



KUNA PLANNING AND ZONING COMMISSION Agenda for May 14, 2019

Kuna City Hall ▪ Council Chambers ▪ 751 W. 4th St. ▪ Kuna, Idaho

1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Cathy Gealy
Commissioner John Laraway
Commissioner Stephen Damron

2. CONSENT AGENDA: *All Listed Consent Agenda Items are Action Items*

- a. Meeting Minutes for April 23, 2019.
- b. **Findings of Fact and Conclusions of Law** for 19-01-SUP (Special Use Permit) – Anchor Academy Daycare.
- c. **Findings of Fact and Conclusions of Law** for 19-01-AN (Annexation) – Guido Annexation.

3. NEW BUSINESS

- a. **19-03-DR (Design Review)** - Retail Pad 2 (Merrell Towne Centre); Lundin Cole Architects seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a new 6,000 square-foot commercial building shell, accompanying landscaping, lighting, and a parking lot within Ridley's Family Center Subdivision No. 1. The site is located at 1327 North Meridian Road, Kuna, Idaho 83634.

4. COMMISSION REPORTS

- a. None

5. ADJOURNMENT

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PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	X	Jace Hellman, Planner II	X
Commissioner Stephen Damron	X	Sam Weiger, Planner I	X
Commissioner John Laraway	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Chairman Young called the meeting to order at **6:00 pm**.

Call to Order and Roll Call

1. CONSENT AGENDA

Meeting Minutes for April 9, 2019.

Commissioner Hennis Motions to approve the consent agenda; Commissioner Damron Seconds, all aye and motion carried 4-0.

2. PUBLIC HEARING

19-01-SUP (Special Use Permit) – Anchor Academy Daycare; Applicant, Tiffany Neilson, seeks Special Use Permit approval in order to operate a childcare center (childcare for 13 or more children, ages 0-12) in an existing church. The sites are located at 7910 and 7870 S. Meridian Rd., Kuna, ID 83634.

Tiffany Neilson: My name is Tiffany, and I am the project manager for the Anchor Academy Daycare. I wanted to first off thank you for looking at our application. This will be a daycare for two to five-year-olds at the Anchor Baptist Church location. We are not constructing any new buildings as part of this permit. We are using existing facilities out there. Our playground is part of the existing yard that’s already in place. We had to do no new work as part of this project. We have started our state inspection. They actually came out last night and did our inspections. We expect to receive that license very shortly. I do have a daycare director here who will speak to the daycare itself. **Christine Velasquez:** I am Christine, the daycare director. We will be an academic daycare serving the Kuna-Meridian area. There’s a huge need for childcare, and we want to have a positive place for children that are moving here. **C/Young:** I’m sure it’s called out on the enlarged site plan, the fencing that’s provided for the daycare, does it go around the education building into the play area, so it’s all enclosed into one? **Christine Velasquez:** There is a paved sidewalk that goes from the cliff from the building from the indoor portion to the outside portion which is fully enclosed. **Tiffany Neilson:** The education building itself is not enclosed in fencing. The playground is enclosed. **Christine Velasquez:** It is set back from the road. There is a paved parking lot and two other buildings that are along Meridian and Columbia. The actual daycare building is back behind those buildings and set off from the main roads. **Sam Weiger:** Chairman, commissioners for the record Sam Weiger, Planner I, City of Kuna 751 W 4th ST. The application before you this evening is seeking special use permit approval in order to operate a childcare center within the Anchor Baptist Church located at 7910 and 7870 South Meridian Road, which is northeast of the Meridian and Columbia Intersection. Staff would like to note that the Kuna School District’s comment should be requesting a school bus stop, rather than a school bus. Property owners within 300 feet of the property were notified, a notice was printed in the Kuna Melba News and the subject property was posted with a sign. Staff has determined that this application complies with Kuna City Code, the goals and objectives of the Kuna Comprehensive plan and Idaho State

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Code. I will stand for any questions you may have. **C/Laraway:** Under the Special Use Permit, are we approving the four employees and 12 children for now? Or are we approving the 39 children for later down the road. **Sam Weiger:** Commissioner, I have spoken to the applicant about this. They plan to start with 12 and then expand as needed. The maximum capacity is 39. It was never specified as to whether they will get to 39 or not. **C/Gealy:** You indicated that the outdoor space is sufficient for three children. **Sam Weiger:** That is correct. **C/Gealy:** Have we conditioned that they expand the available outdoor space? **Sam Weiger:** Commissioner, there is a condition to comply with Idaho Code to expand outdoor space to meet the requirements for 80 feet of usable outdoor space per child. **C/Gealy:** You mentioned that they talk about a kitchen, but there is not one indicated. **Sam Weiger:** To elaborate on that, I have placed a condition that they send a revised floor plan with the kitchen location included. **C/Gealy:** There's also a condition for the landscape buffer between the daycare and the main road, is that right? **Sam Weiger:** That's correct, Commissioner Gealy. **C/Young:** We'll open the public testimony at 6:08. **Gail Graves:** I am the pastor of the church and president of the college there. I am an integral part of this daycare and I am for it. **C/Young:** I'll close the public testimony at 6:10, which brings up Commission discussion. I think it's a great location for a daycare. As far as access and need, everything looks good, seeing they've already started the certifications and state inspections. I don't see any issues with this as presented. **C/Hennis:** I agree, I think it's a good location. **C/Gealy:** I am not finding the condition regarding the floor plan or landscape buffer. **Sam Weiger:** Commissioner Gealy, in the staff analysis there should be a condition that they send a revised floor plan. **C/Gealy:** I would like to include that as a condition and include the landscaping buffer as a condition. **Sam Weiger:** We can do that. **C/Gealy:** Will children be progressing from the building to the outdoor play area and the fenced area, or will that be open? **Tiffany Neilson:** That is currently open, there is a designated sidewalk and we will do for lack of a better phrase a daisy chain. The children will go down the sidewalk to the play area that is completely enclosed. **C/Gealy:** Have you reviewed the conditions of approval and are they acceptable to you? **Tiffany Neilson:** I missed in my review the expansion of the play area. I'm not fully surprised by that, and it was assumed that as we took on more kids, we knew would be a consideration. Starting out, it was not our immediate expectation to do that based on how many kids we knew we would be starting with. **Christine Velasquez:** I'm not sure where the 240 square feet came from. I know that our outdoor space is considerably larger than that, so I'm not sure where we got that number. **Sam Weiger:** Commissioners and Chairman, I provided that number, based on the area that was provided in the site plan, the fenced in area. I was assuming that there was more usable open space, but you just hadn't designated it in the site plan. **Christine Velasquez:** The enclosed area is safe and fenced, and the outdoor space is considerably larger than 240 and will accommodate more than three children based on the 80 square feet necessary for children. Regarding the area that the children would walk to and from, the sidewalk that we have created is not the sidewalk that would be bordering Meridian or Columbia. The kids would be nowhere near the main road. **C/Gealy:** I think this is a great location, and I think there's a great need, I just want to make sure that we are clear what the expectations are in the conditions of approval. **C/Hennis:** In the site plan that was provided by ADP Architects, the area alone looks a lot larger than 240 square feet. **C/Gealy:** They just need to work with staff.

Commissioner Gealy motions to approve Case No. 19-01-SUP with the conditions as outlined in the staff report; With an additional condition that the applicant provide staff with a floor plan indicating where the kitchen will be; With an additional condition that the applicant work with staff on developing a landscape buffer along Meridian Road. Commissioner Hennis seconds, all aye and motion carried 4-0.

19-01-AN (Annexation) – Guido Annexation; The applicants, Joseph & Kathryn Guido, request to annex approximately 1.51 acres into Kuna City with an R-2, residential zone. This lot is a portion of Lot 1, Block 1, within the *Ironhorse Subdivision*. The site is located at the northwest corner of Columbia and Old Farm Lane, the site is on S. Old Farm Lane, Meridian, Idaho; In Section 3, T 2N, R 1W, APN #: R4313530015.

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Joe Guido: My name is Joe Guido, I live at 7744 S Bella Terra Lane, Meridian, ID. I am trying to annex a little over one acre into the City of Kuna so that it can become a buildable lot. I'm planning on selling it as a single-family home. This is stated in the staff report and a recorded document, so that it does not conflict with the CC&Rs. I plan to annex into the Homeowner's Association (HOA) upon sale and transfer of the property once it becomes a buildable lot. **Troy Behunin:** Good evening Commissioners, for the record, Troy Behunin, Planner III, 751 W 4th Street. The application before you tonight is 19-01-AN, an annexation request from Joseph and Katheryn Guido. Hopefully the Commission was able to sift through the technical difficulties that we had, and you got the right packet that included a letter of concern from a nearby neighbor. All the information that staff requested has been submitted. This qualifies as a candidate for annexation into the City limits, because it touches the City limits on the south side of the lot. There's a little bit of the lot that does stretch along Old Farm Lane. Part of that touches the City limits as well. A single-family home can be built on this lot upon annexation into the City limits. There's been some questions about the intentions of Mr. Guido and the R-2 zoning designation. R-2 is the lowest residential zone that we have in the City. R-1 is no longer available. It is his intention to provide one lot for one single-family home. This body can make a recommendation of approval and submit this to City Council as such that only one house be allowed to be built on that lot. In City Code, we don't allow for two dwelling units to be built on one lot. This lot would be connected to City potable water. There is an onsite community septic system that it would connect to. I understand that there is also a community pressurized irrigation system to connect to. **C/Young:** The site plan shows the buildable lot and then a finger that extends down with the intent that the overall association take control of that little finger that extends down towards Columbia Road. Is it still going to be a part of the lot? **Troy Behunin:** Staff understands that it will be part of the lot, but part of the sale will require that it does get turned into a green space. It would be the HOA's responsibility to maintain that finger. **C/Young:** Would that finger be a separate lot after the sale? **Troy Behunin:** No, it would be part of Lot 1, Block 1. Because this is already in a subdivision, if there was a split that was intended, it would go through what is called a re-platting process. It would have to go through another public hearing. There is no intention though to divide any of the lots. The homeowner or landowner can make that condition of sale that the finger part of the lot does become landscaped. **C/Young:** It is not owned by the subdivision, though. Who is responsible for maintaining that green space then? **Troy Behunin:** It has been conveyed to staff that this would be determined by the HOA. If the homeowner is going to do it, then the sale of the lot can convey that. That is completely separate from the City, because it is not a dedicated common lot. The intention is not to split the lot at all, because that would give the appearance that there are two lots instead of one. They can't do that without going through a preliminary plat process. **C/Hennis:** In the original plat notes that you provided as one of these exhibits, it states that Lot 1 is to be only used for open space. **Troy Behunin:** Commissioner, further down in that note it states that until the subject property... **C/Hennis:** Until the subject property has received developmental approval and approval for a zoning ordinance map, amended to a commercial or industrial district or residential or rural district, that allows density less than or equal to five acres per dwelling. **Troy Behunin:** This qualifies for the residential portion of that note and it's under five acres. **C/Hennis:** But the original development as was presented has this much open space. **Troy Behunin:** Correct, and as soon as it annexes into the City of Kuna it becomes eligible, because it will get a rezone and it would become residential eligible. **C/Hennis:** Then how would that work since it's in the City, but yet the rest of the HOA is in the county? **Troy Behunin:** This lot would become subject to the City, and the rest would remain subject to the conditions of the county. **C/Laraway:** The follow-up question is about him living off City water. **Troy Behunin:** That is common actually, it happens all over. Saddle Ridge, Danskin, Chisum Valley and all the new homes that have been built since 2008 or 2009 in Ironhorse are on City water. **C/Laraway:** It seems like the applicant is trying to vacate the HOA and the subdivision plat to move into the City of Kuna. **Troy Behunin:** They're not vacating the plat, because it would still be a lot and a block in a subdivision. **C/Laraway:** They want to remove it from the existing subdivision and annex into Kuna, which makes it Kuna City. **Troy Behunin:** That particular lot, yes. **C/Hennis:** Is it just to make it a buildable lot at that point? **Troy Behunin:** Correct. **C/Hennis:** Is this setting precedence that if all these subdivisions that we've been trying to designate a certain percentage of open space for the residents in that subdivision, that any given time they can have anyone at any given time buy

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it out and turn what should be a park into a house? **Troy Behunin:** No. **C/Hennis:** Why is this any different? **Troy Behunin:** Because this is a lot and block within a subdivision. **C/Hennis:** We've got this situation in several of them. We go into these subdivisions that we've been looking at lately, like with Mr. Eck, where we designate a certain percentage of open space. Those are designated as certain lots and blocks. Yet, at any given point, somebody can buy that lot and annex into the city and build a house on it instead of designate it for open space for the residents and kids of that neighborhood? **C/Young:** In the note, it says, "until with such time". **C/Hennis:** Are we not seeing that triggering mechanism in the others? **C/Young:** Right. **Troy Behunin:** This won't set precedence, because when a 40-acre piece of ground comes into the City, like with a developer as you mentioned, not necessarily just him but any developer. It has different rules, because it is a blank slate. It is an already platted lot, it's not being developed, it's already developed. The only thing that they're doing development-wise is putting a house on it. It's a ready-to-go lot once it becomes a lot within the City. **C/Hennis:** I understand your explanation, but why was this designated as open space prior and not considered a buildable lot in the original plat? **Troy Behunin:** It's a common practice. Many plats from that era followed the same process. I want to go on the record and state that I understand that it might look like I am advocating, but I'm just explaining this is what the practice was. A developer would go to Ada County Development Services and say that they have 60 acres. The County would say that in order for you to do that, you have to dedicate a certain number of acres of open space. There is a time sensitive period where it either has to remain as open space or whatever the condition was. Usually they set that for a 15-year period. Or, they would offset that with a caveat at which time it becomes development ready. This is a common practice from the 1990s all the way until 2008 or 2009. **C/Hennis:** This is not something that we allow now. **Troy Behunin:** Correct, this is an Ada County requirement during the time frame that this was platted. **C/Damron:** In order for that to be a buildable lot, it has to be annexed into the City, correct? **Troy Behunin:** Correct. **C/Laraway:** Why are they not going to be required to hook up to City sewer. **Troy Behunin:** It's not available, and it would be too extensive. It's more than a half-mile away and that's just the closest line, which is a pressurized line. Sewer runs about \$300 per lineal foot. They also cannot tap into a pressure line, so they would be required to go down to Silver Trail or Memory Ranch Lift Station in order to connect. **C/Damron:** This is a county approved subdivision. The lot was open space. If we have other subdivisions within the County that have open space, but they want to build so they annex into the City, and suddenly the open space is gone. They had a requirement for that lot to have that open space. All they have to do to reduce or remove the open space is annex into the City. **Troy Behunin:** There's a prescription already detailed on the final plats of all of these subdivisions that either expires in time or expires due to annexation. They knew at that time, 15 years after the recordation, open space will not necessarily remain open space forever. It's built into the plat. **C/Young:** I think that's where the language in that note came from. With the caveat at this time, it can be developed. **C/Damron:** That I can understand, but the further question is that we approve development with designated open space. What Dana is looking at, is if somebody comes in and buys that lot, cause it's definitely a lot. The open space is an actual lot. It is still owned by the HOA or the developer and they say that they need money, so they're going to sell that lot so we can build on it. That is our concern. **Troy Behunin:** The significant difference between Dana's example and your example is the fact that on the face of Ironhorse Subdivision, there is a note that says either an annexation or a 15-year time period. The City of Kuna signs every subdivision plat that comes through this body and gets adopted and approved by the City Council. Our plats do not include the language that says, "15 years from now, the open space that you dedicated can either do this or do that". Our language is, "It shall remain as open space forever." **C/Hennis:** That is what I was concerned with, thank you for that explanation. We're not providing an avenue for somebody to do this to our residents down the road. What happened 20 years ago is unfortunate. I doubt that the homeowners know about that note. **C/Damron:** If we have other subdivisions that were built back then, we may see this again. After those come through, none of the ones that have been done in our city in the last 10 years is that going to happen to. **Troy Behunin:** The City of Kuna does not give that ability to plats that come across the City Council's desk that the City Clerk and City Engineer sign. If that note were to appear in one of our plats, we would strike it. **C/Hennis:** That answers my question. **C/Gealy:** Do you know why Ada County designated a non-buildable lot? **Troy Behunin:** Although I wasn't present for that, I can tell you that historically

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what happens is that they do it for open space. They do it basically as a middle ground for preservation of open space. It is time sensitive. In 15 years from recordation, it expires. Or, upon annexation it expires. **C/Gealy:** We see where there might be houses built around a large open space area. In this case, it's one lot out of the subdivision. It seems a little unusual. I didn't know if there was a reason why that particular lot was not buildable. **Wendy Howell:** Within the City limits in an R-2 zone, there are no requirements for open space. **Troy Behunin:** There is also the 30-acre piece that is directly east of this parcel. It is also part of the subdivision. It's not in the City, yet. **C/Gealy:** Who was the letter from that was received from? **Troy Behunin:** Mr. McShane, I believe. It was not received late, it's just that when we put it on the website, it wasn't included. A couple hours later we had to update the PDF, and we got it back on with the letter added. **C/Young:** We'll open the public testimony at 6:41. **Steve Meyerpeter:** I'm a resident of Ironhorse Subdivision. I live at 7693 S Old Farm Lane, Meridian, ID 83642. As a resident of Ironhorse, we are not necessarily in opposition to the desire of Mr. and Mrs. Guido converting Lot 1 to a buildable, sellable lot. I think that would be an advantage for the entire subdivision. They have chosen to annex the lot into Kuna as a means of converting that lot from Ada County open space to a residential lot. We are actually in opposition to the R-2 zoning of that lot. We think that raises some issues. Lot 1 is kind of in a unique situation in terms of annexing a portion of Ironhorse into Kuna City Limits. We think that it may be in special consideration. The issue is that it's being prepared for a sale as a buildable lot. Assigning an R-2 zoning to that lot is in conflict with the Ironhorse CC&Rs, which state that each lot will have one single-family unit on it. I noticed that in the packet, staff stated on page four of the staff report that Kuna does not allow two dwellings on one lot. The planner also stated that tonight. We would like to stress that this is well-documented, so that the future buyer of Lot 1 cannot come back and say that this is zoned as R-2, so this piece can be subdivided. We would not like to see that happen. I wonder if we can have assurance that this is well-documented. With that lot zoned as R-2, we'd also like to have assurance that it cannot be subdivided, because R-2 zoning kind of implies that it can be. We'd also like assurances that two building permits will not ever be issued for that lot. If you get two dwellings, that is not the intent of the subdivision. We'd like assurance that the CC&Rs take precedence over that R-2 zoning. We would request that Kuna designate this piece an R-1 zoning. **Michael Merlot:** Michael Merlot, I'm part of the Ironhorse Subdivision. 7795 S Old Farm Lane. Like Mr. Meyerpeter, we believe that if Lot 1 is annexed into Kuna and becomes a buildable lot, my concern is that it's a single-family dwelling. It's part of the HOA situation where it's subject to the CC&Rs. It also is subject to the architectural requirements (ACCs), so that it's consistent with the rest of the neighborhood. It is the first house on the left when you enter, so we would like to make sure that our entire subdivision is consistent. Again, we would really request that the lot not be able to be subdivided. We're not concerned with the intention of the seller. It's the buyer of that property that may assume with an R-2 that they can subdivide it or can put a house, houses, or dwellings on it that are not consistent with the rest of the subdivision. Those would be our respectful requests. One other thing, you talked about the finger of that property. The HOA is actually taking care of that. On our community clean-up days, we are trimming the bushes, cleaning out the weeds, or already taking care of that as it exists today. **Mike McShane:** I am a resident of the HOA, my address is 7982 S Old Farm Lane. I'm on the property just east of this property. I am concerned with the R-2 designation. We understand that you don't have an R-1, but if you read the verbiage of the R-2, it does make it sound to a potential purchaser that we could perhaps put a fourplex on or divide it. That's what we're trying to avoid in the future. **Mark Duenas:** I live at 7933 S Old Farm Lane. I am the lot north of the lot being considered. We'd just like to testify that I agree with everything that's been presented. **Joe Guido:** I understand the concerns. First, when the subdivision was developed, that particular lot was fully developed with polly on the ground, gas electric, pressurized irrigation, wait and do it with Ada County at a later date, or annex it into the City of Kuna. Upon annexation into the City of Kuna, this will be a buildable lot where it can be sold. I have no desire to build it, I would sell it. When I sell it, it is annexed into the HOA. The CC&Rs already mandate that there's only one single-family home per lot. It also mandates that it cannot be subdivided. I understand how maybe the concern that maybe people are going to build an apartment on it or a condominium or a duplex. They cannot do that, because it's governed by the CC&Rs. CC&Rs will be the governing body. If someone were to buy that lot, they would be under the per view of the Ironhorse HOA. The Architectural Control Committee would have to approve

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anything that you build on it. I think that hopefully this erases anything. If they're concerned about it, they're concerned and I appreciate their concerns. I wouldn't want a duplex or a condominium built on a subdivision where most homes are between \$7-8,000. There are \$16 million worth of property taxes and they're being paid right now with aggregate number of houses and I think that since I'm the one who developed that, I'm the one who developed that, I would be the one. I just want to maintain the continuity and the flow. Right now, for a long time it's been a weedy lot. There is thistle all over the place. Whatever kind of weed wants to go, I spray it and they don't like the spray. If I do the weeds, they don't like the dirt. I want to sell it. I can stand for any questions you may have. **C/Young:** With that, I'll close the public testimony at 6:52, which brings up our discussion. **C/Damron:** With the CC&Rs and the conditions, one single-family dwelling with the architectural facades is the same to match the subdivision to have continuity in that. If we do that, I don't think there's an issue. **C/Hennis:** Right, because they're still governed by the CC&Rs. They still have conformed to all of that. **C/Gealy:** The two concerns that I heard from the residents were the concern about it being an R-2 zone, and that might give them an opportunity to have more than one home on the property. I heard a concern that they want to be sure that the lot in the future is a part of the HOA and it conforms to the CC&Rs. The R-2 designation is the designation in Kuna and that means that there can be up to two houses, no more than two houses on a lot or in that zone. There can only be one house on a lot. This is one lot in an R-2 zone. Because we don't have an R-1 zone. What we can do is include in our conditions that there will only be one house on that lot, correct? In other instances, where there may be an R-6 zone, there can be up to six houses per acre but not per lot. We have designated and said well it's an R-6 zone, but we'll limit it to 4.25 units per acre, so this an R-2 zone. That means two houses per acre, but still only one per lot, but we can add another condition and say that this lot will have one dwelling unit on it. With respect to the HOA, I understand that this will remain part of the HOA. I think that we can reinforce that with a condition that this lot as a part once it's annexed into the City to Kuna, will still be a part of the HOA and still be required to conform to the CC&Rs of the subdivision. That way, it's attached to the lot no matter who owns it and no matter who sells it. **Wendy Howell:** Yes, as long as you word it the way you stated. **C/Gealy:** Those were the two main concerns I heard, as well as that it cannot be subdivided. **Troy Behunin:** Just for clarification, you may make a condition that there's only one home per lot. However, it's not under the purview of this body or City Council to condition that the lot split cannot happen. A lot split does not happen easily, it would have to be a replat. There would have to be public hearings, and we would have to do this whole thing all over again. In order for that to be re-subdivided, that would be the only way for that to take place. It is a lot in a subdivision. **C/Damron:** The public will need to understand, too, Troy, that they have the same opportunity if they wanted to split their lot. We're not giving Mr. Guido or whoever buys it any advantages to split that lot. We heard the plan, and we're going to condition it, so it meets the criteria that he wishes for and that you guys also wish for. **C/Hennis:** It seems like they're pretty well protected by the HOA the way it is. Even if that gets sold and developed by somebody else, they don't have any other rules for any other owner in there by annexing to the City. **C/Hennis:** Can we state anything regarding adherence to the CC&Rs in our conditions? I don't think we can, because we're not the governing body. **C/Young:** It's part of the subdivision, which is already a part of the HOA.

Commissioner Hennis motions to recommend approval of Case No. 19-01-AN to City Council with the conditions as outlined in the staff report; With an additional condition that the lot would only contain one house by City Code in that it still has to conform to the CC&Rs of the Ironhorse Subdivision. Commissioner Gealy seconds, all aye and motion carried 4-0.

C/Young: Should we just take a two-minute recess and then continue?

Commissioner Hennis motions to take a two-minute recess. Commissioner Damron seconds, all aye and motion carried 4-0.

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(Reconvened)

Envision Kuna – Comprehensive Plan; A public hearing request from Kuna Planning and Zoning Staff to review the new Envision Kuna – Comprehensive Plan (text and maps). This plan, if approved, will replace the current 2015 Kuna Comprehensive Plan (text and maps) including the Future Land Use Map. Staff is seeking a recommendation to forward to City Council for final consideration.

Wendy Howell: Wendy Howell, PO Box 13, Kuna, ID 83634. I don't have a formal staff report, since we've been discussing this now for weeks. I will stand for questions or comments. If it's just typos or a wrong word, submit those through email so we can get those corrected. Right now, I'm looking for context, if there's any concerns with the body of it. If you want to see additional goals subject to the policies. Those are the discussions I would like to have. **C/Young:** I just wanted to thank the entire City staff and the advisory committee, because this has been a process that has spanned over two years. This has been a lot of hard work by a lot of people, and a lot of outreach to the community. **C/Gealy:** Thank you very much for the hard work and community outreach. **C/Hennis:** I like it, it's a lot better than the last version. It's more concise, and a little more direct. I like the context, but how do we want to format this? We should be asking questions in public hearing, so how do we as a board do this since it's a public hearing item? **Wendy Howell:** Start at one end. **C/Hennis:** Do you want our comments first? **Wendy Howell:** Let's go through chapter by chapter. **C/Gealy:** I have submitted my comments. **Wendy Howell:** Yes, you did. **C/Hennis:** I found a few little editing things that I'll send over to you, but I like the context. I didn't find anything that I thought was missing or needs to be added. I think it was very succinct as to what direction the City wants to go. I don't have much in the way of context that I can think of to add. **C/Young:** I appreciate the scaled down version from the previous Comp Plan. Let's start with Chapter one and work out way down. **C/Gealy:** I really do like the way that it is set, and I know there is some crossover. I think that was handled really well. I had two kind of broad concerns. They are not really with this plan, but one is really specific. In the developer's meeting, they indicated that they would like more education of the Kuna Planning and Zoning Commission and the City Council. They wanted more education with respect to the economics associated with smaller lots and larger lots. At the same time, we had the input from the citizens. The citizens replied with more large residential lot opportunities. I'm not sure if the developers understand that the Commission and City Council get a lot of pressure from citizens about larger lots. It's not necessarily that we don't understand the economics. I guess that's not a question, it's really just a statement, isn't it? Perhaps we need to do more communicating that we understand the economics, but we also understand what we hear from citizens is a demand for larger lots. I think we as a Commission and City Council also need to find ways to address the concerns of our citizens and the concerns of the developers to find ways to compromise. **Wendy Howell:** We are launching a new website, which will have an area that can explain why we're planning and what we are doing. A specific area we are using as an education component, such as of personal property rights, takings, transportation impact studies, where we're limited, where Ada County Highway District (ACHD) has control, and how no property rights and someone says "because you don't want it in your backyard" conflict. This is not a solid enough reason. There will be testifying tips. It is just kind of at the very front end of launching. **C/Gealy:** This will be part of the City website, correct? **Wendy Howell:** Yes, for Planning and Zoning Department. **C/Damron:** It would be nice if they could have in there too the zone designations and the colors, just a quick little outline. That way, they can look at the Comp Plan, and say that these are designated in those areas. Then they would really understand what the Kuna vision is, how we plan to build and grow as we go out. It makes it a little easier for them, I hope. **Wendy Howell:** I might call or email you all about writing something for the webpage. **C/Young:** Is there anything specific in Chapter One that anyone has any concerns with? **C/Damron:** Do you want to go over verbiage too? Maybe we change the verbiage on it? Or just content? **Wendy Howell:** Are you changing the intent of it? **C/Damron:** No. Look at 1-A-3, page 26. **C/Laraway:** A lot of my questions are just clarifications. **C/Damron:** Go to 1-A-3-F and 1-A-3-H, page 26. Look at how they worded those. **Wendy Howell:** They are pretty close to the same, aren't they? **C/Damron:** Exactly, I think we can

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mix that up so people can understand that a little better. I had another concern on page 30. Right towards the bottom, 1-C-4-C. I want to get a clarification on this. Conduct regular assessments of wages and opportunities within Kuna, assess salary rates based on cost-of-living indexes and wages in surrounding jurisdictions, ensure Kuna's employment opportunities match or exceed surrounding area wages. This is way out of our wheelhouse.

Wendy Howell: Surrounding area averages? **C/Damron:** Averages, right. Even as a city. **Wendy Howell:** Part of that is so that we are able, and there's a governance section in here as well that may have been more appropriate to put there. The reason is to try to keep the staff that we spend the time training and getting up to speed. We spend education funds to train further and continue education, because once upon a time we weren't up to that level. We were behind pretty much everyone else in the valley. I think we're pretty stable right now, but it was implied that we'd be the training ground and they would go somewhere else. **C/Hennis:** You're talking about more City positions at this point. **Wendy Howell:** This piece here is talking about the same type of thing, but on a wider scale, economic development of the entire city. **C/Hennis:** I see what your intention is. **C/Young:** The intention is the City drawing in the types of businesses that have increased wages, and bring those wages up in the City as a whole. **C/Young:** Does anybody have any specific elements for Chapter Two? **C/Hennis:** A lot of what I've heard at a couple events I was at was the open space part, the City amenities, trails, and I think they've addressed it well. **C/Young:** I think a lot of that is well documented, then we get down to the impact fees and what those fees are for. They are targeted for the future. **C/Gealy:** I like that there is a goal, the City of Kuna's service goals of one acre of park land for every 1,000 residences. It's there in black and white. That's what I'm striving for. **Wendy Howell:** That's what we've been striving for, and we've been working with the Parks Department, and will be coming back with that open space that we added to the ordinance. I'm coming back with a tiered section based on dwelling units. That'll get closer to that, we're not quite there yet, but we'll be a lot closer than what we currently are to achieving that goal. **C/Damron:** How close are we to watching land prices and developments going through the rough? How close are we to actually purchasing some property to help offset that now, as we're there? **Wendy Howell:** I know that the parks department have just purchased an area, about 20 acres, south of the railroad. They are also looking at a piece up north as well, but I do not know the status of that one. **C/Young:** Onto Chapter Three. **C/Laraway:** Let's look at 3-A-1-B and 3-A-1-A. Is this document something that's going to be reevaluated every year? The reason I ask is because it uses words in here like "concentrate a mix of medium and high density residential, commercial, and mixed-use areas in Kuna's core. What is defined as Kuna's core? **Wendy Howell:** Core is your downtown area. **C/Laraway:** But it grows. **Wendy Howell:** The part that grows is not considered the core. The middle of town basically is the core. **C/Laraway:** How often are we going to reevaluate these things? **Wendy Howell:** We could add that definition to the glossary. **Lisa Holland:** Members of the Commission, Lisa Holland, Economic Development Director, the "xx" sub note says that Kuna's core is defined as the area between the northern border of West Fourth Street, southern border of river and rail line, the western border of North School Avenue, and the Eastern border of North Kay Avenue. Kuna's future downtown area is extending north and south, and welcomed things are intended to create seamless transitions into the branding of downtown from major downtown entryway corridors. **C/Hennis:** Where are you finding that "xx" definition? **Lisa Holland:** In the footnotes in the back, the reference section. **Wendy Howell:** We can add that to the glossary if you'd like. **C/Laraway:** It states, "provides incentives to encourage desired types of housing such as density bonuses, expedited applications and processes for parking reductions." Under 3-D-1-D, "Encourage development accounting options", I'm just wondering who that benefits. **Wendy Howell:** Our Planned Unit Development (PUD) process already allows density bonuses. **C/Laraway:** Are we talking about the difference between R-6 and R-8? **Wendy Howell:** I really feel that this is referencing different types rather than multi-family housing, maybe townhouses, maybe condos, and single-family lots. **C/Young:** I think part of that which you said is in part of the PUD process, that planned unit development. In the process of that you have trade-offs where someone can be in one section of the development and be allowed to have slightly more density than what is typically in that zone. There is a trade-off of more open space in another area, and it's that kind of a give-and-take in that process that is kind of what I believe is the direction of what that is. **C/Laraway:** In 3-D-1-F, it states, "evaluate the housing demand and supply that just policies and regulations as needed to encourage development of diverse houses."

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Are we reopening the Comp Plan? **Wendy Howell:** No, just policies and regulations, basically code. For instance, if we're getting only townhouses everywhere. The City governing body says that they've had enough of this, let's try something different. We can look at code to see if there's a way to change it to guide development in a different direction. **C/Laraway:** When I first asked that question about the core, that's why it was kind of coming back to us. If we're going to adjust our policies and procedures, where does the core fall in? **Wendy Howell:** Downtown and right around it. **C/Laraway:** Under Community Design and Character Implementation, under top community design and character projects, then actions. For number two, it says, "Develop the City of Kuna housing needs and analysis to address future housing demand, inventory, and strategies to increase diverse housing options." What does this mean? I was talking to your office, and I know we have an inventory list. I know that it is kind of hard to keep track of inventory, and we're going to have building lots that aren't built yet versus housing permits. I know you don't keep track of local real estate, pulling lots on the market. **Wendy Howell:** To a degree, in the downtown core, we do. We keep track of that. Our Economic Development Director keeps track of that, in order to try pulling more commercial, or what they might be thinking could help them find the correct people for the property. **C/Laraway:** If we have a certain number of subdivisions, developments, being approved, at what point do we oversaturate the area? If we are keeping track of the inventory. **Wendy Howell:** They're selling as fast as they're building them. They're not sitting out there, idle. I don't know if we can really say that we're saturating the area, when they're literally being bought so fast that they can't keep up with them. **C/Damron:** I think what John is saying is, if we have an economic downturn and a large inventory of open houses, is that what you're looking at John? **Wendy Howell:** We won't have a large inventory of open houses. We might have unfinished lots, and the developers at that point in time will wait to develop further, like they did in the last one. **C/Laraway:** When they do stuff like that, does their reaction cause us to react? **Wendy Howell:** Yes. When the downturn happened, we were trying to pull people into the area. **C/Laraway:** With all of the subdivisions that we've approved, I was talking to staff about this inventory. How do we know when we are overfilling? I didn't know we had an inventory. **Wendy Howell:** We have an informal inventory that we keep track of. For example, which permits we've issued to how many actual buildable lots there are per subdivision. That's where we're at on that. **C/Laraway:** I'm just trying to watch the balance of which way we go from my end. I don't know where you go from your end. When we set up here, trying to figure out, "guys we've approved 15 subdivisions in the last three months." **Wendy Howell:** I don't know from either end if we can guess the perfect balance. **C/Hennis:** The intention of this is to try and prevent some of the oversaturation of either certain subdivision types or certain zoning types of certain housing types. That's kind of what I read into this that the City wants to be kind of reactive to what we need. If we get a bunch of R-6 zones coming in, then we will try to push to some R-2 zones and push the multifamily when we need. A year and a half ago, we had nothing in town. Now we have enough of those, so we're trying to push into some other type. I see that is the intention as I read it. I think that's good. We're trying to be reactive and watch it. **C/Laraway:** I was just trying to see where you came from with these statements. **C/Damron:** As staff, Wendy, are you guys educating the developers on what our desires are as opposed to someone coming in and saying that they bought lots and want multifamily housing. **Wendy Howell:** We try, we strongly recommend. We'll let them know that if we know there's no way it's going to pass Council, based off of what they've instructed us, we'll inform them of it. **C/Hennis:** We just had that one that we went through, they were working with the architect to try to present a different kind of housing, so that it worked well. **C/Damron:** I know a lot of them aren't going to be as nice as those were. **Wendy Howell:** They're typically receptive to what we recommend, or our comments. We've only had one that was a little more difficult to work with than the others. **C/Young:** Onto Chapter Four. On 4-B-2 I had a question. I know as far as making the Comp Plan goes, we always try and keep the mid-mile collectors. I'm glad that it's in the Comp Plan. It's something that supports those goals and reiterates that for developers and everybody as we go to avoid those like Eagle Road. **Wendy Howell:** Exactly, and we're going to work on some overlays that will hopefully add to not having another situation like Eagle Road. We'll put some more requirements in it. **C/Hennis:** I like that in Chapter 4, the plan tries to push towards stuff on the southern side of the tracks for development, too. There are a couple sections in here for amenities, as well as services. **C/Young:** Should we save the comments until after we hit the chapters? **Wendy**

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Howell: Yes. **C/Young:** Onto Chapter Five. **C/Hennis:** I liked it. **C/Young:** Onto Chapter Six. **C/Hennis:** I didn't see anything in this chapter that I was concerned with. I liked the portions that state the City will self-evaluate. Education is important for city government, and we all could use it. **C/Gealy:** I appreciate the orientation and training program. On page 119, I liked that you have this goal to create an official orientation and training program for newly elected officials. I thought that when I read it, that would include us. **Wendy Howell:** I believe we took out "appointed", because when they say "appointed officials", that means Treasurer, City Clerk. **C/Gealy:** I was thinking of us. **Wendy Howell:** It's something we can add in there, if you want. **C/Gealy:** It probably wouldn't be bad to have an orientation for new hires. **Jace Hellman:** For the record, Jace Hellman, Kuna Planning and Zoning Staff, 751 West Fourth Street. If we did want to add the appointed officials, we should probably identify it directly as Planning and Zoning, because of all of the committees that we do have. **Wendy Howell:** They are not appointed officials. **Jace Hellman:** That's true. **Wendy Howell:** You can put newly appointed Commission members. I have no problem doing that. Cathy, I know you were on the council before I ever came, but we have a whole booklet we give the new people, with information. We then meet with them after they read everything. **C/Hennis:** That's good, we didn't realize there was a training manual. It would be helpful. **C/Damron:** You could just put governing bodies. You have people that are appointed that aren't governing bodies. **C/Young:** What about questions or comment on any of the appendices, maps, etcetera? **Wendy Howell:** Specifically, let's look at the Future Land Use Map. Is there anything that stands out on that? **C/Damron:** Is that the big one? **Wendy Howell:** Yes. **C/Hennis:** I didn't see anything on here that wasn't kind of what we've gone through in the neighborhood meetings and such that we've talked about. **C/Young:** Just because it kind of dovetails off of one of the comments that we've received, the letter from Ada County. **Wendy Howell:** We will be meeting with them, because it's a whole new Commission than what originally was going through with us on this. We're just going to have to meet with them and work through it. The area where it was discussed about the mixed use, some of that land, especially towards the south of the map, it is entitled. It cannot be unentitled. That kind of makes it look like it's a lot. **C/Hennis:** That was all done at one time, so. **C/Gealy:** Have you decided mixed-use? **Wendy Howell:** Mixed-use will be coming out in the ordinance, and it will be two specific, different uses. Two types of housing will not be mixed-use. Mixed-use is going to be commercial and residential, commercial and industrial, etc. **C/Gealy:** I wonder in reading the Ada County comments, that your mixed-use could also include an agricultural designation. You are defining it yourself, really. **Wendy Howell:** We have to decide on that. **C/Gealy:** It was just a thought I had. A lot of that all is currently agricultural. **C/Hennis:** Most of it is. **C/Young:** That is a good thought. **C/Gealy:** I had one small comment that I had was in my written comments too. There are some times where the Future Land Use Map is not called the "Future Land Use Map". Sometimes it's called something else. **Wendy Howell:** Comprehensive Plan Map? **C/Gealy:** Or Area of City Impact. **C/Young:** The summaries kind of gone through the bulk of the Comp Plan. **Wendy Howell:** The two summaries, one is an overview of what happened through Phase One, with the data that was collected, the input that was received from Phase One. **C/Young:** Are there comments on the appendices? **C/Gealy:** I don't know if it's changed since I looked at it, but there are two places where there is a history of Kuna. I think we can combine those two. **Wendy Howell:** We will get that fixed. **C/Gealy:** The fallacy between the Future Land Use Map versus private property rights. **Wendy Howell:** The Future Land Use Map is a guide, not a zone. **C/Gealy:** People who own the land, it's their land, and we can't infringe on their property rights, correct? **Wendy Howell:** Correct. **C/Gealy:** This is a guide, so just because we give someone a color doesn't mean that's the only use that can happen out there. **Wendy Howell:** They can come in and ask for Comprehensive Map change and change it to what they would like. **C/Gealy:** On the map, where it shows where they want to have public parks. We're not saying that this bar is going to become a public park. **Wendy Howell:** We don't want to encumber any specific property. **C/Young:** It's important that the general public knows that the plan itself is a guide, it's not set in stone. It is a living document, and it does ebb and flow as needed. It's not a "thou shall document". It is definitely a guide. **C/Young:** I will open the public testimony at 7:50. **David Gronbeck:** 1400 East Kokanee Lane, Kuna, Idaho. I helped with the advisory committee, and working through that document took some work. I also participated on the Park Impact Fee Committee, the Fire Impact Fee Committee, and the Economic Development Committee. It's my understanding that apartments are going to be removed from the Commercial zoning in this plan. **C/Young:**

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That's actually an ordinance change, that's not part of the Comprehensive Plan. In that case, I'm currently working on a commercial development on the corner of Meridian and Deer Flat. Even though I was involved in the committee, the property has been designated as commercial future use. Without a comp plan amendment, that would mean to me that I can't develop any portion of that property with multifamily. I'm here today, and it's tough to ask for a zoning or future land use that isn't defined yet. I'm here to hope that you would agree to approve a mixed-use for the corner of Meridian Road and Deer Flat, both north and south in the canal. **C/Young:** That would have to be an application-specific thing, it doesn't have anything to do with the Comprehensive Plan. **David Gronbeck:** But you're approving the map. **C/Hennis:** It's already zoned as commercial. **David Gronbeck:** It is not zoned. It is in the county, and it hasn't been annexed. **C/Hennis:** When you annex, you have to pick a zone at that point. **David Gronbeck:** At this time, though, you're making the property commercial under the Comprehensive Plan. **C/Damron:** It's just a guideline, it's not set in stone. **David Gronbeck:** I will have to amend the Comprehensive Plan. **C/Damron:** You request the zoning. This is the ideas of how we want the City to expand. You request the zoning that you like. **Wendy Howell:** I believe what Mr. Gronbeck is asking is, for consideration for the Comprehensive Plan map on the northwest corner of Deer Flat and Meridian Road to be mixed-use rather than commercial designation. In the long run, he's hoping that will match his proposal. **C/Gealy:** That's what's on the south corner there, it's what we will call mixed-use. Right now, there's some commercial and residential. It would not be inconsistent to modify to proposed Future Land Use Map to make that mixed-use. **Jace Hellman:** I think it would also be important to note that by doing so, all you're doing is making a recommendation to the Council that this piece be considered as a mixed-use piece on the Future Land Use Map. That just gets shifted before the plan is approved. It can be done that way, if that's the route you guys would like to go. I would be a recommendation to Council, and they would have the final say on this. **C/Gealy:** He's asking to change it before it gets approved. We have another letter from someone else, asking us to change a designation before we approve it on the map, correct? **C/Young:** Correct. **David Gronbeck:** May I approach with a very preliminary plan? **C/Young:** No, this is just for the Comp Plan discussion. **David Gronbeck:** I think it was a mistake removing multifamily from the commercial zoning. Multifamily is an excellent buffer between residential, single-family and commercial. I'm not proposing nor can I afford to build multifamily on 42 acres. I would like to be able to develop some multifamily as a buffer between the commercial use and the single-family to the west. **C/Damron:** That would be under ordinance. **David Gronbeck:** It's under ordinance, but when you're defining the property as commercial. **C/Damron:** Ordinance is ordinance, and when we do the Comp Plan as the guideline and then it's zoned for commercial use, it's commercial only. It can't be a buffer. That's the ordinance and we can't change the ordinance. **David Gronbeck:** That's why I'm requesting a mixed-use in the Future Use Map. **C/Young:** I understand where you're coming from. My only fear is that the next time we do a Comp Plan, and everybody within a ten-mile radius says, "I specifically want this zone." If we set a precedent, then it kind of opens the door almost for somebody to come in and mark their square. "This is my request for this parcel" **David Gronbeck:** Isn't that the point of community involvement in planning to some degree? **C/Young:** My point is that, the map is a guide. If you go in and every specific parcel, everybody can say they want mixed-use or commercial. It doesn't become a guide. **David Gronbeck:** The challenge on a lot of these parcels will be with our current annexation and lot split rules, is that you will have a 40, 80, 160-acre piece that is zoned potentially commercial, and the developer can't buy that at a commercial rate and develop all commercial in the City of Kuna. **C/Hennis:** The problem that we had is that we had the opposite. We had developers coming in and purchasing small commercial. We were trying to lay in as much multifamily as they can. We've had that come before us several times, and it was an uncontrollable situation. Although we understand your side, we have the opposite side. That's why the City chose to go the direction that it did. We can try to help with the mixed-use, but we had specific reasoning for why we changed that ordinance. It's because it had some negative effects to the citizens on several occasions. **David Gronbeck:** Isn't that your job? To mitigate those instances. **C/Hennis:** That's what we did. **David Gronbeck:** I'm not saying that you shouldn't need to do that by simply saying there's no residential in a commercial zone. **C/Gealy:** That's the position we were in, because it was an allowed use in that zone. **Wendy Howell:** Chairman Young, I would like to remind everyone that this isn't a discussion about the ordinance. **C/Young:** I don't know that I'm necessarily

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against saying that is a mixed-use corner, because it is a good use for that. Mixed-use as itself is really a way that a lot of cities would like to go. You can live there, you can work there, you can shop there. I'm just kind of voicing some of my fears about next time we come around. If everyone wants to have their lot, then it's not a guide anymore. It turns into a "well this is what I think my lot should be." I'm not necessarily opposed to that, and something for us to discuss. I was kind of trying to show both sides of the coin. **C/Damron:** What we see in this is that if there's a lot like that, that would be better suited for the project that you want, and it's zoned differently, you can ask for a zone change, and that zone can be changed. That way you can do what your project would require on that property. It's not set in stone. If we zone that R-6 right there, and you have a mixed-use or light commercial and we look at the area, and the area would fit a light commercial, or the designation you would like, we can change that. We have that flexibility to change that. **C/Hennis:** As a zone, it's a Comprehensive Land Use Map Change. **C/Young:** Are you talking about that entire parcel? **C/Hennis:** Which corner is this? **David Gronbeck:** The northwest corner. Frankly, if there was any way just to approve a mixed-use zoning on everything north of the canal, I would be fine with that as a buffer between the commercial and residential. Our hope is to bring in a big box for the corner and different type commercial uses on that corner. **C/Young:** I don't think we can talk specifics. I understand your concept though. **David Gronbeck:** Unfortunately, I can't, right, because I don't have a lot split, because of the current split rules within the County and the City. **C/Damron:** It would be zoned in, and when you zone it into the City, you request a zone. **C/Young:** What he's wanting to avoid is to do a Comp Plan Amendment at the same time. I see where he is coming from. It's something that we can discuss. **Mike Losh:** I live at 1032 S Threave Ave. This is a nice project. My area is south of the railroad tracks. There was some talk of an overpass in this Comprehensive Plan. I have talked once with John, and he said that it will be a long time. I wonder if it will be feasible in a few years. Thank you. **C/Young:** I'll go ahead and close the public testimony at 8:05, which brings up our discussion. The Comp Plan as a whole, with the comments that we made, I am very happy with. **Wendy Howell:** Did you have any questions about any of the letters that were sent in? **C/Gealy:** Can you address the two late exhibits? **Jace Hellman:** There's also a series of comments on the back of your packet as well. Some are from citizens and some are from local agencies as well that should be addressed too. **Wendy Howell:** On the one comment from Mr. Chase Craig, received today, again this is for a specific parcel that they are wanting to re-designate from low density to medium density. **C/Young:** For which specific parcel? **Wendy Howell:** 5055 East Kuna Road. **C/Gealy:** We have two requests to change a designation on a proposed future land use map. **Wendy Howell:** Kuna Road and Eagle. **C/Gealy:** I think what we're facing here is that the map was colored without really consideration of specific parcels. We've impacted at least two people that we know of now with the general designations. **Wendy Howell:** I do want to emphasize though that the future land use map is a result of all the community input that we received. As far as the other letter from Ada County, I don't really have a lot to say about it at this time. We're going to be meeting with the county commissioners and try to bring them up to date. They weren't in on the initial plan, since there are two new commissioners on their board. We'll be trying to bring them up to date and have a meeting here in the near future to go over everything with them. **C/Gealy:** Was Ada County Development Services represented on the committee. I thought they were, I thought I saw them there. Would you want to review the sections that they mentioned and see if there are some goals that we could identify to include with respect to the preservation of farmland in those areas? **Wendy Howell:** I'm just going to read a statement for the focus on main agricultural and industrial have area. Kuna may be viewed by the County as a major ag industrial hub in the valley, but that is a limited view of how Kuna sees its own future. Residents and businesses would like strong commercial employment services and housing choices, as well as industrial and ag uses. These are elements that we endeavor to balance in the Comprehensive Plan and reflect in the Future Land Use Map. While the City is limited in the mechanisms that it can employ to preserve ag lands, there are numerous policies in the plan related to both agricultural and industrial development including some very specific implementation actions about how to move this forward. My guess is the plan is likely one of the most forward-thinking examples of policies and actions related to ag preservation and food security in the entire state of Idaho. I wonder if the same expectation has been set for Kuna's neighboring jurisdictions. We need to look through all the bits and pieces to determine our direction. **C/Gealy:** When you talked about the overpass, there was some

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conversation in the plan about working with the Union Pacific Railroad to try to bring a rail transportation hub to Kuna. That's been something that we've talked about for a long time. It's been totally off the table for a long time. Union Pacific said they will be going through Kuna, but not stopping. Is that something that's changing? **Lisa Holland:** Members of the Commission, Lisa Holland, Economic Development Director. What we're doing now is taking what's in the Comp Plan and trying to move forward with creating an Economic Development Strategy that would complement what we've done in the Comp Plan. We've had some initial conversations with UP about the potential of engaging a partnership. They have a program that helps if you have 200 acres or more in an industrial area. If you've got some developers that area interested in moving forward with creating an industrial development, they can partner with you to promote those sites. That doesn't mean that there's a specific plan in action of a rail park or any sort of thing happening yet. It's something we're looking into as part of our Economic Development Strategic Plan. We'd like to pursue at least what might be possible there. There's a lot of long-term planning, a lot of infrastructure planning that would have to happen first, but we have hopes that this can be something that we can talk about in the future. **C/Hennis:** These were several letters that Jace had indicated in the back that had issues, but they were more City-oriented, City website-oriented or services oriented. It wasn't anything specific to do with the Comp Plan. These were good items for us to work on, but not for the Comp Plan. **C/Hennis:** I'm not necessarily opposed to recommending to the City Council about making that a mixed-use parcel at Deer Flat and Meridian. I'm not sure about this other request, because it would in fact just be in the middle of a low-density. He's just singling out a certain parcel without a real direction other than specific for his use. I think that one, at that point, when there is an intended use, maybe he could do a Comp Plan Amendment. I don't think that's necessarily something I would recommend at this time. **C/Gealy:** I would suggest that we make that whole section mixed-use, the one at Kuna and Eagle. I'm looking at his map, and it's a southeast corner. Not what he's outlined in red, but that whole section. Make that all mixed-use, because that would be a continuation of the mixed-use that we have here. The only question would be would we want to modify the whole piece to mixed use? **C/Young:** There's a subdivision here that's an R-2 subdivision. You're putting a potential mixed-use commercial directly next to a low-density housing. **C/Gealy:** My understanding is that mixed-use can be almost anything. It can be low-density, high-density, or medium-density. **Wendy Howell:** The way we've been instructed and the direction we're going with mixed-use is two distinct, different uses. Commercial housing, commercial industrial, not just one house type versus another, though. Multifamily and single-family is all housing. **C/Gealy:** On all the parcels that are designated as mixed-use, does everything have to have two uses? **Jace Hellman:** Yes. Every piece, the intention is a mixed-use is to be identified to accomplish two or more uses, whether that's commercial industrial, commercial residential, or industrial residential which doesn't go over well, but could happen. **C/Gealy:** Does it preclude the possibility of a single use? **Jace Hellman:** For a while, with our old Comp Plan, we did allow that, and there's been some projects where they had mixed-use as a future land use. People just said that they will do an R-6 on it. Our goal is to move away from that and actually have mixed development that people can live in and work in. One, that will reduce the number of cars off the roads. People are within walking distance of jobs. Two, it will bring more commercial and different types of housing, because it's encouraging multiple uses. The goal is to be steadfast at a minimum of two different uses. Multiple uses can creep in, where you're at three or four, and you do an entire mixed complex of uses. It's pretty steadfast at two minimum, or that's the intention. **C/Hennis:** I just don't like the aspect of taking that whole portion and making it a mixed-use underneath on top of the development that's been there. **C/Gealy:** That is the dilemma with the Future Land Use Map. It's a guide. **C/Hennis:** We've already got that preexisting, nothing over here. We're giving something to somebody that has a possibility versus people that are already living there. **C/Young:** I kind of tend to agree that this should stay a lower density than the possibilities that mixed-use gives right next to an R-2 zone. On the flip side, as Dana mentioned on the parcel on the northwest corner of Deer Flat and Meridian with that commercial versus mixed-use, mixed-use is inappropriate for that corner, as is Commercial is appropriate for that corner. I don't have a hard time with the mixed-use and changing that here other than in the future. Next, there's 50 of these that you hodge-podge your way through the map. That was my biggest concern, but with this specific parcel again, I don't have any trouble with it being mixed-use. **C/Hennis:** My feeling on this is that, you know, this

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

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one seems like it's way over here. It's one specific person or project that they're kind of targeting. Whereas the one along Meridian, we're trying to provide some diversity along that core. A mixed-use might allow us a better diversity along that core, instead of just putting all commercial. We can throw some other diversities into there. I think that might be something where that's a designation that we might want to at least, because it's not saying this parcel out at Eagle and Kuna couldn't be that way. It would be one that would have to be a Comp Plan Map Change. That would have to be specifically, doesn't mean that we're denying anything. It just means that it's just an extra step that we'd have to do once they figure out what they want to do. I think that along the corridor, it makes sense. We have a lot of mixed-use, but it makes sense to me along the corridor there with what we're talking about, and not trying to become an Eagle Road as much. **C/Gealy:** Each application that comes before us on a future land use map in an area where the Future Land Use Map designates mixed-use would need to include at least two uses. **Jace Hellman:** Correct. The code and the ordinance are still in the works, so we're fixing out the fine details of what that will look like exactly. The intention is for two or more uses identified with the application. **C/Hennis:** It would make sense to me for a large parcel. **Jace Hellman:** Correct, and we're also adding a mixed-use zone. It's not going to be like a mixed-use where they pick C-1 and R-6. There would be a legitimate mixed-use zone and legitimate uses allowed within that mixed-use zone. **C/Gealy:** Some of the smaller parcels could perhaps have some flexibility, correct? **Jace Hellman:** Yes, and that's something we'd have to look at whether it's just two smaller parcels next to each other and they do more of a regional concept plan that gives them that mixed-use. There might be that flexibility for that as well. **C/Gealy:** We might do ourselves some favors if we provide that kind of flexibility. My feeling is that there's been a lot of public input and a lot of opportunity for public input. At the same time, this is a public hearing. This is also an opportunity for public input. It may be that in the future we'll get 50 of these piece parts. I think that if that happens in a public hearing, then we deal with each one that we get. There's been a lot of opportunity. This is one more opportunity. There will be an opportunity at City Council. I think that's a good thing. **Jace Hellman:** Even though they did close the public hearing, this will go to City Council again. This isn't the only public hearing opportunity that we'll have on this.

Commissioner Hennis motions to recommend approval to City Council of the Envision Kuna Comprehensive Plan with the additions discussed tonight; With a map change at the northwest corner of Meridian and Deer Flat Road to a mixed-use parcel for that 42 acres. Commissioner Damron seconds, all aye and motion carried 4-0.

3. COMMISSION REPORTS

4. ADJOURNMENT

Commissioner Hennis motions to adjourn; Commissioner Damron Seconds, all aye and motion carried 4-0.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department



City of Kuna

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Findings of Fact and Conclusions of Law

To: Planning and Zoning Commission

File Numbers: 19-01-SUP (Special Use Permit);
Anchor Academy Daycare

Location: 7910 & 7870 South Meridian Road
Meridian, Idaho 83642

Planner: Sam Weiger, Planner I

Hearing date: April 23, 2019

Findings: May 14, 2019

Owner: Anchor Baptist Church
7910 South Meridian Road
Meridian, ID, 83642
208-895-2193

Representative: Tiffany Neilson
208-440-3982
kunacat@gmail.com

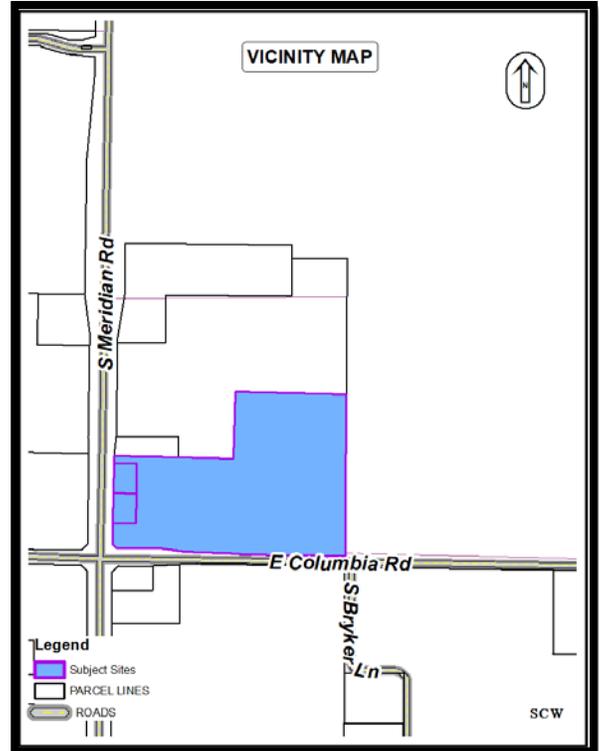


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| F. Applicable Standards | L. Conditions of Approval |

A. Course of Proceedings:

1. The applicant is proposing to operate a childcare center within an existing church located at 7910 and 7870 South Meridian Road. In accordance with Titles 5-3 and 5-6 (Zoning Districts and Definitions) of Kuna City Code (KCC); this use requires approval of a Special Use Permit (SUP).
2. In accordance with KCC Title 5, Chapters 3 and 6, the applicant seeks approval of a special use permit (SUP) for a childcare center at the subject sites.

a. Notifications

- | | |
|-------------------------------------|-----------------------------------|
| i. Neighborhood Meeting | January 26, 2019 (four attendees) |
| ii. Agencies | February 22, 2019 |
| iii. 300' Notice to Property Owners | April 3, 2019 |
| iv. Kuna Melba Newspaper | April 3, 2019 |
| v. Site Posted | April 8, 2019 |
| vi. Public Hearing | April 23, 2019 |

B. Applicant Request:

Applicant, Tiffany Neilson, seeks approval for a Special Use Permit in order to operate a childcare center in an existing church. The sites are located at 7910 and 7870 South Meridian Road, Kuna, ID 83634.

C. Aerial Map:



D. General Project Facts:

1. Surrounding Land Uses:

North	RR	Rural Residential – Ada County
South	R-1	Estate Residential – Ada County
	RR	Rural Residential – Ada County
East	RUT	Rural-Urban Transition – Ada County
West	A	Agricultural – Kuna City

2. Parcel Sizes, Current Zoning, Parcel Numbers:

- Parcel Size: Approximately 17.21 acres
- Zoning: C-1 (Neighborhood Area Commercial)
- Parcel Numbers: S1406336171, S1406336402, S1406336451

3. Services:

- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- Irrigation District – Kuna Municipal District (KMIS)
- Fire Protection – Kuna Rural Fire District
- Police Protection – Kuna Police (Ada County Sheriff)
- Sanitation Services – J&M Sanitation

4. Existing Structures, Vegetation and Natural Features:

There is currently a church, an office, play area, garage, shop, a building for the proposed daycare, and an asphalt parking lot with 27 parking spaces on the subject sites. The existing play area is fully fenced in. Existing landscaping on the sites is owned and maintained by the Anchor Baptist Church.

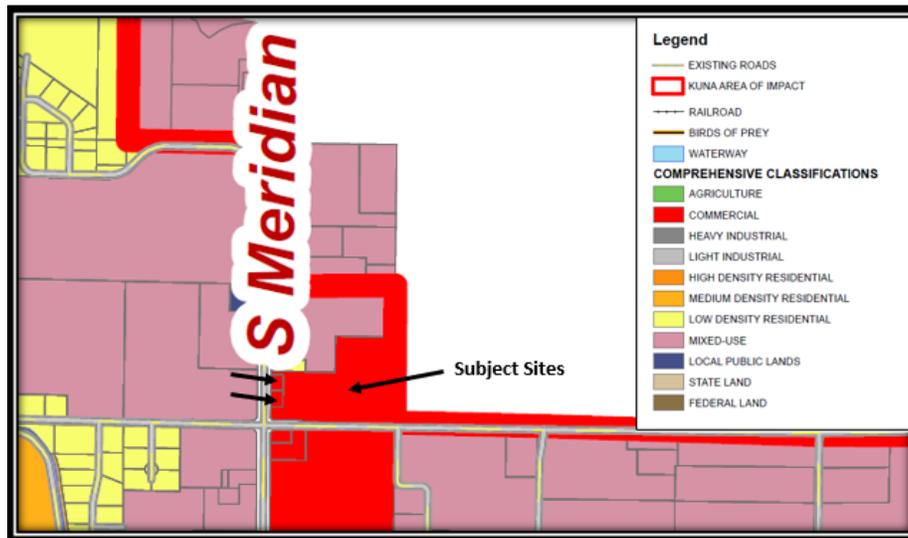
5. **Transportation / Connectivity:**

Current access to the sites exists from South Meridian Road via an existing driveway.

6. **Environmental Issues:**

Apart from being in the nitrate priority area, staff is not aware of any additional environmental issues, health or safety conflicts at this time.

7. **Comprehensive Future Land Use Map:** The Future Land Use Map identifies these sites as Commercial. Staff views this proposed special use permit request to be consistent with the surrounding zoning designations as designated in the Future Land Use Map.



8. **Agency Responses:**

The following agencies returned comments which are included as exhibits with this case file:

- Kuna School District - Exhibit B2
- Central District Health Department - Exhibit B3
- Ada County Highway District – Exhibit B4
- Department of Environmental Quality – Exhibit B5
- City Engineer – Exhibit B6

E. **Staff Analysis:**

In order to operate a childcare center within a commercial zone, a special use permit is required per KCC Title 5, Chapters 3 and 1 (Zoning Districts and Definitions). A childcare center allows the applicant to provide childcare for 13 or more children under the age of 12 on a regularly scheduled basis, with the appropriate child to staff ratio according to Idaho Code 39-1109(4)(a). The childcare center hours of operation are proposed as Monday through Friday from 6:00 am to 6:00 pm, and these hours of operation comply with Idaho Code. The applicant has proposed a total of three to four employees with a maximum of four employees working onsite at one time. The children will range from two to five years of age. According to Idaho Code, the maximum allowable child to staff ratio shall be 12 points per staff member (each child from two to under three years of age shall equal 1.5 points, each child from three to under five years of age shall equal 1 point, and each child over five years of age shall equal 0.5 points).

The applicant notified staff that “[Anchor Academy Daycare] has been approved for 39 kids by the Idaho Department of Health and Welfare and will grow as needed. The plan is to start with approximately 12 kids.” According to Idaho Code Title 39, Chapter 11, childcare facilities require a minimum of 40 square feet of usable indoor space per child and 80 square feet of usable outdoor space per child. The applicant will be required to

comply with Idaho Code Title 39, Chapter 11. Staff finds that the usable indoor space within the proposed sites meets the requirements for a maximum of 30 children. Staff finds that the usable outdoor space within the proposed sites is approximately 240 square feet, which meets the requirements for three children. Any expansion of children will require additional indoor and outdoor space to comply with Idaho Code. The outdoor space will need to be fenced and in safe condition.

The applicant has indicated that there will be a kitchen on site, but they did not show its location on the floor plan. The applicant shall provide a revised floor plan with the location of the kitchen. The applicant has not proposed a sign which will require a separate design review application and shall be submitted in conformance with Kuna City Code, if such signs are desired. A sign permit will be required.

The applicant has not proposed a landscape buffer along the parking lot adjacent to public right-of-way. According to Kuna City Code 5-17-14, a parking lot landscape buffer is required, and the buffer shall include one shade tree and five shrubs per 35 linear feet of street frontage. The engineer commented on a phone call that "A shade tree cannot be placed in the buffer because of power lines overhead. We are willing to substitute two ornamental trees within the buffer for each required shade tree by providing shrubs." Staff recommends that the applicant provide a ten-foot wide landscape buffer between the parking lot and public right-of-way with two ornamental trees and five shrubs for every 35 feet of street frontage.

Staff has determined that this application generally complies with Title 5 of KCC; Idaho Statute §67-65 and §39-11; Kuna Comprehensive Plan; and the Future Land Use Map.

F. Applicable Standards:

1. Kuna City Code, Title 5, Zoning Regulations.
2. City of Kuna Comprehensive Plan.
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.
4. Idaho Code, Title 39, Chapter 11, Health and Safety.

G. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission has accepted the Comprehensive Plan components as described below:

1. The proposed special use permit application for the sites is consistent with the following comprehensive plan components:

2.0 – Property Rights

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

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

5.0 – Economic Development

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

Objective 1.2:

Strengthen existing business enterprises and promote their expansion.

6.0 – Land Use

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

Objective 2.2:

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

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

H. Findings of Fact:

Based upon the record contained in Case Nos. 19-01-SUP including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby approves Case No. 19-01-SUP, a request from Tiffany Neilson with Anchor Academy Daycare to operate a childcare center in an existing church. The sites are located at 7910 and 7870 South Meridian Road, Kuna, ID 83634.

1. Based on the evidence contained in Case Nos. 19-01-SUP, this proposal *does* generally comply with the City Code.

Staff Finding: *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with the special use standards, supplementary conditions and safeguards in Kuna City Code Title 5.*

2. Based on the evidence contained in Case Nos. 19-01-SUP, this proposal *does* comply with the Comprehensive Plan.

Staff Finding: *The proposed zoning designation is C-1 (Neighborhood Commercial). The Comp Plan Map designates this property as Commercial.*

3. The daycare *does* constitute a special use as established on the official schedule of district regulations for the zoning district involved.

Staff Finding: *According to the official schedule of district regulations, a childcare center does constitute a special use in the neighborhood commercial (C-1) district.*

4. The application *does* appear to be harmonious with the existing or intended character of the general vicinity, and the daycare will not change the essential character of the same area.

Staff Finding: *The proposed daycare will belong to Anchor Baptist Church, who has owned the subject sites for at least 10 years.*

5. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on April 23, 2019.*

I. Kuna City Code Analysis:

1. This request appears to be consistent and in compliance with all Kuna City Code (KCC).

Comment: *The proposed application adheres to the applicable requirements of Title 5, Chapter 6 of the KCC.*

2. The site is physically suitable for the proposed daycare.

Comment: *The approximately 17.21-acre project site remains suitable for a daycare.*

3. The Special Use Permit is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The subject site is not used as wildlife habitat. Roads, structures and open space already exist and will therefore not cause environmental damage or loss of habitat.*

4. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

Comment: *The Special Use Permit request considers the location of the property and adjacent uses. The adjacent uses are Commercial and Mixed-Use – as referenced in the Kuna Comprehensive Plan Future Land Use Map.*

J. Conclusions of Law:

1. Based on the evidence contained in Case No. 19-01-SUP, Commission finds Case No. 19-01-DR, generally does comply with Kuna City Code.
2. Based on the evidence contained in Case No. 19-01-SUP, Commission finds Case No. 19-01-DR **is** generally consistent with Kuna’s Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Commission’s Order of Decision:

Based on the facts outlined in staff’s report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby approves Case No. 19-01-SUP, a Special Use Permit, with the following conditions of approval listed in section L of this staff report.

L. Conditions of Approval:

- *Applicant shall provide staff with a floor plan indicating where the kitchen will be.*
 - *Applicant shall work with staff on developing a landscape buffer along Meridian Road.*
1. All signage for the site shall comply with current Kuna City Code, go through the Design Review process, and *obtain a sign permit prior to construction.* Banners and flags will not require permits.
 2. Applicant shall ensure that fencing around the outside play area is in safe condition and complies with Idaho Code 39-1109.
 3. The applicant shall provide the City with a copy of the Childcare License from the State of Idaho “Health and Welfare” Department within 30 days after approval and signing of the City’s Findings of Fact, Conclusions of Law for the special use permit or the approvals may be revoked.
 4. The applicant shall provide a copy of all subsequent license renewals to Kuna’s Planning and Zoning Department for the childcare center.
 5. The daycare shall include a minimum of 40 square feet of usable indoor space per child and 80 square feet of usable outdoor space per child.

6. Applicant shall install a door chime on the front door to indicate any opening.
7. Applicant shall install safety locks on doors and cabinets where chemicals are stored.
8. Applicant shall install a fire extinguisher with the correct class rating (5lb ABC) for a kitchen.
9. All electrical outlets shall be covered with safety devices.
10. This Special Use Permit is valid if the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed; the Special Use Permit approval may be revoked.
11. The applicant shall maintain a Kuna City Business License through Kuna City Clerk's office once the Special Use Permit is acquired.
12. The Fire District, Building Inspector and Central District Health Department must perform their necessary inspections for final sign-off. The applicant shall provide the City with all copies.
13. The Special Use Permit shall follow the proposed intent provided on the Special Use Permit application and divest when the applicant no longer operates a childcare center on the property and/or no longer has any interest in the property or the business is discontinued for more than one (1) year. The applicant is obligated to advise the City of any changes in ownership or leasing agreements which would affect business operations.
14. The Special Use Permit is not transferrable between parcels and owners.
15. In the event the uses or the buildings on these parcels are enlarged, expanded upon or altered in anyway (even for temporary purposes), the landowner/applicant/developer, and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this special use permit through the Planning and Zoning Department.
16. The applicant shall follow all staff and agency recommendations.
17. The applicant shall comply with all local, state and federal laws.

DATED: this 14rd day of May, 2019.

Lee Young, Chairman
Planning and Zoning Commission

ATTEST:

Sam Weiger, Planner I
Kuna Planning and Zoning Department



City of Kuna

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P&Z Findings of Fact & Conclusions of Law

To: Planning and Zoning Commission – FoF, CoL

Case Numbers: 19-01-AN (Annex), Guido; *Ironhorse Subdivision, (portion) Lot 1, Block 1.*

Location: Northwest Corner (NWC) of Columbia and Old Farm Lane, Meridian, Idaho 83642

Planner: Troy Behunin, Planner III

Hearing Date: April 23, 2019
Findings of Fact: **May 14, 2019**

Owner: Joseph and Kathryn Guido
7744 Bella Terra Lane
Meridian, Idaho 83642
208.891.9521
Joetwh@aol.com

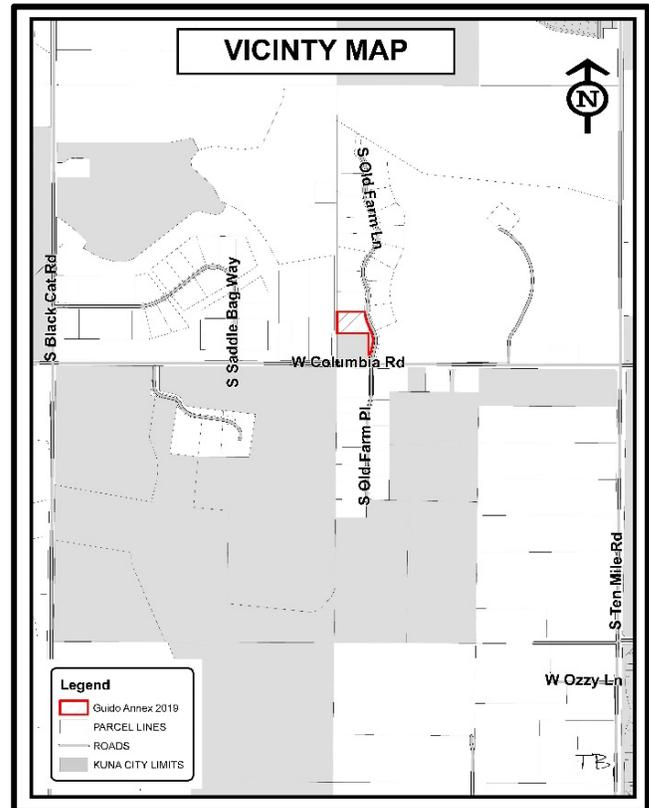


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A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that annexation applications are designated as *public hearings*, with the Planning and Zoning Commission as the recommending body, and City Council as the decision-making body.

This land use application was given proper public notice and have followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).

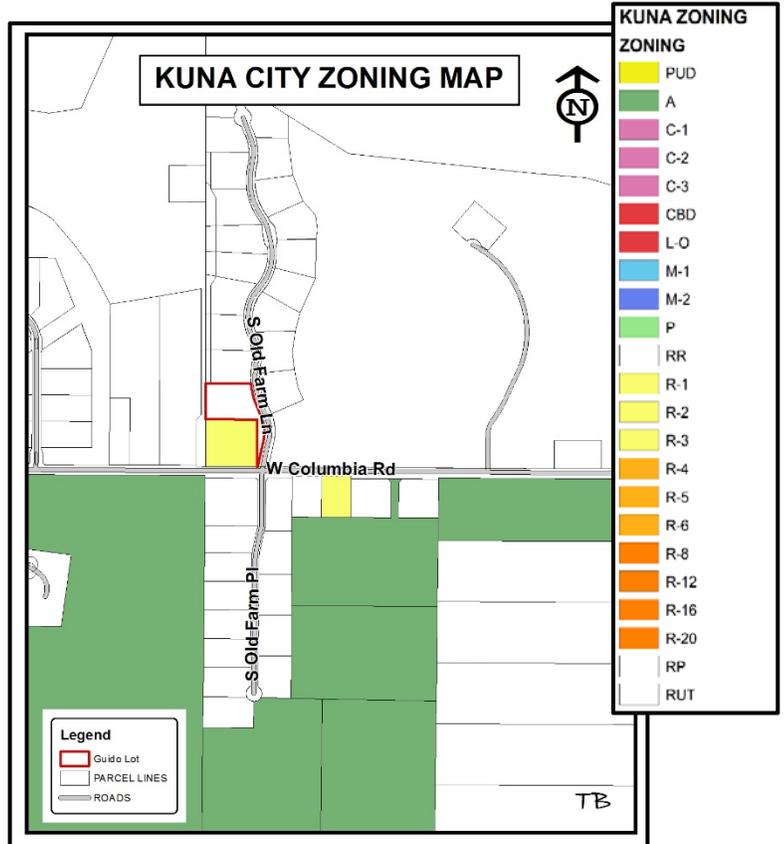
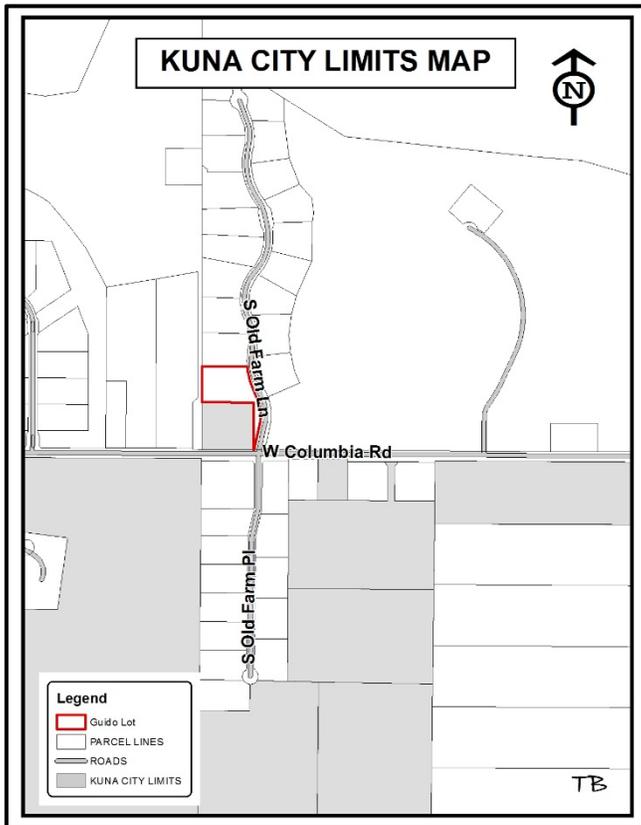
a. Notifications

- | | |
|---------------------------|--|
| i. Neighborhood Meeting | January 19, 2019 (14 persons attended) |
| ii. Agencies | April 8, 2019 |
| iii. 350’ Property Owners | April 9, 2019 |
| iv. Kuna, Melba Newspaper | April 3, 2019 |
| v. Site Posted | April 9, 2019 |

B. Applicant Request:

1. The applicants, Joseph & Kathryn Guido, request to annex approximately 1.51 acres into Kuna City with an R-2 (Low Density Residential), zone. This lot is a portion of Lot 1, Block 1, within the *Ironhorse Subdivision*. The site is located at the northwest corner of Columbia and Old Farm Lane, on So. Old Farm Lane, Meridian, Idaho; In Section 3, T 2N, R 1W, APN #: R4313530015.

C. Exhibit Maps:

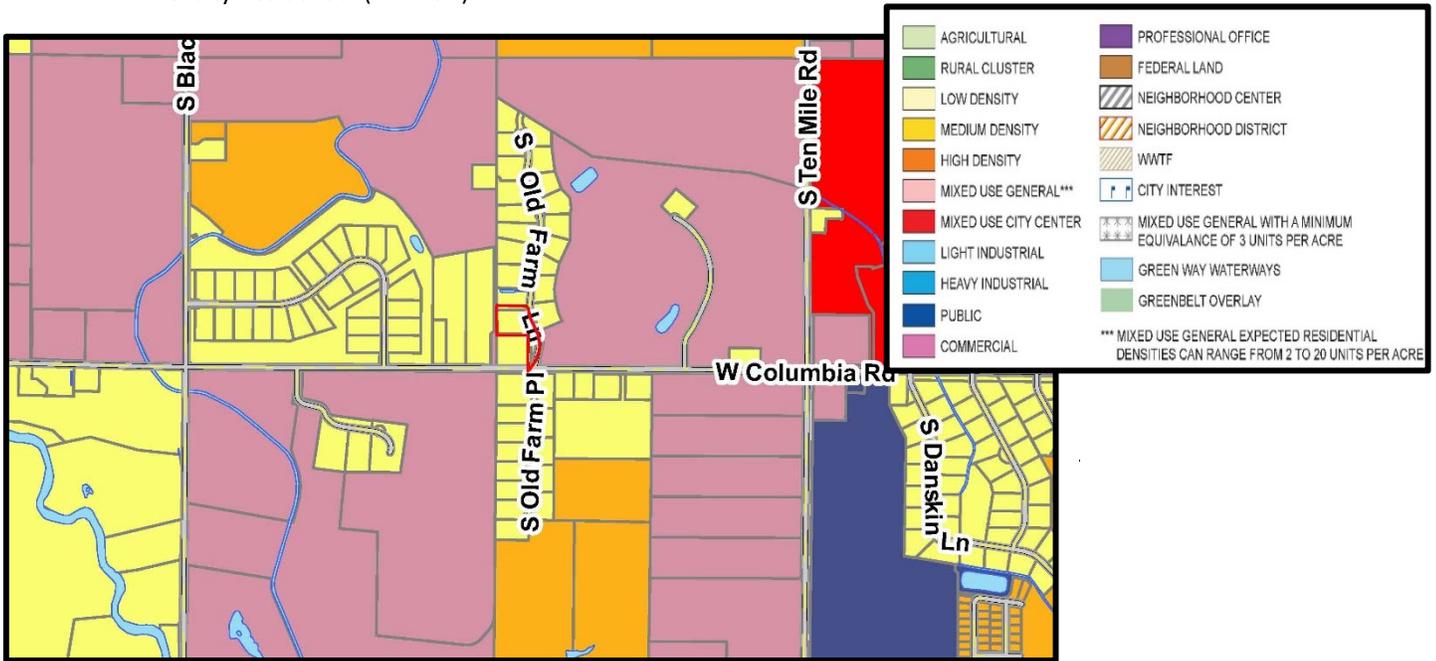


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D. History: The approximate 1.51 acre subject site is currently in Ada County and a lot within the Ironhorse Subdivision (lot 1, Block 1). However, it is contiguous to Kuna City limits on the south side of the lot, and has been an open / vacant lot for many years.

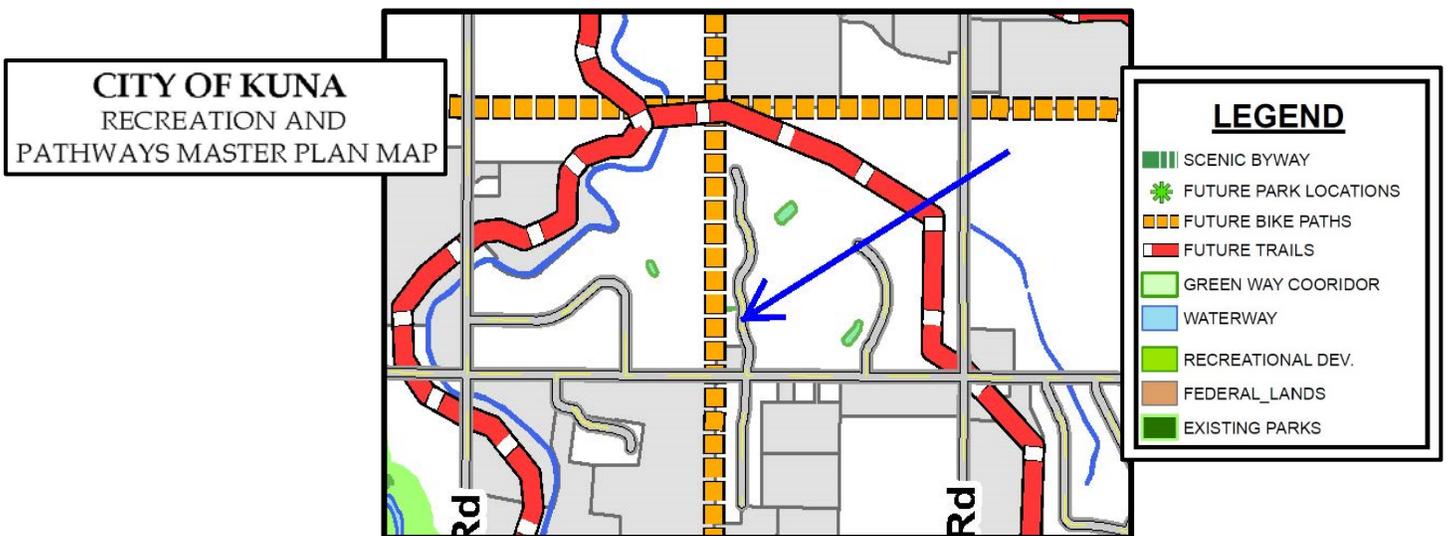
E. General Projects Facts:

- 1. Comprehensive Plan Designation:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approx. 1.51 acre site as Low Density Residential (2-4 DUA).



2. Kuna Recreation and Pathways Master Plan Map:

The Kuna Recreation and Master Pathways Plan map identifies a future bike trail on the mid-mile alignment, on the west of the lot.



3. **Surrounding Existing Land Uses and Zoning Designations:**

North	RR	Rural Residential – Ada County
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County
West	RR & R1	Low Density & Rural Residential – Ada County

4. **Parcel Sizes, Current Zoning, Parcel Numbers:**

Property Owner	Parcel Size	Current Zone	Parcel Number
Cottonwood Crossing Farm, LLC – J. Guido	Approx. 1.51 ac.	Rural Res.	R4313530015

5. **Services:**

Sanitary Sewer– Community Septic System	Fire Protection – Kuna Rural Fire District (KRFD)
Potable Water – City of Kuna	Police Protection – Kuna City Police (A.C.S.O.)
Irrigation District – Boise-Kuna Irrigation District	Sanitation Services – J & M Sanitation
Irrigation – Ironhorse HOA	

6. **Existing Structures, Vegetation and Natural Features:** Currently this site is generally flat and with vegetation is consistent with typical vacant lot, with no regular maintenance.

Transportation / Connectivity: The lot has significant frontage along Old Farm Ln. (Private Rd.) and shall provide adequate access to serve the needs of the lot.

7. **Environmental Issues:** Beyond the site being in the Nitrate Priority Area, staff is not aware of any environmental issues, health or safety conflicts.

8. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:

- City Engineer (Paul Stevens) - Exhibit B 1
- Boise Project Board of Control – Exhibit B 2
- Idaho Transportation Department (ITD) – Exhibit B 3
- Kuna School District No. 3 (KSD3) - Exhibit B4

F. **Staff Analysis:**

Applicant requests approval to annex approximately 1.51 total acres with a current county zone as Rural Residential (RR) into Kuna City limits with an R-2 (Low Density Residential) zone, in hopes to build a single family residence within the existing *Ironhorse subdivision*. The applicant would have requested and R-1 zone (1 home per ac.), however, Kuna no longer offers the R-1 zone. Staff points out that the R-2 zone is the lowest residential zone available and the R-2 zone reflects a maximum, not a minimum. Furthermore, Kuna City does not allow for two homes on one lot. Applicant also proposes to improve a part of the lot (south arm, adjacent to Old Farm Ln.) as a common lot for the residents. The existing Homeowners Association (HOA) will care for and maintain the portion of the common lot to serve as a landscape buffer.

The applicant proposes annexation applying the category “A” method, and as it touches current City limits on the south side of the lot, making the lot eligible for annexation.

Staff has determined these applications comply with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards Case No. 19-01-AN, to the Kuna Commission with recommended conditions of approval listed in section ‘M’ of this report.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Comprehensive Plan.
3. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Factual Summary:

This site is located near the northwest corner (NWC) of Columbia Road and Old Farm Lane. Applicant proposes to annex approximately 1.51 acres into the City of Kuna with an R-2 (Low Density Residential) zone. The lot in this request is Lot 1, Block 1 within the Ironhorse Subdivision and has access from Old Farm Lane.

I. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission may accept or reject the Comprehensive Plan components, and has determined the proposed annexation request for the lot *is* consistent with the following Comprehensive Plan components as described below:

The comprehensive plan is a living document, intended for use as a guide to governmental bodies. The plan is not law that must be strictly adhered to in the most stringent sense; it is to be used by public officials to assist their decision making for the City.

2.0 – Property Rights and Summary

Goal 1: Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and evaluate with guidance from the City attorney and the Idaho Attorney General's six criterion established to determine the potential for property "takings".

Comment: Utilizing the Idaho Attorney Generals criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the economic value is intact.

5.0 Economic Development Goals and Objectives - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement.

Comment: The proposed application complies with the comprehensive plan by providing an additional lot size rarely found in Kuna.

6.0 Land Use Goals and Objectives - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles.

Comment: The project complies with the land use plan as adopted by the City by incorporating the following; a large lot that fits the surrounding neighborhood, a variation of housing densities and types and promotes desirable, cohesive community character in a quality neighborhood.

8.0 - Public Services, Facilities and Utilities Goals and Objectives - Summary:

Provide adequate services, facilities, and utilities for all City residents and annex contiguous properties who request City services. Ensure that development within Kuna connects into the City's sanitary sewer and potable water systems and continue expansion of the City's sewer systems as resources allow.

Comment: Kuna has adequate services for this annexation (and future home) and the authority to annex the requested lot into the City. This application will connect to the City's potable water system.

9.0 - Transportation Goals and Objectives - Summary:

Work with Kuna City, ACHD and COMPASS to promote and encourage bicycling and walking as transportation modes. Develop a transportation strategy and identify future transit corridors while requiring developers to preserve rights-of-way, to improve mobility on major routes while balancing land use planning with transportation needs.

Comment: The project meets the transportation goals of the City by adding a single home within an existing subdivision without adding an additional access point.

12.0 - Housing Goals and Objectives - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl.

Comment: Applicant has proposed annexation of a single lot, in hopes to add a new single family home which will possibly contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner.

13.0 - Community Design Goals and Objectives - Summary:

Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and create a sense of place.

Comment: The application incorporates sound community design and will possibly foster neighborhood interactions and activities.

J. Kuna City Code Analysis:

1. This request appears to be consistent and in compliance with Kuna City Code (KCC).

Comment: The proposed project meets the land use and standards stated within Chapter 3, Title 5 of KCC. Staff also finds that the proposed project meets all applicable requirements of Title 6 of KCC.

2. The site is physically suitable for a subdivision.

Comment: The approx. 1.51 acre lot has sufficient size to include a single family home.

3. The annexation is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: The lot to be annexed is not used as wildlife habitat. Staff is not aware of any environmental damage or loss of habitat associated with the proposed development.

4. The annexation application is not likely to cause adverse public health problems.

Comment: The annexation of the property requires a zoning designation per Kuna Code 5-13-9. The low density zone and desire to build a home on site requires connection to potable water, therefore eliminating the occurrence of adverse public health problems. Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.

5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

Comment: *The annexation did consider the location of the property, classified roadway (Columbia Rd.) and the system. The subject property can be connected to the City's potable water system. The adjacent uses are complimentary uses as proposed in the Kuna Comprehensive Plan Future Land Use Map and complimentary to the existing uses as well.*

6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.

K. Commission Findings of Fact:

Based upon the record contained in Case No. 19-01-AN including the Comprehensive Plan, Kuna City Code, Staff's report, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby recommends *approval* of the Findings of Fact & Conclusions of Law, & conditions of approval for Case No. 19-01-AN, a request for annexation into Kuna by Joseph & Kathryn Guido.

1. *The Kuna Planning and Zoning Commission approves/conditionally approves/denies the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.*

Comment: *The Kuna Planning and Zoning Commission held a public hearing on the subject application on April 23, 2019, to hear from City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

2. *Based on the evidence contained in Case No. 19-01-AN, this proposal generally complies with the Comprehensive Plan and City Code.*

Comment: *Kuna's Comprehensive Plan (Comp Plan), encourages a variety of housing types for all income levels numerous times throughout the document. The City attempts to balance all housing types within the City. Additionally, the Comprehensive Plan encourages the Integration of sidewalks, bike lane systems into community life and development patterns. The applicant proposes a large lot within an existing large lot Subdivision.*

3. *Based on the evidence contained in Case No. 19-01-AN, this proposal generally complies with the City Code.*

Comment: *The applicant has submitted a complete application, and following staffs review the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.*

4. *The Kuna Planning and Zoning Commission has the authority to recommend approval for 19-01-AN to Council.*

Comment: *On April 23, 2019, the Commission voted to recommend approval for Case No. 19-01-AN.*

5. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Comment: *Neighborhood Notices were mailed out to residents within 400-FT of the proposed project site on April 9, 2019, and a legal notice was published in the Kuna Melba Newspaper on April 3, 2019. The applicant placed a sign on the property on April 9, 2019.*

Based upon the record in Case No. 19-01-AN, including the Comprehensive Plan, Kuna City Code, Staff's report, including the exhibits, and the testimony elicited during the public hearing, the Commission hereby recommends *approval* for 19-01-AN a request for annexation into Kuna to Council, by the applicant as follows:

The Commission concludes that the Application complies with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the annexation regulations.

L. Recommendation by the Commission:

Based on the facts outlined in staff's report and public testimony during the public hearing the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* for Case No. 19-01-AN (Annexation), a request from Joseph & Kathryn Guido to annex approximately 1.51 acres in to Kuna subject to the following conditions of approval listed in section "M" of this staff report.

M. Conditions of Approval:

1. The applicant and/or owner 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 drainage and grading plans (as necessary).
 - 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 Installation of fire protection facilities as required by Kuna Fire District is required (as necessary).
 - e. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
2. Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
4. The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and/or Council, or seek amending them through public hearing processes.
5. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
6. Applicant shall demonstrate permanent access, maintenance and care for all lots affected by shared driveways as proposed on the preliminary plat bearing the same date as above.
7. Compliance with all local, state and federal laws is required.

DATED: This 14th, day of May, 2019.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Planner III
Kuna Planning and Zoning Department



City of Kuna

Staff Report

P.O. Box 13
Kuna, ID 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.Id.gov

To: Planning and Zoning Commission
(acting as Design Review Committee)

Case Numbers: 19-03-DR (Design Review)
Retail Pad 2 (Merrell Towne Centre)

Location: 1327 North Meridian Road
Kuna, ID 83634

Planner: Sam Weiger, Planner I

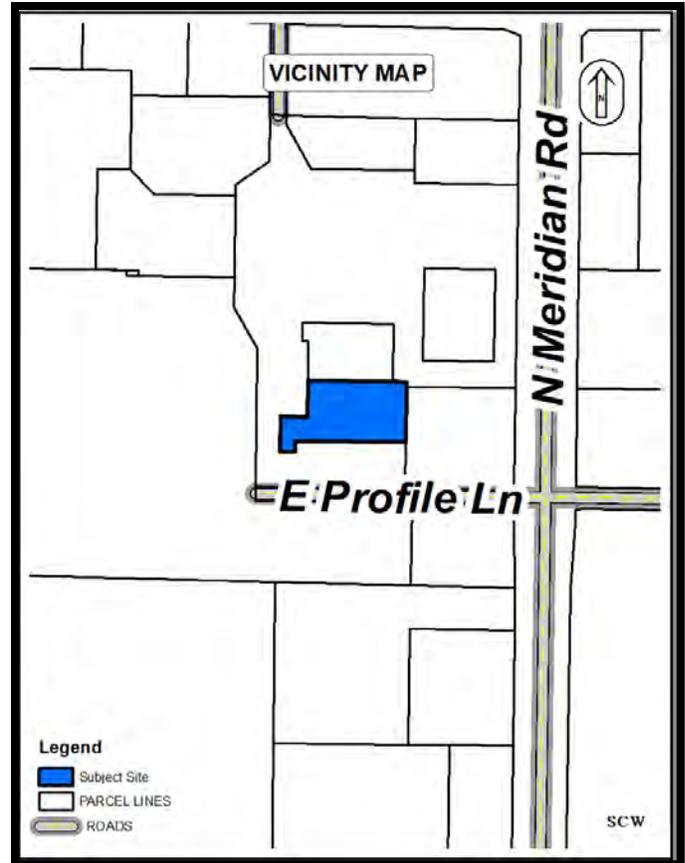
Meeting Date: May 14, 2019

Owners: CJM LLP/Mark Ridley
621 Washington Street
Twin Falls, ID 83301
208.324.4663
mark@shopridleys.com

Applicant: Lundin Cole Architects
1313 SE Belmont Street
Portland, OR 97214
508.241.3174
jcole@lundincole.com

Table of Contents:

- A. Course Proceedings
- B. Applicant Request
- C. General Project Facts
- D. Staff Analysis
- E. Applicable Standards
- F. Proposed Decision by the Commission



A. Course of Proceedings:

1. According to Kuna City Code (KCC) Title 5, Chapter 4 (Design Review), all new commercial buildings accompanying landscaping, parking lots and lighting are required to submit an application for review by the Planning and Zoning Commission. As a public meeting item, this action requires no formal public noticing actions.

a. Notifications

- i. Completeness Letter March 13, 2019
- ii. Agency Notifications March 14, 2019
- iii. Agenda May 14, 2019

B. Applicant Request:

The applicant, Lundin Cole Architects, requests approval of a design review for a new 6,000 square-foot commercial building shell, accompanying landscaping, lighting, and a parking lot within Ridley’s Family Center Subdivision No. 1. The site is located at 1327 North Meridian Road, Kuna, Idaho 83634.

C. General Projects Facts:

1. **Comprehensive Plan Designation:** The Comprehensive Plan Future Land Use Map identifies this project location as Commercial.

2. **Surrounding Land Uses:**

North	C-1	Neighborhood Commercial – Kuna City
South	C-1	Neighborhood Commercial – Kuna City
East	C-1	Neighborhood Commercial – Kuna City
West	C-1	Neighborhood Commercial – Kuna City

3. **Parcel Sizes, Current Zoning, Parcel Numbers:**

- 0.80 (approximate) acres
- C-1 (Neighborhood Commercial)
- Parcel No. R7448420070

4. **Services:**

- Sanitary Sewer – City of Kuna
- Potable Water – City of Kuna
- Irrigation District – Kuna Municipal Irrigation System (KMIS)
- Pressurized Irrigation – City of Kuna (KMIS)
- Fire Protection – Kuna Rural Fire District
- Police Protection – Kuna City Police (Ada County Sheriff’s office)
- Sanitation Services – J&M Sanitation

5. **Existing Structures, Vegetation and Natural Features:**

The site consists of a bare dirt lot, low vegetation, and parking spaces with accompanying landscaping and lighting.

6. **Transportation / Connectivity:**

The applicant proposes one driveway access from East Profile Lane, and one driveway access currently exists from East Profile Lane.

7. **Environmental Issues:**

The subject site lies within the designated Nitrate Priority Area (NPA). Beyond the NPA, staff is not aware of any additional environmental issues, health or safety conflicts.

D. Staff Analysis:

The applicant is subject to design review inspections and fees, for compliance verification of the building, parking lot and landscaping, prior to the Certificate of Occupancy being issued.

The applicant has not proposed a sign, which will require a separate sign permit application. The sign(s) shall be submitted in conformance with KCC Title 5, Chapter 10.

With the recommended and required changes, staff has determined that the application generally complies with Title 5 of KCC; Idaho Code; the Kuna Architecture guidelines and the Kuna Comprehensive Plan; Staff forwards a recommendation

of approval for Case Nos. 19-03-DR to the Planning and Zoning Commission, subject to the recommended conditions of approval.

E. Applicable Standards:

1. Kuna City Code, Title 5
2. City of Kuna Comprehensive Plan
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

F. Proposed Decision and Order by the Planning and Zoning Commission:

Note: This proposed motion is for approval, conditional approval or denial of this request. If the Planning and Zoning Commission wishes to change specific parts of the request as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report, the case file and discussion at the public meeting, the Planning and Zoning Commission of Kuna, Idaho, hereby (approves/conditionally approves/denies) Case No. 19-03-DR, a design review request to construct a new 6,000 square-foot commercial building shell, accompanying landscaping, lighting and a parking lot with the following conditions of approval:

1. The applicant shall follow all requirements for sanitary sewer, potable water, irrigation system connections, and all other requirements of the Kuna Public Works Department.
2. The applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approved use or may be written or stamped upon a copy of the approved plans. The following site improvements are prohibited prior to approval of these agencies and/or the issuance of a building permit:
 - a. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the civil plan from the Kuna City Engineer.
 - b. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - c. The KMIS Irrigation District shall approve any modifications to the existing irrigation system.
 - d. Approval from Ada County Highway District and Impact Fees, if any shall be paid prior to building permit approval.
3. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately 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 and/or private entities owning the property.
4. The applicant shall build the trash enclosure to comply with Kuna City Code, Title 8, Chapter 4.
5. The proposed driveway shall be installed according to the City, ITD and ACHD's access management standards to comply with Kuna City Code Title 6, Chapter 4.
6. All street lighting within and for the site shall be LED lighting and establish dark skies practices. If street lights are added to this development, street light design review inspections are required prior to receiving a Certificate of Occupancy. Inspection fees shall be paid prior to requesting staff inspection.
7. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Planning and Zoning Commission, or seek amending them through the design review process.
8. Applicant shall follow staff, City engineer and other agency recommended requirements, as applicable.
9. Applicant shall comply with all local, state and federal laws.



City of Kuna
Kuna Planning and Zoning Commission
Proposed Findings of Fact and Conclusions of Law

P.O. Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
www.kunacity.id.gov

Based upon the record contained in Case Nos. 19-03-DR including the Comprehensive Plan, Kuna City Code, and Staff's Memorandums, including the exhibits, Kuna Planning and Zoning Commission hereby approves/conditionally approves/denies Case No. 19-03-DR, a request from Lundin Cole Architects to construct a new 6,000 square-foot commercial building shell accompanying landscaping, lighting, and a parking lot within Ashton Estates Subdivision No. 1.

If the Planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Facts and Conclusions of Law as detailed below, those changes must be specified.

1. Based on the evidence contained in Case No. 19-03-DR, this proposal does generally comply with the City Code.

Staff Finding: *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with the design requirements, objectives and considerations listed in Kuna City Code Title 5.*

2. Based on the evidence contained in Case No. 19-03-DR, this proposal *does* generally comply with the Comprehensive Plan.

Staff Finding: *The proposed zoning designation is C-1 (Neighborhood Commercial). The Comp Plan Map designates this property as Commercial.*

3. The proposed project *does* provide appropriate, safe vehicle parking and safe pedestrian access.

Staff Finding: *Per the submitted site plan, there are 37 existing parking spaces. All spaces are ten feet in width and twenty feet in depth, exceeding the parking space requirements. Additionally, the applicant has proposed a new driveway access and sidewalk around the entire shell.*

4. The proposed project *does* generally conform to the Kuna Architecture guidelines.

Staff Finding: *Per the submitted elevations, the maximum building height is 26 feet. Additionally, the applicant proposes a bench as an amenity to supplement the existing bike rack shared with Retail Pad 1.*

5. The site landscaping *does* minimize the impact on adjacent properties through the use of screening.

Staff Finding: *Per the submitted landscape plan, there is an existing 53-foot landscape berm along Profile Lane. Although the proposed driveway access cuts through the berm and removes some landscaping, the remaining portions of the berm adequately screen the parking lot. Additionally, the applicant has proposed landscaping throughout the development.*

6. The proposed project *does* generally conform to the design review requirements for commercial districts.

Staff Finding: *Per the submitted letter of intent, "...utilities, parking lot paving, traffic markings, parking lot lighting, pedestrian circulation routes and landscape with irrigation have been previously [approved] over the entire 12.35-acre site."*

DATED: This 14th day of May, 2019.

received
3/1/19



City of Kuna
Planning & Zoning
Department
P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website: www.kunacity.id.gov

Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

For Office Use Only	
File Number (s)	19-03-DR
Project name	Kuna Retail Pack 2
Date Received	3/1/19
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>CJM LP / MARK RIDLEY</u>	Phone Number: <u>208-324-4663</u>
Address: <u>621 WASHINGTON ST. SOUTH</u>	E-Mail: <u>mark@shapridleys.com</u>
City, State, Zip: <u>TWIN FALLS, ID 83301</u>	Fax #: _____
Applicant (Developer): <u>LUNDIN COLE / JOHN COLE</u>	Phone Number: <u>503-241-3174 x 2</u>
Address: <u>1313 SE BELMONT ST.</u>	E-Mail: <u>jcole@lundincole.com</u>
City, State, Zip: <u>PORTLAND, OR 9724</u>	Fax #: _____
Engineer/Representative: <u>JOHN COLE</u>	Phone Number: <u>503-241-3174 x 2</u>
Address: <u>1313 SE BELMONT ST.</u>	F-Mail: <u>jcole@lundincole.com</u>
City, State, Zip: <u>PORTLAND, OR 9724</u>	Fax #: _____

Subject Property Information

Site Address: <u>1327 N. MERIDIAN ROAD KUNA, ID 83634</u>	
Site Location (Cross Streets): <u>Pack 2 MERRELL TOWNE CENTRE</u>	
Parcel Number (s): <u>R7448420070</u>	
Section, Township, Range: <u>2N1W24</u>	
Property size: <u>Pack 2 = 34,917 SF</u>	
Current land use: <u>COMMERCIAL</u>	Proposed land use: <u>COMMERCIAL</u>
Current zoning district: <u>C1</u>	Proposed zoning district: <u>C1</u>

Project Description

Project / subdivision name: RIDLEY'S FAMILY CENTER SUBD NO. 01
 General description of proposed project / request: 6000 SF MULTI-TENANT RETAIL BUILDING IN AN EXISTING COMMERCIAL CENTER
 Type of use proposed (check all that apply): (SHELL BLDG ONLY/NO TENANTS)
 Residential
 Commercial
 Office
 Industrial
 Other
 Amenities provided with this development (if applicable):

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
 Please describe the existing buildings:
 Any existing buildings to remain? Yes No
 Number of residential units: _____ Number of building lots: _____
 Number of common and/or other lots: _____
 Type of dwellings proposed:
 Single-Family
 Townhouses
 Duplexes
 Multi-Family
 Other
 Minimum Square footage of structure (s): _____
 Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____
 Percentage of open space provided: _____ Acreage of open space: _____
 Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

Number of building lots: 7 WITHIN CTR Other lots: _____
 Gross floor area square footage: 6000 SF (PAD 2) Existing (if applicable): VACANT LOT
 Hours of operation (days & hours): TBD Building height: 26'-0"
 Total number of employees: TBD Max. number of employees at one time: TBD
 Number and ages of students/children: _____ Seating capacity: _____
 Fencing type, size & location (proposed or existing to remain): NO FENCING IS PROPOSED
INTEGRAL COLOR MASONRY TRASH ENCLOSURE.
 Proposed Parking:
 a. Handicapped spaces: 2 Dimensions: 6'x20'
 b. Total Parking spaces: 37 ON LOT Dimensions: 10'x20'
 c. Width of driveway aisle: 24'-10"
 Proposed Lighting: EXISTING POLE LIGHTING
 Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): EXISTING
ONE ADDITIONAL/REALIGNED SITE ACCESS IS PROPOSED

Applicant's Signature: [Signature] Date: 2/28/2019



City of Kuna Design Review Application

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.cityofkuna.com

FILE NO.: _____

CROSS REF. _____

FILES: _____

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both of these documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

The Design Review application applies to the following land use actions:

- ▶ Multi- family dwellings (3 or more)
- ▶ Commercial
- ▶ Industrial
- ▶ Institutional
- ▶ Office
- ▶ Common Area
- ▶ Subdivision Signage
- ▶ Proposed Conversions
- ▶ Proposed changes in land use and/or building use or exterior remodeling
- ▶ Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Date of pre- application meeting : <u>N/A per Troy 11/13/2018</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input type="checkbox"/>
<input type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input type="checkbox"/>



Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)*



One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

(1) 24" X 36" TO SCALE COPIES
 (1) 11" X 17" REDUCTIONS
 (1) 8 1/2" x 11" REDUCTIONS



Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure.

Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.



The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

Site Plan

Applicant Use



North Arrow

Staff Use



To scale drawings



Property lines



Name of "Plan Preparer" with contact information



Name of project and date



Existing structures, identify those which are to be relocated or removed



On-site and adjoining streets, alleys, private drives and rights-of-way



Drainage location and method of on-site retention / detention



Location of public restrooms



Existing / proposed utility service and any above-ground utility structures and their location



Location and width of easements, canals and drainage ditches



Location and dimension of off-street parking



Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas



Trash storage areas and exterior mechanical equipment, with proposed method of screening



Sign locations *(a separate sign application must be submitted with this application)*



On-site transportation circulation plan for motor vehicles, pedestrians and bicycles



Locations and uses of ALL open spaces



Locations, types and sizes of sound and visual buffers *(Note: all buffers must be located outside the public right-of-way)*



Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle



Locations of subdivision lines *(if applicable)*



Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles



Location of walls and fences and indication of their height and material of construction



Roofline and foundation plan of building, location on the site



Location and designations of all sidewalks



Location and designation of all rights-of-way and property lines



Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored. The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Boundaries, property lines and dimensions	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Type and location of all plant materials and other ground covers. <i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Method of irrigation. <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc. Sign locations <i>Note: A separate sign application must be submitted with this application</i>	<input type="checkbox"/>
<input type="checkbox"/>	Locations and uses for open spaces	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	<input type="checkbox"/>

Building Elevations

Applicant
Use

Detailed elevation plans of each side of any proposed building(s) or additions(s)
Note: Four (4) elevations to include all sides of development and must be in color

Staff
Use

Identify the elevations as to north, south, east, and west orientation

Colored copies of all proposed building materials and indication where each material and color application is to be located
Note: Submit as 11"x17" reductions

Screening/treatment of mechanical equipment

Provide a cross-section of the building showing any roof top mechanical units and their roof placement

Detailed elevation plans showing the materials to be used in construction of trash enclosures

Lighting Plan

Applicant
Use

Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration)

Staff
Use

Types and wattage of all light fixtures

Note: The City encourages use of "dark sky" lighting fixtures

Placement of all light fixtures shown on elevations and landscaping plans

Roof Plans

Applicant
Use

Size and location of all roof top mechanical units

Staff
Use

Design Review Application

Applicant: Lundin Cole Architects / John Cole Phone: 503.241.3174 ext 2
 Owner Representative Fax/Email: jcole@lundincole.com

Applicant's Address: 1313 SE Belmont Street

Portland, OR Zip: 97214

Owner: CJM Limited Liability Limited Partnership / Mark Ridley Phone: 208.324.4663

Owner's Address: 621 Washington Street South Email: mark@shopridleys.com

Twin Falls, ID Zip: 83301

Represented By: *(if different from above)* Ridley's Family Markets / Mark Ridley Phone: 208.324.4663

Address: 621 Washington Street South Email: mark@shopridleys.com

Twin Falls, ID Zip: 83301

Address of Property: Pad 2 Merrell Towne Centre (Profile Ridge Retail Center)

1327 N. Meridian Road / Kuna, ID Zip: 83634

Distance from Major Cross Street: 425' west of Meridian Rd / 750' south of Deer Flat Rd Street Name(s): Meridian & Deer Flat Roads

Please check the box that reflects the intent of the application

BUILDING DESIGN REVIEW
 SUBDIVISION / COMMON AREA LANDSCAPE

DESIGN REVIEW MODIFICATION
 STAFF LEVEL APPLICATION

This Design Review application is a request to construct, add or change the following: *(Briefly explain the nature of the request.)*

Construct a multi-tenant 6000 SF retail building on previously approved pads and complete site work from building face to face of existing curbs - approximately 10 feet beyond building limits. Improve circulation by providing a direct access route to proposed building.

1. Dimension of Property: Pad 2 = 34,917 SF
2. Current Land Use(s): Vacant Retail Pad in an Existing Retail Center - site work complete to within 10 feet of proposed buildings
3. What are the land uses of the adjoining properties?
- North: Commercial Property
- South: Commercial Property
- East: Rural Urban Transitional
- West: Commercial Property
4. Is the project intended to be phased, if so what is the phasing time period? No.
Please explain: Building Permit submittal will follow land use approval.

5. The number and use(s) of all structures: The proposed building may accommodate up to three (3) separate tenants. Uses will be commercial in nature including service commercial and mercantile.

6. Building heights: 26'-0" maximum (parapets step) Number of stories: One (1)
The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

Note: The maximum building height for each zoning district is as follows:

L-O: 35'	C-2: 60'	CBD: 80'	M-2: 60'	P: 60'
C-1: 35'	C-3: 60'	M-1: 60'	M-3: 60'	

7. What is the percentage of building space on the lot when compared to the total lot area? 10%
8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at www.cityofkuna.com) under the City Code.*

MATERIAL

COLOR

Roof: Low slope single ply membrane (TPO) / White (obscured from view by parapets)

Walls: *(State percentage of wall coverage for each type of building material below for each frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.*

- % of Wood application: N/A / _____
- % EIFS: N/A / _____
(Exterior Insulation Finish System)
- % Masonry: 8% Cultured Stone Veneer Masonry / Southwest Blend (White/Gray/Buff)
- % Face Block: 74% Integral Colored CMU Masonry / Harvest Gold / Chestnut / Chocolate
- % Stucco: N/A / _____
- & other material(s): Standing Seam Sheet Metal Awnings / Colonial Red
- List all other materials: _____
- Windows/Doors: 16% Aluminum Storefront / 1% Hollow Metal Doors / Dark Bronze
(Type of window frames & styles / doors & styles, material)
- Soffits and fascia material: N/A / _____
- Trim, etc.: 1% Sheet Metal Copings / Dark Bronze

Other: _____ / _____

9. Please identify Mechanical Units: (3) 5 ton packaged roof top air conditioning units (Carrier)
Type/Height: Gas fired packaged unit - 47" high
Proposed Screening Method: Fully screen by parapet walls

10. Please identify trash enclosure: *(size, location, screening & construction materials)* Trash enclosure to be constructed
of Concrete Block Masonry to match building - size and location per previous approval

11. Are there any irrigation ditches/canals on or adjacent to the property? Yes
If yes, what is the name of the irrigation or drainage provider? _____

12. Fencing: *(Please provide information about new fencing material as well as any existing fencing material)*
No fencing is proposed with this application. N/A
Type: N/A
Size: N/A
Location: N/A

(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)

13. Proposed method of On-site Drainage Retention/Detention:
Route to previously designed and installed seepage beds.

14. Percentage of Site Devoted to Building Coverage: Approximately 17%
% of Site Devoted to Landscaping: Existing Square Footage: Existing
(including landscaped rights-of-way)
% of Site that is Hard Surface: Existing Square Footage: Existing
(Paving, driveways, walkways, etc.)
% of Site Devoted to other uses: N/A
Describe: _____
% of landscaping within the parking lot (landscaped islands, etc.): Existing

15. For details, please provide dimensions of landscaped areas within public rights-of-way:

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*
If yes, what type, size and the general location? *(The City's goal is to preserve existing tree with greater than a four inch (4") caliper whenever possible):*
No

17. Dock Loading Facilities:
Number of docking facilities and their location: No loading facilities proposed with this application.
Method of screening: N/A

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* Previously installed ribbon style bicycle rack with parking for 3 bicycles. (1) bench is proposed with this project.

19. Setbacks of the proposed building from property lines:

Front 156 -feet Rear 8 -feet Side 12 -feet Side 25 -feet

20. Parking requirements: 1 stall / 250 SF (previously designed / approved and installed)

Total Number of Parking Spaces: 37 Pad 2 Width and Length of Spaces: 10' x 20' (existing)

Total Number of Compact Spaces (8'x17'): None

21. Is any portion of the property subject to flooding conditions? Yes _____ No X

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RECHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

The Ada County Highway District may also conduct public meetings regarding this application. If you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 208.387.6170. In order to expedite your request, please have ready the file number indicated in this notice.

Signature of Applicant _____ Date _____

City staff comments:

Signature of receipt by City Staff _____ Date _____

FOR ADDITIONAL INFORMATION:
(Please list page number and item in reference)

Kuna Retail Pad 2

6000 SF Retail Building

Design Review Submittal

Merell Towne Centre
Kuna, Idaho 83702
(Profile Ridge Development)

Written Statement

January 11, 2019

Submitted to City of Kuna, Idaho



Lundin Cole Architects, PC

Project #180211

General:

This written statement is intended to address the approval of a new 6000 square foot retail building on the existing vacant pad identified as Pad 2, as well as, a new proposed site access drive connecting the main north/south drive aisle to East Profile Street, at the Merrell Towne Centre in Kuna, Idaho.

The subject property is located south of the Ridley's Family Markets grocery store constructed in 2013 at the SW corner of Meridian Road and Deer Flat Road. The project limits are shown on the attached site plan.

Our proposal intends to construct a shell retail building for future tenant leasing. Our project will include the building and site work within the previously constructed concrete curbs and complete the previously designed and approved site sidewalk paving. Landscaping for this pad previously approved has already been installed. No changes to those design documents are proposed under this application with the exception of a new site access on the south property line to align with the main N/S drive aisle.

The property lies within the C-1 Neighborhood Commercial Zone and requires Design Review. Prior Design Review approval was granted for a 54,000 SF combination grocery and hardware store, 5 future retail pads and included the complete parking lot, storm drainage, utilities and landscaping for the entire 12.35-acre development under Case No.12-04-DR.

Relevant Criteria and Standards:

The City of Kuna, Idaho Municipal Code, Title 5
The City of Kuna, Idaho Architecture & Site Design Book

The Narrative that follows will cite pertinent sections of the ordinance followed by our response in italics:

Chapter 4 Design Review Overlay District (DR)

5-4-1 Purpose and Goals:

The purpose of the DR district is to benefit the community by recognizing land values and encouraging flexible, market-driven development in harmony with the desired characteristic of the city.

Our development facilitates the opportunity of providing diverse goods and services to and for the community on a previously approved and partially developed site.

The general goal of the DR district includes describing the desirable building and landscape architectural styles and materials making sustainable and pleasing environments.

Our development proposes to execute the previously approved site landscape and parking design. The proposed design draws its material pallet from the previously constructed grocery store and the Pad 1 building. Pads 1 & 2 were previously submitted and approved by design review under 14-09-DR. Pad 1 building was constructed in 2015; Pad 2 approval has since expired.

5-4-5 Design Review Overlay Districts:

C2a) Neighborhood Commercial District (C-1)

The purpose of the C-1 district is to accommodate a wide variety of low impact commercial activities to meet the daily needs of nearby neighborhood residents. This district is an appropriate designation for a neighborhood center and mixed-use to be established.

Our development is one of the future developments envisioned under the original Design Review Case No. 12-04-DR and previously approved under Case No. 14-09-DR. The proposed building will provide the opportunity for up to three diverse commercial tenants to contribute goods and services catering to the underlying community.

5-4-6 Design Requirements, Objectives and Considerations:

A1) Site Design Objectives

Our development proposes to complete the previously approved site design including minor landscaping and concrete sidewalks adjacent to Pad 2 with no changes. Utilities, parking lot paving, traffic markings, parking lot lighting, pedestrian circulation routes and landscape with irrigation have been previously constructed over the entire 12.35-acre site.

A2) Site Landscaping:

Our development proposes minor revisions of existing landscaping in relation to the proposed southern site access point. All other site landscaping adjacent to the Pad 2 building is existing; no changes are proposed. Our development proposes to install landscaping per the previously approved design with no changes. CSHQA has been engaged to make modifications to the existing paving and landscaping at the proposed new south access drive.

A3) Site Grading and Drainage:

Our development proposes to construct one retail building on a previously prepared pad. The grading and drainage of the existing site is unaffected by the development. Grading of the site has been completed. Parking lot drainage is in place. Stormwater from building roofs will be collected and piped to previously installed stubs for conveyance to existing seepage beds.

A4) Utilities:

All utilities are in place underground and have been stubbed to the building pads during the previous construction. The proposed pad is ready to connect to previously installed underground utilities. Proposed rooftop mechanical units will be screened from view.

A5) Building Design:

Our design, originally approved as a companion building to Pad 1, proposes a massing that is broken up with projections and recesses along the facades and materials that match the anchor building. Heights of parapets vary along the elevations and correspond with wall plane movement. The height to width ratio of the structures is proportionate to the single-story nature of the buildings. Covered entrance openings and storefront windows are provided. Exterior materials match the pallet set by the previously constructed grocery and the Pad 1 buildings. All of the materials are durable and long lasting.

B1) Exterior Walls and Soffits:

The primary exterior wall material proposed is integral colored concrete masonry of differing textures in earthen tones matching the previously constructed grocery and Pad 1 building. Additionally, the building will have two different synthetic stone surfaces as part of the composition. Open framed metal awnings are being utilized, therefore no soffits are proposed.

B2) Roofs:

The roof of the structure is proposed to be constructed of white low slope single ply membrane behind a substantial masonry parapet. Galvanized pre-painted sheet metal awnings will be provided above windows.

B3) Fences:

The trash enclosure previously approved for size and location will be constructed of integral colored masonry matching the retail building, Basalite color "Harvest Gold." The proposed trash enclosure gates will be constructed of galvanized, box-ribbed steel siding, pre-painted "dark bronze".

B4) Decks and Patios:

No decks are proposed under this application. A large concrete patio is being constructed on the southeast corner of the pad for future use for seasonal furnishings.

B5) Colors:

Colors of the masonry products are of earthen tones complementary to the previously constructed grocery and matching the Pad 1 building. Rooftop mechanical equipment is fully screened by adequate masonry parapets. Standing seam metal awnings will be pre-painted with a durable high-performance coating with resistance to fading and will match the color of the grocery and Pad 1 awnings. Exposed metal flashing and trim are pre-painted dark bronze.

B6) Architectural Appurtenance Height Limitations:

No architectural appurtenances are proposed under this application. Proposed design does not exceed the maximum height limit allowed.

C1) Architectural Character:

The proposed building elevations have stepped parapets of 22 foot, zero inches, 23 foot, 4 inches and 26 foot, zero inches tall. The tallest portion of the proposed buildings is well under the maximum height of 35 feet allowed under KCC 5-3-3.

The proposed buildings are single story structures offering retail shop spaces. Canopies/awnings provide weather protection at customer entrances and act as shading devices for large storefront display windows. The street facing façade is oriented toward

the public sidewalk. A bench will be provided as pedestrian amenity; a shared bicycle rack was installed as part of the Pad 1 building. Facades include color, texture and material changes as well as changes in plane.

C2) Setbacks:

The master site plan was previously approved under Case 12-04-DR. No change in setback is proposed by this project.

C3) Landscaping and Streetscape:

The master site plan was previously approved under Case 12-04-DR. No change in landscaping is proposed by this project.

The master site plan was previously approved under Case 12-04-DR. The proposed accessible route complies with the standards that are provided by KCC chapters 5-17

C4) Windows:

Anodized aluminum storefront windows are included on 3 sides of the proposed structures and span from floor level to 11'-4" above the finished floor.

Windows of the proposed Pad 2 are within the two-foot minimum distance from the sidewalk.

C5) Sidewalks:

The master site plan previously approved under Case 12-04-DR included pedestrian circulation and sidewalks between the public streets and the various building pads. This project will execute the previously approved on-site sidewalks that have not been constructed directly adjacent to the building on Pad 2.

D) Central Business District (CBD)

Not applicable. The proposed development is not located within the CBD.

E) Office District (O)

Not applicable. The proposed development is not located within the Office District.

F) Commercial District (C-1)

F1) Purpose:

A neighborhood commercial district accommodates a wide variety of low impact commercial activities to meet the daily needs of nearby residents.

Our development is one of the future developments envisioned under the original Design Review Case No. 12-04-DR. The proposed building will provide the opportunity for several diverse commercial tenants to contribute goods and services catering to the underlying community.

F2) Parking:

The parking lot, storm drainage, site lighting, and parking lot landscaping has been constructed previously.

F3) Lighting:

The parking lot lighting is in place. Our project will provide low wattage accent lighting on the building walls near shop entrances.

G) Manufacturing / Industrial (M-1):

Not applicable. The proposed development is not located within the M-1 District.

H) Public District (P):

Not applicable. The proposed development is not located within the P District.

I) Arterial Roadway (A):

Parking areas, landscaping, and lighting have been constructed under the prior approved plans. No alteration of approved in place construction is proposed under this application.

J) Planning Considerations:

Driveway Entrances are in place for this development.

At the time of development in 2014, the site to the south of the Merrell Towne Centre was zoned residential, requiring a berm to separate the adjacent site from the proposed Pad 2 building. Due to zoning changes, the adjacent site is now in a commercial zone; therefore, we would like to propose a new, direct access route which would connect East Profile Street and the main N/S drive aisle. This will improve the overall circulation of the site.

See Master Site Plan for details.

5-4-7 Large Retail Establishment Design Manual:

Merrell Towne Centre includes the previously constructed Ridley's grocery store, Ace Hardware, Idaho Central Credit Union, McDonalds, Nail Salon, Slice Pizza, and Deluxe Dental Clinic.

Our project includes a separate multi-tenant retail shop building of 6000 square feet, far smaller than the 24,999 square foot threshold for "large retail establishments." It is our intention however to use good design principles that meet or exceed this chapter.

A) Facades and Exterior Walls:

Our project includes articulated masses with repetitive changes in material, texture, and color. Although not exceeding 100 lineal feet in any facade, we have provided wall plane recesses and architectural elements such as large display windows and awnings.

B) Multiple Smaller Stores within a Principal Building:

Our project provides for the flexibility of several different retail uses within the building. Large expansive windows from floor line to 11'-4" above the finished floor occur for 60 percent of the primary (street) facades.

C) Detail Features:

Our proposed design includes material, texture and color changes articulating mass and includes recesses and projections of material planes.

D) Roofs:

Our proposed design uses parapets to screen roof top mechanical equipment. The parapets average height is 15 percent of the supporting wall below and has an articulated cornice line. The roof itself is a low slope single ply membrane not visible to surrounding properties or development.

E) Materials and Colors:

The materials used in our design are of high quality and extremely durable requiring low maintenance.

The primary exterior cladding is integral colored concrete masonry of differing textures and earthen tones. Additionally, significant amounts of synthetic stone are used to accent

the main façade and baseband of the buildings. Pre-painted standing seam metal panels are used for open framed awnings protecting customer entries and shading storefront window openings.

F) Entryways:

Our design has clearly recognizable customer entrances with recessed planes, weather protecting awnings, raised parapets with cornice treatments, large storefront display windows, and benches as a pedestrian amenity.

G) Sign Standards:

Our design provides a sign band for (3) individual wall mounted tenant signs of 60 square feet maximum each, under the 100 square foot maximum allowed in commercial zones.

5-4-7-3 Site Design & Relationship to Surrounding Community:

The existing 12.35-acre site design has been approved under Case No. 12-04-DR. Aside from the proposed direct access drive connecting Pad 2 to East Profile Street and surrounding commercial areas, no further changes to the approved site improvements are proposed as part of this application.

Conclusion:

Our project proposes to execute the minor remaining site landscape and paving at Pad 2 originally approved and designed by CSHQA Architects in 2014.

The building design addresses the requirements of the City of Kuna, Idaho Municipal Code, Title 5 and the City of Kuna, Idaho Architecture & Site Design Book guidelines as described in the text above.

The proposed building draws materials from the previously constructed Ridley's grocery store with several enhancements. In addition, the proposed access point directly connects the main N/S drive aisle with East Profile Street, improving site circulation and traffic safety.

We respectfully request Design Review approval of our project.

End of Written Statement

VICINITY MAP



N Meridian Rd

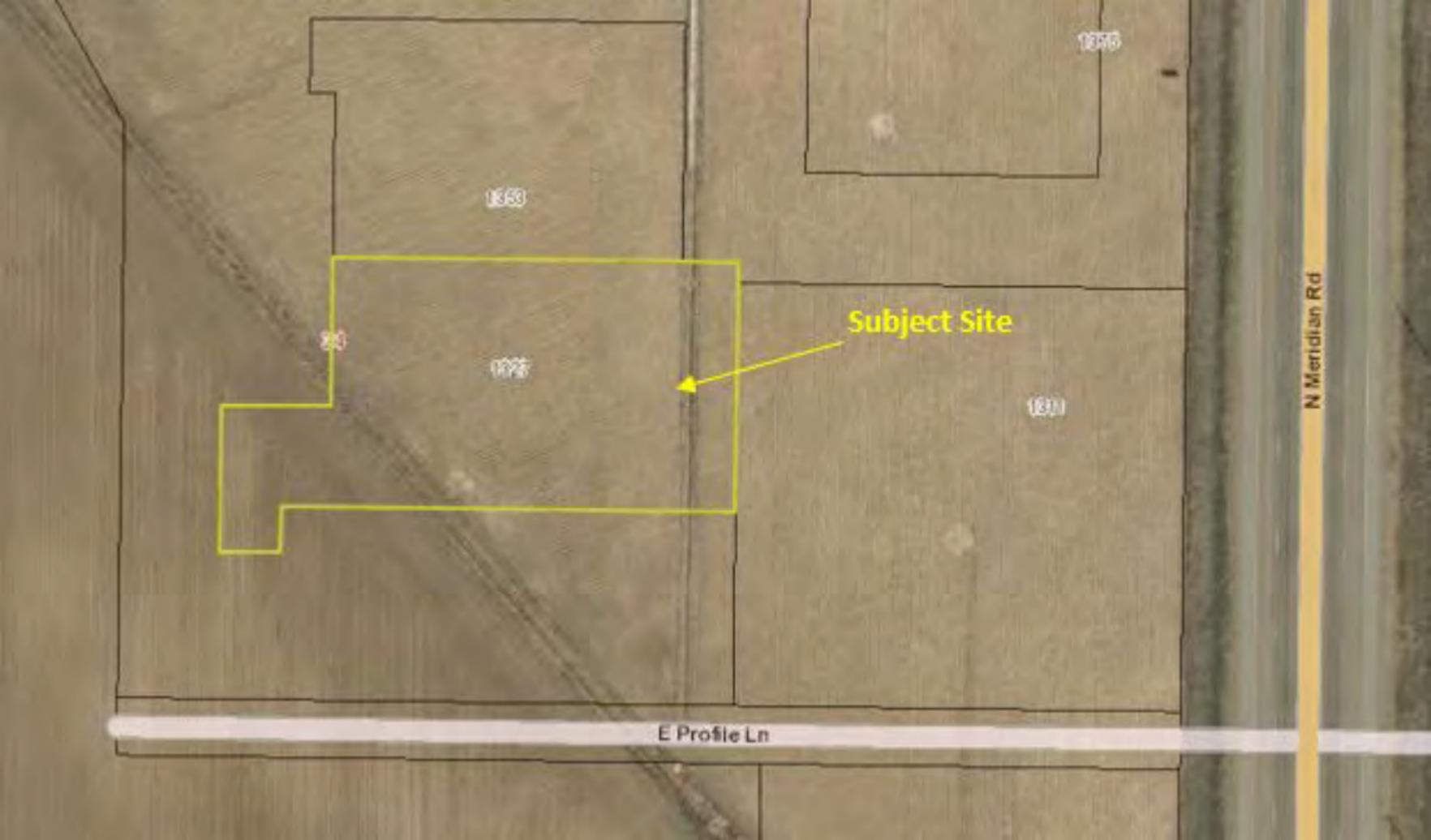
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Legend

-  Subject Site
-  PARCEL LINES
-  ROADS

SCW



1860

1855

20

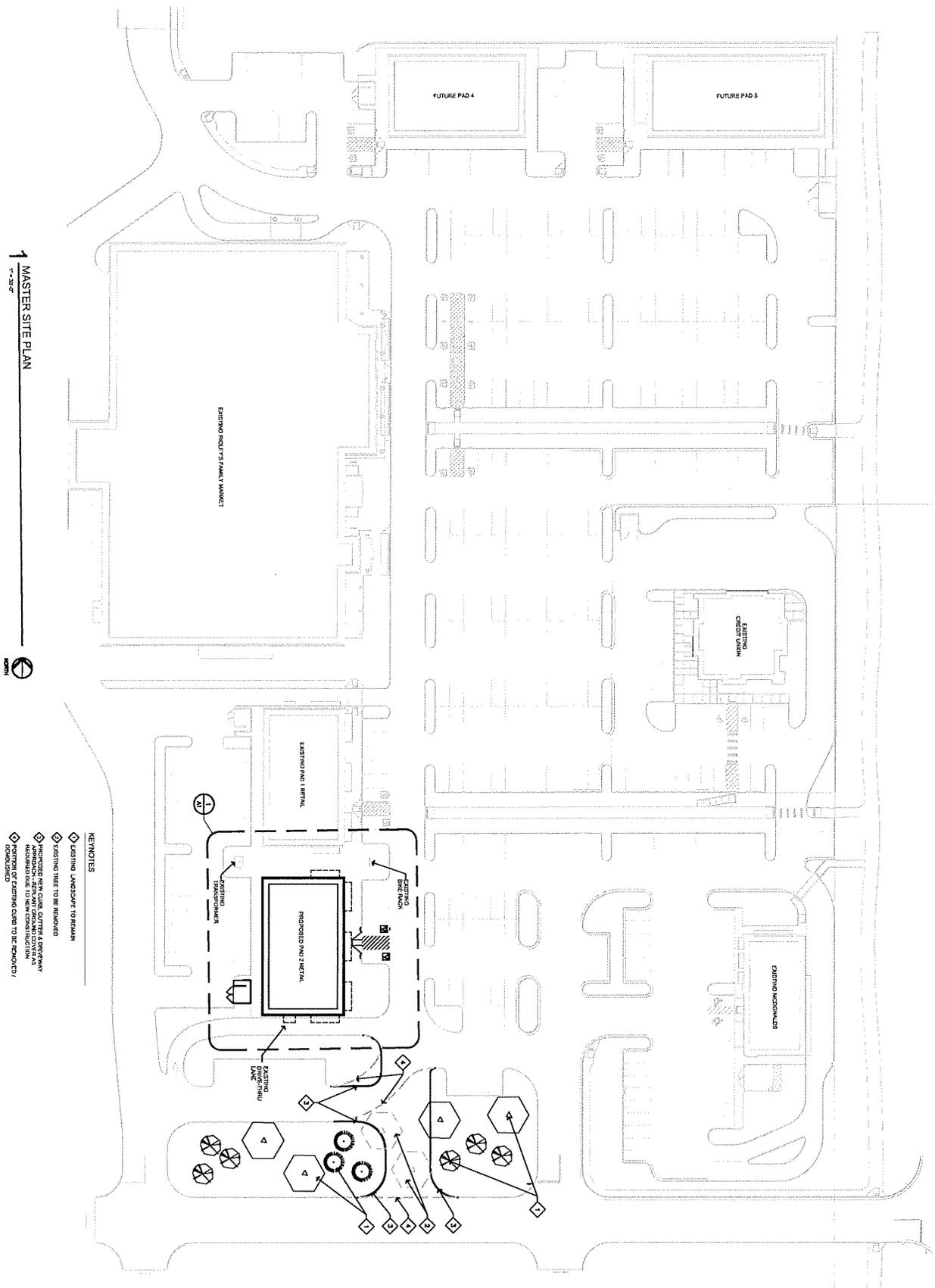
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Subject Site

1877

N Meridian Rd

E Profile Ln



- REMARKS**
- ◇ EXISTING LANDSCAPE TO REMAIN
 - ◇ EXISTING TREES TO BE REMOVED
 - ◇ PROPOSED NEW CURB CUTTERIES, FURNITURE, AND SIGNAGE TO BE INSTALLED
 - ◇ PROPOSED NEW CURB CUTTERIES, FURNITURE, AND SIGNAGE TO BE INSTALLED
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**BUILDING SHELL
DESIGN
REVIEW
SUBMITTAL**

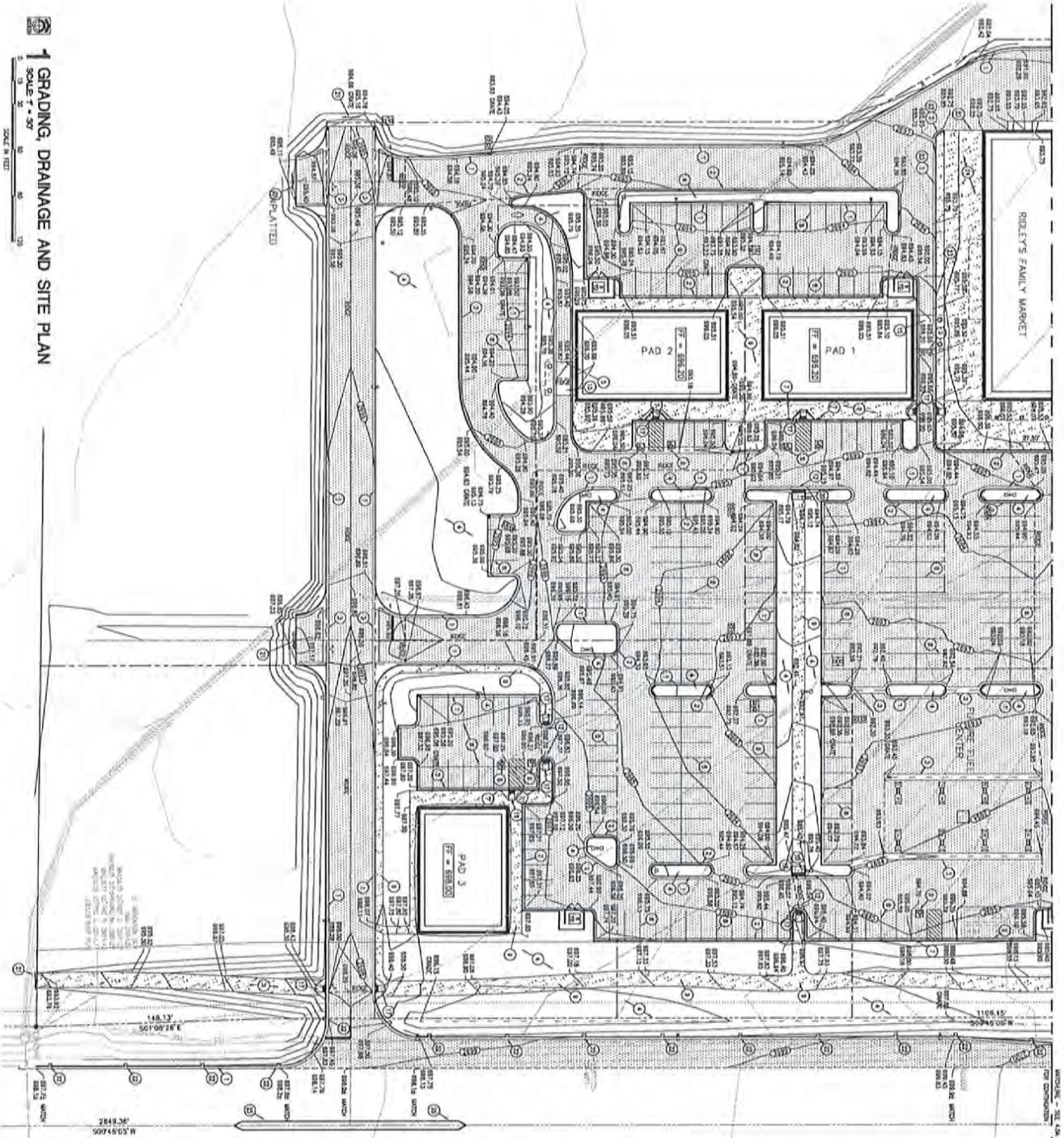
Date: JANUARY 11, 2018

NO.	REVISION	DATE	BY
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2	REVISED		
3	REVISED		
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MASTER SITE PLAN
A0

**RETAIL BUILDING PAD 2
MERRELL TOWNE CENTRE
(PROFILE RIDGE DEVELOPMENT)
KUNA, ID**

LANDSCAPE ARCHITECTURE, P.C.
1000 N. 1000 E.
PO BOX 1000
KUNA, ID 83642



GRADING AND DRAINAGE NOTES:

1. SEE SHEET C4.0A

PAVEMENT LEGEND:

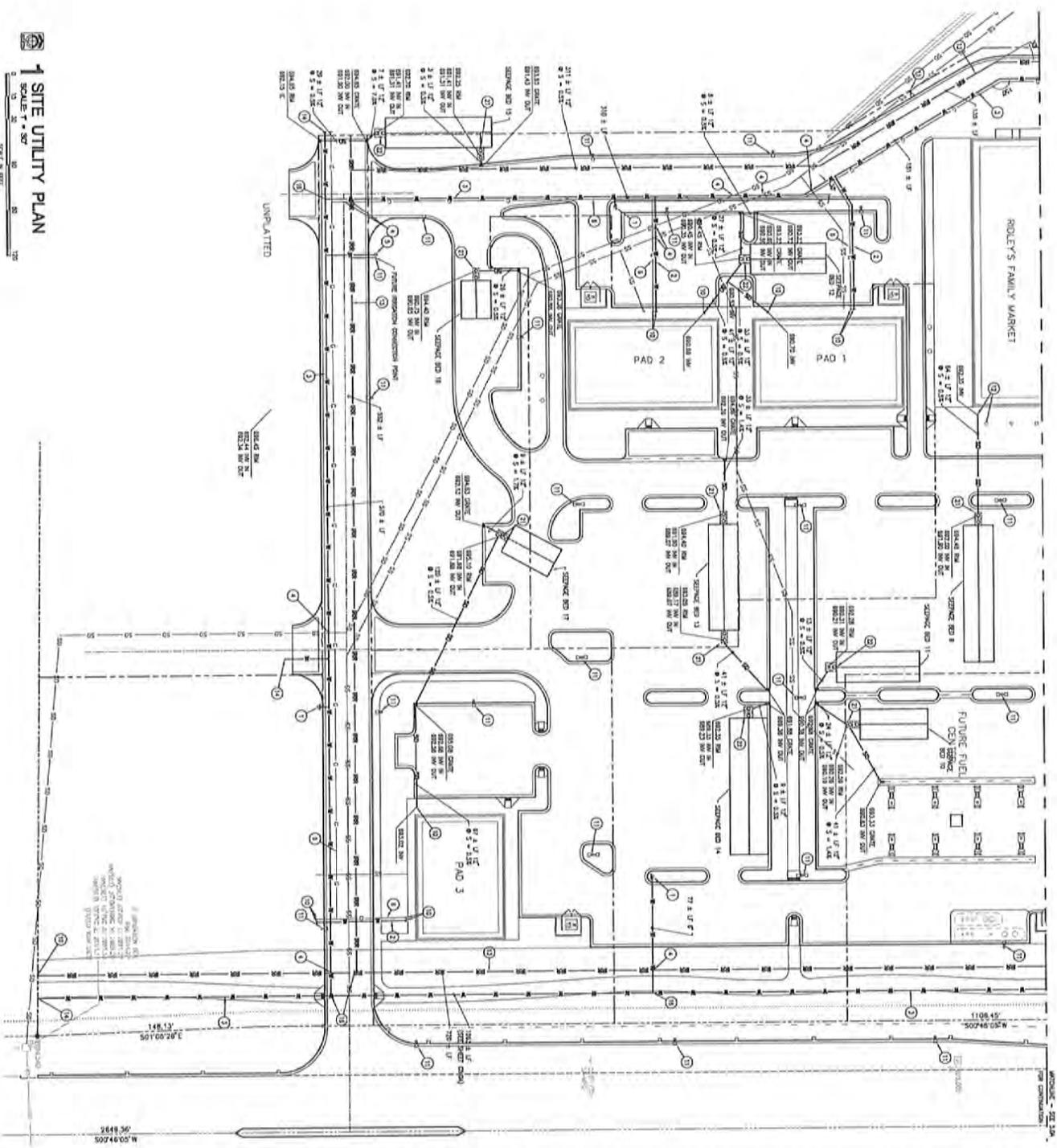
SEE SHEET C4.0A

① SHEET NOTES:

1. 1" VERTICAL CURB AND GUTTER FOR SWIC 20-102.
2. CURB AND GUTTER DETAIL, TRANSITION OVER 2' HILL, 1/2" OF CENTER 1/2" FOR 1/2" OF CENTER.
3. 4" VALLEY CURB FOR SWIC 20-102.
4. LANDSCAPE AREA, 60' UNIMPOUND DRAINAGE.
5. FINISHED DET. FINISHED, 60' 20-102.
6. FINISHED ACCESSIBLE TRAIL, 60' 20-102.
7. FILL ABOVE ACCESSIBLE TRAIL, 60' 20-102.
8. 4" WELDED STEEL W/ 1/2" DIA. REIN. AND WELDED WIRE MESH FOR ALL UNIMPOUND TRAILS, WELDED WIRE MESH SHALL BE 2" DIA. CONCRETE SHALL BE FOR SWIC 20-102.
9. 1/2" DIA. REIN. W/ 1/2" DIA. WELDED WIRE MESH.
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14. 1/2" DIA. REIN. W/ 1/2" DIA. WELDED WIRE MESH.
15. 4" CONCRETE FINISH FOR 4" CURB AND GUTTER, UNIMPOUND AND ACCESSIBLE TRAIL, DETAIL FOR DETAIL, SPECIFICATIONS AND FINISHES SHALL BE FOR SWIC 20-102.
16. 1/2" DIA. REIN. W/ 1/2" DIA. WELDED WIRE MESH FOR SWIC 20-102.
17. FINISHED TRAIL FOR SWIC 20-102 WITH FINISHED DETAIL FOR SWIC 20-102.
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100. FINISHED TRAIL FOR SWIC 20-102.

ATTACHED FOR
REFERENCE ONLY

 ACE ARCHITECTURE	PROFILE RIDGE PHASE 2 SWC DEER FLAT RD. & MERIDIAN RD. KUNA, ID CSHQA	FEV F. WARD, P.E. CIVIL ENGINEER 200 S. 5TH ST. - BOX 8 200 S. 5TH ST. - BOX 8 200 S. 5TH ST. - BOX 8	
C4.0B ORIGINAL SHEET NO.	GRADING, DRAINAGE AND SITE PLAN	C.W. MOORE PLAZA 200 S. 5TH ST. - BOX 8 200 S. 5TH ST. - BOX 8 200 S. 5TH ST. - BOX 8	



1 SITE UTILITY PLAN
 SCALE: 1" = 50'
 0 10 20 30 40 50

UTILITY NOTES:

A. SEE SHEET C-5A.

① SHEET NOTES:

1. THE OWNER HAS SPECIFIED AND MADE THE FOLLOWING SPECIFICATIONS:
2. WATER SERVICE PIPE SHALL BE 8" UNDRUN GALV. STEEL PIPE.
3. 1" DRIP CLIP SHALL BE PVC WITH LIME.
4. FIBERGLASS AND NON-FIBERGLASS LIME CONC. SHALL BE 5% LIME.
5. FIBERGLASS AND NON-FIBERGLASS LIME CONC. SHALL BE 5% LIME.
6. FIBERGLASS AND NON-FIBERGLASS LIME CONC. SHALL BE 5% LIME.
7. 1" DRIP CLIP SHALL BE PVC WITH LIME.
8. 1" DRIP CLIP SHALL BE PVC WITH LIME.
9. 1" DRIP CLIP SHALL BE PVC WITH LIME.
10. 1" DRIP CLIP SHALL BE PVC WITH LIME.
11. 1" DRIP CLIP SHALL BE PVC WITH LIME.
12. 1" DRIP CLIP SHALL BE PVC WITH LIME.
13. 1" DRIP CLIP SHALL BE PVC WITH LIME.
14. 1" DRIP CLIP SHALL BE PVC WITH LIME.
15. 1" DRIP CLIP SHALL BE PVC WITH LIME.
16. 1" DRIP CLIP SHALL BE PVC WITH LIME.
17. 1" DRIP CLIP SHALL BE PVC WITH LIME.
18. 1" DRIP CLIP SHALL BE PVC WITH LIME.
19. 1" DRIP CLIP SHALL BE PVC WITH LIME.
20. 1" DRIP CLIP SHALL BE PVC WITH LIME.
21. 1" DRIP CLIP SHALL BE PVC WITH LIME.
22. 1" DRIP CLIP SHALL BE PVC WITH LIME.
23. 1" DRIP CLIP SHALL BE PVC WITH LIME.
24. 1" DRIP CLIP SHALL BE PVC WITH LIME.
25. 1" DRIP CLIP SHALL BE PVC WITH LIME.

SEEPAGE BED CHART
 (SEE LIST)

SEEPAGE BED	LENGTH	WIDTH	DEPTH	TOP OF DRAIN BENCH CLIP
1	50'	20'	2.0'	2081.05
2	40'	20'	2.0'	2080.80
3	40'	20'	2.0'	2080.55
4	40'	20'	2.0'	2080.30
5	40'	20'	2.0'	2080.05
6	40'	20'	2.0'	2079.80
7	40'	20'	2.0'	2079.55
8	40'	20'	2.0'	2079.30
9	40'	20'	2.0'	2079.05
10	40'	20'	2.0'	2078.80
11	40'	20'	2.0'	2078.55
12	40'	20'	2.0'	2078.30
13	40'	20'	2.0'	2078.05
14	40'	20'	2.0'	2077.80
15	40'	20'	2.0'	2077.55
16	40'	20'	2.0'	2077.30
17	40'	20'	2.0'	2077.05

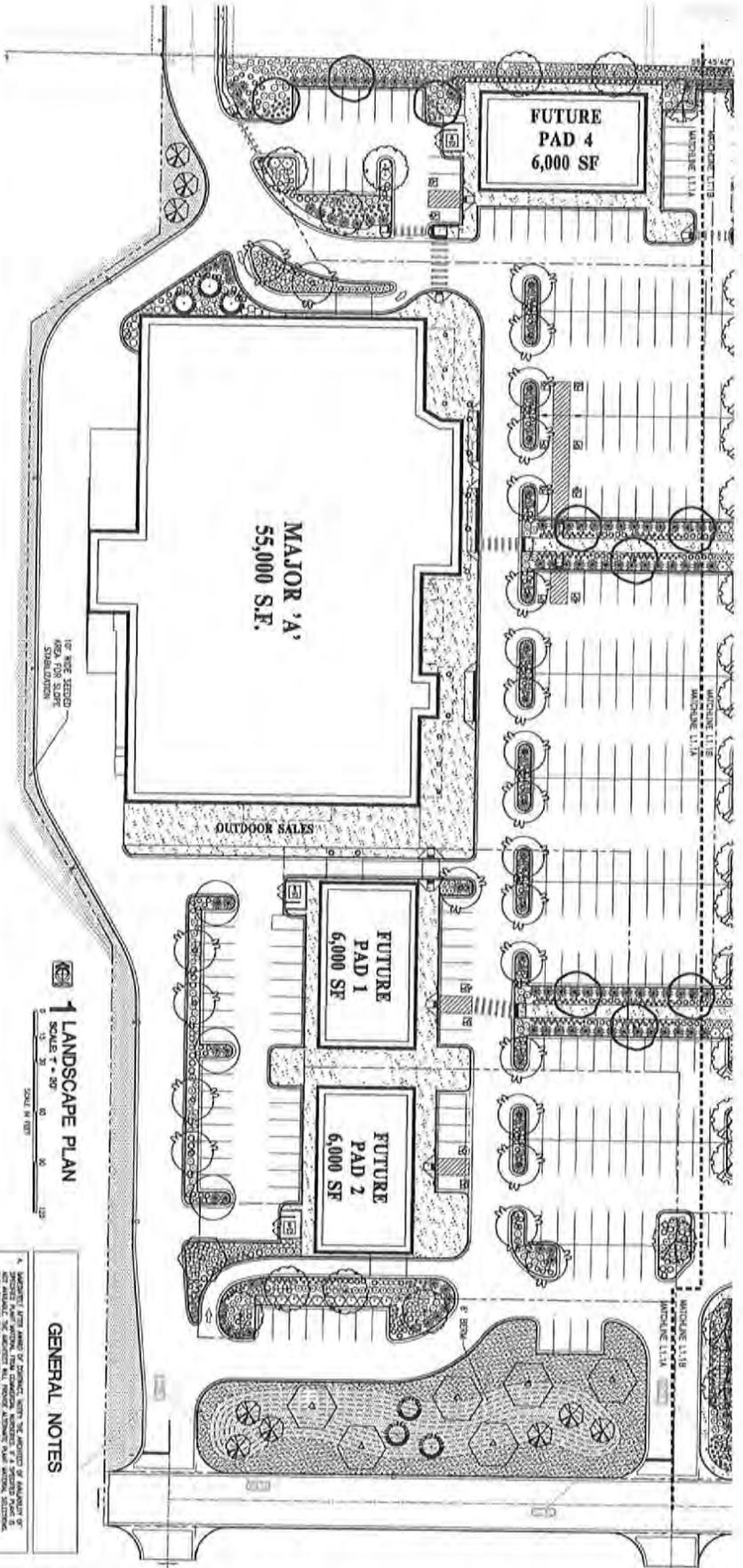
ATTACHED FOR REFERENCE ONLY

C5.0B
 ORIGINAL SHEET SIZE
 SCALE: 1" = 50'

PROFILE RIDGE PHASE 2
 SWC DEER FLAT RD. & MERIDIAN RD. KUNA, ID
CSH6A

ACE
 HARDWARE

3327
 91-11-1
 100%
 100%
 100%



SYMBOL LEGEND

SYMBOL	COMMON NAME	SPACING	PLANTING SIZE
	Decorative Light	5' x 5'	2' x 2'
	Decorative Light	5' x 5'	2' x 2'
	Decorative Light	5' x 5'	2' x 2'
	Decorative Light	5' x 5'	2' x 2'
	Decorative Light	5' x 5'	2' x 2'

SYMBOL LEGEND

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	Decorative Light	5' x 5'	2' x 2'
	Decorative Light	5' x 5'	2' x 2'
	Decorative Light	5' x 5'	2' x 2'

LANDSCAPE PLAN
SCALE: 1" = 20'

ATTACHED FOR REFERENCE ONLY

GENERAL NOTES

1. MAJOR 'A' IS A MAJOR BUILDING PAD. THE MAJOR BUILDING PAD IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF KUNA ZONING ORDINANCES AND THE CITY OF KUNA SUBDIVISION MAP ACT.
2. THE MAJOR BUILDING PAD IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF KUNA ZONING ORDINANCES AND THE CITY OF KUNA SUBDIVISION MAP ACT.
3. THE MAJOR BUILDING PAD IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF KUNA ZONING ORDINANCES AND THE CITY OF KUNA SUBDIVISION MAP ACT.
4. THE MAJOR BUILDING PAD IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF KUNA ZONING ORDINANCES AND THE CITY OF KUNA SUBDIVISION MAP ACT.
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10. THE MAJOR BUILDING PAD IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF KUNA ZONING ORDINANCES AND THE CITY OF KUNA SUBDIVISION MAP ACT.

L1.1A

ORIGINAL SHEET SIZE

PROFILE RIDGE PHASE 2
SWC DEER FLAT RD. & MERIDIAN RD. KUNA, ID

CSH6A

ACE
ARCHITECTS

209 S. MOORE PLAZA
BOISE, ID 83702
208.343.4545 • FAX 208.343.4546
www.acearchitects.com

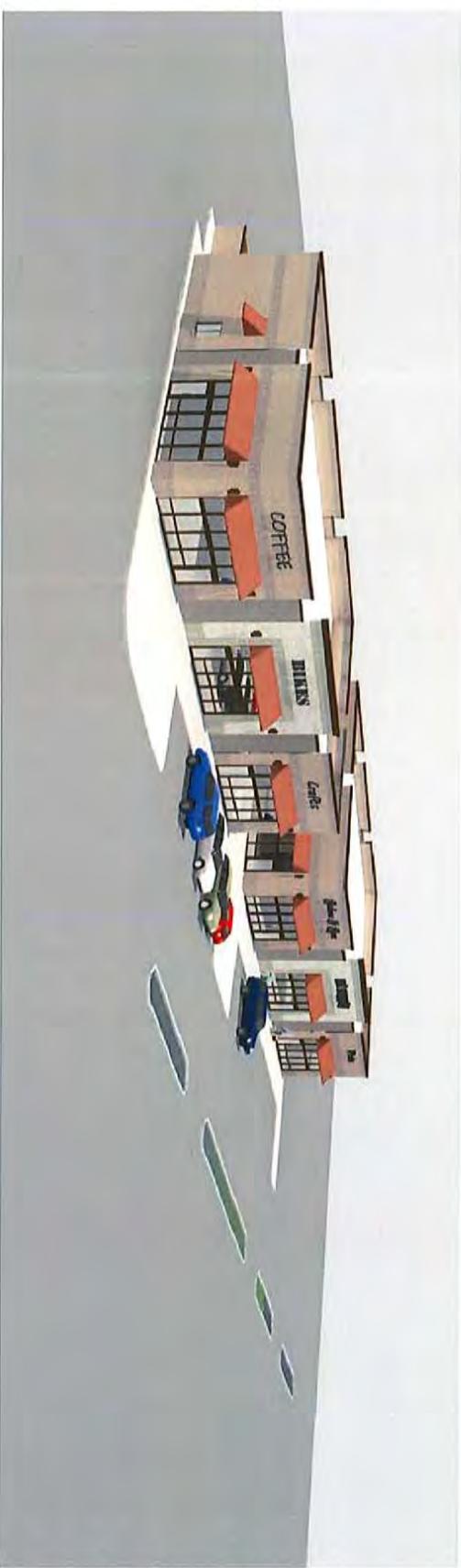
ETER & HEALY, LANDSCAPE ARCHITECTS
C/A MOORE PLAZA
BOISE, ID 83702
P/O: P. STANANICH FRASER-LEWIS

RETAIL BUILDING PAD 2

MERRELL TOWNE CENTRE

(PROFILE RIDGE DEVELOPMENT)

KUNA, ID



ARCHITECTURAL PERSPECTIVE

NOT TO SCALE

BUILDING SHELL

 DESIGN

 REVIEW

 SUBMITTAL

DATE	DESCRIPTION	BY	CHKD
11/11/2019	REVISION		
11/11/2019	DESIGN		
11/11/2019	REVIEW		
11/11/2019	SUBMITTAL		



1 ARCHITECTURAL PERSPECTIVE
NOT TO SCALE

LCA
 LINDEN COLE ARCHITECTS, PC
 202 DE SAMPSON BLVD
 SUITE 200
 KUNA, IDAHO 83842
 PH: 208.853.8200
 WWW.LINDENCOLEARCHITECTS.COM

RETAIL BUILDING PAD 2
 MERRELL TOWNE CENTRE
 (PROFILE RIDGE DEVELOPMENT)
 KUNA, ID

BUILDING SHELL	
DESIGN	
REVIEW	
SUBMITTAL	
DATE	JANUARY 11, 2018
REVISION	
BY	
DATE	
BY	
DATE	
BY	
DATE	

ARCHITECTURAL PERSPECTIVE
 A-5

RETAIL BUILDING PAD 2

MERRELL TOWNE CENTRE (PROFILE RIDGE DEVELOPMENT)

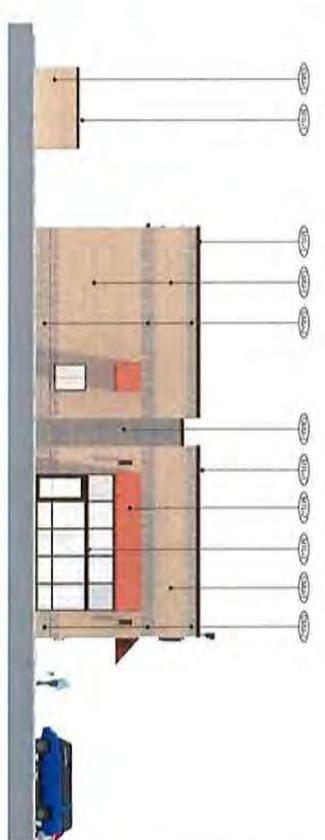
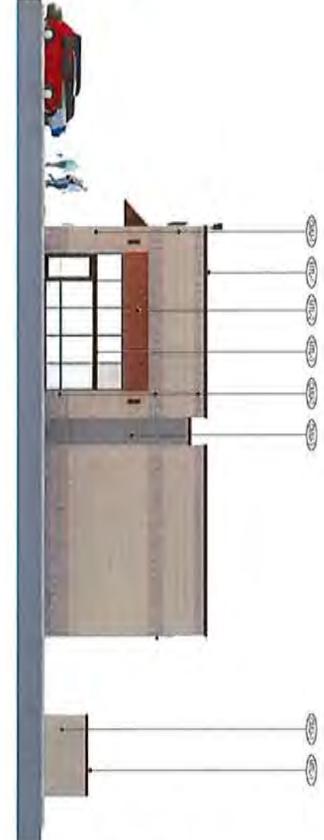
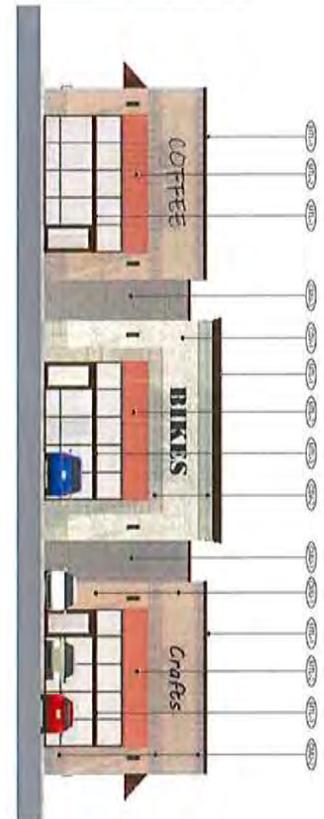
KUNA, ID

BUILDING SHELL
 DESIGN
 REVIEW
 SUBMITTAL

NO.	DATE	ISSUE
1	10/21/2019	ISSUED FOR PERMITTING
2	11/15/2019	REVISIONS
3	12/10/2019	REVISIONS
4	01/15/2020	REVISIONS
5	02/10/2020	REVISIONS
6	03/10/2020	REVISIONS
7	04/10/2020	REVISIONS
8	05/10/2020	REVISIONS
9	06/10/2020	REVISIONS
10	07/10/2020	REVISIONS

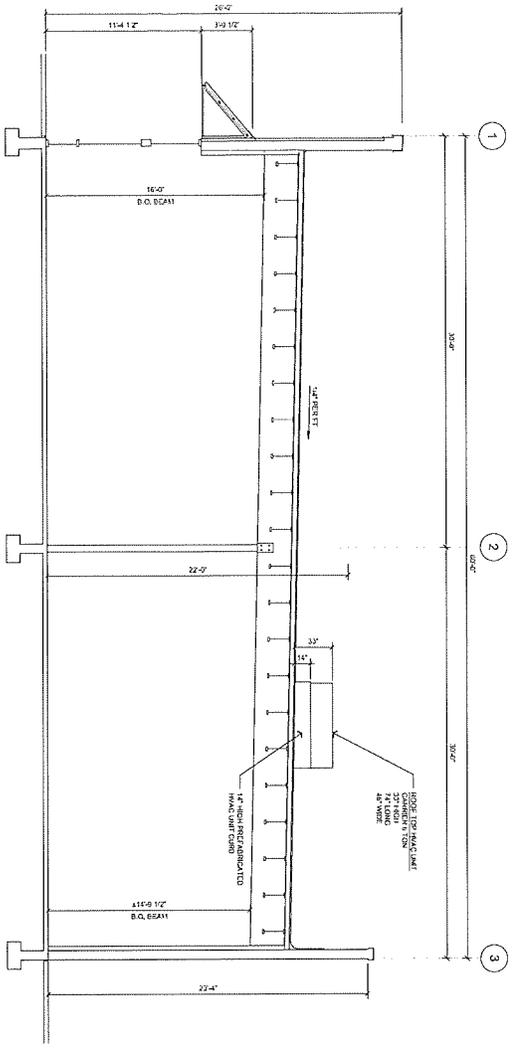
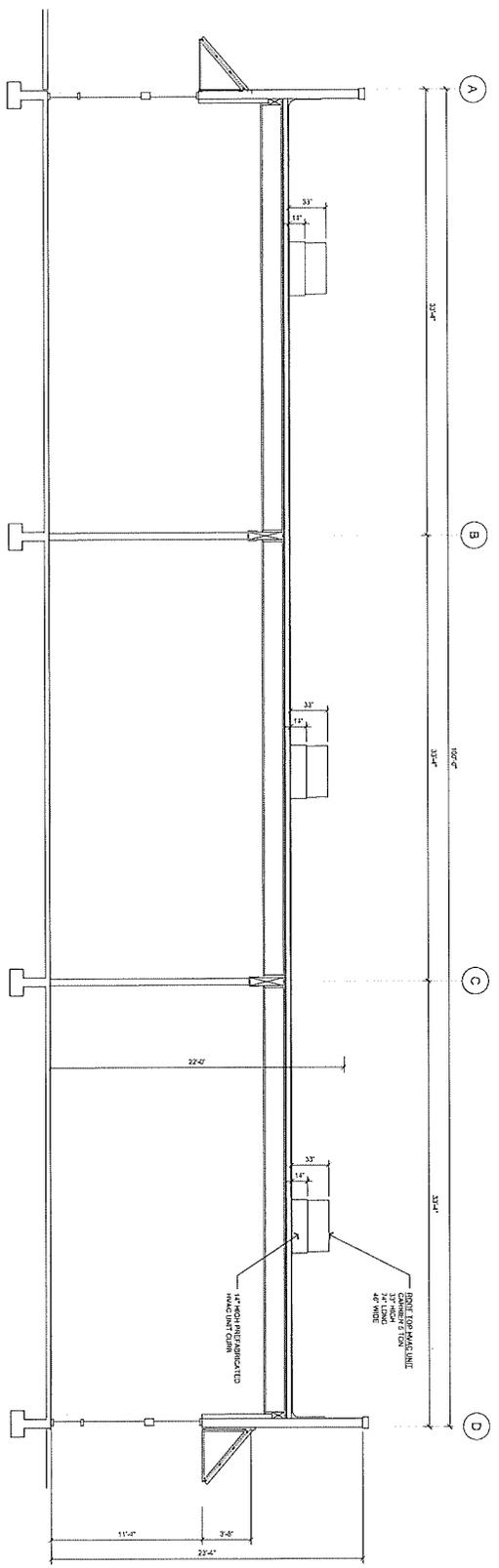
EXTERIOR
 ELEVATIONS
 PAD 2

A2



- ### 5 MATERIALS LEGEND
-  WEST WOOD CLADDING
 -  3/4" X 6" HORIZONTAL SPLIT WELLS
 -  3/4" X 6" HORIZONTAL SPLIT WELLS
 -  3/4" X 6" HORIZONTAL SPLIT WELLS
 -  3/4" X 6" HORIZONTAL SPLIT WELLS
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 -  3/4" X 6" HORIZONTAL SPLIT WELLS
 -  3/4" X 6" HORIZONTAL SPLIT WELLS

ALL MATERIALS TO MATCH CORNER - COLOR SAME AS SHOWN
 ALL MATERIALS TO MATCH CORNER AND FINISHES ON NEAR WALLS OR BALCONIES
 TO BE MATCHED TO MATCH CORNER
 HORIZONTAL SPLIT WELLS TO MATCH FINISHES TO BE MATCHED TO MATCH CORNER



LONDON COLE ARCHITECTS, PC
 3715 BE DAMEN RD
 SUITE 200
 KUNA, ID 83646
 208.325.1234
 www.londoncole.com

RETAIL BUILDING PAD 2
 MERRELL TOWNE CENTRE
 (PROFILE RIDGE DEVELOPMENT)
 KUNA, ID

BUILDING SHELL
 DESIGN
 REVIEW
 SUBMITTAL

DATE: JANUARY 11, 2018
 REVISIONS:
 NO. DATE ISSUE

SECTIONS

A3



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Paul A. Stevens, P.E.
Kuna City Engineer
208-287-1727

DESIGN REVIEW MEMORANDUM

Date: 26 March 2019
From: Paul A. Stevens, P.E.
To: Wendy Howell, Planning and Zoning Director
RE: 19-03-DR, Kuna Retail Pad 2, Merrell Towne Centre

The 19-03-DR, Kuna Retail Pad 2, Merrell Towne Centre, Ridley's Subdivision No. 1, Profile Ridge Phase 2, design has been reviewed for compliance with the City of Kuna Public Works Standards. The following narrative is limited to the design review request. The application references the Ridley's development complex and associated existing approvals. This review relies on the information provided in the application. If additional or different information becomes available the review comments may require modification.

1. General

- a. Zoning for this application was previously established within the Ridley's Family Center Subdivision approval.
- b. This application is an integral part of the Ridley's Family Center Subdivision and is intended to work in concert with the layout and look of the subdivision.
- c. Water, sewer, and Pressurized Irrigation utilities are provided from the Ridley's Family Center Subdivision.

2. Property Description

- a. The applicant provided drawings showing the subject property as Pad 2 on a partial set of construction drawings titled Profile Ridge Phase 2. The subject property is also referenced to Ridley's Subdivision No. 1 and Merrell Towne Centre.

3. Irrigation

- a. Note 5 of Construction drawing Sheet C 5.0 B references backflow preventers and a 2" water meter for connection to irrigation.
- b. Irrigation from the City of Kuna potable water system is not allowed.
- c. Irrigation shall come from the City of Kuna pressurized irrigation system
- d. Size of connection to be determined by the City Engineer based on the established table shown in the City's irrigation note section of the City of Kuna Standard Requirements.

4. Sewer

- a. Connection to the City of Kuna sewer utility is available as shown on the partial drawing set.

5. Water

- a. Connection to the City of Kuna water utility is available as shown on the partial drawing set.

6. Storm water retention and treatment

- a. The design drawings show that storm water retention and treatment was provided in the first phase of Ridley's Subdivision No. 1. The supporting documents state that the existing storm water retention and treatment system is adequate.
- b. If additional storm water retention, treatment is needed or the existing system requires modification, revised project drawings with supporting calculations shall be provided to the City Engineer with sufficient lead time to allow review and approval before the modification begins.

Sam Weiger

From: Chad Gordon <chad.gordon@jmsanitation.com>
Sent: Friday, March 15, 2019 10:05 AM
To: John Cole
Cc: Sam Weiger
Subject: Re: Retail pad 2

Sounds good, thanks.

On Fri, Mar 15, 2019 at 10:01 AM John Cole <jcole@lundincole.com> wrote:

Thanks Chad – I'll make the adjustment on the building permit submittal after we get through design review.

Much appreciated.

JC

John Cole | Principal | Lundin Cole Architects PC | jcole@lundincole.com | 503.241.3174

1313 SE Belmont Street, Portland, OR 97214 | lundincole.com

From: Chad Gordon [<mailto:chad.gordon@jmsanitation.com>]
Sent: Friday, March 15, 2019 8:59 AM
To: John Cole
Cc: Sam Weiger
Subject: Re: Retail pad 2

John,

Everything looks good as far as location, dimensions, and materials . The only thing that I see is we need to make sure that the bollards in the front are set so the doors can open to a minimum of 120 degrees. If I remember correctly the last enclosure had some issues with the bollards being inset and not allowing the doors to fully open. Generally we see the bollards set inside of the enclosure about a foot off the back wall and about 4 feet apart. This protects the wall from being hit by the container when it is being serviced. Other than that we should be good to go.

