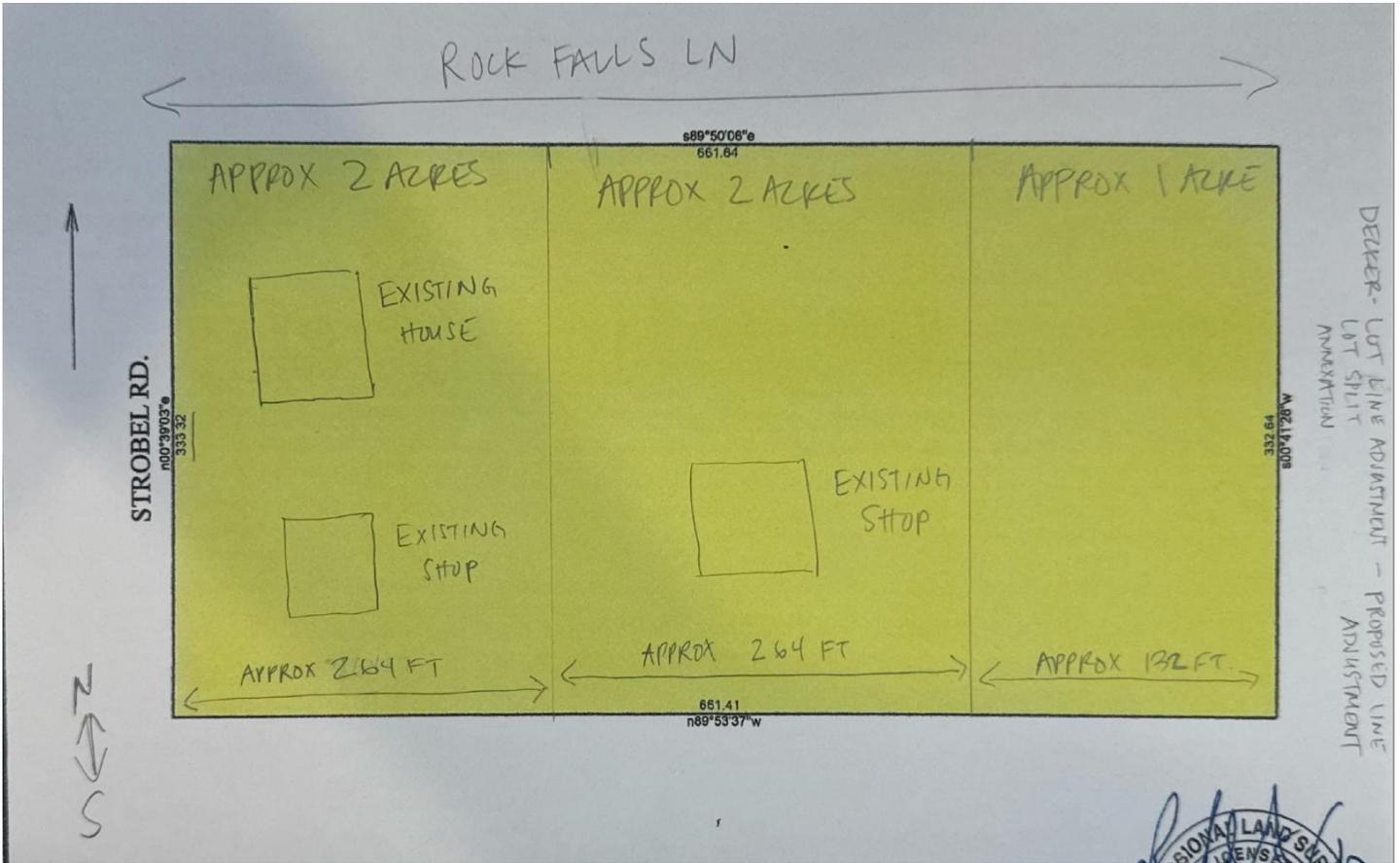
*connecting you to more*

## Vicinity Map



*connecting you to more*

# Site Plan



connecting you to more

## Standard Conditions of Approval

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

# Boise-Kuna Irrigation District

129 N. School Avenue  
Kuna, ID 83634-2201

David Reynolds, Director  
Richard Durrant, Director  
Daniel Sheirbon, Director

---

Telephone (208) 922-5608  
Fax (208) 922-5659

February 9, 2026

City of Kuna  
ATTN: Troy Behunin, Planner  
751 W. 4<sup>th</sup> Street  
P.O. Box 13  
Kuna, Idaho 83634  
TBehunin@Kunaid.gov

BKID Account: BK 1218 A  
RE: Benjamin Decker Annexation 25-04-AN  
490 S. Stroebel Road, Kuna, Idaho 83634

Dear Mr. Behunin:

Boise-Kuna Irrigation District as the entity that holds the water right for this property and would like to reiterate the Boise Project Board of Control letter January 16, 2026, referring to Idaho Statutes, Title 42, also 31-3805. Local irrigation and drainage ditches that cross this property are essential for operations and must remain unobstructed and protected by an appropriate easement by the landowner, developer, and contractors.

We would like the County to require the following:

1. A design of irrigation deliveries and drainage ditches on both existing and proposed new lots.
2. Irrigation design for delivery to any adjoining properties that are impacted by the change.
3. GIS map of existing conveyance systems; irrigation easements and drainage ditches, on proposed development as well as adjoining properties.
4. GIS maps for any newly installed conveyance systems or drain ditches.
5. Engineer's certificate that new irrigation and drainage conveyance systems capacity is adequate to supply the water rights and drain the land
6. Engineer's certificate stating the capacity on any new conveyance and drainage system.

Our purpose is to ensure our patrons have use of their water as they have historically and that no harm is being incurred from the newly proposed development. Adjoining landowners will not have their conveyance ditches (live water and drainage) altered or restricted regarding water entering or departing their respective properties.

If you have any questions, please feel to contact our office at 208-922-5608.

Sincerely,  
  
David Reynolds  
Chairman

cc: Benjamin Decker  
490 S. Stroebele Road  
Kuna, Idaho 83634

**RICHARD MURGOITIO**  
CHAIRMAN OF THE BOARD

**DAN SHEIRBON**  
VICE CHAIRMAN OF THE BOARD

**ROBERT D. CARTER**  
PROJECT MANAGER

**THOMAS RITTHALER**  
ASSISTANT PROJECT MANAGER

**APRYL GARDNER**  
SECRETARY-TREASURER

**MARY SUE CHASE**  
ASSISTANT SECRETARY-  
TREASURER

## BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3155

RECEIVED

JAN 20 2026

City of Kuna

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

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

16 January 2026

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

City of Kuna  
P. O. Box 13  
Kuna, ID 83634

RE: Benjamin Decker  
490 Stroebel Rd, Kuna 25-04-AN  
Boise-Kuna Irrigation District BK-1218A  
Ellis Lateral 107+90B  
Sec. 30, T2N, R1E, BM.

Troy Behunin, Senior Planner:

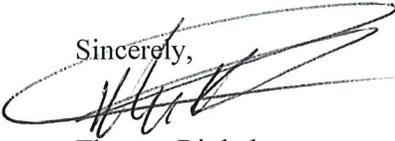
There are no Boise Project or Boise-Kuna Irrigation District facilities located on the above-mentioned property, however it does in fact possess a valid water right.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors. Landowner/developer must do their due diligence to contact all owners of neighboring properties on this matter.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a hard copy of the irrigation and drainage plans

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

Sincerely,

  
Thomas Ritthaler  
Assistant Project Manager, BPBC

tbr/tr

cc: Ray Moore  
Alicia Flavel  
File

Watermaster, Div.3, BPBC  
Secretary – Treasurer, BKID



**Speculative Site Evaluation**



**Public Health**  
Prevent. Promote. Protect.  
**Idaho Public Health Districts**

Central District Health  
 707 N Armstrong Pl  
 Boise, ID  
 83704  
 (208) 375-5211

File #  
 16400A



Owner's Name: Benjamin Decker Phone #  
 Property Address: 490 S Stroebel Road

Legal Description: <u>Kama, ID 83634</u> 1/4	1/4	Section:	Township:	Range:
Subdivision: <u>102 Avalon Orchard Tracts</u>		Lot: <u>4</u>	Block: <u>3</u>	Size (Acres) <u>4.87</u>

**Test holes and/or site evaluation was completed on 4/8/25**

- The site evaluations indicated that the soils and features of concern are suitable for construction of a subsurface sewage disposal system sized for up to \_\_\_\_\_ bedroom single family dwelling with the following conditions:
- An alternative design system is required.
- Maximum depth of the drain field is \_\_\_\_\_
- \_\_\_\_\_

**The following information is needed to continue processing your application for site approval or denial.**

- Additional soils testing is needed
- Ground water monitoring is required by the applicant from April through October on a weekly basis.

REHS Signature: [Signature] Date: 4-8-25

**This assessment is NOT a subsurface sewage disposal installation permit.**

**The following information is needed to continue processing your application prior to issuance of a septic permit:**

- Additional fees and a subsurface sewage disposal application
- Floor/building plans
- Complete and accurate plot plan
- Planning and Zoning approval
- Building Department approval / Sewer availability approval

If the drainfield area proposed is greater than 50' from the original speculative site evaluation test hole, then additional test holes may be required.

This document is based upon the current laws and regulations which are subject to change.

**It is unlawful to occupy a dwelling without an approved septic system as per Idaho's Individual/Subsurface Sewage Disposal rules (IDAPA 58.01.03).**

Application Approved       Application Denied

[Signature]  
 Senior Environmental Health Specialist

DATE 8/27/25



January 16, 2026

Troy Behunin, Senior Planner  
City of Kuna  
751 W. 4th Street  
Kuna, ID 83634  
[TBehunin@KunaID.Gov](mailto:TBehunin@KunaID.Gov)

Subject: Request for Official Comments - Ben Decker Annex 25-04-AN

Dear Mr. Behunin:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

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

#### 1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.

## 2. WASTEWATER AND RECYCLED WATER

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

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

## 3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

#### 4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

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

#### 5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Groundwater Contamination.** DEQ requests that this project comply with Idaho’s Ground Water Quality Rules (IDAPA 58.01.11), which states that “No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method.”

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

## 6. ADDITIONAL NOTES

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

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

Sincerely,

A handwritten signature in blue ink that reads "Troy G. Smith". The signature is stylized and written in a cursive-like font.

Troy Smith  
Regional Administrator

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**Re: Request for Official Comments - Ben Decker Annexation 25-04-AN**

---

**From** Timothy Jensen <tejensen@kunaschools.org>

**Date** Thu 1/15/2026 11:59 AM

**To** Troy Behunin <tbehunin@kunaid.gov>

Troy,

Kuna School District has no objection to this application for annexation as it is presented.

**Tim Jensen** Ed.S

Director of Growth & Development

MS Coordinator

Principal-Fremont MS

IMLA President

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On Wed, Jan 14, 2026 at 12:05 PM Troy Behunin <[tbehunin@kunaid.gov](mailto:tbehunin@kunaid.gov)> wrote:

Everyone,

Good morning. A slight correction to the request sent earlier this morning.

Please let our office know if you have questions.

Thanks,

Troy



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

**Troy Behunin**

**Senior Planner**

City of Kuna | Development Services

Phone: 208.387.7729

Email: [TBehunin@KunaID.Gov](mailto:TBehunin@KunaID.Gov)

[www.kunacity.id.gov](http://www.kunacity.id.gov)

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**From:** Troy Behunin <[tbehunin@kunaid.gov](mailto:tbehunin@kunaid.gov)>

**Sent:** Wednesday, January 14, 2026 11:38 AM

**To:** Ada County Engineer <[agilman@adaweb.net](mailto:agilman@adaweb.net)>; Ada County Highway District <[planningreview@achdidaho.org](mailto:planningreview@achdidaho.org)>; Adam Ingram <[adam.ingram@cableone.biz](mailto:adam.ingram@cableone.biz)>; Angel Robins (Idaho Power) <[ARobins@idahopower.com](mailto:ARobins@idahopower.com)>; Boise Kuna Irrigation District <[aflavel.bkirrdist@gmail.com](mailto:aflavel.bkirrdist@gmail.com)>; Boise Project Board

of Control <[tritthaler@boiseproject.org](mailto:tritthaler@boiseproject.org)>; Boise Project Board of Control 2 <[gashley@boiseproject.org](mailto:gashley@boiseproject.org)>; [bmoore@adacounty.id.gov](mailto:bmoore@adacounty.id.gov) <[bmoore@adacounty.id.gov](mailto:bmoore@adacounty.id.gov)>; Brian Graves Kuna School District <[bgraves@kunaschools.org](mailto:bgraves@kunaschools.org)>; Camille Burt (USPS) <[camille.r.burt@usps.gov](mailto:camille.r.burt@usps.gov)>; Central District Health Department <[lbadigian@cdhd.idaho.gov](mailto:lbadigian@cdhd.idaho.gov)>; Chief Fratusco <[mfratusco@adacounty.id.gov](mailto:mfratusco@adacounty.id.gov)>; COMPASS <[gisshared@compassidaho.org](mailto:gisshared@compassidaho.org)>; David Reinhardt <[reinhardt.david@westada.org](mailto:reinhardt.david@westada.org)>; Dawn at NYID <[nyirrigation@nyid.org](mailto:nyirrigation@nyid.org)>; DEQ <[BRO.Admin@deq.idaho.gov](mailto:BRO.Admin@deq.idaho.gov)>; Eric Adolfson <[eadolfson@compassidaho.org](mailto:eadolfson@compassidaho.org)>; Erika Olvera (NMID) <[eolvera@nmid.org](mailto:eolvera@nmid.org)>; Idaho Power Easements <[easements@idahopower.com](mailto:easements@idahopower.com)>; Idaho Power Easements 2 <[kfunke@idahopower.com](mailto:kfunke@idahopower.com)>; Intermountain Gas <[bryce.ostler@intgas.com](mailto:bryce.ostler@intgas.com)>; ITD <[D3Development.Services@itd.idaho.gov](mailto:D3Development.Services@itd.idaho.gov)>; ITD Kendra Conder <[Kendra.Conder@itd.idaho.gov](mailto:Kendra.Conder@itd.idaho.gov)>; J&M Sanitation <[Chad.Gordon@jmsanitation.com](mailto:Chad.Gordon@jmsanitation.com)>; Jason Redding <[jjreddy@kunaschools.org](mailto:jjreddy@kunaschools.org)>; Jonathon Gillen <[gillen.jonathon@westada.org](mailto:gillen.jonathon@westada.org)>; Justin Walker <[jwalker@kellerassociates.com](mailto:jwalker@kellerassociates.com)>; lletson@adacounty.id.gov <[lletson@adacounty.id.gov](mailto:lletson@adacounty.id.gov)>; Marc Boyer (Kuna Postmaster) <[marc.c.boyer@usps.gov](mailto:marc.c.boyer@usps.gov)>; Megan Leatherman <[mleatherman@adaweb.net](mailto:mleatherman@adaweb.net)>; Meridian Fire (Steve Taublee) <[staulbee@meridiacity.org](mailto:staulbee@meridiacity.org)>; Nampa Meridian Irrigation District <[nmid@nmid.org](mailto:nmid@nmid.org)>; Niki Benyakhlef ITD <[Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov)>; Paris Dickerson <[PDickerson@idahopower.com](mailto:PDickerson@idahopower.com)>; PWorkoffice <[PWorkoffice@kunaaid.gov](mailto:PWorkoffice@kunaaid.gov)>; Scott Arellano (KRFD) <[scott@fccnw.com](mailto:scott@fccnw.com)>; Sparklight/Cable One (John Walburn) <[john.walburn@cableone.biz](mailto:john.walburn@cableone.biz)>; Stacey Dupuis <[sdupuis@adacounty.id.gov](mailto:sdupuis@adacounty.id.gov)>; Taryn Villanueva <[TVillanueva@kunaaid.gov](mailto:TVillanueva@kunaaid.gov)>; TLawrence Kuna Fire <[tlawrence@kunafire.com](mailto:tlawrence@kunafire.com)>; Jennifer Miller <[JMiller@kunaaid.gov](mailto:JMiller@kunaaid.gov)>; Meridian Fire (Steve Taublee) <[staulbee@meridiacity.org](mailto:staulbee@meridiacity.org)>; Sam Feist <[SFeist@kunaaid.gov](mailto:SFeist@kunaaid.gov)>; Lumen - Ebin Barnett <[ebin.barnett@lumen.com](mailto:ebin.barnett@lumen.com)>; Michelle Covert <[mcovert@kunaaid.gov](mailto:mcovert@kunaaid.gov)>; Robbie Reno <[rreno@kunaschools.org](mailto:rreno@kunaschools.org)>; Tim Jensen (Kuna School District) <[tejensen@kunaschools.org](mailto:tejensen@kunaschools.org)>; Marina Lundy <[MLundy@kunaaid.gov](mailto:MLundy@kunaaid.gov)>  
**Cc:** Doug Hanson <[dhanson@kunaaid.gov](mailto:dhanson@kunaaid.gov)>  
**Subject:** Request for Official Comments - Ben Decker Annex 25-04-AN

Morning Greetings Everyone,

The City of Kuna requests official comments from your organization for this project in relation to the services it provides and how this project impacts those services.

**Agency Transmittal – January 13, 2026**

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

<b>CASE NUMBER:</b>	<a href="#"><b>BENJAMIN DECKER – Annexation; 25-04-AN</b></a>
<b>PROJECT DESCRIPTION</b>	Benjamin Decker respectfully submits a request for Annexation approval for approx. 4.87 acres for the Kuna City as follows:  1. The Annexation application proposes to Annex approx. 4.87 ac. into the City and apply the R-2 zone. The site is in Sec. 30, Township 2 North, Range 1 East (APN number; R0615250420.
<b>APPLICANT</b>	<b>Benjamin Decker</b> 490 S Stroebel Road Kuna, ID, 83634 208.941.9838 <a href="mailto:bndecker@gmail.com">bndecker@gmail.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>March 10, 2026</b> , at 6:00 P.M.
<b>REVIEWING BODY</b>	Planning & Zoning Commission

<b>STAFF CONTACT</b>	Troy Behunin Senior Planner <a href="mailto:TBehunin@KunaID.gov">TBehunin@KunaID.gov</a>

Thanks,  
Troy



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

**Troy Behunin**

**Senior Planner**

City of Kuna | Development Services

Phone: 208.387.7729

Email: [TBehunin@KunaID.Gov](mailto:TBehunin@KunaID.Gov)

[www.kunacity.id.gov](http://www.kunacity.id.gov)

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**CASE NO. 25-32-DR MOD**

**FALCON CREST GOLF VILLAGE AMENITY  
MODIFICATION**

**Planner: Troy Behunin**

**[TBehunin@KunaID.gov](mailto:TBehunin@KunaID.gov)**

**Phone: 208.387.7729**

**ALL APPLICATION MATERIALS:**

**[25-32-DR: FALCON CREST GOLF VILLAGE AMENITY  
MODIFICATION](#)**

**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.**

## P&Z Commission Staff Report

Entitlements Requested:	Final Plat	Rezone	Annexation	Special Use	Planned Unit Development	<b>Design Review</b>	Time Extension
<b>Title:</b>	Falcon Crest Golf Village Amenity Modification		<b>Application Number:</b>		25-32-DR		
<b>Date:</b>	3.10.2026		<b>Staff Contact:</b>		Troy Behunin		
<b>Owner(s)/Applicant:</b>	M3 ID Valor Golf Villas, LLC		<b>Applicant Contact:</b>		<a href="mailto:bbrownlee@m3companies.com">bbrownlee@m3companies.com</a>		
<b>Representative:</b>	Chris Grant		<b>Representative Contact:</b>		<a href="mailto:Cgrant@m3companiesllc.com">Cgrant@m3companiesllc.com</a>		

### Purpose

Applicant requests Design Review modification approval for residential amenities which were approved by the Commission October 14, 2025. This project is located near the NEC of Cloverdale Rd. and Kuna Rd. (APN: R8954740020); Section 22, Township 2 North, Range 1 East.

### Statement of Fact

<b>Parcel Number(s):</b>	R8954740020
<b>Future Land Use Map Designation:</b>	Medium & High Density Residential
<b>Existing Land Use:</b>	Platted Lot within Valor Golf Village Sub NO 04
<b>Current Zoning:</b>	R-6
<b>Proposed Zoning:</b>	Same
<b>Development Area:</b>	2.30 Acres (Approx.)
<b>Adjacent Zoning Districts:</b>	<b>North:</b> R-6 <b>East:</b> R-6 <b>South:</b> R-6 <b>West:</b> R-12
<b>Adjacent Street(s) Existing &amp; Proposed:</b>	<b>North:</b> Lahinch Ln. (future) <b>East:</b> None <b>South:</b> Tiercel Dr. <b>West:</b> Cabet Cliffs Ln.
<b>Internal Street(s) Existing &amp; Proposed:</b>	None
<b>Adjacent Bike/Pedestrian Facilities:</b>	None
<b>Adjacent Parks:</b>	None
<b>Land Dedication Requirements:</b>	N/A

### Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Medium Density Residential, the existing zone is R-6, a City of Kuna Zone. This is part of the Overall Falcon Crest Planned Unit Development, which has an accompanying Development Agreement and was approved in February 2019. The recorded Development Agreement allows for limited design flexibilities and standards. The proposed land use for the subject site agrees with the Future Land Use Map (FLUM) of the City of Kuna.

### Staff Analysis

The applicant submits a Design Review Modification proposing limited changes to the approval granted in October of 2025. Staff believe the number of small alterations necessitates a review by the Commission. The request includes a reduction in the pool building, expanding the area for natural turf, adding golf cart parking and adding a discreet trash enclosure, among other minor changes.

The facility will be for use by the residents and will include a pool and uncovered deck & seating areas for patron use with a blend of hardscape and landscaped areas within and directly adjacent the pool area. The project will also include a playground for users.

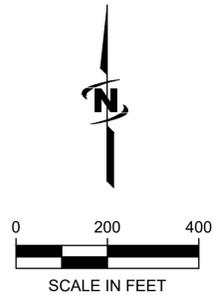
Upon staff's review, if the recommended conditions are met the proposed application appears to meet the requirements and intent of Kuna City Code. Staff recommends the Commission approve the modification application with the conditions outlined in staff's report.

### 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. Developer/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 C of O being issued.
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. Developer/Owner/Applicant shall comply with City and J & M Sanitation standards and locations.
18. Developer/Owner/Applicant will comply with all federal, state, and local laws.

Plot Date: 5/15/2025 3:09 PM Plotted By: Matt Day  
 Date Created: 5/15/2025 J:\JUB.COM\CENTRAL\CLIENTS\ID\M\PROJECTS\10-24-088 VALORGOLFVILLAGEAMENITY\LOTDESIGN\CAD\EXHIBITS\DRB REVIEW\EX-01 VICINITYMAP.DWG



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.  
 2760 W. Excursion Ln.  
 Suite 400  
 Meridian, ID 83642  
 Phone: 208.376.7330  
 www.jub.com

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 PLANS  
 NOT FOR  
 CONSTRUCTION

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NO.	REVISION	DESCRIPTION	BY	DATE

VALOR GOLF VILLAGE AMENITY  
 KUNA, IDAHO  
 VICINITY MAP

FILE: EX-01\_VICINITYMAP  
 JUB PROJ. #: 10-23-019  
 DRAWN BY: MPD  
 DESIGN BY: MPD  
 CHECKED BY: MEP  
 ONE INCH  
 AT FULL SIZE, IF NOT ONE  
 INCH SCALE, ACCORDINGLY  
 LAST UPDATED: 5/15/2025

SHEET NUMBER:  
**EX-01**



Chris Grant  
1673 W. Shoreline Dr. Suite 200  
Boise, ID 83702  
[cgrant@m3companiesllc.com](mailto:cgrant@m3companiesllc.com)  
(208) 830-9438

December 8, 2025

Planning and Zoning  
City of Kuna  
PO Box 13  
Kuna, ID 83634

Subject: Design Review Submittal for Falcon Crest Golf Villages – Amenity Area

Dear Doug Hansen and Design Review Committee,

On October 14, 2025, the Planning Commission granted approval for Case No. 25-23-DR, endorsing the amenity package for the Golf Villages at Valor—a community envisioned to set a new benchmark for elegance and lifestyle in the Treasure Valley.

As we move toward finalizing the design details, we are pleased to present a series of refinements that elevate the original concept while remaining true to the high standards and timeless sophistication that define the Valor Development. These enhancements are not departures, but rather thoughtful evolutions designed to enrich the experience for residents and guests alike.

**Highlights of the Proposed Enhancements:**

- **Streamlined Architecture:** A subtle reduction in the pool building’s massing while preserving its luxurious character and opening up sight lines to the surrounding golf course and adjacent lake.
- **Natural Beauty Amplified:** Expansion of lush natural turf throughout the amenity area, replacing synthetic surfaces, to deliver an authentic, resort-quality landscape.

- **Optimized Recreation Space:** The amenity design now leverages the proximity of the planned city park to provide a more integrated and spacious outdoor environment. By eliminating the standalone play structure, we avoid duplication and create additional open space for flexible, high-quality leisure activities that complement the expansive pool deck sunning area.
- **Exclusive Access:** Addition of 13 dedicated golf cart parking spaces along Lahinch Lane, reinforcing the community's golf-centric lifestyle and convenience.
- **Optimized Functionality:** Parking layout revisions to seamlessly comply with Condition of Approval 17, ensuring efficiency without compromising aesthetics.
- **Discreet Service Integration:** Addition of a subtle but refined trash enclosure to meet Condition of Approval 18, thoughtfully designed to blend with the overall architecture.

Enclosed with this letter you will find the following submittal materials for your review:

- Completed Design Review and Planning & Zoning application forms
- Vicinity Map showcasing the amenity's prime location
- Recorded Warranty Deed and Affidavit of Legal Interest
- Landscape Plans highlighting curated greenery and outdoor elegance
- Detailed Site Plan and Open Space Exhibit
- Grading and Drainage Plans reflecting proposed refinements
- Full-color Elevations illustrating the elevated design vision and finishes

We kindly request confirmation of receipt and guidance on next steps, including any scheduled meetings or additional documentation required. Should you have any questions or require further details, please feel free to contact me directly at (208) 830-9438 or [cgrant@m3companiesllc.com](mailto:cgrant@m3companiesllc.com).

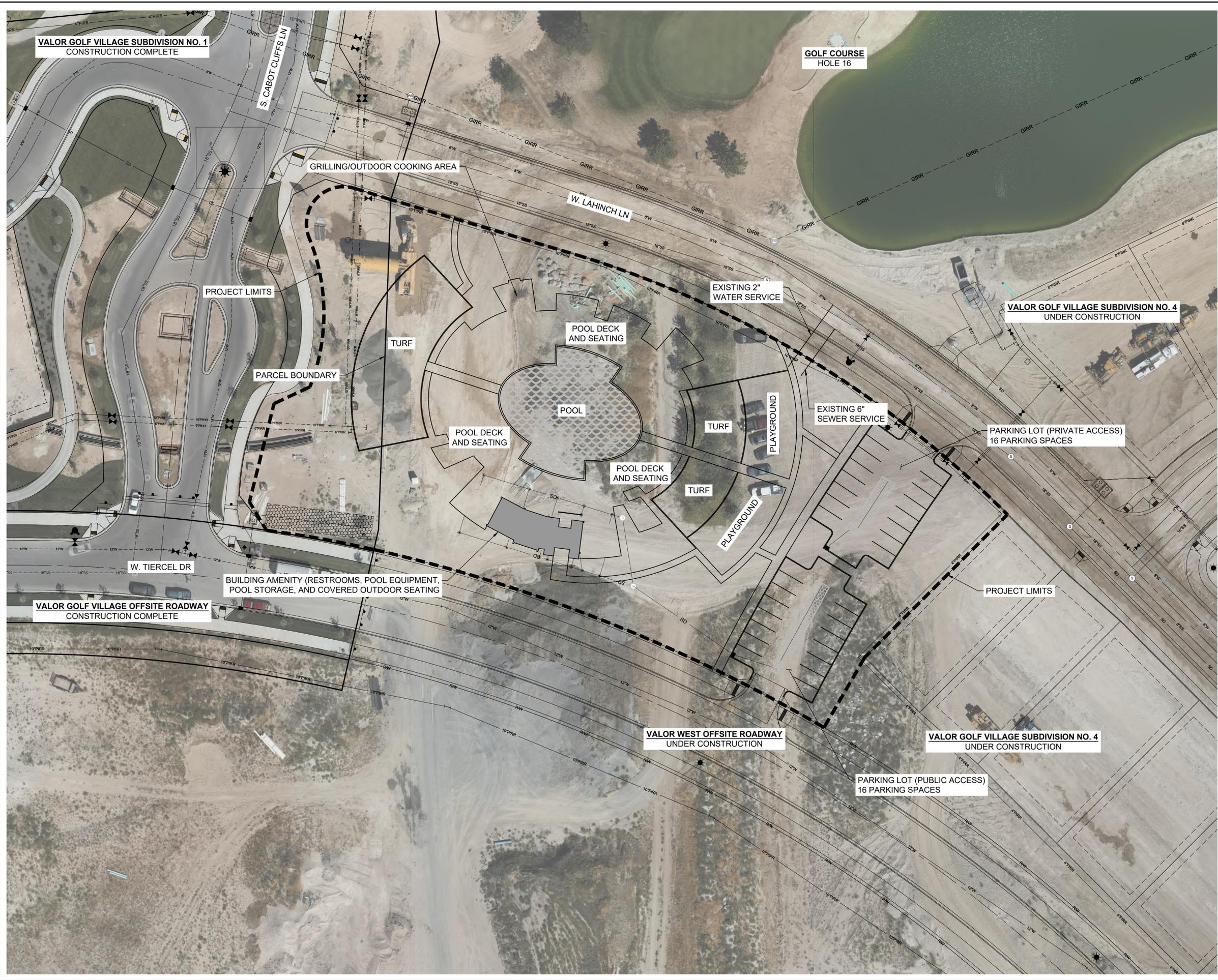
Thank you for your time and consideration. We are excited to share this enhanced vision for the Golf Villages Amenity—a destination that embodies sophistication, exclusivity, and enduring value for the community.

All the best,



Chris Grant  
Manager of Vertical Construction  
M3 Companies

Plot Date: 5/21/2025 1:28 PM Plotted By: Matt Day  
 Date Created: 12/12/2024 JUB.COM\GEN\DRAWING\PROJECTS\10-24-088-VALOR GOLF VILLAGE AMENITY.CAD\DESIGN\EXHIBITS\DRB-REVIEW\EX-02-OVERALL SITE PLAN.DWG

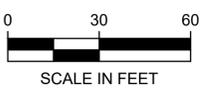


**DEVELOPER:**  
 M3 COMPANIES  
 1673 W. SHORELINE DR.  
 SUITE #200  
 BOISE, ID 83702  
 MARK TATE: (208) 939-6263

**ENGINEER OF RECORD**  
 J-U-B ENGINEERS  
 C/O MATTHEW DAY  
 2760 W. EXCURSION LN  
 SUITE #400  
 MERIDIAN, ID 83642  
 PHONE : (208) 376-7330

**LEGEND**

- W --- EXISTING WATER MAIN
- SS --- EXISTING SEWER MAIN
- PRRR --- EXISTING PRESSURE IRRIGATION MAIN



**JUB**  
 J-U-B ENGINEERS, INC.  
 2760 W. EXCURSION LN.  
 SUITE 400  
 MERIDIAN, ID 83642  
 Phone: 208.376.7330  
 www.jub.com

**PRELIMINARY PLANS**  
**NOT FOR CONSTRUCTION**

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NO.	REVISION	DESCRIPTION	BY	DATE

**VALOR GOLF VILLAGE AMENITY**  
**KUNA, IDAHO**  
**OVERALL SITE PLAN**

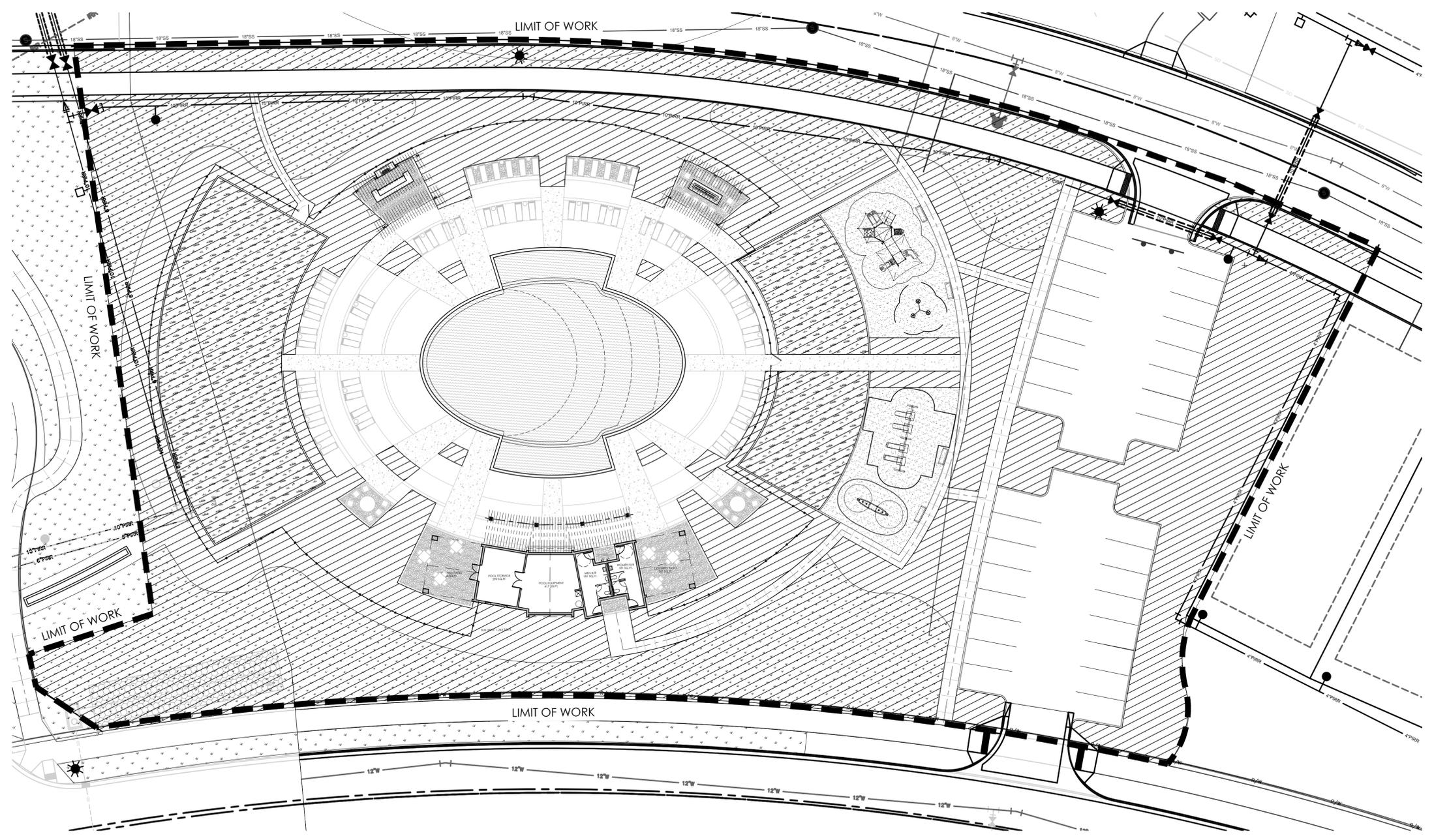
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 JUB PROJ. #: 10-23-019  
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 DESIGN BY: MPD  
 CHECKED BY: MEP  
 AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY  
 LAST UPDATED: 5/15/2025  
**SHEET NUMBER:**  
**EX-02**

Design Review Approved

Open Space Calculations

Landscape Area Provided: +/-52,754 SF (+/-1.21 Ac)  
Golf Villages Amenity LOW: +/-96,778 SF (+/-2.22 Ac)  
Total Percent Open Space Provided: +/-54.5%

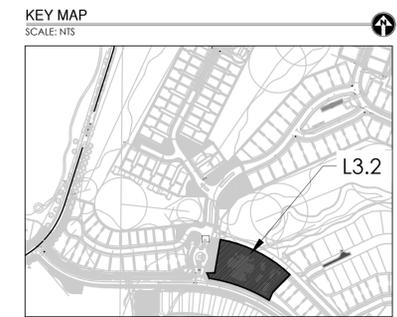
GREY PICKETT  
landscape architecture community design  
7144 e steinson drive, suite 205  
scottsdale, arizona 85251  
480.609.0009p 480.609.0006f



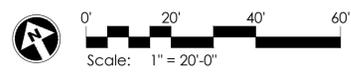
FALCON CREST  
GOLF VILLAGES - POOL AMENITY AREA  
Landscape Construction Documents  
KUNA, IDAHO

revisions:  
05.22.2024 Parking Lot Adj  
05.07.2025 Pool Reduction

project #:  
MTC099  
scale:  
1"=20'-0"  
issued for:  
REVIEW  
drawn by:  
TEAM  
date:  
03-31-2024  
drawing:  
Planting Plan



POOL AMENITY AREA OPEN SPACE PLAN - L3.2



sheet #  
L3.2  
4 of

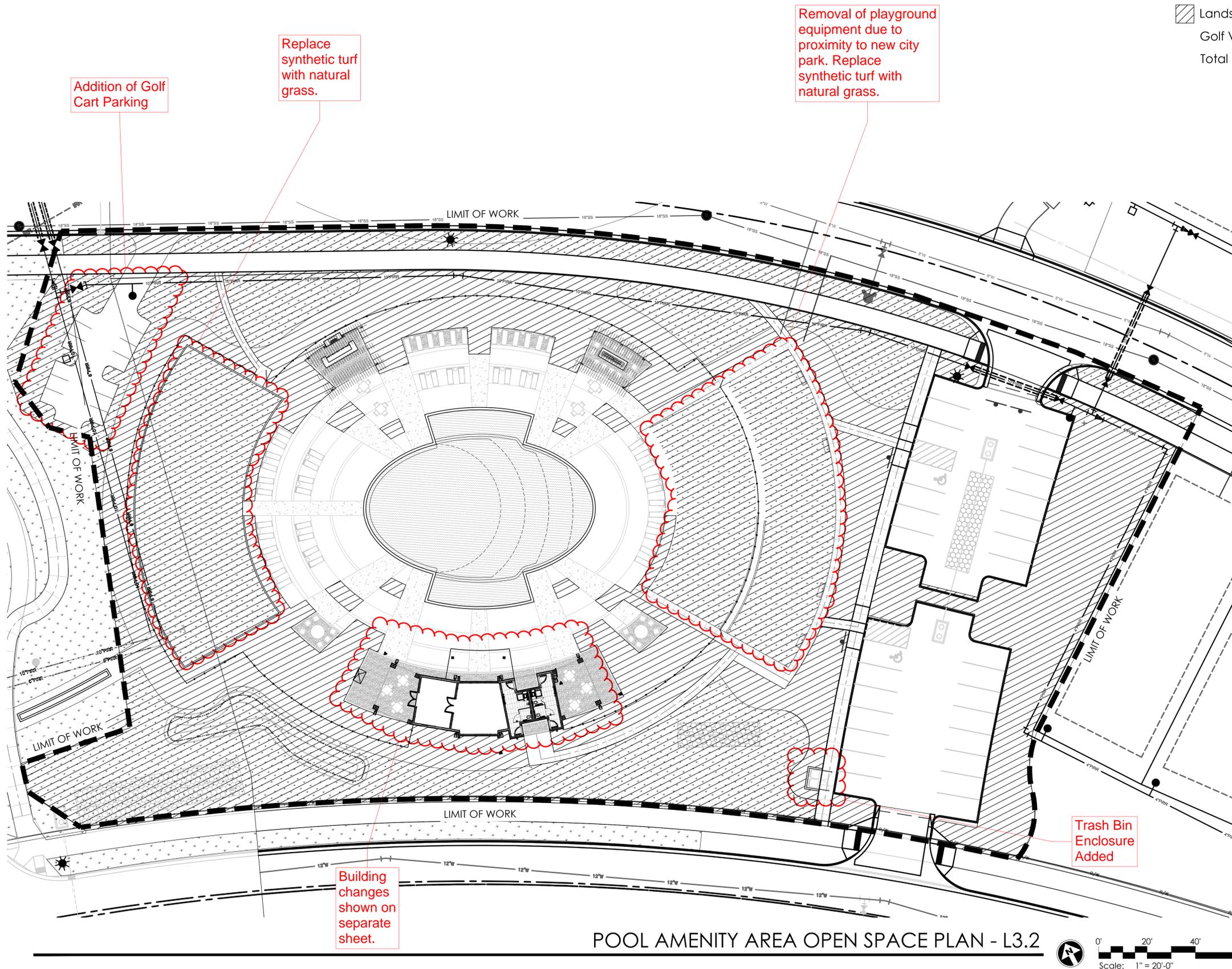
# PROPOSED CHANGES TO THE SITE PLAN

## Open Space Calculations

 Landscape Area Provided: +/-52,754 SF (+/-1.21 Ac)  
 Golf Villages Amenity LOW: +/-96,778 SF (+/-2.22 Ac)  
 Total Percent Open Space Provided: +/-54.5%

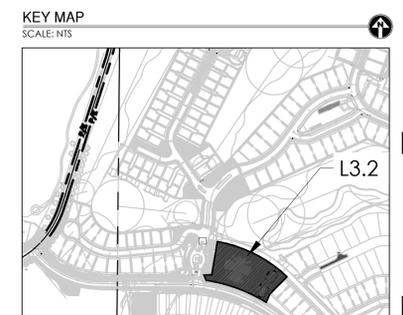


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 05.22.2024 Parking Lot Adj  
 05.07.2025 Pool Reduction  
 09.26.2025 Trash & Civil Base  
 project #:  
 MTC099  
 scale:  
 1"=20'-0"  
 issued for:  
 REVIEW  
 drawn by:  
 TEAM  
 date:  
 03-31-2024  
 drawing:  
 Planting Plan



POOL AMENITY AREA OPEN SPACE PLAN - L3.2

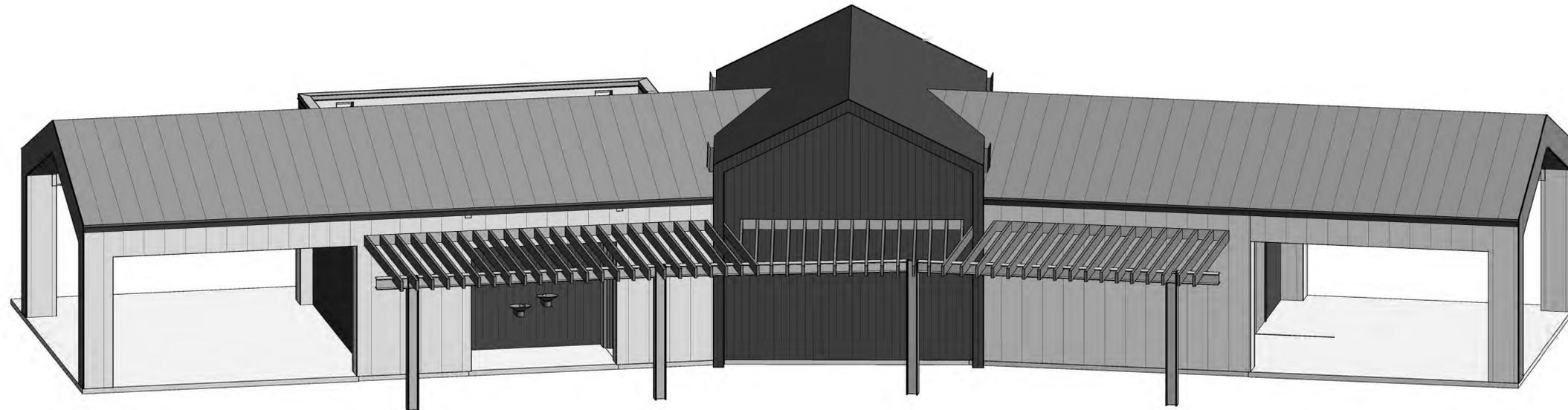
# PROPOSED CHANGES TO THE SITE PLAN



# M3 GOLF VILLAGES POOL BUILDING

## KUNA, IDAHO

Design Review Approved



100% CONSTRUCTION DOCUMENTS

M3 GOLF VILLAGES POOL BUILDING

KUNA, IDAHO

ARCHITECT

GSB, INC  
3555 NW 58th STREET, SUITE 700W  
OKLAHOMA CITY, OK 73112  
405 / 848-9549

M3 GOLF VILLAGES POOL BUILDING

KUNA, IDAHO

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AR 987862  
*Ryan Eshelman*  
RYAN ESHELMAN  
STATE OF IDAHO

04/18/2024

REVISIONS		
NO.	DATE	DESCRIPTION

GSB PROJECT NO.  
241948

DRAWING TITLE  
COVER SHEET

DATE  
04/17/2024

DRAWING NO.  
**GO.00**

M3 GOLF VILLAGES POOL BUILDING

KUNA, IDAHO

ARCHITECT  
 GSB, INC  
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 OKLAHOMA CITY, OK 73112  
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241948

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COVER SHEET

DATE  
10/31/2025

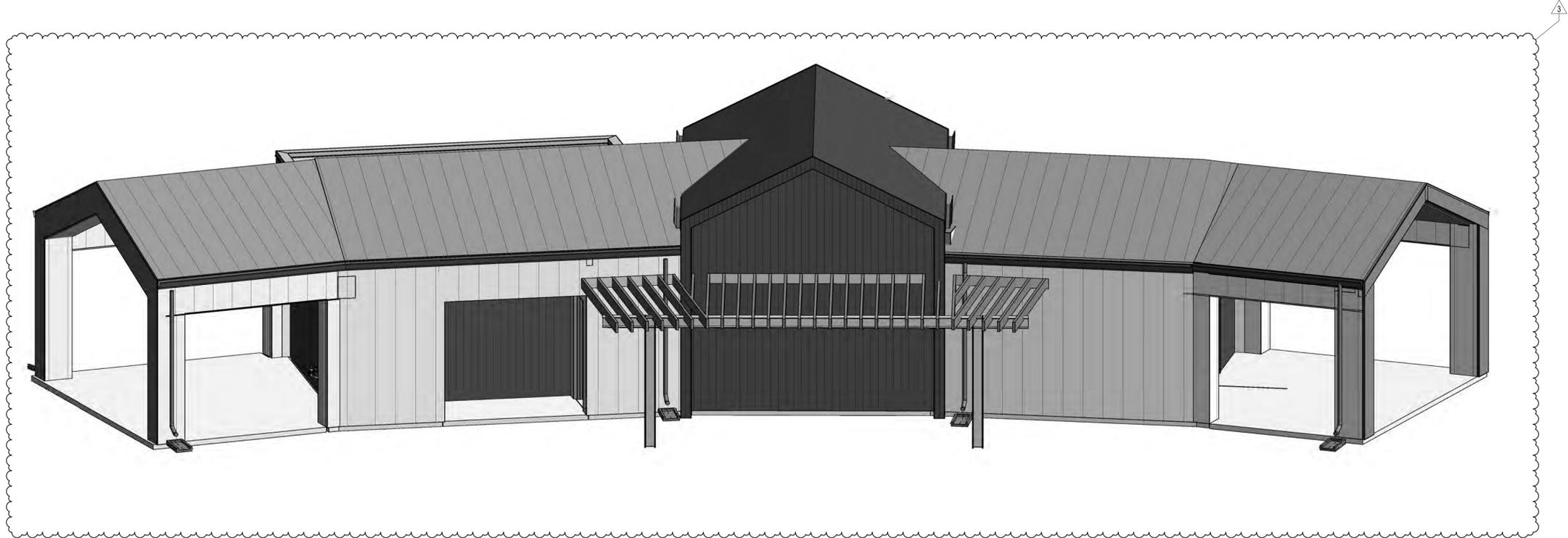
DRAWING NO.

**G0.00**

Revised:  
 - Awning no longer in front of bathroom entrance.  
 - Side covered seating area aligned with furniture layout.  
 - Building Wings adjusted to follow shape of pool

# M3 GOLF VILLAGES POOL BUILDING

## KUNA, IDAHO



100% CONSTRUCTION DOCUMENTS

Design Review Approved

M3 GOLF VILLAGES POOL BUILDING

ARCHITECT  
GSB, INC  
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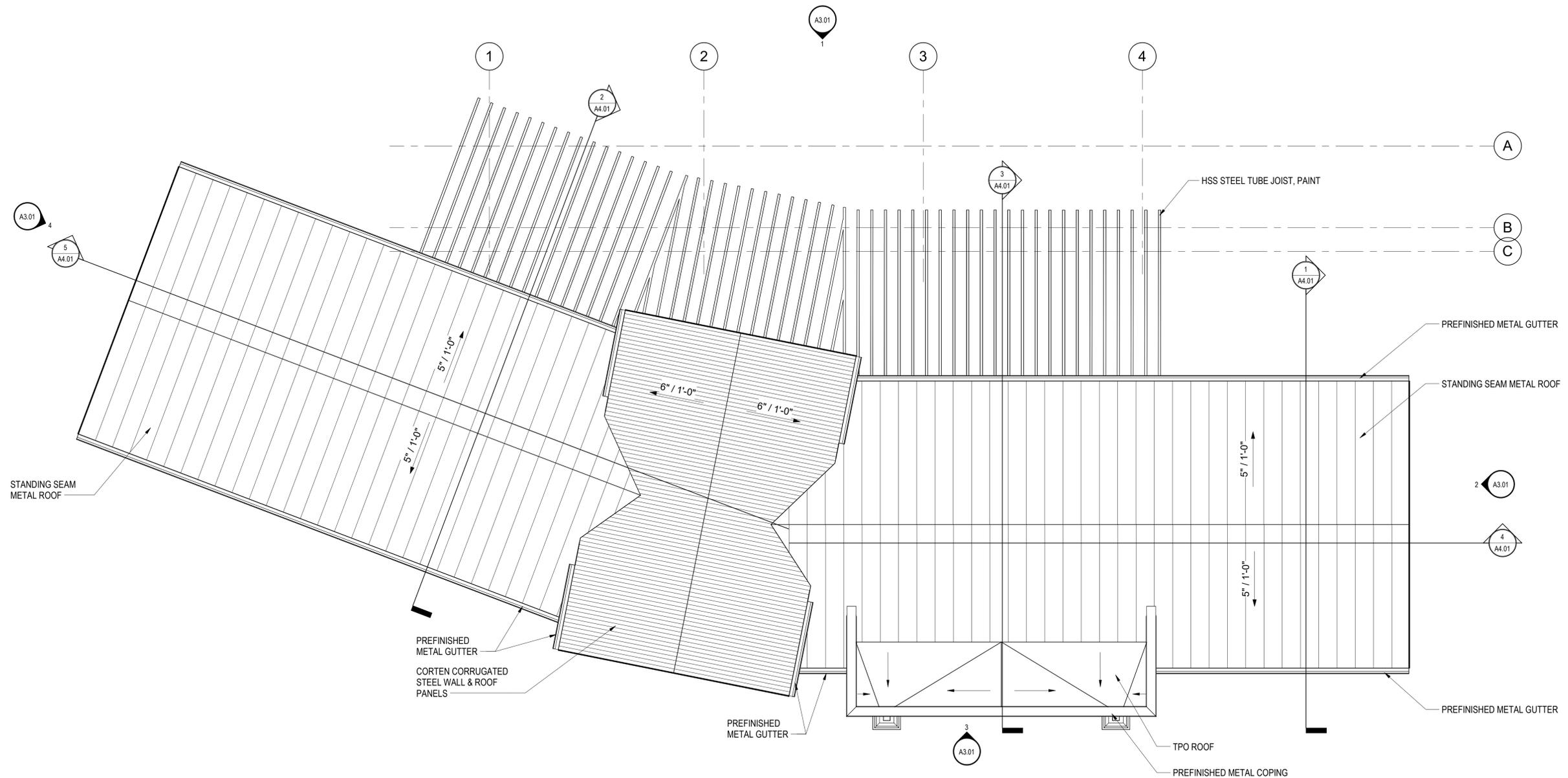
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DRAWING TITLE  
OVERALL ROOF PLAN

DATE  
04/17/2024

DRAWING NO.

A1.02

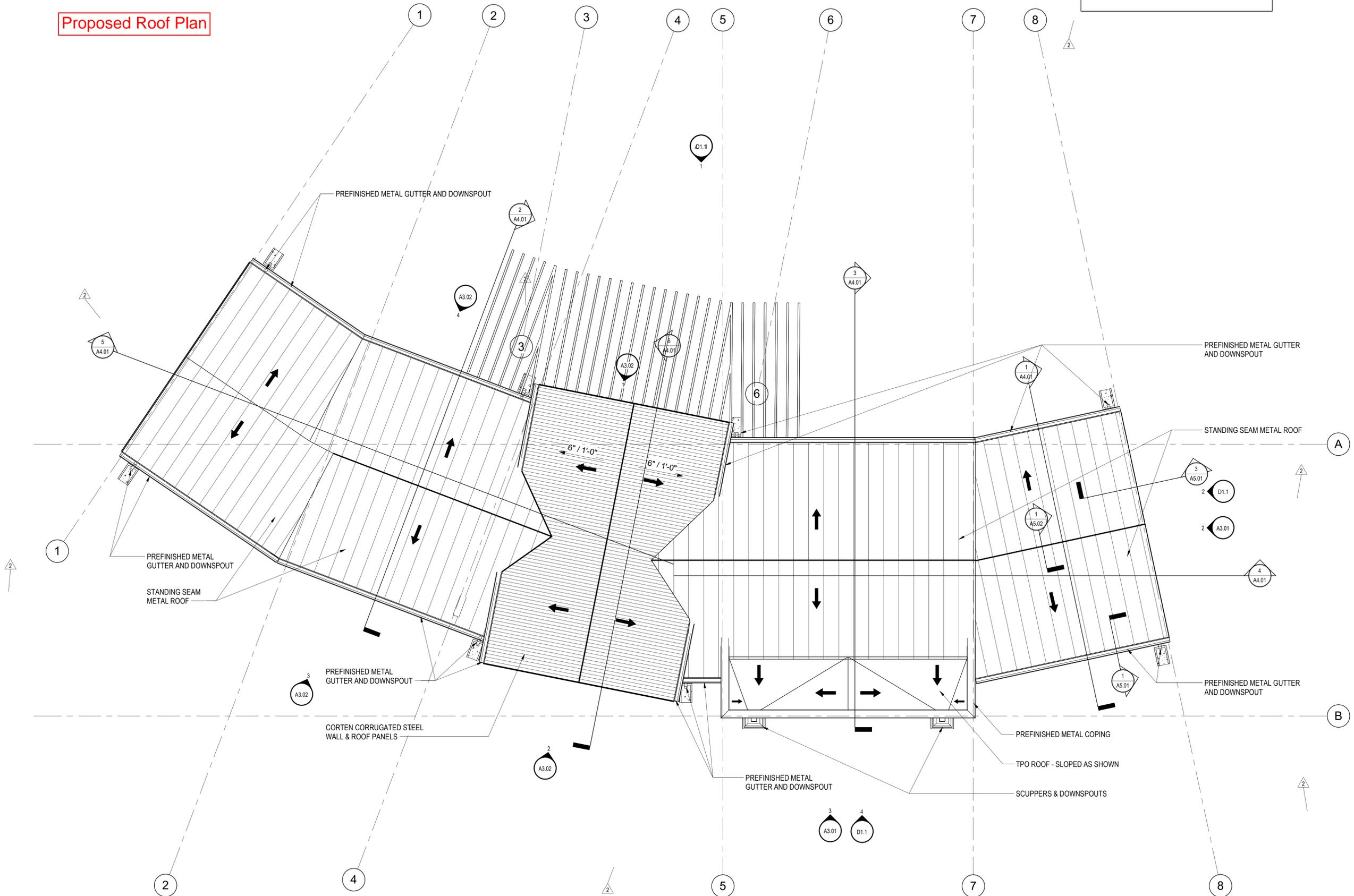


1 OVERALL ROOF PLAN  
A1.02 1/4" = 1'-0"

Proposed Roof Plan

GENERAL ROOFING NOTES:

1. ALL ROOFS TO RECEIVE SNOW GUARDS.



M3 GOLF VILLAGES POOL BUILDING

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2	09/22/2025	REVISION 2
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241948

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DATE  
10/31/2025

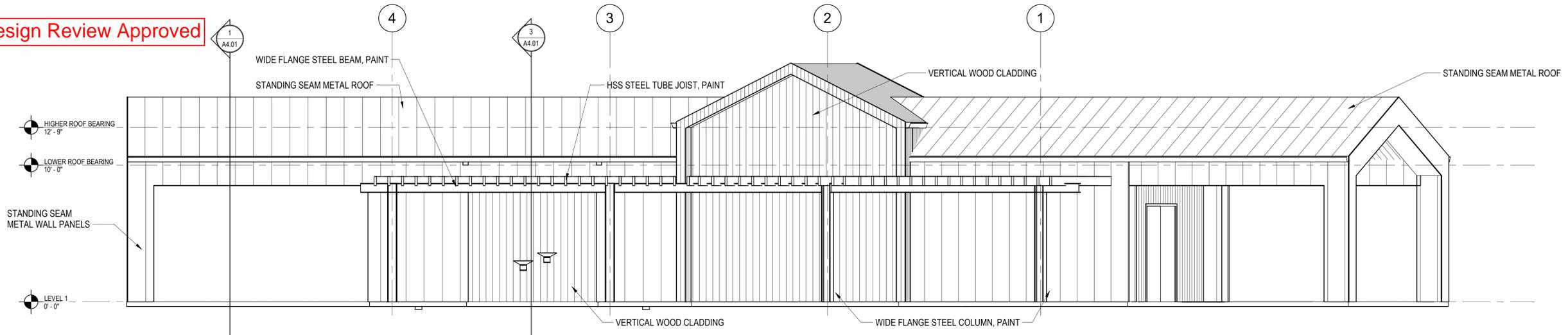
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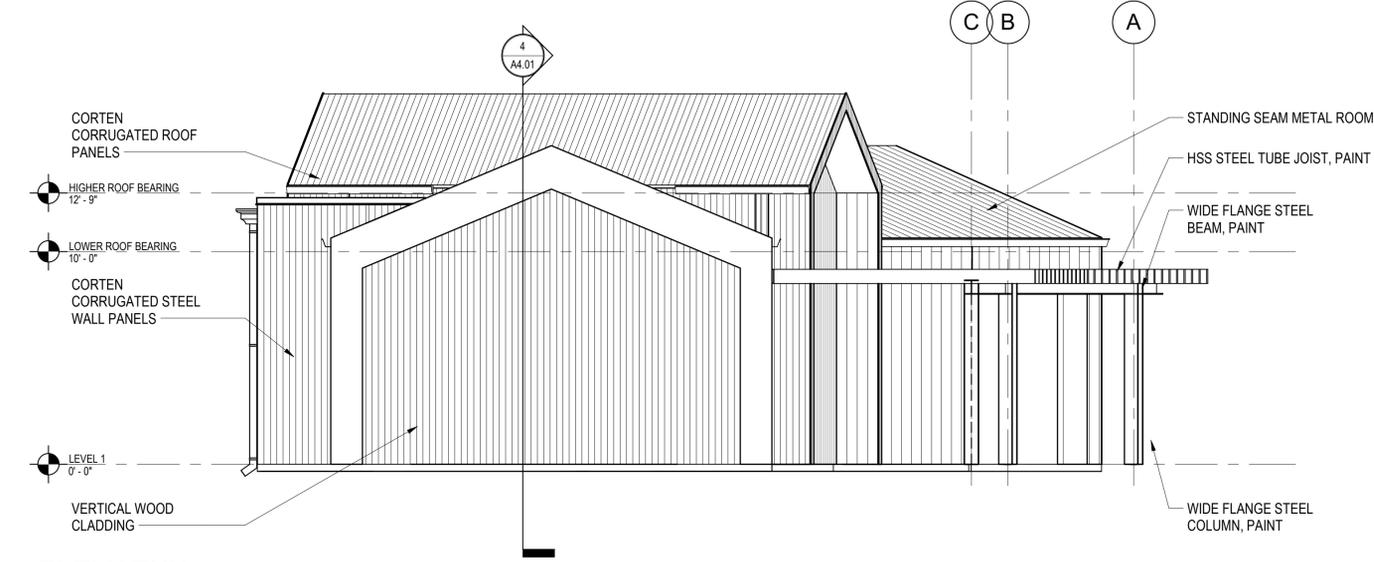
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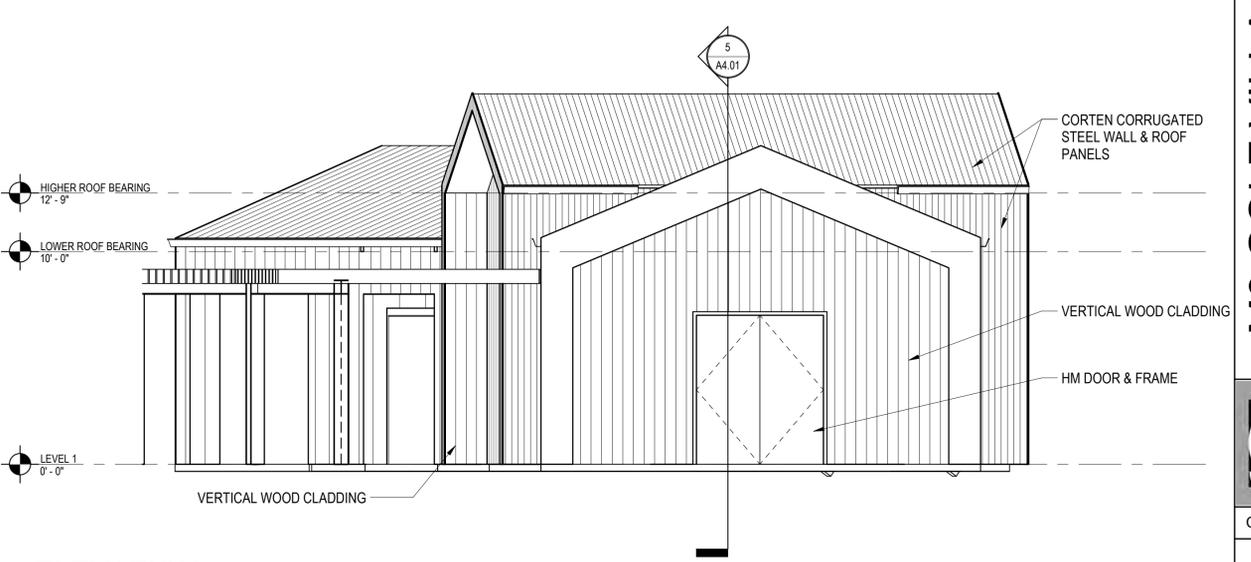
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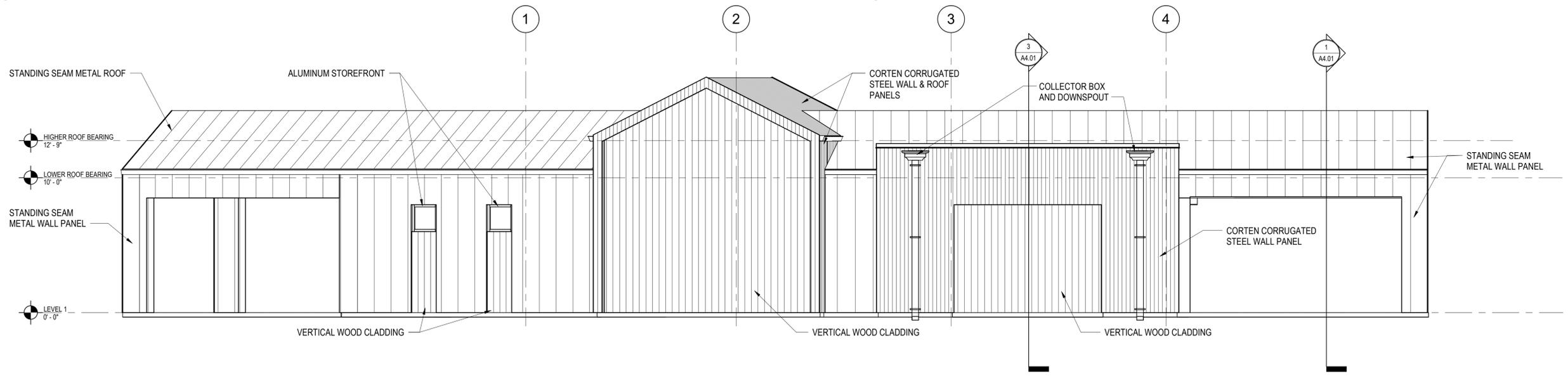
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2 ELEVATION  
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4 ELEVATION  
A3.01 1/4" = 1'-0"



3 ELEVATION  
A3.01 1/4" = 1'-0"

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NO.	DATE	DESCRIPTION

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241948

DRAWING TITLE  
EXTERIOR ELEVATIONS

DATE  
04/17/2024

DRAWING NO.

A3.01

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405 / 848-9549

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RYAN EHELMAN  
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10/31/2025

REVISIONS

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2	09/22/2025	REVISION 2
3	10/31/2025	REVISION 3

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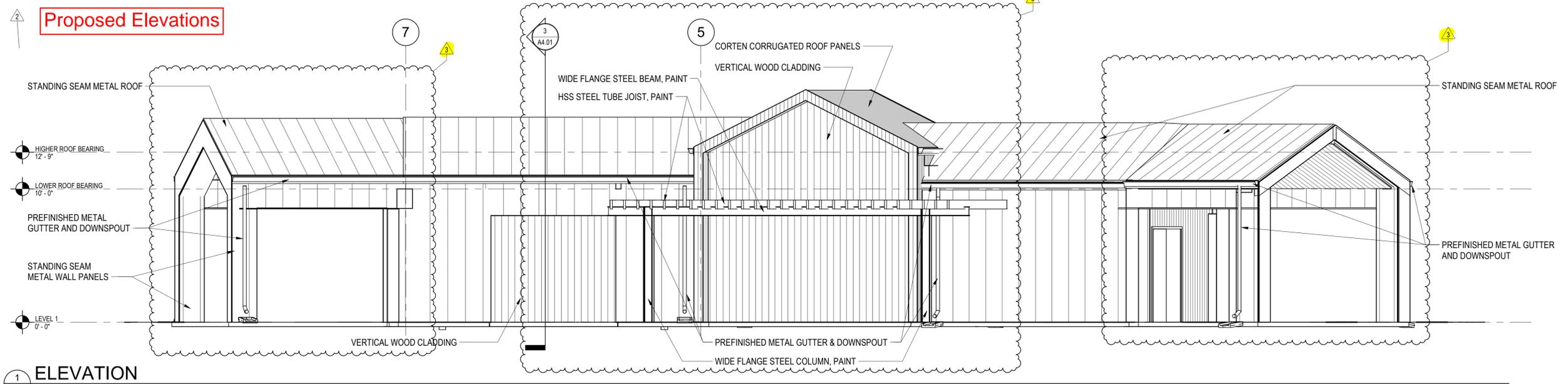
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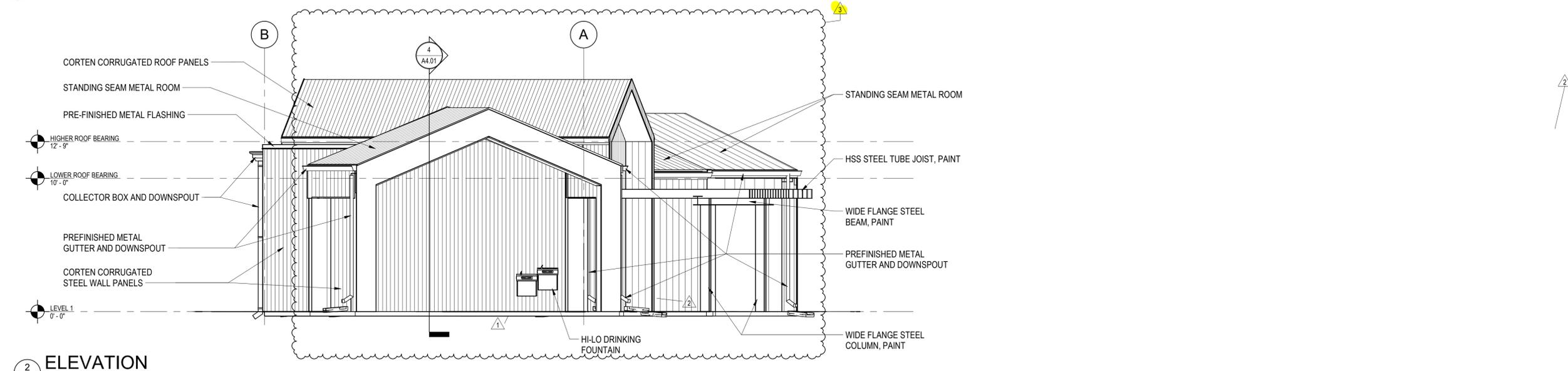
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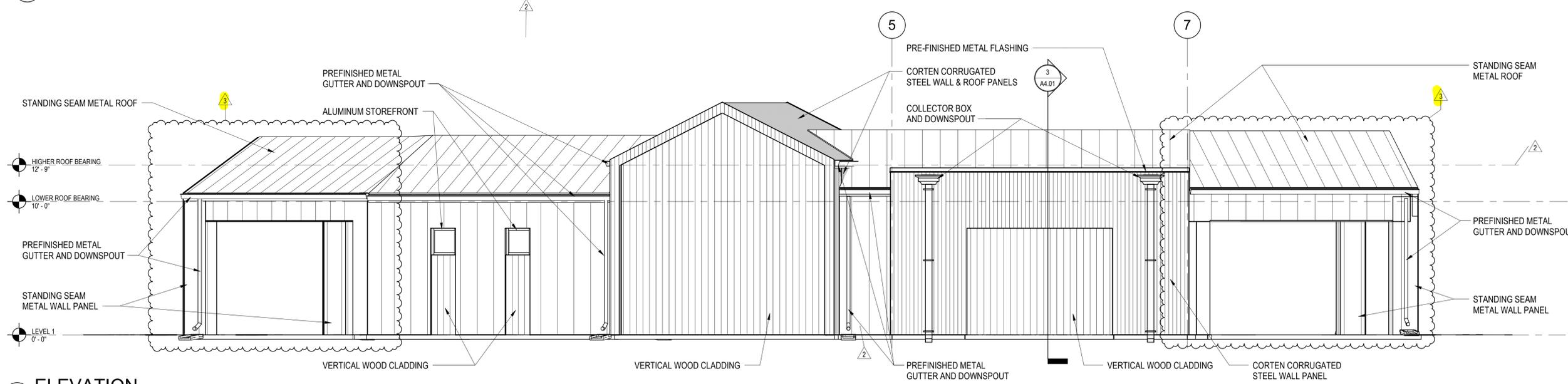
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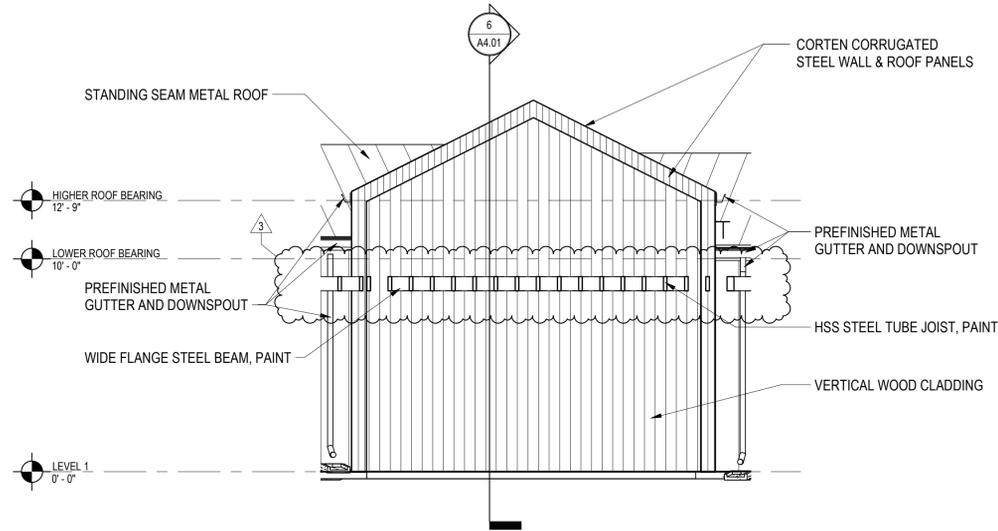


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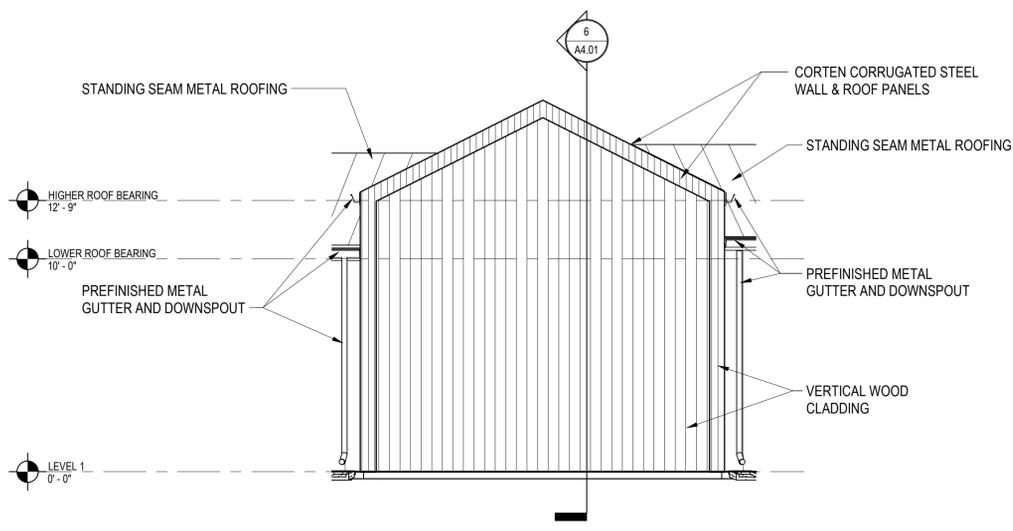


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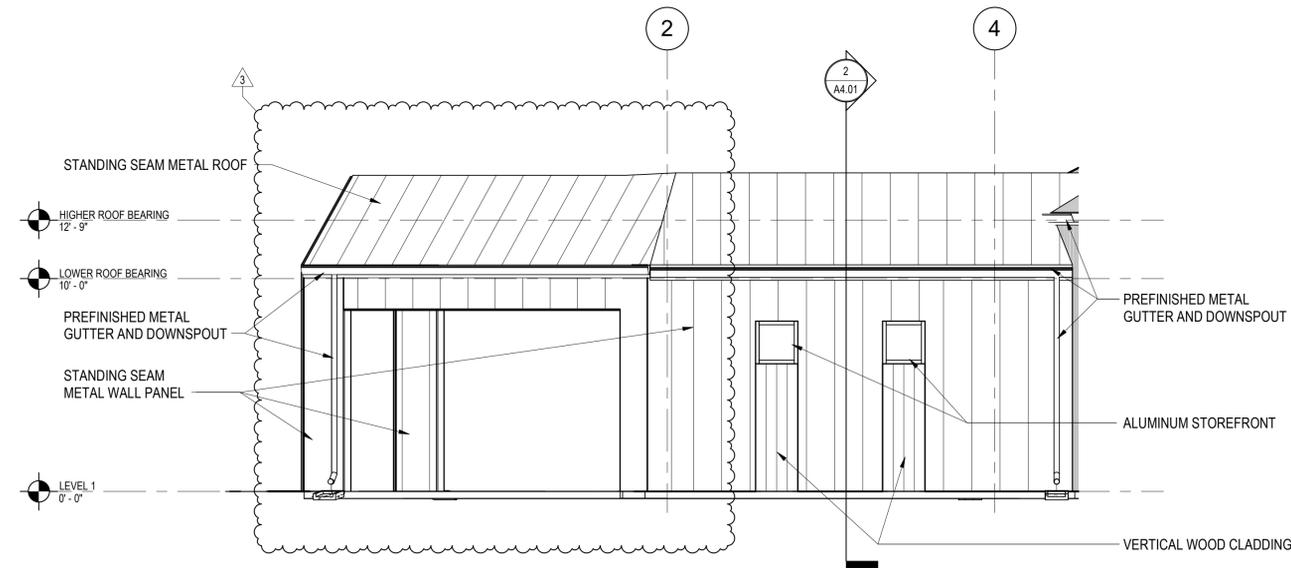
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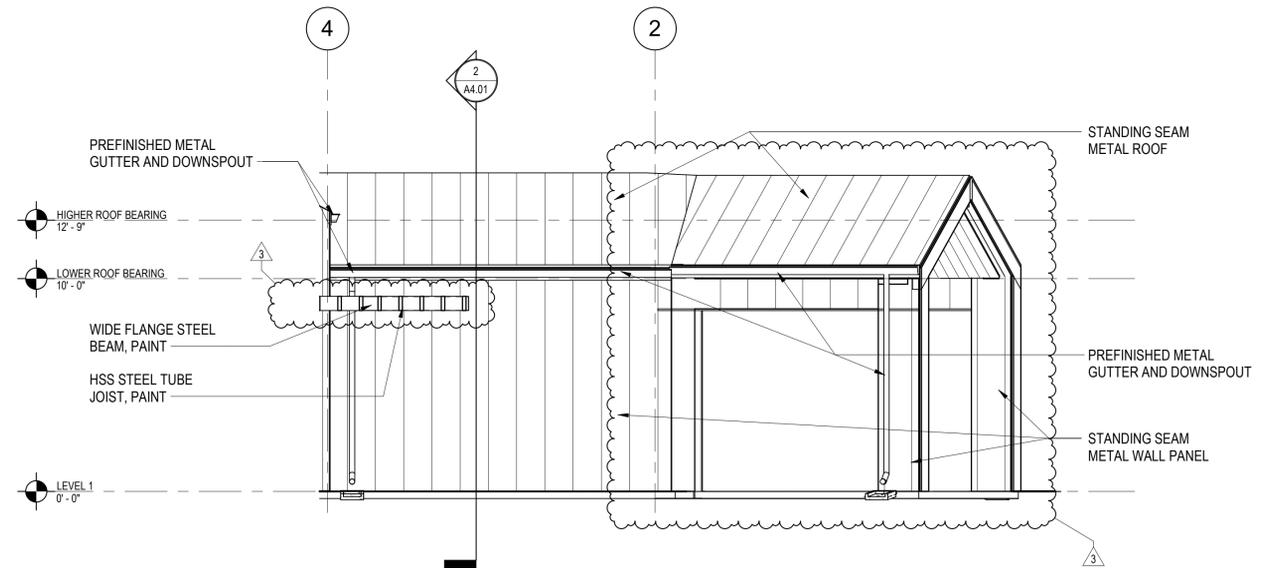
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**2 ELEVATION**  
A3.02 1/4" = 1'-0"



**3 ELEVATION**  
A3.02 1/4" = 1'-0"



**4 ELEVATION**  
A3.02 1/4" = 1'-0"

**M3 GOLF VILLAGES POOL BUILDING**

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2	09/22/2025	REVISION 2
3	10/31/2025	REVISION 3

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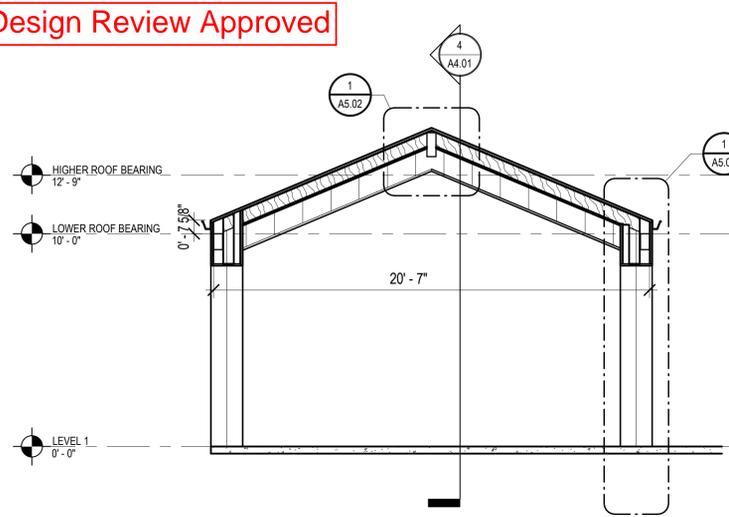
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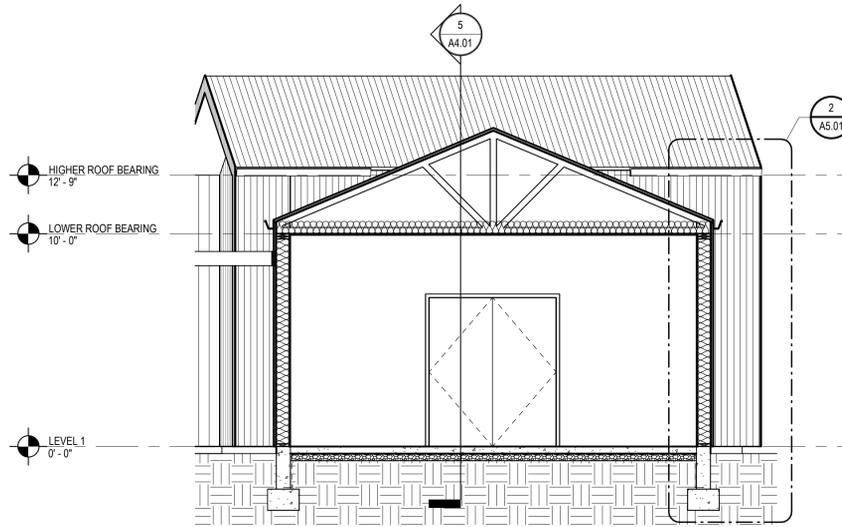
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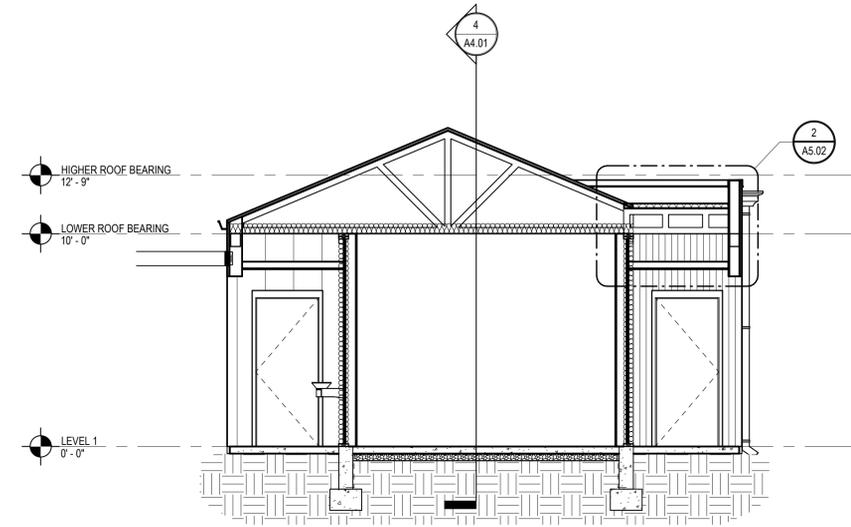
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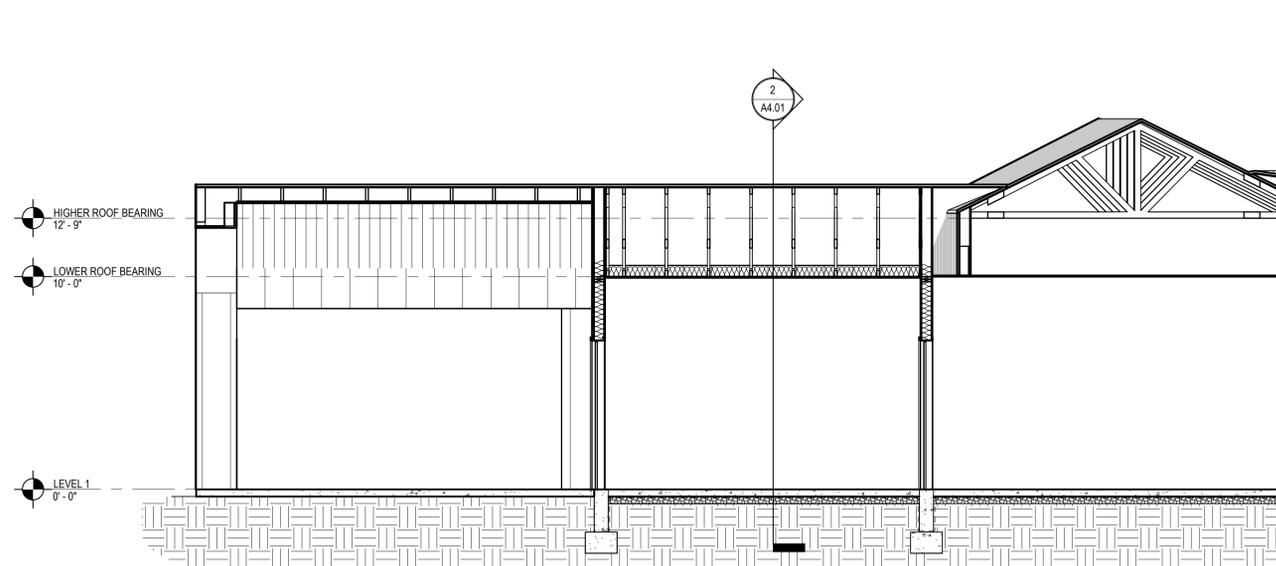
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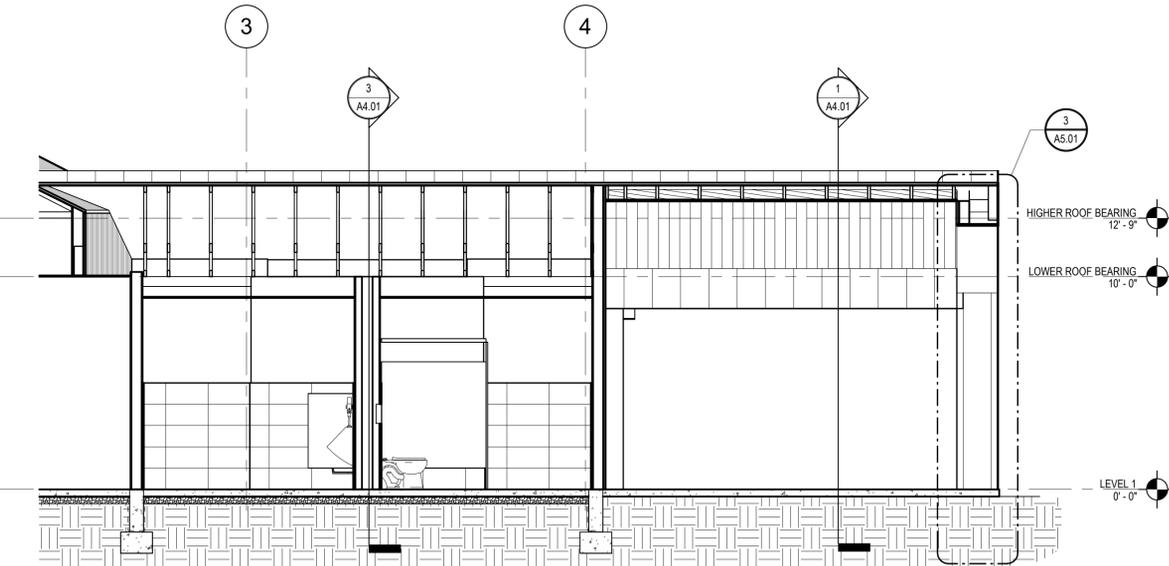
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3 BUILDING SECTION  
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5 BUILDING SECTION  
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4 BUILDING SECTION  
A4.01 1/4" = 1'-0"

M3 GOLF VILLAGES POOL BUILDING

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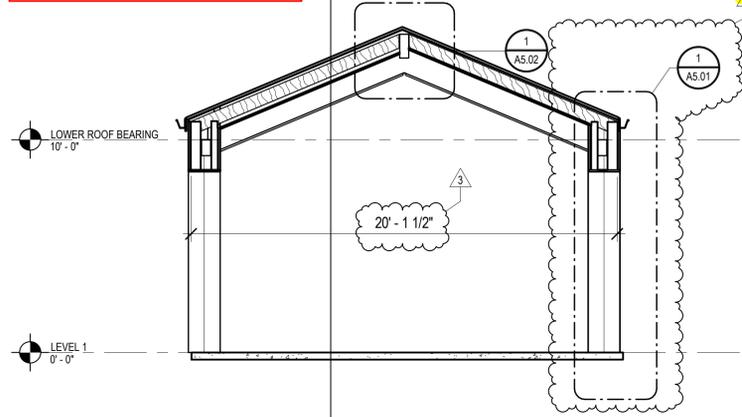
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DATE  
04/17/2024

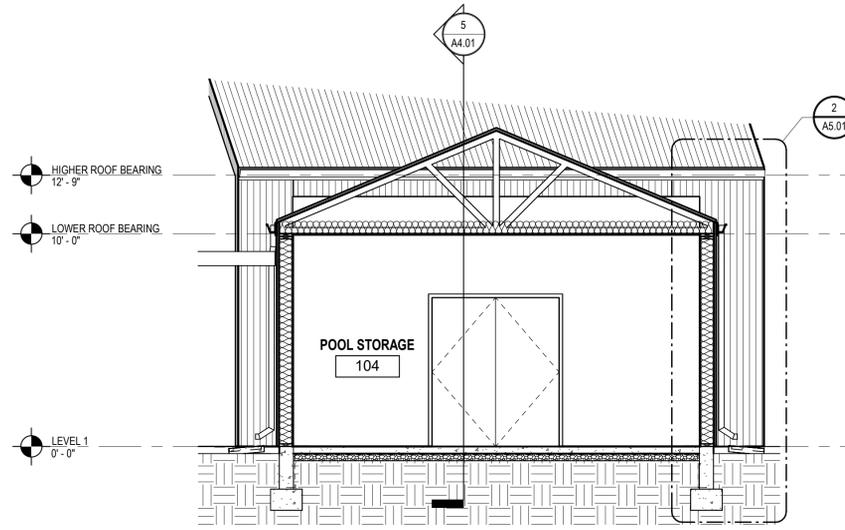
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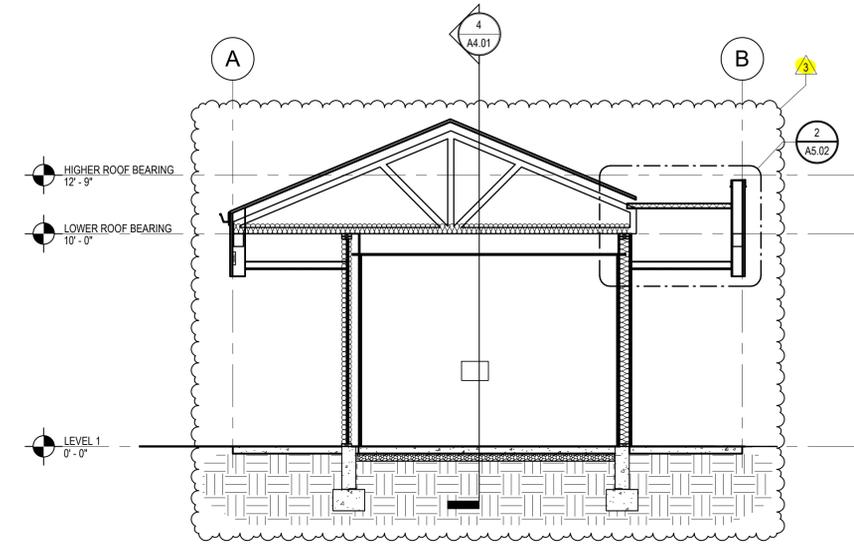
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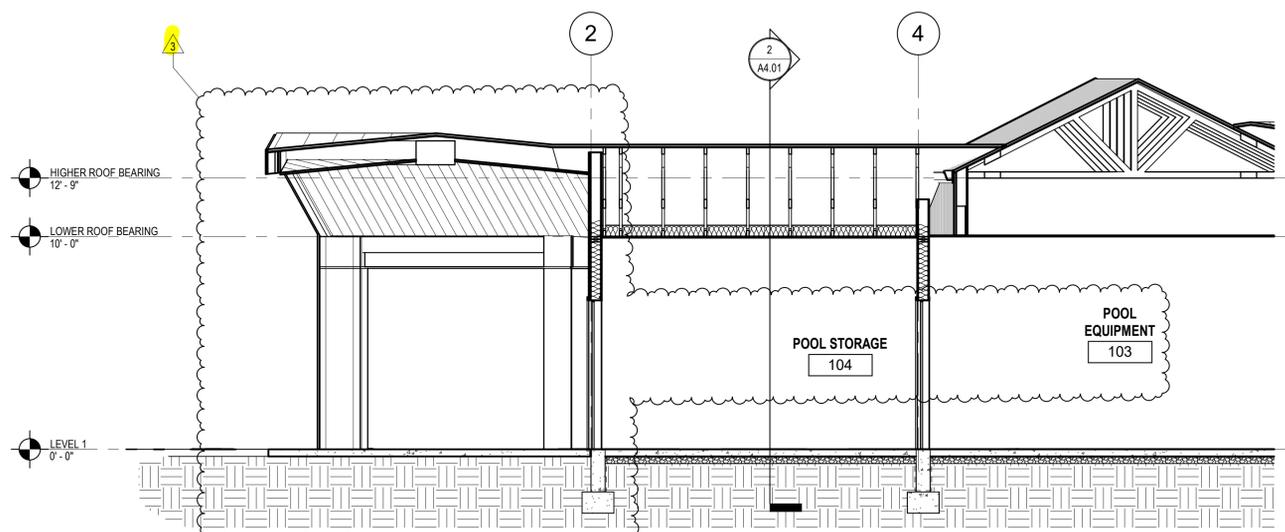
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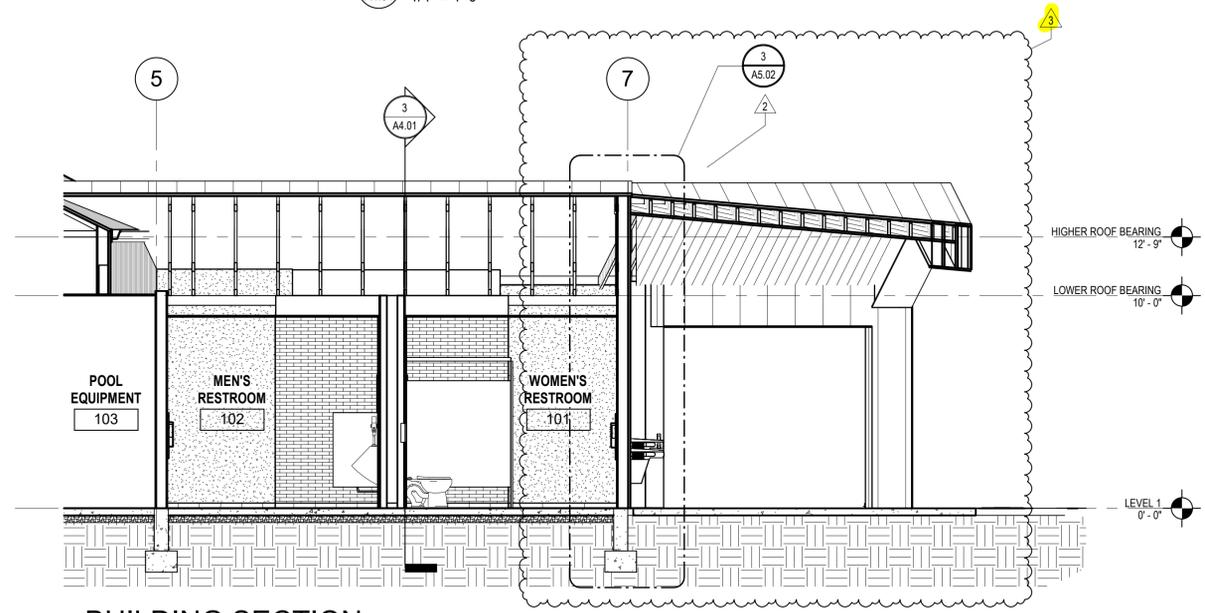
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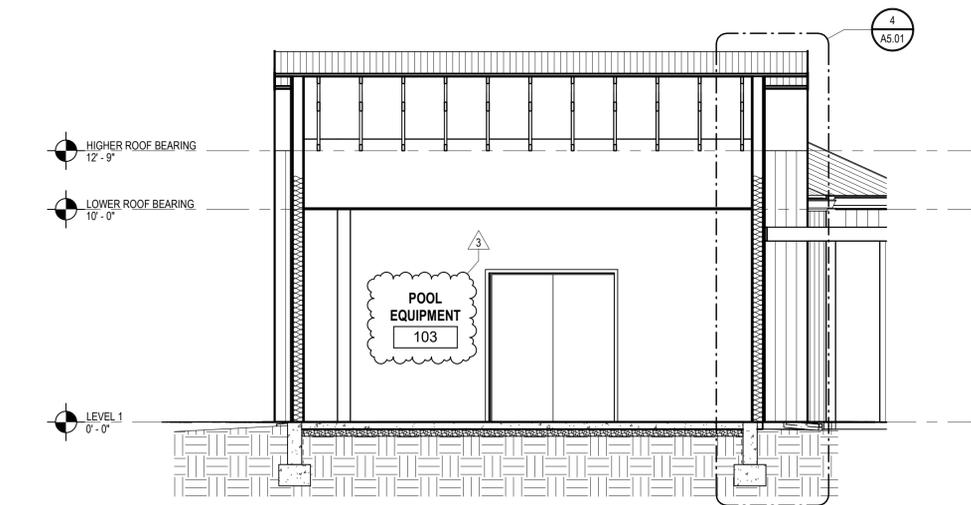
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**5 BUILDING SECTION**  
A4.01 1/4" = 1'-0"



**4 BUILDING SECTION**  
A4.01 1/4" = 1'-0"



**6 BUILDING SECTION**  
A4.01 1/4" = 1'-0"

**M3 GOLF VILLAGES POOL BUILDING**

ARCHITECT  
GSB, INC  
3555 NW 58th STREET, SUITE 700W  
OKLAHOMA CITY, OK 73112  
405 / 848-9549

**M3 GOLF VILLAGES POOL BUILDING**

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2	09/22/2025	REVISION 2
3	10/31/2025	REVISION 3

GSB PROJECT NO.  
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DRAWING TITLE  
BUILDING SECTION

DATE  
10/31/2025

DRAWING NO.

**A4.01**

# MATERIAL SELECTION

# VALOR MEDALLION - POOL BUILDING

## WALL SURFACES



CORTEN:  
7/8" CORRUGATED, NATURAL PATINA



WESTERN STATES: COLOR: SLATE GRAY  
VERICAL STANDING SEAM



MONTANA TIMBER:  
VERTICAL SHIPLAP 1/2" REVEAL

## ROOFING SURFACES



CORTEN:  
7/8" CORRUGATED, NATURAL PATINA



WESTERN STATES: COLOR: SLATE GRAY  
VERICAL STANDING SEAM

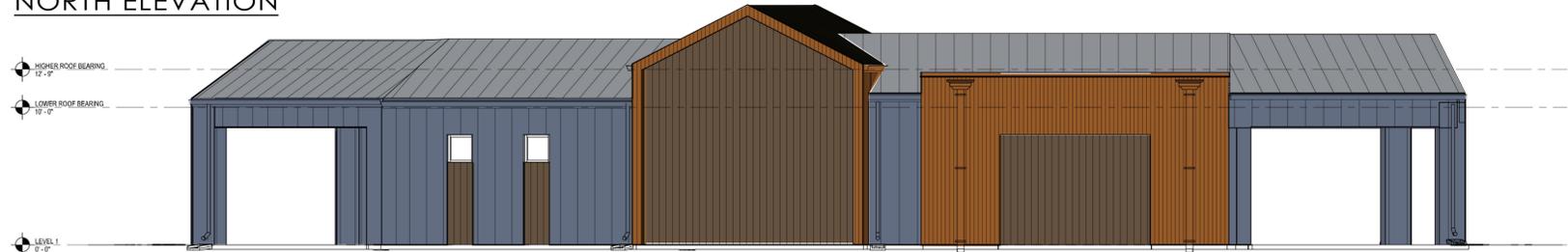
## TRELLIS COLOR



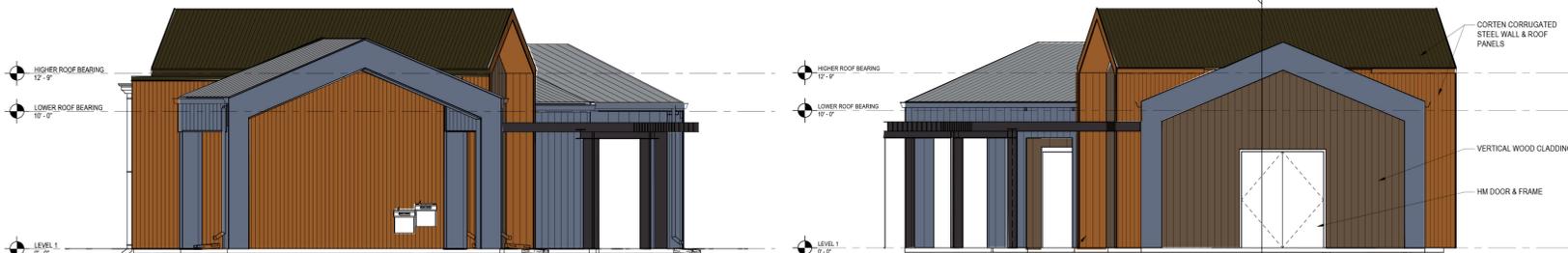
PAINTED:  
SHERWIN WILLIAMS, SW7069 IRON ORE



NORTH ELEVATION

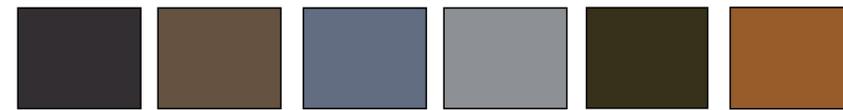


SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION



TRELLIS STEEL    VERTICAL WOOD SIDING    VERTICAL STANDING SEAM SIDING    STANDING SEAM ROOFING    CORTEN ROOFING    VERTICAL CORTEN SIDING

COLOR KEY

M3 GOLF VILLAGES POOL BUILDING

ARCHITECT  
GSB, INC  
3555 NW 58th STREET, SUITE 700W  
OKLAHOMA CITY, OK 73112  
405 / 848-9549

M3 GOLF VILLAGES POOL BUILDING

KUNA, IDAHO

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Oklahoma City, OK 73112  
T: 405.848.9549  
F: 405.848.9783  
www.gsb-inc.com

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LICENSED ARCHITECT  
AIR 987862  
RYAN ESHELMAN  
STATE OF IDAHO  
10/31/2025

REVISIONS		
NO.	DATE	DESCRIPTION
2	09/22/2025	REVISION 2
3	10/31/2025	REVISION 3

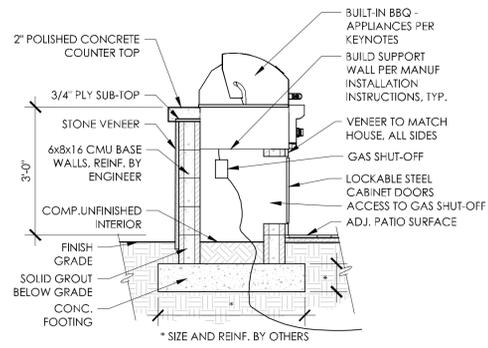
GSB PROJECT NO.  
241948

DRAWING TITLE  
BUILDING SECTION

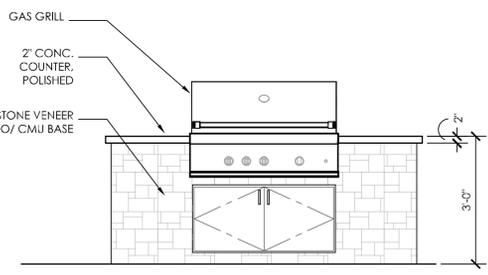
DATE  
10/31/2025

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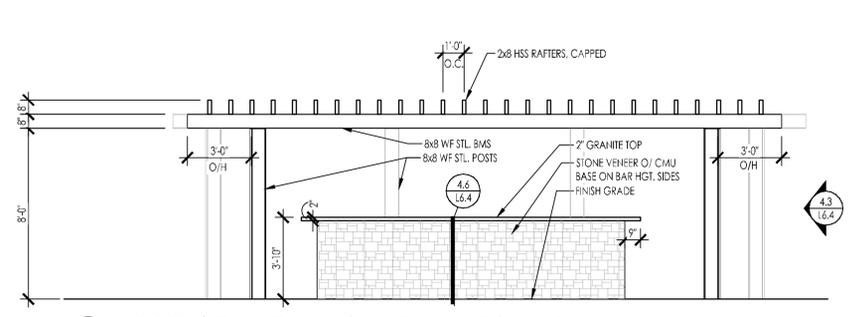
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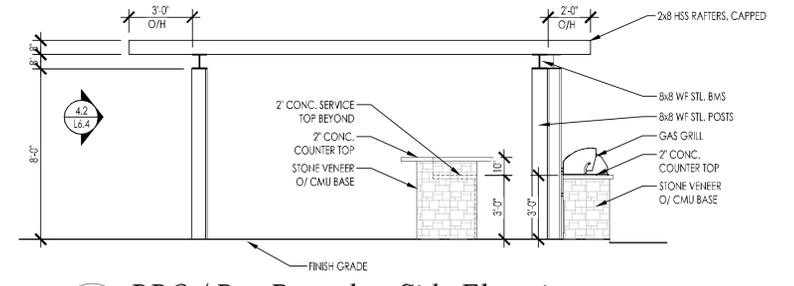
**4.4 BBQ / Bar Purgola - BBQ Section**  
Scale: 1/2" = 1'-0"



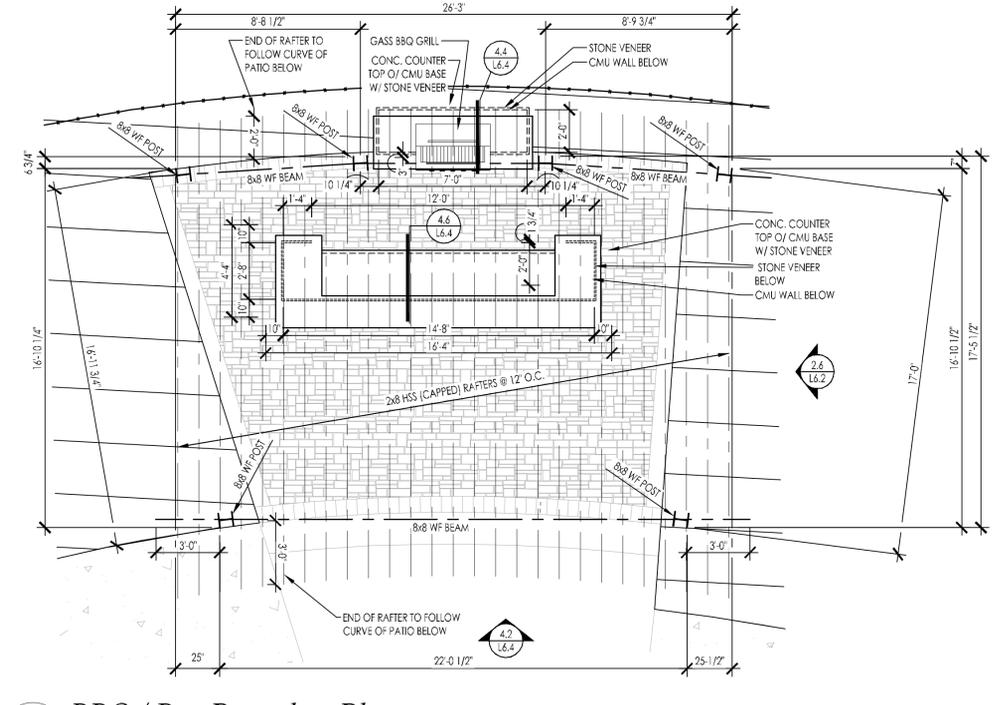
**4.5 BBQ / Bar Purgola - BBQ Elevation**  
Scale: 1/2" = 1'-0"



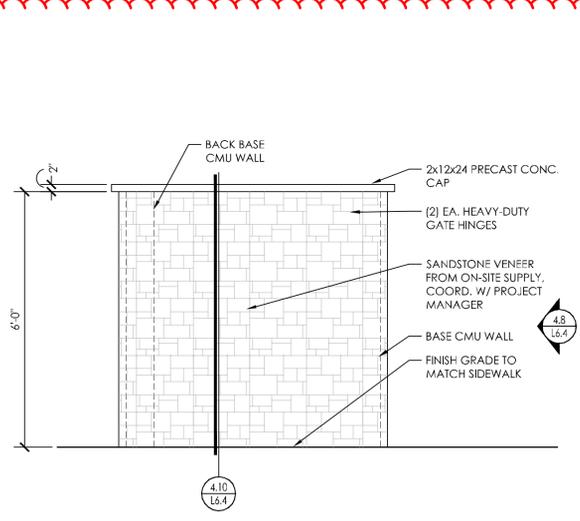
**4.2 BBQ / Bar Purgola - Front Elevation**  
Scale: 1/4" = 1'-0"



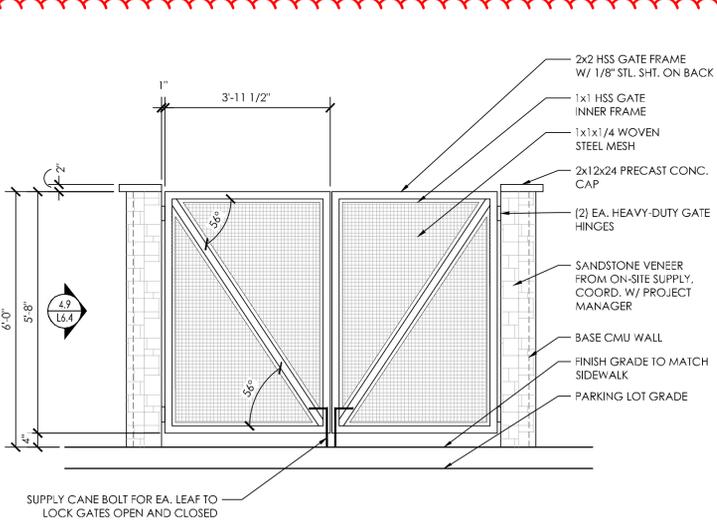
**4.3 BBQ / Bar Purgola - Side Elevation**  
Scale: 1/4" = 1'-0"



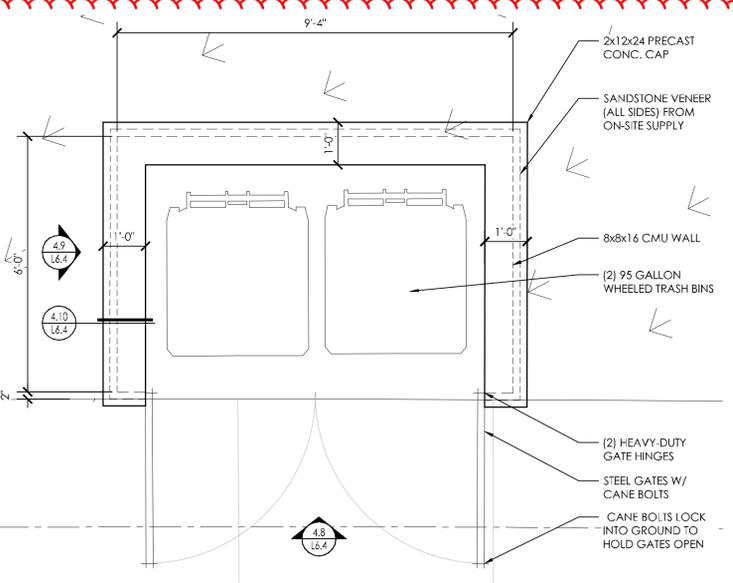
**4.1 BBQ / Bar Purgola - Plan**  
Scale: 1/4" = 1'-0"



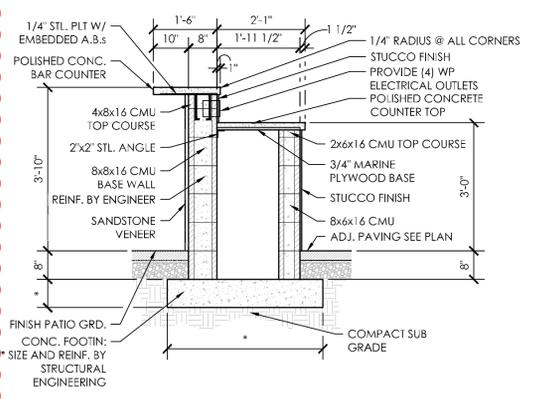
**4.9 Trash Can Enclosure - Side Elevation**  
Scale: 1/2" = 1'-0"



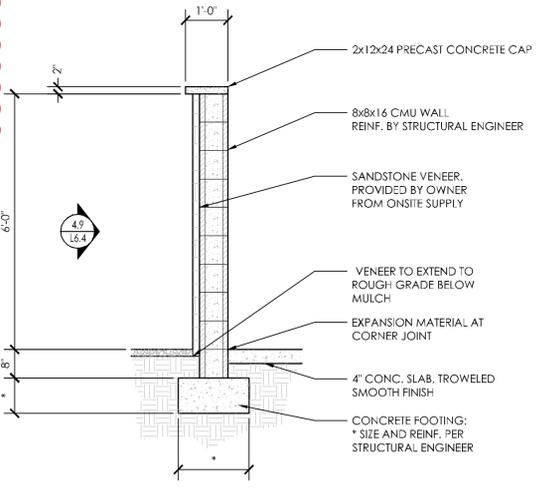
**4.8 Trash Can Enclosure - Front Elevation**  
Scale: 1/2" = 1'-0"



**4.7 Trash Can Enclosure - Plan**  
Scale: 1/2" = 1'-0"



**4.6 BBQ / Bar Purgola - Bar Section**  
Scale: 1/2" = 1'-0"



**4.10 Trash Can Enclosure - Wall Section**  
Scale: 1/2" = 1'-0"

Trash Enclosure



revisions:  
05.22.2024 Parking Lot Adj  
05.07.2025 Pool Reduction  
09.26.2025 Trash&Civil Base  
project #: MTC099  
scale: AS NOTED  
issued for: REVIEW  
drawn by: TEAM  
date: 03-31-2024  
drawing: DETAILS

LANDSCAPE PLANS FOR  
**FALCON CREST  
 GOLF VILLAGES - AMENITY**  
 CITY OF KUNA, IDAHO  
 2025

**SHEET INDEX**

Cover Sheet	L0.0
General Notes / Materials Schedule	L0.1
Layout Plan	L2.1-L2.2
Planting Plan	L3.1
Details	L6.1-6.2
Planting Details	L7.1
Planting Specifications	L8.1
Structural Engineering	S0.1-S1.1
Electrical Engineering	SE1.1-SE3.2

**DEVELOPER**

M3 COMPANIES  
 1087 W. River Street  
 Suite 310  
 Boise, Idaho 83702  
 (208) 939-6263 Fax: 208-939-6752

**CIVIL ENGINEERS**

J-U-B ENGINEERS, INC.  
 2760 W. Excursion Ln., Suite 400  
 Meridian, ID 83642  
 (208) 376-7330 Fax: 208-323-9336

**LANDSCAPE ARCHITECT**

Greedy | Pickett  
 Landscape Architecture | Community Design  
 7144 E. Stetson Drive, Suite 205  
 Scottsdale, Arizona 85251  
 (480) 609-0009 Fax: (480) 609-0068

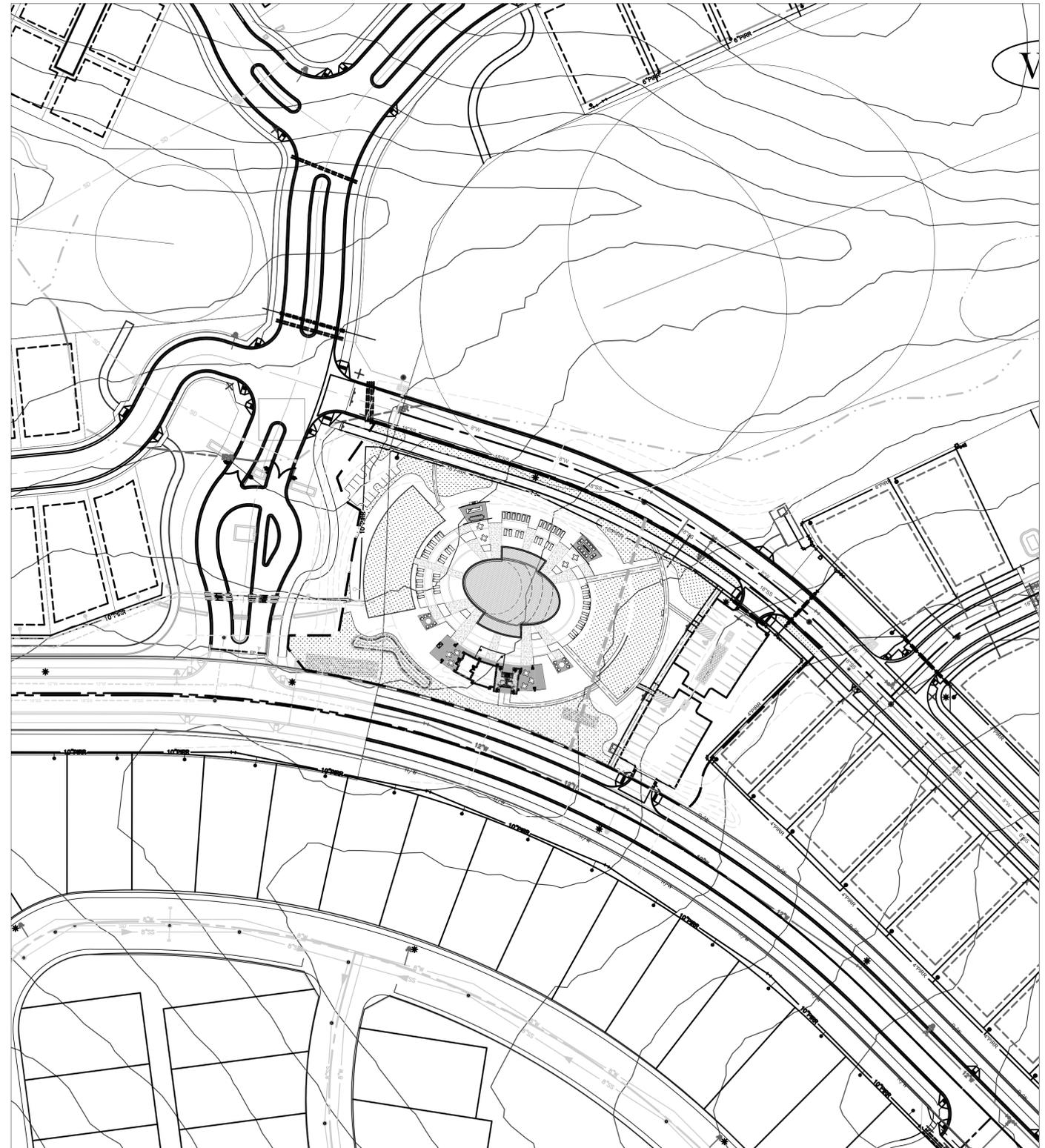
**STRUCTURAL CONSULTANT**

Wright Engineers  
 1645 Village Center Circle, Suite 10  
 Las Vegas, NV 89134  
 (702) 933-7000

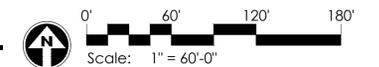
**ELECTRICALCONSULTANT**

Wright Engineering  
 165 East Chilton Drive  
 Chandler, AZ 85225  
 (480) 497-5829

Delta 3 - Trash Enclosure & New Civil Base



OVERALL LANDSCAPE PLAN



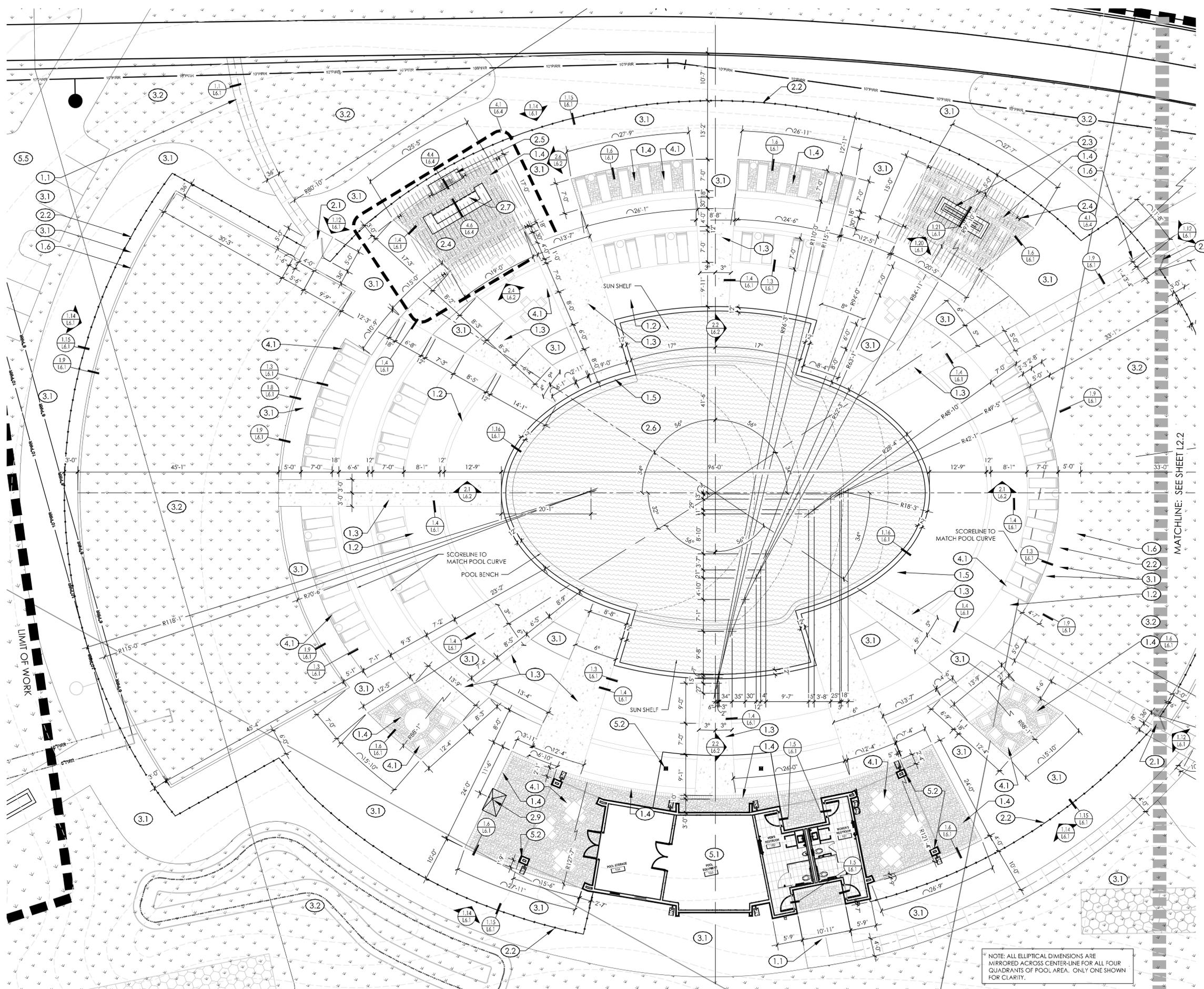
GREY PICKETT  
 landscape architecture | community design  
 7144 e stetson drive, suite 205  
 scottsdale, arizona 85251  
 480.609.0009p 480.609.00068



FALCON CREST  
 GOLF VILLAGES - POOL AMENITY AREA  
 Landscape Construction Documents  
 KUNA, IDAHO

revisions:  
 05.22.2024 Parking Lot Adj  
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 09.26.2025 Trash&Civil Base  
 project #:  
 MTC099  
 scale:  
 As Shown  
 issued for:  
 REVIEW  
 drawn by:  
 TEAM  
 date:  
 03-31-2024  
 drawing:  
 Cover Sheet

sheet #  
**L0.0**  
 1 of



- KEY NOTES:**  
REFER TO MATERIAL SCHEDULE ON SHEET L0.1, AND DETAILS ON SHEETS L6.1-L6.2 FOR MORE INFORMATION.
- 1.1 CONCRETE SIDEWALK: DETAIL: 1.1-1.2/L6.1
  - 1.2 ACID WASHED CONCRETE SLAB: DETAIL: 1.3/L6.1
  - 1.3 EXPOSED AGGREGATE CONCRETE SLAB: DETAIL: 1.4/L6.1
  - 1.4 CONCRETE PAVERS: DETAIL: 1.6/L6.1
  - 1.5 POOL COPING: DETAIL: 1.16/L6.1
  - 1.6 CONCRETE HEADER: DETAIL: 1.9/L6.1
  - 2.1 POOL GATE: DETAIL: 1.12-1.13/L6.1
  - 2.2 POOL FENCE: DETAIL: 1.14-1.15/L6.1
  - 2.3 FIRE PIT: DETAIL: 1.18-1.20/L6.1
  - 2.4 SHADE PURGOLA: DETAIL: 2.3-2.4/L6.2
  - 2.5 BBQ ISLAND: DETAIL: 2.5-2.7/L6.2
  - 2.6 SWIMMING POOL: DETAIL: 2.1-2.2/L6.2
  - 2.7 SERVICE BAR: DETAIL: 4.6/L6.4
  - 2.8 TRASH CAN ENCLOSURE DETAIL: 4.7-4.10/L6.4
  - 2.9 POOL RINSE OFF SHOWER DETAIL: 3.3 / L6.3
  - 3.1 LANDSCAPE AREA. SEE PLANTING PLANS.
  - 3.2 TURF LAWN AREA: DETAIL: 1.8/L6.1
  - 4.1 POOL FURNITURE
  - 4.2 PARK BENCH
  - 5.1 POOL RESTROOM/ EQUIPMENT/STORAGE BUILDING SEE ARCHITECTURAL DRAWINGS
  - 5.2 SHADE TRELLIS COLUMN
  - 5.3 PARKING LOT: SEE CIVIL
  - 5.4 NEIGHBORHOOD SIDEWALK: SEE CIVIL
  - 5.5 CART PARKING LOT SEE CIVIL

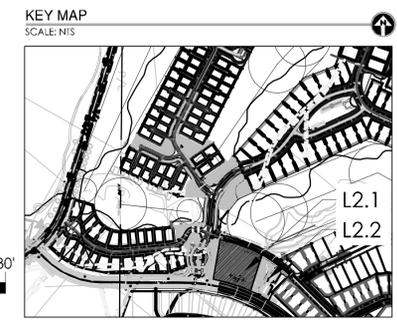
- NOTES:**
1. SURVEY TO VERIFY LOT PROPERTY LINE WITH LAZOUT.
  2. LOT LINES BEYOND WALLS TO BE DETERMINED.
  3. ALL TOP OF WALL HEIGHTS, FINISH GRADE: SEE FINE GRADING PLANS

**GREY PICKETT**  
*landscape architecture community design*  
 7144 e stevens drive, suite 205  
 scottsdale, arizona 85251  
 480.609.0099 480.609.0068

**FALCON CREST**  
**GOLF VILLAGES - POOL AMENITY AREA**  
 Landscape Construction Documents  
 KUNA, IDAHO

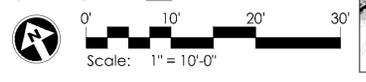
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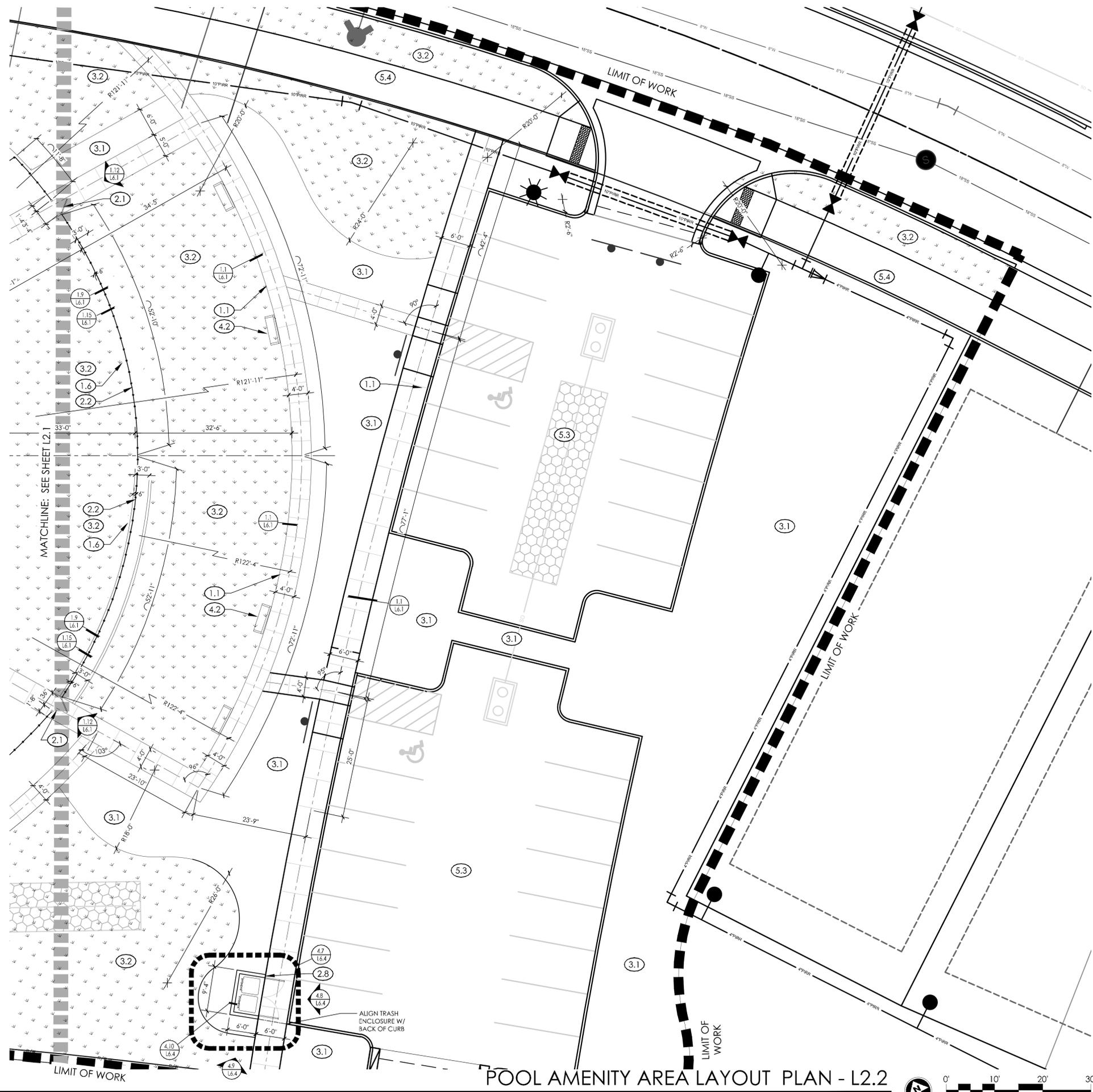
project #:  
 MTC099  
 scale:  
 1"=10'-0"  
 issued for:  
 REVIEW  
 drawn by:  
 TEAM  
 date:  
 03-31-2024  
 drawing:  
 Layout Plan



NOTE: ALL ELLIPTICAL DIMENSIONS ARE MIRRORED ACROSS CENTER-LINE FOR ALL FOUR QUADRANTS OF POOL AREA. ONLY ONE SHOWN FOR CLARITY.

**POOL AMENITY AREA LAYOUT PLAN - L2.1**





- KEY NOTES:  
REFER TO MATERIAL SCHEDULE  
ON SHEET L0.1, AND DETAILS ON  
SHEETS L6.1-L6.2 FOR MORE INFORMATION.
- |     |   |                            |
|-----|---|----------------------------|
| 1.1 | CONCRETE SIDEWALK:                        | DETAIL: 1.1-1.2/L6.1       |
| 1.2 | ACID WASHED CONCRETE SLAB:                | DETAIL: 1.3/L6.1           |
| 1.3 | EXPOSED AGGREGATE CONCRETE SLAB:          | DETAIL: 1.4/L6.1           |
| 1.4 | CONCRETE PAVERS:                          | DETAIL: 1.6/L6.1           |
| 1.5 | POOL COPING:                              | DETAIL: 1.16/L6.1          |
| 1.6 | CONCRETE HEADER:                          | DETAIL: 1.9/L6.1           |
| 2.1 | POOL GATE:                                | DETAIL: 1.12-1.13/L6.1     |
| 2.2 | POOL FENCE:                               | DETAIL: 1.14-1.15/L6.1     |
| 2.3 | FIRE PIT:                                 | DETAIL: 1.18-1.20/L6.1     |
| 2.4 | SHADE PURGOLA:                            | DETAIL: 2.3-2.4/L6.2       |
| 2.5 | BBQ ISLAND:                               | DETAIL: 2.5-2.7/L6.2       |
| 2.6 | SWIMMING POOL:                            | DETAIL: 2.1-2.2/L6.2       |
| 2.7 | SERVICE BAR:                              | DETAIL: 4.6/L6.4           |
| 2.8 | TRASH CAN ENCLOSURE                       | DETAIL: 4.7-4.10/L6.4      |
| 2.9 | POOL RINSE OFF SHOWER                     | DETAIL: 3.3 / L6.3         |
| 3.1 | LANDSCAPE AREA:                           | SEE PLANTING PLANS.        |
| 3.2 | TURF LAWN AREA:                           | DETAIL: 1.8/L6.1           |
| 4.1 | POOL FURNITURE                            |                            |
| 4.2 | PARK BENCH                                |                            |
| 5.1 | POOL RESTROOM/ EQUIPMENT/STORAGE BUILDING | SEE ARCHITECTURAL DRAWINGS |
| 5.2 | SHADE TRELLIS COLUMN                      |                            |
| 5.3 | PARKING LOT:                              | SEE CIVIL                  |
| 5.4 | NEIGHBORHOOD SIDEWALK:                    | SEE CIVIL                  |
| 5.5 | CART PARKING LOT                          | SEE CIVIL                  |

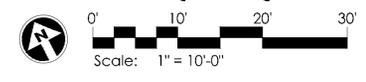
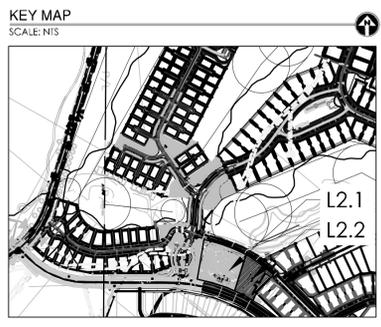
- NOTES:  
1. SURVEY TO VERIFY LOT PROPERTY LINE WITH  
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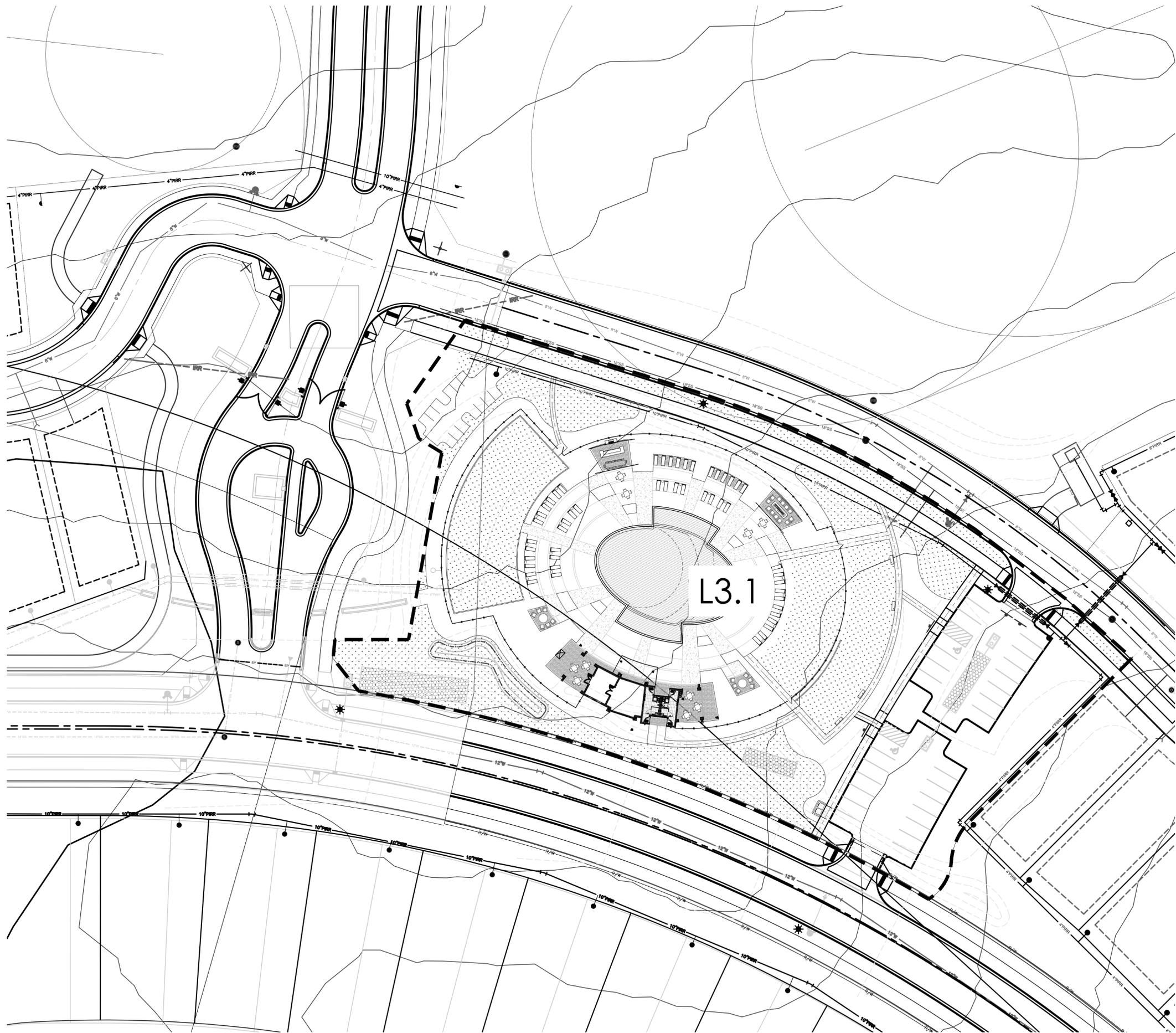
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**GOLF VILLAGES - POOL AMENITY AREA**  
 Landscape Construction Documents  
 KUNA, IDAHO

revisions:  
 05.22.2024 Parking Lot Adj  
 05.07.2025 Pool Reduction  
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 drawn by:  
 TEAM  
 date:  
 03-31-2024  
 drawing:  
 Layout Plan



POOL AMENITY AREA LAYOUT PLAN - L2.2

sheet #  
**L2.2**  
 xxx of



**PLANT MATERIALS LEGEND**

Sym.	Botanical Name Common Name	Size	Qty.	Remarks
<b>Class I Trees</b>				
	<i>Pyrus calleryana</i> 'Chanticleer' Chanticleer Pear	2' Cal.	21	Standard
<b>Class II Trees</b>				
	<i>Acer truncatum</i> 'Pacific Sunset' Pacific Sunset Maple	2' Cal.	13	Standard
	<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Shademaster' Shademaster Honey Locust	2' Cal.	12	Standard
	<i>Prunus virginiana</i> 'Canada Red' Canada Red Select Cherry	2' Cal.	6	Standard
	<i>Tilia x mongolica</i> 'Harvest Gold' Harvest Gold Linden	2' Cal.	24	Standard
<b>Shrubs</b>				
	<i>Berberis thunbergii</i> v. <i>atropurpurea</i> 'Crimson Pygmy' Crimson Pygmy Barberry	3 gal.	73	
	<i>Buddleja davidii</i> 'Black Knight' Black Knight Butterfly Bush	3 gal.	25	
	<i>Buxus microphylla</i> var. <i>koreana</i> x <i>Buxus sempervirens</i> Green Gem Boxwood	3 gal.	263	
	<i>Caryopteris</i> x <i>clandonensis</i> 'Dark Knight' Dark Knight Bluebeard	3 gal.	77	
	<i>Cornus sericea</i> 'Kelsey' Kelsey's Dwarf Red-Osier Dogwood	3 gal.	58	
	<i>Euonymus japonicus</i> 'microphyllus' Boxleaf Euonymus	3 Gal.	54	
	<i>Euonymus japonicus</i> 'Silver King' Silver King Euonymus	3 Gal.	5	
	<i>Euonymus kiautschovicus</i> 'Manhattan' Manhattan Euonymus	3 Gal.	20	
	<i>Perovskia atriplicifolia</i> Russian Sage	3 gal.	84	
	<i>Photinia fraseri</i> Fraser's Photinia	3 gal.	83	
	<i>Physocarpus opulifolius</i> Summer Wine Ninebark	3 gal.	55	
	<i>Potentilla fruticosa</i> 'Tangerine' Tangerine Potentilla	3 gal.	37	
	<i>Potentilla fruticosa</i> 'Goldfinger' Goldfinger Potentilla	3 gal.	86	
	<i>Rosa</i> 'Nearly Wild' Nearly Wild Rose	3 gal.	115	
	<i>Rosa</i> x 'Noone' Flower Carpet Red Rose	3 gal.	86	
	<i>Spiraea japonica</i> 'Little Princess' Japanese spirea	3 gal.	27	
	<i>Spiraea x bumalda</i> 'Goldflame' Gold Flame Spirea	3 gal.	102	
	<i>Syringa vulgaris</i> Common Lilac	3 gal.	31	
	<i>Viburnum opulus</i> 'Roseum' Common Snowball Viburnum	3 gal.	11	
<b>Groundcovers &amp; Grasses</b>				
	<i>Arctostaphylos uva-ursi</i> Kinnikinnick	3 gal.	4	
	<i>Rhus aromatica</i> 'Gro-Low' Gro-Low Fragrant Sumac	3 gal.	27	
<b>Perennials &amp; Grasses</b>				
	<i>Hemerocallis</i> 'Happy Returns' Daylily Happy Returns	1 gal.	214	
	<i>Lavandula angustifolia</i> 'Munstead' Munstead Lavender	1 gal.	84	
	<i>Veronica spicata</i> 'Red Fox' Red Fox Speedwell	1 gal.	87	
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' Karl Foerster Feather Reed Grass	3 gal.	317	
	<i>Helictotrichon sempervirens</i> Blue Oat grass	3 gal.	74	
<b>MASS PLANTING</b>				
Sym.	Description			
	TURF: SOD - FESCUE			
<b>INERTS</b>				
Sym.	Description			
	LIMIT OF TURF			
	BARK MULCH			

NOTE: All trees, shrubs, groundcover, perennials are drawn to scale at full maturity.

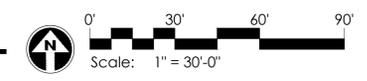
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 landscape architecture community design  
 7144 e stevenson drive, suite 205  
 scottsdale, arizona 85251  
 480.609.0009p 480.609.0006f



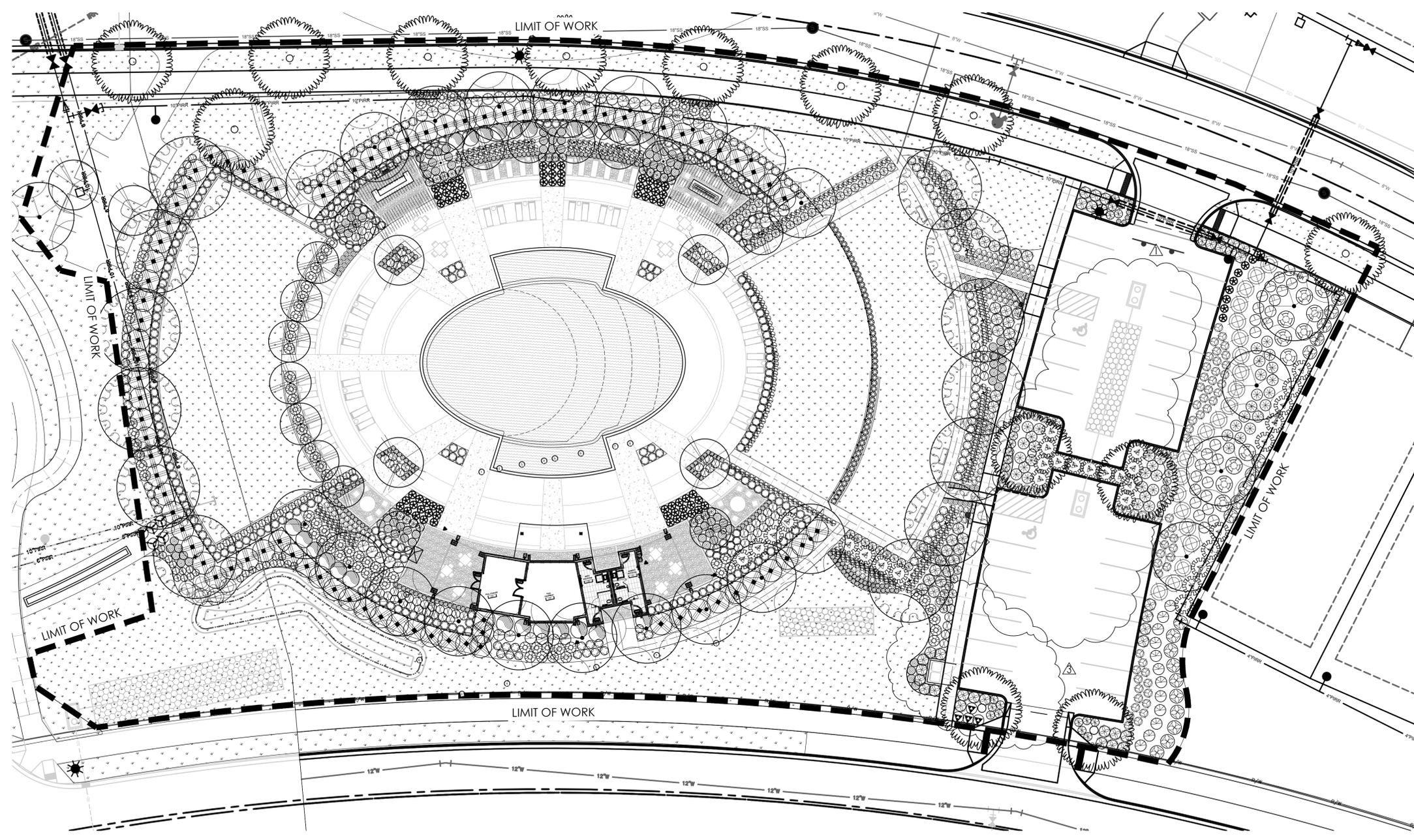
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 KUNA, IDAHO

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 Overall Landscape Plan

**LANDSCAPE SHEET LAYOUT**



sheet #  
**L3.0**  
 4 of



**PLANT MATERIALS LEGEND**

Sym.	Botanical Name Common Name	Size	Qty.	Remarks
<b>Class I Trees</b>				
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	<i>Prunus virginiana</i> 'Canada Red' Canada Red Select Cherry	2" Cal.	6	Standard
	<i>Tilia x mongolica</i> 'Harvest Gold' Harvest Gold Linden	2" Cal.	24	Standard
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	<i>Berberis thunbergii</i> v. <i>atropurpurea</i> 'Crimson Pygmy' Crimson Pygmy Barberry	3 gal.	73	
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	<i>Buxus microphylla</i> var. <i>koreana</i> x <i>Buxus sempervirens</i> Green Gem Boxwood	3 gal.	263	
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	<i>Perovskia atriplicifolia</i> Russian Sage	3 gal.	84	
	<i>Photinia fraseri</i> Fraser's Photinia	3 gal.	83	
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	<i>Potentilla fruticosa</i> 'Goldfinger' Goldfinger Potentilla	3 gal.	86	
	<i>Rosa</i> 'Nearly Wild' Nearly Wild Rose	3 gal.	115	
	<i>Rosa</i> x 'Naara' Flower Carpet Red Rose	3 gal.	86	
	<i>Spiraea japonica</i> 'Little Princess' Japanese spirea	3 gal.	27	
	<i>Spiraea x bumalda</i> 'Goldflame' Gold Flame Spirea	3 gal.	102	
	<i>Syringa vulgaris</i> Common Lilac	3 gal.	31	
	<i>Viburnum opulus</i> 'Roseum' Common Snowball Viburnum	3 gal.	11	
<b>Groundcovers &amp; Grasses</b>				
	<i>Arctostaphylos uva-ursi</i> Kinnikinnick	3 gal.	4	
	<i>Rhus aromatica</i> 'Gro-Low' Gro-Low Fragrant Sumac	3 gal.	27	
<b>Perennials &amp; Grasses</b>				
	<i>Hemerocallis</i> 'Happy Returns' Daylily Happy Returns	1 gal.	214	
	<i>Lavandula angustifolia</i> 'Munstead' Munstead Lavender	1 gal.	84	
	<i>Veronica spicata</i> 'Red Fox' Red Fox Speedwell	1 gal.	87	
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' Karl Foerster Feather Reed Grass	3 gal.	317	
	<i>Helictotrichon sempervirens</i> Blue Oat grass	3 gal.	74	
<b>MASS PLANTING</b>				
Sym.	Description			
	TURF: SOD - FESCUE			
<b>INERTS</b>				
Sym.	Description			
	LIMIT OF TURF			
	BARK MULCH			

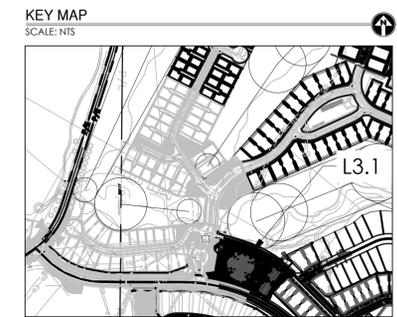
NOTE: All trees, shrubs, groundcover, perennials are drawn to scale at full maturity.

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 landscape architecture community design  
 7144 e steinon drive, suite 205  
 scottsdale, arizona 85251  
 480.609.0009p 480.609.0006f

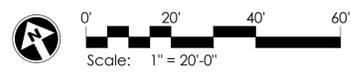


**FALCON CREST**  
**GOLF VILLAGES - POOL AMENITY AREA**  
 Landscape Construction Documents  
 KUNA, IDAHO

revisions:  
 05.22.2024 Parking Lot Adj  
 05.07.2025 Pool Reduction  
 09.26.2025 Trash & Civil Base  
 project #:  
 MTC099  
 scale:  
 1"=20'-0"  
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 REVIEW  
 drawn by:  
 TEAM  
 date:  
 03-31-2024  
 drawing:  
 Planting Plan



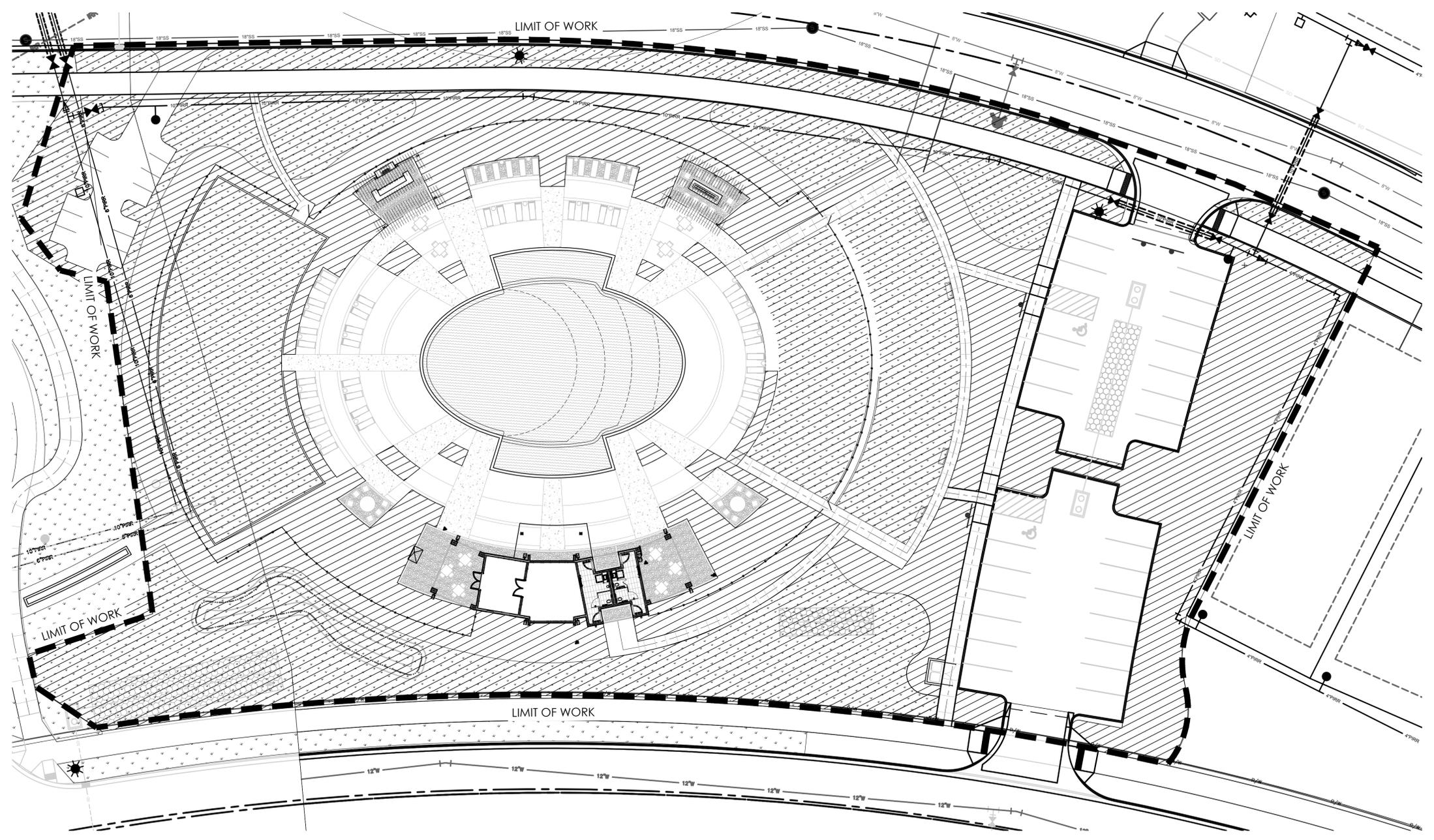
**POOL AMENITY AREA PLANTING PLAN - L3.1**



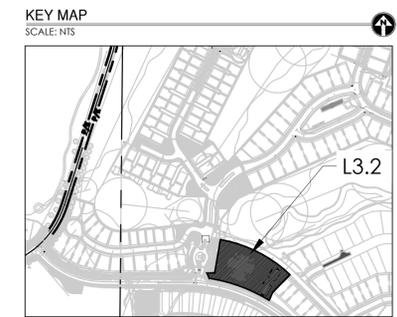
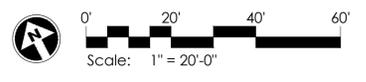
sheet #  
**L3.1**  
 3 of

Open Space Calculations

 Landscape Area Provided: +/-52,754 SF (+/-1.21 Ac)  
 Golf Villages Amenity LOW: +/-96,778 SF (+/-2.22 Ac)  
 Total Percent Open Space Provided: +/-54.5%

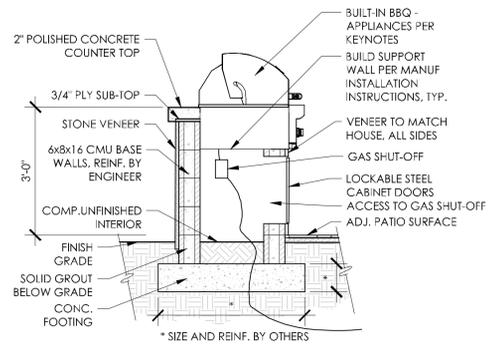


POOL AMENITY AREA OPEN SPACE PLAN - L3.2

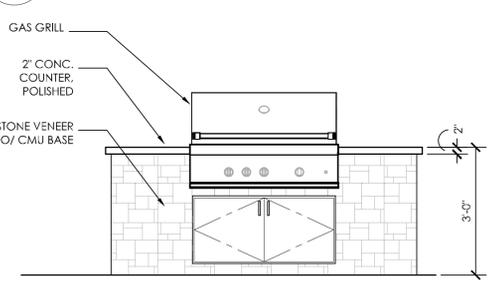


revisions:  
 05.22.2024 Parking Lot Adj  
 05.07.2025 Pool Reduction  
 09.26.2025 Trash&Civil Base  
 project #:  
 MTC099  
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 1"=20'-0"  
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 TEAM  
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 03-31-2024  
 drawing:  
 Planting Plan

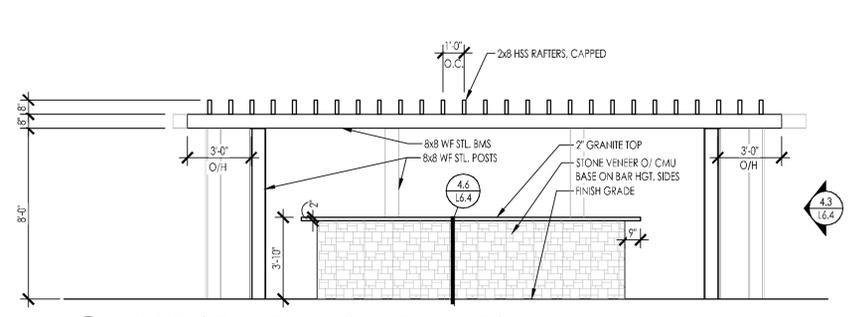




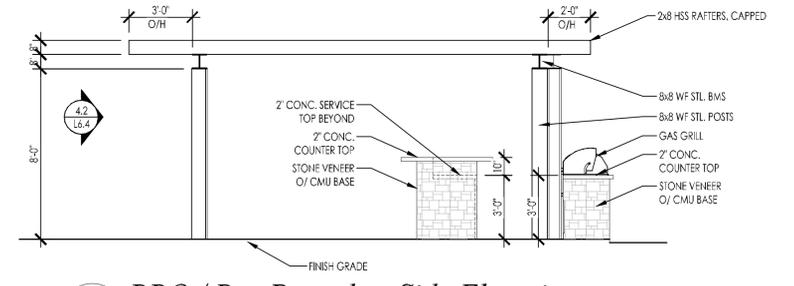
4.4 **BBQ / Bar Purgola - BBQ Section**  
Scale: 1/2" = 1'-0"



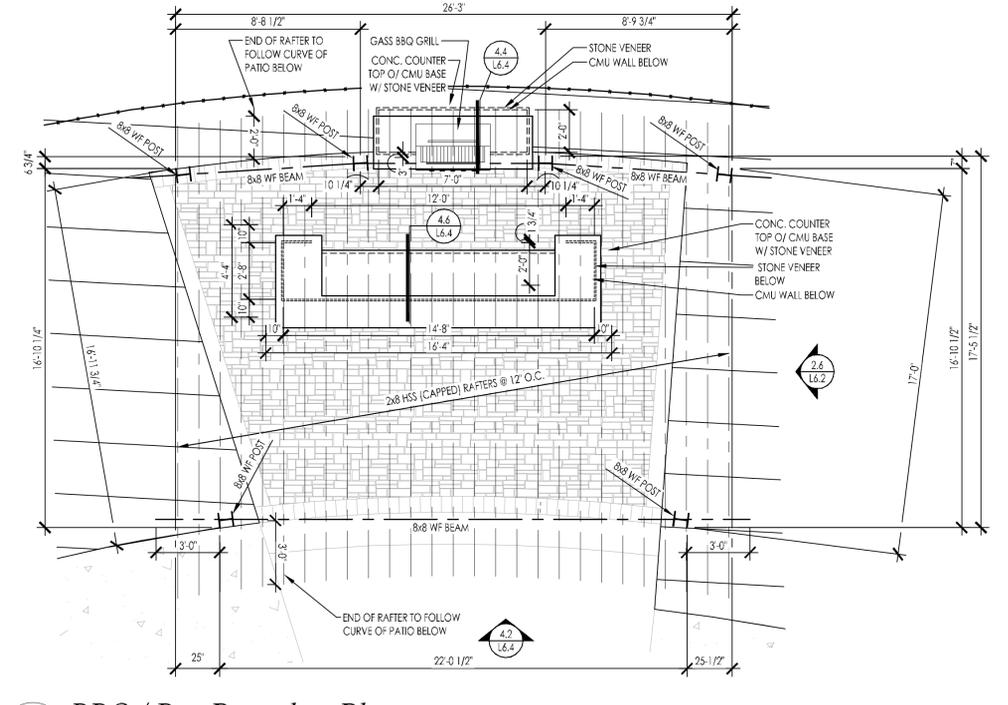
4.5 **BBQ / Bar Purgola - BBQ Elevation**  
Scale: 1/2" = 1'-0"



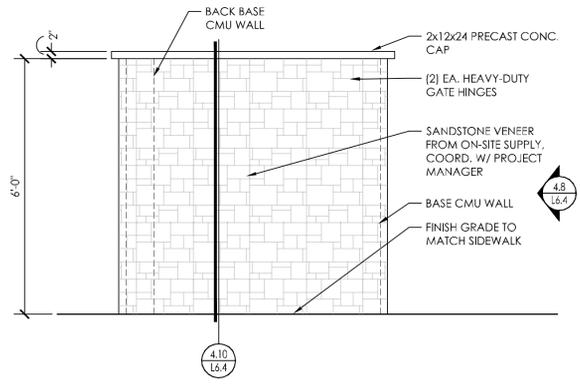
4.2 **BBQ / Bar Purgola - Front Elevation**  
Scale: 1/4" = 1'-0"



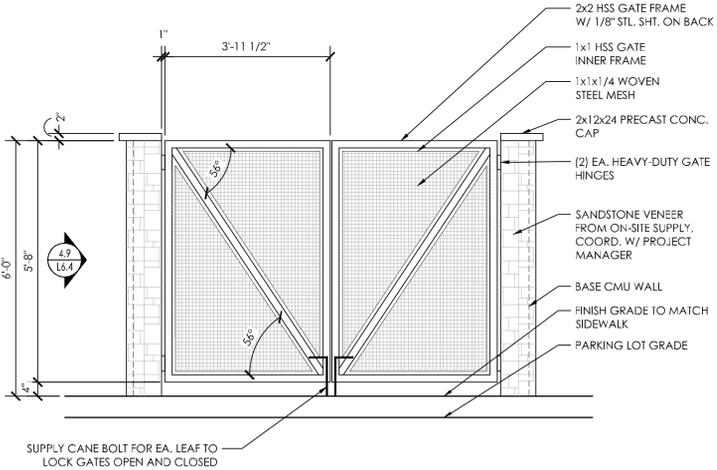
4.3 **BBQ / Bar Purgola - Side Elevation**  
Scale: 1/4" = 1'-0"



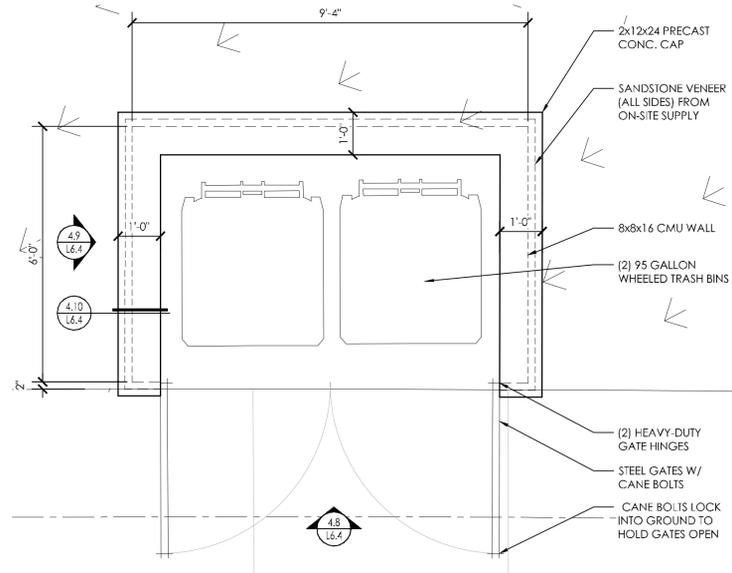
4.1 **BBQ / Bar Purgola - Plan**  
Scale: 1/4" = 1'-0"



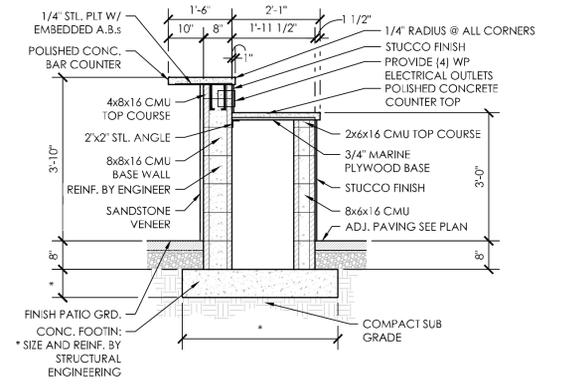
4.9 **Trash Can Enclosure - Side Elevation**  
Scale: 1/2" = 1'-0"



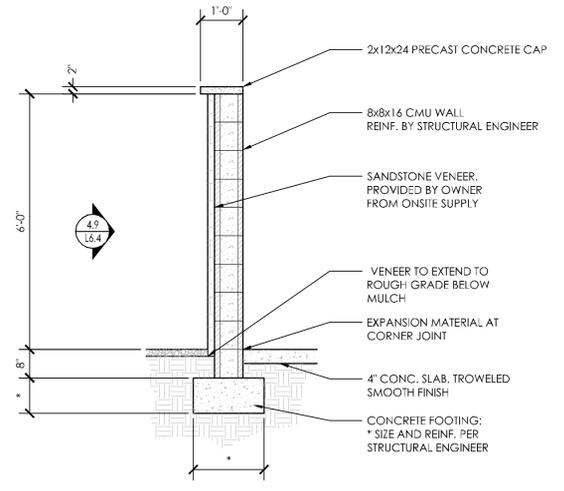
4.8 **Trash Can Enclosure - Front Elevation**  
Scale: 1/2" = 1'-0"



4.7 **Trash Can Enclosure - Plan**  
Scale: 1/2" = 1'-0"



4.6 **BBQ / Bar Purgola - Bar Section**  
Scale: 1/2" = 1'-0"



4.10 **Trash Can Enclosure - Wall Section**  
Scale: 1/2" = 1'-0"



revisions:  
05.22.2024 Parking Lot Adj  
05.07.2025 Pool Reduction  
09.26.2025 Trash&Civil Base  
project #: MTC099  
scale: AS NOTED  
issued for: REVIEW  
drawn by: TEAM  
date: 03-31-2024  
drawing: DETAILS

M3 GOLF VILLAGES POOL BUILDING

ARCHITECT  
 GSB, INC  
 3555 NW 58th STREET, SUITE 700W  
 OKLAHOMA CITY, OK 73112  
 405 / 848-9549

M3 GOLF VILLAGES POOL BUILDING

KUNA, IDAHO

gsb inc  
 Architects Planners  
 3555 NW 58th Street  
 Suite 700W  
 Oklahoma City, OK 73112  
 T: 405.848.9549  
 F: 405.848.9783  
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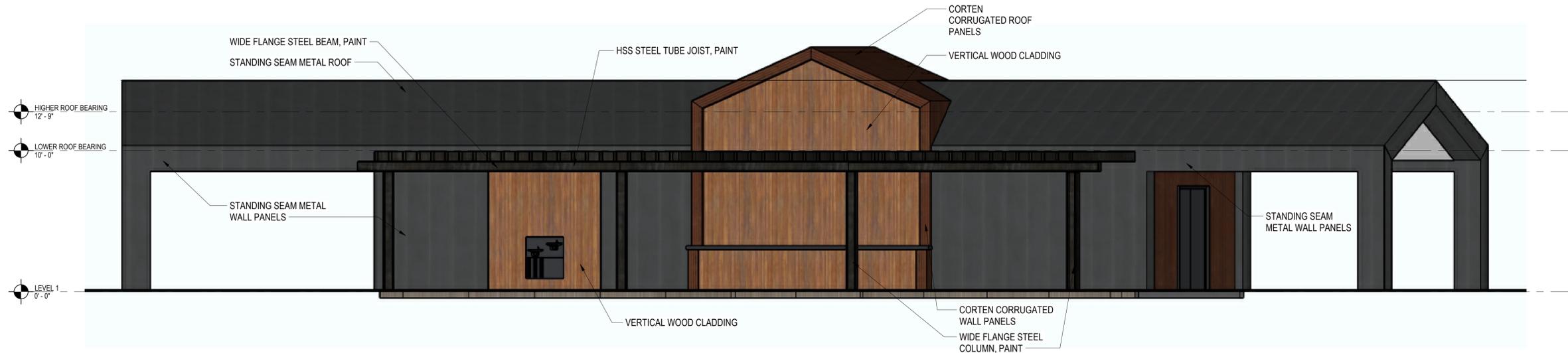
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DRAWING TITLE  
COLORED ELEVATIONS

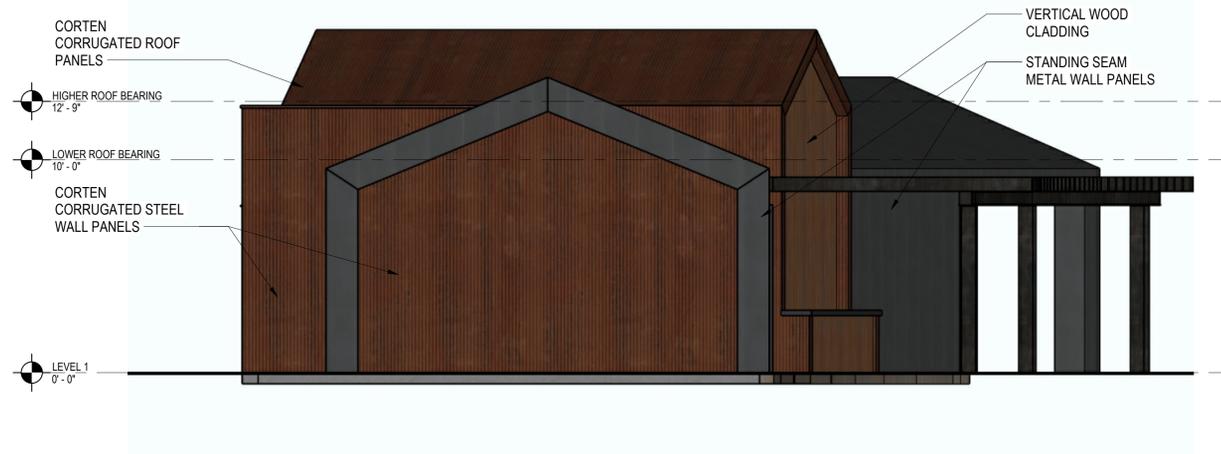
DATE  
05/16/25

DRAWING NO.

D1.1



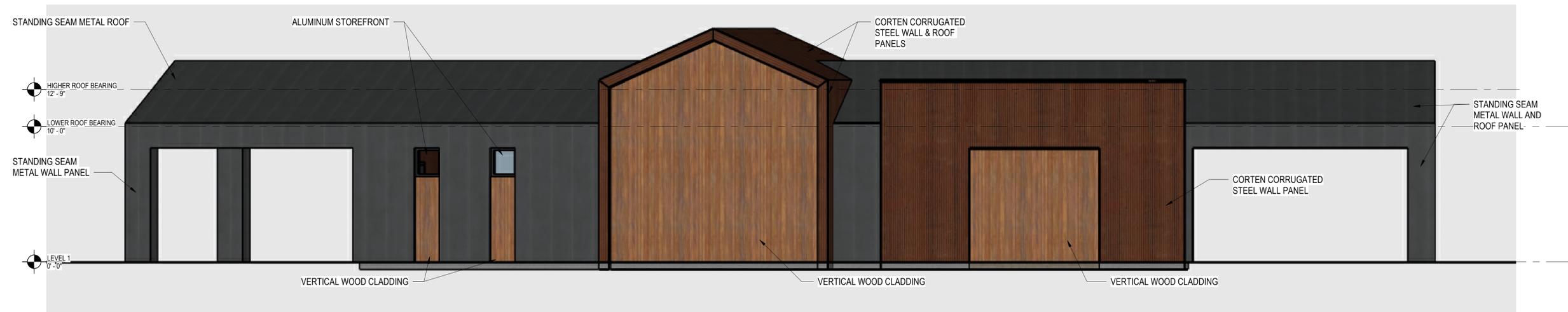
1 ELEVATION  
 D1.1 1/4" = 1'-0"



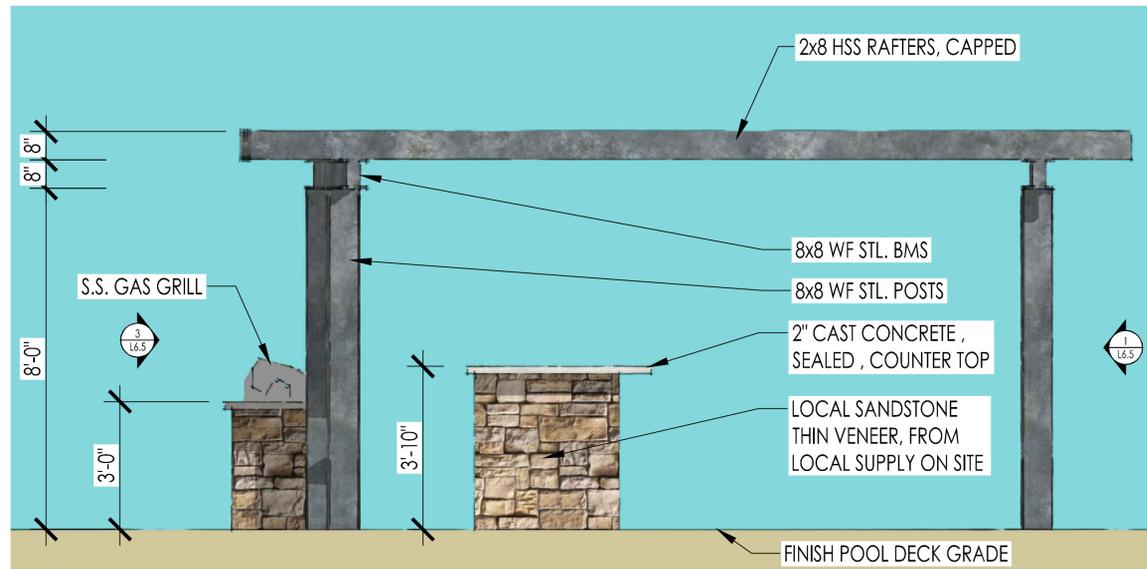
2 ELEVATION  
 D1.1 1/4" = 1'-0"



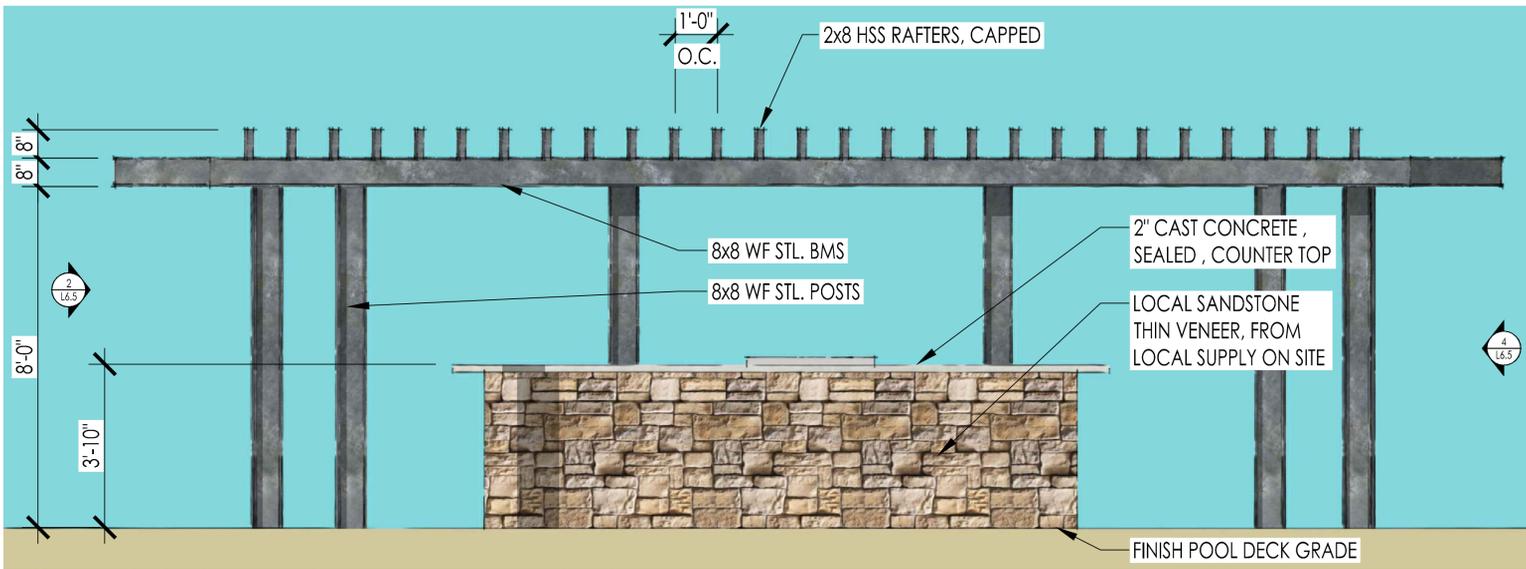
3 ELEVATION  
 D1.1 1/4" = 1'-0"



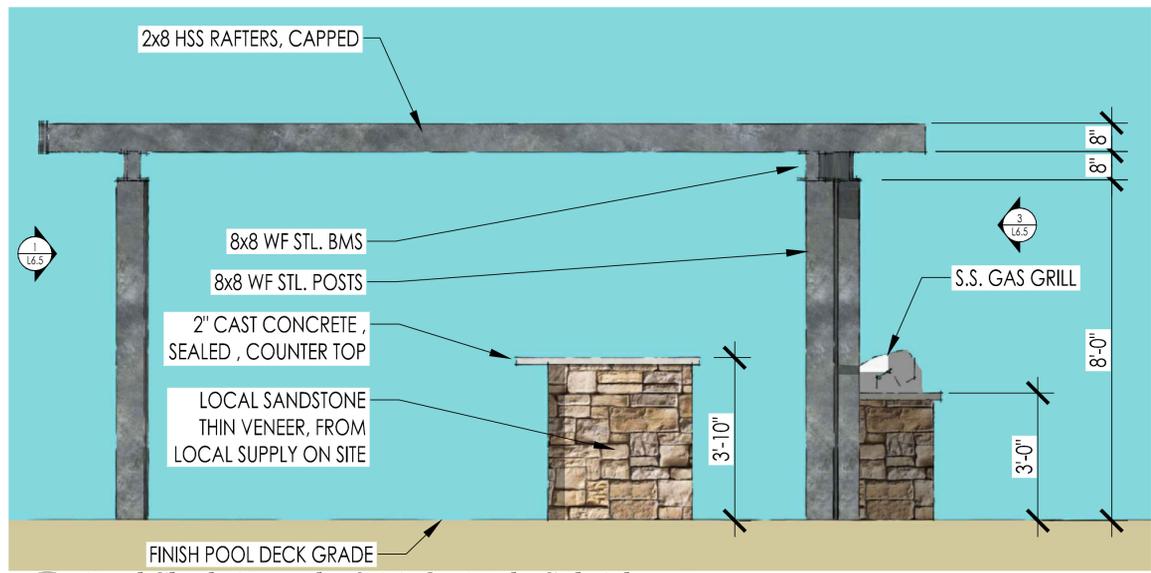
4 ELEVATION  
 D1.1 1/4" = 1'-0"



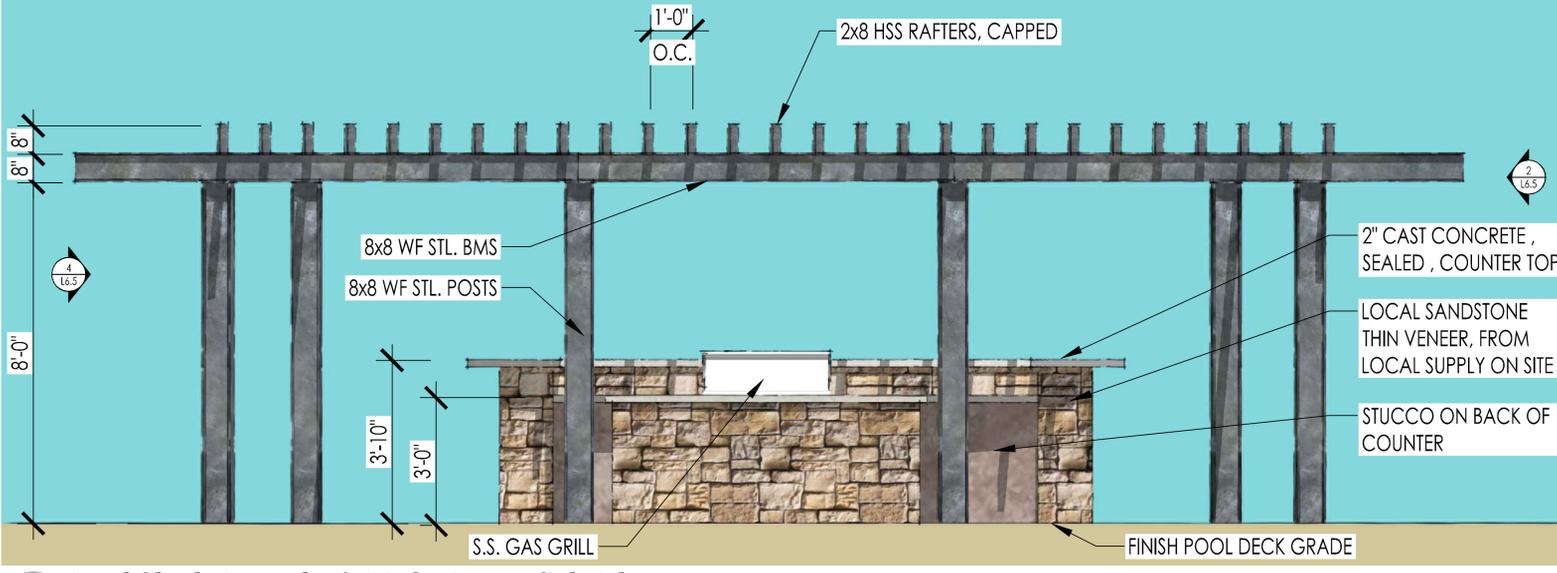
2 Pool Shade Purgola & BBQ - Left Side Elevation  
Scale: 1/2" = 1'-0"



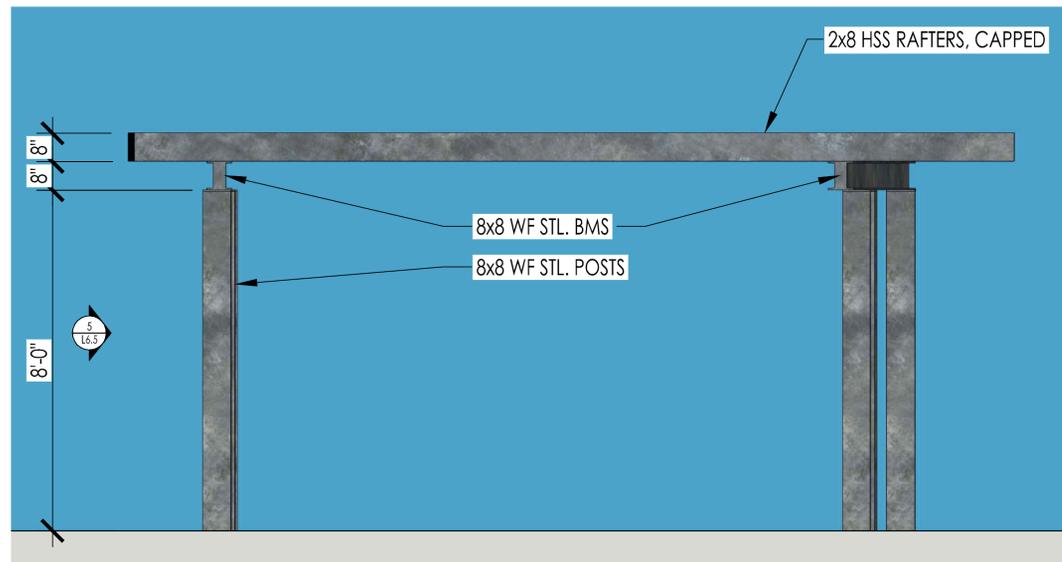
1 Pool Shade Purgola & BBQ - Pool Side Elevation  
Scale: 1/2" = 1'-0"



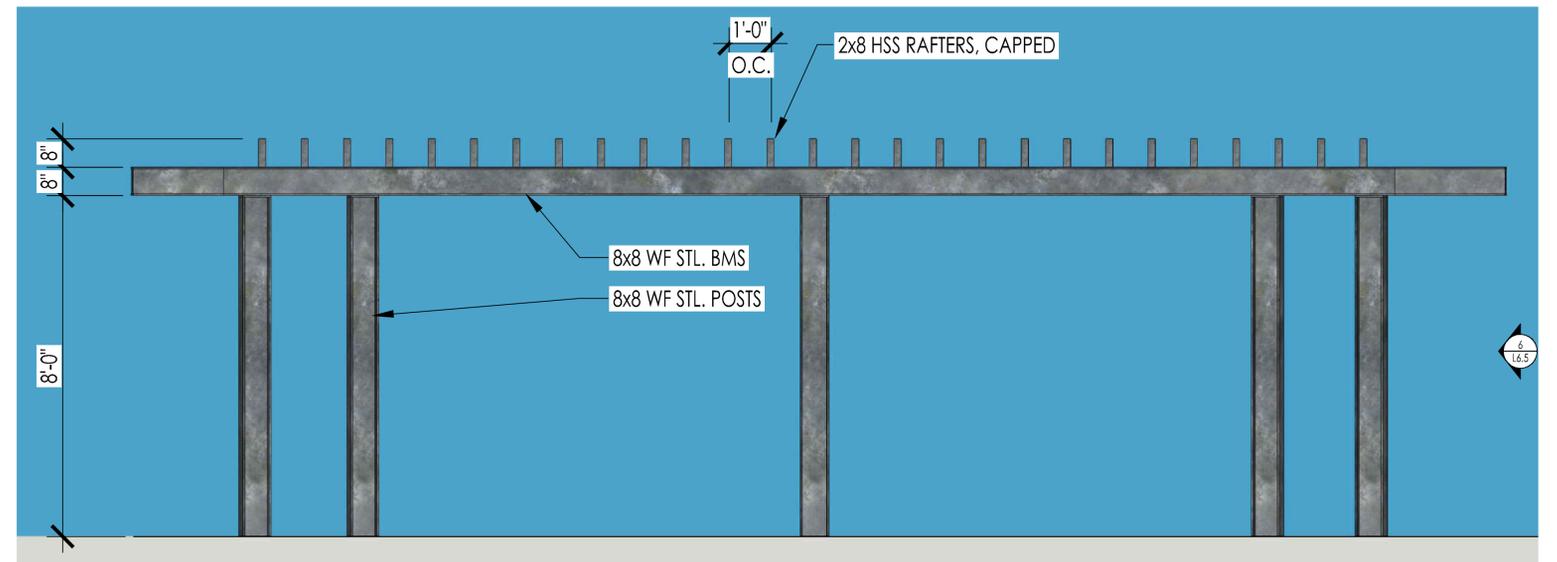
4 Pool Shade Purgola & BBQ - Right Side Elevation  
Scale: 1/2" = 1'-0"



3 Pool Shade Purgola & BBQ - Fence Side Elevation  
Scale: 1/2" = 1'-0"



6 Pool Shade Purgola at Fire Pit - Short Elevation  
Scale: 1/2" = 1'-0"



5 Pool Shade Purgola at Fire Pit - Long Elevation  
Scale: 1/2" = 1'-0"

M3 GOLF VILLAGES POOL BUILDING

ARCHITECT  
 GSB, INC  
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M3 GOLF VILLAGES POOL BUILDING

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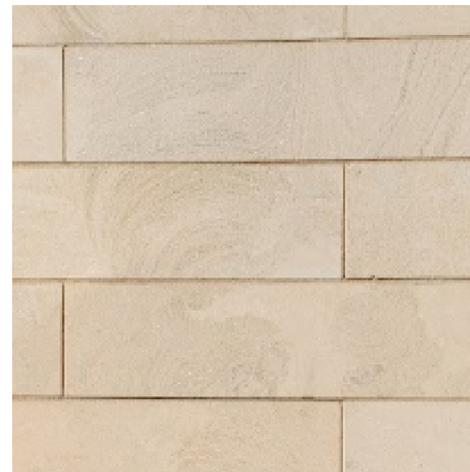
**D1.2**



CORTEN CORRUGATED STEEL WALL & ROOF PANELS - WESTERN STATES METAL ROOFING - STREAKED RUST



VERTICAL WOOD CLADDING - MONTANA TIMBER PRODUCTS - AQUAFIR YUKON



LOCAL SANDSTONE THIN VENEER



STANDING SEAM METAL ROOF & WALL PANELS, GUTTERS, DOWNSPOUTS, DOORS & FRAMES, FLASHING - WESTERN STATES METAL ROOFING - SLATE GRAY



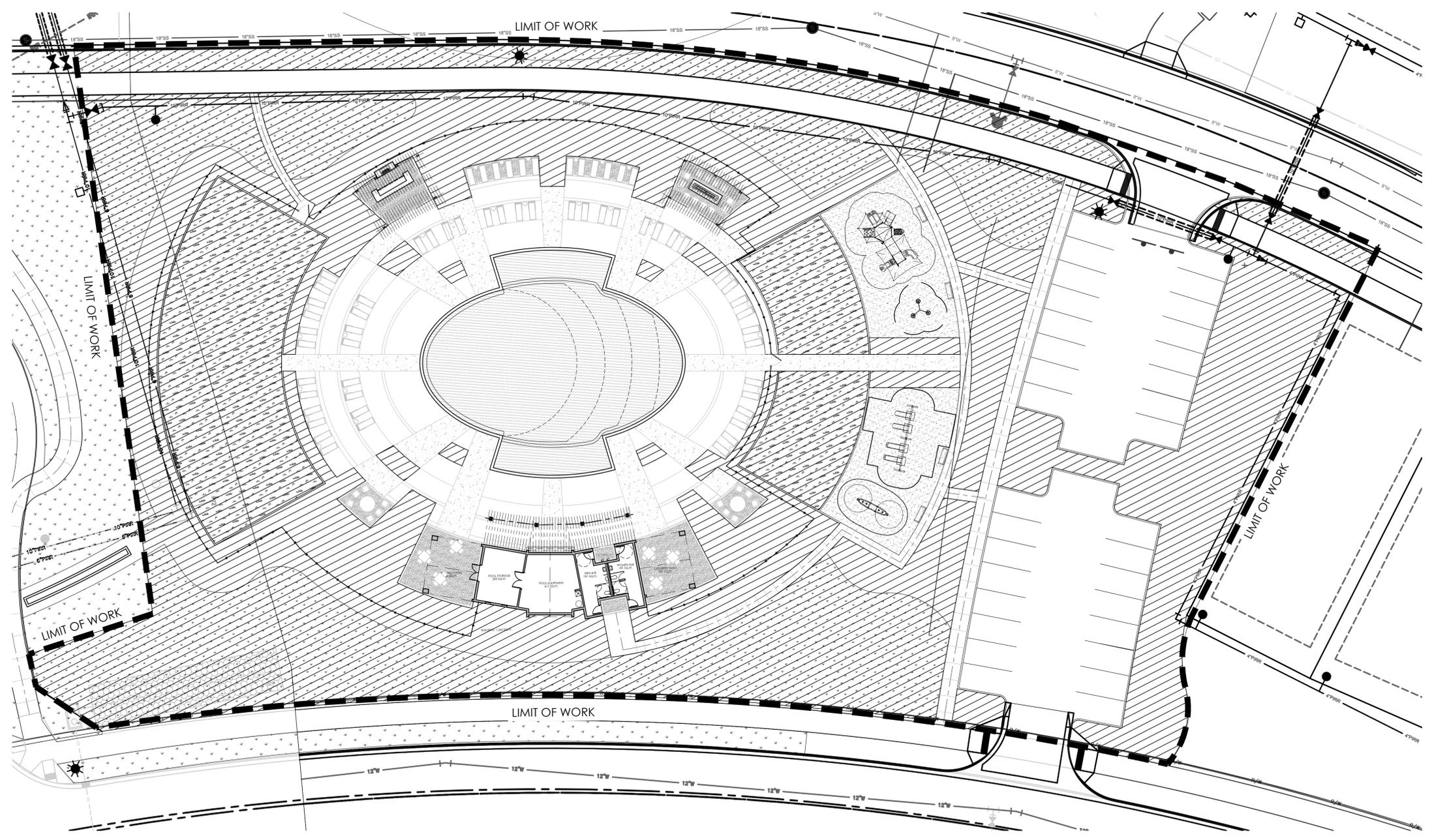
STEEL PERGOLA SYSTEM (COLUMNS/BEAMS/JOISTS) - SHERWIN WILLIAMS 7069 - IRON ORE

Design Review Approved

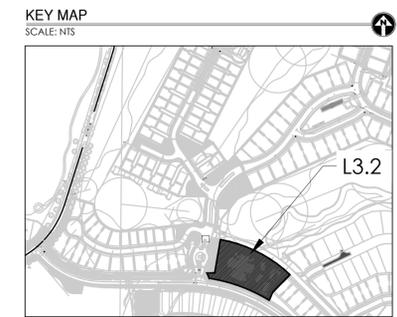
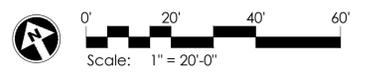
Open Space Calculations

Landscape Area Provided: +/-52,754 SF (+/-1.21 Ac)  
Golf Villages Amenity LOW: +/-96,778 SF (+/-2.22 Ac)  
Total Percent Open Space Provided: +/-54.5%

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480.609.0009p 480.609.0006f



POOL AMENITY AREA OPEN SPACE PLAN - L3.2



FALCON CREST  
GOLF VILLAGES - POOL AMENITY AREA  
Landscape Construction Documents  
KUNA, IDAHO

revisions:  
05.22.2024 Parking Lot Adj  
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project #:  
MTC099  
scale:  
1"=20'-0"  
issued for:  
REVIEW  
drawn by:  
TEAM  
date:  
03-31-2024  
drawing:  
Planting Plan

sheet #  
L3.2  
4 of

# Proposed Changes

## Open Space Calculations

 Landscape Area Provided: +/-52,754 SF (+/-1.21 Ac)  
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 Total Percent Open Space Provided: +/-54.5%

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 landscape architecture | community design  
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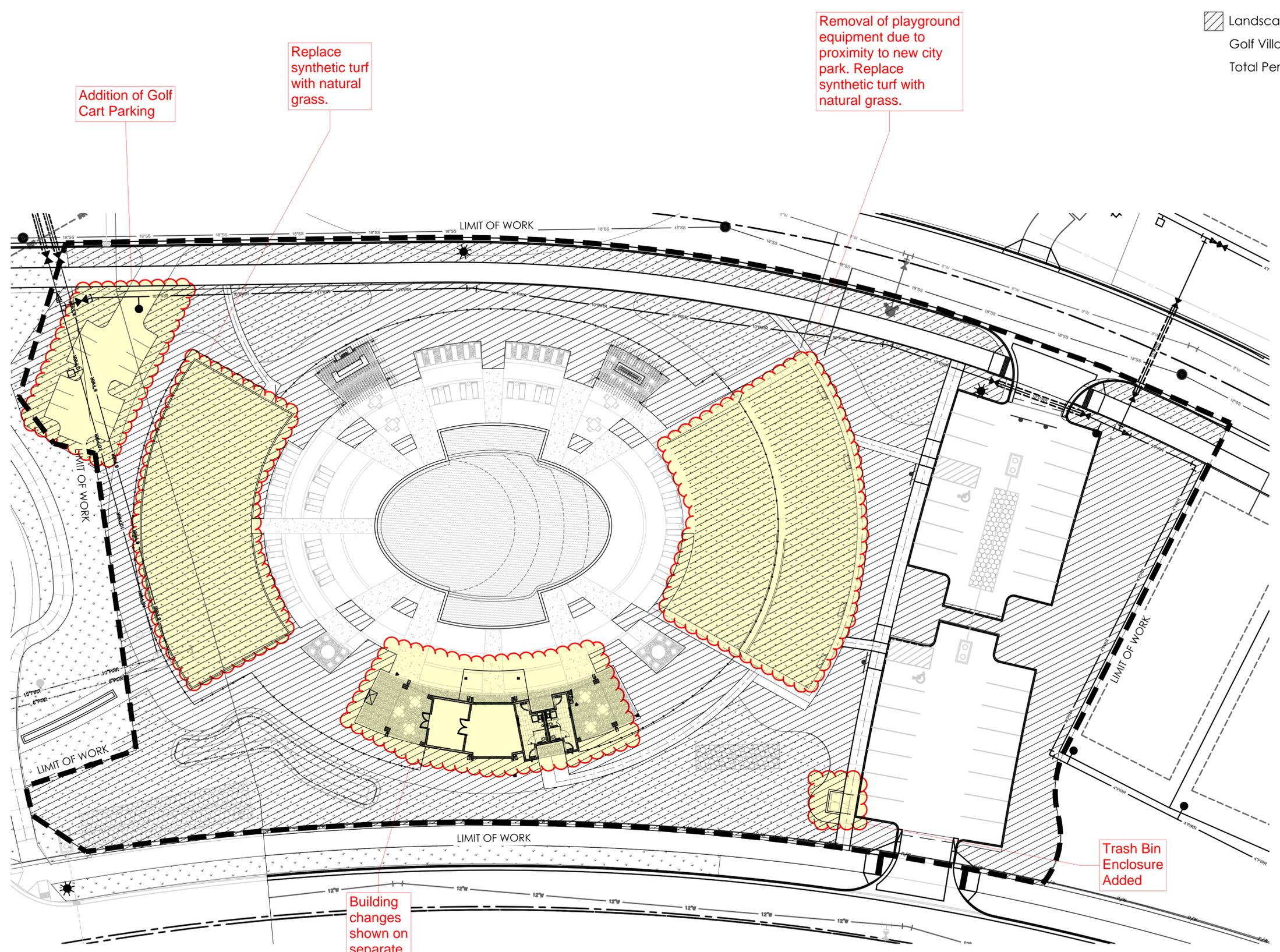


**FALCON CREST**  
**GOLF VILLAGES - POOL AMENITY AREA**  
 Landscape Construction Documents  
 KUNA, IDAHO

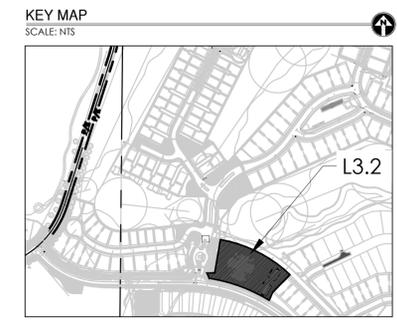
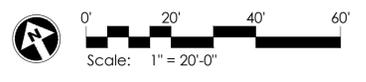
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 Planting Plan

sheet #  
**L3.2**  
 4 of

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POOL AMENITY AREA OPEN SPACE PLAN - L3.2



Replace synthetic turf with natural grass.

Removal of playground equipment due to proximity to new city park. Replace synthetic turf with natural grass.

Addition of Golf Cart Parking

Trash Bin Enclosure Added

Building changes shown on separate sheet.

Design Review Approved

# M3 GOLF VILLAGES POOL BUILDING

KUNA, IDAHO

Design Review Approved



100% CONSTRUCTION DOCUMENTS

M3 GOLF VILLAGES POOL BUILDING

KUNA, IDAHO

ARCHITECT  
GSB, INC  
3555 NW 58th STREET, SUITE 700W  
OKLAHOMA CITY, OK 73112  
405 / 848-9549

M3 GOLF VILLAGES POOL BUILDING

KUNA, IDAHO

gsb 3555 NW 58th Street Suite 700W Oklahoma City, OK 73112 T: 405.848.9549 F: 405.848.9783 www.gsb-inc.com

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LICENSED ARCHITECT AR 987862  
*Ryan Eshelman*  
RYAN ESHELMAN  
STATE OF IDAHO

04/18/2024

REVISIONS		
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COVER SHEET

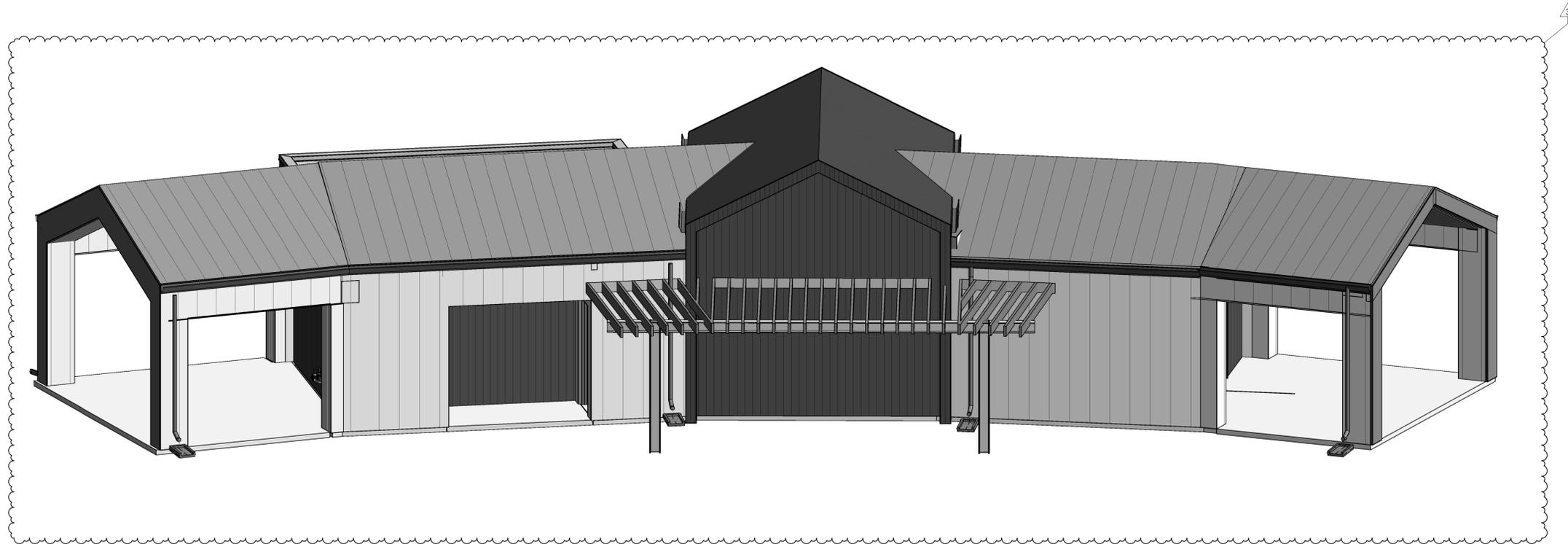
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**GO.00**

Proposed Changes

# M3 GOLF VILLAGES POOL BUILDING

## KUNA, IDAHO



**Revised:**

- Awning no longer in front of bathroom entrance.
- Side covered seating area aligned with furniture layout.
- Building Wings adjusted to follow shape of pool

M3 GOLF VILLAGES POOL BUILDING

KUNA, IDAHO

ARCHITECT

GSB, INC  
3555 NW 58th STREET, SUITE 700W  
OKLAHOMA CITY, OK 73112  
405 / 848-9549

M3 GOLF VILLAGES POOL BUILDING

KUNA, IDAHO

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Oklahoma City, OK 73112  
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LICENSED ARCHITECT  
AR 987862  
*Ryan Eshelman*  
RYAN Eshelman  
STATE OF IDAHO  
10/31/2025

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NO.	DATE	DESCRIPTION
3	10/31/2025	REVISION 3

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COVER SHEET

DATE  
10/31/2025

DRAWING NO.

**GO.00**

# MATERIAL SELECTION

# VALOR MEDALLION - POOL BUILDING

## WALL SURFACES



CORTEN:  
7/8" CORRUGATED, NATURAL PATINA



WESTERN STATES: COLOR: SLATE GRAY  
VERICAL STANDING SEAM



MONTANA TIMBER:  
VERTICAL SHIPLAP 1/2" REVEAL

## ROOFING SURFACES



CORTEN:  
7/8" CORRUGATED, NATURAL PATINA



WESTERN STATES: COLOR: SLATE GRAY  
VERICAL STANDING SEAM

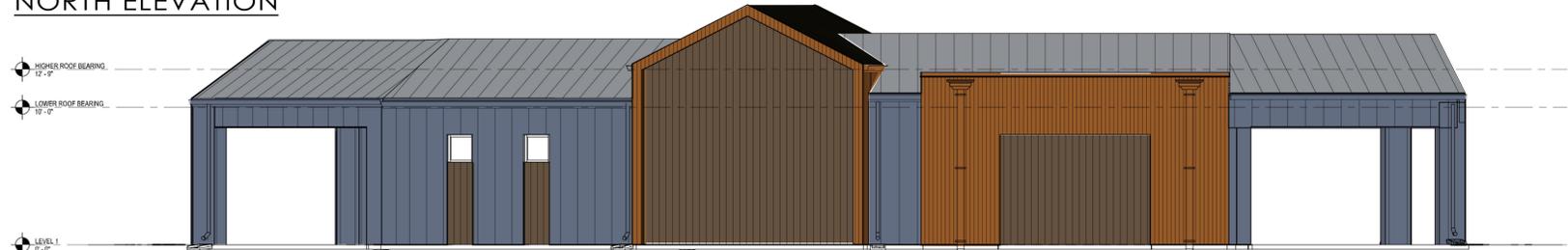
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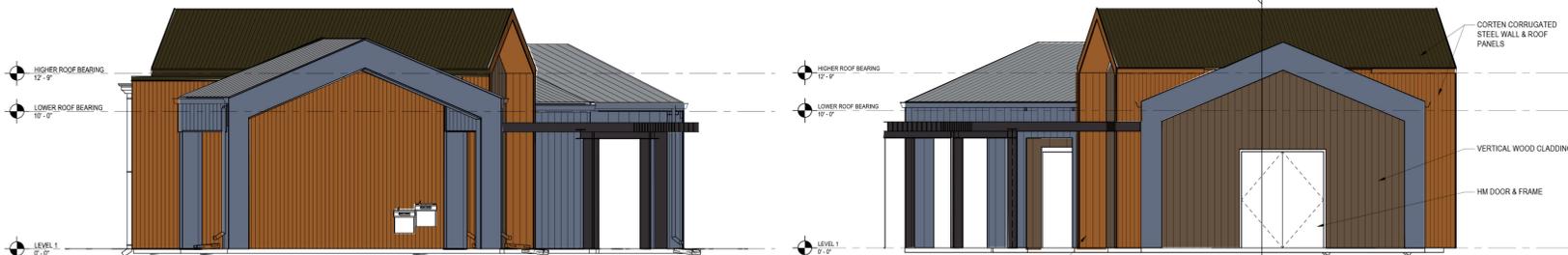
PAINTED:  
SHERWIN WILLIAMS, SW7069 IRON ORE



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION



TRELLIS STEEL    VERTICAL WOOD SIDING    VERTICAL STANDING SEAM SIDING    STANDING SEAM ROOFING    CORTEN ROOFING    VERTICAL CORTEN SIDING

COLOR KEY

M3 GOLF VILLAGES POOL BUILDING

ARCHITECT  
GSB, INC  
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OKLAHOMA CITY, OK 73112  
405 / 848-9549

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LICENSED ARCHITECT  
AIR 987862  
RYAN ESHELMAN  
STATE OF IDAHO  
10/31/2025

REVISIONS		
NO.	DATE	DESCRIPTION
2	09/22/2025	REVISION 2
3	10/31/2025	REVISION 3

GSB PROJECT NO.  
241948

DRAWING TITLE  
BUILDING SECTION

DATE  
10/31/2025

DRAWING NO.

A4.01

**CASE NO. 26-04-DR**  
**Circle K**

**Planner: Marina Lundy**  
**[MLundy@kunaid.gov](mailto:MLundy@kunaid.gov)**  
**986.269.8341**

**ALL APPLICATION MATERIALS: [26-04-DR CIRCLE K](#)**

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

## City of Kuna P&Z Commission Staff Report

Entitlements Requested:	Subdivision	Rezone	Annexation	Special Use	Planned Unit Development	Design Review	Other
<b>Title:</b>	Circle K		<b>Application Number:</b>		26-04-DR		
<b>Date:</b>	03/10/2025		<b>Staff Contact:</b>		Marina Lundy		
<b>Owner(s)/Applicant:</b>	Josh King		<b>Applicant Contact:</b>		Josh.king@kimley-horn.com		
<b>Representative:</b>	Josh King		<b>Representative Contact:</b>		Josh.king@kimley-horn.com		

### Purpose

Applicant requests Design Review approval for design of 5,685 square foot convenience store. The site is located near the intersection of Meridian Rd and Deer Flat Rd and identified as parcel No. S131344991 (SEC 13, T2N, R1W) within the Paul Bunyan Subdivision.

### Statement of Fact

<b>Parcel Number(s):</b>	R6949010900
<b>Future Land Use Map Designation:</b>	Commercial
<b>Existing Land Use:</b>	Vacant lot
<b>Current Zoning:</b>	C-2 (Area Commercial District)
<b>Proposed Zoning:</b>	Same
<b>Development Area:</b>	1.73 acres (+/-)
<b>Adjacent Zoning Districts:</b>	<b>North:</b> C-2 (Area Commercial District), R-6 (Medium Density Residential District); <b>East:</b> C-1 (Neighborhood Commercial) C-2 (Area Commercial District); <b>South:</b> C-1 (Neighborhood Commercial); <b>West:</b> R-6 (Medium Density Residential District)
<b>Adjacent Street(s) Existing &amp; Proposed:</b>	<b>North:</b> N/A; <b>East:</b> N Meridian Rd (Existing); <b>South:</b> E Deer Flat Rd (Existing); <b>West:</b> N/A
<b>Internal Street(s) Existing &amp; Proposed:</b>	Internal private service drives
<b>Adjacent Bike/Pedestrian Facilities:</b>	None
<b>Adjacent Parks:</b>	None
<b>Land Dedication Requirements:</b>	N/A

### Comprehensive Plan and Future Land Use Map Analysis

The Comprehensive Plan identifies the subject property as Commercial. The existing zoning district of C-2 is a compatible zoning district within the Commercial Land Use Designation. This zoning district is an appropriate designation for a retail store and service station. The FLUM identifies this area as mixed-use and this project is an opportunity to initiate mixed-use activity in this zone.

The proposed commercial use is located on the Southeast corner of the Paul Bunyan subdivision near the corner of Meridian Rd and Deer Flat Rd. This supports Goal 1A of the comprehensive plan to support economic development.

### Staff Analysis

The applicant is submitting a request to construct a 5,685 square foot retail store with underground tanks and six pump spaces, located on Lot 9 Block 1 of the Paul Bunyan subdivision. This project was previously approved as an approx.. 5200 square foot retail store. This application proposes an amendment to the original site plan which adds approx. 485 square feet to the building.

Twenty-five (25) total parking spaces will be provided, including one (1) ADA parking space. All access will be provided from internal service drives within the overall Paul Bunyan Subdivision.

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

### Recommended Conditions of Approval

#### Conditions

1. The Developer/Owner/Applicant shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
  - a. The City Engineer shall approve all sewer connections.
  - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received an approved drainage plan.
  - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
  - d. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Fire District are required.
  - e. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
  - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).
  - g. All public Rights-Of-Way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission, or seek amending them through appropriate application processes as outlined in KCC.
3. Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
4. This development shall be completed per the approved site plan and landscape plan, or as otherwise determined by staff.

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



February 27, 2026

City of Kuna  
PO Box 13  
751 W 4th Street  
Kuna, ID 83634

**RE: *Circle K Design Review Request***

On behalf of Circle K, we are submitting an application for Design Review approval. The site is located near the intersection of Meridian Rd and Deer Flat Rd and identified as parcel number R6949010900. The property was recently approved as part of Paul Bunyan Subdivision.

The Future Land Use Map designates the site as Mixed Use, and the property is zoned 'Commercial' (C-2). The site plan included shows a 5,685 square-foot retail store with underground tanks and six pump spaces. 25 parking spaces in total will be provided including 1 ADA parking space. All access will be provided from internal service drives within the overall Paul Bunyan Subdivision. A monument sign is proposed at the southwest intersection corner. Conceptual Elevations and materials are included which include the fuel canopy as well.

Agency requirements will be fully met and submitted for your review and comment as the project continues. Initial meetings indicate that agencies are in alignment and agreement for the proposed project; however, as additional needs arise, they will be mitigated and incorporated in the project design. The engineering, architectural, and construction practices will be implemented with the professional standard of care.

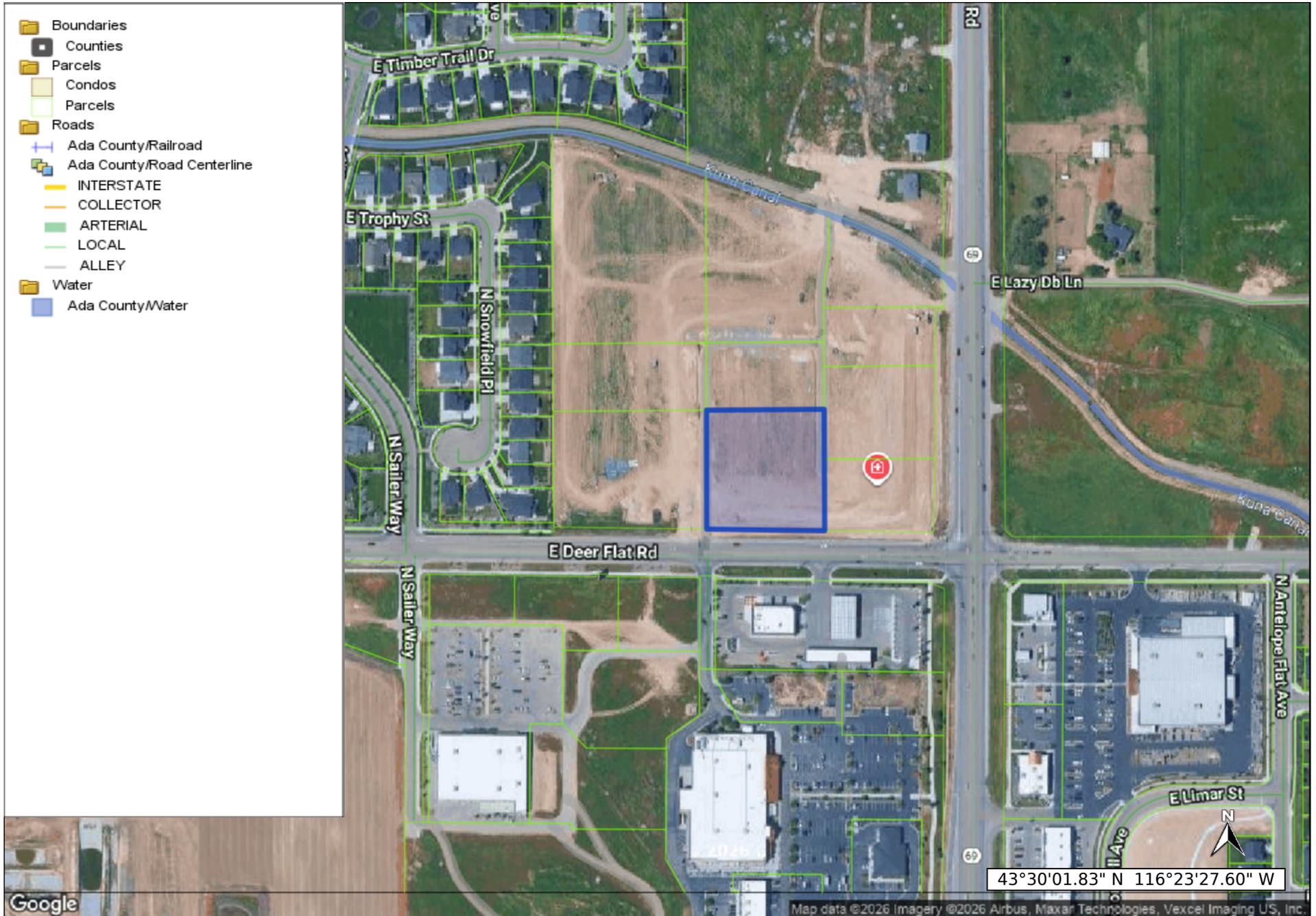
We greatly appreciate your time and review of our application submittal. In accordance with the submittal checklists, we are submitting electronically with all required information. Should you have any questions, please contact me at [Josh.King@kimley-horn.com](mailto:Josh.King@kimley-horn.com).

Sincerely,

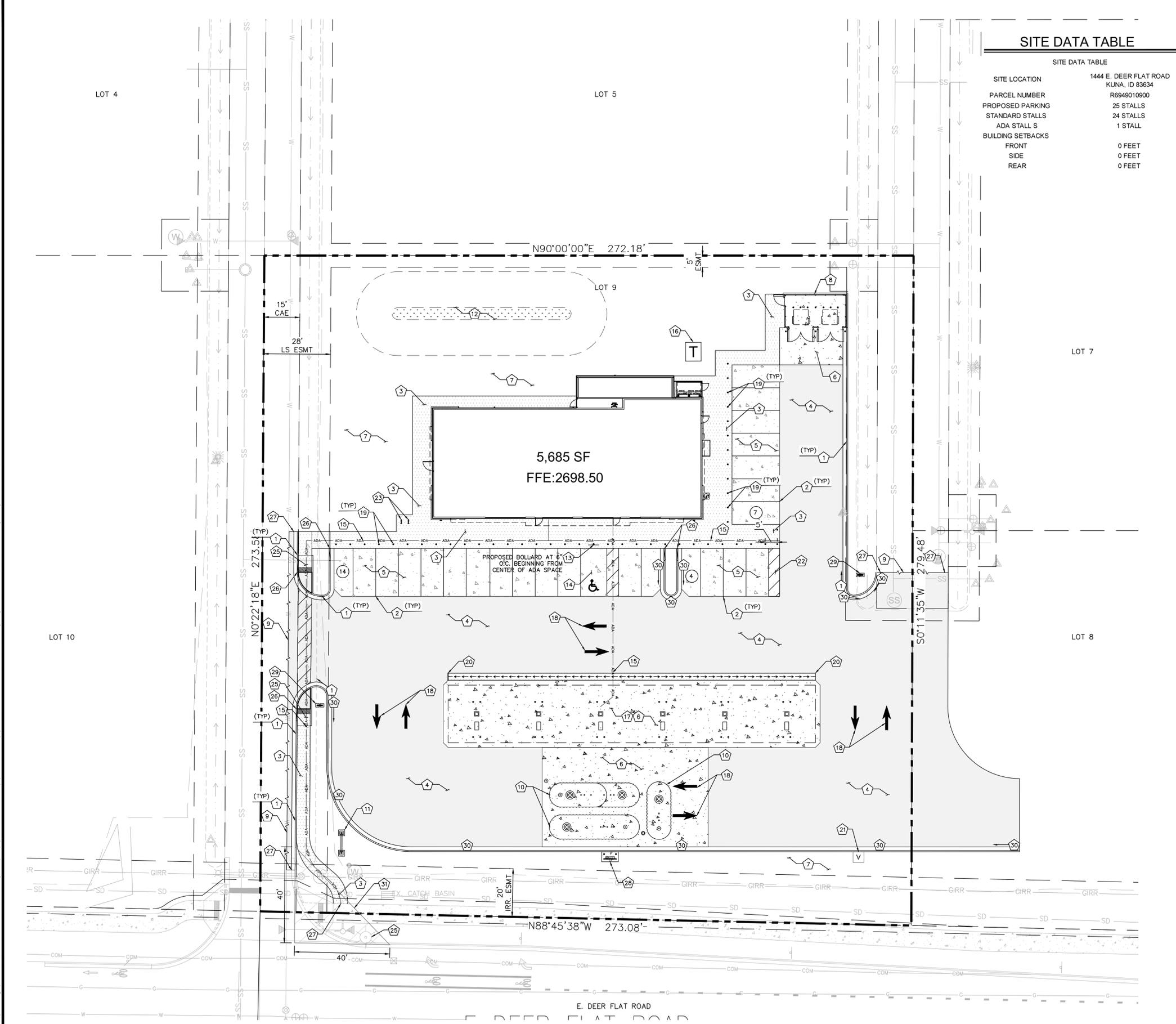
*Joshua King*

Josh King  
Civil Analyst

# Circle K Kuna



DATE: 1/27/2026 1:43 PM  
 USER: KING, JOSH  
 PATH: K:\01\_CIVIL\CIRCLE K KUNA (MIDRIAN & DEER FLAT)\CADD\IMPROVEMENT PLANS\SP.DWG  
 This document, together with the associated design, is intended for the specific project and site identified herein. It shall be without liability to Kimley-Horn and Associates, Inc. if used for any other project or site without the written consent of Kimley-Horn and Associates, Inc.



### SITE DATA TABLE

SITE DATA TABLE	
SITE LOCATION	1444 E. DEER FLAT ROAD KUNA, ID 83634
PARCEL NUMBER	R6949010900
PROPOSED PARKING	25 STALLS
STANDARD STALLS	24 STALLS
ADA STALL S	1 STALL
BUILDING SETBACKS	
FRONT	0 FEET
SIDE	0 FEET
REAR	0 FEET

### LEGEND

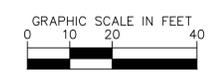
	PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	SAWCUT LINE
	ACCESSIBLE PATH OF TRAVEL
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED STANDARD DUTY ASPHALT
	PARKING COUNT

### GENERAL NOTES

- CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
- CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
- ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

### CONSTRUCTION NOTES

- FURNISH AND INSTALL 6" VERTICAL CURB AND GUTTER PER ISPMC STD DWG SD-701.
- PAINT 4" SOLID WHITE PARKING STRIPE.
- INSTALL CONCRETE SIDEWALK PER ISPMC STD DWG SD-709. WIDTH PER PLAN.
- INSTALL 3.5" FLEXIBLE STANDARD DUTY AC OVER 4" OF AGGREGATE BASE OVER 8" OF GRANULAR SUBBASE PER AMERICAN ENGINEERING TESTING GEOTECHNICAL REPORT DATED 09/19/24. SEE DETAIL ON SHEET C13.
- INSTALL 6" PCC OVER 4" OF AGGREGATE BASE AND 6" OF GRANULAR SUBBASE PER AMERICAN ENGINEERING TESTING GEOTECHNICAL REPORT DATED 09/19/24. SEE DETAIL ON SHEET C13.
- INSTALL 7" PCC OVER 3" OF AGGREGATE BASE OVER 6" OF GRANULAR SUBBASE PER AMERICAN ENGINEERING TESTING GEOTECHNICAL REPORT DATED 09/19/24. SEE DETAIL ON SHEET C13.
- LANDSCAPE AREA. SEE LANDSCAPE PLANS FOR FURTHER INFORMATION.
- INSTALL UNCOVERED AND SCREENED TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS.
- SAWCUT. MATCH EXISTING.
- INSTALL THREE 20,000 GALLON UNDERGROUND FUEL STORAGE TANKS. SEE FUEL PUMP DESIGNER PLANS FOR MORE DETAILS.
- INSTALL MONUMENT SIGN PER SEPARATE PERMIT. KEEP OUT RIGHT-OF-WAY.
- ABOVE GROUND STORM WATER RETENTION. SEE STORM DRAIN PLAN ON SHEET C11 FOR FURTHER INFORMATION.
- FURNISH AND INSTALL ADA ACCESSIBLE SIGN. SEE DETAIL ON SHEET C14.
- FURNISH AND INSTALL ACCESSIBLE STALL. SEE DETAIL ON SHEET C13.
- ACCESSIBLE PATH OF TRAVEL PER DETAIL ON SHEET C13.
- INSTALL ELECTRICAL TRANSFORMER PAD PER ARCHITECTURAL PLANS.
- CONSTRUCT FUEL CANOPY. SEE CANOPY PLANS FOR MORE DETAILS.
- INSTALL PAVEMENT MARKING ARROW PER DETAIL ON SHEET C14.
- INSTALL BOLLARD PER DETAIL ON SHEET C13.
- CONSTRUCT 3' WIDE VALLEY GUTTER PER DETAIL ON SHEET C14.
- INSTALL AIR COMPRESSOR.
- PAINT 4" CROSS STRIPE PER DETAIL ON SHEET C13.
- FURNISH AND INSTALL BICYCLE PARKING PER DETAIL ON SHEET C13.
- FURNISH AND INSTALL ADA RAMP PER ISPMC STD DWG SD-712G.
- RETAIN AND PROTECT EXISTING LIGHT POLE.
- FURNISH AND INSTALL 5'-FT. 0" VERTICAL CURB TRANSITION PER ISPMC STD DWG SD-707 SHOWN ON SHEET C14.
- MATCH EXISTING.
- FURNISH AND INSTALL VENT STACK. REFER TO ARCHITECTURAL PLANS FOR MORE DETAIL.
- INSTALL DIRECTIONAL SIGNAGE PER SEPARATE PERMIT.
- FURNISH AND INSTALL 6" VERTICAL SPILL CURB AND GUTTER PER DETAIL ON SHEET C14.
- CLEAR VISION SIGHT TRIANGLE PER CITY OF KUNA CITY CODE (KCC) 5-8-502 E. 5.



**CAUTION: NOTICE TO CONTRACTOR**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



DATE	DESCRIPTION

**Kimley-Horn**  
 © 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
 1100 W. Idaho Street, Suite 210  
 Boise, Idaho 83702 (208) 297-2885

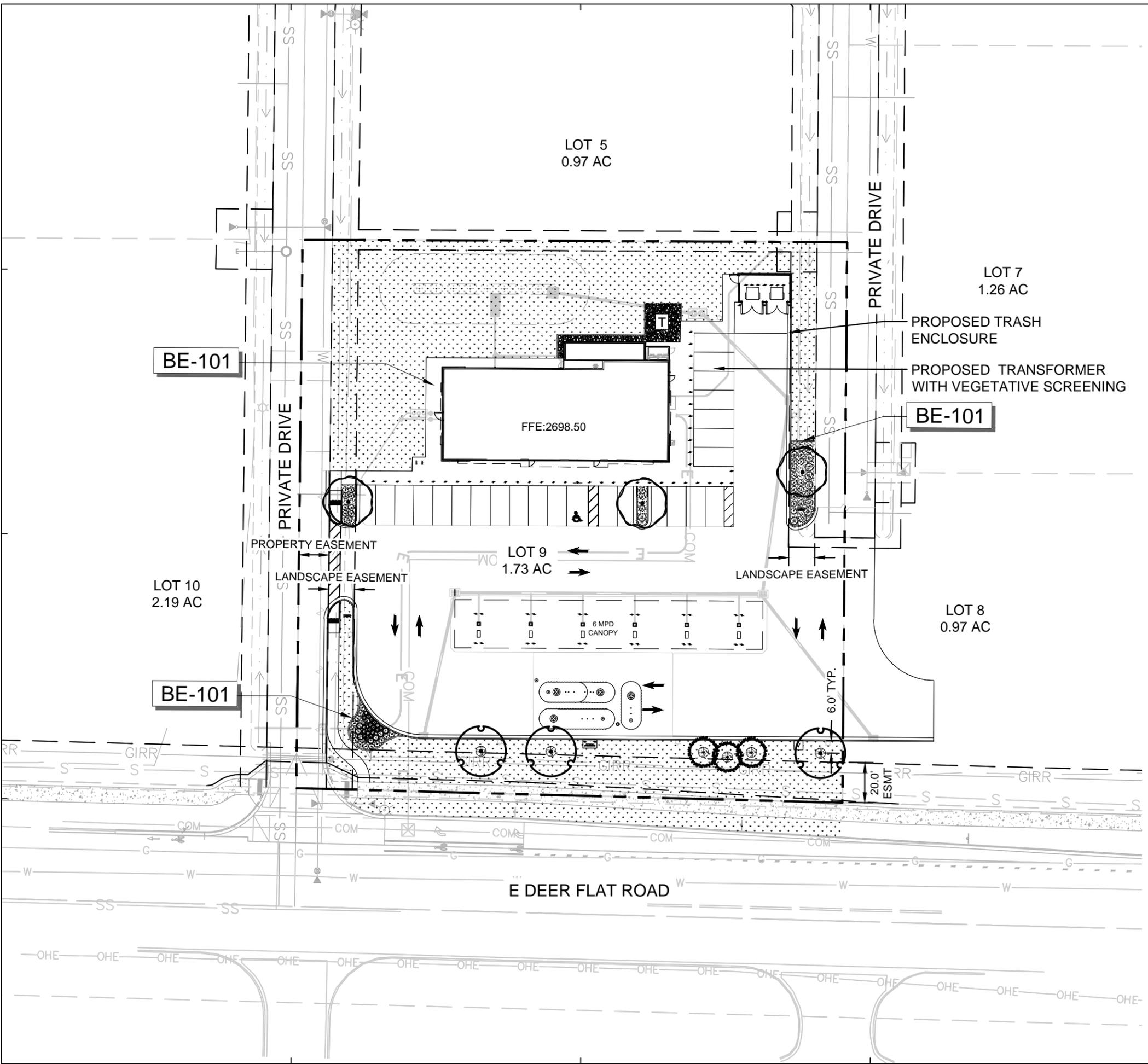
**SITE PLAN**  
**CIRCLE K KUNA**  
 N. MERIDIAN RD. & E. DEER FLAT RD.  
 KUNA, ID 83634

DRAWING NAME: SP	DRAWN BY: JSK	CHECKED BY: BM	DESIGNED BY: PAC
PROJECT No.: 193123008	SCALE (H): AS SHOWN	SCALE (V): AS SHOWN	

SEAL  
**PRELIMINARY**  
 FOR REVIEW ONLY  
 NOT FOR  
 CONSTRUCTION  
**Kimley-Horn**  
 Kimley-Horn and Associates, Inc.

SHEET NO.  
**C08**

Drawing Name: K:\BOL\_Civil\CAD\Improvement Plans\UP\_Amp\_Land\_Modification Jan 15, 2025 - 2:08pm Project on: Jan 15, 2025 - 2:12pm by: Taha Lutan



**PLANT SCHEDULE**

SYMBOL	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	TYPE	MATURE HE
<b>CONIFEROUS TREES</b>					
	Pinus flexilis 'Vanderwolf's Pyramid' Vanderwolf's Pyramid Limber Pine	---	B&B	6' HT MIN	30' x 15'
<b>SHADE TREES</b>					
	Celtis occidentalis Common Hackberry	2" CAL	B&B	10' HT MIN	30' x 30'
	Tilia tomentosa Silver Linden	2" CAL	B&B	10' HT MIN	30' x 30'

SYMBOL	BOTANICAL / COMMON NAME	CONT	SIZE	W X H
<b>SHRUBS</b>				
	Cornus sericea 'Kelsey' Kelsey's Dwarf Red Twig Dogwood	2 gal.	12" FULL	
	Euonymus fortunei 'Emerald 'n Gold' Emerald 'n Gold Wintercreeper	2 gal.	12" FULL	
	Physocarpus opulifolius 'Little Devil' Little Devil™ Dwarf Ninebark	2 gal.	18" FULL	
	Spiraea japonica 'Walburna' Magic Carpet Japanese Spirea	2 gal.	12" FULL	
<b>ORNAMENTAL GRASSES</b>				
	Pennisetum alopecuroides 'Hameln' 'Hameln'	2 gal.	12" FULL	
<b>LOW SHRUBS</b>				
	Juniperus horizontalis 'Blue Chip' Blue Chip Creeping Juniper	2 gal.		

SYMBOL	BOTANICAL / COMMON NAME	SIZE
<b>GROUND COVERS</b>		
	Festuca arundinacea 'Rhizomatous' RTF	SOD
	RTF Tall Fescue	

**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION	QTY
<b>CONCRETE</b>		
	6" Concrete Edge	278 lf
<b>MULCH</b>		
	6" Concrete Edge	1,086 sf
	Rock Mulch	437 sf
	Angular Rock Mulch, Tan Color, Minimum 4" Depth with Weed Barrier Fabric, DeWitt Pro-5 or Equal	

**LANDSCAPE REQUIREMENTS**

<b>5-8-1405: Parking lot Landscaping</b> - One tree per parking island	<b>Required</b> 3	<b>Provided</b> 3
<b>5-10-6: Installation and Minimum Standards</b> - De&#171;s Trees { ini( " { 2' &#171; er, B&#171;B - Evergreen Trees minimum 6' Ht., B&#171;B, woody shrubs 2 gallon minimum	<b>Required</b> Required Required	<b>Provided</b> Provided Provided
<b>5-10-12: Buffer Areas; Common Lots</b> - Design Options for Commercial Development 1. Mulching - required in all planting areas (bark, rock), max 35% of all ground cover 2. Vegetation coverage - minimum 70% covered with vegetation at maturity	<b>Required</b> Required Required	<b>Provided</b> Provided Provided
<b>5-10-13: Landscape buffer width based on Roadway Classification</b> - Deer Flat Rd (Collector): 250 LF Minimum Buffer Required Shade trees (1 tree/100 LF) Evergreen trees (1 tree/100 LF) Shrubs Per 100 Linear Feet: 15 8' Detached Sidewalk	<b>Required</b> 12' 3 Trees 3 Trees 38 Shrubs Required	<b>Provided</b> 12' 3 Trees 3 Trees 38 Shrubs Provided
<b>5-10-16: Tree Species Mix</b> - Minimum number of tree species determined by number of required trees	<b>Required # of Trees</b> 11-20 21-30 31-40 41+	<b>Minimum # of Species</b> 2 3 4 5
<b>5-10-20: Landscaping within Right-of-Way</b> - Right-of-Way area landscape treatment	<b>Required</b> Required	<b>Provided</b> Provided



KIMLEY HORN & ASSOCIATES, INC  
1100 W IDAHO STREET  
SUITE 210  
BOISE, ID 83702

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DATE	DESCRIPTION
02/17/24	CSP 1.0
02/19/24	CSP 2.0
05/20/24	CSP 3.0
10/03/24	CSP 4.0
11/22/24	CSP 5.0
01/06/24	CSP 6.0



1100 W. Idaho Street Suite 210 | Boise, ID 83702 | Tel. No. (208) 297-2885

PROFESSIONAL SEAL:



PROFESSIONAL IN CHARGE: BRANDON MCDOUGALD, PE

PROJECT MANAGER: PAIGE CONNAIR

QUALITY CONTROL: HANNAH LUEVANO, PE

DRAWN BY: CHRIS ROSE, PLA

DATE ISSUED: 01/22/24

PROJECT NAME:

**N. MERIDIAN ROAD & E. DEER FLAT ROAD  
KUNA, ID**

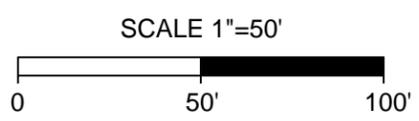


CIRCLE K STORES INC.

PROJECT NUMBER:  
193123001

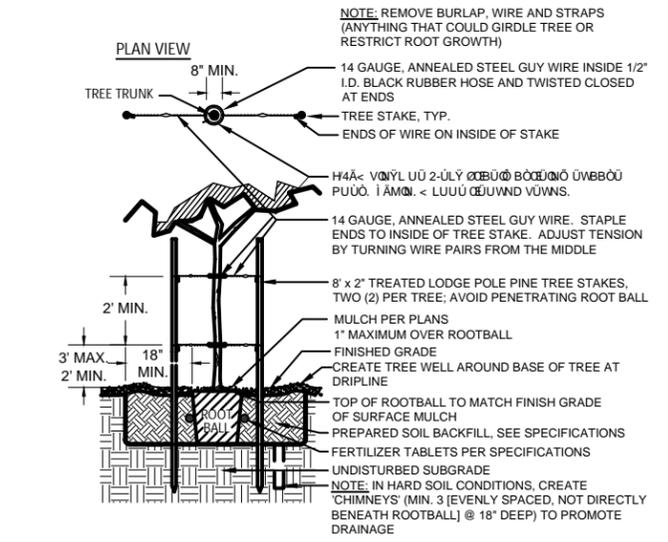
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**LANDSCAPE PLANTING PLAN**

SHEET NUMBER:  
**LSP1.0**

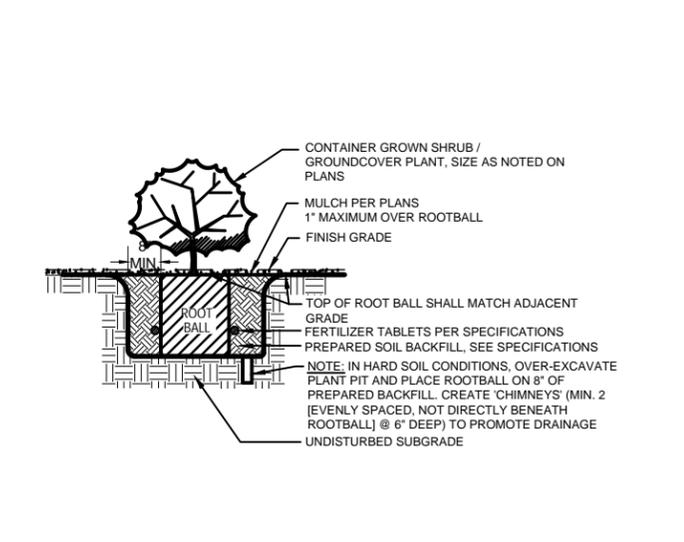


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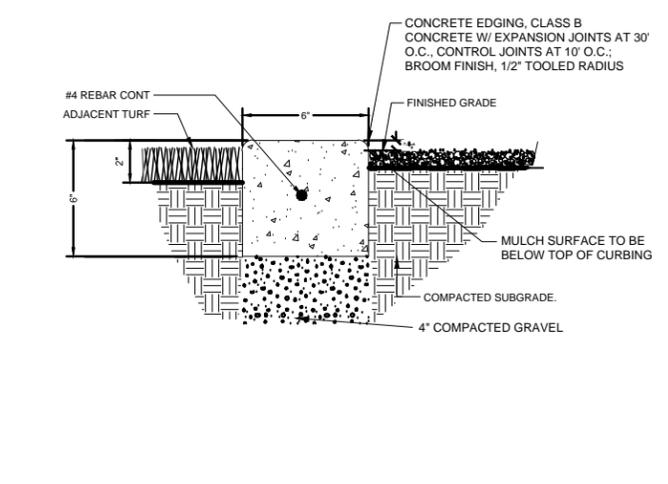
DATE	DESCRIPTION
02/17/24	CSP 1.0
02/19/24	CSP 2.0
05/20/24	CSP 3.0
10/03/24	CSP 4.0
11/22/24	CSP 5.0
01/06/24	CSP 6.0



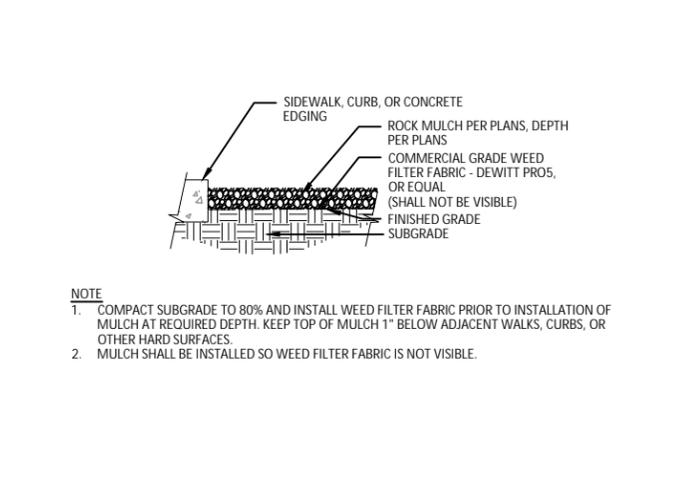
**1 TREE PLANTING AND STAKING**  
N.T.S. KHA-GP-01



**2 SHRUB / GROUND COVER PLANTING**  
N.T.S. KHA-GP-03



**3 6" CONCRETE MOW STRIP**  
N.T.S. KHA-GP-04



**4 ROCK MULCH INSTALLATION**  
N.T.S. KHA-GP-06



**5 WOOD MULCH INSTALLATION**  
N.T.S. KHA-GP-09



**PROFESSIONAL IN CHARGE:**  
BRANDON MCDOUGALD, PE  
**PROJECT MANAGER:**  
PAIGE CONNAIR  
**QUALITY CONTROL:**  
HANNAH LUEVANO, PE  
**DRAWN BY:**  
CHRIS ROSE, PLA  
**DATE ISSUED:**  
01/22/24

**PROJECT NAME:**  
N. MERIDIAN ROAD & E. DEER FLAT ROAD  
KUNA, ID



CIRCLE K STORES INC.

**PROJECT NUMBER:**  
193123001

**SHEET TITLE:**  
LANDSCAPE DETAILS

**SHEET NUMBER:**

LSP1.1

Drawing Name: K:\B01\_Civil\Circle K Stores (Meridian & Deer Flat)\CAD\Drawings\Planting\Planting\GP-01.dwg, Jan 15, 2026, 2:10pm, Plotter: HP DesignJet 5000, Plotter Driver: HP DesignJet 5000 PCL6, Plotter Location: \\server\plotters\HP DesignJet 5000 PCL6

GENERAL LANDSCAPE SPECIFICATIONS

KHA-SP-01

**A. SCOPE OF WORK**

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

**B. PROTECTION OF EXISTING STRUCTURES**

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

**C. PROTECTION OF EXISTING PLANT MATERIALS**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC.... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

**D. MATERIALS**

1. GENERAL  
MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS
  - a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
  - b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
  - c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
  - d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
  - e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
  - f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 1/4 INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
  - g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
  - h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
  - i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

**E. SOIL MIXTURE**

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
  - a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
  - b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

**F. WATER**

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.  
\*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO JURISDICTIONAL AUTHORITY.

**G. FERTILIZER**

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.  
\* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

**H. MULCH**

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. UNLESS OTHERWISE NOTED ON PLANS, MULCH SHALL BE DOUBLE SHREDED HARDWOOD MULCH DARK BROWN FINES. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

**I. DIGGING AND HANDLING**

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILT-PRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

**J. CONTAINER GROWN STOCK**

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

**K. MATERIALS LIST**

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

**L. FINE GRADING**

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

**M. PLANTING PROCEDURES**

1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEATED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC..., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" OF PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK, IF DIRECTED BY THE OWNER. "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

**N. LAWN SODDING**

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING
  - a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
  - b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZER INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
  5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
  6. LAWN MAINTENANCE
    - a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRAIDING IF NECESSARY.
    - b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

**O. EDGING**

1. CONTRACTOR SHALL INSTALL 4"x4" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

**P. CLEANUP**

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

**Q. PLANT MATERIAL MAINTENANCE**

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

**R. FINAL INSPECTION AND ACCEPTANCE OF WORK**

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

**S. WARRANTY**

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.



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DATE:	DESCRIPTION:
02/17/24	CSP 1.0
02/19/24	CSP 2.0
05/20/24	CSP 3.0
10/03/24	CSP 4.0
11/22/24	CSP 5.0
01/06/24	CSP 6.0



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DRAWN BY:  
CHRIS ROSE, PLA  
DATE ISSUED:  
01/22/24

PROJECT NAME:

N. MERIDIAN ROAD  
& E. DEER FLAT  
ROAD  
KUNA, ID



CIRCLE K STORES INC.

PROJECT NUMBER:  
193123001

SHEET TITLE:

LANDSCAPE  
SPECIFICATIONS

SHEET NUMBER:

LSP1.2

**VALVE SCHEDULE**

NUMBER	MODEL	SIZE	TYPE	GPM	PSI @ POC	PRECIP
1	Rain Bird PESB	1"	Turf Rotor	22.56	55.1	0.72 in/h
2	Rain Bird PESB	1"	Turf Rotary	19.03	54.3	0.7 in/h
3	Rain Bird PESB	1"	Turf Rotary	18.17	56.4	0.71 in/h
4	Rain Bird PESB	1"	Turf Rotary	21.6	57.6	0.7 in/h
5	Rain Bird PESB	1"	Turf Rotary	10.24	51.6	0.53 in/h
6	Rain Bird KCZ-100-PRB-COM	1"	Area for Drip Emitters	1.25	22.9	0.14 in/h
7	Rain Bird KCZ-100-PRB-COM	1"	Bubbler	4.5	46.1	0.97 in/h
8	Rain Bird PESB	1"	Turf Rotor	11.68	57.3	0.69 in/h
9	Rain Bird PESB	1"	Turf Rotor	23.26	57.5	1.02 in/h
10	Rain Bird PESB	1"	Turf Rotor	21.06	59.6	0.97 in/h
11	Rain Bird PESB	1"	Turf Rotary	16.59	59.7	0.55 in/h
12	Rain Bird PESB	1"	Turf Rotor	18.34	62.1	0.72 in/h
13	Rain Bird PESB	1"	Turf Rotary	8.16	59.5	0.58 in/h

**CRITICAL ANALYSIS**

Generated: 2026-01-15 14:03

P.O.C. NUMBER: 01  
Water Source Information: Existing Pressurized Irrigation Stub  
Reference Civil Utility Plan

FLOW AVAILABLE  
Point of Connection Size: 1 1/2"  
Flow Available: 46.59 GPM

PRESSURE AVAILABLE  
Static Pressure at POC: 65 PSI  
Pressure Available: 65 PSI

DESIGN ANALYSIS  
Maximum Multi-valve Flow: 24 GPM  
Flow Available at POC: 46.59 GPM  
Residual Flow Available: 22.59 GPM

Critical Station: 12  
Design Pressure: 45 PSI  
Friction Loss: 3.92 PSI  
Fittings Loss: 0.39 PSI  
Elevation Loss: 0 PSI  
Loss through Valve: 2.72 PSI  
Pressure Req. at Critical Station: 52.0 PSI  
Loss for Fittings: 0.62 PSI  
Loss for Main Line: 6.18 PSI  
Loss for POC to Valve Elevation: 0 PSI  
Loss for Backflow: 1 PSI  
Loss for Master Valve: 3.26 PSI  
Critical Station Pressure at POC: 62.1 PSI  
Pressure Available: 65 PSI  
Residual Pressure Available: 2.94 PSI

LOT 5  
0.97 AC

LOT 7  
1.26 AC

LOT 10  
2.19 AC

LOT 8  
0.97 AC

E DEER FLAT ROAD

**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	Rain Bird R-VAN-STRIP 1806-SAM-P45 Shrub Rotary, 5ft.x15ft. (LCS and RCS), 5ft.x30ft. (SST) Hand Adjustable Multi-Stream Rotary w/ 1800 turf spray body on 6in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	30
	Rain Bird R-VAN14 1806-SAM-P45 Turf Rotary, BR-14ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 6in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	45
	Rain Bird R-VAN18 1806-SAM-P45 Turf Rotary, 13ft.-18ft. 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 6in. pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2in. NPT Female Threaded Inlet.	45
	Rain Bird 1800-1400 FIPT Fixed flow rate 0.25 GPM - 2.0 GPM, full circle bubbler, 1/2in. FIPT.	30
	Rain Bird 5006-PL-PC-SAM-R-MPR 25 Turf Rotor, 6in. Pop-Up, Plastic Riser, with Flow Shut-Off Device. Matched Precipitation Rotor (MPR Nozzle), Arc and Radius as per Symbol. 25 ft.-red, 30 ft.-green, 35ft.-beige. With Seal-A-Matic Check Valve, and In-Stem Pressure Regulator.	45
	Rain Bird 5006-PL-PC-SAM-R-MPR 30 Turf Rotor, 6in. Pop-Up, Plastic Riser, with Flow Shut-Off Device. Matched Precipitation Rotor (MPR Nozzle), Arc and Radius as per Symbol. 25 ft.-red, 30 ft.-green, 35ft.-beige. With Seal-A-Matic Check Valve, and In-Stem Pressure Regulator.	45
	Rain Bird 5006-PL-PC-SAM-R-MPR 35 Turf Rotor, 6in. Pop-Up, Plastic Riser, with Flow Shut-Off Device. Matched Precipitation Rotor (MPR Nozzle), Arc and Radius as per Symbol. 25 ft.-red, 30 ft.-green, 35ft.-beige. With Seal-A-Matic Check Valve, and In-Stem Pressure Regulator.	45
	Rain Bird KCZ-100-PRB-COM Wide Flow Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESB Valve and 1in. Pressure Regulating 40psi Quick-Check Basket Filter. 5 GPM-20 GPM.	
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	
	Area to Receive Drip Emitters 3/4" Polyethylene Pipe with Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 10PC emitters (1 assigned to each 3 gal. plant) 10PC emitters (1 assigned to each --- plant) 10PC emitters (1 assigned to each 1 gal. plant) 10PC emitters (1 assigned to each 2 gal. plant) 20PC emitters (1 assigned to each 5 gal. plant)	
	Rain Bird PESB 1in., 1-1/2in., 2in., 3in., 3in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	
	Rain Bird 44-RC 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	
	Landscape Products Inc. BBV 1/2in., 3/4in., 1in., 1-1/4in., 1-1/2in., 2in., 2-1/2in., 3in. Full Port Brass Ball Valve. Suitable for a full range of liquids and gases in residential and commercial applications.	
	Rain Bird EFB-CP 1 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use.	
	Drain Valve	
	Rain Bird ESP-ZWIRE (120VAC) 50 Station 2-Wire, Indoor/ Outdoor Controller w/ decoder auto-address. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready. Use with ZW-1 single station decoders and standard direct burial wire.	
	Rain Bird 2W-1 ESP-ZWIRE Decoder for Two-Wire system. Install in valve box for valve. Operates one valve/solenoid. Install with standard direct burial irrigation wire and standard irrigation wire connectors.	
	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.	
	Rain Bird UFS-100 1in. Ultrasonic Flow Sensors, with Glass Filled Nylon Body. Operating Range .3 GPM-50 GPM. Size for Flow Not According to Pipe Size.	
	Amiad 1-C-Steel Screen Amiad 1in. Compact Manual Plastic Filter, NPT thread, Steel Screen Element, Engineered-plastic material, maximum working pressure 150psi.	
	Point of Connection 1 1/2" Existing Pressurized Irrigation Stub Reference Civil Utility Plan	
	Irrigation Lateral Line: PVC Schedule 40	
	Irrigation Mainline: PVC Schedule 40	
	Pipe Sleeve: PVC Schedule 40	



KIMLEY HORN & ASSOCIATES, INC  
1100 W IDAHO STREET  
SUITE 210  
BOISE, ID 83702

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DATE:	DESCRIPTION:
02/17/24	CSP 1.0
02/19/24	CSP 2.0
05/20/24	CSP 3.0
10/03/24	CSP 4.0
11/22/24	CSP 5.0
01/06/24	CSP 6.0



1100 W. Idaho Street Suite 210 | Boise, ID 83702 | Tel. No. (208) 297-2885



PROFESSIONAL IN CHARGE:  
BRANDON MCDOUGALD, PE  
PROJECT MANAGER:  
PAIGE CONNAIR  
QUALITY CONTROL:  
HANNAH LUEVANO, PE  
DRAWN BY:  
CHRIS ROSE, PLA  
DATE ISSUED:  
01/22/24

PROJECT NAME:  
N. MERIDIAN ROAD & E. DEER FLAT ROAD  
KUNA, ID



CIRCLE K STORES INC.

PROJECT NUMBER:  
193123001

SHEET TITLE:  
LANDSCAPE IRRIGATION PLAN

SHEET NUMBER:  
LSP2.0

**IRRIGATION DISCLAIMER**

UNLESS OTHERWISE SPECIFIED, THE AUTOMATIC SPRINKLER IRRIGATION SYSTEM LAYOUT AS SHOWN ON THE PLANS SHALL BE CONSIDERED SCHEMATIC. THE CONTRACTOR SHALL LAY OUT THE ENTIRE SYSTEM USING STAKES TO INDICATE THE LOCATION OF THE VARIOUS COMPONENTS. PRELIMINARY ADJUSTMENTS TO CONFORM TO ACTUAL SITE CONDITION SHALL BE ACCOMPLISHED AT THIS TIME AND THE APPROVAL OF THE OWNER'S REPRESENTATIVE OBTAINED PRIOR TO ANY ACTUAL WORK BEING PERFORMED. UTILITY CONNECTIONS, BOTH WATER AND ELECTRICAL, SHALL BE AS SHOWN ON THE PLANS OR AS DESIGNATED BY THE UTILITY CONCERNED. UNLESS SPECIFICALLY EXEMPTED IN THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL PAY ALL COSTS CONCERNED IN PROVIDING THESE SERVICES.

THE LAYOUT AND LOCATION SHOWN FOR DRIP EMITTERS IS DIAGRAMMATIC, AND USED TO CALCULATE SYSTEM FLOWS, ZONE SIZES, ETC. CONTRACTOR SHALL PROVIDE AND INSTALL DRIP EMITTERS WITH THE APPROPRIATE FLOW RATES AND OPEN OUTLETS TO PROVIDE IRRIGATION TO ALL PROPOSED PLANTINGS, BASED ON ACTUAL FIELD LOCATIONS OF PLANTINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EMITTERS PER APPLICABLE JURISDICTION DETAILS, SPECIFICATIONS, AND REQUIRED DISTRIBUTION TUBING LENGTH REQUIREMENTS. ADDITIONAL AND/OR ALTERNATE EMITTERS MAY BE REQUIRED.

**IRRIGATION CONTROLLER NOTE**

CONTROLLER(S) SHALL BE LOCATED AT LOCATION SHOWN ON PLAN; FIELD VERIFY EXACT LOCATION WITH OWNER'S REPRESENTATIVE. POWER SUPPLY (AS REQUIRED BY SPECIFIED CONTROLLER) IS NOT WITHIN THE IRRIGATION CONTRACTOR'S SCOPE OF WORK, AND SHALL BE PROVIDED BY OTHERS. COORDINATE POWER SUPPLY WITH ELECTRIC PROVIDER AND GENERAL CONTRACTOR. HOOK-UP OF CONTROLLER TO PROVIDED POWER SUPPLY SHALL BE BY THE IRRIGATION CONTRACTOR. APPLICABLE SLEEVE PENETRATIONS THROUGH BUILDINGS / WALLS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR.

**IRRIGATION SLEEVING / WIRING NOTE**

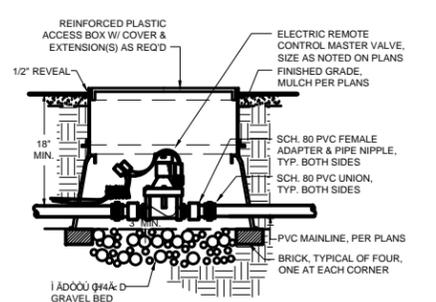
SLEEVES SHALL BE PROVIDED AND INSTALLED FOR ALL PIPING AND WIRING UNDER ROADWAYS, WALKWAYS, AND OTHER HARDSCAPE FEATURES GREATER THAN 24" IN WIDTH. SLEEVES FOR CONTROL WIRES SHALL BE 2" DIA. SCH 40 PVC AND CONTAIN NO MORE THAN 25 WIRES PER SLEEVE. FOR PLAN CLARITY, SLEEVE LOCATIONS AND SYMBOLS ARE REPRESENTATIVE AND DIAGRAMMATIC; COORDINATE SLEEVE LOCATIONS WITH GENERAL CONTRACTOR.



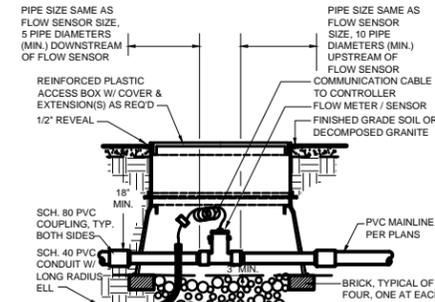
SCALE 1"=50'



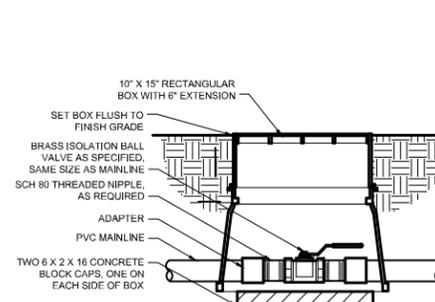
DATE:	DESCRIPTION:
02/17/24	CSP 1.0
02/19/24	CSP 2.0
05/20/24	CSP 3.0
10/03/24	CSP 4.0
11/22/24	CSP 5.0
01/06/24	CSP 6.0



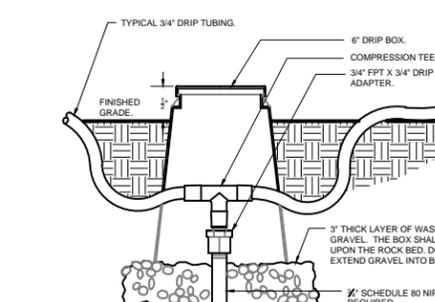
- NOTES:**
- ALL WIRES TO BE INSTALLED PER LOCAL CODE. TAPE AND BUNDLE WIRES EVERY 7'. PROVIDE EXPANSION COIL AT EACH WIRE CONNECTION IN VALVE BOX (WRAP AROUND 1/2" < U&O 11 V&O&D COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL.
  - ALL THREADED PVC JOINTS SHALL BE WRAPPED WITH TEFLON TAPE.



- NOTE:**
- PROVIDE PULSE DECODER, PULSE TRANSMITTER, PULSE TRANSMITTER POWER SUPPLY, AND SURGE PROTECTOR IN ACCORDANCE WITH FLOW SENSOR / CONTROL SYSTEM MANUFACTURER'S RECOMMENDATIONS.



- NOTES:**
- FOR WIRE SIZES NO. 14, 12, AND 10, ALL CONNECTIONS IN VALVE BOXES ONLY.
  - INSTALL SPEARS DS-100 DRI-SPLICE CONNECTORS WITH DS-300 SEALANT.



- NOTES:**
- FOR WIRE SIZES NO. 14, 12, AND 10, ALL CONNECTIONS IN VALVE BOXES ONLY.
  - INSTALL SPEARS DS-100 DRI-SPLICE CONNECTORS WITH DS-300 SEALANT.

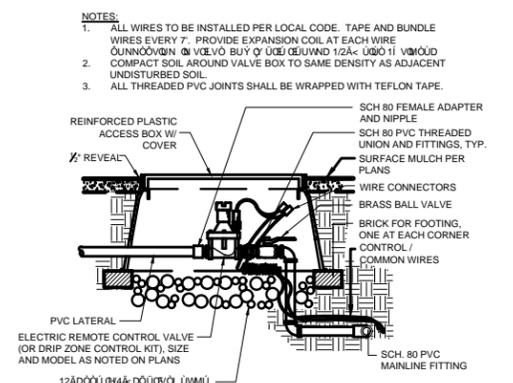
**1 NOT USED** N.T.S. KHA-GI-02

**2 MASTER VALVE ASSEMBLY** N.T.S. KHA-GI-02

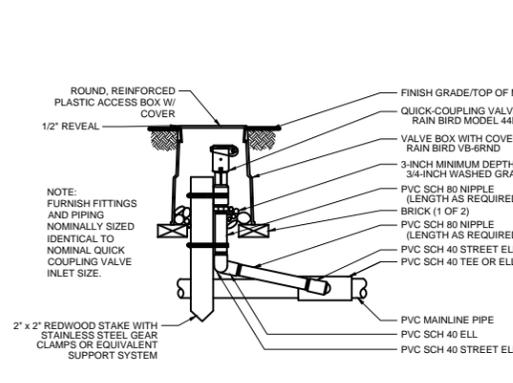
**3 FLOW SENSOR ASSEMBLY** N.T.S. KHA-GI-03

**4 BRASS BALL ISOLATION VALVE** N.T.S. KHA-GI-04

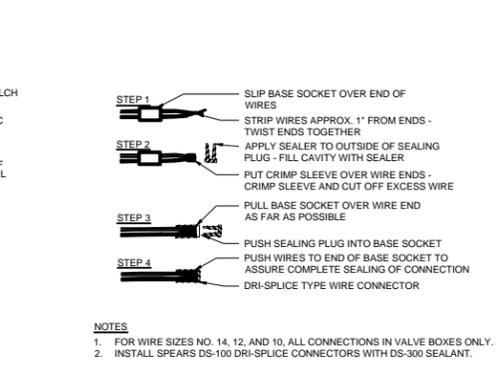
**5 PIPE TRANSITION POINT** N.T.S. KHA-GI-19



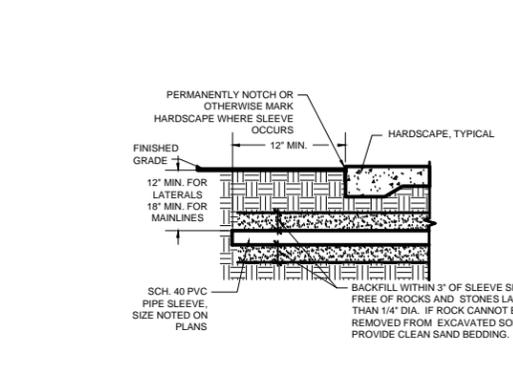
**6 ELECTRIC REMOTE CONTROL VALVE** N.T.S. KHA-GI-07



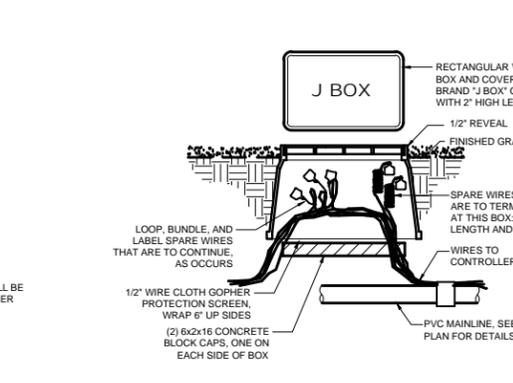
**7 QUICK COUPLING VALVE** N.T.S. KHA-GI-08



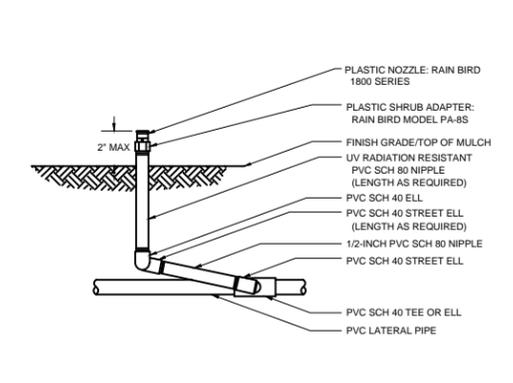
**8 IRRIGATION WIRE CONNECTION** N.T.S. KHA-GI-09



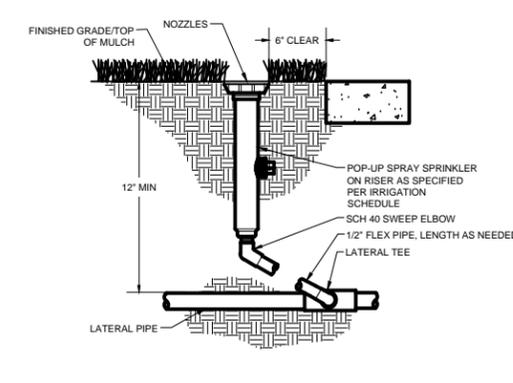
**9 MAINLINE AND LATERAL PIPE SLEEVING** N.T.S. KHA-GI-10



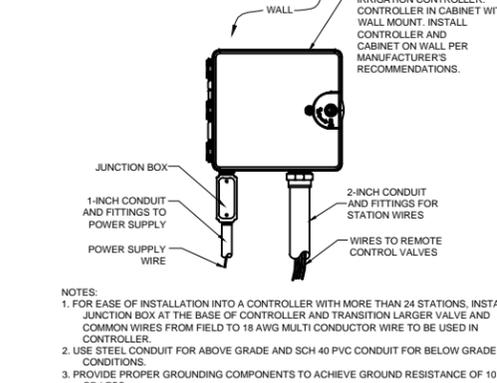
**10 IRRIGATION WIRING JUNCTION BOX** N.T.S. KHA-GI-11



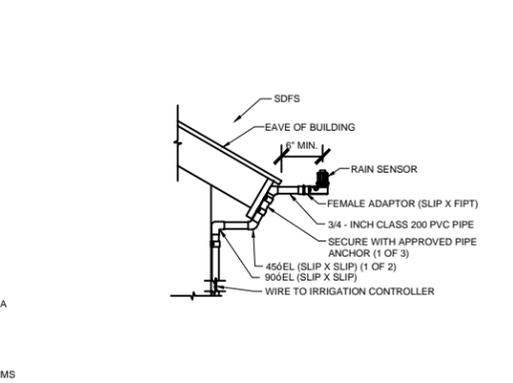
**11 BUBBLER EMITTER** N.T.S. KHA-GI-12



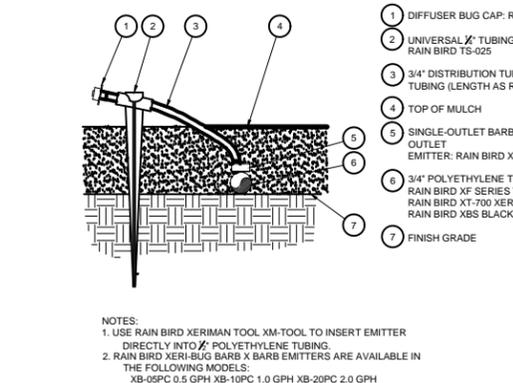
**12 POP-UP SPRAY SPRINKLER** N.T.S. KHA-GI-13



**13 IRRIGATION CONTROLLER WALL MOUNT** N.T.S. KHA-GI-14



**14 RAIN SENSOR BUILDING MOUNT** N.T.S. KHA-GI-15



**15 AREA FOR DRIP EMITTERS** N.T.S. KHA-GI-16



PROFESSIONAL IN CHARGE:  
BRANDON MCDUGALD, PE  
PROJECT MANAGER:  
PAIGE CONNAIR  
QUALITY CONTROL:  
HANNAH LUEVANO, PE  
DRAWN BY:  
CHRIS ROSE, PLA  
DATE ISSUED:  
01/22/24

PROJECT NAME:  
**N. MERIDIAN ROAD & E. DEER FLAT ROAD KUNA, ID**



CIRCLE K STORES INC.

PROJECT NUMBER:  
**193123001**

SHEET TITLE:  
**IRRIGATION DETAILS**

SHEET NUMBER:  
**LSP2.1**

Drawing Name: K:\BOL\_Civil\Circle K Stores (Meridian & Deer Flat)\CAD\Drawings\Irrigation & Drip\Irrigation Details\Irrigation Details.dwg  
Date: 01/22/24  
Author: Chris Rose  
Checked: Paige Connaire  
Approved: Brandon McDougald



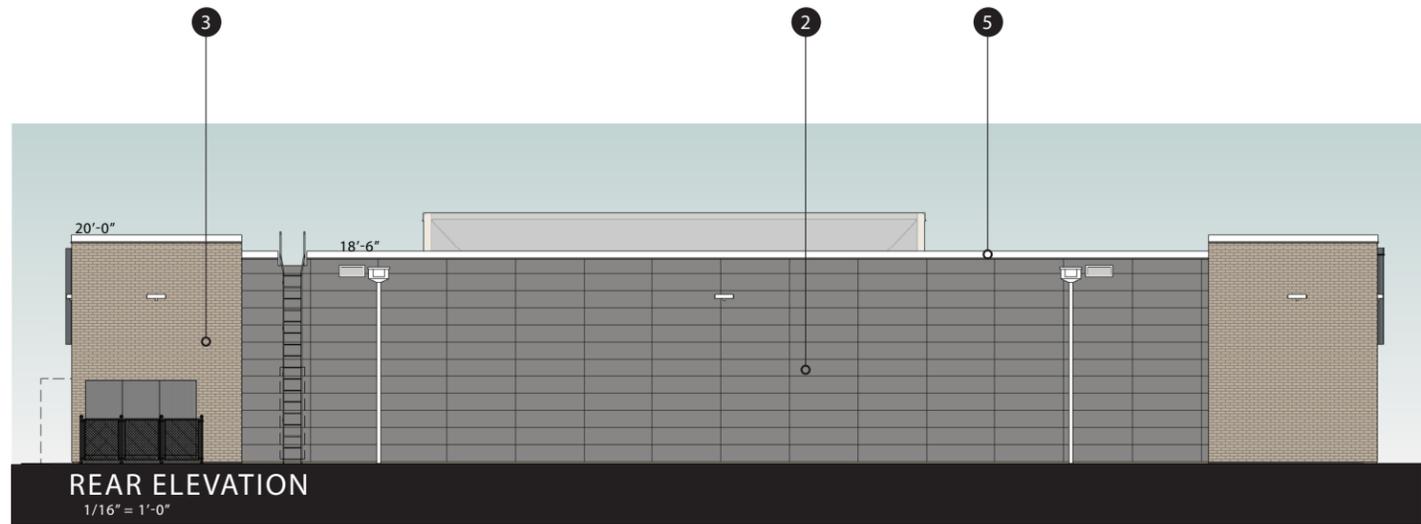
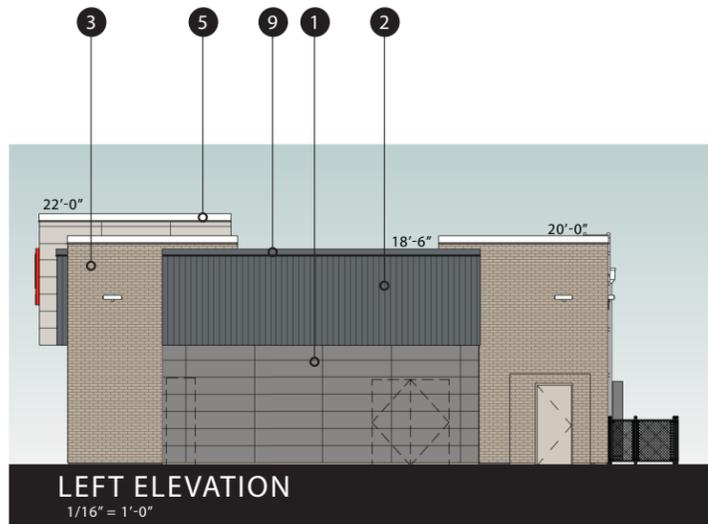
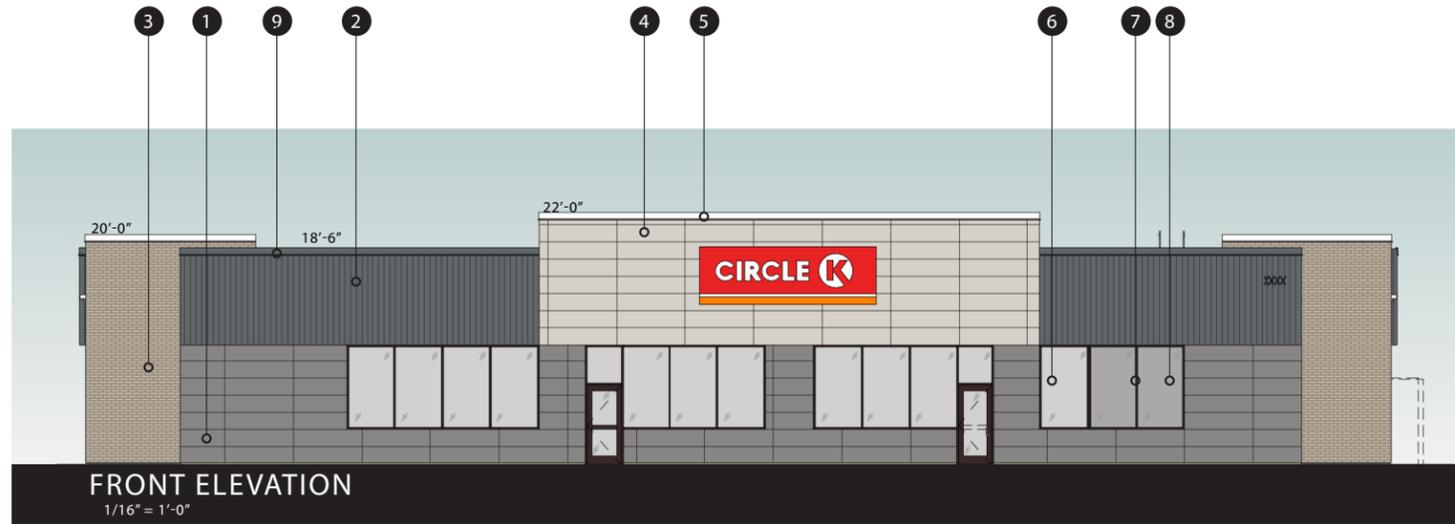
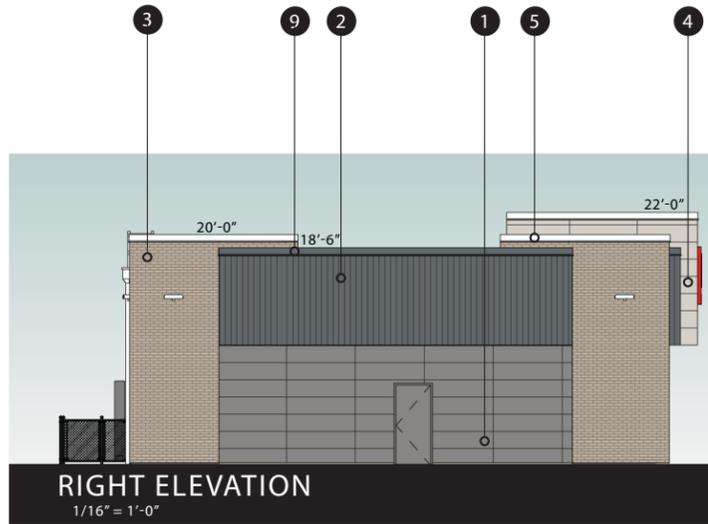
**CIRCLE K**

**KUNA, ID**

CONCEPT ELEVATIONS

11.11.2024

**rdc.**



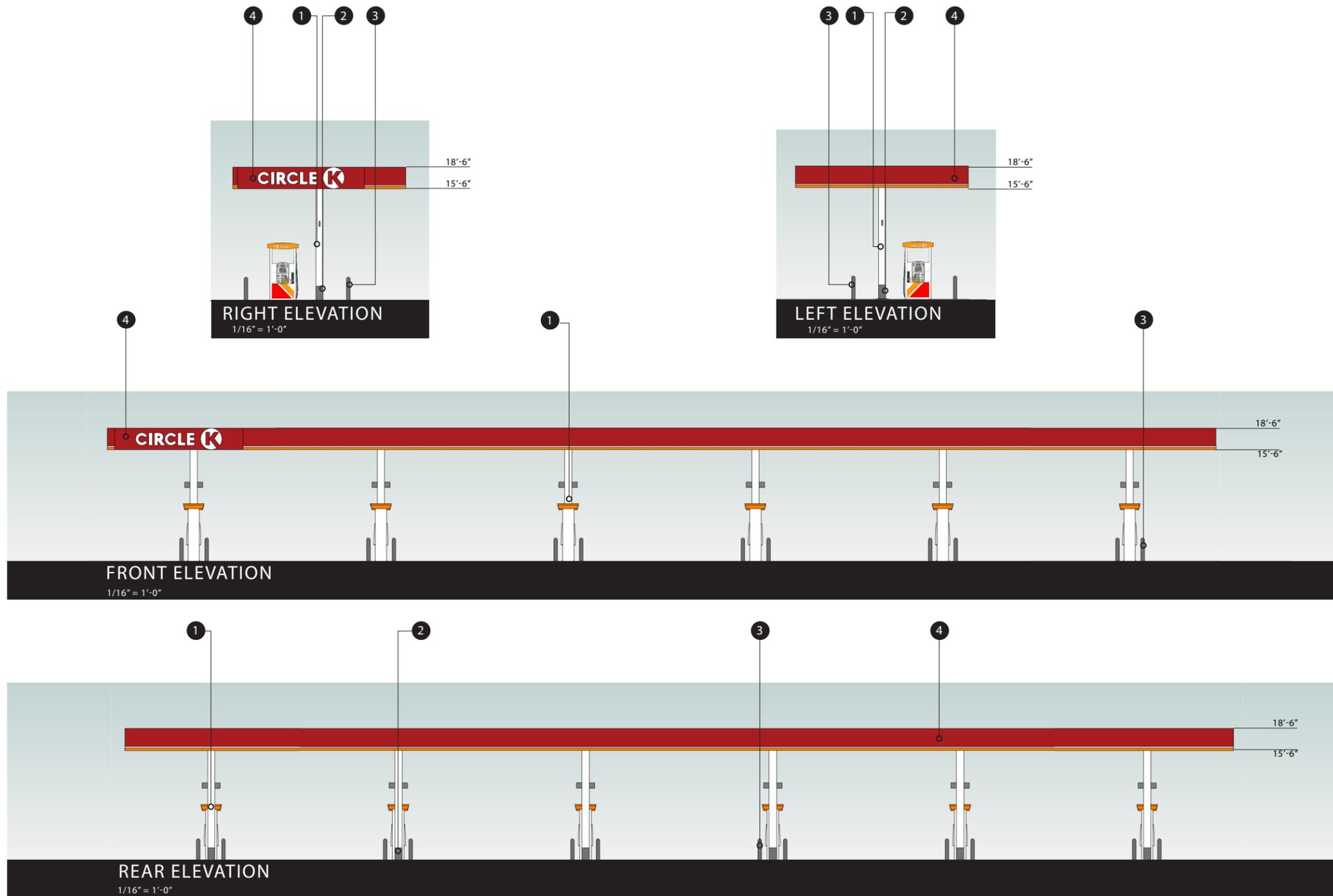
1	2	3	4	5	6	7	8	9
NICHHA TUFF BLOCK SW 6255 MORNING FOG	NICHHA RIBBED SW 7075 WEB GRAY	NICHHA CANYON BRICK SHALE BROWN	NICHHA TUFF BLOCK SW 9166 DRIFT OF MIST	METAL COPING GUTTER AND DOWNSPOUT SW 7004 SNOWBOUND	INSULATED CLEAR GLASS	ANODIZED WINDOW FRAMING DARK BRONZE	SPANDREL GLASS	METAL COPING WEB GRAY



REPRESENTATION ONLY, NOT FOR CONSTRUCTION: ALL IMAGES SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT PROTRAY THE EXACT SCALE, COLOR, MATERIALS OR CONSTRUCTION THAT COULD OCCUR DUE TO MATERIAL AVAILABILITY AND FINAL ARCHITECTURAL MODIFICATIONS



REPRESENTATION ONLY, NOT FOR CONSTRUCTION: ALL IMAGES SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT PROTRAY THE EXACT SCALE, COLOR, MATERIALS OR CONSTRUCTION THAT COULD OCCUR DUE TO MATERIAL AVAILABILITY AND FINAL ARCHITECTURAL MODIFICATIONS



- 1



STEEL COLUMN  
PAINT FINISH

SW 7004  
SNOWBOUND
- 2



STEEL COLUMN  
PAINT FINISH

SW 6236  
GRAY'S HARBOR
- 3

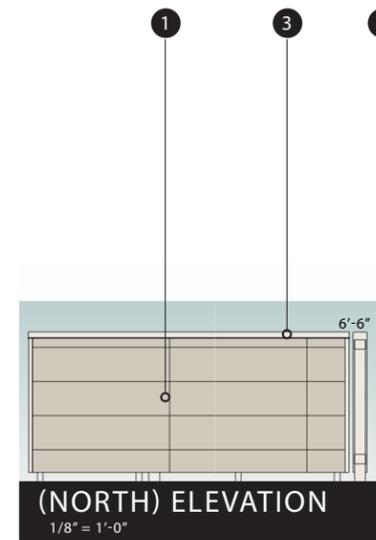
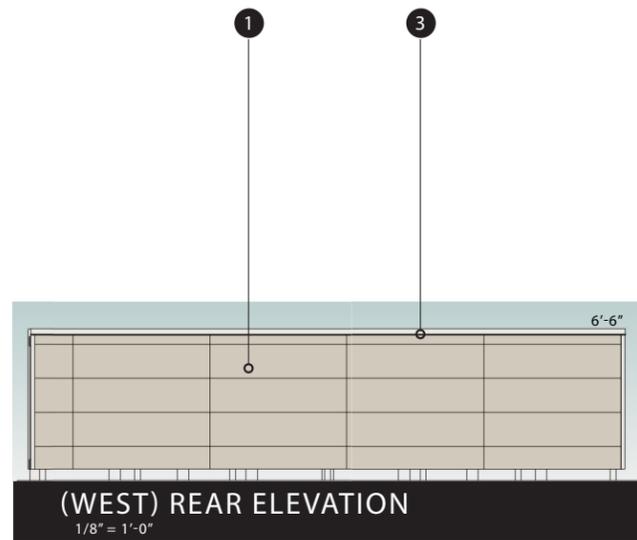
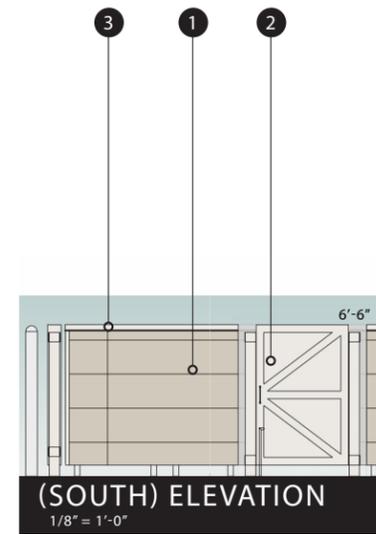
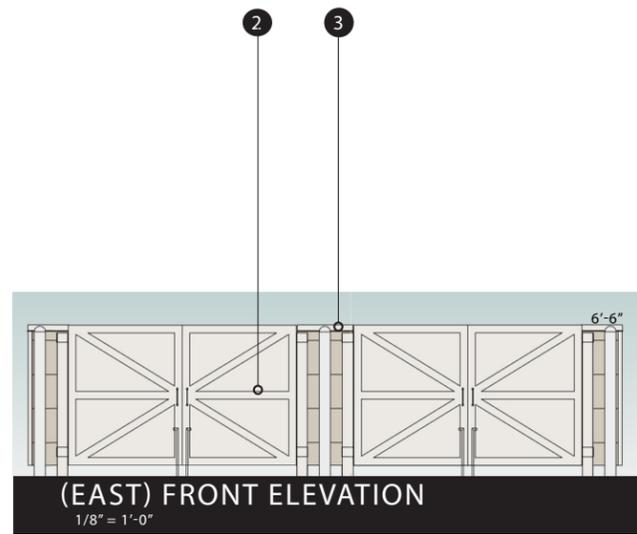


PVC BOLLARD  
SLEEVE

SW6236  
GRAY'S HARBOR
- 4



ACM PANEL  
TEX COTE



**1**  
NICHIHA  
TUFFBLOCK

SW 9166  
DRIFT OF MIST



**2**  
METAL GATE AND  
BOLLARD

SW 7004  
SNOWBOUND



**3**  
METAL COPING

SW 7004  
SNOWBOUND



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

February 17, 2026

To: Josh King, via email  
1100 W Idaho St, Ste 210  
Boise, ID 83702

Subject: KUNA26-0003/26-04-DR  
1444 E Deer Flat Rd  
Circle K

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

The applicant shall be required to:

1. Pay a traffic impact fee, if applicable. For any questions regarding the traffic impact fee please contact ACHD's Impact Fee Administrator at [impactfees@achdidaho.org](mailto:impactfees@achdidaho.org).
2. If applicable, a traffic impact fee shall be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency. This is a separate review process and it is the applicant's responsibility to submit plans directly to ACHD.
3. Payment can be accepted over the phone by calling (208) 387-6170 or can be sent/ delivered to the following address:

Ada County Highway District  
Attn: Development Services  
5800 N. Meeker Avenue  
Boise, ID 83713

- Reference the file number above when making the payment.
  - Please note:
    - Fees are subject to change if not paid prior to October 1<sup>st</sup>
    - All card payments are subject to a 3% processing fee
    - All e-check payments are subject to a \$1.50 processing fee
4. Submit a driveway approach request for any proposed driveways. Driveway approach permits can be found at:  
<https://hdf.achdidaho.org/forms/DrivewayApproach>
  5. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.
  6. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.).

*connecting you to more*

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

Sincerely,

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

Matt Pak  
Planner  
Development Services

cc: City of Kuna (Marina Lundy), via email  
Holiday Stationstores NW LLC (Matthew Lieshout), via email

*connecting you to more*

## Standard Conditions of Approval

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

---

**RE: City of Kuna Request for Comment Case No. 26-04-DR**

---

**From** D3 Development Services <D3Development.Services@itd.idaho.gov>  
**Date** Mon 2/9/2026 11:44 AM  
**To** Marina Lundy <MLundy@kunaid.gov>

Hello,

After careful review of the transmittal submitted to ITD on February 05, 2026, regarding, Circle K/ Case No. 26-04-DR, the Department has no comments or concerns to make at this time. 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:** Thursday, February 5, 2026 1:35 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>; PWoffice <PWoffice@kunaid.gov>  
**Subject:** City of Kuna Request for Comment Case No. 26-04-DR

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

<b>CASE NUMBER:</b>	<a href="#">26-04-DR CIRCLE K</a>
<b>PROJECT DESCRIPTION</b>	The applicant requests design review approval for a 5,685 SF Circle K retail store with six underground tanks and associated fuel sales stations. The site is located at 1444 E. Deer Flat Road (Parcel No. R6949010900).
<b>APPLICANT</b>	Josh King <a href="mailto:Josh.king@kimley-horn.com">Josh.king@kimley-horn.com</a> 208.593.4307
<b>SCHEDULED HEARING DATE</b>	Tuesday <b>March 10, 2025</b> , at 6:00 P.M.

<b>REVIEWING BODY</b>	Planning & Zoning Commission
<b>STAFF CONTACT</b>	Marina Lundy 986.269.8341 <a href="mailto:mlundy@kunaid.gov">mlundy@kunaid.gov</a>
<ul style="list-style-type: none"> <li>• 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></li> <li>• <i>No response within <b>15 business days</b> will indicate you have no objection or comments regarding this project.</i></li> <li>• 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.</li> </ul>	



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](mailto:mlundy@kunaid.gov)

[www.kunacity.id.gov](http://www.kunacity.id.gov)

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**RE: City of Kuna Request for Comment Case No. 26-04-DR**

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**From** Mike Borzick <mborzick@kunaid.gov>  
**Date** Thu 2/5/2026 2:52 PM  
**To** Marina Lundy <MLundy@kunaid.gov>

Its going into a lot within a platted sub and Will Serve. PW doesn't have any comments – other than get us some Construction Plans that we can make comments on.

*Mike Borzick*

GIS Manager ~ Plan Review Manager  
City of Kuna, Idaho  
208.287.1726  
208.994.1529

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**From:** Marina Lundy <MLundy@kunaid.gov>  
**Sent:** Thursday, February 5, 2026 1:35 PM  
**To:** Ada County Highway District <planningreview@achdidaho.org>; Central District Health Department <lbadigian@cdhd.idaho.gov>; COMPASS <gisshared@compassidaho.org>; Idaho Transportation Department <D3Development.Services@itd.idaho.gov>; Idaho Transportation Department - 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>; PWoffice <PWoffice@kunaid.gov>  
**Subject:** City of Kuna Request for Comment Case No. 26-04-DR

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<b>PROJECT DESCRIPTION</b>	The applicant requests design review approval for a 5,685 SF Circle K retail store with six underground tanks and associated fuel sales stations. The site is located at 1444 E. Deer Flat Road (Parcel No. R6949010900).
<b>APPLICANT</b>	Josh King <a href="mailto:Josh.king@kimley-horn.com">Josh.king@kimley-horn.com</a> 208.593.4307
<b>SCHEDULED HEARING DATE</b>	Tuesday <b>March 10, 2025</b> , at 6:00 P.M.
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<b>STAFF CONTACT</b>	Marina Lundy 986.269.8341 <a href="mailto:mlundy@kunaid.gov">mlundy@kunaid.gov</a>

- 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.*
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P.O. Box 13  
Kuna, ID 83634

**Marina Lundy**

**Associate Planner**

City of Kuna | Development Services

Phone: 986.269.8341

Email: [mlundy@kunaid.gov](mailto:mlundy@kunaid.gov)

[www.kunacity.id.gov](http://www.kunacity.id.gov)