



KUNA PLANNING AND ZONING COMMISSION  
Agenda for March 28, 2017

Kuna City Hall ▪ Council Chambers ▪ 751 W. 4<sup>th</sup> St. ▪ Kuna, Idaho

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

Chairman Lee Young  
Vice Chairman Dana Hennis  
Commissioner Cathy Gealy  
Commissioner Ron Herther  
Commissioner Stephen Damron

**2. CONSENT AGENDA**

- a) Planning and Zoning Commission meeting minutes for March 14, 2017.
- b) **16-04-S** (Subdivision) – **TNT Subdivision**; A request from Jaylen Walker, from AllTerra Consulting, representing Greg Bullock for preliminary plat approval for a new residential subdivision. Applicant proposes a 10 lot, 13 multi-family buildings for a total of 52 units, with the existing home remaining on site over approximately 4.76 acres already zoned R-12 in Kuna City. -**Findings of Fact and Conclusions of Law**
- c) **17-01-CPMA** (Comp Plan Map Amendment) - Applicant, **Teco One, LLC** requests approval to amend the Kuna Comprehensive Plan Map (Comp Plan Map) designation for the subject property (5.9 +/- acres) from Medium Density Residential to Commercial (C-1). The subject site is currently zoned RUT (Rural Urban Transition) in Ada County. No annexation or development applications accompany this request. The site is located at the northwest corner (NWC) of Deer Flat Road and Ten Mile Road. -**Findings of Fact and Conclusions of Law**

**3. PUBLIC HEARING**

- a) **16-03-S** (Subdivision), **16-06-AN** (Annexation) and **16-13-DR** (Design Review): **J-U-B Engineers representing Coleman Homes, LLC**: Applicant requests to annex approximately 111.18 acres into Kuna City with an R-6 residential zoning designation and subdivide the property into 342 single family residential lots and 33 common lots for the proposed Winfield Springs Subdivision. The site is located northwest of the intersection of Deer Flat and Meridian Roads at 1925 N. Meridian Road, Kuna, Idaho.

**4. COMMISSION DISCUSSION AND REPORTS**

**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	Absent	Trevor Kesner, Planner II	X
Commissioner Ron Herther	X		
Commissioner Stephen Damron	X		

**6:00 pm – COMMISSION MEETING & PUBLIC HEARING**

**Call to Order and Roll Call**

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

**1. CONSENT AGENDA**

- a. Planning and Zoning Commission meeting minutes for March 14, 2017.
- b. **16-04-S** (Subdivision) – **TNT Subdivision**; A request from Jaylen Walker, from AllTerra Consulting, representing Greg Bullock for preliminary plat approval for a new residential subdivision. Applicant proposes a 10 lot, 13 multi-family buildings for a total of 52 units, with the existing home remaining on site over approximately 4.76 acres already zoned R-12 in Kuna City. **-Findings of Fact and**
- c. **17-01-CPMA** (Comp Plan Map Amendment) - Applicant, **Teco One, LLC** requests approval to amend the Kuna Comprehensive Plan Map (Comp Plan Map) designation for the subject property (5.9 +/- acres) from Medium Density Residential to Commercial (C-1). The subject site is currently zoned RUT (Rural Urban Transition) in Ada County. No annexation or development applications accompany this request. The site is located at the northwest corner (NWC) of Deer Flat Road and Ten Mile Road.

*Commissioner Herther motions to approve the consent agenda; Commissioner Hennis Seconds, all aye and motion carried 3-0.*

**2. NEW BUSINESS**

- a. **17-02-DRC** (Design Review) – **Keith Clow/Lock-N-Roll Storage**; Applicant seeks Design Review approval for a storage facility office building, commercial storage buildings, parking lot and landscaping. The site has no assigned address and is located on the east side of N. Meridian Road, south of E. Meadowview Road and north of E. Kuna Road, Kuna, Idaho.

**Trevor Kesner:** For the record, Trevor Kesner, Kuna City Planner. My address is 751 W. 4<sup>th</sup> Street, Kuna. The application before you tonight is a Design Review for a commercial self-storage facility on Highway 69. The site has no assigned address, but it is located on the east side of Highway 69, north of Kuna Road and south of E. Meadow View Road. The site is approximately 8.74 acres. The applicant has received approval to rezone the property to a C-2 zoning designation and he has also been granted a Special Use Permit for the storage facility and he has submitted all of the required documents for a Design Review application. The applicant has indicated he is working or has already received approval of the civil plans from the City Engineer and staff

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would recommend approval based upon the Design Review application materials submitted. I will stand for any questions you have for me.

**The Commission had no questions. C/Young:** Is there anything that the applicant would like to add? Please state your name and address for the record. **Adam Lyman:** I am from ABCO Engineers. My address is 2101 Delta Drive, Nampa, Idaho. I am the project engineer so we have been working with the City to get the waterline service to the property. We've been working with the City Engineer to get the grading and drainage plan approved, and that was yesterday. This morning we got the drawings back. So we have been working on getting those resubmitted so I just wanted to say that I think we've met all of the City's requirements at this point and we recommend approval as well. Any questions for me?

**C/Young:** What type of fencing are you proposing? I didn't see anything in the landscape plan. **Adam Lyman:** It's going to be wrought iron fence around the whole perimeter. **C/Young:** And the retention swale that is on the north side of the property; all of the runoff is going to be kept on site? **Adam Lyman:** Yes, we will retain all of the storm water on site. **C/Young:** And then the colors for the office building itself; do they match the colors that will be on the storage buildings will be? **Keith Clow:** 1085 Glenway Avenue, Fruitland, Idaho. The colors wouldn't be exactly matching but very close to it. **C/Young:** Is there an intention for a trash enclosure for the office building itself? Or is that for smaller receptacles? **Keith Clow:** Yes sir. It's a smaller receptacle but it would be behind that opening in the back where the doorway is there. **C/Hennis:** One question I have is ... for the area that is undeveloped at this point, where you are looking to do, I guess office space? There is kind of a big gap in that area on your landscape plan -as far as what is planned for that area. If you expand upon that area or build a new office building, are you going to come back through the Design Review? Is that your understanding with the City? **Keith Clow:** Yes. When I build the other office buildings. **C/Hennis:** Ok. Because there may be some additional landscaping requirements with that. **Keith Clow:** Yes. **C/Hennis:** I don't have anything further. Thank you. **C/Young:** Ok, so onto our discussion. As far as the structure itself, the rooflines are -it's not monolithic in any way. They varied colors and materials on the office; I don't have any issue with that. **C/Herther:** You had mentioned the trash. They are not putting a dumpster there, but it seems to me with all the people coming and going with all the empty boxes, shouldn't there be something there? **C/Young:** Is there an intention for the trash for the facility itself or is it specific to the office building?

**Keith Clow:** Basically, when they rent a unit, what they haul in, they need to haul out. If not, we will have an auction and auction it off. And any trash that was left, they would take. The trash is really just for stuff from the office. **C/Herther:** When they're unloading, or offloading it seems there will be things left over that will need to be disposed of. **Keith Clow:** They will have to take that out. It's really our rule and we are stringent on that; what you haul in, you need to haul out. **C/Damron:** Looking at the elevation on this, it appears to be a sheet drain that is going to the north as opposed to a system. Where is the overflow for that and the drain off? **C/Hennis:** I think it's their intention is a retention pond along that north side. **C/Damron:** Is there a pond on there? Because I know there is a ditch. **C/Young:** I think it's about 800 feet long. **C/Damron:** I am thinking of the snow we had this year. If it melted fast and there is asphalt, you've got a sheet drain there and you are looking at ice dams and overflows; and when they plow it, they will plow it right into that drain. If it fills up then that water has nowhere to go. **C/Young:** I guess I am assuming that the engineering on site has been such that they have accommodated for that. **C/Damron:** We want to make sure of that because it could be a problem. **C/Hennis:** It does look like it has a deep ditch on it though. **Adam Lyman:** Yes, we have designed it for City of Kuna standards for a 100-year storm so it's deep basin full of drain rock up to the edge of where it's going to be pavement, and then there is a valley of rock, that if there were anything bigger than a 100 year storm, honestly, the water would go to the west and there is an irrigation drain that we are preserving on the west along the Highway. Then it could go into that culvert and then goes out as drainage into the field to the north. **C/Damron:** Ok, so that drainage will just stay there until it leeches in? **Adam Lyman:** Yes sir. **C/Damron:** Does your snow removal go to the same place? **Adam Lyman:** I don't really know because Keith (owner) would

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manage it. If you push snow onto the top of that rock, then the water could still seep down into the rock. I mean it's 4 feet deep so...

**C/Damron:** I'm looking at a snow year like this year; they have no place to put it, so in a situation like that, you have no place to put it. That is why I am concerned because if you get an overload of snow and then it gets hot and melts, you are going to have backflow come back onto your property and it's going to have to drain somewhere. **Adam Lyman:** Well at the drain on the west end of the swale, that is the lowest point where the entrance is, so it would run off of the entrance and go into that drain where it wouldn't flood the neighbor's property.

**C/Young:** Thank you. I think the only other thing that we might look at is the portion of the parcel that is just south of the office building; until that develops, have them put some sort of a planting strip along this fence line to give it some presence until that develops. Then we could look at whatever landscaping would be required with that until it develops. But it is right along that fence line... that stretch there. **C/Hennis:** Yeah, because it's kind of blank. **C/Young:** Other than that, the building elevation looks good. Good variation. I do have one last thing and I will defer back to the applicant; there is a sign listed on site plan, but I don't see any signage within the Design Review package. Is that a separate submittal for a different date?

**Keith Clow:** We had a sign planned but we have to go back through with a complete Design Review for that I guess. So, we will have to apply for that, yes.

**C/Young:** Ok, thank you. So, if there is nothing further, I will stand for a motion.

*Commissioner Hennis motioned to approve 17-02-DRC (Design Review) for Keith Clow and the Lock-N-Roll Storage; with the conditions as outlined in the staff report, and the **additional condition that at the time of development of the southern portion of the office buildings, that separate Design Review come before this body with regard to landscaping, and until then, work with City staff to put about five (5) feet landscape strip in front of the storage units along the fence line until the rest of the site is developed; Commissioner Herther Seconds, all aye and motion carried 3-0.***

- a) **16-19-DR (Design Review) – TNT Subdivision;** AllTerra Consulting, representing Greg Bullock requesting design review approval for a new residential subdivision (see associated Public Hearing item 4.a).

**Scott Stanfield:** Good evening. Scott Stanfield. My address is 2964 Stewart Road, Kuna, Idaho. I am here representing the project before you. If you remember, we brought this before you and the Council I believe about two years ago, for a comp plan amendment, an annexation and a zone change which were all successful endeavors. At that point, I was part of the project, but now I have had to bow out because of health reasons, but I am still on board to help see this through. Even though I am not part of the project, I can stand for any questions you have tonight. I've looked over the documents that the staff has prepared and as usual, Troy has done a fine job of getting everything together. We have looked over his comments and everything makes sense. We have no concerns or problems with his conditions. We feel the same about Mr. Law's (City Engineer); we understand he is retiring soon. We don't have anything against his comments either. ACHD's comments make sense and we are ok with those as well. No surprises with Boise Project Board of Control's comments. I think the only comments that we would like to address was the roundabout in the middle and conflicts with emergency vehicles and the trash trucks. It was designed in excess of typical emergency vehicle turnarounds. That is basically a large cul-de-sac in the middle. The radius is larger than the minimum radius for a truck to turn around in there. The outside radius or the tail end of the parking stalls there; that radius is slightly larger than the outer radius of a truck turning around. So, a big rig can easily turn around in that full circle. As far as conflicts with the parking stalls; it is no different than a linear affect, where

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we have stalls right next to them so whether you are round or linear, you still have the same conditions, when you are backing out, you have to watch when you are backing out, so it's really no different than any other application -it's just round. We would really like to keep that; we think it sets this apart from everything. We've done a good job of laying that out with the geometry which exceeds the standards for turnarounds. The parking is good, I think the more parking we have, the better. The landscape island in the middle just adds another element to it so when you pull up to the entry way, you don't just see a massive sea of asphalt and if that still bothers you, you could just say to continue to work that out with staff; maybe we can work with Troy to show him the standards -we'd be amenable to that. As far as the trash enclosures go, I notice there is one thing missing on the ends of all three of those legs; that is where the trash enclosures will go. And that is a good place to put it because you can use it as a backup with those end stalls, the trash trucks can back up with those forks -or, I don't remember how the trash trucks work out here but the stalls on the ends of those rows will easily accommodate that. Short of that, I am sure you have questions, so I will stand for those.

**C/Damron:** On that turnaround circle, what is the footage between ...a truck access versus a parked vehicle for clearance? **Scott Stanfield:** Maybe five feet on an outer wheel versus the end of that stripe. Four or five.

**C/Damron:** Ok. Just a concern on that parking -if somebody double parked and ran in really quick and an emergency vehicle comes through, it is bound. **Scott Stanfield:** Right and that is similar to other parking situations where if someone double parks, they're not going to be able to get by. **C/Damron:** Exactly, so I just have concerns with -because there is always an issue like that which comes up where somebody pulls in with a trailer and thinks 'yeah, it's wide enough and I can sit in there with my little 5 or 6-foot trailer and they are stuck out there and now garbage trucks and emergency trucks can't get through. **Scott Stanfield:** Well, we are probably going to push to keep it but if you don't want it there, I'm not going to let it hold up the project, but we can put no parking signs up -we just don't want to over-sign it because then it would look ugly. The roundabout in town here, I am so disappointed at all the signs that ACHD put up there -it's just terrible.

**Jay Walker:** 849 W. State Street, Eagle, Idaho is my office. So, one other way to control that is through the CC&R's and in this case, it would be a management company. With the management company's oversight, they could ensure that doesn't happen. We will make that part of the rules and regulations.

**C/Damron:** Well, I don't know if we can do this, but you could actually paint a circular stripe on those with a sign that says you can't park past this point -that might make it easier. **Scott Stanfield:** I see what you're saying; that might work. **C/Damron:** Right, so then firetrucks and everybody else knows that is where you turn. **Jay Walker:** Ok, yeah. So, any suggestions you have to be able to allow that landscaping feature to remain; we will accept that.

**C/Young:** Ok. So, I want to go back to the trash enclosures. What are they going to be constructed out of? **Scott Stanfield:** We have yet to get into the Design Review of the buildings and that will be addressed with the actual design of the buildings, but typically they are cinder block; the way I have seen them. Sometimes they are stucco and sometimes they are chain link, but we don't like the chain link ones. I don't even think Kuna allows chain link with slats.

**C/Hennis:** No, we don't.

**Scott Stanfield:** Or vinyl, but with vinyl, the trash guys tend to beat those up.

**C/Young:** Yes, they will tear it apart pretty quick.

**C/Hennis:** Yeah, cinder block is used for a reason so we understand that.

**Scott Stanfield:** Right, so to answer your question Chairman Young is we want to match the style of the buildings at the end of the day.

**C/Young:** Ok. So, on the west side of the property, where the access is being provided for the existing house on site. Has the fire department looked at that access and are they ok with that approach for that from their side? Because that seems like an awful tough spot for a firetruck to access.

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**Scott Stanfield:** We have stretched that ...that is our maximum from where our approach starts, that is the maximum length that a truck ...or I believe that is 150 feet. So, we are right there, but that can be accessed probably even from Deer Flat. But we can talk to the fire department about that.

**C/Young:** I am just concerned with the width of that. It looks like it's not wide...

**Scott Stanfield:** Right, so we can make it... it probably ought to be 20 feet wide but that's something we can look at for you... I mean a guy with a truck and trailer coming home on his own ... but yeah, we can accommodate that. We've got plenty of room. It would probably be easier for that homeowner too.

**C/Young:** I guess I want to ask about goes back to concerns of the homeowners to the north and to the west when you were here before. At that time, there were discussions of keeping the new structures closer into the proposed parking here and giving more separation between those and the people to the north and to the west. I just didn't see anything that was dashed or outlined for the proposed locations for those. Is that still the intent at this point?

**Scott Stanfield:** The intent is to maintain as much room as we can. We don't know what that set number is but we want to pull those as close to the walks as we can. Not only is it ideal for the neighbors, but it's ideal for the tenants because they won't have to walk around -because these will pinwheel so the accesses will be spread around where the doors are, so you don't want to have the last guy over here walk too far from his parking spot. So, by virtue of the design element itself, those will be pulled as close to the sidewalk as we can. At our neighborhood meeting, we had this process and only one individual showed up and it was the gentleman to the north. His tone kind of changed. I think he is looking at other things and we encouraged him to come here tonight if he had any issues and I don't think he is here. But we will continue to work with him. He has changed his mind on some things that we have offered through planning and zoning and so we are going to continue to work with him.

**C/Young;** Ok, and as far as any amenities for the complex itself; I know at one point you had some in here and there were concerns from the neighbors that came out but there was some discussion about needing to provide something for the people that are going to live here. Have there been any discussions with anybody...

**Scott Stanfield:** Yes, Chairman, that was actually talked about with the gentleman to the north. He said 'I don't want the problems that come with that in my back yard. The noise, the lights, the hours of the noise and people throwing stuff over the fence. He preferred those elements to be absent, but he was the only one that was really involved in that discussion so we are on the fence. We want to keep the neighbors happy, but we also want to keep you folks happy so we kind of followed his lead and kept those features off of there. I think a half of a basketball court and a gazebo back there when we were talking to planning and zoning. In fact, after the hearing, he approached me in the parking lot and stated he was pretty concerned about those so we kind of backed away from it.

**C/Young:** Ok. And what is the fencing type around the perimeter of the property.

**Scott Stanfield:** That again involved concerns with the neighbor to the north. He had some concerns with that too. We were in discussions with him at the neighborhood meeting we had. But with the berm and the fence, or the fence with a berm, how do you deal with that? Do you put the berm with the fence and then when kids throw stuff over or they can see in your back yard... so we kind of talked to him and said 'think about it' and when we get to the Design Review for the buildings architecture on site, then we need your input because the City will need to know at the hearing. But you are right; we don't want to be forced to put something up that ruins what he was expecting. So, right now, I think we are contemplating a solid vinyl fence that was 6 foot along there, but he was concerned with the berm, because with the berm on the property line with the fence, that doesn't work. He was concerned that placing dirt for the berm would impact him. I guess to answer your question; 6-foot vinyl. And that is fine, but I wanted to let you know that we have been working with him.

**C/Hennis:** But that is your intention at this point even though discussions are ongoing?

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**Scott Stanfield:** Right.

**C/Young:** Ok, anything else?

**C/Hennis:** No, I think you've touched on everything.

**Scott Stanfield:** Ok, well I will be here if anything pops up.

**C/Young:** Thank you. And now we'll have staff come forward. And we are just doing the Design Review at this point because you have them split between the two?

**Troy Behunin:** They are split out, but one kind of bled into the other. But we can do this however the Commission wants to. If you would like me to just comment on the landscaping, and then we can officially go into the public hearing portion?

**C/Young:** Ok, let's do that. That way we can keep the public hearing separate.

**Troy Behunin:** Ok, so for the record; Troy Behunin, Planner III with the City of Kuna; 751 W. 4<sup>th</sup> Street, Kuna, Idaho. The Design Review; 16-19-DR -Design Review for TNT Estates subdivision is presented by Jay Walker of AllTerra Consultants and Scott Stanfield and Greg Bullock and the Troost Family Living Trust. The landscape plan -hopefully you've had a chance to review it, complies with Kuna City Code. They have even added the notes that staff is adamant about when it comes to planting shrubs and trees. They have also added trees and shrubs from the first round; this is the second iteration, but it does follow code for the landscape buffer out front and from what I have reviewed seems to fit on the inside as well. I will stand for any questions you have for the Design Review portion.

**C/Young:** Ok. Thoughts?

**C/Hennis:** I think it looks good, I think overall this is going to be a different presentation of multi-family housing that we kind of need in the City. So, I like the presentation. I have seen a lot of structures like this and that center island works pretty well in my opinion as far as the perimeters of keeping these guys out of the roadway -you can't do that very well anywhere really. But I like it. I think it will be a good addition.

**C/Young:** I will stand for a motion if there are no other comments.

*Commissioner Hennis motioned to approve Case No. 16-19-DR (Design Review) for TNT Subdivision with the conditions as outlined in the staff report and the additional conditions that*  
*-the applicant work with the City to ensure a 20-foot-wide access to the existing residential home and,*  
*-to investigate a method of marking a line around the end of the stalls around the circular portion to help direct parking limitations; Commissioner Herther Seconds, all aye and motion carried 3-0.*

### 3. PUBLIC HEARING

- a. **16-04-S (Subdivision) – TNT Subdivision;** A request from Jaylen Walker, from AllTerra Consulting, representing Greg Bullock for preliminary plat approval for a new residential subdivision. Applicant proposes a 10 lot, 13 multi-family buildings for a total of 52 units, with the existing home remaining on site over approximately 4.76 acres already zoned R-12 in Kuna City.

**C/Young:** Ok, so this is where we kind of blend together the two cases. I guess I will ask if there is anything more that the applicant would like to add in regards to this other piece of the project?

**Scott Stanfield:** Chairman, I apologize. I just kind of lumped them together, but no, nothing to add.

**C/Young:** Ok, is there anything that staff would like to add regarding the subdivision application? **Troy**

**Behunin:** Chairman, once again, Troy Behunin with Kuna Planning and Zoning Department. The only thing I would add is all of the noticing procedures for 16-04-S have been followed. Letters were sent to land owners within 300 feet and the site was posted -in fact it was posted for the original meeting which was tabled but they went back out and changed it and added tonight's date to it. It was published in the Kuna

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Melba News and they held their neighborhood meeting according to noticing procedures. They have submitted everything staff has asked for. Staff did have some concerns about the existing house and that future right-of-way. ACHD has responded with a couple of mitigating that and the timing of development because as the house sits now, I believe it encroaches about 5 or 6 feet into where the sidewalk, curb and gutter will actually be. Through discussions with the Planning Director and the City Engineer, it was decided that we needed to require that with this subdivision and as I said, ACHD responded with a method for a license agreement and terms for a trust fund for those future improvements. When ACHD does require those, then at that time. Hopefully you've read the ACHD staff report. Some other concerns that staff had were also listed in the staff analysis in section F. One was the access to that existing home...it's just not going to work coming off Deer Flat any longer. Not with this project going forward. Staff is comfortable with the 20-foot requirement for access, but we would add that the material be an all-weather surface so that emergency vehicles can access it no matter what. Planning staff and the City Engineer were both concerned with the private septic and well systems that are in place and their timing for those connections and the location of those septic system and the well in relation to the proposed buildings. There are standards in place from Central District Health Department and other authorities that dictate that you cannot place homes or other structures within certain distances of those systems. Staff and the City Engineer would like to where those are truly located on a map and demonstrate the dimensions so that we can verify that everything is going to be ok. The other concern we had was that roundabout. It sounds like there has been something ...or a solution has been reached to maintain those turning radii for EMS and J&M Sanitation. I believe that signs would definitely help and adding those requirements for parking. Staff is just concerned about potential pedestrian and vehicular conflicts so that may be the solution with the previous condition. Other than that, I will stand for any questions you have.

**C/Damron:** If they found that the septic system was in that range, and the well was in that range, would the homeowner be required to connect to the city services and remove that leech field and septic system -would that be a requirement of the developer?

**Troy Behunin:** I am not sure who is going to pay for that. I believe the developer would need to negotiate that with the landowner if there is a landowner. But right now, it is all owned by the same family so I believe the developer is responsible for that because that existing house is actually a rental. And in the City Engineer's comments, and staff agrees; septic tanks and private wells have a distance requirement. And because of that, this development is actually going to bring those services right in front of the property or extend it to a couple hundred feet or less from the property so the timing is going to dictate the connection to City services.

**C/Damron:** So, it could be a mandatory requirement from the City that they hook up to City services and get rid of the well and septic system?

**Troy Behunin:** Yes. And that is the recommendation from City staff and the City Engineer.

**C/Young:** Thank you Troy. Ok, we will go ahead and open the public hearing at 6:44 PM and I have listed here I think everyone who spoke, but I do have here a Greg Bullock. Is there anything you would like to add? Please come forward and state your name and address for the record.

**Jay Walker:** 849 E. State Street in Eagle, Idaho. To clarify, we appreciate the staff; especially Troy and Wendy in their work assisting us with this application process and the development of preliminary plans. We are aware of the well and septic issue and commit that upon failure of one or the other, that those would then require a connection to services. And those services and stubs that Troy stated will be in proximity where that could easily be done. There is currently a lease in place with that rental agreement,

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but to cause them the inconvenience of shutting off the water and septic down for a couple of days with that timing. We would ask that you and staff consider that. I did talk to Gordon (City Engineer) about this. At the time when that begins to fail, then we would certainly have those stubs available, but for now to leave those in place until a new application or the requirement for dedication is done by ACHD. Thank you and I will stand for any questions.

**C/Hennis:** I do have one question: in regards to that, have you located the leech field and the tank and the well and are they outside of Central District Health's distance requirements.

**Jay Walker:** Troy did not have that available because we did not have that available at the time of application. But yes, now we do have that now and it does appear to meet those requirements.

**C/Young:** Ok, so we will **enter that as an exhibit into the record as Exhibit 1, title septic and well locations.**

**Jay Walker:** Richard Grey with Compass Land Surveying actually went out and located those and pinpointed their location with the help of the owner. Originally, they were covered in snow as you are aware we had a harsh winter so now we have that. Troy did request that.

**Troy Behunin:** Staff would point out that the well location on exhibit 1 -we don't not see a correlation with the proposed lot lines, but it appears that the well is very close to a proposed building. So, staff would ask the applicant how close that well would be.

**C/Hennis:** It looks like it is going to be right along the property line of that parcel and then we've got that building that moves in. I think that is something that we watch for in Design Review for those buildings to make sure it complies. But also at a further time we could ask that they locate that.

Commissioner discussion

**C/Damron:** Do we know the square footage of that leech field?

**C/Hennis:** It looks to be 300 or 400 square feet.

**Scott Stanfield:** I would like to add something. I am not experienced with a house that age, the records that you find, if you find them at the Health District don't match what is in the real world, so when we start excavating for the pressure irrigation and other facilities, we are going to find a leech field. Chances are...I mean it could be a fifty-gallon drum with a bunch of holes in it. I mean that is what most homes do. It's going to be a trial and error when we put the utilities in and it's going to dictate at the end of the day what we do with the sewer. That house has been around a long time so we don't know if it meets any current codes.

**C/Hennis:** Ok, thank you.

**C/Young:** Ok, is there anyone else here that would like to testify that has not signed in? Seeing none, I will close the public hearing at 6:50 PM. That brings us to our discussion and I can kind of see both sides with the developer and these leech fields but I can also see the side of ... no matter what, when that leech field fails, the people in that house are going to be without sewer and water for a couple of days. Whether it happens 3 years from now or otherwise, when that fails, and it gets dug up everything that just got filled and things look pretty and brand new... or we do it all at once and just connect it. I almost feel the same as the City Engineer to just make it a condition that it happens now and just get it done. Make it a condition.

**C/Damron:** It may be an inconvenience for a little bit, but if they start digging and they hit that, then it's going to get shut down anyway. So, you might as well just plan for the residents to say 'we are going to

# CITY OF KUNA PLANNING & ZONING COMMISSION

## MEETING MINUTES Tuesday, March 14, 2017

put the connections in' at this point 'your water is going to be off for a couple of days' in the best interest of the developer, the City and those residents for safety. And they can just remove that as they are digging it.

**C/Young:** I think that it's in the best interest to take the City Engineer's recommendations -to me anyway.

**C/Damron:** Also, to take precautions with that well, that we either pull that pipe so no contamination gets into the aquifer as they are digging.

**C/Hennis:** Or just fill it.

**C/Damron:** Seal it. Blast it. Fill it. Whatever, just close it up.

**C/Hennis:** Yeah, otherwise, I am not seeing any other questions I have on this.

**C/Young:** No. I agree with the staff report as far as signage and adding the directional on those lines and the surfacing, but other than that, I think what they have done will work well. It will be a great asset to the City.

*Commissioner Hennis motioned to recommend approval of Case No. 16-04-S (Subdivision) for TNT Subdivision to the City Council with the conditions as stated in the staff report and an additional condition with the twenty foot access that is from the project to the existing residence, to use an all-weather surface of some sort, and work with the City staff on that; and a recommendation that the applicant, during the utility phase to hook up that existing house to City services; and lastly, that some traffic markers are added to that roundabout circle to help direct parking and have that addressed in the CC&R's to not park within the EMS corridor; Commissioner Herther Seconds, all aye and motion carried 3-0.*

- b. **17-01-CPMA** (Comp Plan Map Amendment) - Applicant, **Teco One, LLC** requests approval to amend the Kuna Comprehensive Plan Map (Comp Plan Map) designation for the subject property (5.9 +/- acres) from Medium Density Residential to Commercial (C-1). The subject site is currently zoned RUT (Rural Urban Transition) in Ada County. No annexation or development applications accompany this request. The site is located at the northwest corner (NWC) of Deer Flat Road and Ten Mile Road.

**Trevor Kesner:** Commissioners, again for the record; Trevor Kesner, Planner II with the City of Kuna. My address is 751 W. 4<sup>th</sup> Street, Kuna, Idaho. The application before you tonight is for a comprehensive plan map amendment for the site that is located on the northwest corner of Deer Flat and Ten Mile Roads. This parcel is not actually annexed into the City. It is a county parcel, so it has a completely different zone that is not a City zoning designation at this point. As you'll notice in the staff report on page 5 of 8 in the comprehensive plan future land use map -the parcel is designated as medium density residential and as you know to the north and to the west is Crimson Point Villas multi-family project which is zoned commercial and is appropriate for multi-family. As you know, Crimson Point subdivision is building out and we've got the multi-family going up rather quickly as well, so the City would support this map change because as those build out, those residents there are going to need some potential neighborhood services, so a future commercial use would be an opportunity to put some commercial uses along that Ten Mile corridor. So, as I stated, it has not been annexed yet; there are not development applications proposed here. The applicant/owners are simply preparing the comprehensive map, so when they do annex in, or should they sell it and someone wants to annex in and develop the site, they can immediately have a commercial zone without the need for a rezone. The parcel is just under 6 acres and it is zoned Rural Urban Transition (RUT) and that's pretty much it. I will stand for any questions you have for me.

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**C/Young:** Thank you. And if the applicant has anything to add, please come forward.

**Tuck Ewing:** Chairman, Commissioners, for the record, Tuck Ewing representing Teco One, LLC at 1500 N. El Dorado, Boise, Idaho. We are the owners of the property and we'll keep this short; we conquer with all of staff's comments and recommendations in the staff report. Again, we believe that site is best suited for a commercial application, just due to the fact that the surrounding properties warrant it. That corner certainly warrants it. I think it will be a better fit for the City so again; we are not requesting anything other than a comp plan amendment. No annexation, no plans. I know that ACHD got into a lot of comments that don't really pertain to the comp plan amendment, and whether we agree with those or not, we will deal with that at a later date and I will stand for your questions.

**C/Young:** Anyone have any questions? None? Ok, then we will open the public testimony at 7:00 PM, and seeing no one has signed in, I will just ask if there is anyone that would like to testify that has not signed in? Seeing none, I will go ahead and close the public testimony at 7:01 PM. That brings us to our discussion.

**C/Herther:** As far as a commercial spot, that was just made for commercial.

**C/Hennis:** I think so too. It's appropriate.

**C/Young:** I agree. You've got the facility to the south and the transition from commercial to the higher density and then the neighborhood is just perfect. It just all works for me so I don't have any issues.

*Commissioner Hennis motions to recommend approval of Case No. 017-01-CPMA, a comprehensive plan map amendment for Teco One, LLC with the conditions as stated in the staff report; Commissioner Herther Seconds, all aye and motion carried 3-0.*

**4. COMMISSION DISCUSSION**

Wendy Howell, Planning Director informed the Commission that she is in the process of negotiating the budget for the comprehensive plan rewrite and wanted to inform the Commissioners that their assistance would be needed with that process per City code.

C/Hennis asked what that task entailed.

Wendy Howell stated that Commissioners would be part of the advisory committee which probably will meet once a month throughout to support the community outreach process but the timeline is still being negotiated with the chosen consultant.

Wendy Howell also informed the Commissioners that she is in the process of interviewing for two new staff in the Planning and Zoning Department but discussed the challenges for finding candidates that were a good fit for the positions.

**5. ADJOURNMENT**

*Commissioner Hennis motions to adjourn at **7:12 PM**; Commissioner Damron Seconds, all aye and motion carried 3-0.*

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

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**MEETING MINUTES  
Tuesday, March 14, 2017**

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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

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



# City of Kuna

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

## Commission Findings of Fact & Conclusions of Law

To: **P & Z Commission**

File Numbers: **16-04-S** (Subdivision) and **16-19-DRC** (Sub Design Review).

Location: **NEC of Deer Flat Road & School Avenue, Kuna, Idaho**

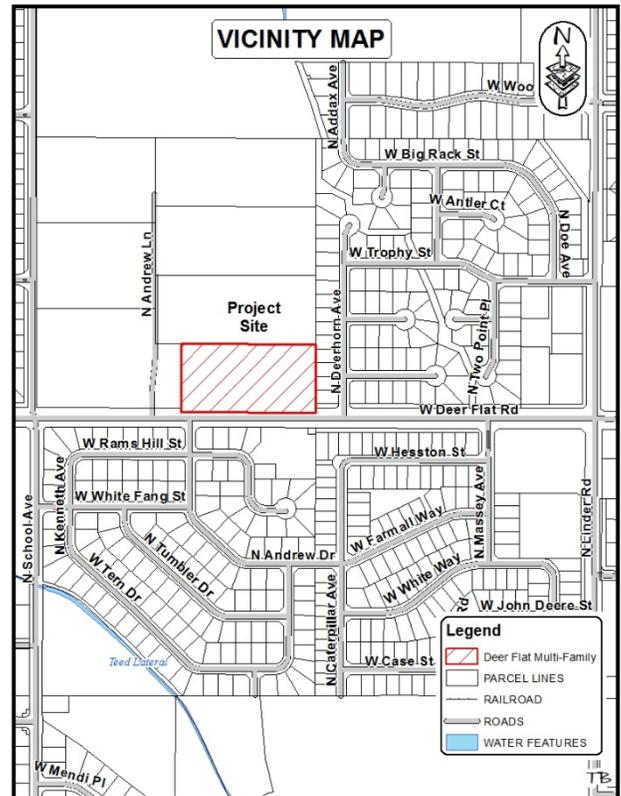
Planner: **Troy Behunin, Planner III**

Hearing date: **February 28, 2017 (tabled)**  
 Tabled Until: **March 14, 2017**  
 Findings of Fact: **March 28, 2017**

Applicant: **Greg Bullock**  
 514 Bayhill Dr.  
 Nampa, ID 83686  
 208.941.1076  
[Gregbullock14@gmail.com](mailto:Gregbullock14@gmail.com)

Owner: **Troost Family Living Trust**  
 30540 Sabin Road  
 Parma, ID 83660

Engineer: **Jay Walker**  
 AllTerra Consulting  
 849 E. State Str., Ste. 104  
 Eagle, Idaho 83616  
 208.484.4479  
[jwalker@allterraconsulting.com](mailto:jwalker@allterraconsulting.com)



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**A. Process and Noticing:**

1. Kuna City Code 1-14-3 (KCC), Title 1, Chapter 14, Section 3, states that preliminary plat's for subdivisions are designated as public hearings, with the City Council as the decision making body, and Commission as the decision making body for design review. This land use application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

**a. Notifications**

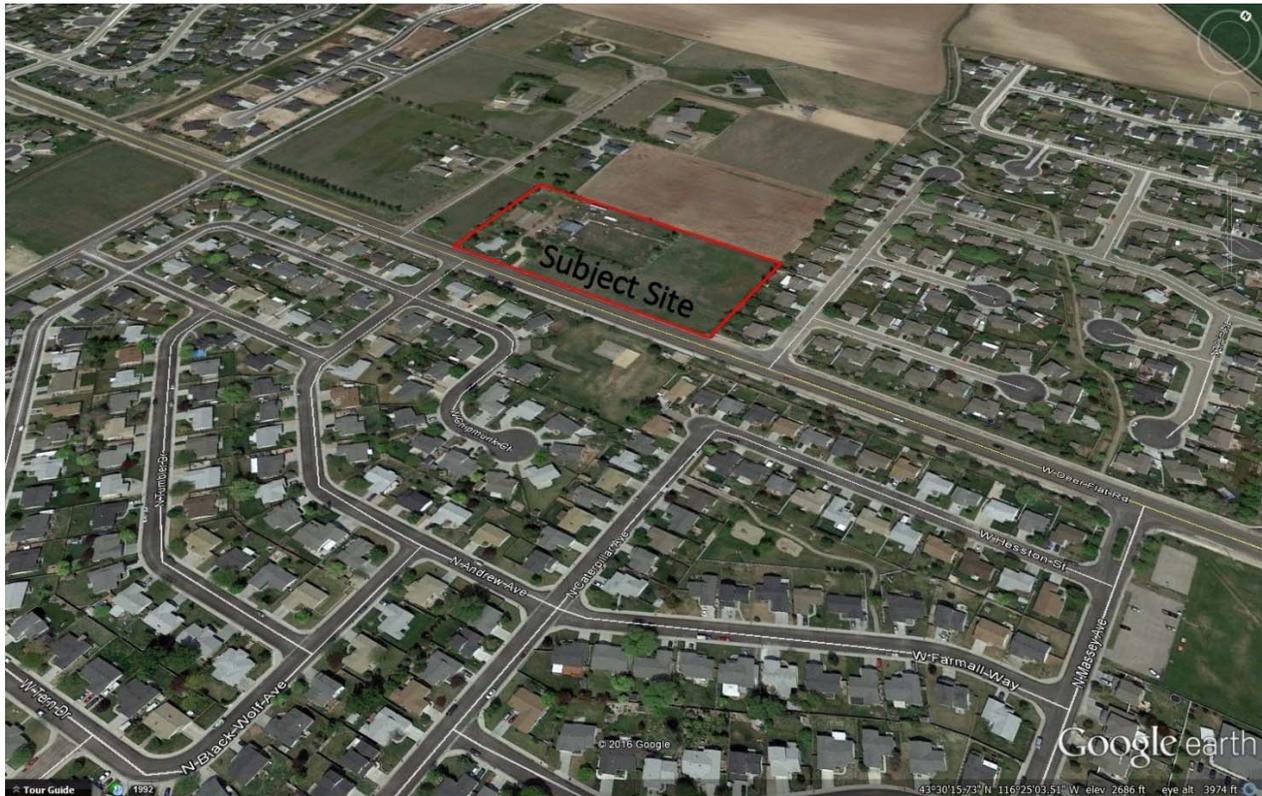
- |                            |  |
|----------------------------|--|
| i. Neighborhood Meeting    | October 14, 2016 (one person attended) |
| ii. Agency Comment Request | January 26, 2017                       |
| iii. 300' Property Owners  | February 15, 2017                      |
| iv. Kuna, Melba Newspaper  | February 8, 2017                       |
| v. Site Posted             | February 17, 2017                      |

**B. Applicants Request:**

**1. Request:**

On behalf of Troost Family Living Trust, Jaylen Walker with AllTerra Consulting (applicant), requests approval for a preliminary plat over approximately 4.70 acres of land, currently zoned R-12 (High Density Residential). The applicant proposes to subdivide the parcel into nine buildable lots and one common lot. in preparations for a multi-family project. The site is located near the northeast corner (NEC) of Deer Flat Road and School Avenue.

**C. Aerial Map:**



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**D. Site History:**

Recently, this site was annexed into Kuna and has been used historically for small agricultural purposes and a rental property for many years. The site is surrounded by both City and County platted subdivisions.

**E. General Projects Facts:**

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a guide for the decision making body for the City. This map indicates a land use designation and it is not the actual zoning. The Comp Plan Map designation for this site was amended July 5, 2016, to High Density Residential.

2. **Surrounding Land Uses:**

<b>North</b>	RUT	Rural Urban Transition – Ada County
<b>South</b>	R-6	Medium Density Residential – Kuna City
<b>East</b>	R-6	Medium Density Residential – Kuna City
<b>West</b>	RUT	Rural Urban Transition – Ada County

3. **Parcel Sizes, Current Zoning, Parcel Number(s):**

- Parcel Size: 4.70 acres (approximately)
- Zoning: R-12, (high Density Residential) – Kuna city
- Parcel #: S1314438920

4. **Services:**

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

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

There are several structures on site, including a home, a large accessory building, trailers, and old sheds. The remaining site has vegetation that is generally associated with an open field.

6. **Transportation / Connectivity:**

The site is near the north east corner (NEC) of Deer Flat Road and School Avenue. Ingress / Egress is proposed to and from Deer Flat Road.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts. The site’s topography is generally flat.

8. **Agency Responses:**

The following agencies returned comments: City Engineer (Gordon Law, P.E.) Exhibit B-1, ACHD (Stacey Yarrington) Exhibit B-2, Boise Project Board of Control (BPBC - Bob Carter) Exhibit B-3, Central Dist. Health Dept. (CDHD - Lori Badigian) Exhibit B-4, COMPASS Planning Association (Carl Miller) Exhibit B-5, J & M Sanitation (Chad Gordon) Exhibit B-6, and the Kuna School District (Brenda Saxton) Exhibit B-7. The responding agency comments are included with this case file and are included with this report.

**F. Staff Analysis:**

These lands were annexed into Kuna city limits in July of 2016 (16-01-AN), with an accompanying Comp Plan Map amendment (16-01-CPM), from Medium Density to High Density Residential. The site is surrounded by Kuna City limits with platted City and County subdivisions. This parcel should be considered an infill development. The parcel is adjacent to a minor arterial (Deer Flat Road) and all public utilities are near this site.

The applicant seeks preliminary plat approval in order to develop the property into a multi-family housing project. Applicant proposes 11 total lots, including 10 buildable lots to place up to 13 four-plex buildings, yielding up to 52 total units. Three lots will be developed with two, four-plex buildings.

There is an existing house on site that encroaches on the future Rights-of-Way (ROW) along Deer Flat Road. The applicant requests that the house is allowed to remain in place. Staff has read the comments from the City Engineer and ACHD, and agrees with the opinions expressed in those reports. Those reports are included with this staff memo and it is encouraged that the Commission read those reports. Staff is concerned about continuing direct access to Deer Flat for the existing home and would recommend providing an internal access. The existing home relies on a septic and well system at this time. Staff recommends the existing home be conditioned to connect to the City sewer and potable water systems when these and all city utilities are within a distance of 300' as stated in the Engineers report. Staff recommends that a plan be provided to show where the existing private septic and well systems are located on the site. Staff recommends the applicant be conditioned to provide a way for the ROW along the Deer Flat frontage be accounted for. ACHD has made recommendations concerning the ROW, the encroachment of the house, and the dedication of future ROW, and staff would agree with their assessment and solution. Staff also recommends that the applicant work with KFD and J & M Sanitation to ensure proper maneuverability for EMS and sanitation needs to and through the site; in particular, the round-a-bout in the center of the project. Staff is concerned about traffic flow and driver-conflict and now looks to the applicant to demonstrate how the parking in the round-a-bout will not cause traffic or pedestrian conflict or worse.

Staff has reviewed the proposed landscape plan and finds it is in substantial conformance with the Landscape code for Kuna. During the annexation and Comp Plan Map Amendment process for this parcel last year, the Commission conditioned enhanced landscaping should be placed on the east and north sides of the project to minimize noise and other impacts to neighbors. Staff recommends additional trees and possibly berms to help offset the impacts to neighbors agreed to during the annexation process.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 16-04-S, subject to the recommended conditions of approval listed in Section 'N' of this report.

**G. Applicable Standards:**

1. City of Kuna Zoning Ordinance Title 5, Chapter 13
2. City of Kuna Comprehensive Plan, adopted September 1, 2009
3. City of Kuna Design Review Code Title 5, Chapter 4
4. City of Kuna Landscape Code Title 5, Chapter 17.
5. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

**H. Proposed Procedural Background:**

On March 14, 2017, Commission considered the project, including the application, agency comments, staff's report, application exhibits and public testimony presented or given.

I. **Findings of Fact for Commissions Consideration:**

Based on the record contained in Case No. 16-04-S, including the exhibits, staff's report, testimony at the public hearing, and Commission discussion, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* of the proposed Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 16-04-S, Subdivision.

*The Commission concludes that the Application complies with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the Subdivision regulations outlined in title 6 of KCC.*

1. In making a decision regarding the Subdivision application, the Council is to consider Idaho Code §67-6535 (2), which states the following:

*The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.*

In addition, Idaho Code §67-6535(2)(a), provides that:

*Failure to identify the nature of compliance or noncompliance with express approval standards or failure to explain compliance or noncompliance with relevant decision criteria shall be grounds for invalidation of an approved permit or site-specific authorization, or denial of same, on appeal.*

2. The Commission has the authority to recommend approval or denial for Case No. 16-04-S. On March 14, 2017, Kuna's Commission voted to recommend approval of Case No. 16-04-S.

**Comment:** *On March 14, 2017, Commission will voted to recommend approval of applications 16-04-S.*

3. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on March 14, 2017, with the Commission.

4. The Kuna Commission accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

**Comment:** *The Commission held a public hearing on the subject application on March 14, 2017, to hear from the 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.*

5. Based on the evidence contained in Case No's 16-04-S, this proposal appears to *generally* comply with the Comprehensive Plan and Comp Plan Map as amended.

**Comment:** *The Comp Plan has listed numerous goals for providing multi-family housing in Kuna. The Comp Plan Map now designates this property as High Density. As this is a proposed residential use the project generally follows the goals of the Comp Plan and the Comp Plan Map.*

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

**Comment:** *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on March 14, 2017.*

**J. Factual Summary:**

This site is located near the north east corner (NEC) of Deer Flat Road and School Avenue. Applicant proposes a preliminary plat for approximately 4.7 acres into City limits with an R-12 zone. Applicant proposes and a Comprehensive Plan Map amendment for the site, from Medium Density to High Density Residential.

The site will take access from existing Deer Flat Road.

- An exhibit was hand delivered at the Commission hearing demonstrating the location of the existing well and septic tank that will be removed with development (**Exhibit F-1**).

**K. Comprehensive Plan Analysis:**

The Kuna Commission accepts the Comprehensive Plan components as described below:

The designation from Medium Density to High Density on the Comp Plan Map for this parcel was amended in July of 2016 (16-01-CPM). The updated map was not available at time of this public hearing. The proposed preliminary plat for the site is consistent with the following Comprehensive Plan components:

Community Vision Statement:

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, *multi-family* use facilities, and other mixed-use developments. Citizens anticipated the manufacturing area moving south and eastward between the Union Pacific Railroad Line and Kuna Mora Road (Page 21).

Housing:

Residents envisioned higher densities in the City's core to include opportunities for mixed residential and light commercial activity. They expressed interest in a mix of residential type dwellings applications; including single-family, *multi-family*, apartments and condominiums. They were receptive to a greater mix of lot sizes and house prices to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21).

**Comment:** *The proposal follows the community vision and housing goals as stated and adopted.*

Private Property Rights Goals and Objectives - Section 2 - Summary:

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 staff shall evaluate with guidance from the City's attorney; the Idaho Attorney General's six criterion established to determine the potential for property taking.

**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.*

Economic Development Goals and Objectives - Section 5 - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement (Pg. 42 – 1.5 and Pg. 43 – 3.1).

**Comment:** *The proposed application complies with these elements of the comprehensive plan by providing a non-standard housing type meeting this goal.*

Land Use Goals and Objectives - Section 6 - 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 (Pg. 64 – 3.1 & Goal 3 and Pg. 65 – 4.3).

Neighborhood Core Concept:

The character of residential housing surrounding and within the core of a Neighbor Center is that of a close-knit, mixed-density community. The Neighborhood District provides close access to community services located within the core. The highest density housing should be located near the core service areas (schools, churches, parks, neighborhood commercial). Housing types may include multi-family dwellings, duplexes, town houses, row homes, and single-family residences (Page 81).

Medium Density Residential:

*This designation describes areas where residential development densities generally range from four to seven units per acre. These areas will be made up of single-family homes, but may include townhomes, row houses duplexes and other types of multi-family land uses. Areas featuring these densities are generally located within the City Center and around Neighborhood Centers (Page 88).*

Neighborhood District:

The Neighborhood District can be characterized as residential housing within the core of a close-knit, mixed-density community. The Neighborhood District provides close access to the community services located within the core. The highest density housing should be located near the core service areas (schools, churches, parks, neighborhood commercial). Housing types may include *multi-family* dwellings, duplexes, town houses, row homes, and single-family residences (Page 93).

**Comment:** *The proposal complies with the land use plan as adopted by Kuna, by incorporating the following; non-typical housing densities and types in or near a neighborhood core while promoting in-fill methodologies and a quality housing project.*

Housing Goals and Objectives - Section 12 - 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 (Pg. 155 – 1.2, Pg. 163 12.4 and Pg. 165 – 2.1).

Encourage mixed-use development that includes town centers, single-family, *multi-family*, accessory units, and other types of residential development. – Policy 1.1.2, Section 12, Housing (Page 155).

**Comment:** *Applicant proposes high density residential which will contribute to availability of varied types and home sizes in a logical and orderly manner with an infill style of development.*

Community Design Goals and Objectives - Section 13 - 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 creates a sense of place.

Neighborhoods:

Kuna's updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood

will have a center, a core and an edge. The Neighborhood Center will be the core of the neighborhoods churches, schools, and public facilities. The neighborhood centers will feature denser developments and *multi-family* residential development (Page 179).

*Existing Residential Subdivisions:*

Residential placement is intended to increase social interactions at various times of the day. *Multi-family* residential uses should be located closer to the neighborhood cores and be interspersed with mixed-uses (Page 178).

*Neighborhoods:*

Kuna's updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge. The Neighborhood Center will be the core of the neighborhoods churches, schools, and public facilities. The neighborhood centers will feature denser developments and multi-family residential development (Page 179).

***Comment:*** *This application promotes sound community and urban design principles.*

**L. Kuna City Code Analysis:**

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

***Comment:*** *The proposed project meets the land use and area standards in Chapter 3, Title 5 of the Kuna City Code (KCC). Staff also finds that the proposed project meets all applicable requirements of Title 6 of the KCC*

2. The site is physically suitable for a subdivision.

***Comment:*** *The 4.7 acre (approximate) project includes a request for a subdivision in an R-12 zone. The site appears to be compatible with the proposal.*

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

***Comment:*** *The land to be subdivided is not used as wildlife habitat. Roads, driveways, family units and open spaces are planned for construction according the City requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

4. The Subdivision proposal is not likely to cause adverse public health problems.

***Comment:*** *The proposed Subdivision for the property requires a zoning designation per Kuna Code 5-13-9. The high density land use application requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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 Commission did consider the location of the property and adjacent uses. The subject property is surrounded by existing City and Ada County subdivisions and will be connected to the Kuna City central sewer and potable and pressure irrigation water systems. The current adjacent uses are both small farms and residential uses and an minor arterial road.*

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

**Comment:** *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for the residential project.*

**M. Conclusions of Law:**

1. Based on the evidence contained in Case No's 16-04-S and 16-19-DRC, Commission finds Case No's 16-04-S and 16-19-DRC generally comply with Kuna City Code.
2. Based on the evidence contained in Case No's 16-04-S and 16-19-DRC, Commission finds Case No's 16-04-S and 16-19-DRC are 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.

**N. Recommendation of the Commission to City Council:**

**16-04-Sub, Note:** *This proposed motion is to recommend approval, conditional approval, or denial for this request to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

**16-19-DRC--Design Review Note:** *The proposed motion is to approve or deny the design review request. If the Planning and Zoning Commission wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.*

On March 14, 2017, the Commission voted to recommend approval for case No. 16-04-S, based on the facts outlined in staff's report, the public testimony, and Commission discussion during the public hearing with the Planning and Zoning Commission of Kuna, Idaho. The Commission hereby recommends to City Council, approval for Case No. 16-04-S and hereby approves Case No.16-19-DRC, a subdivision preliminary plat and landscape plan request from Greg Bullock and Jay Walker (AllTerra Consulting), with the following conditions of approval:

- Applicants shall follow all conditions stated in the staff memo.
  - Applicant shall add a red stripe around the inner and outer radii of the round-a-bout to indicate a "No Parking, Standing or Blocking" zone.
  - Applicant shall add traffic/safety markers in the parking lot for pedestrian crossings, for users of the parking lot, especially for the round-a-bout, and add language to the CC&R's for their implementation.
  - Work with Staff to provide an all-weather 20' wide access from existing home to the new parking lot of the development – and remove direct access to Deer Flat Road for the existing home.
  - Applicant shall connect the existing home to the city's sewer and water systems at time of development of the proposed TNT Estates subdivision.
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 the sewer hook-ups.
    - b. The City Engineer shall approve the drainage and grading plans. 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". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
    - c. 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.

- d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
  - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
    - 2.1– At time of development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
  3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
  4. 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. Compliance with the requirements of the Boise Project Board of Control is required.
  5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
  6. All street lighting within and for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
  7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
  8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
  9. All signage within/for the project shall comply with Kuna City Code.
  10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
  11. 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 City Council, or seek amending them through public hearing processes.
  12. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
  13. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 28<sup>th</sup>, day of March, 2017,

---

Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

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Troy Behunin, Planner III  
Kuna Planning and Zoning Department



# City of Kuna

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

## Findings of Fact and Conclusions of Law

To: **Planning and Zoning Commission**

File Numbers: **17-01-CPMA (Comp Plan Map Amendment)**

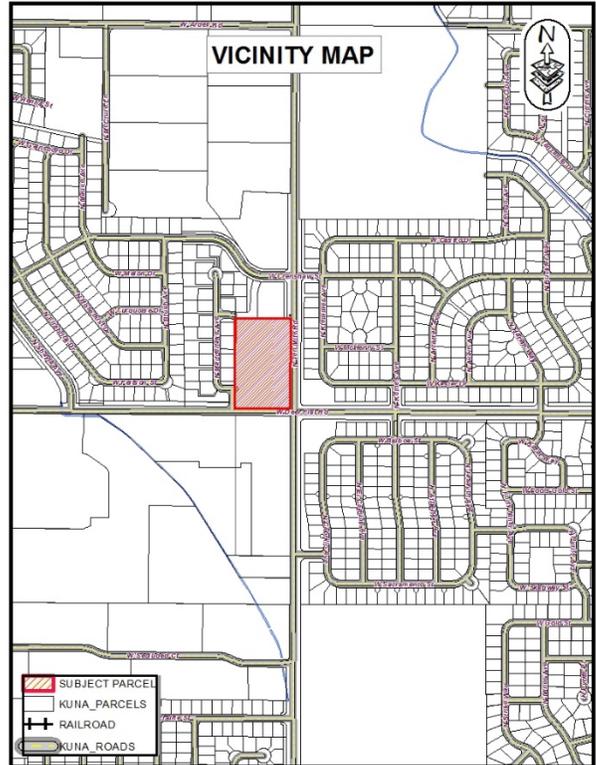
Location: **NWC of Ten Mile & Deer Flat Roads, Kuna, Idaho**

Planner: **Trevor Kesner, Planner II**

Hearing date: **March 14, 2017**

Findings: **March 28, 2017**

Applicant: **Tuck Ewing,  
Teco One, LLC  
1500 N. El Dorado  
Boise, ID, 83704  
208.863.1696  
[Tuck.ewing@ewingcompany.com](mailto:Tuck.ewing@ewingcompany.com)**



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- A. Process and Noticing
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- J. Factual Summary
- K. Comprehensive Plan Analysis
- L. Kuna City Code Analysis
- M. Conclusions of Law
- N. Recommended Conditions of Approval to Council.

### **A. Process and Noticing:**

1. Kuna City Code 1-14-3 (KCC), states that Comprehensive Plan Map Modifications are designated as a public hearing, with the Commission as the recommending body and the City Council as the decision-making body. This land use application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Land Use Planning Act.

#### **a. Notifications**

- |                            |                                 |
|----------------------------|---------------------------------|
| i. Neighborhood Meeting    | February 8, 2017 (no attendees) |
| ii. Agency Comment Request | February 17, 2017               |
| iii. 300' Property Owners  | February 22, 2017               |
| iv. Kuna, Melba Newspaper  | February 22, 2017               |
| v. Site Posted             | March 3, 2017                   |

**B. Applicants Request:**

**1. Request:**

The applicant, Teco One, LLC requests to amend the Kuna Comprehensive Plan Map (Comp Plan Map) designation for the subject property (5.9 +/- acres) from Medium Density Residential to Commercial (C-1). The subject site is currently zoned RUT (Rural Urban Transition) in Ada County. No annexation or development applications accompany this request. The site is located at the northwest corner (NWC) of Deer Flat Road and Ten Mile Road.

**C. Aerial Map:**



©Copyrighted

**D. Site History:**

This site is a County parcel historically used for agricultural purposes and has been vacant for many years. The site is surrounded by City platted subdivisions.

**E. General Projects Facts:**

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a guide for the decision making body for the City. This map indicates a land use designation but is not the actual zoning. The Comp Plan Map currently identifies this site as Medium Density Residential.

**2. Surrounding Land Uses:**

<b>North</b>	C-1	Neighborhood Business District – Kuna City
<b>South</b>	C-1	Neighborhood Business District – Kuna City
<b>East</b>	R-6	Medium-Low Density Residential – Kuna City
<b>West</b>	C-1	Neighborhood Business District – Kuna City

3. **Parcel Sizes, Current Zoning, Parcel Number(s):**

- Parcel Size: 5.9 acres (approximately)
- Zoning: Rural-Urban Transition – Ada County (RUT).
- Parcel #: S1315449280

4. **Services:**

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

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

There are no structures on site, and the parcel has uncultivated vegetation that is generally associated with an open field. The site’s topography is generally flat with 0-2% slope.

6. **Transportation / Connectivity:**

The site is located on northwest corner (NWC) of Deer Flat Road and Ten Mile Road. No Ingress / Egress is proposed to the site from Deer Flat or Ten Mile Roads. There are private street connections to the subject site within the Crimson Point multi-family development.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts associated with this land use application.

8. **Agency Responses:**

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

- City Engineer (Gordon Law, P.E.) – Exhibit C-2
- COMPASS Development Checklist (Carl Miller) – Exhibit C-3
- Boise Project Board of Control (Bob Carter) - Exhibit C-4
- Idaho Transportation Department (Ken Couch) – Exhibit C-5
- Nampa & Meridian Irrigation District (Greg Curtis) – Exhibit C-6
- Central District Health Department – Exhibit C-7
- Ada County Highway District – Exhibit C-8
- Idaho Department of Environmental Quality (Aaron Scheff) – Exhibit C-9

F. **Staff Analysis:**

This Comp Plan Map Amendment application involves a County parcel that is surrounded by Kuna City limits and platted City subdivisions. The parcel is adjacent to a minor arterial (Deer Flat Road) and a major arterial (Ten Mile Road). All public utilities are accessible to the subject site.

The applicant seeks a Comp Plan Map Amendment for this parcel in anticipation of potential future commercial development. No annexation or development is currently proposed on the site.

Staff is aware this request differs from the Comp Plan Map designation. If approved, this map amendment would avoid the need for a rezone application upon annexation.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and forwards a recommendation of approval for Case No. 17-01-CPM, subject to the recommended conditions of approval listed in Section 'N' of this report.

**G. Applicable Standards:**

1. City of Kuna Zoning Ordinance No. 230
2. City of Kuna Comprehensive Plan
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

**H. Proposed Procedural Background:**

On March 14, 2017, the Commission considered the application, agency comments, staff's report, application exhibits and public testimony presented or given.

**I. Findings of Fact:**

1. **17-01-CPM:** Based on the record contained in Case No. 17-01-CPMA, including the exhibits, staff's report and the public testimony at the public hearing, the City Council of Kuna, Idaho, hereby *approves/conditionally approves/denies* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 7-01-CPMA; a Comp Plan Map Amendment for *Teco One, LLC*.
2. The Kuna Commission accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

**Comment:** *The Kuna Commission held a public hearing on the subject application on March 14, 2017, to hear from City staff and 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.*

3. Based on the evidence contained in Case No. 17-01-CPMA, this proposal appears to *generally* comply with the Comprehensive Plan and Comp Plan Map.

**Comment:** *The Comp Plan Map designates this property as future Medium Density residential. As the surrounding lands to the north, south and east are currently zoned as commercial uses (C-1), staff views the request to amend the Comp Plan to a commercial future use generally follows the goals of the Comp Plan and the Comp Plan Map.*

4. The Kuna Commission has the authority to recommend approval or denial for this application.

**Comment:** *On March 14, 2017, Kuna's Planning and Zoning Commission will vote to recommend approval, conditional approval or denial of Case No. 17-01-CPM.*

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

**Comment:** *As noted in the process and noticing section, notice requirements were met to hold a public hearing on March 14, 2017.*

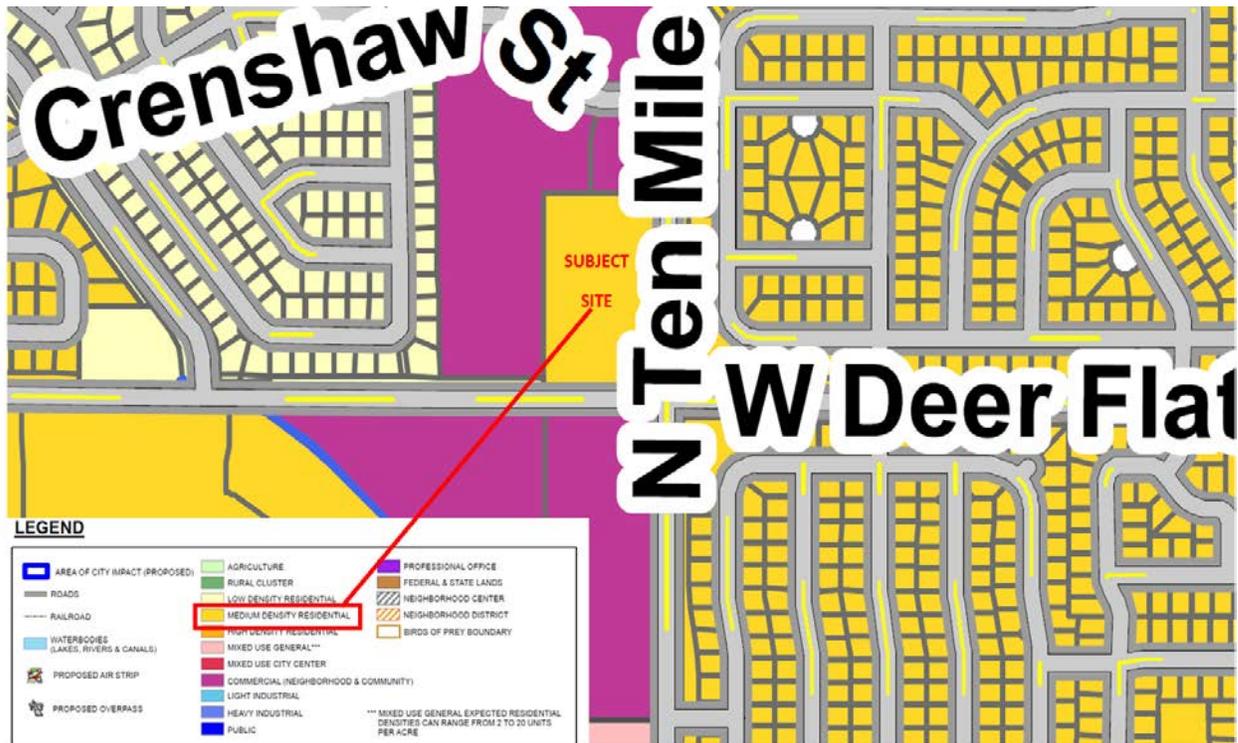
**J. Factual Summary:**

This site is located at the north-west corner (NWC) of Deer Flat Road and Ten Mile Road. Applicant proposes and a Comprehensive Plan Map amendment for the site, from Medium Density Residential to Commercial.

**K. Comprehensive Plan Analysis:**

The Kuna Commission accepts the Comprehensive Plan components as described below:

The Comprehensive Plan Future Land Use Map indicates a Medium Density Residential Use.



As development surrounding the site has occurred, a future commercial use is likely to more compatible with the commercial uses to the south, and the higher density residential uses abutting the site to the west. City staff would also support the proposed Comprehensive Plan Land Use Map Amendment to a Commercial zone for the site, as it is generally consistent with the following Comprehensive Plan components:

Community Vision Statement:

Residents hoped for the creation of *business and light commercial use centers within neighborhoods*. These centers would include restaurants, gas stations, churches, multi-family use facilities, and other mixed-use developments (Page 21).

**Comment:** *The proposal follows the community vision and commercial use goals as stated and adopted.*

Private Property Rights Goals and Objectives - Section 2 - Summary:

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 staff shall evaluate with guidance from the City's attorney; the Idaho Attorney General's six criterion established to determine the potential for property taking.

**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.*

Land Use Goals and Objectives - Section 6 - 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.

Neighborhood Core Concept:

The character of residential housing surrounding and within the core of a Neighborhood Center is that of a close-knit, mixed-density community. The Neighborhood District provides close access to community services located within the core (Page 81).

Neighborhood District:

The Neighborhood District can be characterized as residential housing within the core of a close-knit, mixed-density community. The Neighborhood District provides close access to the community services located within the core. The highest density housing should be located near the core service areas (schools, churches, parks, neighborhood commercial). Housing types may include *multi-family* dwellings, duplexes, town houses, row homes, and single-family residences (Page 93).

**Comment:** *The proposal generally complies with the land use plan as adopted by Kuna, by locating commercial uses near non-typical housing densities and types in or near a neighborhood core while promoting in-fill methodologies.*

Neighborhoods:

Kuna's Comp Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge. The Neighborhood Center will be the core of the neighborhoods churches, schools, and public facilities. The neighborhood centers will feature denser developments and multi-family residential development.

**Comment:** *This application promotes sound community and urban design principles.*

**L. Kuna City Code Analysis:**

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

**Comment:** *The proposed future zoning designation meets the land use and area standards in Chapter 13, Title 5 of the Kuna City Code (KCC).*

2. The site is physically suitable for a future commercial development.

**Comment:** *The 5.9-acre (approximate) parcel requests a future land use designation for a Commercial zone. The site appears to be compatible with the requested amendment.*

3. The Comprehensive Plan Map Amendment 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 and will therefore not cause environmental damage or loss of habitat.*

4. The Comp Plan Map Amendment application is not likely to cause adverse public health problems.

**Comment:** *The Comp Plan Map amendment for the property requires a future zoning designation per Kuna Code 5-13-9. The commercial land use designation requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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 Comprehensive Plan Map amendment considers the location of the property and adjacent uses. The subject property is surrounded by existing City and Ada County subdivisions and will be connected to the Kuna City central sewer and potable and pressure irrigation water systems. The current adjacent uses are both small commercial and residential uses and is located adjacent to minor and major arterial roadways.*

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

**Comment:** *Correspondence from Kuna City Engineer confirms that the streets and utility services are suitable and adequate for a future commercial zone and use.*

#### **M. Conclusions of Law:**

1. Based on the evidence contained in Case No. 17-01-CPMA, the Commission finds Case No. 17-01-CPMA generally comply with Kuna City Code.
2. Based on the evidence contained in Case No. 17-01-CPMA, the Commission finds Case No. 17-01-CPMA 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.

#### **N. Conditions of Approval:**

**17-01-CPM;** *Note: This motion is to recommend approval of this request to City Council. If the Commission wishes to recommend approval or denial of specific parts of the request as detailed in this report, those changes must be specified.*

On March 14, 2017, the Planning and Zoning Commission voted to recommend *approval* for Case No 17-01-CPM, based on the facts outlined in staff's report and the public testimony during the public hearing.

The Commission hereby recommends approval for Case No 17-01-CPM, a Comp Plan Map Amendment request from Tuck Ewing representing *Teco One, LLC*, with the following conditions of approval to Council:

1. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
  - 2.1– At time of development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
2. Installation of future service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All future utilities shall be installed underground, see **KCC 6-4-2-W**.
3. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
4. All street lighting within and for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
5. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
6. All signage within/for the project shall comply with Kuna City Code.

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 City Council, or seek amending them through public hearing processes.
8. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
9. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this \_\_\_\_, day of \_\_\_\_\_, 2017

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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

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Wendy I. Howell, PCED  
Kuna Planning and Zoning Director



# City of Kuna

## Planning & Zoning Staff Memo

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

**To:** Planning and Zoning Commission

**Case Number(s):** 16-03-S (Subdivision), 16-06-AN (Annexation) and 16-13-DR (Design Review):  
Winfield Springs Subdivision

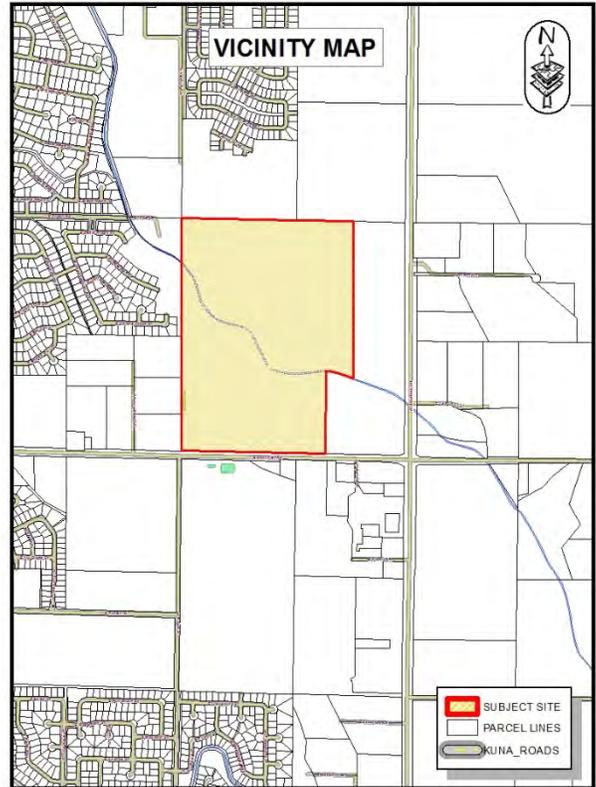
**Location:** North of Deer Flat Road, east of N. Kay Avenue and west of Meridian Road/Highway 69, Kuna, Idaho 83634

**Planner:** Trevor Kesner, Planner II

**Hearing Date:** March 28, 2017

**Applicant:** **Coleman Homes**  
3103 W. Sheryl Dr.  
Meridian, ID 83642  
[Thomas@mycolemanhome.com](mailto:Thomas@mycolemanhome.com)

**Engineer/ Representative:** **J-U-B Engineers, Scott Wonders**  
250 S. Beechwood Ave., Ste. 201  
Boise, ID 83709  
208.323.9336  
[swonders@jub.com](mailto:swonders@jub.com)



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| D. General Project Facts | K. Proposed Findings of Fact                       |
| E. Staff Analysis        | L. Proposed Conditions of Approval                 |
| F. Applicable Standards  |  |
| G. Procedural Background |  |

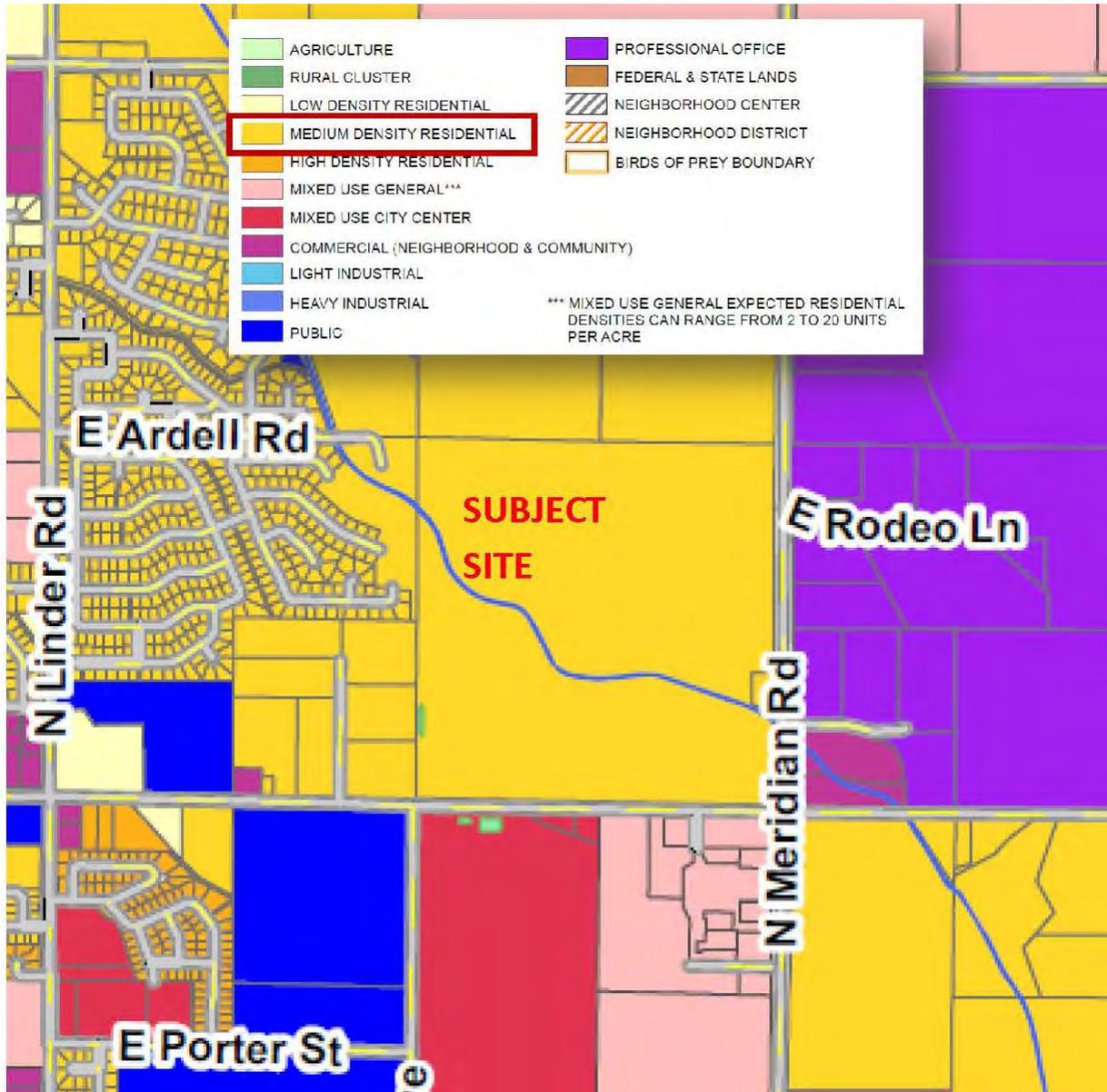
### A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as public meetings, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body; and annexations and subdivisions are designated as public hearings, with the Planning and Zoning Commission as the recommending body, and City Council as the decision-making body. These land use applications were given proper public notice and have followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).



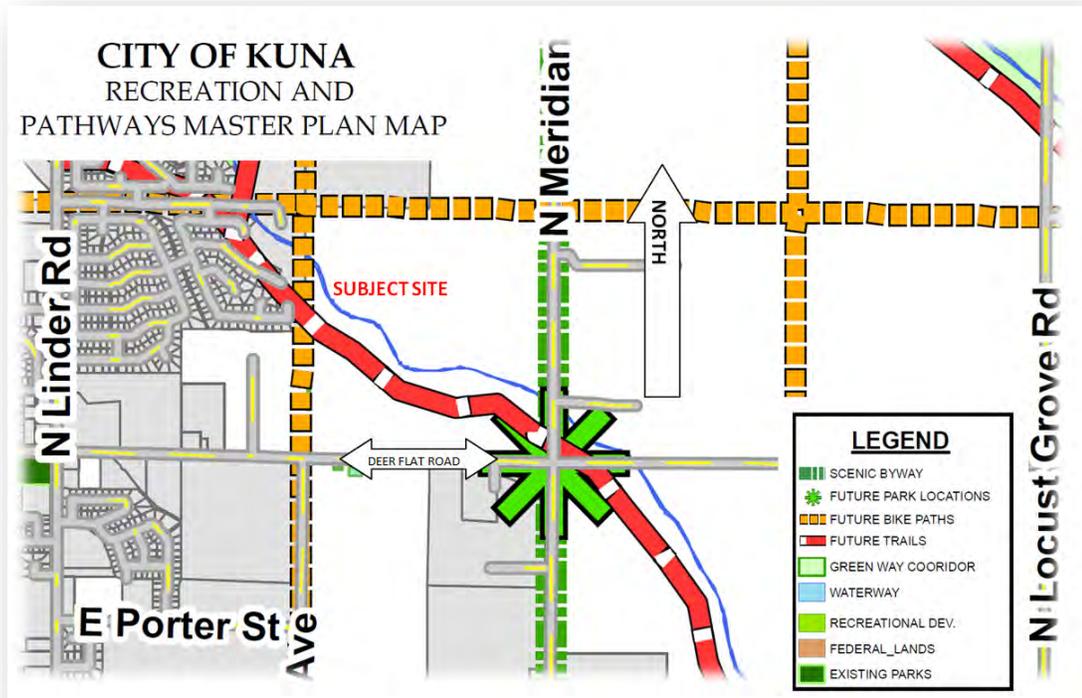
2. **Kuna Comprehensive Plan Future Land Use Map:**

The Kuna Comprehensive Plan Future Land Use Map shown below in conjunction with the map legend indicates that the subject site is designated as Medium Density Residential. The applicant's request is consistent with the Future Land Use Map designation.



3. **Kuna Recreation and Pathways Master Plan Map:**

The Kuna Recreation and Master Pathways Plan map identifies a future trail adjacent to the Kuna Canal waterway as it flows through the subject site. The applicants submitted, proposed landscape plan accommodates this trail designation along the Kuna Canal.



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

<b>North</b>	R-6/ RR	Medium Density Residential – City of Kuna/ Rural Residential – Ada County
<b>South</b>	RR/ C-1	Rural Urban Transitional – Ada County/ Neighborhood Business District (commercial) – City of Kuna
<b>East</b>	RUT	Rural Urban Transitional – Ada County
<b>West</b>	RUT/ R-6	Rural Urban Transitional – Ada County/ Medium Density Residential – City of Kuna

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

- Approx. 111.18 total acres
- RUT (Rural Urban Transitional) – Ada County
- Parcel # S1313449115 (Original Parcel)

6. **Services:**

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

7. **Existing Structures, Vegetation and Natural Features:** Currently there no structures on the subject site. This site slopes just slightly from the southwest to the north, but is otherwise generally flat. The Kuna Canal Lateral flows through the center of the subject parcel. On-site vegetation consists of agricultural crops which have historically been harvested annually.
8. **Transportation / Connectivity:** The applicant proposes to construct North Kay Avenue as a half street section from East Deer Flat Road to East Ardell Road; and extend East Ardell Road as a half street section from North Kay Avenue eastward to the project's eastern boundary, and extend the pavement to Highway 69 as an access road. The applicant has proposed to permit an access along Highway 69 at the alignment of East Ardell Road with Idaho Transportation Department (ITD). ITD and Ada County Highway District (ACHD) have accepted the applicant's revised Traffic Impact Study (TIS).

ITD will require the applicant to install southbound right turn lanes on State Highway 69/Meridian Road. at both West Ardell and Deer Flat Roads. ITD recommends timing the installation of said southbound right turn lanes be coordinated with ACHD, as trips in the Highway 69 corridor increase with development.

ACHD recommends a 36-foot wide street section for the extension of Kay Avenue and Ardell Roads, with vertical curb, gutter, 12-feet of additional pavement and a 3-foot wide gravel shoulder. Applicant proposes a borrow ditch on the unimproved sides of Kay Avenue and Ardell Roads; and either 7-foot wide attached concrete sidewalks, or 8-foot wide parkway strips with detached minimum 5-foot wide concrete sidewalk abutting the project site. Internal streets are proposed as a 51-foot street width (back-of-curb to back-of-curb) with 8-foot wide parkway strips and detached 5-foot wide concrete sidewalks; except for North Windmill Avenue (primary subdivision entrance) off Deer Flat Road, which will utilize a 66-foot street width and include centerline landscape islands.

The applicant proposes seven access points to the site:

- Two (2) access streets on the west side of the project along North Kay Avenue extension (proposed *East Thorndale Street* and *East Wabash Street*);
- Two (2) access streets on the north side of the project (proposed *North Whig Avenue* and *North Woodfield Avenue*) along East Ardell Street extension;
- One (1) access on the south side of the project, from East Deer Flat Road (*proposed North Windmill Way*) to align with the future roadway constructed behind the Ridley's development.
- Two (2) stub streets on the east side of the project (proposed *East Wabash Street* and *East Fort Erie Street*), which are intended to be future points of access to the remaining lands that are not a part of these requests.

There are multiple pedestrian and bicycle pathway connections throughout the development to support alternative transportation choices for residents, and create a more walkable and pedestrian friendly neighborhood environment.

9. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. Idaho Department of Environmental Quality (DEQ) has provided recommendation surface and groundwater protection practices and requirements for development of the site.
10. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:
  - Kuna City Engineer (Gordon Law, P.E.) – Exhibit B-1
  - Central District Health Department (CDHD) – Exhibit B-2
  - Community Planning Association of Southwest Idaho (COMPASS) – Exhibit B-3
  - Boise Project Board of Control – Exhibit B-4
  - Idaho Transportation Department (ITD) – Exhibit B-5

- Ada County Highway District (ACHD) – Exhibit B-6
- Idaho Department of Environmental Quality – Exhibit B-7

**E. Staff Analysis:**

Applicant requests approval to annex approximately 111.18 acres with a current county zoning designation of Rural-Urban Transition (RUT) into Kuna City limits with an R-6 (Medium-Low Density Residential) zoning designation; and subdivide the subject property to create a 343-single family residential building lot subdivision (Winfield Springs). The applicant also proposes to develop 33 additional lots into common lots for the use by residents. The common lots will comprise 12.6% of the site, or approximately 14 acres, respectively. The common lots will be developed as open space (lawn), a playground, a community clubhouse and a swimming pool facility. Applicant also proposes a multi-use pathway/greenway that runs through the project adjacent the Kuna Canal. A Homeowners Association (HOA) will be established for the care and maintenance for all common lots.

The applicant seeks an R-6 (Medium Density Residential) zone for the subdivision as a whole. Applicant is proposing ten (10) phases of development which will be driven by the consumer market. A design review application for the common area landscaping and buffers accompanies the applicant’s annexation and preliminary subdivision plat request.

Public services will be extended by the developer to the property from the existing facilities north and south of the project. The project anticipates a new potable water supply and distribution well site to serve this development.

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.’s 16-03-S, 16-06-AN and 16-13-DR, to the Commission with recommended conditions of approval.

**F. Applicable Standards:**

1. Kuna City Code Chapter 6 – Chapter 1-6; Subdivision Regulations,
2. Kuna City Code Title 5 – Chapter 1-17; Zoning Regulations,
3. City of Kuna Comprehensive Plan and Future Land Use Map,
4. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

**G. Procedural Background:**

The Commission will hold a Public Hearing on March 28, 2017, to consider Cases No.’s 16-03-S, 16-06-AN and 16-13-DR, including the submitted application documents, agency comments, staffs report, application exhibits and public testimony presented at the hearing.

**H. Factual Summary:**

This site is located near the northwest corner (NWC) of the intersection of West Deer Flat and North Meridian Roads. Applicant proposes to annex approximately 111.18 acres into the City of Kuna as an R-6 (medium density residential) zoning designation. Applicant has submitted a preliminary plat to subdivide the parcel into 348 lots (347 buildable; 33 common).

**I. Proposed Comprehensive Plan Analysis:**

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. The Kuna Planning and Zoning Commission accepts the Comprehensive Plan components as described:

**Goals, Policies and Objectives from the Kuna Comprehensive Plan:**

**Private Property Rights Goals and Objectives - Section 2 - Summary:**

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.

**Economic Development Goals and Objectives - Section 5 - 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 a mix of lot sizes, pathways and greenways to meet this goal.

**Land Use Goals and Objectives - Section 6 - 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; open spaces and utilization of the Kuna Canal corridor for the future pathway, varied housing densities and types and promotes desirable, cohesive community character and a quality neighborhood.

**Natural Resources Goals and Objectives - Section 7 - Summary:**

Retain natural resources that contribute to Kuna's quality of life while developing a green grid of trails for bikes throughout the City for recreation and alternative transportation needs.

***Comment:*** The proposed application provides pathways through the development as well as a trail along the Kuna Canal for recreation and alternate transportation modes.

**Public Services, Facilities and Utilities Goals and Objectives - Section 8 -Summary:**

Provide adequate services, facilities, and utilities for all City residents and annex contiguous properties that 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 development and the authority to annex the requested lands into the City. This application will expand the City's sanitary sewer system, potable water and adds to the pressure irrigation mainline in an orderly fashion.

**Transportation Goals and Objectives - Section 9 - Summary:**

Work with ACHD, COMPASS, and ITD 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:** Applicant provided a Traffic Impact Study. ACHD has provided comments and a staff report and the City engineer has provided a staff report. The project meets with the transportation goals of the City by extending public rights-of-way on North Kay Avenue and East Ardell Roads to create additional transportation connections.

**Recreation Goals and Objectives - Section 10 - Summary:**

Ensure a City wide system of parks, trails and recreational opportunities for a variety of year-round outdoor activities balancing active and passive open spaces with easy access for users. Encourage the development of community and neighborhood-centered recreational facilities including gathering places connected by trails, walkways, bikeways and horse paths.

**Comment:** Applicant's proposed subdivision incorporates trails along the Kuna Canal, open spaces, a playground, a pool facility for residents among other gathering places for the community (clubhouse), meeting the goals of the City.

**Housing Goals and Objectives - Section 12 - 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 348 single family lots which will contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development adds trails and open space throughout, creating a pleasant neighborhood environment.

**Community Design Goals and Objectives - Section 13 - 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 landscape features to buffer incompatible uses to create a sense of place for the community to foster neighborhood interactions and activities.

**J. Proposed Planning and Zoning Commission Conclusions of Law:**

Based on the evidence contained in Case No's 16-03-S, 16-06-AN and 16-13-DR, the Kuna Planning and Zoning Commission finds Case No's 16-03-S, 16-06-AN and 16-13-DR comply with Kuna City Code and the Kuna Comprehensive Plan.

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

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

6. The site is physically suitable for a subdivision.

**Comment:** The 111.18 acre subdivision is large enough to include a mix of lot sizes, a community clubhouse and pool facility, a playground, open spaces, pathways and a trail along the Kuna Canal.

7. The annexation and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

**Comment:** *The land to be annexed is currently used as farmland and is not used as wildlife habitat. Roads, homes and open spaces are planned for construction according the City requirements and best practices. Staff is not aware of any environmental damage or loss of habitat associated with the proposed development.*

8. 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 medium density zoning designation requires connection to public sewer and water, therefore eliminating the occurrence of adverse public health problems.*

9. 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, rezone and design of the subdivision did consider the location of the property adjacent to the Kuna Canal, arterial and collector roadways (North Kay Avenue, East Deer Flat and East Ardell Roads) and the system (Highway 69/Meridian Road). The subject property can be connected to the City's public sewer, water and pressure irrigation facilities. The adjacent uses are public, commercial and agriculture as proposed in the Kuna Comprehensive Plan Future Land Use Map.*

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

**Comment:** *Correspondence from ACHD and Kuna Public Works confirms that the proposed streets and utility services are suitable and adequate for the residential project. A traffic impact study (TIS) prepared by Thompson Engineers was submitted with the application and accepted by ACHD and ITD. ACHD confirms that the proposed streets within and adjacent to the subdivision are adequate for the proposed development. With the addition of a southbound right-hand turn lane off Highway 69/Meridian Road onto Deer Flat Road and West Ardell Road, as recommended by Idaho Transportation Department (ITD), the roadways in proximity to the project are adequate for the traffic that will be generated by the proposed development.*

**K. Proposed Findings of Fact:**

1. This request appears to be consistent and in compliance with Kuna City Code (KCC).
2. The use appears to meet the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a subdivision.
4. The annexation and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The annexation application is not likely to cause adverse public health problems.
6. 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.
7. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
8. The Kuna Planning and Zoning Commission accepts the facts as outlined in the staff report, public testimony and the supporting evidence list as presented.
9. Based on the evidence contained in Case No's 16-03-S, 16-06-AN and 16-13-DR, this proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map (FLU).

10. The Planning and Zoning Commission has the authority to recommend approval, conditional approval or denial for these applications.
11. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

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

Note: 16-03-S (Subdivision) and 16-06-AN (Annexation): *The proposed motion is to recommend approval, conditional approval, or denial for these requests to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

Note: 16-13-DR (Design Review): *The proposed motion is to approve or deny the design review request. If the Planning and Zoning Commission wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report and public testimony during the public hearing the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (*approval/conditional approval/denial*) of Case No's 16-03-S and 16-06-AN; annexation and preliminary plat and hereby (*approves/conditionally approves/denies*) 16-13-DR; Design Review (*with or without*) the following 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 the sewer hook-ups.
  - b. The City Engineer shall approve the drainage and grading plans. 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". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
  - c. 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.
  - d. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
  - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.

A stub street (with utility stubs) shall be extended from the project south of the Kuna Canal to the property east of the project. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District, and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.

- 2.1– Dedicate right-of-way in sufficient amounts to follow Kuna City and ACHD standards and widths.
2. Installation of utility service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 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. Compliance with the requirements of the Boise Project Board of Control is required.
4. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P&Z approval in concert with the prepared construction drawings for the project.
5. Parking within the site shall comply with KCC 5-9-3. A separate Design Review application is required for the community clubhouse and parking lot.

6. Fencing within and around the site shall comply with KCC standards.
7. A sign permit is required prior to any subdivision entrance sign construction and shall comply with KCC 5-10-4. Monument signs will require a separate design review.
8. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits as required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.
9. Submit a petition to the City (if necessary and confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID) prior to requesting final plat signature from the City Engineer.
10. The developer shall provide adequate land for a well site and pump station within the project boundaries. The developer shall construct the pump station and reservoir; and provide three (3) phase power and a drain line for blow-off and over-flows consistent with City policy. The location of the pump station and reservoir shall be approved by the City Engineer.
11. 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.
12. The applicant's proposed preliminary plat (dated 02/02/17) and landscape plan (dated 09/16/2017) shall be considered binding site plans, or as modified and approved through the public hearing process.
13. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
14. Compliance with all local, state and federal laws is required.

**DATED:** This \_\_\_\_ day of \_\_\_\_\_, 2017.



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

## Annexation Checklist

Annexation requires public hearings with both the Planning & Zoning Commission and City Council. Public hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online.

<b>Project name:</b>	16-03-S	<b>Applicant:</b>
Winfield Springs Subdivision		Coleman Homes/JUB Engineers, Inc.

All applications are required to contain one copy of the following:

Applicant (√)	Description	Staff (√)
X	Completed and signed Commission & Council Review Application.	✓
X	Letter of Intent indicating reasons for proposed annexation and the availability of public services. If reason for annexation is development, also submit a conceptual plan.	✓
X	Vicinity map drawn to scale, showing the location of the subject property. Map shall contain the following information: Shaded area showing the annexation property, Street names and names of surrounding subdivisions.	✓
X	Legal description of the annexation area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
X	Recorded warranty deed for the property.	✓
X	Proof of ownership—A copy of your deed <b>and</b> Affidavit of Legal Interest (All parties involved)	✓
X	Development Agreement & Development Agreement Checklist	✓
X	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓
X	Commitment of Property Posting form signed by the applicant/agent.	✓

*Note: Only one copy of the above items need to be submitted when applying for multiple applications.*

*This application shall not be considered complete (nor will a Public Hearing be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.*



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## Preliminary Plat Checklist

Preliminary Plats require public hearings with both the Planning & Zoning Commission and City Council. Public hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online.

**Project name:** Winfield Springs Subdivision **16-03-5** **Applicant:** Coleman Homes/JUB Engineers, Inc.

**All applications are required to contain one copy of the following:**

Applicant (✓)	Description	Staff (✓)
X	Completed and signed Commission & Council Review Application.	✓
X	Vicinity map showing relationship of the proposed plat to the surrounding area with a 2-mile radius.	✓
X	Homeowner's maintenance agreement for the care of landscaped common areas.	✓
X	Legal description of the preliminary plat area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
X	Proof of ownership—A copy of your deed <u>and</u> Affidavit of Legal Interest (for all interested parties involved).	✓
X	Letter of Intent indicating reasons and details for preliminary plat.	✓
X	Commitment of Property Posting form signed by the applicant/agent.	✓
X	If preliminary plat includes 100 lots or more, please submit a traffic impact study. If preliminary plat includes 50 lots or more, please submit an estimate of tax revenue generation and an estimate of the public service costs to provide adequate service to the development.	✓
X	A letter from Ada County Engineer with the Subdivision Name reservation. <b>ANY</b> name change(s) needs to be submitted and approved by the Planning & Zoning Director and Ada County Engineer.	✓
X	Phasing Plan	✓
X	Include Large Scale Development Requirements. KCC 6-5-4	✓
X	Landscape Plan— (in color)	✓
X	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓
X	8 1/2 x 11 proposed preliminary plat.	✓
X	Preliminary plat drawing on 24x36 quality paper drawn to scale of 1 to 100' or more. The following information shall be contained on the preliminary plat: <ul style="list-style-type: none"> <li>◇ Topography at two foot (2') intervals</li> <li>◇ Land uses (location, layout, types &amp; dimensions): residential, commercial &amp; industrial land uses.</li> <li>◇ Street right-of-ways: dimensions of right-of-way dedication for all roadways, street sections, improvements, etc.</li> <li>◇ Easements/common space: utility easements, parks, community spaces</li> <li>◇ Lots: layout and dimensions of lots</li> <li>◇ Preliminary improvement drawing: show water, sewer, drainage, electricity, irrigation, telephone, natural gas, proposed street lighting, proposed street names, proposed subdivision name, fire hydrant placement, storm water disposal, underground utilities, and sidewalks..</li> </ul>	✓

*Note: Only one copy of the above items need to be submitted when applying for multiple applications. This application shall not be considered complete (nor will a Public Hearing be set) until Staff has received all required information. Once the application is deemed complete, Staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.*



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## Development Agreement Checklist

A Development Agreement requires a public hearing with the Planning & Zoning Commission and the City Council. A public hearing sign will be required to be posted by the applicant for both meetings. Development Agreements are required to accompany annexation and/or rezone applications. Sign posting regulations and a Development Agreement template are available online.

<b>Project name:</b> Winfield Springs Subdivision	<b>Applicant:</b> Coleman Homes JUB Engineers, Inc.
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All applications are required to contain one copy of the following:

Applicant (√)	Description	Staff (√)
X	Completed and signed Commission & Council Review Application.	
X	The proposed Development Agreement shall include the following information: <ul style="list-style-type: none"> <li>◇ The specific use or uses of the parcel for which the development agreement is sought.</li> <li>◇ The allowed or conditional use in the conditional zone for which application has been made.</li> <li>◇ A concept plan of the project to be developed on the parcel. The concept plan shall include a description of the density allowed or sought and maximum height, size and location of any structures on the property.</li> <li>◇ The time required to begin the use on the property.</li> <li>◇ A statement by the owner of the parcel that failure to comply with the commitments in the development agreement shall be deemed consent to rezone the use to the preexisting zone or, in the case of an initial zone at annexation, a zone deemed appropriate by the council.</li> <li>◇ Any other matter mutually agreeable to the parties.</li> </ul>	
X	Commitment of Property Posting form signed by the applicant/agent.	
X	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	
X	Affidavit of Legal interest (All parties involved)	

*Note: Only one copy of the above items need to be submitted when applying for multiple applications.*

*This application shall not be considered complete (nor will a Public Hearing be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.*



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## Commission & Council Review Application

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

\*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	16-03-S
Project name	WINFIELD SPRINGS SUB.
Date Received	Feb 3, 2017
Date Accepted/Complete	
Cross Reference Files	16-13-DR & 16-06-AN
Commission Hearing Date	
City Council Hearing Date	

### 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

### Contact/Applicant Information

Owners of Record: <u>Margaret M Hill Family Lim. Partner.</u>	Phone Number: _____
Address: <u>1556 E Locust View Ln</u>	E-Mail: _____
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: _____
Applicant (Developer): <u>Coleman Homes</u>	Phone Number: <u>424-0020</u>
Address: <u>3103 W Sheryl Dr</u>	E-Mail: <u>thomas@mycolemanhome.com</u>
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: _____
Engineer/Representative: <u>JUB Engineers, Scott Wonders</u>	Phone Number: <u>376-7330</u>
Address: <u>250 S Beechwood Ave, Suite 201</u>	E-Mail: <u>swonders@jub.com</u>
City, State, Zip: <u>Boise, ID 83709</u>	Fax #: <u>323-9336</u>

### Subject Property Information

Site Address: <u>O E Deer Flat Rd, Kuna, ID</u>
Site Location (Cross Streets): <u>Meridian Rd and Deer Flat Rd</u>
Parcel Number (s): <u>S1313428000</u>
Section, Township, Range: <u>Section 13, T2N, R1W, BM</u>
Property size : <u>111.18 Acres</u>
Current land use: <u>AG</u> Proposed land use: <u>Residential</u>
Current zoning district: <u>RUT - ADA</u> Proposed zoning district: <u>R-6</u>

**Project Description**

Project / subdivision name: <u>Winfield Springs Subdivision</u>
General description of proposed project / request: <u>Single-Family Residential Subdivision</u>
Type of use proposed (check all that apply):
<input checked="" type="checkbox"/> Residential <u>Single-Family</u>
<input type="checkbox"/> Commercial _____
<input type="checkbox"/> Office _____
<input type="checkbox"/> Industrial _____
<input type="checkbox"/> Other _____
Amenities provided with this development (if applicable): <u>Clubhouse, Pool, Playground, gazebo, pathway</u>

**Residential Project Summary (if applicable)**

Are there existing buildings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Please describe the existing buildings: _____
Any existing buildings to remain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Number of residential units: <u>375</u> Number of building lots: <u>342</u>
Number of common and/or other lots: <u>33</u>
Type of dwellings proposed:
<input checked="" type="checkbox"/> Single-Family <u>342 Units</u>
<input type="checkbox"/> Townhouses _____
<input type="checkbox"/> Duplexes _____
<input type="checkbox"/> Multi-Family _____
<input type="checkbox"/> Other _____
Minimum Square footage of structure (s): <u>6,600 s.f.</u>
Gross density (DU/acre-total property): <u>3.08 du/ac</u> Net density (DU/acre-excluding roads): <u>4.83 du/ac</u>
Percentage of open space provided: <u>12.6%</u> Acreage of open space: <u>14.02 ac</u>
Type of open space provided (i.e. landscaping, public, common, etc.): <u>Landscaping buffers along collector and arterial streets, public pathway, common areas with landscaping and amenities.</u>

**Non-Residential Project Summary (if applicable)**

Number of building lots: <u>N/A</u> Other lots: <u>N/A</u>
Gross floor area square footage: <u>N/A</u> Existing (if applicable): <u>N/A</u>
Hours of operation (days & hours): <u>N/A</u> Building height: <u>N/A</u>
Total number of employees: <u>N/A</u> Max. number of employees at one time: <u>N/A</u>
Number and ages of students/children: <u>N/A</u> Seating capacity: <u>N/A</u>
Fencing type, size & location (proposed or existing to remain): <u>N/A</u>
Proposed Parking: <u>N/A</u>
a. Handicapped spaces: _____                      Dimensions: _____
b. Total Parking spaces: _____                      Dimensions: _____
c. Width of driveway aisle: _____
Proposed Lighting: <u>N/A</u>
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): <u>N/A</u>

Applicant's Signature: Kristi Watkins                      Date: 2/3/17



**J-U-B ENGINEERS, INC.**

J-U-B COMPANIES



**THE LANGDON GROUP**



**GATEWAY MAPPING INC.**

February 24, 2017

City of Kuna  
763 W Avalon  
Kuna, Idaho 83643

**RE: WINFIELD SPRINGS SUBDIVISION – LANDSCAPING DESIGN REVIEW**

To Whom It May Concern:

On behalf of our client, Coleman Homes, please accept this application for Design Review of the landscaping elements for the Winfield Springs Subdivision located on the northwest corner of N Meridian Rd and Deer Flat Road, in Kuna, Idaho. The parcel number and address for the subject property are S1313428000, 0 E Deer Flat Rd, Kuna, Idaho. The proposed development includes a total of 375 lots on 111.18 acres.

**Design Review**

The landscaping proposed in this development includes elements that are outlined in Chapter 17 of the Kuna City Code. The elements that have been designed are the required numbers and species of trees and bushes within the 20’ landscape buffers, internal open (common) space areas, around the clubhouse, pathways, irrigation and fencing. The proposed fencing ranges from 4’ vinyl fencing along the internal pathway connections, to 5’ wrought iron along the canal and 6’ vinyl privacy fencing around the perimeter of the subdivision.

As noted on the enclosed plans, the landscaping shall be installed in accordance with Chapter 17 of the Kuna City Code. On-site storm water retention methods will be explored further at the time of final plat and construction plan review. Proposed structures will be evaluated as building permits are requested on the recorded lots. Maintenance will be provided by the homeowner’s association for the development.

No alternative compliance requests are being made with this application. The enclosed application has been submitted in accordance with the requirements of the City of Kuna. Please contact me at 376-7330 if you have any questions regarding this application.

Sincerely,  
**J-U-B ENGINEERS, Inc.**

Kristi Watkins, Planner  
Land Development Group



# City of Kuna Design Review Application

P.O. Box 13  
Kuna, Idaho 83634  
(208) 922.5274  
Fax: (208) 922.5989  
Website: www.kunacity.id.gov

FILE NO.:	16-13-DR	Winfield Springs Sub
CROSS REF.:	16-06-AN	/ 1603-Sub
FILES:	Winfield Springs Sub	

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](http://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>7/26/2016</u> <i>Note: Pre Applications are valid for a period of three (3) months.</i>	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an <b>original</b> notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input checked="" type="checkbox"/>



X

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

N/A

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

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

Staff Use

## 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 type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input type="checkbox"/>	Boundaries, property lines and dimensions	<input type="checkbox"/>
<input type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input 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 type="checkbox"/>	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.	<input type="checkbox"/>
<input 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 type="checkbox"/>	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.	<input type="checkbox"/>
<input type="checkbox"/>	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 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 type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input 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**

N/A

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 detailed 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: Coleman Homes Phone: 424-0020

Owner

Representative

Fax/Email: thomas@mycolemanhome.com

Applicant's Address: 3103 W Sheryl Dr, Suite 100

Meridian, Idaho

Zip: 83642

Owner: Margaret M Hill Family Limited Partnership

Phone: \_\_\_\_\_

Owner's Address: 1556 E Locust View Lane

Email: \_\_\_\_\_

Meridian, Idaho

Zip: 83642

Represented By: (if different from above) JUB Engineers, Inc.

Phone: 376-7330

Address: 250 S Beechwood Ave, Suite 201

Email: kwatkins@jub.com

Boise, Idaho

Zip: 83709

Address of Property: 1925 N Meridian Rd, Kuna Idaho

Parcel # S1313449115, SE 1/4 Section 13, T2N, R1W, BM

Zip: \_\_\_\_\_

Distance from Major

Cross Street: 0 miles

Street

Name(s): Deer Flat and Meridian Rd

*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 new subdivision with required landscaped buffers and common areas.

1. Dimension of Property: \_\_\_\_\_

2. Current Land Use(s): Agriculture

3. What are the land uses of the adjoining properties?

North: Undeveloped, future residential

South: Ag, Commercial

East: Residential

West: Residential

4. Is the project intended to be phased, if so what is the phasing time period? Yes

Please explain: 10 phases, approximately 10 years to develop.

5. The number and use(s) of all structures: 348 Residential Dwelling Units

6. Building heights: N/A Number of stories: N/A

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? N/A

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](http://www.cityofkuna.com)) under the City Code.

	MATERIAL	/	COLOR
Roof:	N/A	/	N/A

Walls: (50% - percentage of wall coverage for each type of building material below for finish trim/face wall) If there is not adequate space to identify the various building materials and applications, please list them on the color/finish sheet in application. Please attach photos to support application types.

N/A

% of Wood application: N/A / N/A

% EIFS: N/A / N/A  
(External Insulation Finish System)

% Masonry: N/A / N/A

% Face Block: N/A / N/A

% Stucco: N/A / N/A

& other material(s): N/A / N/A

List all other materials: N/A / N/A

Windows/Doors: N/A / N/A

Soffits and fascia material: N/A / N/A

Trim, etc.: N/A / N/A

Other: \_\_\_\_\_ N/A / \_\_\_\_\_ N/A

9. Please identify Mechanical Units: N/A  
Type/Height: N/A  
Proposed Screening Method: N/A

10. Please identify trash enclosure: (size, location, screening & construction materials) N/A

11. Are there any irrigation ditches/canals on or adjacent to the property? Kuna Canal  
If yes, what is the name of the irrigation or drainage provider? Boise Project Board of Control

12. Fencing: (Please provide information about new fencing requests (see 11) and existing fencing material)  
Perimeter Fence

Type:	<u>Vinyl</u>	<u>Wrought Iron</u>	<u>Vinyl</u>
Size:	<u>6 foot</u>	<u>5 foot</u>	<u>4 foot</u>
Location:	<u>Perimeter of the subdivision</u>	<u>Along Kuna Canal</u>	<u>Along Pathway Connections</u>

(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: On-Site Stormwater Retention

14. Percentage of Site Devoted to Building Coverage: N/A

% of Site Devoted to Landscaping: (Including landscaped rights of way)	<u>10.22%</u>	Square Footage:	<u>494,989 sf</u>
% of Site that is Hard Surface: (Paving, driveways, walkways, etc.)	<u>N/A</u>	Square Footage:	<u>N/A</u>
% of Site Devoted to other uses:	<u>N/A</u>		

Describe: \_\_\_\_\_  
% of landscaping within the parking lot (landscaped islands, etc.): N/A

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

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 existing trees on-site will be retained. Landscaping will be placed as per attached plans.

17. Dock Loading Facilities:  
Number of docking facilities and their location: N/A  
Method of screening: N/A

18. Pedestrian Amenities: (bike racks, receptacles, drinking fountains, benches, etc.) Pathways

19. Setbacks of the proposed building from property lines: N/A - Dwelling Units will be constructed according to Building Code.



# VICINITY MAP



Subject Site

-  SUBJECT SITE
-  KUNA\_PARCELS
-  KUNA\_ROADS
-  KUNA\_CITY LIMITS

**DRAFT**

*until Recorded*

6.3.4 For the purpose of this Section, eaves, steps, chimneys and gutters shall not be considered as a part of residential structure, provided however that this shall not be construed to permit any eaves, steps, chimneys or gutters or any portion of the residential structure to encroach upon any other Lot.

6.4 Fences and Hedges. No fences or walls shall be constructed, erected, installed or maintained on any Lot unless specifically approved by the Committee in writing, in advance of construction, as to location, material, design and color. All fences and hedges must comply with the applicable ordinances of the City of Kuna.

6.5 Exterior Maintenance; Owner's Obligations. All residential structures and accessory structures on each Lot shall be of frame, stone, stucco or brick construction, and if other than stone or brick, shall be finished, painted and maintained in good repair. No Improvement shall be permitted to fall into disrepair, and each Improvement shall at all times be kept in good condition and repair. In the event that any Owner(s) permit any Improvement, including but not limited to trees, landscaping and fencing, which is the responsibility of such Owner(s) to maintain, to fall into disrepair, so as to create a dangerous, unsafe, unsightly or unattractive condition, or so as to damage property or facilities on or adjoining his or her Lot, the Association, upon thirty (30) days' prior written notice to the Owner(s) of such property, shall have the right to correct such condition or damage and to enter upon such Owner's Lot(s) for the purpose of doing so, and such Owner(s) shall promptly reimburse the Association for the cost thereof (or an Owner's share of such costs). Any dispute between neighboring Owners regarding the sharing of such costs shall be resolved in accordance with Section 7.9. The costs incurred pursuant to this Section 6.5 may be treated by the Association as a Limited Assessment and constitute a lien enforceable in the same manner as other Assessments as set forth herein. The Owner(s) of the offending property(ies) shall be personally liable, and such Owner's property(ies) may be subject to a mechanic's lien for all costs and expenses incurred by the Association in taking such corrective acts, plus all costs incurred in collecting the amounts due. Each Owner shall pay all amounts due for such work within ten (10) days after receipt of written demand therefor, or in the event of a dispute between neighboring Owners that is resolved in accordance with Section 7.9, within ten (10) days of the decision by the respective board, or the amounts may, at the option of the Board, be added to the amounts payable by such Owner as Regular Assessments.

6.6 Landscaping. Each Owner agrees to maintain, improve, operate, repair and replace landscaping according to the Architectural Design Guidelines. Prior to construction of Improvements, the Owner shall remove weeds and maintain the Lot in a clean and safe condition free of debris or any hazardous condition. The Owner shall submit a landscaping plan to the Committee for written approval as part of the Owner's initial submittals to the Committee. The Owner shall landscape such Lot in conformance with the landscape plan approved by the Committee within thirty (30) days after substantial completion of the primary residential structure, provided however that if placement and planting of landscaping is made impractical by inclement weather, the completion of landscaping may be deferred a reasonable period of time in the discretion of the Committee (but shall be completed no later than the next April 30th following occupancy). All Owners shall install, maintain, repair and replace, in at least the



J-U-B ENGINEERS, INC.

COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

**Kuna Hill  
Coleman Parcel  
Boundary Description**

*Project Number 10-15-125      December 18, 2015*

A parcel of land situated in the southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the southeast corner of the southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian (the section corner common to Sections 13 & 24, Range 1 West, and 18 & 19, Range 1 East);

Thence N88°45'41"W, 973.49 feet along the south line of the southeast quarter;

Thence N00°11'35"E, 48.01 feet parallel with and 973.33 feet from the east line of the southeast quarter to the north right-of-way line of E. Deer Flat Road, the POINT OF BEGINNING:

Thence N88°45'41"W, 1657.45 feet along the north right-of-way line of E. Deer Flat Road to the west line of the southeast quarter;

Thence N00°10'26"E, 2597.57 feet along the west line of the southeast quarter to the northwest corner of the southeast quarter (the center quarter-section corner of Section 13);

Thence S88°51'58"E, 1971.63 feet along the north line of the southeast quarter;

Thence S00°11'35"W, 1753.96 feet parallel with and 660.00 feet from the east line of the southeast quarter to the center line of the Kuna Canal;

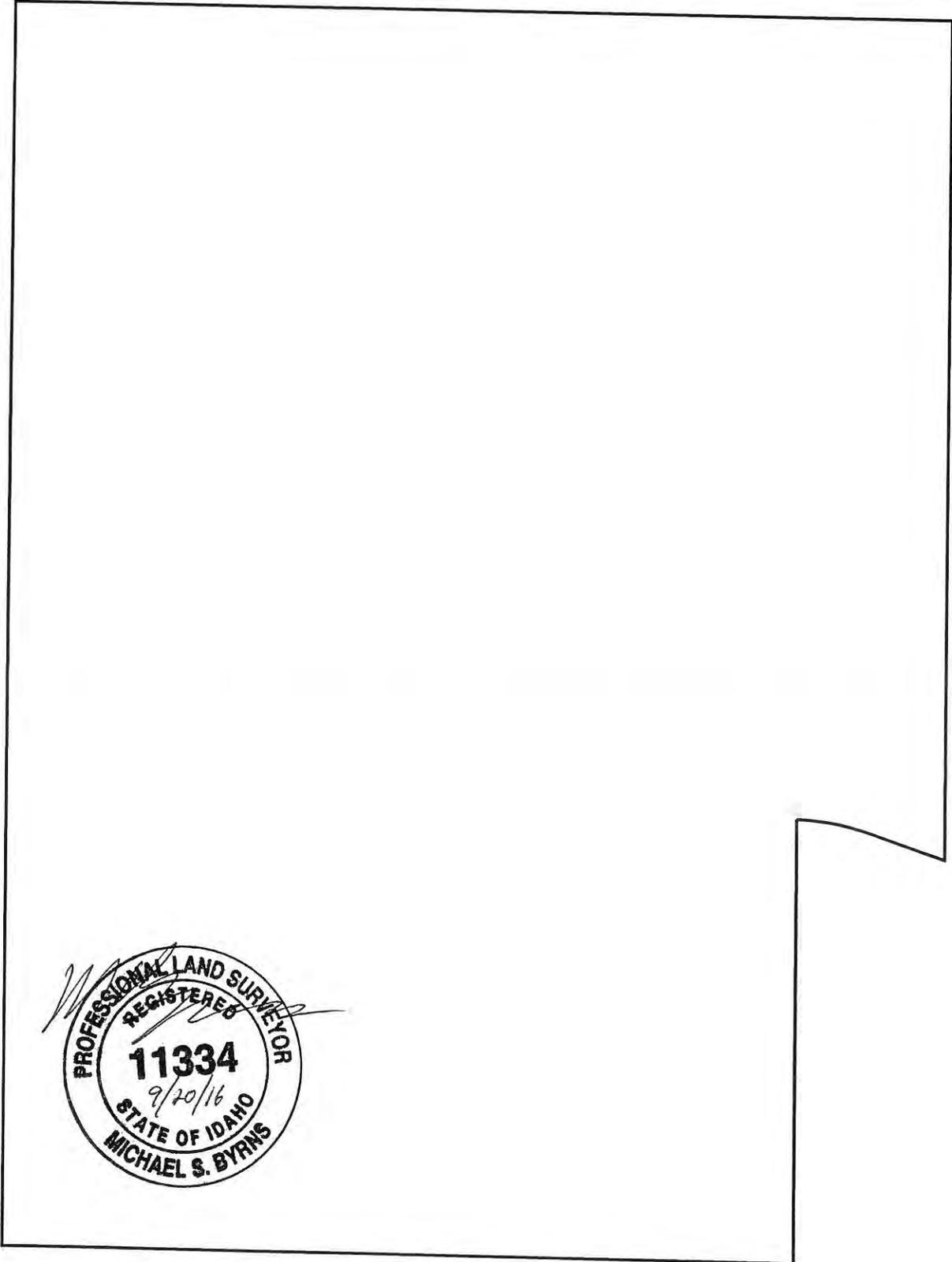
Thence N70°46'49"W, 174.05 feet along the center line of the Kuna Canal;

Thence 151.82 feet on a curve to the left, having a radius of 500.00 feet, a central angle of 17°23'50", a chord bearing of N79°28'44"W, and a chord length of 151.24 feet, along the center line of the Kuna Canal;

Thence S00°11'35"W, 925.34 feet parallel with and 973.33 feet from the east line of the southeast quarter to the POINT OF BEGINNING.

The above-described parcel contains 111.18 acres, more or less.





9/20/2016

Scale: 1 inch= 302 feet

File:

Tract 1: 111.1776 Acres, Closure: n58.1823e 0.01 ft. (1/999999), Perimeter=9232 ft.

01 n88.4541w 1657.45

02 n00.1026e 2597.57

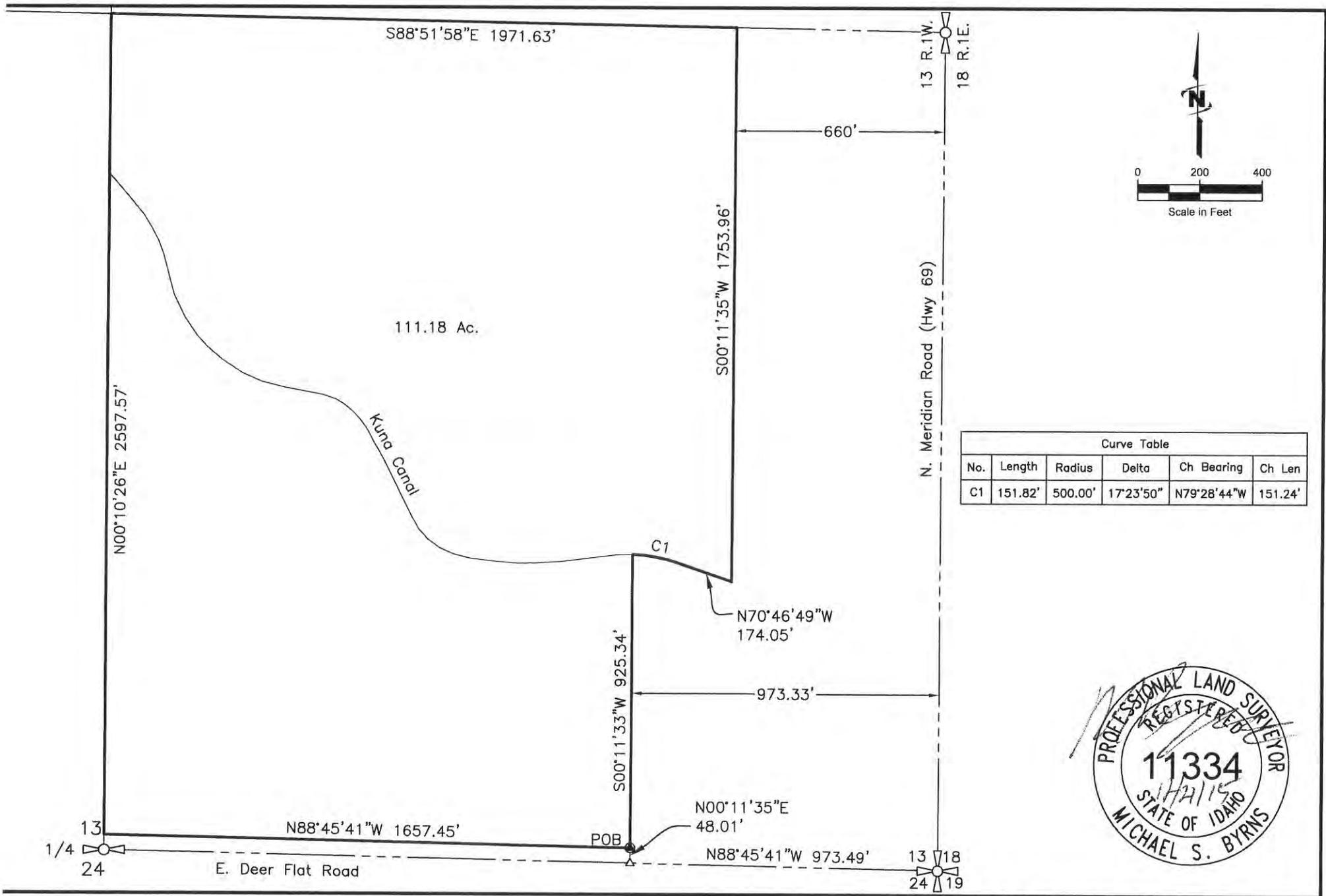
03 s88.5158e 1971.63

04 s00.1135w 1753.96

05 n70.4649w 174.05

06 Lt, r=500.00, delta=017.2350, chord=n79.2844w 151.24

07 s00.1135w 925.34



Curve Table					
No.	Length	Radius	Delta	Ch Bearing	Ch Len
C1	151.82'	500.00'	17°23'50"	N79°28'44"W	151.24'



**Kuna Hill - Coleman Parcel  
 Boundary Description**

Situated in the southeast quarter of Section 13, Township 2 North, Range 1 West,  
 Boise Meridian, Ada County, Idaho.



J-U-B ENGINEERS, INC.

STATE OF IDAHO  
 PROFESSIONAL LAND SURVEYORS  
 LICENSE NO. 11334

**RECORDED AT THE REQUEST OF:**

KUNA HILL DEVELOPMENT LLC

**AFTER RECORDING, RETURN TO:**

Quentin M. Knipe

STOEL RIVES LLP

101 South Capitol Boulevard – Suite 1900

Boise, ID 83702

582967

**WARRANTY DEED**

For value received, MARGARET M. HILL FAMILY LIMITED PARTNERSHIP, an Idaho limited partnership ("Grantor"), does hereby convey to KUNA HILL DEVELOPMENT LLC, an Idaho limited liability company ("Grantee"), whose address is c/o Coleman Real Estate Holdings LLC, 1116 S. Vista Ave., #471. Boise, ID 83705, the following described property situated in Ada County, Idaho:

See Exhibit A attached hereto.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or otherwise appertaining, including without limitation water rights, and all estate, right, title and interest in and to the said property.

TOGETHER WITH any right, title and interest of Grantor in and to all the streets, alleys, and rights-of-way adjacent thereto.

SUBJECT TO: General real property taxes for the current year and the matters set forth on Exhibit B attached hereto.

Grantor does hereby warrant that Grantor is the sole owner in fee simple absolute of said premises and that, subject to the matters above set forth, said premises are free from all liens and encumbrances. Further, subject to the matters above set forth, Grantor covenants to defend the title to the premises from all lawful claims whatsoever.

{signature page follows}

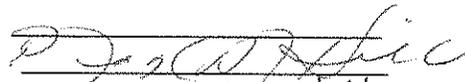
IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 10 day of February, 2017.

GRANTOR:

MARGARET M. HILL FAMILY LIMITED  
PARTNERSHIP, an Idaho limited partnership

By: MARGARET M. HILL INVESTMENTS,  
INC., an Idaho corporation

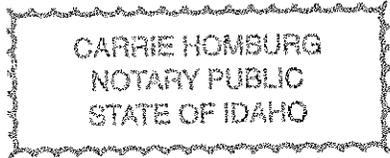
Its: Sole General Partner

By:   
name: Margaret M. Hill  
Its: President

STATE OF IDAHO )  
 )ss.  
COUNTY OF ADA )

On February 10, 2017, before me, a Notary Public in and for said State, personally appeared Margaret M Hill, known or identified to me to be the Pres. of MARGARET M. HILL INVESTMENTS, INC., an Idaho corporation, the sole general partner of MARGARET M. HILL FAMILY LIMITED PARTNERSHIP, an Idaho limited partnership, and the general partner who subscribed said limited partnership name to the foregoing instrument, and acknowledged to me that she executed the within instrument on behalf of said corporation, and that such corporation executed the same in said partnership name.

Carrie Homburg  
Notary Public for ID  
Printed Name: Carrie Homburg  
Commission Expires: \_\_\_\_\_



Residing at: Melba, ID  
Commission Expires: 3/10/2021

## EXHIBIT A

### Description of Land

A parcel of land situated in the southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the southeast corner of the southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian (the section corner common to Sections 13 & 24, Range 1 West, and 18 & 19, Range 1 East);

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Thence S00°11'35"W, 925.34 feet parallel with and 973.33 feet from the east line of the southeast quarter to the POINT OF BEGINNING.

**EXHIBIT B**

**Permitted Encumbrances**

1. Rights of way for Kuna Canal
2. Right of way for East Deer Flat Road
3. An easement affecting the portion of said premises and for the purposes stated herein, and incidental purposes, as disclosed in instrument or by action herein set forth.  
For: Roadway  
Disclosed: Warranty Deed  
Recorded: June 4, 1919  
Instrument No.: 80276, in Book 136 of Deeds at Page 241
4. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein  
For: Power Line  
In Favor of: Idaho Power Company  
Recorded: August 6, 1974  
Instrument No.: 895212
5. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein  
For: Pipeline  
In Favor of: City of Kuna, a municipal corporation  
Recorded: August 11, 2010  
Instrument No.: 110074195

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

ADA COUNTY RECORDER Christopher D. Rich  
BOISE IDAHO Pgs=5 LISA BATT  
PIONEER TITLE COMPANY OF ADA COUNTY

**2017-013030**  
02/10/2017 04:24 PM  
\$22.00

**RECORDED AT THE REQUEST OF:**

KUNA HILL DEVELOPMENT LLC

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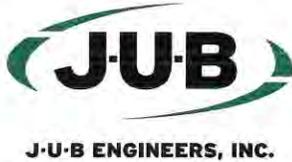
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{signature page follows}







J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

February 3, 2017

City of Kuna  
763 W Avalon  
Kuna, Idaho 83643

**RE: WINFIELD SPRINGS SUBDIVISION – ANNEXATION, DEVELOPMENT AGREEMENT AND PRELIMINARY PLAT**

To Whom It May Concern:

On behalf of our client, Coleman Homes, please accept this request for Annexation, Development Agreement and Preliminary Plat for the Winfield Springs Subdivision located on the northwest corner of N Meridian Rd and Deer Flat Road, in Kuna, Idaho. The parcel number and address for the subject property are S1313449115, 1925 N Meridian Rd, Kuna, Idaho. The proposed development includes a total of 375 lots on 111.18 acres.

**Annexation**

The request is to annex this property into the incorporated city limits of Kuna, Idaho and to zone the entire 111.18 acres to R-6 (Medium Density Residential). The existing zoning for the subject property is RUT (Rural Urban Transition) in Ada County. The requested zoning designation is R-6 (Medium Density Residential) which is consistent with the City of Kuna Comprehensive Plan Future Land Use Map for the project area. The existing zoning to the north is R-6 (Medium Density Residential), south is RUT (Ada County, Residential Urban Transition), to the east is RUT (Ada County, Residential Urban Transition) and R-6 (Medium Density Residential) and to the west is RUT (Ada County, Residential Urban Transition).

**Development Agreement**

A draft template of the development agreement has been submitted with this application in accordance with Chapter 14 of the Kuna City Code. This agreement will include a concept plan of the proposed development, conditions on development determined by Kuna City Council and ACHD, and an agreement by the developer that upon failure to comply with the commitments in the development agreement shall be deemed consent to rezone the use to the preexisting zone or in the case of initial zone at annexation, a zone deemed appropriate by council.

**Preliminary Plat**

The design of the project is intended to complement the existing single-family residential uses in the area. The 111.18 acre property will be divided into 375 lots, which will include 342 single-family lots and 33 common lots. The smallest buildable lot will measure 6,600 square feet and



the average lot size will be 8,936 square feet. There will be 3.08 dwelling units per acre. The open space is design to meet the minimum requirements set forth in the Kuna City Code 5-7-11 and the landscaping will be emplaced in compliance with the provisions listed in Kuna City Code 5-17 and will be subject to Design Review.

There are adequate public services available to this area to serve the subdivision. Sewer and water utilities will be extended into the site from existing main lines in surrounding developments. The development will be served with public sewer and water by the City of Kuna. Fire protection will be available through the Kuna Fire Department. A pressurized irrigation system will be provided for the development with operation and maintenance of the facility being provided by the City of Kuna. Storm water will be retained on site and designed by a civil engineer in accordance with City of Kuna and ACHD requirements.

Access to the development will be provided on E Ardell Road via two entrances; N Kay Avenue via two entrances; and, on E Deer Flat Road via one main entrance onto a residential collector.

The enclosed applications have been submitted in accordance with the requirements of the City of Kuna. The development has been designed in accordance with the City of Kuna's Code and Comprehensive Plan. Please contact me at 376-7330 if you have any questions regarding this application.

Sincerely,  
**J-U-B ENGINEERS, Inc.**



Kristi Watkins, Planner  
Land Development Group



*City of Kuna*  
**COMMITMENT TO  
PROPERTY POSTING**

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

Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: [www.kunacity.id.gov](http://www.kunacity.id.gov)

Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application(s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8.

*Kristi Watkins*  
Applicant/agent signature:

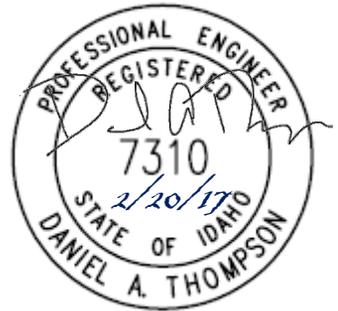
*February 3, 2017*  
Date:

Exhibit  
*A-2g*

# Traffic Impact Study

## Winfield Springs Subdivision

Kuna, Idaho



Prepared For:

JUB Engineers, Inc  
250 Beechwood Dr # 201  
Boise, ID 83709

**September 13, 2016**

**Revised February 20, 2017**

**Thompson**  
*Traffic and Civil*



**Engineers**  
*Inc.*

181 East 50<sup>th</sup> St  
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## EXECUTIVE SUMMARY

### *Introduction*

Thompson Engineers, Inc. has been retained to prepare a traffic impact study for the proposed Winfield Springs Subdivision in Kuna, Idaho. The project is located on Deer Flat Road and Kay Avenue, west of Meridian Road. The purpose of this study is to evaluate the potential traffic impacts resulting from the project and make recommendations for mitigation of the impacts. The study is prepared in accordance with the requirements of the Ada County Highway District.

### *Proposed Development*

The project is a residential development of approximately 342 single family dwelling units. The preliminary plat was not finalized at the time of this report. A preliminary site plan is shown in **Figure 2**. *The site is expected to access the transportation system via Deer Flat Road and an extension of Ardell Road.*

### *Study Area*

The area of influence is anticipated to be Ada County, Idaho, including the City of Kuna. The primary impacts will be along Deer Flat Road, Kay Avenue, and Meridian Road. The study area will include the intersections of:

- Deer Flat Road and Kay Avenue
- Hubbard Road and Meridian Road
- Deer Flat Road and Meridian Road
- *Ardell Road and Meridian Road*

### *Conclusions*

Below are the findings of this report:

- Based on the trip generation methods recommended in the Trip Generation Manual, the site will generate 3256 trips per day, of which 257 trips will occur during the AM peak hour and 343 trips will occur during the PM peak hour.
- The site will access the transportation system via Deer Flat Road, and *an extension of Ardell Road to Meridian Road.*
- The intersection of Meridian Road and Hubbard Road will operate at LOS F under background and total traffic conditions in the build out year. The critical peak hour is in the PM peak hour. A signal is programmed for construction prior to the build out year. With a signal, the intersection will operate at LOS B under total traffic conditions.
- The intersection of Meridian Road and Deer Flat Road will operate at LOS D under total traffic conditions in the build out year. The critical peak hour is in the PM peak hour.
- The intersection of Deer Flat Road and Kay Avenue will operate at LOS E under background and total traffic conditions. The critical peak hour is in the PM peak



hour and the critical movement is the northbound left turn movement. This project does not add traffic to that movement. This intersection will meet warrants for a signal under background and total traffic conditions. If Deer Flat Road is widened to five lanes, the intersection will operate at an acceptable level of service.

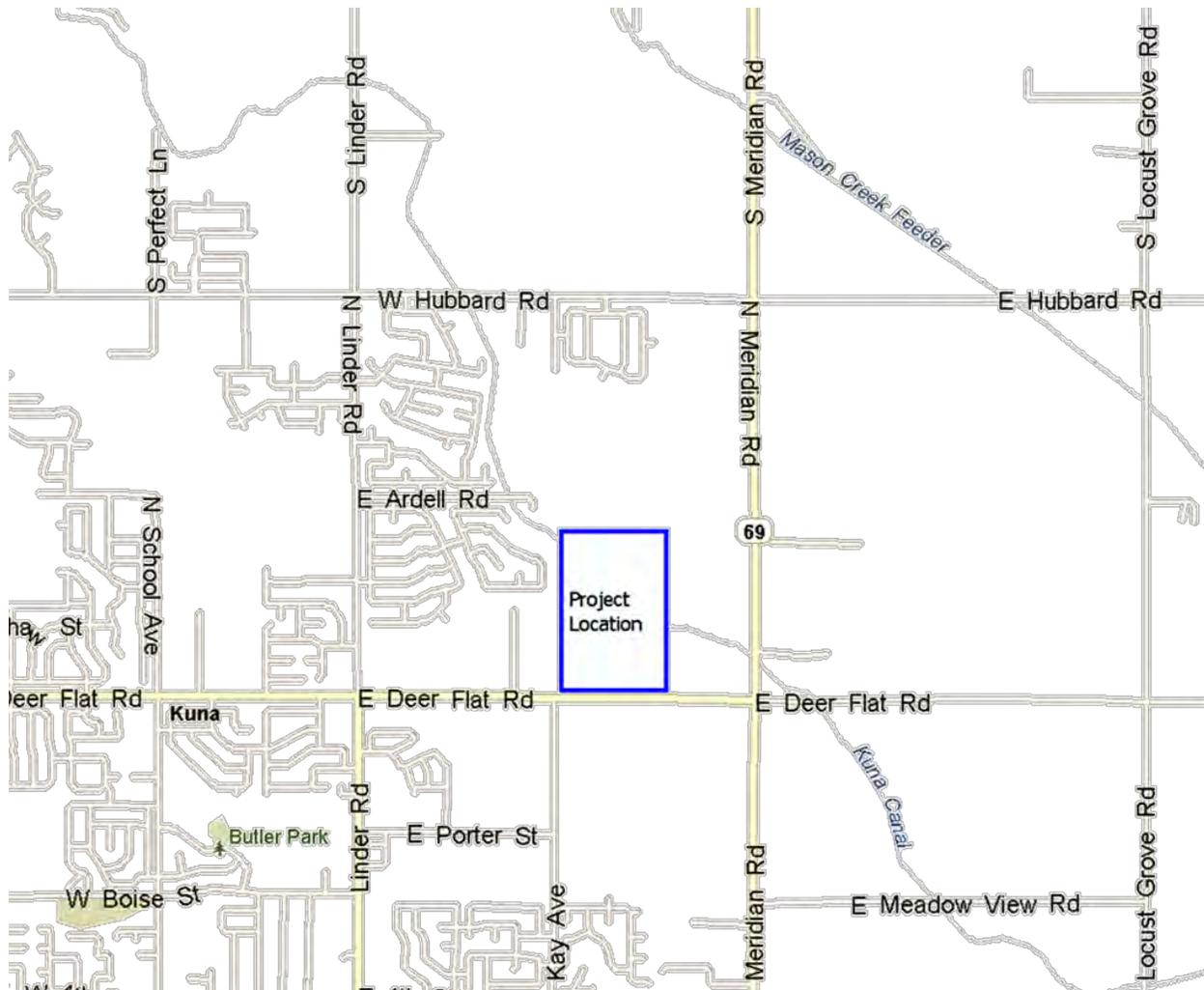
- The intersection of Deer Flat Road and the site entrance will operate at acceptable levels of service under total traffic conditions in the build out year. The critical peak hour is in the PM peak hour.
- *The intersection of Ardell Road and Meridian Road will operate at an acceptable level of service under total traffic conditions in the build out year. The critical peak hour is the AM peak hour.*
- Deer Flat Road is operating above the maximum recommended volume for LOS D under existing traffic conditions. Widening this segment to five lanes will provide additional capacity and will improve the LOS of the segment to LOS D or better. Widening this segment to five lanes will also improve the operation of the intersection of Deer Flat and Kay Avenue. This project is included in the ACHD 20 year capital improvement plan.
- Ardell Road will be extended to Meridian Road by this development *and to developments to the west and north by future developments*. When this extension is complete, it will provide an additional connection to the transportation system. This connection will lessen traffic on Deer Flat Road and especially the southbound right turn movement at Deer Flat Road and Meridian Road
- Kay Avenue will be extended from Deer Flat Road to Hubbard Road by this and future developments. When this extension is complete, it will provide an alternative connection to the transportation system. This will provide access to the new signal at Hubbard Road and Meridian Road and lessen the traffic volume at Deer Flat Road and Meridian Road.

## INTRODUCTION

Thompson Engineers, Inc. has been retained to prepare a traffic impact study for the proposed Winfield Springs Subdivision in Kuna, Idaho. The project is located on Deer Flat Road and Kay Avenue, west of Meridian Road, approximately as shown in **Figure 1**. The purpose of this study is to evaluate the potential traffic impacts resulting from the project and make recommendations for mitigation of those impacts. In particular, the scope of the study includes the following:

- Trip generation of the proposed development
- Trip distribution and traffic assignment of the site generated traffic
- The capacity of the transportation system to support the development
- Intersection treatment of the site access points

**Figure 1 - Project Location**



*This report was revised to reflect a proposed extension of Ardell Road to Meridian Road as an alternate connection to the transportation. The connection to Kay Avenue will also be eliminated due to alignment and right-of-way problems.*

## PROPOSED DEVELOPMENT

The project is a residential development of approximately 342 single family dwelling units. The preliminary plat was not finalized at the time of this report. A preliminary site plan is shown in **Figure 2**. The site is expected to access the transportation system via Deer Flat Road and an extension of *Ardell Road that will connect to Meridian Road*.

*Figure 2 - Preliminary Site Plan*



## STUDY AREA CONDITIONS

### Study Area

The area of influence is anticipated to be Ada County, Idaho, including the City of Kuna. The primary impacts will be along Deer Flat Road, Ardell Road, and Meridian Road. The study area will include the intersection of Deer Flat Road and Kay Avenue, Hubbard Road and Meridian Road, and Deer Flat Road and Meridian Road, *and Ardell Road and Meridian Road* as determined by a model run of the COMPASS transportation model.

### Land Use

The site is within the Kuna City Limit and is currently used for agricultural purposes. Existing zoning is for residential use.

## STUDY PERIOD

### Build Out Year

The Build out Year for this project is assumed to be 2020 to correspond with COMPASS data and other development. Actual build out of the site will depend on market conditions and project implementation.

### Horizon Year

2030 was selected as the horizon year, in accordance with the requirements of the Ada County Highway District.

## EXISTING CONDITIONS

### Road System

Deer Flat Road is classified as a minor arterial road by ACHD. In the vicinity of this project, it has one through lane in each direction, a center left turn lane, and narrow shoulders. Lanes are approximately 12 feet wide. It does not have curb and gutter on either side of the roadway. There is a posted speed of 45 MPH in front of the project.

Kay Avenue does not exist north of Deer Flat Road and adjacent to the project. Since it is located on the mid section line, the City of Kuna will require it to be a collector road. South of Deer Flat Road, Kay Avenue has two lanes with curb gutter and sidewalk on the west side of the road.

Meridian Road is classified as an arterial road and is designated at State Highway 69 by the Idaho Transportation Department. In the vicinity of this project, it has two through lanes in each direction, a center left turn lane, and wide shoulders. Lanes are approximately 12 feet wide. It does not have curb and gutter on either side of the roadway. There is a posted speed of 55 MPH in the vicinity of the project.

*Ardell Road is a proposed collector road that will be built to ACHD standards.*

### Traffic Volumes

AM and PM Traffic counts were obtained at the intersections in the study area the week of August 23, 2016. Existing AM Peak Hour traffic volumes are shown in **Figure 3**. Existing PM Peak Hour traffic volumes are shown in **Figure 4**.

Figure 3 - Existing AM Peak Hour Conditions

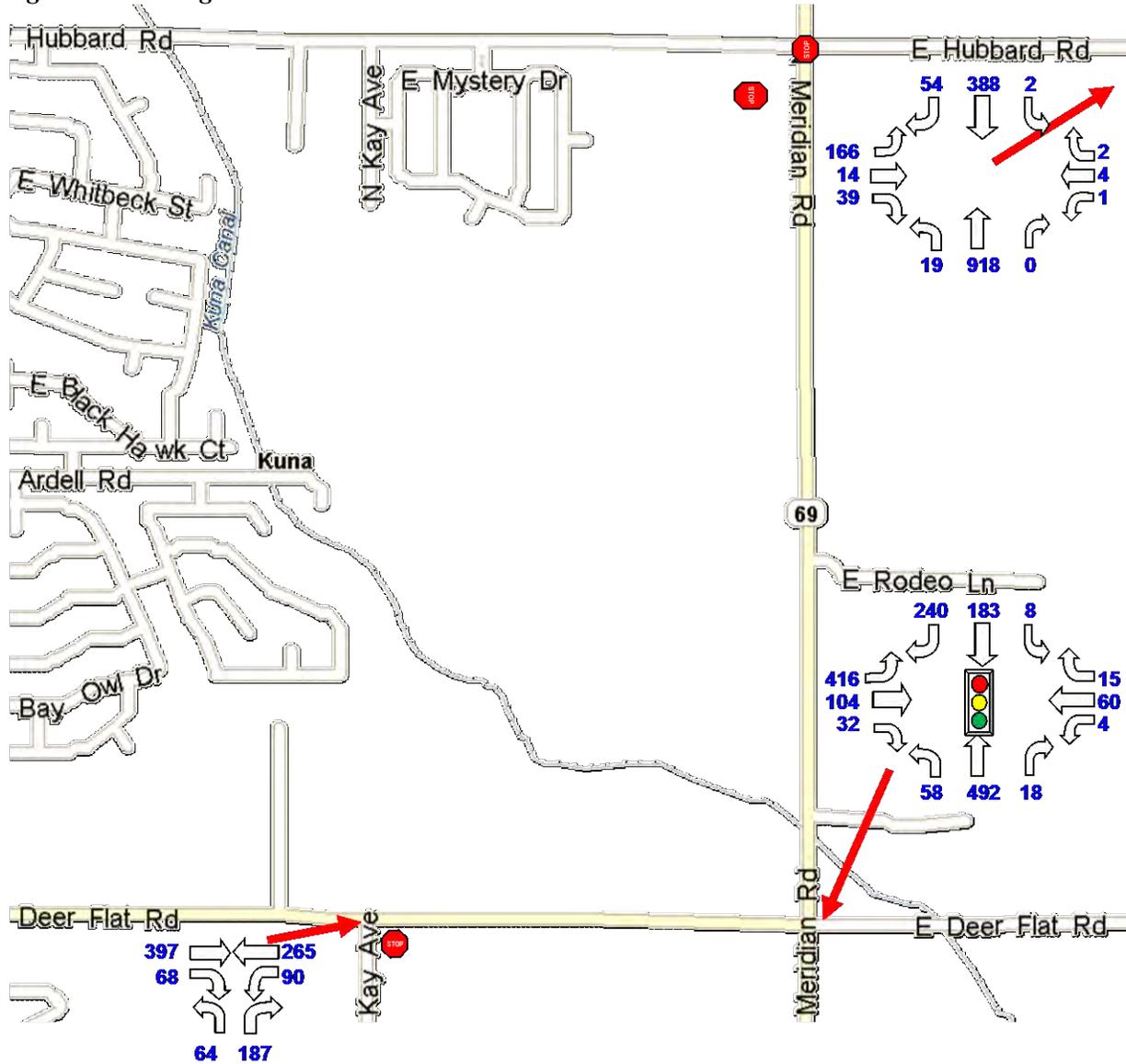
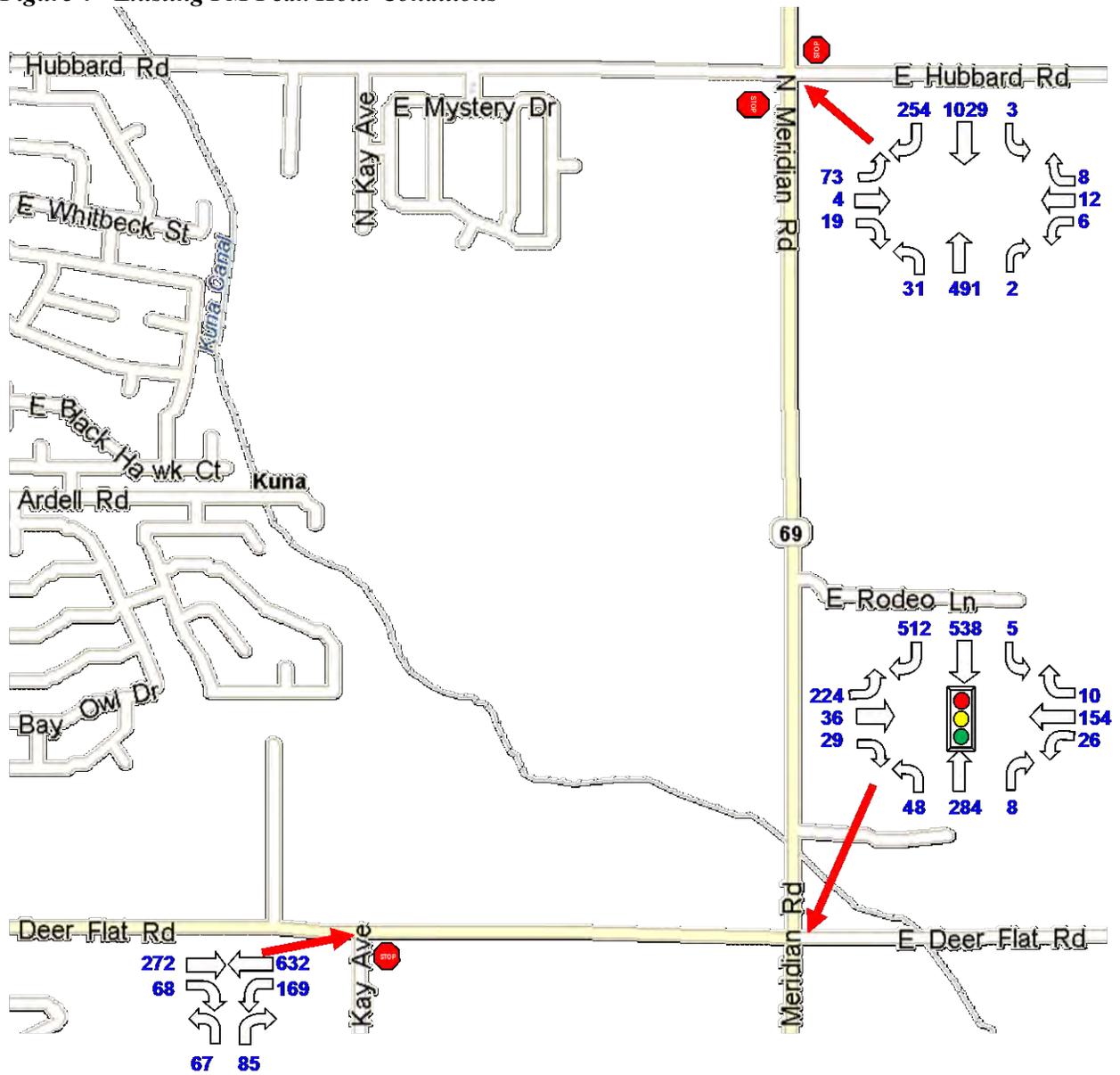


Figure 4 - Existing PM Peak Hour Conditions



### Daily Traffic

Daily counts on were obtained by L2 Data Collection on January 12, 2016.

Table 1 - Daily Traffic

Roadway Segment	Location	Daily Volume	Direction	Peak Hour	Count	Date
Deer Flat Road	E. of Kay Ave	11021	EB	AM	587	8/23/16
			WB	PM	819	8/23/16
Kay Avenue	N. of Deer Flat	0	Not yet constructed			
Ardell Road	W. of Meridian	0	Not yet constructed			

## System Improvements

ACHD has a plan to install a traffic signal at Hubbard Road and Meridian Road in cooperation with ITD. This signal is proposed for construction in 2021 of the current five year plan.

In the ACHD 20 year plan, Deer Flat Road is proposed for construction to five lanes, bike lanes, curb, gutter, and sidewalk. It is planned for the 2027-2031 planning period. It is currently unfunded.

*In the ACHD 20 year plan, the intersection of Meridian Road and Deer Flat Road is proposed for reconstruction to five lanes on all approaches. It is planned for the 2026-2030 planning period. It is currently unfunded.*

Kay Avenue and Ardell Road are planned mid mile collector roads that will be constructed by developers as development occurs. This project will construct a portion of both of these roads *and will extend Ardell Road to Meridian Road.*

## Accident Analysis

Accident data for the intersection of Deer Flat Road and Kay Avenue for the years 2010 through 2014 was obtained from the LHATC. The full report is included in the appendix of this report. The accidents can be summarized as follows:

**Table 2 – Deer Flat Road and Kay Avenue 2010-2014**

Fatal Accidents	0
Injury Accidents	2
Property Damage Accidents	4
Total Accidents	6
Single Vehicle Accidents	1
Multi Vehicle Accidents	5

Contributing factors varied considerably, and no roadway conditions were described as contributing factors.

Traffic data for the intersection was obtained from the Ada County Highway District website. Copies of this data are included in the appendix of this report. Daily traffic was assumed to be evenly split in each direction. The average daily traffic was multiplied by 365 to get the annual traffic, multiplied by three to get a three year total, adjusted for a growth factor, and divided by 1,000,000 to determine the number of million vehicles entering the intersection.

**Table 3 - Intersection Traffic Data**

Roadway	Direction	ADT	
Deer Flat Road	WB	5784	
	EB	5237	
Kay Ave	NB	3209	
	SB	0	
Daily Vehicles Entering		14,230	
Million vehicles entering per year (MVE)		5.194	
Five Year MVE		25.67	
2% Reduction for growth		23.52	MVE

With 6 accidents in a five year period, this will average 0.26 accidents per MVE. This intersection is a multi lane intersection and an undivided road without access control. This type of roadway is defined as a Type 27 roadway in the ITD Safety Evaluation Manual. The average accident rate for this type of intersection in an urban setting is 0.37 accidents per million vehicles entering. This accident rate is below the statewide average.

Accident data for the intersection of Deer Flat Road and Meridian Road for the years 2010 through 2014 was obtained from the LHATC. The full report is included in the appendix of this report. The accidents can be summarized as follows:

**Table 4 – Deer Flat Road and Meridian 2010-2014**

Fatal Accidents	0
Injury Accidents	2
Property Damage Accidents	7
Total Accidents	9
Single Vehicle Accidents	0
Multi Vehicle Accidents	9

Contributing factors varied considerably, and no roadway conditions were described as contributing factors. The most common harmful event was rear end, which is common for a signalized intersection.

Traffic data for the intersection was obtained from the Ada County Highway District website. Copies of this data are included in the appendix of this report. Daily traffic was assumed to be evenly split in each direction. The average daily traffic was multiplied by 365 to get the annual traffic, multiplied by three to get a three year total, adjusted for a growth factor, and divided by 1,000,000 to determine the number of million vehicles entering the intersection.

**Table 5 - Intersection Traffic Data**

Roadway	Direction	ADT	
Deer Flat Road 5 year 2 way total	ADT	55,100	
Meridian Road 5 year 2 way total	AADT	64,550	
Five Year MVE		46.67	

With 9 accidents in a five year period, this will average 0.21 accidents per MVE. This intersection is a multi lane intersection and an undivided road with partial access control. This type of roadway is defined as a Type 33 roadway in the ITD Safety Evaluation Manual. The average accident rate for this type of intersection in an urban setting is 0.58 accidents per million vehicles entering. This accident rate is below the statewide average.

# PROJECTED TRAFFIC

## Background Traffic

Future traffic is obtained by expanding the existing traffic volumes by a growth factor. A growth factor of 2.5% per year is used. Background AM Peak Hour traffic for the build out year is shown in **Figure 5**. Background PM Peak Hour traffic for the build out year is shown in **Figure 6**.

## Off Site Traffic

There are three other developments in the area that will add traffic to the system. The Merlin Subdivision is located south of this project. It has been approved but is not under construction at this time. The Profile Point project is approved and the commercial portion is partially constructed. Ashton Estates is in the approval process. Traffic from these developments is added to the expanded traffic. Other developments are included in the growth factor.

Figure 5 - Build Out Year AM Peak Hour Background Traffic

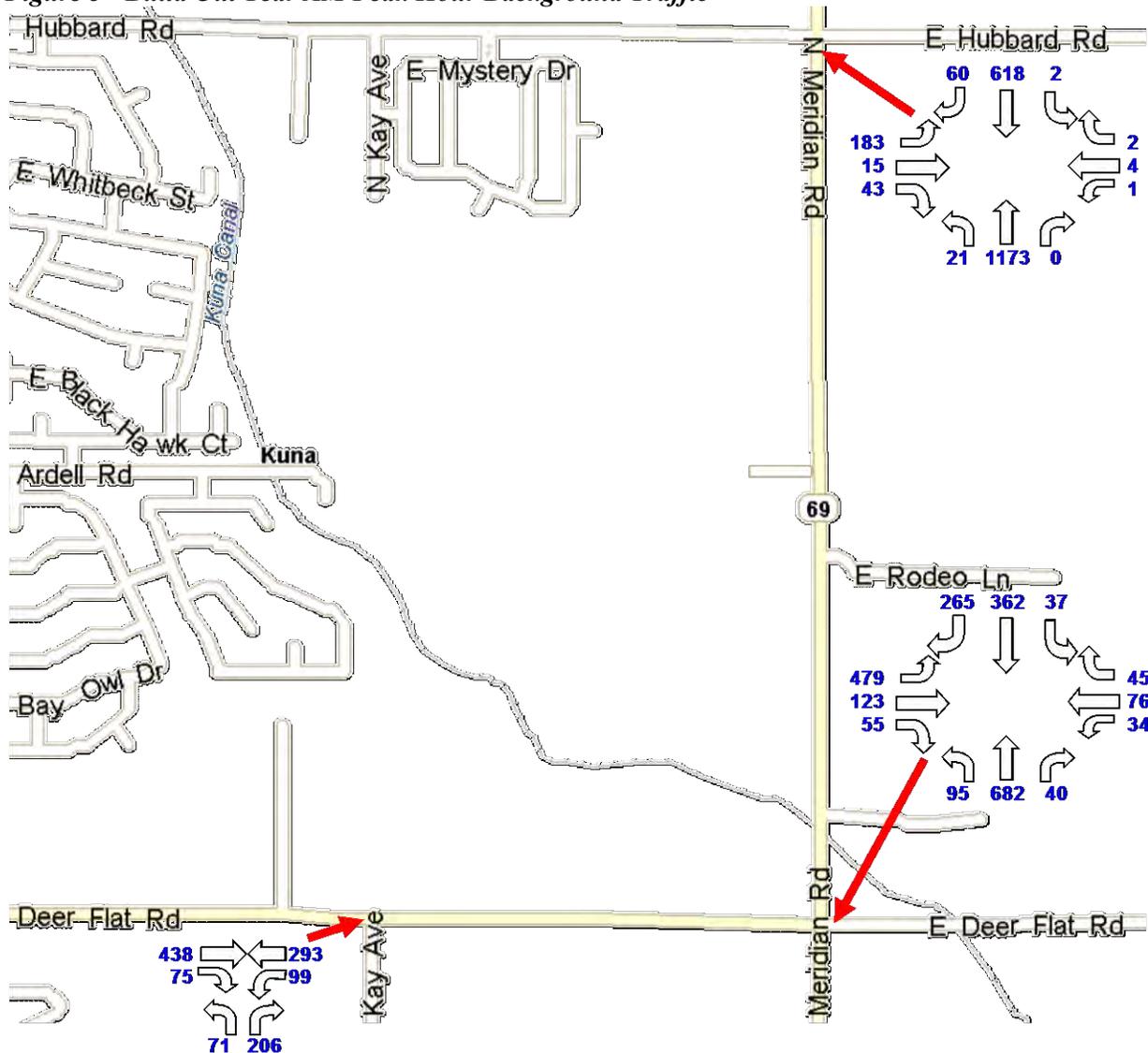
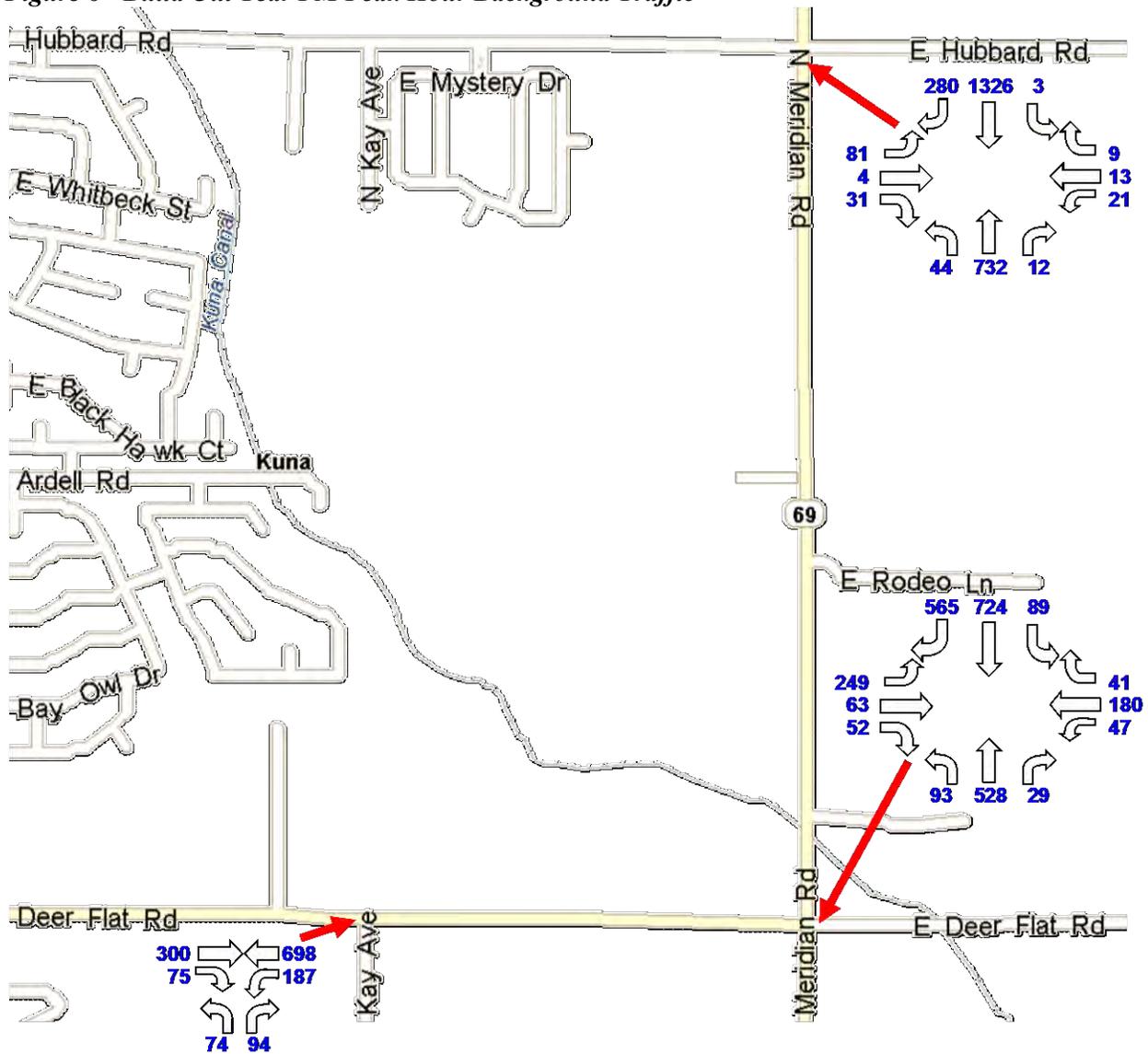


Figure 6 - Build Out Year PM Peak Hour Background Traffic



### Trip Generation

In the absence of site-specific data, site trip generation is estimated using the procedures recommended in the latest edition of the Trip Generation Manual (9<sup>th</sup> edition), published by the Institute of Transportation Engineers. Site trip generation is obtained by applying the average trip generation rates obtained from the Manual for each category of land use within the development. **Table 6** shows the trip generation of the site. Pass by rates are estimated from data published by the Institute of Transportation Engineers.

**Table 6 - Trip Generation**

**Table 5A - Summary of Trip Generation**

Average Weekday Driveway Volumes

ITE Code	Land Use	No.	Units	24 hr 2-Way		Total
				Rate	Total	
210	Single Family Dwellings	342	DU	9.52	3256	3256
Total					3256	3256

**Table 5C - Summary of Trip Generation**

Average Weekday **AM** Peak Hour Driveway Volumes

ITE Code	Land Use	No.	Units	Enter		Enter Total	Exit		Exit Total	Total
				Rate	Total		Rate	Total		
210	Single Family Dwellings	342	DU	0.19	65	65	0.56	192	192	257
Total					65	65		192	192	257

**Table 5B - Summary of Trip Generation**

Average Weekday **PM** Peak Hour Driveway Volumes

ITE Code	Land Use	No.	Units	Enter		Enter Total	Exit		Exit Total	Total
				Rate	Total		Rate	Total		
210	Single Family Dwellings	342	DU	0.75	257	257	0.25	86	86	343
Total					257	257		86	86	343

**Trip Distribution**

In order to determine impacts, the trips generated by the site must be distributed to destinations throughout Ada County and assigned to the transportation system. The distribution for this development is based on information obtained from COMPASS. Site traffic distribution for the development is shown in **Figure 7**.

Figure 7 - Trip Distribution



### Site Traffic

Site traffic is distributed at the study intersection in accordance with the distribution from **Figure 7**. **Figure 8** shows the distribution of site generated traffic for AM peak hour traffic conditions. **Figure 9** shows the distribution of site generated traffic for PM peak hour conditions.

Figure 8 - AM Peak Hour Site Traffic

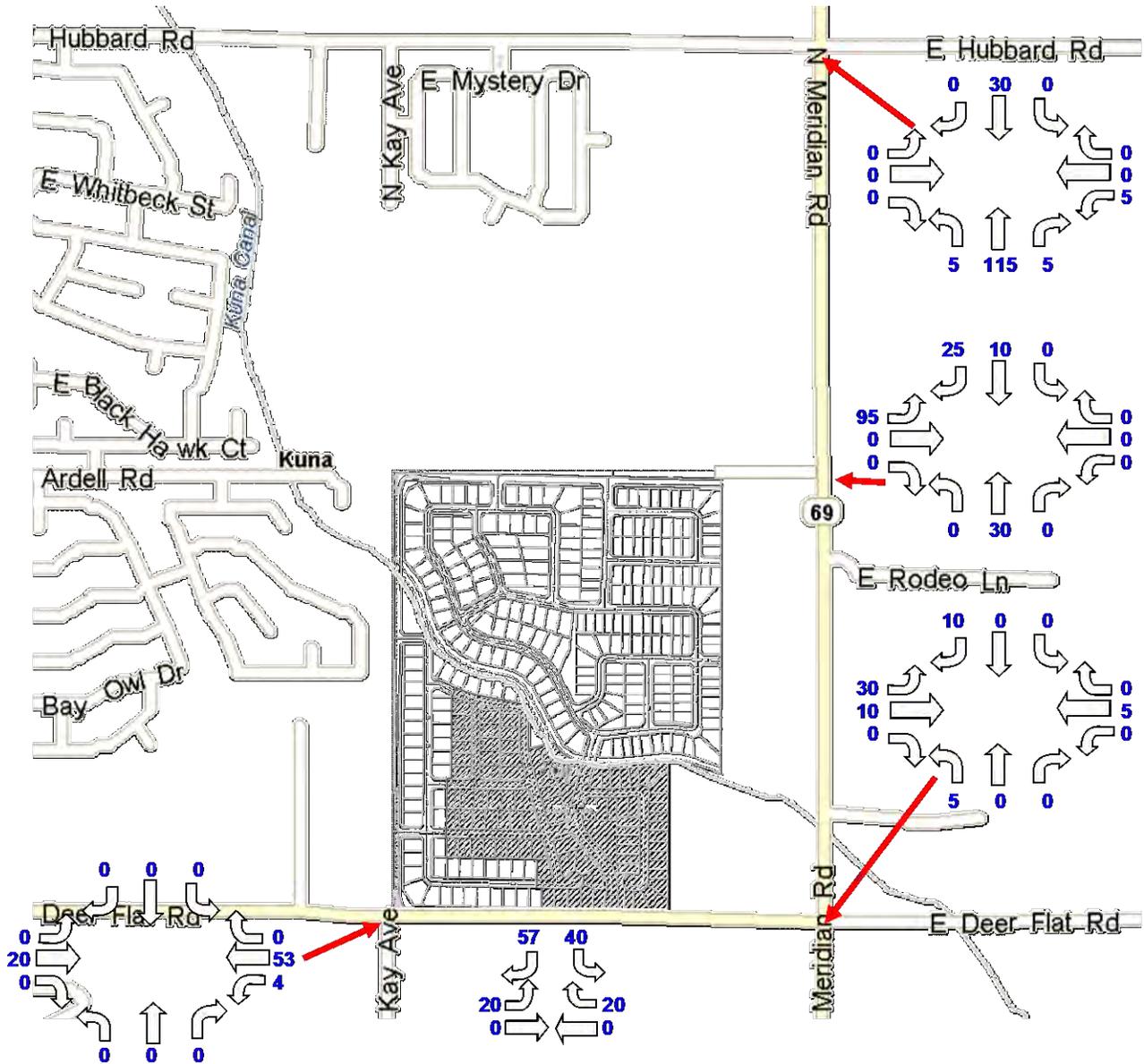
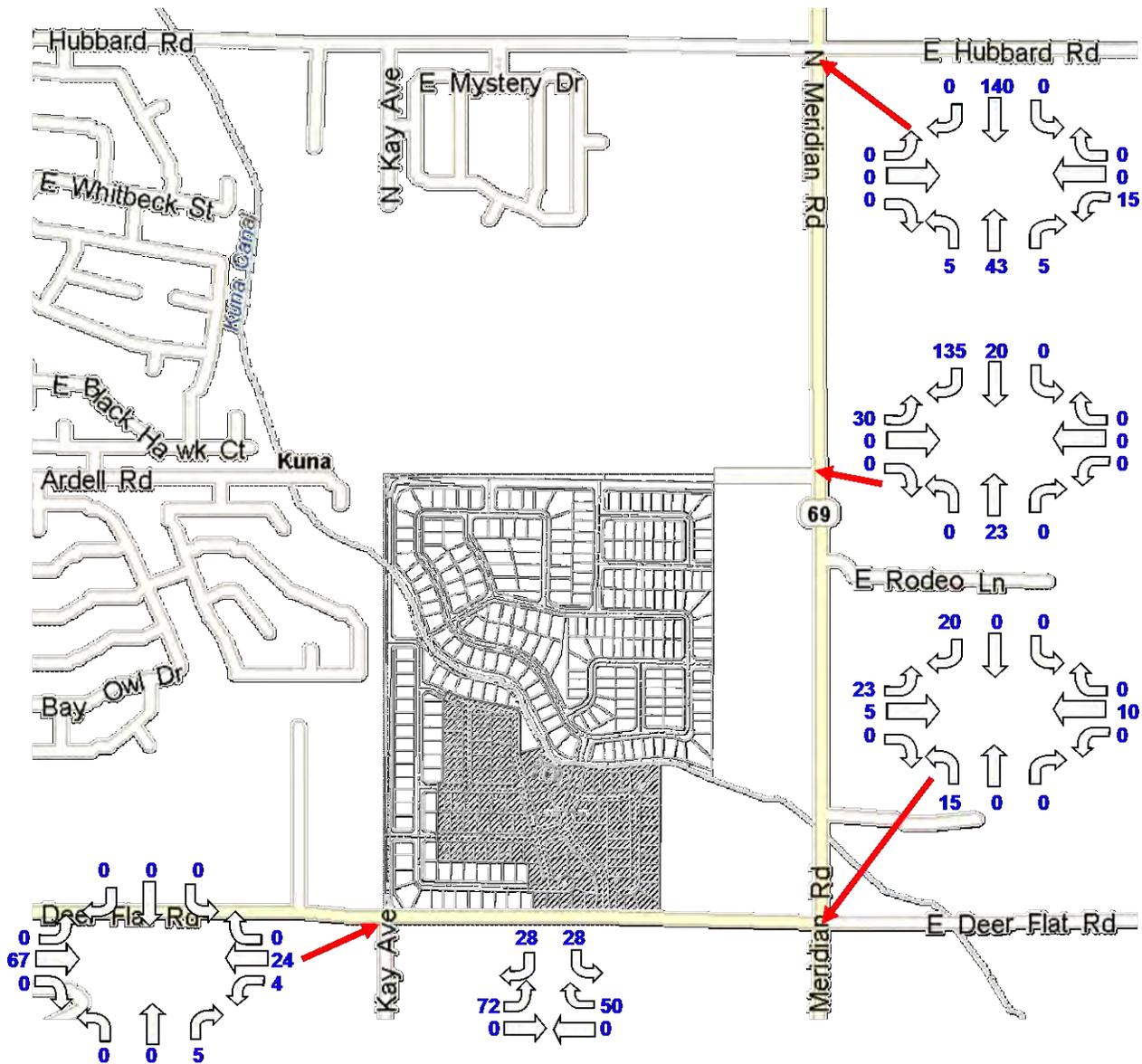


Figure 9 - PM Peak Hour Site Traffic



### Total Traffic

The site traffic is then added to the background traffic as determined above. **Figure 10** shows the total traffic at each intersection for AM peak hour conditions. **Figure 11** shows the total traffic at each intersection for PM peak hour traffic conditions for the build out year of 2020.

**Figure 10 - Build Out Year Total AM Peak Hour Traffic**

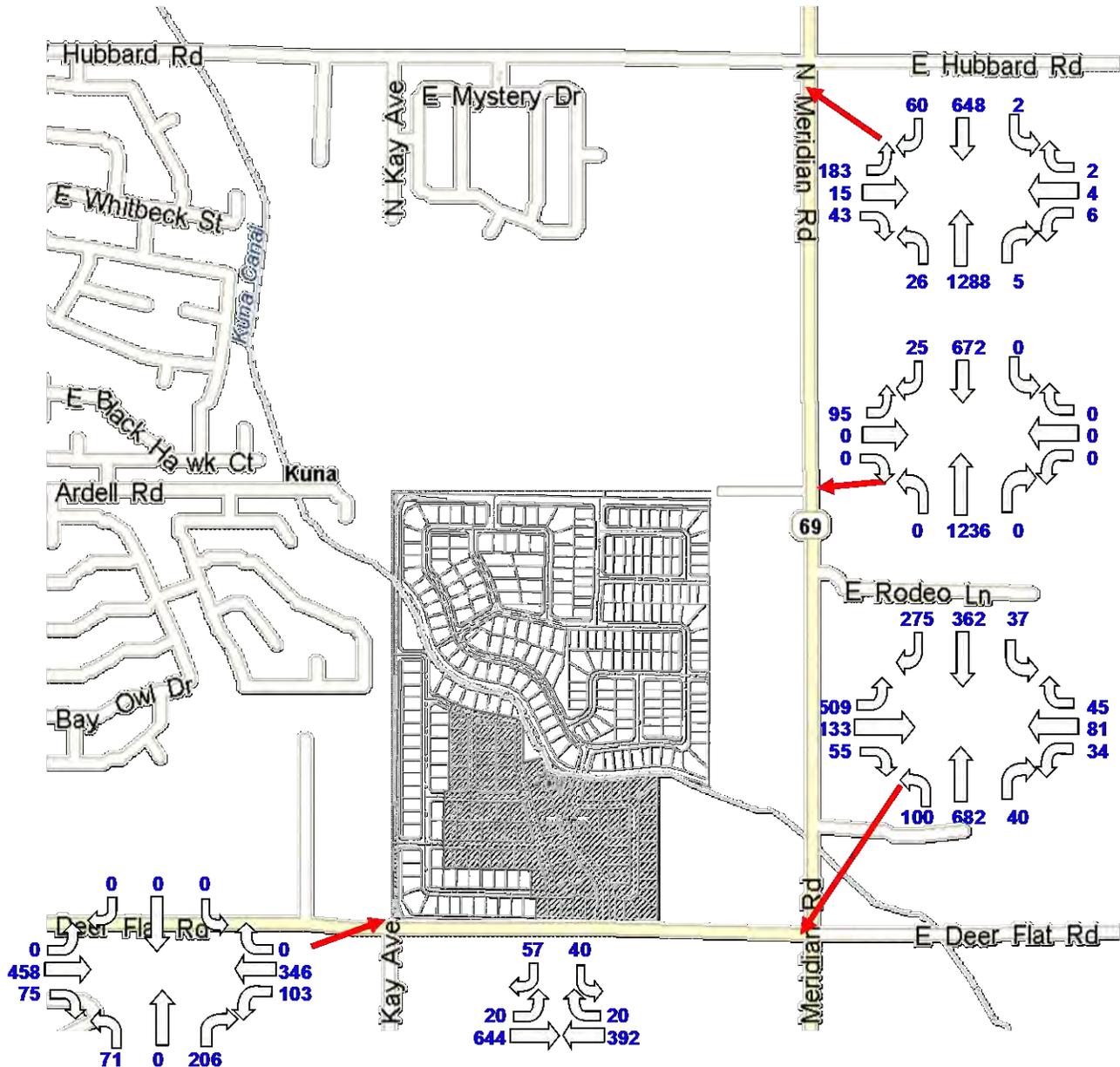
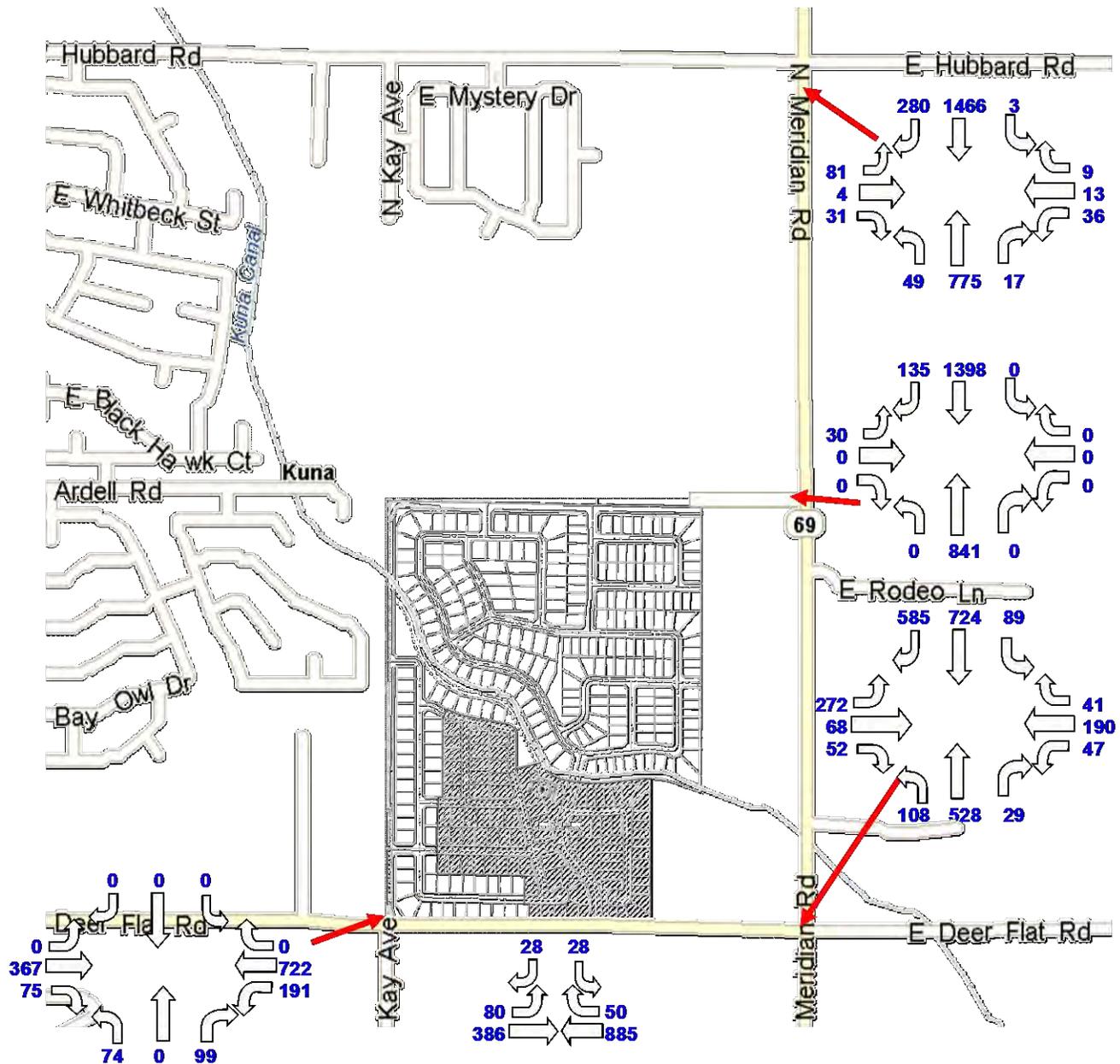


Figure 11 - Build Out Year Total PM Peak Hour Traffic



# TRAFFIC ANALYSIS

## Capacity Analysis and Level of Service

Capacity analysis was performed using the Highway Capacity Software (HCS2010), based on the 2010 edition of the Highway Capacity Manual. Level of service for stop controlled intersections is based on the average delay of vehicles traveling through the intersection. **Table 7** shows the AM peak hour intersection. **Table 8** shows the PM peak intersection. Copies of the calculations are included in the appendix of this report.

**Table 7 - AM Peak Hour Intersection Summary**

LOS Summary AM Peak Hour Conditions	2016			Build Out						Mitigated		
	Existing			Background			Total					
	Delay s/v	v/c	LOS	Delay s/v	v/c	LOS	Delay s/v	v/c	LOS	Delay s/v	v/c	LOS
Meridian/Hubbard	27.3		D	58.7		F	78.2		F	15.8		B
NB Approach	8.4	0.02	A	9.1	0.02	A	9.3	9.30	A	14.2	0.61	B
SB Approach	10.0	0.00	B	11.3	0.00	B	12.1	12.10	B	10.8	0.43	B
EB Approach	27.0		D	58.7		F	78.2		F	37.2		D
Left	29.9	0.57	D	67.9	0.83	F	90.3	0.92	F	37.4	0.57	D
Thru/Right	18.6	0.20	C	33.9	0.37	D	45.6	0.45	E	36.5	0.24	D
WB Approach	27.3		D	48.3		E	50.9		F	45.6		D
Left	22.6	0.00	C	31.5	0.01	D	39.0	0.06	E	45.1	0.04	D
Thru/Right	28.1	0.04	D	51.1	0.07	F	64.9	0.09	F	46.1	0.09	D
Deer Flat/Kay	31.0		D	23.2		C	27.7		D			
NB Approach	31.0	0.74	D	23.2	0.62	C	27.7	0.67	D			
WB Approach	9.1	0.11	A	9.0	0.11	A	9.1	0.11	A			
Deer Flat Entrance							13.9		B			
SB Approach							17.4	0.13	C			
EB Approach							8.3	0.12	A			
Meridian/Ardell							26.1		D			
NB Approach							9.1	0.00	A			
EB Approach							26.1	0.37	D			
Meridian/Deer Flat	28.4	0.63	C	29.8	0.74	C	31.4	0.78	C			
EB Approach	44.7		D	25.8		C	26.1		C			
Left	49.3	0.88	D	27.6	0.85	C	28.4	0.87	C			
Thru/Right	29.0	0.17	C	21.0	0.32	C	19.9	0.32	B			
WB Approach	46.9		D	40.0		D	40.0		D			
Left	52.8	0.61	D	34.3	0.14	C	34.1	0.14	C			
Thru/Right	46.0	0.83	D	41.6	0.75	D	41.5	0.76	D			
NB Approach	19.3		B	29.9		C	31.8		C			
Left	55.1	0.79	E	44.7	0.78	D	44.4	0.78	D			
Through	13.5	0.16	B	27.9	0.60	C	30.0	0.63	C			
Right	13.5	0.16	B	28.0	0.60	C	30.1	0.63	C			
SB Approach	23.2		C	31.3		C	34.4		C			
Left	59.0	0.45	E	47.5	0.67	D	47.5	0.67	D			
Through	21.1	0.64	C	29.9	0.57	C	33.1	0.62	C			
Right	22.8	0.61	C	30.7	0.57	C	34.1	0.63	C			

**Table 8 - PM Peak Hour Intersection Analysis Summary**

LOS Summary PM Peak Hour Conditions	2016			Build Out								
	Existing			Background			Total			Mitigated		
	Delay s/v	v/c	LOS									
Meridian/Hubbard	52.1		F	136.4		F	271.3		F	15.3		B
NB Approach	12.5	0.07	B	16.0	0.14	C	18.1	0.18	C	9.3	0.79	A
SB Approach	8.5	0.00	A	9.3	0.00	A	9.1	0.01	A	15.5	0.76	B
EB Approach	49.9		E	136.4		F	271.3		F	44.1		D
Left	19.9	0.03	C	179.2	1.00	F	364.2	1.44	E	43.6	0.43	D
Thru/Right	59.0	0.26	F	35.1	0.24	E	47.7	0.34	F	45.2	0.36	D
WB Approach	52.1		F	123.7		F	195.9		F	45.3		D
Left	61.2	0.61	F	33.1	0.15	D	50.8	0.36	F	43.9	0.18	D
Thru/Right	21.2	0.11	C	207.1	0.66	F	432.2	1.08	F	47.0	0.31	D
Deer Flat/Kay	30.9		D	35.0		D	38.9		E			
NB Approach	30.9	0.62	D	38.0	0.67	D	38.9	0.65	E			
WB Approach	8.9	0.18	A	8.9	0.18	A	9.2	0.00	A			
Deer Flat Entrance							19.9		C			
SB Approach							22.0	0.13	C			
EB Approach							10.8	0.12	B			
Meridian/Ardell							28.2		D			
NB Approach							12.2	0.00	A			
EB Approach							28.2	0.17	D			
Meridian/Deer Flat	28.4	0.66	C	35.2	0.74	D	40.0	0.78	D			
EB Approach	44.7		D	40.6		D	49.6		D			
Left	49.3	0.88	D	45.3	0.83	D	58.2	0.90	E			
Thru/Right	29.0	0.17	C	30.3	0.30	C	29.9	0.30	C			
WB Approach	46.9		D	42.0		D	41.7		D			
Left	52.8	0.61	D	33.2	0.15	C	32.7	0.15	D			
Thru/Right	46.0	0.83	D	43.8	0.86	D	43.5	0.86	D			
NB Approach	19.3		B	24.3		C	25.1		C			
Left	55.1	0.79	E	49.6	0.78	D	48.7	0.80	D			
Through	13.5	0.16	B	20.1	0.37	C	20.5	0.37	B			
Right	13.5	0.16	B	20.1	0.37	C	20.6	0.37	B			
SB Approach	23.2		C	37.8		D	44.2		D			
Left	59.0	0.45	E	49.8	0.78	D	49.8	0.78	E			
Through	21.1	0.64	C	35.7	0.85	D	41.9	0.89	D			
Right	22.8	0.61	C	38.4	0.86	D	46.0	0.91	D			

### Intersection Analysis

The intersection of Hubbard Road and Meridian Road will operate at a poor level of service under existing conditions and in both the background traffic and build out traffic conditions. However, when the proposed signal is installed, the intersection will operate at an acceptable level of service and will have significant available capacity. In the PM peak hour, the intersection will go from a very poor LOS F to LOS B. It is likely that a significant amount of traffic will divert from other intersections and utilize this intersection when it becomes signalized. This may change the level of service of the signal operation.

The intersection of Deer Flat Road and Kay Avenue will operate at LOS E in the PM peak hour under build out traffic conditions. This is primarily due to the northbound left turn movement. If Deer Flat is widened to five lanes, it will operate at LOS D.

The intersection of Deer Flat Road and Meridian Road will function at LOS D without any improvements to the intersection under build out traffic conditions.

*The intersection of Ardell Road and Meridian Road will operate at LOS D in the PM peak hour conditions.*

### Roadway Analysis

Roadway segments are analyzed under horizon year peak hour traffic in accordance with Table 2 of the ACHD Development Policy Manual. The results are shown in **Table 9**.

**Table 9 - Roadway Segment Analysis**

Roadway Segment	Location	Direction	Peak Hour	Build Out Year Traffic	Site Traffic	Off Site Traffic	Total Traffic
Deer Flat Road	E. of Kay Ave	EB	AM	650	40	0	690
		WB	PM	905	50	0	955
Ardell Road	W. of Meridian	WB	PM	0	135	0	135
		EB	AM	0	100	0	100

Deer Flat Road is classified as a minor arterial roadway and has a continuous left turn lane. The minimum level of service required by ACHD policy is LOS D with a maximum directional hourly volume of 720 vehicles per hour. Deer Flat Road is currently operating at LOS E, and is expected to operate at LOS F under background traffic conditions in the PM peak hour. With the addition of site traffic, Deer Flat Road will operate above the threshold for LOS E. When Deer Flat Road is widened to five lanes, the roadway segment will operate at LOS D or better.

*Ardell Road is classified as collector roadway. It will be constructed with two lanes at this time. With two lanes, it will be expected to operate at LOS D or better with a maximum directional hourly volume of 425 vehicles per hour. Ardell Road is anticipated to operate below that threshold.*

### Site Access

The developer is proposing access from one location on Deer Flat Road, and the extension of Ardell Road to Meridian Road. The access on to Deer Flat is approximately 850 feet from a planned connection on the south side of Deer Flat Road and 900 feet from Kay Avenue. This will be a collector road. This access is in conformance with ACHD policy

*The proposed accesses on to Ardell will be in conformance with ACHD policy. Ardell is a proposed public road located on the 1/2 section line. It is in conformance with ITD access policy*

### Site Circulation

The site plan provides good internal circulation, several access points to the subdivision, and cross connection to other development. None of the internal roadways that show front on housing should exceed 1,000 vpd.

Figure 12 - Internal Daily Traffic Volumes



### Turn Lanes

Deer Flat Road and Meridian Road currently have center left turn lanes. No analysis is required for this improvement. Right turn lanes on Deer Flat Road are analyzed using the guidelines in the ACHD Development Policy Manual. Right turn lanes on Meridian Road are analyzed using the guidelines in the ITD Traffic Manual.

**Table 10 - Right Turn Lane Data**

Roadway	Intersection		Through Traffic	Right Turns	Critical Movement
Deer Flat Road	Entrance	AM Peak	392	20	
		PM Peak	885	50	X
Meridian Road	Ardell Road	AM Peak	672	25	
		PM Peak	1398	135	X
Meridian Road	Deer Flat Road	AM Peak	362	275	
		PM Peak	724	585	X

**Figure 13 - Right Turn Lane Guidelines for Two Lane Road**

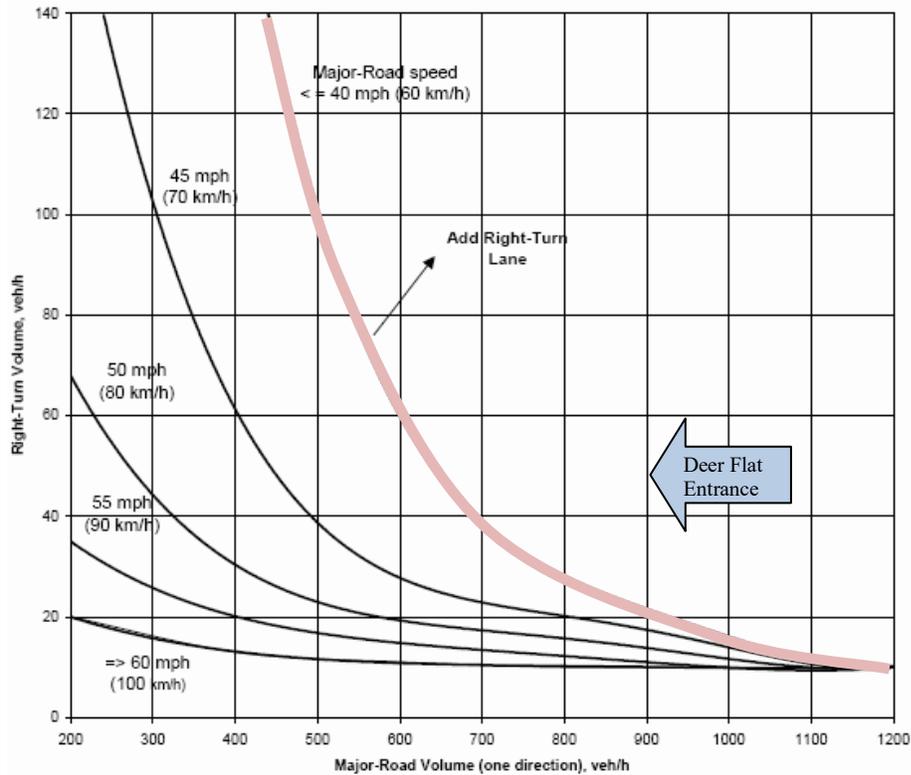
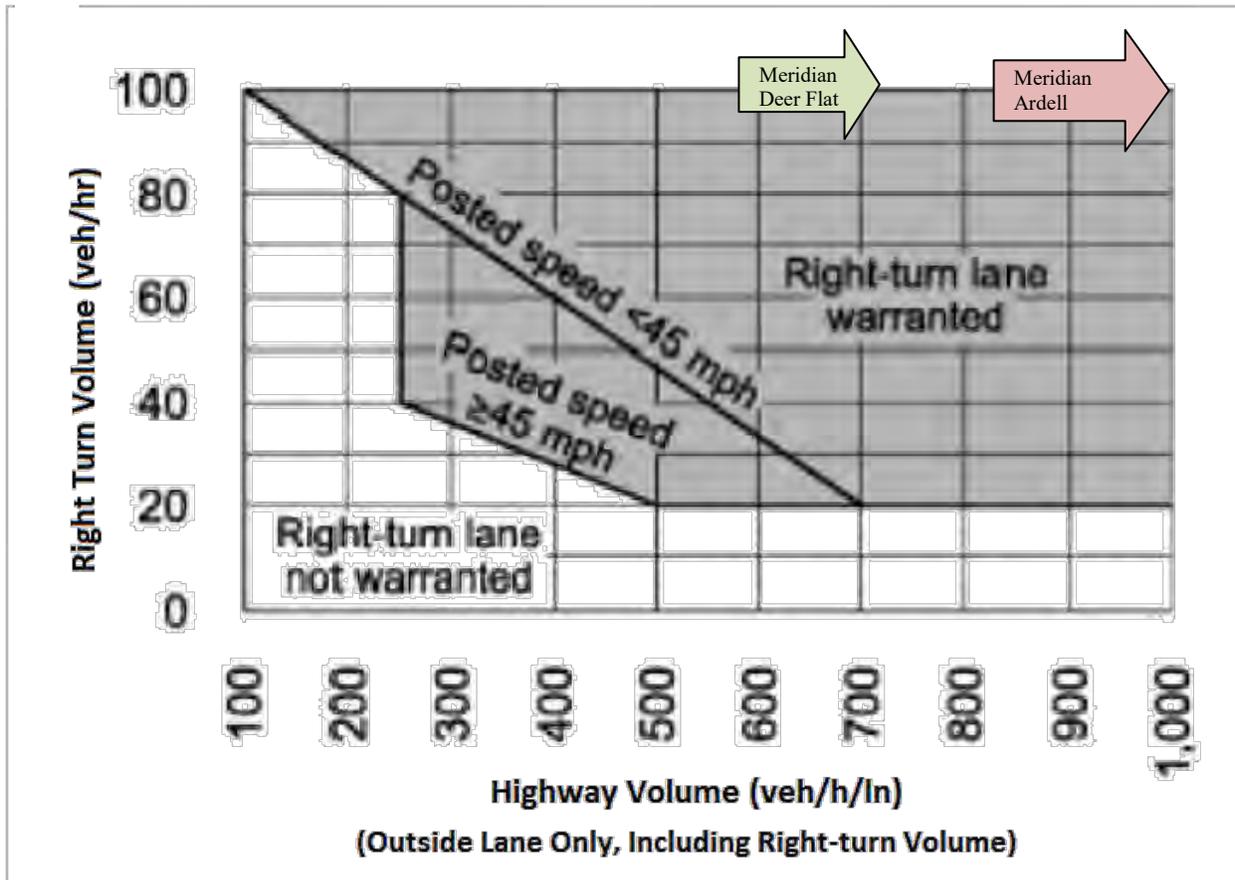


Figure 14 - Right Turn Lane Guidelines for Four Lane Roadways



A right turn lane is warranted at the entrances to the site on Deer Flat Road. A right turn lane is warranted on Meridian Road and Ardell Road. A turn lane is warranted on Meridian Road at Deer Flat Road. This turn lane is warranted under existing conditions. This project will increase the volume of this movement by 4.3%.

### Signal Warrant Analysis

The intersection of Kay Avenue and Deer Flat Road will operate at LOS E in the PM peak hour under total traffic conditions. Existing peak hour counts are available for all approaches to the intersection. Existing 8<sup>th</sup> highest hour and 4<sup>th</sup> highest hour is available on Deer Flat Road from the 24 hour roadway count. The 8<sup>th</sup> highest hour and 4<sup>th</sup> highest hour on Kay Avenue is not available, and is estimated as a percentage of the peak hour, using the Deer Flat Road data. Background year traffic is estimated using the growth factor assumed in this report.

The intersection of Kay Avenue and Deer Flat Road will operate at LOS E in the PM peak hour under total traffic conditions. Existing peak hour counts are available for all approaches to the intersection. Existing 8<sup>th</sup> highest hour and 4<sup>th</sup> highest hour is available on Deer Flat Road from the 24 hour roadway count. The 8<sup>th</sup> highest hour and 4<sup>th</sup> highest hour on Kay Avenue is not available, and is estimated as a percentage of the peak hour,

using the Deer Flat Road data. Background year traffic is estimated using the growth factor assumed in this report.

Based on these assumptions, an analysis is done on the three traffic related signal warrants in the Manual on Uniform Traffic Control Devices: Warrant 1 – 8<sup>th</sup> Highest Hour Warrant, Warrant 2 – 4<sup>th</sup> Highest Hour Warrant, and Warrant 3 – Peak Hour Warrant. The calculations are included in the appendix. The results are summarized below:

**Table 11- Signal Warrant Analysis Summary for Deer Flat and Kay Avenue**

Deer Flat Rd. and Kay Ave	Warrant 1 Cond A	Warrant 1 Cond B	Warrant 1 A+B	Warrant 2	Warrant 3
2016 Existing Traffic	No	No	No	No	No
2021 Background Traffic	No	No	No	Yes	Yes
2021 Total Traffic	No	No	Yes	Yes	Yes

Based on the above analysis, the intersection will meet warrants 2 and 3 under background traffic conditions and total traffic conditions. Only the larger of the two minor approach volumes is considered in the analysis. In this case, the larger volume is on the south approach. This project only adds 2.8% of the traffic to that approach and 8.9% of the traffic to the total intersection.

With the high school at on the southwest corner of the intersection, warrant 5 for a school crossing may be met. At this time, there are no destinations on the north side of Deer Flat Road, so there are very few pedestrian crossings.

When Deer Flat is widened to five lanes, the intersection will function at an acceptable level of service. Since this improvement is under consideration, a signal would normally not be considered an acceptable improvement.

**Table 12 - Signal Warrant Analysis Summary for Meridian and Ardell**

Meridian Road and Ardell Road	Warrant 1 Cond A	Warrant 1 Cond B	Warrant 1 A+B	Warrant 2	Warrant 3
2021 Total Traffic	No	No	No	No	No

A signal is not warranted at the intersection of Ardell Road and Meridian Road due to traffic from this subdivision.

## DISCUSSIONS

### Roadway Improvements

#### Required Due to Existing Traffic Conditions

The intersection of Meridian Road and Hubbard Road is operating at LOS F under existing conditions in the PM peak hour. Improvements to the intersection will be

required to improve the operation of the intersection. A signal is planned for this intersection in the ACHD 5 year plan.

The intersection of Deer Flat Road and Kay Avenue functions at an acceptable level of service under existing traffic conditions. No improvements are required.

The intersection of Meridian Road and Deer Flat Road functions at an acceptable level of service under existing traffic conditions but queue for the eastbound left turn movement exceeds the available storage lane. A right turn lane is warranted on southbound Meridian Road.

The segment of Deer Flat Road west of Meridian Road is operating above capacity under existing conditions. Additional lanes are required to improve this condition. The ACHD 20 year plan includes widening of this segment in the 2027-2031 planning period.

### **Required Due to Background Traffic Conditions**

The intersection of Meridian Road and Hubbard Road will operate at LOS F under background traffic conditions in the PM peak hour. The signal should be constructed by the build out year. If the signal is constructed, the intersection will operate at LOS B or better.

The intersection of Deer Flat Road and Kay Avenue will function at LOS D under background traffic conditions and existing lane configurations.

The intersection of Meridian Road and Deer Flat Road will function at LOS D under background traffic conditions. The eastbound left turn queue is still a problem and a right turn lane is still warranted.

The segment of Deer Flat Road west of Meridian Road will continue to operate above capacity under background conditions. Additional lanes are required to improve this condition.

### **Required Due to Total Traffic Conditions**

The intersection of Meridian Road and Hubbard Road will operate at LOS F under total traffic conditions in the PM peak hour. The signal should be constructed by the build out year. If the signal is constructed, the intersection will operate at LOS B.

The intersection of Deer Flat Road and Kay Avenue will function at LOS E under total traffic conditions and existing lane configurations. The critical movement is the northbound left turn movement. This project does not add traffic to this movement. This intersection will meet a warrant for a signal. Widening Deer Flat Road to five lanes will also improve the operation of the intersection

The intersection of Meridian Road and Deer Flat Road will function at LOS D under total traffic conditions. *No improvements are necessary to improve the capacity of this intersection. The eastbound left turn lane queue will exceed the available storage, but due to the low through volume, this should not impact the level of service of the through movement. A southbound right turn lane is still warranted.*

The segment of Deer Flat Road west of Meridian Road will continue to operate above capacity under background conditions. Additional lanes are required to improve this condition.

## System Improvements

There are several proposed improvements to the transportation system that will have an impact on travel patterns in the area. These improvements will likely have a positive effect on the operation of the intersections in this study.

The intersection of Hubbard Road and Meridian Road is programmed for construction of a signal at the intersection. This will improve the level of service of the intersection and will provide significantly more capacity for the minor approaches to the intersection. The eastbound approach in particular would benefit. This may result in traffic diverting from Deer Flat Road and easing congestion for the eastbound left turn movement on Deer Flat Road at the intersection with Meridian Road.

Deer Flat Road is programmed to be widened to five lanes. This will most likely require some modifications to the signal at the intersection with Meridian Road. This additional capacity will allow the segment of Deer Flat Road to function at an acceptable level of service and will improve the level of service of the intersection of Kay Avenue and Deer Flat Road.

Kay Avenue is planned to be extended from Deer Flat Road to Hubbard Road. This project will construct a portion of that road. Future development will complete this connection. This will provide an alternative access to the transportation system and will certainly allow traffic from this development to avoid Deer Flat Road and access the signal at Hubbard Road.

Ardell Road is planned to be extended from the existing terminus to Meridian Road. This project will construct a portion of that road *and connect to Meridian Road*. Future development will complete this *connection to the west*. *The completion of Ardell Road may relieve the southbound right turn movement at the intersection of Meridian Road and Deer Flat Road.*

## On-site Traffic

The internal roadway system of the proposed development will allow for good site circulation. None of the roadways will exceed a daily volume of 1,000 vpd except for roads that connect to the transportation system directly. These roads do not have front on housing.

## CONCLUSIONS

This study identifies transportation impacts associated with the proposed Winfield Springs Subdivision in Kuna, Idaho. The project is a residential development. Below are the findings of this report:

- This project is a proposed residential development of 342 single family dwellings.



- Based on the trip generation methods recommended in the Trip Generation Manual, the site will generate 3256 trips per day, of which 257 trips will occur during the AM peak hour and 343 trips will occur during the PM peak hour.
- The site will access the transportation system via Deer Flat Road, and extension of Ardell Road to Meridian Road
- The intersection of Meridian Road and Hubbard Road will operate at LOS F under background and total traffic conditions in the build out year. The critical peak hour is in the PM peak hour. A signal is programmed for construction prior to the build out year. With a signal, the intersection will operate at LOS B under total traffic conditions.
- The intersection of Meridian Road and Deer Flat Road will operate at LOS D under total traffic conditions in the build out year. The critical peak hour is in the PM peak hour.
- The intersection of Deer Flat Road and Kay Avenue will operate at LOS E under background and total traffic conditions. The critical peak hour is in the PM peak hour and the critical movement is the northbound left turn movement. This project does not add traffic to that movement. This intersection will meet warrants for a signal under background and total traffic conditions. If Deer Flat Road is widened to five lanes, the intersection will operate at an acceptable level of service.
- The intersection of Deer Flat Road and the site entrance will operate at acceptable levels of service under total traffic conditions in the build out year. The critical peak hour is in the PM peak hour.
- The intersection of Ardell Road and Meridian Road will operate at an acceptable level of service under total traffic conditions in the build out year. The critical peak hour is the AM peak hour.
- Deer Flat Road is operating above the maximum recommended volume for LOS D under existing traffic conditions. Widening this segment to five lanes will provide additional capacity and will improve the LOS of the segment to LOS D or better. Widening this segment to five lanes will also improve the operation of the intersection of Deer Flat and Kay Avenue. This project is included in the ACHD 20 year capital improvement plan.
- Ardell Road will be extended to Meridian Road by this and future developments. When this extension is complete, it will provide an additional connection to the transportation system. This connection will lessen traffic on Deer Flat Road and especially the southbound right turn movement at Deer Flat Road and Meridian Road
- Kay Avenue will be extended from Deer Flat Road to Hubbard Road by this and future developments. When this extension is complete, it will provide an alternative connection to the transportation system. This will provide access to the new signal at Hubbard Road and Meridian Road and lessen the traffic volume at Deer Flat Road and Meridian Road.

**APPENDIX**  
**Scope of Work**  
**Traffic Counts**  
**Accident Data**  
**ACHD Improvements**  
**Capacity Calculations**  
**Signal Warrant Analysis**

**ESTIMATE OF TAX REVENUE GENERATION  
FOR  
WINFIELD SPRINGS SUBDIVISION**

Meridian Rd & Deer Flat Rd

Kuna, ID 83634

Ada County, Idaho

Sept. 28, 2016

**Property Details:**

Section 13, T2N, R1W, BM



250 S. Beechwood, Suite 201

Boise, ID 83709

208-376-7330



THE LANGDON GROUP



GATEWAY MAPPING INC.

OTHER J-U-B COMPANIES

Project: Winfield Springs Subdivision

Residential Lot Count: 348

Acres: 111.18

## ESTIMATE OF TAX REVENUE GENERATION

### ONE-TIME FEES

<u>Item</u>	<u>Per Lot</u>	<u>Total</u>
Sewer Hook-up Fee	\$ 4,326	\$1,505,448
Sewer Intersepter Fee	\$ 829	\$ 288,492
Water Hook-up Fee	\$ 2,258	\$ 785,784
Water Intersepter Fee	\$ 1,173	\$ 408,204
Water Meter 1"	\$ 360	\$ 125,280
Irrigation Hook-up Fee	\$ 1,520	\$ 528,960
Mechanical Fee-w/o Gas Fireplace- %25	\$ 93	\$ 32,364
Mechanical Fee-with Gas Fireplace- %75	\$ 128	\$ 44,544
Building Permit-Zoning Fee	\$ 40	\$ 13,920
Building Permit-Application Fee	\$ 30	\$ 10,440
Building Permit- Energy Fee	\$ 25	\$ 8,700
Building Permit- Average SF Fee	\$ 1,000	\$ 348,000
Annexation – Application Fee & Engineering Review		\$ 2,500
Preliminary Plat-Application Fee & Engineering Review		\$ 10,951
Design Review – Application Fee		\$ 510.40
ACHD Impact Fee	\$2,541	\$ 884,268
<b>TOTAL ONE TIME FEES</b>		<b>\$4,998,365.40</b>

## ANNUAL TAXES AND FEES

<u>Annual Fees</u>	<u>Per Lot</u>	<u>Total</u>
Annual Water Fee	\$ 186	\$ 64,728
Annual Sewer Fee	\$ 210	\$ 73,080
Annual Highway User Tax	\$ 150	\$ 52,200
<b>TOTAL ANNUAL FEES</b>		<b>\$190,008</b>

## ANNUAL TAXES

Estimated Property Value  
(Comparable)

**\$ 173,725**

<u>Description</u>	<u>Levy</u>	<u>Per Lot</u>	<u>Total</u>
Ada County	0.302%	\$524	\$182,352
Pest Extermination	0.014%	\$24	\$ 8,352
Emergency Medical	0.015%	\$26	\$ 9,048
Ada County Highway Dist	0.1%	\$174	\$ 60,552
Kuna School District	0.341%	\$592	\$206,016
Kuna Library	0.06%	\$104	\$ 36,192
Kuna City	.312%	\$542	\$188,616
Kuna Cemetery	0.014%	\$24	\$ 8,352
Kuna Fire	0.13%	\$226	\$ 78,648
<b>TOTAL ANNUAL TAXES</b>			<b>\$778,128</b>
<b>TOTAL ANNUAL TAXES &amp; FEES</b>			<b>\$968,136</b>

## Kristi Watkins

---

**From:** Sub Name Mail <subnamemail@adaweb.net>  
**Sent:** Wednesday, August 10, 2016 2:45 PM  
**To:** Michael Byrns; Kristi Watkins  
**Subject:** Winfield Springs Sub Name Reservation

August 10, 2016

Michael Byrns, JUB Engineers  
Kristi Watkins, JUB Engineers

RE: Subdivision Name Reservation: WINFIELD SPRINGS SUBDIVISION

At your request, I will reserve the name WINFIELD SPRINGS SUBDIVISION for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,



**Ada County**  
**2025**

Collaborate. Innovate. Thrive  
[www.adacounty2025.com](http://www.adacounty2025.com)

Jerry L. Hastings, PLS 5359  
*County Surveyor*  
Deputy Clerk Recorder  
Ada County Development Services  
200 W. Front St., Boise, ID 83702  
(208) 287-7912 *office*  
(208) 287-7909 *fax*

---

**From:** Kristi Watkins [<mailto:kwatkins@jub.com>]  
**Sent:** Wednesday, August 10, 2016 10:25 AM  
**To:** Jerry Hastings  
**Subject:** Winfield Springs Sub Name Reservation Request

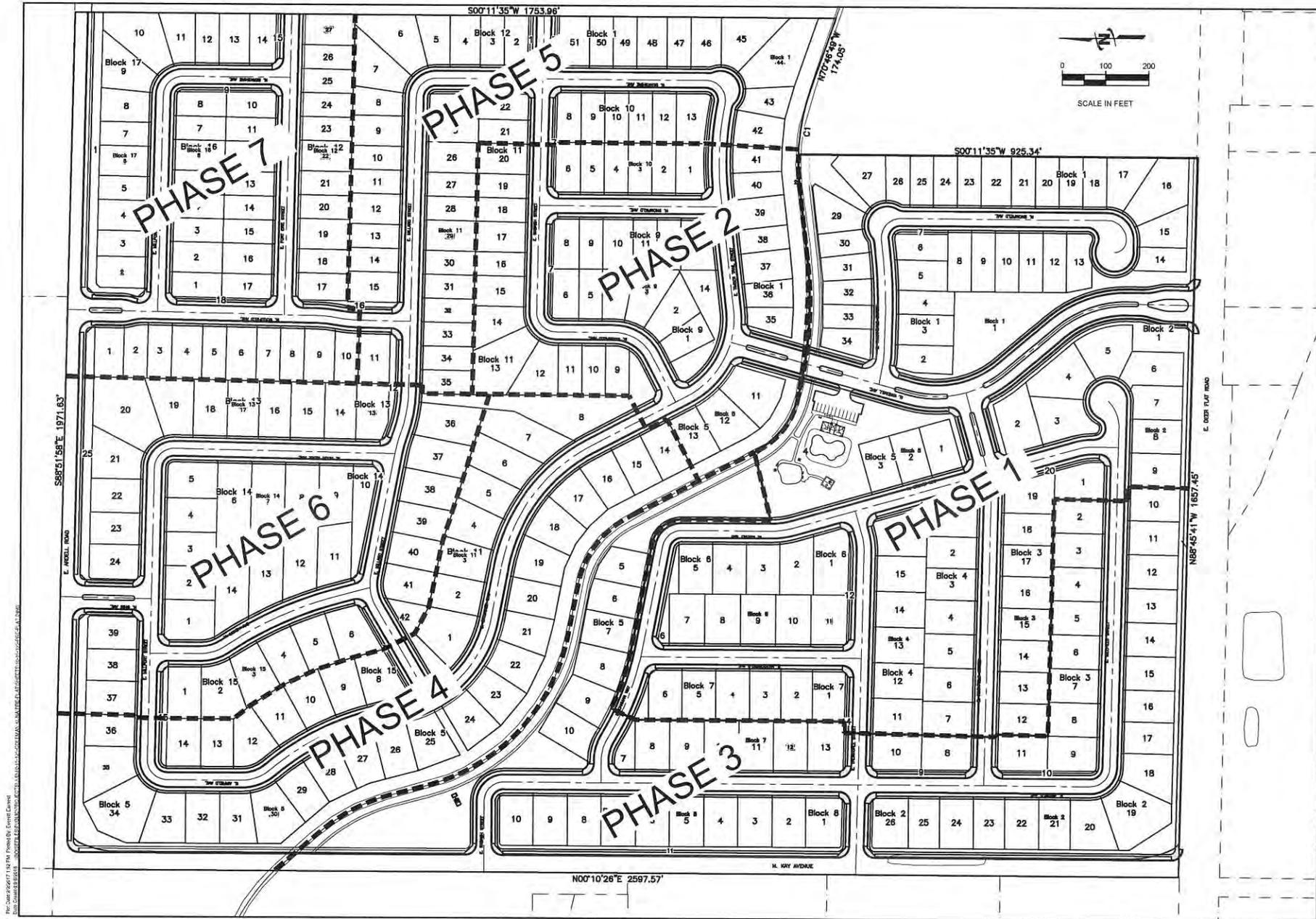
Good Morning Jerry:

We would like to request approval of **Winfield Springs Subdivision** for the property located at **1925 N Meridian Rd**, Kuna ID, Parcel # S1313449115, Section 13, T2N, R1W, BM.

Owner: Margaret Hill Family Limited Partnership  
1556 E Locust View Lane  
Meridian, ID

Developer: Coleman Homes  
3103 Sheryl Dr, Suite 100  
Meridian, ID

Engineer: JUB Engineers, Inc.



J-U-B ENGINEERS, INC.  
 250 S. Beachwood Ave.  
 Suite 201  
 Boise, ID 83709-0944  
 Phone: 208.276.7330  
 Fax: 208.323.9336  
 www.jub.com

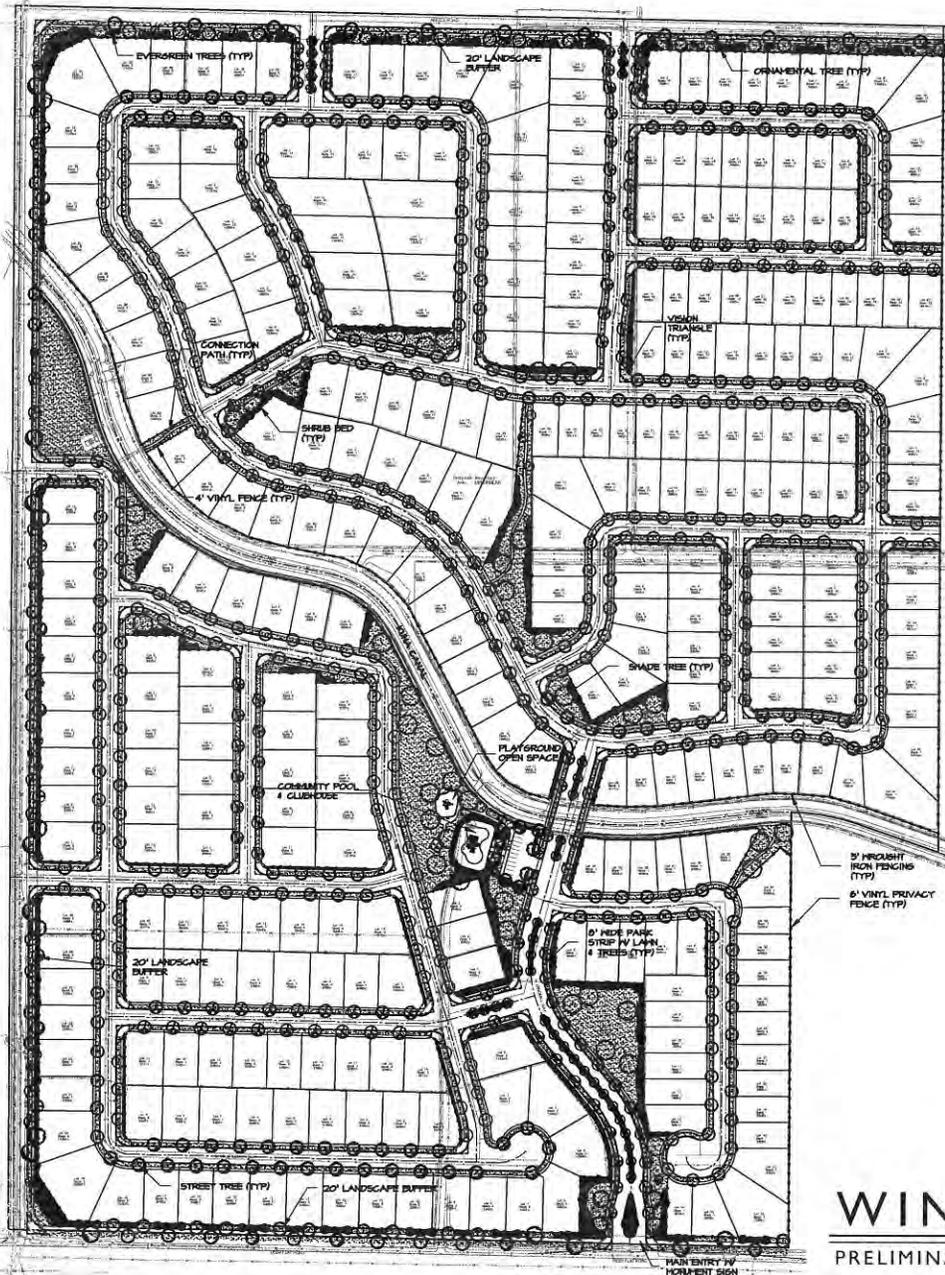
THIS DOCUMENT AND THE DESIGN THEREON ARE UNREGISTERED AND UNINCORPORATED PROPERTY OF JUB ENGINEERS, INC. AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN AUTHORIZATION OF JUB ENGINEERS, INC.

WINFIELD SPRINGS SUBDIVISION  
 CITY OF KUNA, ADA COUNTY, IDAHO.

DATE: 10-15-2016 (DATE PLAT)  
 DRAWN BY:  
 DESIGNED BY:  
 CHECKED BY:  
 AT THE OFFICE OF THE COUNTY CLERK  
 IN THE CITY OF KUNA, IDAHO  
 SHEET NUMBER:  
 1

Exhibit  
 A-2K

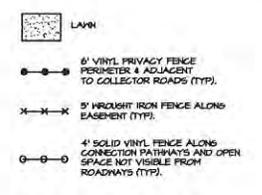
RECEIVED  
2-26-17



**PLANT PALETTE**

SYM	COMMON NAME	BOTANICAL NAME	SIZE
<b>EVERGREEN TREES</b>			
(Symbol)	AUSTRIAN PINE	PINUS NIGRA	6-8' HT 8" DB
(Symbol)	BOCANAN PINE	PINUS LEUCODERMIS	6-8' HT 8" DB
(Symbol)	BLUE SPRUCE	PICEA PARSONS MOERHEIM	6-8' HT 8" DB
(Symbol)	MOONBLOSSOM JUNIPER	JUNIPERUS SCOPULORUM MOONBLOSSOM	6-8' HT 8" DB
(Symbol)	VANDERKOLP'S PINE	PINUS FLEXILIS VANDERKOLP'S	6-8' HT 8" DB
<b>SHADE TREES (CLASS III)</b>			
(Symbol)	LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2' GAL 8" DB
(Symbol)	NORTHERN RED OAK	QUERCUS RUBRA	2' GAL 8" DB
<b>STREET TREES (CLASS III)</b>			
(Symbol)	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2' GAL 8" DB
(Symbol)	ARISTOCRAT PEAR	PIRUS CALLERYANA 'ARISTOCRAT'	2' GAL 8" DB
(Symbol)	GREENSPRING LINDEN	TILIA CORDATA	2' GAL 8" DB
(Symbol)	SCITINE HONEYLOCUST	GLEDITSIA TRIANGANTHOS HERMIS 'SKYCOLE'	2' GAL 8" DB
(Symbol)	PATMORE ASH	FRAXINUS PENNSYLVANICA PATMORE	2' GAL 8" DB
(Symbol)	MORANE SHEETMUM	LIQUIDAMBAR STRYACIFLUA MORANE	2' GAL 8" DB
(Symbol)	TULIP TREE	LIRIODENDRON TULIPFERA	2' GAL 8" DB
<b>ORNAMENTAL TREES (CLASS II)</b>			
(Symbol)	AMAR MAPLE	ACER SINNALA 'FLAME'	2' GAL 8" DB
(Symbol)	GHAUGHTLER PEAR	PIRUS CALLERYANA 'SILVENS FORM'	2' GAL 8" DB
(Symbol)	ROYAL RANDOLPH'S CRABAPPLE	MALUS x 'LIFE-KIND'	2' GAL 8" DB
(Symbol)	SPRING SNOW CRABAPPLE	MALUS x 'SPRING SNOW'	2' GAL 8" DB
<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>			
(Symbol)	BLACK EYED SUSAN	RUDBECKIA PULCHRA 'GOLDSTRUM'	1 GAL, 24" OC.
(Symbol)	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'MILTON'	2 GAL
(Symbol)	RED FLOWER CARPET ROSE	ROSA FLORENTINA 'CARPET ROSE'	3 GAL
(Symbol)	OPAH FOUNTAIN GRASS	PENISSETUM ALOPECUROIDES 'HAMBEL'	3 GAL
(Symbol)	DARTS GOLD NINEBARK	PHYTOCARPUS ORULIFOLIUS 'DARTS GOLD'	1 GAL
(Symbol)	STELLA D'ORO DAVALL	HEXENKALLIS 'STELLA D'ORO'	3 GAL
(Symbol)	EMERALD N' GOLD EUNYMIAS	EUNYMIAS FORTUNEI 'EMERALD N' GOLD'	5 GAL
(Symbol)	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'ENDLESS SUMMER'	5 GAL
(Symbol)	FINE LINE BUGLEHOORN	RIHANUS FRAGULA 'RON WILLIAMS'	5 GAL
(Symbol)	GRASS-LIKE SPINAC	RUBUS AROMATICA 'GRASS-LIKE'	5 GAL
(Symbol)	WOODY BIRD DOORWOOD	CORUS ALBA 'BALMUDA'	5 GAL
(Symbol)	KARL FOSTER REED GRASS	CALAMAGROSTIS ARABIDINACEA 'K.F.'	1 GAL
(Symbol)	LITTLE DEVIL NINEBARK	PHYTOCARPUS ORULIFOLIUS 'DOONA MAY'	5 GAL
(Symbol)	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGSTUFIOLIA 'HIDCOTE BLUE'	3 GAL
(Symbol)	OTTO LYTKEN LAUREL	PRUNUS LAURO-CERASUS 'OTTO LYTKEN'	5 GAL
(Symbol)	PINK RANDOLPH'S PEAR	PIRUS CALLERYANA 'PINK RANDOLPH'	5 GAL
(Symbol)	MAIDEN GRASS	MISCANTHUS SINENSIS 'BRACILLIUM'	1 GAL
(Symbol)	SUNSHINE NINEBARK	PHYTOCARPUS ORULIFOLIA 'SEWARD'	5 GAL

**LEGEND**



**DEVELOPMENT FEATURES**

TOTAL AREA	1118 AC.
TOTAL LOTS	375 LOTS
BUILDABLE LOTS	342 LOTS
COMMON LOTS	33 LOTS
COMMON AREA	14.02 AC.
COMMON AREA %	1.26%
EXISTING ZONING	RUT - M2
PROPOSED ZONING	R-6

**LANDSCAPE CALCULATIONS**

LANDSCAPE BUFFER ARE REQUIRED TO BE PLANTED WITH THE FOLLOWING PLANTS PER 100 LINEAR FEET: TWO (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND TWELVE (12) SHRUBS. EACH REQUIRED SHADE TREE MAY BE SUBSTITUTED FOR TWO (2) FLOWERING/ORNAMENTAL TREES.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
E. ARDELL ST.	20'	1820' / 100' =	36 TREES 55 EVERGREENS 210 SHRUBS	46 TREES (28 SHADE TREES + 18 ORNAMENTAL TREES) 61 EVERGREENS 346 SHRUBS
N. KAY ST.	20'	2200' / 100' =	50 TREES 75 EVERGREENS 300 SHRUBS	50 TREES (44 SHADE TREES + 6 ORNAMENTAL TREES) 84 EVERGREENS 301 SHRUBS
E. DEER FLAT RD.	20'	1540' / 100' =	31 TREES 46 EVERGREENS 105 SHRUBS	30 TREES (21 SHADE TREES + 9 ORNAMENTAL TREES) 52 EVERGREENS 200 SHRUBS
			NUMBER OF TREES PROVIDED ON BUFFERS	376
			NUMBER OF TREES PROVIDED ON COMMON LOTS	203
			NUMBER OF TREES PROVIDED ON RESIDENTIAL STREETS	5021
			TOTAL NUMBER OF TREES	1100

THERE ARE NO EXISTING TREES ON SITE.

**NOTES**

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT PROVIDED BY BUILDER AND/OR DEVELOPER.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE STRUCTURES OR FACILITIES. SHRUBS BEES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- NO TREES SHALL IMPED THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 9' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
- LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAY LANDSCAPE PLAN DESIGN/REVISION AND RISE. BANKERS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.

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PO Box 80000, PO Box 80000



**WINFIELD SPRINGS SUBDIVISION**

PRELIMINARY PLAT LANDSCAPE PLAN

KUNA, ID

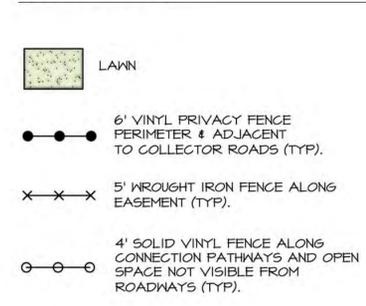
A-2m



## PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
<b>EVERGREEN TREES</b>			
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B&B
	BOSNIAN PINE	PINUS LEUCODERMIS	6-8' HT B&B
	BLUE SPRUCE	PICEA PUNGENS 'MOERHEIM'	6-8' HT B&B
	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	6-8' HT B&B
	VANDERWOLF'S PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B
<b>SHADE TREES (CLASS III)</b>			
	LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B&B
	NORTHERN RED OAK	QUERCUS RUBRA	2" CAL B&B
<b>STREET TREES (CLASS II)</b>			
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B&B
	ARISTOCRAT PEAR	PYRUS CALLERYANA 'ARISTOCRAT'	2" CAL B&B
	GREENSPRING LINDEN	TILIA CORDATA	2" CAL B&B
	SKYLINE HONEYLOCUST	GLEADITSA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B
	PATMORE ASH	FRAXINUS PENNSYLVANICA 'PATMORE'	2" CAL B&B
	MORAINÉ SWEETGUM	LIQUIDAMBER STYRACIFLUA 'MORAINÉ'	2" CAL B&B
	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B&B
<b>ORNAMENTAL TREES (CLASS I)</b>			
	AMUR MAPLE	ACER GINNALA 'FLAME'	2" CAL B&B
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B&B
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KWS'	2" CAL B&B
	SPRING SNOW CRABAPPLE	MALUS x 'SPRING SNOW'	2" CAL B&B
<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>			
	BLACK EYED SUSAN	RUBBECKIA FULGIDA 'GOLDSTRUM'	1 GAL. 24" O.G.
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTON'	2 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET-NOARE'	3 GAL
	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	5 GAL
	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	1 GAL
	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	3 GAL
	EMERALD 'N' GOLD EUONYMUS	EUONYMUS FORTUNEI 'EMERALD 'N' GOLD'	5 GAL
	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'PIHM-I'	3 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'IRON WILLIAMS'	5 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	5 GAL
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	3 GAL
	OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	5 GAL
	PJM RHODODENDRON	RHODODENDRON 'PJM'	5 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL

## LEGEND



## DEVELOPMENT FEATURES

TOTAL AREA	111.18 AC.
TOTAL LOTS	375 LOTS
BUILDABLE LOTS	342 LOTS
COMMON LOTS	33 LOTS
COMMON AREA	14.02 AC.
COMMON AREA %	12.6%
EXISTING ZONING	RUT - M2
PROPOSED ZONING	R-6

## LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER ARE REQUIRED TO BE PLANTED WITH THE FOLLOWING PLANTS PER 100 LINEAR FEET: TWO (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND TWELVE (12) SHRUBS. EACH REQUIRED SHADE TREE MAY BE SUBSTITUTED FOR TWO (2) FLOWERING/ORNAMENTAL TREES.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
E. ARDELL ST.	20'	1820' / 100' =	36 TREES	46 TREES (28 SHADE TREES + 36 ORNAMENTAL TREES)
N. KAY ST.	20'	2500' / 100' =	50 TREES	58 TREES (44 SHADE TREES + 28 ORNAMENTAL TREES)
E. DEER FLAT RD.	20'	1540' / 100' =	31 TREES	35 TREES (27 SHADE TREES + 16 ORNAMENTAL TREES)
			46 EVERGREENS 185 SHRUBS	52 EVERGREENS 280 SHRUBS
NUMBER OF TREES PROVIDED ON BUFFERS:			376	
NUMBER OF TREES PROVIDED ON COMMON LOTS:			203	
NUMBER OF TREES PROVIDED ON RESIDENTIAL STREETS:			607	
TOTAL NUMBER OF TREES:			1186	

THERE ARE NO EXISTING TREES ON SITE.

## NOTES

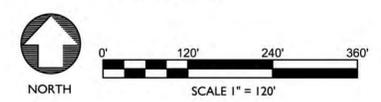
- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY BUILDER AND/OR DEVELOPER).
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
- LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.

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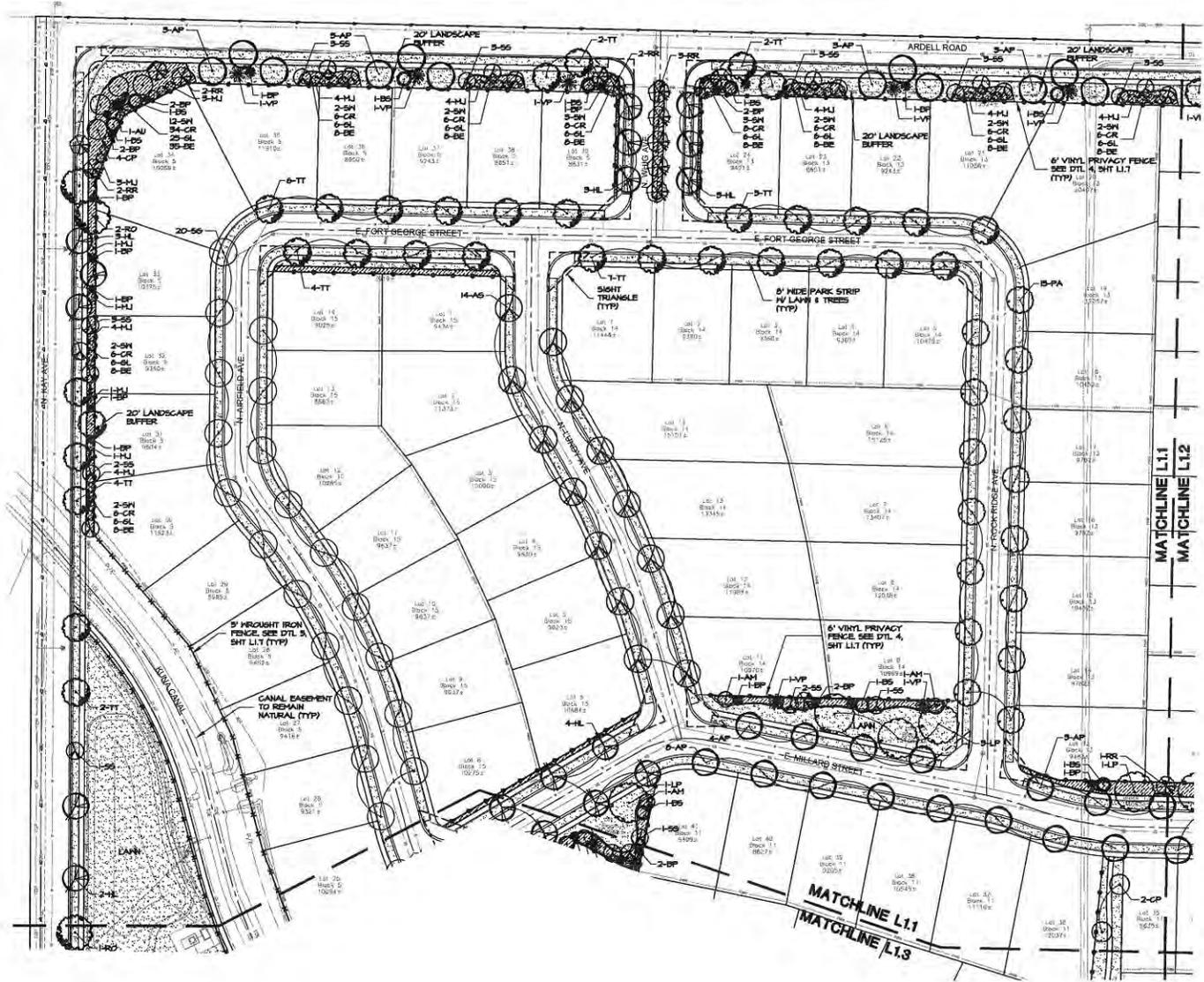
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# WINFIELD SPRINGS SUBDIVISION

## PRELIMINARY PLAT LANDSCAPE PLAN

KUNA, ID



### PLANT PALETTE

(REFERENCE SHEET L1.1)

SYM COMMON NAME

- EVERGREEN TREES**
  - AU AUSTRIAN PINE
  - BP BOSNIAN PINE
  - BS BLUE SPRUCE
  - MJ MOONGLOW JUNIPER
  - VP VANDERHULP'S PINE
- SHADE TREES (CLASS III)**
  - LP LONGLEAF PLANTANETREE
  - RO NORTHERN RED OAK
- STREET TREES (CLASS II)**
  - AP AUTUMN PURPLE ASH
  - AS ARISTOCRAT PEAR
  - GL GREENSPRING LINDBER
  - H SKYLINE HONEYLOCUST
  - PA PATHMORE ASH
  - SG MORAIN SHEETGUM
  - TY TULIP TREE
- ORNAMENTAL TREES (CLASS II)**
  - AM AMUR MAPLE
  - CP CHANTICLEER PEAR
  - RR ROYAL RANDDROPS GRABAPPLE
  - SG SPRING SNOW GRABAPPLE
- SHRUBS/ORNAMENTAL GRASSES/PERENNIALS**
  - BE BLACK EYED SUSAN
  - BR BLUE RUB JUNIPER
  - CR RED FLOWER CARPET ROSE
  - DF DARTS FOUNTAIN GRASS
  - EN ENIGMA GOLD NINEBARK
  - ST STELLA D'ORO DAY LILY
  - EN ENIGMA 'N' GOLD EUCONYMUS
  - ES ENDLESS SUMMER HYDRANGEA
  - FL FINE LINE BLACKTHORN
  - GR GRASSY LUNA SUNN
  - IV IVORY HALD DOGWOOD
  - KR KARL FORSTERER REED GRASS
  - LI LITTLE DEVIL NINEBARK
  - HC HICCOTE BLUE ENGLISH LAVENDER
  - OT OTTO LITKEN LAUREL
  - PL PLUM BRICKWOODENRON
  - HA HAIRY GRASS
  - SH SUMMERHINE NINEBARK

- LAWN
- 6" VINYL PRIVACY FENCE PERIMETER & ADJACENT TO COLLECTOR ROADS (TYP). SEE DTL 4, SHT L1.1
- 4" SOLID VINYL FENCE ALONG CONNECTION PATHWAYS AND OPEN SPACE NOT VISIBLE FROM ROADWAYS (TYP). SEE DTL 4, SHT L1.1
- 6" FROUGHT IRON FENCE ALONG EASEMENT (TYP). SEE DTL 5, SHT L1.1

### NOTES

1. REFER TO SHT L1.1 FOR PLANT PALETTE, LANDSCAPE NOTES, DETAILS, AND CALCULATOR.

### KEY MAP



Issue Description	Date
ISSUE	4-14-16
ACRS COMMENTS	11-28-16
CITY/CAD COMMENTS	02-16-17



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## WINFIELD SPRINGS PRELIMINARY PLAT LANDSCAPE PLAN KUNA, IDAHO

Job Number 1830

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Checked KCS  
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### LANDSCAPE PLAN

Sheet Number

L1.1

Of 7 Sheets



### PLANT PALETTE

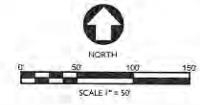
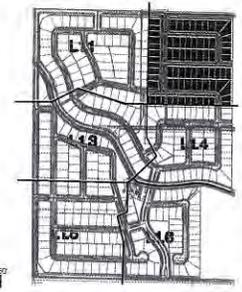
(REFERENCE SHEET L1.3)  
SYM COMMON NAME

- EVERGREEN TREES**
- AU AUSTRIAN PINE
  - BP BOSNIAN PINE
  - BS BLUE SPRUCE
  - MJ MOONGLOW JUNIPER
  - VP VANDERHOF'S PINE
- SHADE TREES (CLASS III)**
- LP LONDON PLANETREE
  - RO NORTHERN RED OAK
- STREET TREES (CLASS II)**
- AP AUTUMN PURPLE ASH
  - AS ARISTOCRAT PEAR
  - GL GREENSPRUE LINDEN
  - HL SKYLINE HONEYLOCUST
  - PA PATHMORE ASH
  - SS MORANE SWEETSUM
  - TT TULIP TREE
- ORNAMENTAL TREES (CLASS I)**
- AM AMUR MAPLE
  - CP CAROLINEEER PEAR
  - RR ROYAL RAINDROPS CRABAPPLE
  - SS SPRING SNOW CRABAPPLE
- SHRUBS/ORNAMENTAL GRASSES/PERENNIALS**
- BE BLACK EYED SUSAN
  - GR RED FLORES CARPET ROSE
  - DFR FOUNTAIN PEAR
  - DG DAVIS GOLD NEEBARK
  - STL STELLA D'ORO DAYLILY
  - ER ERERALD N' GOLD EONYMUS
  - EN ENGLISH SUMMER HYDRANGEA
  - FL FIRE LINE BUCKTHORN
  - GRS-GH GRASS
  - IV IVORY HALO DOGWOOD
  - KR KARL FOSTER REED GRASS
  - LI LITTLE DYVIL NEEBARK
  - HC HICCOTE BLUE ENGLISH LAVENDER
  - OT OTTO LUYKER LAUREL
  - PL P.M. RAZZODORON
  - HA HAIDEN GRASS
  - SM SUMMERSHINE NEEBARK
- LAWN**
- 6" VINYL PRIVACY FENCE PERIMETER & ADJACENT TO COLLECTOR ROADS (TYP). SEE DETL 4, SHT L1.7
  - 4" SOLID VINYL FENCE ALONG CONNECTION PATHWAYS AND OPEN SPACE NOT VISIBLE FROM ROADWAYS (TYP). SEE DETL 4, SHT L1.7
  - 5" BRUGHT IRON FENCE ALONG EASEMENT (TYP). SEE DETL 5, SHT L1.7

### NOTES

1. REFER TO SHT L1.7 FOR PLANT PALETTE, LANDSCAPE NOTES, DETAILS, AND CALCULATION.

### KEY MAP



Issue Description	Date
ISSUE ACHD COMMENTS	4-14-16
CITY/ACHD COMMENTS	11-20-16
CITY/ACHD COMMENTS	02-16-17



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# WINFIELD SPRINGS PRELIMINARY PLAT LANDSCAPE PLAN KUNA, IDAHO

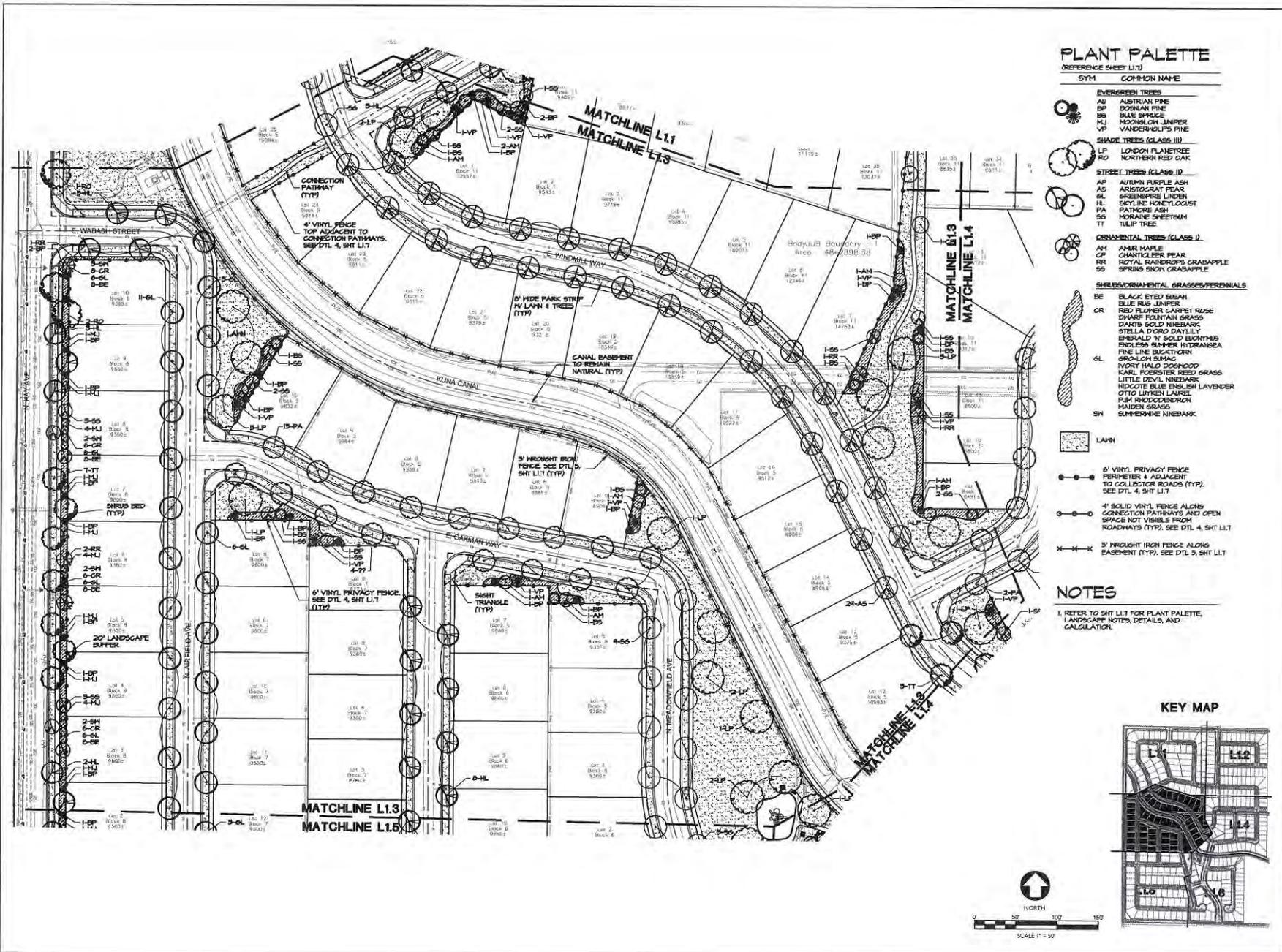
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**LANDSCAPE PLAN**

Sheet Number

**L1.2**  
Of 7 Sheets



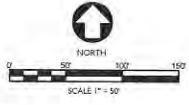
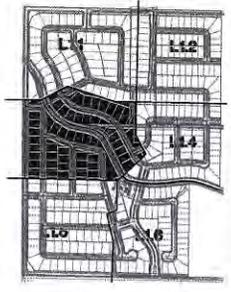
**PLANT PALETTE**  
(REFERENCE SHEET L1.1)

SYM COMMON NAME

- EVERGREEN TREES**
  - AU AUSTRIAN PINE
  - BP BOSMAN PINE
  - BS BLUE SPICE
  - MJ MOONGLOW JAMPER
  - VP VANDERHOF'S PINE
- SHADE TREES (CLASS III)**
  - LP LONDON PLANETREE
  - RO NORTHERN RED OAK
- STREET TREES (CLASS II)**
  - AP AUTUMN PURPLE ASH
  - AS ARISTOCRAT PEAR
  - GL GREENGRIPE LINDEN
  - HL SKYLINE HONEYLOCUST
  - PA PATHMORE ASH
  - SG MORANE SHEETUM
  - TT TULIP TREE
- ORNAMENTAL TREES (CLASS I)**
  - AM AMHR MAPLE
  - CP GRANITELISS PEAR
  - RR ROYAL REDBUDS CRABAPPLE
  - SS SPRING SNOW CRABAPPLE
- SERIES/ORNAMENTAL GRASSES/PERENNIALS**
  - BE BLACK EYED SUSAN
  - BR BLUE RUE JAMPER
  - CR RED FLOWER CARPET ROSE
  - DF DWARF FOUNTAIN GRASS
  - DN DANIS GOLD NINEBARK
  - ST STELLA D'ORO DAY LILY
  - ER ETERNAL 'N' GOLD EUCYRTHUS
  - ES ENDLESS SUMMER HYDRANGEA
  - FL FINE LINE BUCKTHORN
  - GR GRASS LOW SPANG
  - IV IVORY HALO DOGWOOD
  - KR KARL FROSTER REED GRASS
  - LD LITTLE DEVIL NINEBARK
  - HC HIGGOTE BLUE ENGLISH LAVENDER
  - OT OTTO LUTER LAUREL
  - PL PLUM RHODODENDRON
  - HA HAIRY GRASS
  - SH SUMMERWINE NINEBARK

- NOTES**
1. REFER TO SHT L1.1 FOR PLANT PALETTE, LANDSCAPE NOTES, DETAILS, AND CALCULATION.

**KEY MAP**



Issue	Description	Date
ISSUE	ACAD COMMENTS	4-14-16
	CITY/ACD COMMENTS	11-28-16
		02-16-17



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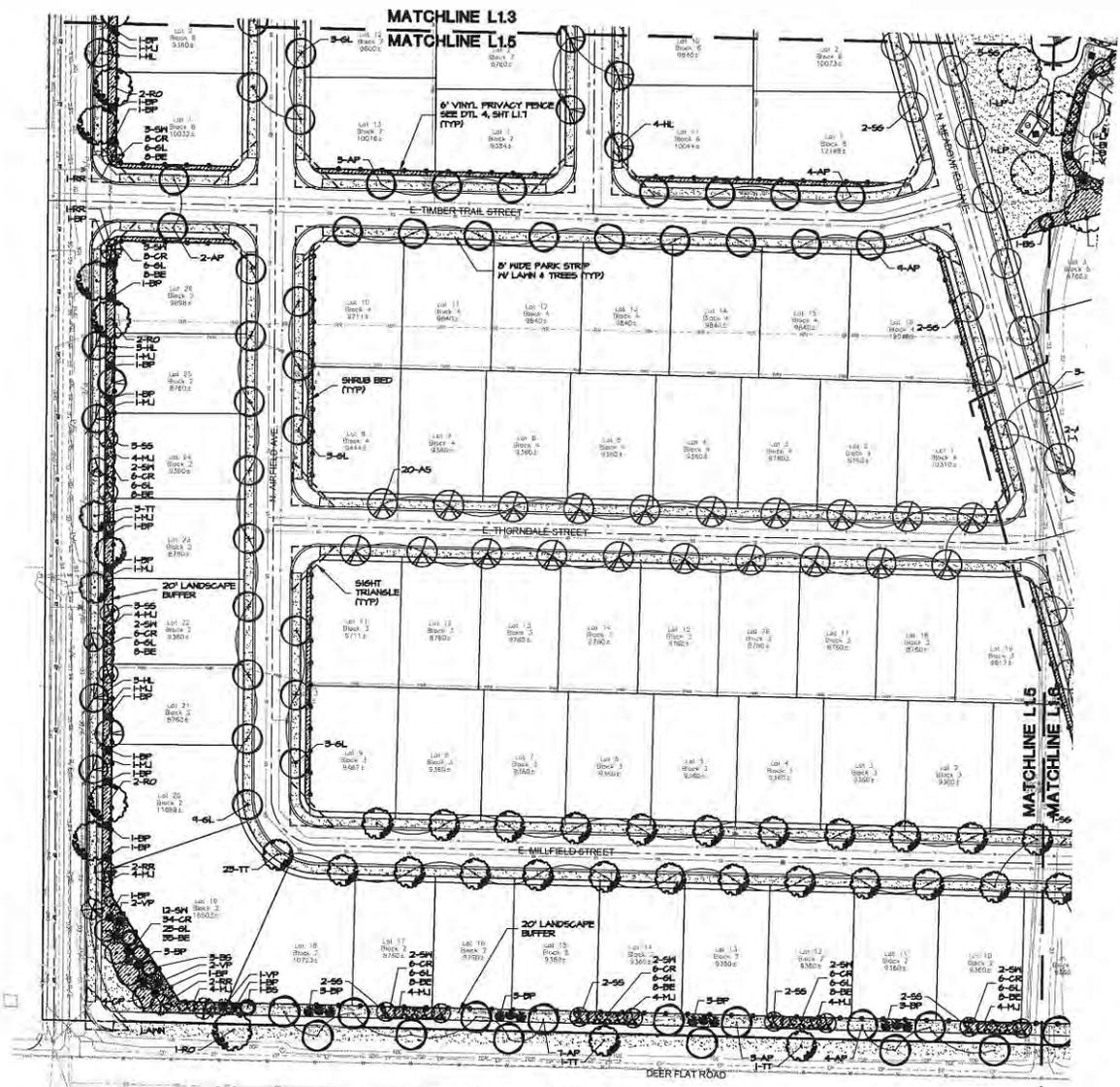
**WINFIELD SPRINGS  
PRELIMINARY PLAT LANDSCAPE PLAN  
KUNA, IDAHO**

Job Number 1630

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Checked  KCS  
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Sheet Title  
**LANDSCAPE PLAN**

Sheet Number  
**L1.3**  
Of 7 Sheets





### PLANT PALETTE

(REFERENCE SHEET L1.1)

SYM COMMON NAME

- EVERGREEN TREES**
- AJ AUSTRIAN PINE
  - BP BOSNIAN PINE
  - BS BLUE SPRUCE
  - MJ MOUNTAIN JUNIPER
  - VP VANDERHOLZ'S PINE

- SHADE TREES (CLASS III)**
- LP LONDON PLANETREE
  - RO NORTHERN RED OAK

- STREET TREES (CLASS II)**
- AP AUTUMN PURPLE ASH
  - AS ARISTOCRAT PEAR
  - GL GREENSPRING LINDBERGH
  - HL SKYLINE HONEYLOCUST
  - PA PATMORE ASH
  - SG MORRIS SHEETSUM
  - TT TULIP TREE

- ORNAMENTAL TREES (CLASS I)**
- AM AMUR MAPLE
  - CP CANTON PEAR
  - RR ROYAL RANDOLPH CRABAPPLE
  - SO SPRING SNOW CRABAPPLE

**SHRUBS/ORNAMENTAL GRASSES/PERENNIALS**

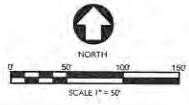
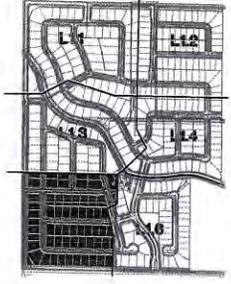
- BE BLACK EYED SUSAN
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- CR RED FLOWER CARPET ROSE
- DF DIARRH FOUNTAIN GRASS
- DG DAVIS GOLD INEBARK
- ST STELLA D'ORO DAYLILY
- EM EMERALD N' GOLD BLOOMING
- ES ENGLISH SUMMER HYDRANGEA
- FL FINE LINE BUGATHORN
- GS GOLDEN SUMAC
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- HA HAIRY GRASS
- SH SUMMERWINE INEBARK

- LAWN
- 6" VINYL PRIVACY FENCE PERIMETER & ADJACENT TO COLLECTOR ROADS (TYP). SEE DTL 4, SHT L1.1
- 4" SOLID VINYL FENCE ALONG CONNECTION PATHWAYS AND OPEN SPACE NOT VISIBLE FROM ROADWAYS (TYP). SEE DTL 4, SHT L1.1
- 3" BRICK/IRON FENCE ALONG EASEMENT (TYP). SEE DTL 5, SHT L1.1

### NOTES

1. REFER TO SHT L1.1 FOR PLANT PALETTE, LANDSCAPE NOTES, DETAILS, AND CALCULATION.

### KEY MAP



Issue Description	Date
ISSUE	4-14-16
AGRD COMMENTS	11-28-16
CITY/AGRD COMMENTS	02-16-17



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# WINFIELD SPRINGS PRELIMINARY PLAT LANDSCAPE PLAN KUNA, IDAHO

Job Number 1630

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JN KCS

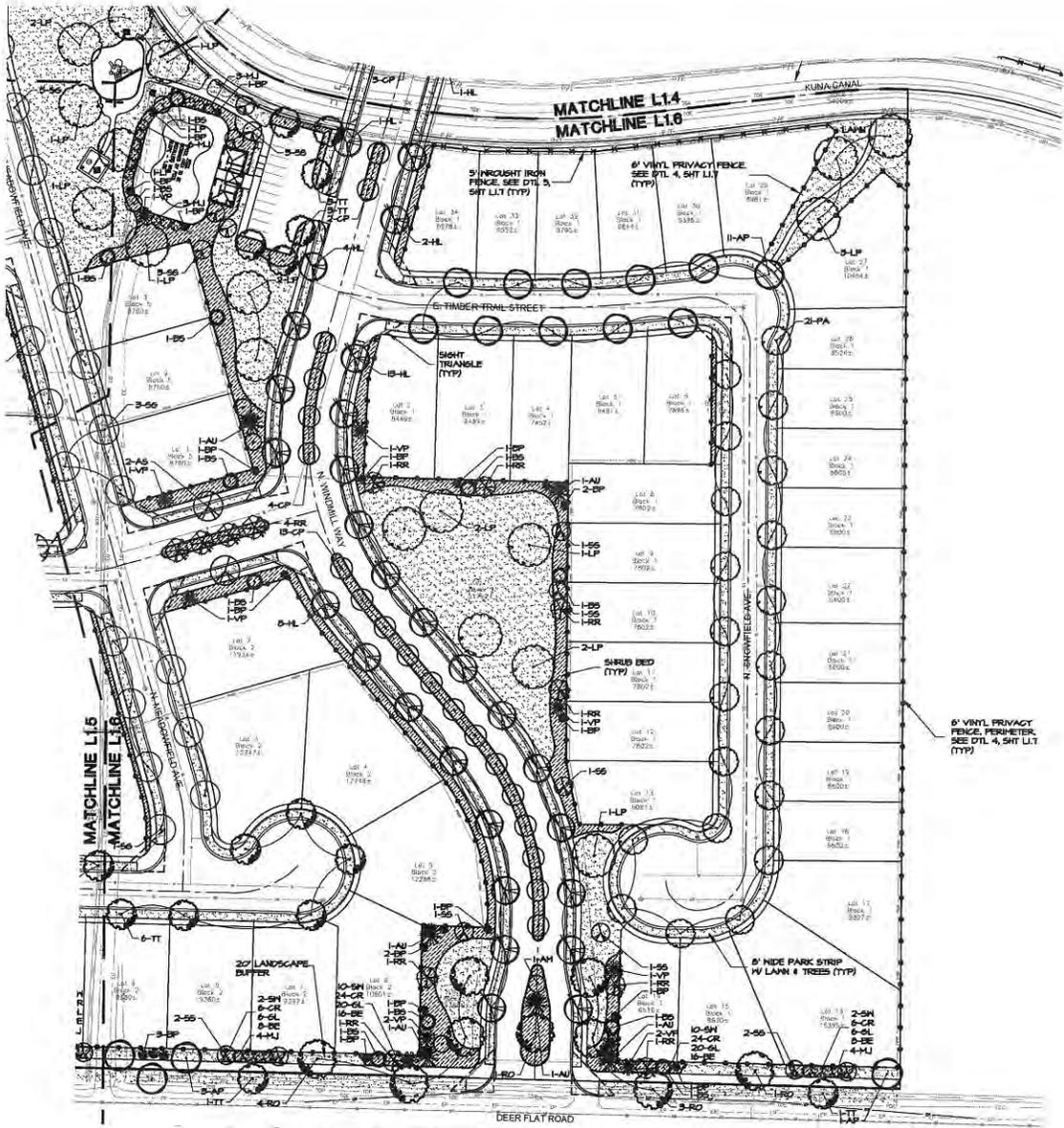
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Sheet Title  
**LANDSCAPE PLAN**

Sheet Number

**L1.5**

Of 7 Sheets



### PLANT PALETTE

(REFERENCE SHEET L1.7)

SYM COMMON NAME

- EVERGREEN TREES**
- AU AUSTRIAN PINE
  - BP BOONIAN PINE
  - BS BLUE SPRUCE
  - MJ MCGONELON JUNIPER
  - VF VANDERHOLT'S PINE

- SHADE TREES (CLASS III)**
- LP LONDON PLANETREE
  - RO NORTHERN RED OAK

- STREET TREES (CLASS IV)**
- AP AUTUMN PURPLE ASH
  - AS ARISTOCRAT PEAR
  - GL GREENSPRING LINEN
  - HL SKYLINE HONEYLOCUST
  - PA PATMORE ASH
  - SS MORRIS SHEETSUM
  - TT TULIP TREE

- ORNAMENTAL TREES (CLASS II)**
- AM AMHR MAPLE
  - CP CHANTICLEER PEAR
  - RR ROYAL RAINDROPS GRABAPPLE
  - SS SPRING SNOW GRABAPPLE

- SHRUBS/ORNAMENTAL GRASSES/PERENNIALS**
- BE BLACK EYED SUSAN
  - BL BLUE RIG JUNIPER
  - CR RED FLOWER CARPET ROSE
  - DF DWARF FOUNTAIN GRASS
  - DS DAVIS GOLD NINEBARK
  - ST STELLA D'ORO DAYLILY
  - EB EMERALD W/ GOLD EUCHYNUS
  - ES ENDLESS SUMMER HYDRANGEA
  - FL FINE LINE BUCKTHORN
  - GL GIGI-GLOM BIRCH
  - IV IVORY HALO DOGWOOD
  - KA KAUL ROSEETER REED GRASS
  - LD LITTLE DEVIL NINEBARK
  - LB LIDCOTE BLUE ENGLISH LAVENDER
  - LT LITTO LUTHER LARKEL
  - PL PLUM RHODODENDRON
  - HA HAENDER GRASS
  - SH SUPER-VINE NINEBARK

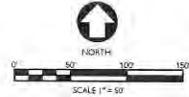
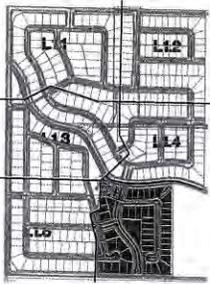
- LAWN**
- LAWN

- FENCES**
- 6' VINYL PRIVACY FENCE PERIMETER & ADJACENT TO COLLECTOR ROADS (TYP). SEE DTL 4, SHT L11
  - 4' SOLID VINYL FENCE ALONG CONNECTION PATHWAYS AND OPEN SPACE NOT VISIBLE FROM ROADWAYS (TYP). SEE DTL 4, SHT L11
  - 5' IN-GRADE IRON FENCE ALONG EASEMENT (TYP). SEE DTL 5, SHT L11

- OTHER FEATURES**
- 8' WIDE PARK STRIP W/ LAWN & TREES (TYP)
  - 20' LANDSCAPE BUFFER
  - SIGHT TRIANGLE (TYP)

- NOTES**
- REFER TO SHT L1.7 FOR PLANT PALETTE, LANDSCAPE NOTES, DETAILS, AND CALCULATOR.

### KEY MAP



Issue Description	Date
ISSUE	4-14-16
ACID COMMENTS	11-28-16
CITY/ACID COMMENTS	02-16-17



Site Planning  
Landscape Architecture  
495 Main Street  
Boise, Idaho 83702  
Ph: (208) 343-7172  
Fax: (208) 343-7178  
e-mail: jbelts@jensenbelts.com

## WINFIELD SPRINGS PRELIMINARY PLAT LANDSCAPE PLAN KUNA, IDAHO

Job Number 1530

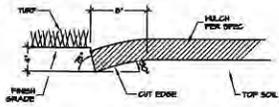
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Checked  KCS  
Scale AS SHOWN

### LANDSCAPE PLAN

Sheet Number

**L1.6**

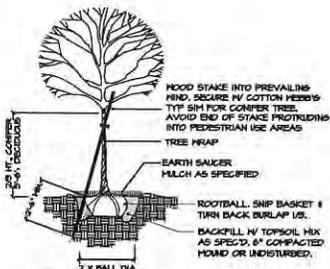
Of 7 Sheets



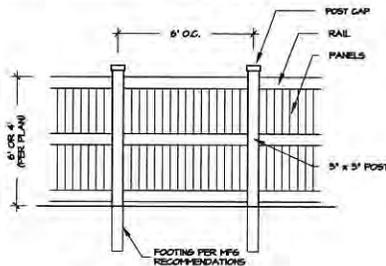
1 PLANTER CUT BED EDGE  
NOT TO SCALE



2 SHRUB PLANTING  
NOT TO SCALE

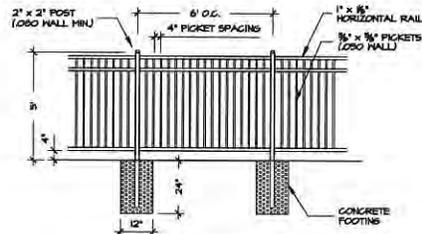


3 TREE PLANTING/STAKING  
NOT TO SCALE



NOTES:  
1. FENCE TO MATCH EXISTING SUBDIVISION FENCING.  
2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROAD.

4 VINYL PRIVACY FENCE  
NOT TO SCALE



NOTES:  
1. WROUGHT IRON FENCE STYLE MAY VARY SLIGHTLY.  
2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROAD.

5 WROUGHT IRON FENCE  
NOT TO SCALE

## PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE	QUANTITY
<b>EVERGREEN TREES</b>					
AU	AUSTRIAN PINE	PINUS NORA	6-8' HT B&B	40' HT x 20' W	7
DP	DOUGLASS PINE	PINUS LEDGERBERGII	6-8' HT B&B	40' HT x 10' W	105
DS	BLUE SPRUCE	PICUA FRANKIS 'MOOREM'	6-8' HT B&B	50' HT x 15' W	40
MJ	MOONSLIM JUNIPER	JUNIPERUS SCOPULORUM 'MOONSLIM'	6-8' HT B&B	20' HT x 8' W	120
VP	VANDERHULP'S PINE	PINUS FLEXILIS 'VANDERHULP'	6-8' HT B&B	50' HT x 15' W	41
<b>SHADE TREES (CLASS III)</b>					
LP	LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2' GAL B&B	80' HT x 50' W	34
RO	NORTHERN RED OAK	QUERCUS RUBRA	2' GAL B&B	60' HT x 40' W	21
<b>STREET TREES (CLASS II)</b>					
AP	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2' GAL B&B	40' HT x 30' W	101
AS	ARISTOCRAT PEAR	PIRUS CALLERYANA 'ARISTOCRAT'	2' GAL B&B	30' HT x 30' W	66
SL	SPRINGBRIAR LINDEN	TILIA CORDATA	2' GAL B&B	40' HT x 30' W	66
HL	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERIS 'SKYCOLE'	2' GAL B&B	40' HT x 30' W	111
PA	PATMORE ASH	FRAXINUS PENNSYLVANICA 'PATMORE'	2' GAL B&B	40' HT x 40' W	85
SO	MORANE SHEETMIM	LIQUIDAMBER STRACIPIFLA 'MORANE'	2' GAL B&B	40' HT x 40' W	41
TT	TULIP TREE	LIRIODENDRON TULIPIFERA	2' GAL B&B	50' HT x 30' W	121
<b>ORNAMENTAL TREES (CLASS II)</b>					
AM	AMHR MAPLE	ACER SINNALA 'FLAME'	2' GAL B&B	30' HT x 20' W	21
CP	QUANTILEER PEAR	PIRUS CALLERYANA 'SLEVIS FORM'	2' GAL B&B	30' HT x 15' W	33
RR	ROYAL RAINDROPS CRABAPPLE	MALUS X 'LIPS-KYD'	2' GAL B&B	20' HT x 15' W	47
SS	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	2' GAL B&B	20' HT x 20' W	78
<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>					
BE	BLACK EYED SUSAN	RUDEBECKIA FULSIDA 'GOLDSTRIM'	1 GAL 24' O.G.	2' HT x 2' W	326
CR	BLUE RUS JUNIPER	JUNIPERUS HORIZONTALIS 'MILTON'	2 GAL	6' HT x 6' W	24
	RED FLOWER CARPET ROSE	ROSA FLOWER CARPET - NCARS	3 GAL	3' HT x 3' W	24
	DIARIF FOUNTAIN GRASS	PENNISETUM ALOPURGROIDES 'FAMBLIN'	5 GAL	2' HT x 2' W	24
	STELLA D'ORO KINEBARK	PHYSOCARPUS OXALIFOLIUS 'STAR'S GOLD'	1 GAL	4' HT x 4' W	24
	STELLA D'ORO DAYLILY	HEBERCALLIS 'STELLA D'ORO'	3 GAL	15' HT x 2' W	24
	BERNALDI 'N GOLD BLOOMING	BERNARDIS 'FORTUNE' BERNALDI 'N GOLD'	3 GAL	2' HT x 4' W	24
	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ANDROSCEDES 'TRISH'	3 GAL	4' HT x 4' W	24
SL	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL	6' HT x 25' W	216
	GRASS ANEMONECA 'NICHOL'	GRASS ANEMONECA 'NICHOL'	5 GAL	20' HT x 6' W	24
	IVORY HALD DOGWOOD	CORNUS ALBA 'BAUHALD'	5 GAL	5' HT x 6' W	24
	KARL FORESTER REED GRASS	PHYSOCARPUS OXALIFOLIUS 'KARL FORESTER'	1 GAL	3' HT x 3' W	24
	LITTLE DEVIL NINEBARK	PHYSOCARPUS OXALIFOLIUS 'DONNA HAY'	5 GAL	3' HT x 3' W	24
	HICOCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGSTIFOLIA 'HICOCOTE BLUE'	3 GAL	3' HT x 3' W	24
	OTTO LUTKEN LAUREL	PRUNUS LAUROCARBAGUS 'OTTO LUTKEN'	3 GAL	3' HT x 6' W	24
	FLAM RHODODENDRON	RHODODENDRON 'FLAM'	5 GAL	4' HT x 4' W	24
	HAUDEN GRASS	PHYSOCARPUS OXALIFOLIUS 'SEACILLIMUS'	1 GAL	3' HT x 4' W	24
SH	SUMMERVINE NINEBARK	PHYSOCARPUS OXALIFOLIUS 'SEWARD'	5 GAL	5' HT x 6' W	107
LAWN	4" VINYL PRIVACY FENCE PERIMETER & ADJACENT TO COLLECTOR ROADS (TYP). SEE DTL 4, THIS SHEET.	4" SOLID VINYL FENCE ALONG CONNECTION PATHWAYS AND OPEN SPACE NOT VISIBLE FROM ROADWAYS (TYP). SEE DTL 5, THIS SHEET.	5" WROUGHT IRON FENCE ALONG EASEMENT (TYP). SEE DTL 5, THIS SHEET.		

## DEVELOPMENT FEATURES

TOTAL AREA	1115 AC.
TOTAL LOTS	375 LOTS
BUILDABLE LOTS	842 LOTS
COMMON LOTS	38 LOTS
COMMON AREA	1402 AC.
COMMON AREA II	12.66
EXISTING ZONING	RUT - P2
PROPOSED ZONING	R-6

## NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIREMENTS ONE (1) TREE PER LOT (PROVIDED BY BUILDER AND/OR DEVELOPER).
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACID STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEE PAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACAD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACAD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
- LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLANT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.

## LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER ARE REQUIRED TO BE PLANTED WITH THE FOLLOWING PLANTS PER 100 LINEAR FEET. TWO (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND TWELVE (12) SHRUBS. EACH REQUIRED SHADE TREE MAY BE SUBSTITUTED FOR TWO (2) FLOWERING/ORNAMENTAL TREES.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
E. ARDELL ST.	20'	1820' / 100' =	36 TREES	46 TREES (28 SHADE TREES + 36 ORNAMENTAL TREES)
N. KAY ST.	20'	2500' / 100' =	50 TREES	55 EVERGREENS 210 SHRUBS
E. DEER FLAT RD.	20'	1540' / 100' =	31 TREES	55 TREES (27 SHADE TREES + 55 ORNAMENTAL TREES)
			46 EVERGREENS 185 SHRUBS	127 EVERGREENS 280 SHRUBS
			376	
			209	
			507	
			106	

THERE ARE NO EXISTING TREES ON SITE.

Issue	Description	Date
ISSUE	KCS COMMENTS	4-14-16
	CITY/CDD COMMENTS	11-28-16
	CITY/CDD COMMENTS	02-16-17



Site Planning  
Landscape Architecture

480 Main Street  
Boise, Idaho 83702  
Ph: (208) 343-7175  
Fax: (208) 343-7176  
e-mail: jdb@jensenbelts.com

## WINFIELD SPRINGS PRELIMINARY PLAT LANDSCAPE PLAN KUNA, IDAHO

Job Number 1630

Drawn JN  
Checked KCS

Scale AS SHOWN

Sheet Title

## LANDSCAPE PLAN

Sheet Number

L1.7

Of 7 Sheets

**OWNER**  
MARGARET M. HILL FAMILY  
LIMITED PARTNERSHIP  
1559 E. LOCUST VIEW LN.  
MERIDIAN, IDAHO 83642

**DEVELOPER**  
COLEMAN HOMES  
3103 W. SHERYL DR., STE. 100  
MERIDIAN, IDAHO 83642  
Phone (208) 424-0020  
Fax (208) 424-0030

**PLANNER/CONTACT**  
JUB ENGINEERS  
250 S. BEECHWOOD AVE., SUITE 201  
BOISE, ID 83709  
Phone (208) 376-7330  
Fax (208) 353-8336



# Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING \* 763 W. Avalon, Kuna, Idaho, 83634 \* www.kunacity.id.gov \* (208) 922-5274 \* Fax: (208) 922-5989

## GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

**Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.**

**Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.**

Description of proposed project: Preliminary Plat for a Single Family Subdivision

Date and time of neighborhood meeting: August 2, 2016, 6pm

Location of neighborhood meeting: Kuna Library, 457 N Locust, Kuna ID

## SITE INFORMATION:

Location: Quarter: SE Section: 13 Township: 2N Range: 1W Total Acres: 152.16

Subdivision Name: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Site Address: 1925 N Meridian Road Tax Parcel Number(s): S1313449115

Kuna, ID

Please make sure to include **all** parcels & addresses included in your proposed use.

## CURRENT PROPERTY OWNER:

Name: Margaret M Hill Family Limited Partnership

Address: 1556 E Locust View Ln City: Meridian State: ID Zip: 83642

## CONTACT PERSON (Mail recipient and person to call with questions):

Name: Kristi Watkins - 489-7906 Business (if applicable): JUB Engineers, Inc. - 376-7330

Address: 250 S Beechwood, Suite 201 City: Boise State: ID Zip: 83709



**PROPOSED USE:**

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

**Application Type**

**Brief Description**

Annexation

Annex into Kuna City Limits and request R-6 zoning

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Preliminary Plat

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

**APPLICANT:**

Name: JUB Engineers, Inc.

Address: 250 Beechwood Ave, Suite 201

City: Boise State: ID Zip: 83709

Telephone: 376-7330 Fax: 323-9336

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 8-7A-3 of the Kuna City Code

Signature: (Applicant)

Kristi Wathen

Date

2/3/17

1925 N Meridian, Kuna, Idaho

Neighborhood Meeting

August 2, 2016

SIGN IN SHEET

NAME                      ADDRESS                      CONTACT (Phone or Email)

Larry Hanson	1888 E. Rodeo Ln.	larryh@healors
* Jim Steburn	1880 Rapid Creek	208-869-3443
Jeffrey Lindsay	533 E. Sable Ridge	208-922-4829
Dow Benefiel	548 E. Sable Ridge	970-629-3620
Dick Hersey	2202 N. Meridian	208-697-6771
Louise Hersey	2202 N. Meridian	208-697-6772
Chuck Gidney	704 E. Sienna CREEK ST	208-520-8251
Joan Gidney	704 E. Sienna CREEK ST	208 705-8252
Robert+Betty Huff	2400 N. Meridian Rd	208-922-5970
Steve+Chris Ball	1934 Rapid Creek Ln	208-861-8174

**Winfield Springs Subdivision  
Neighborhood Meeting Notes  
Kuna Library  
August 2, 2016, 6:00 PM**

- Kay Street Jogs
- Man hole locations
- Irrigation – Who maintains the pipe to the west, headgate?
- There are overhead power lines that run to personal shop
- Dairy – Waste Water Ditch
- Can Engineer walk property with neighbor? Scott Wonders will set up a time.
- Traffic – School hours, peak time
- Depth and diameter of sewer?
- Ardell Road Issues
- Signal at Hubbard?
- Frontage Road?
- Connect the residential streets to the proposed Commercial area

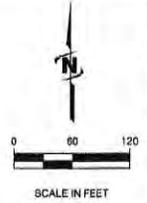








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**JUB**  
 J-U-B ENGINEERS, INC.  
 250 S. Beechwood Ave.  
 Suite 201  
 Boise, ID 83709-0944  
 Phone: 208.376.7330  
 Fax: 208.323.3336  
 www.jub.com



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EXISTING	PROPOSED

WINFIELD SPRINGS SUBDIVISION  
 CITY OF KUNA, ADA COUNTY, IDAHO.  
 EXISTING AND PROPOSED CONDITIONS

FILE: 1019-1P-PP-05.PLT  
 JOB PRICE: \$ ---  
 DRAWN BY: ---  
 CHECKED BY: ---  
 DATE: ---  
 AT FULL SIZE, IF NOT OUR  
 FULL SCALE PROFESSIONAL  
 LAST UPDATED: 8/20/07  
 SHEET NUMBER:  
**PP-05**



J-U-B ENGINEERS, INC.  
 250 S. Beachwood Ave.  
 Suite 201  
 Boise, ID 83709-0944  
 Phone: 208.333.8330  
 www.jub.com

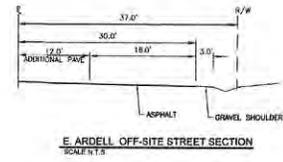
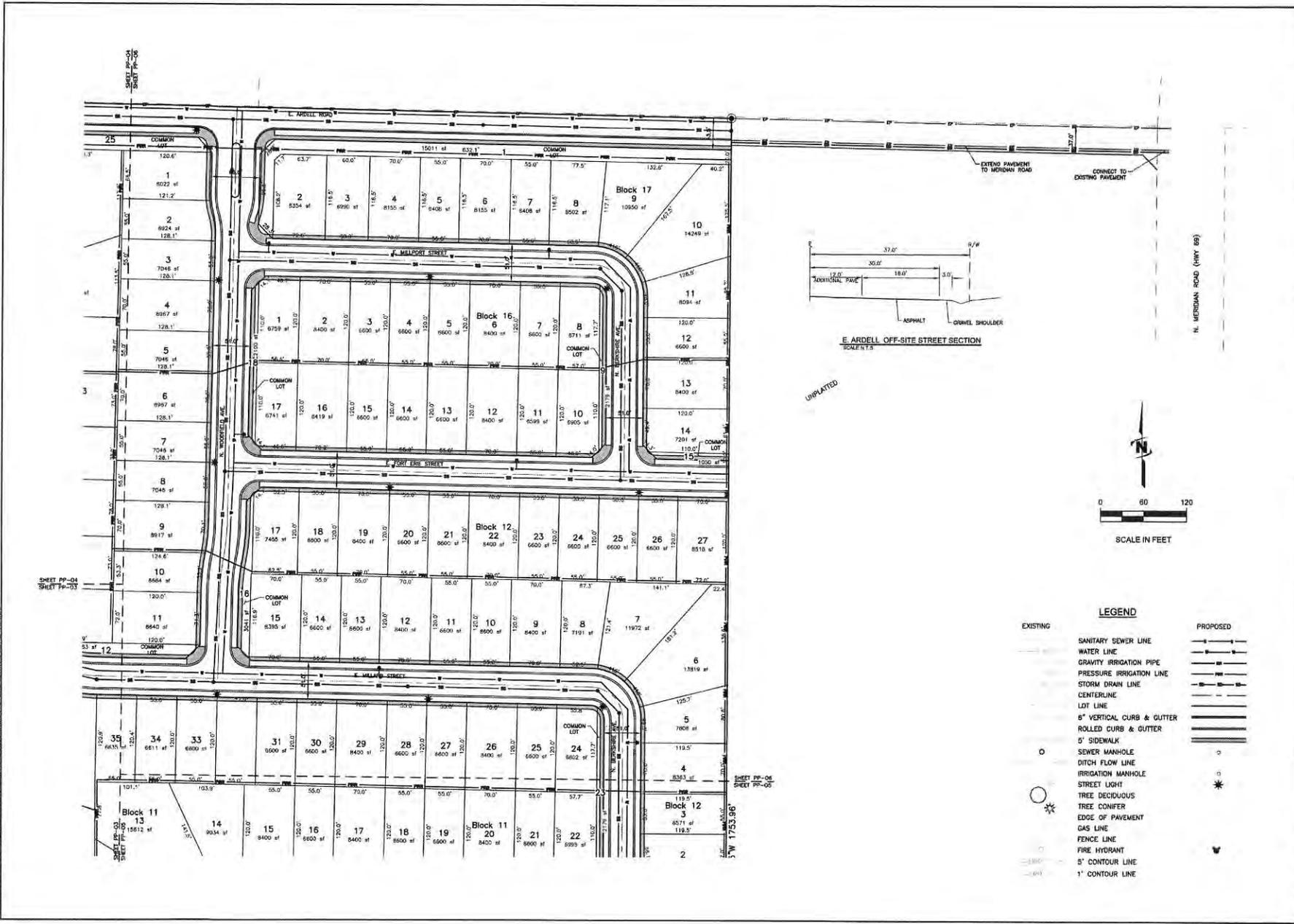


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WINFIELD SPRINGS SUBDIVISION  
 CITY OF KUNA, ADA COUNTY, IDAHO.

FILE NO.	10-18-10-PP-06
SUB PROJECT	
OWNER	
DESIGNED BY	
CHECKED BY	
DATE	08-19-10
SCALE	AS SHOWN
LAST UPDATED	08-20-10

SHEET NUMBER:  
**PP-06**



**LEGEND**

EXISTING	PROPOSED

PP-06-2010-10-18-10-PP-06-06  
 10-18-10-PP-06-06-06  
 10-18-10-PP-06-06-06



**FOR RECORDING PURPOSES  
DO NOT WRITE ABOVE THIS LINE**

**DRAFT**

For use as an example  
for the Winfield Springs  
Subdivision in Kuna

**DEVELOPMENT AGREEMENT  
(CAR06-00054)**

**RECITALS**

This Development Agreement entered into by and between the City of Kuna, a municipal corporation in the State of Idaho, hereinafter referred to as "City" and Timbermist LLC, an Idaho Limited Liability Company, whose address is 3103 W. Sheryl, Suite 100, Meridian, Idaho, 83642 the developer of the real property called Timbermist Subdivision, hereinafter referred to as "Developer".

**WHEREAS**, the Developer has applied and received approval by the City for a zone change to R-4 for the property described as attached hereto and incorporated by reference herein on Exhibit A (Property) to develop a Residential Subdivision. The Property was previously zoned A (Agricultural) after annexation for purposes of participating in the City of Kuna Sewer Local Improvement District (LID) with a separate development agreement. The Developer has also applied and received approval for a Preliminary Plat for the same property. The Preliminary Plat as approved by the City Council with 211 buildable lots is attached hereto as Exhibit B.

**WHEREAS**, the City, pursuant to Section 67-6511A, Idaho Code, has the authority to conditionally rezone the property and enter into a Development Agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate pursuant to the Idaho Code and the Kuna City Code.

**WHEREAS**, the City and the Developer do enter into this Agreement and for and in consideration of the mutual covenants, duties and obligations set forth, it is agreed as follows:

**ARTICLE I  
LEGAL AUTHORITY**

1.1 This Development Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Kuna City Code, Title 5, Chapter 14.

**ARTICLE II  
ZONING ORDINANCE AMENDMENT**

2.1 The City will adopt an ordinance amending the Kuna Zoning Ordinance to rezone the property to R-4. The Ordinance will become effective after its passage, approval, and publication and execution and recordation of the Development Agreement.

**ARTICLE III  
CONDITIONS ON DEVELOPMENT**

- 3.1 The sole use(s) allowed and restrictions pursuant to this conditional rezone as reflected in this Agreement are as follows:
  - 3.1.1 The property to be zoned R-4 shall be 67.71 acres and consist of 211 building lots and 19 common lots as shown on Exhibit B.
  - 3.1.2 The Developer shall construct a neighborhood park with a 12-stall parking lot, pool facility, playground, and gazebo on Lot 1, Block 13 as shown on the approved Landscape Plan dated March 31, 2014. The park shall be owned and maintained by the Timbermist Homeowners Association (HOA).
  - 3.1.3 The Developer shall construct pathways as shown on the approved Landscape Plan to be owned and maintained by the Timbermist HOA.
  - 3.1.4 Developer shall install pressurized irrigation and landscape all common areas as shown on the approved Landscape Plan with the exception of Lot 26, Block 3; and Lot 14, Block 5; which shall be maintained on a periodic basis for weed control by the Timbermist HOA.
  - 3.1.5 The Developer shall construct 6-foot-high wrought iron fences along the west side of the Kuna Canal through the site as shown on the approved Landscape Plan.
  - 3.1.6 The Developer shall construct 6-foot high tan or white vinyl fencing as shown on the approved Landscape Plan.
  - 3.1.7 The portion of future Kay Street adjacent to the subject property shall be dedicated as a 40-foot-wide rights-of-way as measured from centerline and provide an ACHD Trust Fund for a five-foot-wide detached sidewalk and one-half (1/2) plus 12 feet improvement. Follow the requirements listed in the ACHD staff report dated June 25, 2014 (Mindy Wallace), in Section D (page 10) as appropriate.
  - 3.1.8 For the part of Linder Road adjacent to the subject property follow the requirements listed in the ACHD staff report dated June 25, 2014 (Mindy Wallace), in Section C (page 3) as appropriate.
  - 3.1.9 For the part of Hubbard Road adjacent to the subject property follow the requirements listed in the ACHD staff report dated June 25, 2014 (Mindy Wallace), in Section C (page 3) as appropriate.
  - 3.1.10 Developer shall construct a 6-foot-high white or tan vinyl fence along the Kay Avenue, Linder Road, and Hubbard Road frontages located at the common area lot line.
  - 3.1.11 The Developer shall construct 6-foot high white or tan vinyl fence on property lines adjacent to existing parcels to the north and south of the project.
  - 3.1.12 Developer shall construct a 20-foot-wide landscape buffer on the west side of Kay Avenue, a 30-foot-wide landscape buffer on the north side of Hubbard Road, a 30-foot-wide landscape buffer on the east side of Linder Road, and at other locations internal to the subdivision as indicated on the approved Landscape Plan.
  - 3.1.13 Developer shall obtain approval for all required ditch piping and drainage from the City Engineer and the Boise Board of Project Control prior to construction.
  - 3.1.14 Developer shall coordinate with the property owner at 9200 S. Linder Road to construct a fence across the Sunstream Avenue stub street on the north property line.
  - 3.1.15 Developer shall construct entry monument signs at both Hubbard Road and Linder Road entrances as approved through the design review process.

- 3.1.16 All structures within the development shall have 16-inch minimum roof overhang or eave.
- 3.1.17 Developer shall comply with all staff, ACHD, and Planning & Zoning Commission recommendations.
- 3.2 No change in the use or restriction specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Kuna City Code. In the event Developer changes or expands the use permitted by this Agreement or fails to comply with the restrictions without formal modification of this Agreement as allowed by the Kuna City Code, Developer shall be in default of this Agreement.
- 3.3 The Timbermist Subdivision shall be constructed substantially as shown on the Preliminary Plat attached hereto and incorporated herein as Exhibit B. Failure to construct the Development consistent with this Agreement and plan and conditions included as Exhibit B or construction in accordance with this Agreement and the plan and conditions included as Exhibits without formal modification of the plan consistent with Kuna City Code, including the amendment of this Agreement, shall result in a default of this Agreement by Developer.
- 3.4 **Conditions, bonding for completion**: All of the conditions set forth herein shall be complied with or shall be bonded for completion by the Developer before a Final Plat Approval or Occupancy permit will be granted. Failure to Comply or bond for completion of the conditions within the time frame established in the subdivision plat approval conditions, the Kuna City Code or the terms of this Agreement shall result in a default of this Agreement by the Developer. The Developer may be allowed to bond for certain conditions at one hundred and twenty percent (120%) of the estimated cost of completion pursuant to Kuna City Code.
- 3.5 **Commencement of Construction**: The Developer shall commence construction within 365 days of the effective date of this addendum to (or) the Agreement. In the event the Developer fails to commence construction within the time periods herein stated, the Developer shall be in default of this Agreement.

#### **ARTICLE IV AFFIDAVIT OF PROPERTY OWNERS**

- 4.1 The owner of the Property hereby agrees to submit the Property to this Development Agreement and to the provisions set forth in Idaho Code Section 67-6511A and Kuna City Code.

#### **ARTICLE V DEFAULT**

- 5.1 In the event the Developer, her/his heirs or assigns or subsequent owners of the Property or any other person acquiring an interest in the property, fail to faithfully comply with all the terms and conditions included in the Agreement, this Agreement may be modified or terminated by the Kuna City Council upon compliance with Kuna

City Code. In the event City Council determines that this Agreement shall be modified, the terms of this Agreement shall be amended and the Developer shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event City Council, after compliance with the requirements of Kuna City Code, determines that his Agreement shall be terminated, the zoning of the property shall revert to "A" Zoning. All uses of the property, which are not consistent with "A" Zoning, shall cease. Nothing herein shall prevent the Developer from applying for any nature of use permit consistent with "A" Zoning. A waiver by City of Kuna for any default by the Developer of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions.

- 5.2 **Consent to rezone:** The Developer, by entering into the Development Agreement, does hereby agree that in the event there shall be a default in the terms and conditions of this Agreement that this Agreement shall serve as consent to a reservation of the subject Property to "A" Zoning as provided in Idaho Code.

#### **ARTICLE VI UNENFORCEABLE PROVISIONS**

- 6.1 If any term, provision, commitment or restriction of this Development Agreement or the application thereof to any party or circumstances shall, to any extent be held invalid or unenforceable, the remainder of this instrument shall remain in full force and effect.

#### **ARTICLE VII ASSIGNMENT AND TRANSFER**

- 7.1 After its execution, the Development Agreement shall be recorded in the office of the County Recorder at the expense of the Developer. Each commitment and restriction on the Development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property, adjacent property and other residential property near the Property and shall run with the land. This Development Agreement shall be binding on the City, the Owner, and the Developer, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns; provided, however, that if all or any portion of the Property is divided and each owner of a legal lot shall be only responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

**ARTICLE VIII  
GENERAL MATTERS**

- 8.1 **Amendments.** Any alteration or change to this Development Agreement shall be made only after complying with the notice and hearing provision of Idaho Code section 67-6509, as required by Kuna City Code, Title 5, Chapter 14.
- 8.2 **Paragraph Headings.** This Development Agreement shall be construed according to its fair meaning and if prepared by both parties hereto. Title and captions are for convenience only and shall not constitute a portion of this Development Agreement. As used in this Development Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.
- 8.3 **Choice of Law.** This Development Agreement shall be construed in accordance with the Laws of the State of Idaho in effect at the time of the execution of this Development Agreement. Any action brought in connection with this Development Agreement shall be brought in a court of competent jurisdictions located in Ada County, Idaho.
- 8.4 **Notice.** Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same and must be registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below:

City: City Clerk, City of Kuna  
PO Box 13  
Kuna, ID 83634

Developer: Timbermist LLC  
3103 W. Sheryl, Suite 100  
Meridian, ID 83642

or such other addresses and to such other persons as the parties may hereafter designate in writing to the other parties. Any such notice shall be deemed given upon delivery upon personal delivery, upon deposit in the United States mail, if sent by mail pursuant to the foregoing.

- 8.5 **Effective Date.** This Development Agreement shall be effective after delivery to each parties hereto of a fully executed copy of the Development Agreement.

**IN WITNESS WHEREOF**, the parties have hereunto caused this Agreement to be executed, on the day and year first above written.

Dated this 10<sup>th</sup> day of February, 2014/15,

**CITY OF KUNA**

By: [Signature] 2/10/15  
Greg Nelson, Mayor Date

Attest: [Signature]  
[Signature]  
Brenda Bingham, City Clerk  
Chris Engels



**DEVELOPER**

By: [Signature] \_\_\_\_\_  
Thomas Coleman Date  
President of Coleman Homes LLC,  
And,  
Managing Member of Timbermist, LLC

State of Idaho )  
: SS

County of Ada)  
Subscribed and sworn to (or affirmed) before me this 4<sup>th</sup> day of February, 2014<sup>5</sup>.

Ⓢ

And who personally appeared before me

(SEAL)



Notary Public: [Signature]

My Commission Expires on: 3/28/17



**CITY OF KUNA**  
**P.O. BOX 13**  
**KUNA, ID 83634**  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

GORDON N. LAW  
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731  
Email: [glaw@kunaid.gov](mailto:glaw@kunaid.gov)

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## MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law  
Kuna City Engineer

RE: Winfield Subdivision Project  
Preliminary Plat  
16-06-AN, 16-03-S, 16-13-DR

DATE: March 3, 2017

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The City Engineer has reviewed the Preliminary Plat request of the above applicant originally dated September 22, 2016 but subsequently revised by an amended submittal dat. It is noted that specific development plans are provided, which includes 343 firm buildable lots and 33 common lots. Accordingly, the City Engineer provides the following comments:

### 1. Sanitary Sewer Needs

- a) The City has sufficient sewer treatment capacity to serve this site. All wastewater flows from this project would receive treatment at the North Wastewater Treatment facility. The site is not presently connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Fee Resolution and Standard Table.
- b) The Sewer Master Plan for disposal of wastewater from the area south of the Kuna Canal (Profile Sewer Basin) proposes discharge to the Danskin Lift Station, which in turn, pumps to the North Wastewater Treatment facility. The area north of the Kuna Canal (Greyhawk Sewer Basin) proposes discharging to the Greyhawk Lift Station before pumping to the Danskin Lift Station.
- c) The portion of the project in the Profile Sewer Basin presently discharges through Sable Ridge and December Subdivisions into the Arbor Ridge sewer trunk line. At some point, the 12-inch sewer trunk in E. Snowy Owl Street will reach capacity and the sewer flows from the Profile Sewer Basin will need to be re-routed north along Kay Avenue into the Hubbard Sewer Trunk Line. The capacity of the Snowy Owl Trunk Line is 1156 EDUs. As of March 3, 2017, 301 EDUs are discharging into it. Depending on when capacity is reached, this project may need to participate in the construction of the re-routed line.

- d) This property was not included in Local Improvement District 2006-1 nor did it pre-pay sewer connection fees, and consequently, has no connection fee credits and no reserved sewer treatment capacity. However, there are sufficient treatment connections available at standard rates to serve this site. When connecting to the sewer system, the applicant will need to abide by any relevant sewer reimbursement policies and agreements and any relevant connection fees.
- e) City Code (6-4-20) requires connection to the City sewer system for all sanitary sewer needs.
- f) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan.
- g) At all reasonable locations where sewer service could be extended to adjoining properties, sewer mains should be stubbed to the property line or extended in right-of-way in or adjacent to the project – both at useable depths. This applies to a sewer mains extended to the property east of the project.
- h) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer at 287-1727.

## **2. Potable Water Needs**

- a) The City has sufficient potable water supply to serve this site. The project site is not presently connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Fee Resolution and Standard Table.
- b) The nearest available water main (12-inch) is located in the Deer Flat Road right-of-way on the south boundary of the project. There is also a 12-inch main in North Kay Street north of the project which will be accessible when Greyhawk Subdivision is complete.
- c) City Code (6-4-2X) requires connection to the City water system for all potable water needs.
- d) For any connected load, it is recommended this application be conditioned to conform to the water master plan. This will include the requirement to construct 12-inch water mains in Ardell Road and Kay Street frontages to the project.
- e) 8-inch water mains should be installed by developer in internal subdivision streets.
- f) 8-inch water mains are to be extended and connected by developer to water trunk lines and mains through all stub and entry-way streets.
- g) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- h) For assistance in locating existing facilities, please contact the City Engineer at 287-1727.
- i) The City Engineer concludes redundancy of water transmission route to the development site is not provided by existing facilities. Redundancy can be achieved by connecting to a water trunk line north in Kay Street.
- j) The City Engineer is in the process of evaluating the distribution of supply wells and available supply in the vicinity of the project and is also awaiting the results of a comprehensive Water Master Plan study. If the study concludes there is need for a well site within the bounds of the project, the City would construct the well but the project would be expected to provide the land, three phase power to the well site and a drain line for blow-off water. It is noted the applicant's documents show provision for the well site.

## **3. Pressure Irrigation**

- a) The applicant's property is not connected to the City pressure irrigation system. There is a 12-inch pressure main located in Kay/Boise Street right-of-way 0.5 miles south of the southwest corner of the project, a 12-inch pressure main located in Kay Street 0.2 miles north of the northwest corner of the project and a 12-inch pressure main in Ardell Road 0.15 miles west of the northwest corner of the project. Right-of-way does not exist in either direction from the northwest corner leaving the Kay/Boise Street location as the only viable source of pressurized irrigation water. Extension to a source of pressurized irrigation water supply is a requirement of the project.
- b) The property's irrigation needs are presently served by the Boise-Kuna Irrigation District. The City Engineer has evaluated the distribution of irrigation pump stations and available supply in the vicinity of the project and concludes there is need for a pump station and 600,000 gallon reservoir along Kuna Canal within the bounds of the project. The City Engineer recommends the project provide sufficient land for the station and reservoir, provide three phase power to the pump station site and provide a drain line for over-flow water. The City would construct the pump station and reservoir as long as the project extends a 12-inch PI main from the Kay/Boise Street location to the project. The developer may be reimbursed for oversized facilities to the extent consistent with City policies. The applicant's documents note the need to provide a site for the pump station but the location is not identified.
- c) Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2I) and the public interest and is not accounted for in the approved Water Master Plan. It is recommended this project be conditioned to require connection and annexation to the City Pressure Irrigation system at the time of development.
- d) It is further recommended that annexation into the municipal irrigation district and pooling of water rights is a requirement at the time of final platting.
- e) The development is subject to connection fees based on number of dwellings and lot size for the residential area and based on ultimate landscaped area for the common lots, as provided in City Resolutions. For common lots, credit will be allowed for the cost of the pump station and reservoir site.
- f) For any connected load, it is recommended this application be conditioned to conform to the Pressure Irrigation Master Plan. The Master Plan designates the providing of a 10-inch trunk line in the Deer Flat Road frontage and 12-inch trunk lines in the Kay Street and Ardell Road frontages to the project.
- g) It is recommended that conformity with approved City PI standards is required, including the providing of adequately sized internal and boundary loop lines and extension of stub lines to project boundaries.

4. **Grading and Storm Drainage** - The following is required because alteration of surface features is proposed (such as grading or paving) in connection with this application:

- a) Runoff from public right-of-way is regulated by ACHD or ITD, depending on the agency responsible for the right-of-way. Plans are required to conform to the appropriate agency standards.
- b) Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions or disposal at locations different than provided historically, approval of the operating entity is required. The City of Kuna

relies on the ACHD Stormwater Policy Manual to establish the requirements for design of any private disposal system.

- c) The city is now requiring with every new development, a documentation map that illustrates the surface and sub-surface water irrigation supply as well as drainage ways that exist in the applicant's property and in the right-of-way adjacent to the proposed development to be submitted as part of construction plans. The map must include 2-foot contours, a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within and adjacent to the proposed development. Open and piped facilities should be noted. The map should include any proposed changes to the systems.
- d) All upstream drainage rights and downstream water delivery rights are to be preserved as a condition of development. Constructed facilities to preserve these rights must be designed by a licensed professional engineer, plans provided with the project plan set for review by the City Engineer and constructed in a manner and with materials acceptable to the City Engineer. Facilities provided must be accessible (easements or right-of-way) for continued maintenance, and if necessary, replacement.

## **5. General**

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to water and irrigation services, this property will be placing demand not only on constructed facilities but on water rights provided by others. It is the reasonable expectation, in return, that this property transfer to the City, at time of connection, any conveyable water rights by deed and "Change of Ownership" form from IDWR. The domestic water right associated solely with a residence and ½ acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.
- b) A plan approval letter will be required if this project affects any local irrigation districts or its facilities. Kuna Canal is one of those facilities.
- c) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.
- d) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- e) State the vertical datum used for elevations on all drawings.
- f) Provide engineering certification on all final engineering drawings.
- g) The submittals attached to the application include some alignments for City infrastructure. This information is helpful but has not been reviewed in detail and has not received City Engineer approval. The applicant is advised that detailed review and plan approval occurs at the time of approval of the official project improvement plans.

## **6. Inspection Fees**

An inspection fee will be required for City inspection of the construction of any public or community water, sewer and irrigation facility associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current City inspection fee is \$1.00 per lineal foot of sewer, water and irrigation related pipe and payment is due and payable prior to City's scheduling of a pre-construction conference.

## 7. Right-of-Way

The subject property fronts one section line street (Deer Flat Road) and two mid-mile streets (Kay Street and Ardell Road). The traffic impact study has also identified certain street deficiencies and recommended improvements in connection with this project which will be addressed below.

- a) Sufficient half right-of-way on the quarter line and section line for the classified streets noted above should be provided and streets constructed pursuant to City and ACHD standards.
- b) Residential Easements – City Code (6-3-8) requires the providing of 10-foot front and back lot line easements and side-lot easements, as necessary. The City Engineer recommends the following:
  - a. 10-foot minimum subdivision boundary easement;
  - b. 10-foot minimum street frontage easement;
  - c. 10-foot back lot line easement as required in code;
  - d. 5-foot minimum side lot line easement and wider easements in instances where underground pipelines are constructed in them;
  - e. Additional easements as needed for facilities not in right-of-way - of width and alignment acceptable to the City Engineer.
- c) It is recommended the location of approaches onto classified streets comply with ACHD approach policies.
- d) The Traffic Impact Study identifies the Deer Flat/Kay intersection as operating at an unacceptable LOS E before project buildout. This intersection is also on the City priority list and recommends a round-about at this location. The approaches of Kay Street to Deer Flat, north and south, do not align. The City Engineer recommends that the project is required to provide a viable resolution to this deficiency that provides the round-about or signal and that is consistent with City priorities, TIS recommendations and ACHD policies.
- e) The Traffic Impact Study identifies the Hubbard/Hwy 69 intersection as operating at LOS F before project buildout. The City Engineer recommends that the project is required to provide a viable resolution to this deficiency that provides the signal and that is consistent with City priorities, TIS recommendations and ACHD policies.
- f) The Traffic Impact Study identifies the Deer Flat segment fronting the project presently operating at a volume that exceeds LOS D. This also is unacceptable. The City Engineer recommends that the project is required to provide a viable resolution to this deficiency that widens the road and that is consistent with City priorities, TIS recommendations and ACHD policies.
- g) ACHD has recommended extending Ardell to Hwy 69 and the City Engineer supports ACHD's recommendation.
- h) The proposed N. Snowfield Ave. cul-de-sac exceeds an acceptable length.
- i) It is recommended sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, are provided at the time of land-use change, development or re-development.

## 8. As-Built Drawings

As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes, but

will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat approval is granted.

#### **9. Phasing of Development**

- a) Any phasing plan, to be acceptable, must extend city services, extend transportation facilities and extend other utilities in a manner to maintain reliable service to the buildable lots in the subdivision and not disrupt service to neighboring properties.
- b) A phasing plan, to be acceptable, must not delay expenditures for infrastructure to burden with expenses in a disproportionate manner the later phases of a project.
- c) Irrespective of compliance with the above conditions, the City Engineer in general does not approve or reject phasing plans without the advice and consent of the Planning and Zoning Director.
- d) It is noted that the proposed Phase 1 provides one point of access to serve far in excess of 30 lots, which the fire district generally does not approve.

#### **10. Property Description**

- a) The applicant is required to provide a metes and bounds property description of the subject parcel.



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Kuna
Meridian
Star

Rezone # 16-06-AM/16-03-S/16-13-DR

Conditional Use #

Preliminary / Final / Short Plat

Winfield Springs

RECEIVED

MAR 13 2017

CITY OF KUNA

- 1. We have No Objections to this Proposal.
2. We recommend Denial of this Proposal.
3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
4. We will require more data concerning soil conditions on this Proposal before we can comment.
5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
high seasonal ground water
waste flow characteristics
bedrock from original grade
other
6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
8. After written approval from appropriate entities are submitted, we can approve this proposal for:
central sewage
community sewage system
community water well
interim sewage
central water
individual sewage
individual water
9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
central sewage
community sewage system
community water
sewage dry lines
central water
10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
12. We will require plans be submitted for a plan review for any:
food establishment
swimming pools or spas
child care center
beverage establishment
grocery store
13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. \_\_\_\_\_

Reviewed By:

Lois Brady

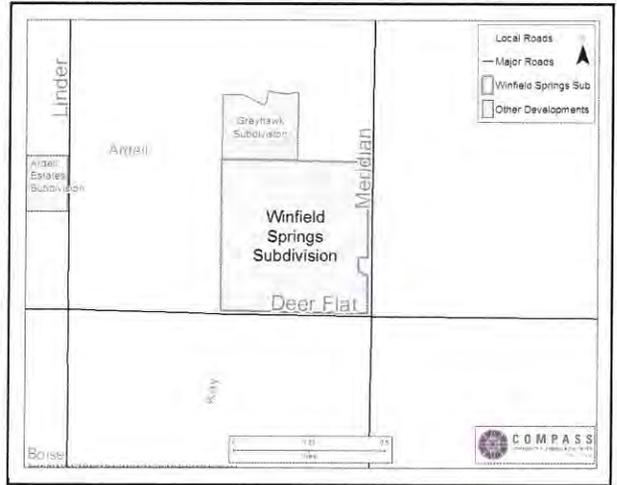
Date: 3/7/17

Exhibit

B-2

# Communities in Motion 2040 Development Checklist

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this checklist as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. CIM 2040 was developed through a collaborative approach with COMPASS member agencies and adopted by the COMPASS Board on **July 21, 2014**.



[Click for detailed map.](#)

This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals, objectives, and performance measures. A checklist user guide is available [here](#); and more information about the CIM 2040 goals can be found [here](#); and information on the CIM 2040 Vision can be found [here](#).

**Name of Development:** Winfield Springs--348 single-family residential units on 111 acres

**Summary:** Winfield Springs proposes 348 residential units at the northwest intersection of Meridian Road and Deer Flat Road. Five proposed developments, comprising over 1,500 residential units are within 1 mile. Consider a pathway along the canal for future connections as detailed in Kuna's regional pathway planning as well as bikelanes along Deer Creek and the future Kay Ave segment as identified in ACHD and Kuna Master Plan. Work with VRT on bus stop location infrastructure along Meridian Road and Deer Flat Road.

## Land Use

In which of the [CIM 2040 Vision Areas](#) is the proposed development? **(Goal 2.1)**

- Downtown       Employment Center       Existing Neighborhood       Foothills  
 Future Neighborhood       Mixed Use       Prime Farmland       Rural  
 Small Town       Transit Oriented Development

Yes  No  N/A The proposal is within a CIM 2040 Major Activity Center. **(Goal 2.3)**

## Neighborhood (Transportation Analysis Zone) Demographics

Existing		Existing TAZ + Proposal		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
4	0	352	0	407	450

Yes  No  N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this neighborhood. **(Goal 2.1)**

## Area (Adjacent Transportation Analysis Zone) Demographics

Existing		Existing TAZs + Net Proposed		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
733	156	1,248	156	2,073	1,149

Yes  No  N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this area. **(Goal 2.1)**



More information on COMPASS and *Communities in Motion 2040* can be found at:  
[www.compassidaho.org](http://www.compassidaho.org)  
 Email: [info@compassidaho.org](mailto:info@compassidaho.org)  
 Telephone: (208) 475-2239



**COMPASS**  
 COMMUNITY PLANNING ASSOCIATION  
 of Southwest Idaho

Exhibit  
**B-3**

## Communities in Motion 2040 Development Checklist

### Transportation

- Attached**  **N/A** An Area of Influence Travel Demand Model Run is attached.
- Yes**  **No**  **N/A** There are relevant projects in the current Regional [Transportation Improvement Projects](#) (TIP) within one mile of the development.
- Comments:** In FY2020 intersection improvement at Linder Rd. and Deer Flat. FY2021 SH-69 resurfacing.
- Yes**  **No**  **N/A** The proposal uses appropriate access management techniques as described in the [COMPASS Access Management Toolkit](#).
- Comments:** The development proposes pathways and stub streets to adjacent properties.
- Yes**  **No**  **N/A** This proposal supports Valley Regional Transit's [valleyconnect](#) plan. See [Valley Regional Transit Amenities Development Guidelines](#) for additional detail.
- Comments:** Future employer express services are proposed on Meridian Road (SH-69). See valleyconnect.

The **Complete Streets Level of Service (LOS) scoring** based on the proposed development will be provided on an separate worksheet (**Goals 1.1, 1.2, 1.3, 1.4, 2.4**):

- Attached**  **N/A** Complete Streets LOS scorecard is attached.
- Yes**  **No**  **N/A** The proposal maintains or improves current automobile LOS.
- Yes**  **No**  **N/A** The proposal maintains or improves current bicycle LOS.
- Yes**  **No**  **N/A** The proposal maintains or improves current pedestrian LOS.
- Yes**  **No**  **N/A** The proposal maintains or improves current transit LOS.
- Yes**  **No**  **N/A** The proposal is in an area with a [Walkscore](#) over 50.

### Housing

- Yes**  **No**  **N/A** The proposal adds [compact housing](#) over seven residential units per acre. (**Goal 2.3**)
- Yes**  **No**  **N/A** The proposal is a mixed-use development or in a mixed-use area. (**Goal 3.1**)
- Yes**  **No**  **N/A** The proposal is in an area with lower transportation costs than the [regional average](#) of 26% of the median household income. (**Goal 3.1**)
- Yes**  **No**  **N/A** The proposal improves the jobs-housing balance by providing housing in employment-rich areas. (**Goal 3.1**)

### Community Infrastructure

- Yes**  **No**  **N/A** The proposal is infill development. (**Goals 4.1, 4.2**)
- Yes**  **No**  **N/A** The proposal is within or adjacent to city limits. (**Goals 4.1, 4.2**)
- Yes**  **No**  **N/A** The proposal is within a city area of impact. (**Goals 4.1, 4.2**)

### Health

- Yes**  **No**  **N/A** The proposal is within 1/4 mile of a transit stop. (**Goal 5.1**)
- Yes**  **No**  **N/A** The proposal is within 1/4 mile of a public school. (**Goal 5.1**)
- Yes**  **No**  **N/A** The proposal is within 1/4 mile of a grocery store. (**Goal 5.1**)
- Yes**  **No**  **N/A** The proposal is within 1 mile of a park and ride location. (**Goal 5.1**)

### Economic Development

- Yes**  **No**  **N/A** The proposal improves the jobs-housing balance by providing employment in housing-rich areas. (**Goal 3.1**)
- Yes**  **No**  **N/A** The proposal provides grocery stores or other retail options for neighborhoods within 1/2 mile. (**Goal 6.1**)

### Open Space

- Yes**  **No**  **N/A** The proposal is within a 1/4 mile of a public park. (**Goal 7.1**)
- Yes**  **No**  **N/A** The proposal provides at least 1 acre of parks for every 35 housing units. (**Goal 7.1**)

### Farmland

- Yes**  **No**  **N/A** The proposal is outside "Prime Farmland" in the CIM 2040 Vision. (**Goals 4.1, 8.2**)
- Yes**  **No**  **N/A** The proposal is outside prime farmland. (**Goal 8.2**)

## Communities in Motion 2040 Complete Streets Scorecard

The purpose of this checklist is to provide a tool for local governments to evaluate whether land developments are in accordance with the goals of *Communities in Motion 2040* (CIM 2040). Complete Streets Level of Service (LOS) refers to the multimodal (automobile, bicycle, pedestrian, and transit) experience and grades a roadway (A-F) for each mode. COMPASS conducts Complete Streets Level of Service (CSLOS) analysis for developments on arterial roads.

	Mode	Existing	With bicycle lane and sidewalk
		Link LOS	Link LOS
State Highway 69 (Meridian Road)	Transit	F	F
	<b>Bike</b>	<b>D</b>	<b>B</b>
	<b>Ped</b>	<b>E</b>	<b>C</b>
Deer Flat Road	Transit	F	F
	<b>Bike</b>	<b>D</b>	<b>B</b>
State Highway 69 to Linder Road	<b>Ped</b>	<b>E</b>	<b>B</b>
	Highway Capacity Manual 2010 Methodologies		

**Walkscore: 17 Car-Dependent.** Walkscore is a walkability index that assigns a numerical walkability on a scale from 0 - 100 based on walking routes to destinations such as grocery stores, schools, parks, restaurants, and retail. Scores of 50 or higher are considered at least "Somewhat Walkable" while scores less than 50 are "Car-Dependent."

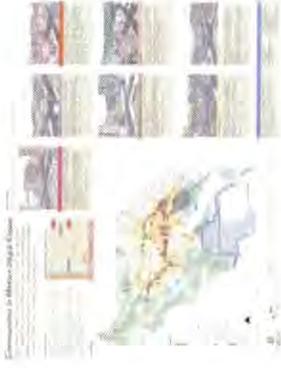
### Additional Comments:

The *Ada County Highway District Livable Street Design Guide* indicates that this section of Deer Flat is classified as an Arterial with no typology designated. A bicycle lane would improve bicycle LOS from D to LOS B and a detached sidewalk would improve pedestrian LOS E to LOS B.

More information on  
**COMPASS** and  
*Communities in Motion*  
**2040** can be found at:  
[www.compassidahoh.org](http://www.compassidahoh.org)



**COMPASS**  
COMMUNITY PLANNING ASSOCIATION  
of Southwest Idaho



**BRIAN McDEVITT**  
CHAIRMAN OF THE BOARD

**RICHARD DURRANT**  
VICE CHAIRMAN OF THE BOARD

**TIMOTHY M. PAGE**  
PROJECT MANAGER

**ROBERT D. CARTER**  
ASSISTANT PROJECT MANAGER

**APRYL GARDNER**  
SECRETARY-TREASURER

**JERRI FLOYD**  
ASSISTANT SECRETARY-  
TREASURER

## BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3155

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

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

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

RECEIVED  
MAR 06 2017  
CITY OF KUNA

27 February 2017

City of Kuna  
751 W. 4<sup>th</sup> Street  
Kuna, Idaho 83634

RE: J-U-B Engineers, c/o Scott Wonders  
1925 N. Meridian Rd. **16-06-AN, 16-03-S, 16-13-DR**  
Boise-Kuna Irrigation District  
Kuna Canal 136+90, 137+40 **BK-1231**  
Sec.13, T2N, R1W, BM.

Trevor Kesner, Planner II:

The United States' Kuna Canal lies within the boundary of the above-mentioned location. The easement for this facility is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this facility. We assert the federal easement 28 feet northerly and 20 feet southerly of the canal's centerline. Whereas this area is for the operation and maintenance of our facilities, no activity should hinder our ability to do so.

Project easements must be called out on the final plat.

The Boise Project does not approve landscaping (other than grass) within its easements, as this will certainly increase our cost of maintenance.

Fencing (as may be required) must be constructed just off the easement, to insure public safety and prevent encroachments.

The Boise Project Board of Control does not approve of pathways within our easements. We are constantly trying to uphold these federal easements in order to perform our obligation to operate, maintain and deliver surface irrigation water to our patrons. The introduction of pedestrians, cyclists, etc. into our work area, becomes a burden on our personnel trying to perform their duties. The Project maintains its facilities with large vehicles and heavy equipment, to include dump trucks, dozers, graders, backhoes and

Exhibit

B-4

long booms with counter weights. Although our operators possess the highest regard for safety, this machinery offers many blind spots that limit visibility. Project work easements are barely wide enough for this equipment. These proposed pathways should be relocated outside of our easements and segregated from canal maintenance operations.

Pathways must be constructed just outside the easement, to insure public safety and prevent encroachments.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Crossing agreements must be secured and signed by all parties prior to March 1<sup>st</sup> of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15<sup>th</sup> of each year. However, on a case by case, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15<sup>th</sup> if reviewed and approved by the Boise Project.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

Should there be any small (neighborhood) irrigation ditches on this site, the developers and/or landowners will be obligated to protect them and allow water to pass to downstream neighbors.

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

If the irrigation system will be incorporated into the City of Kuna's pressure system, Boise Project Board of Control will require confirmation from both the City of Kuna and the Boise-Kuna Irrigation District.

Boise Project Board of Control must receive a written response from the Boise-Kuna Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

This office is requesting a full size set of plans for our review and approval.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

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

Sincerely,



Bob Carter  
Assistant Project Manager- BPBC

bdc/bc

cc: Clint McCormick      Watermaster, Div; 2 BPBC  
Lauren Boehlke      Secretary – Treasurer, BKID  
File



**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028  
Boise, ID 83707-2028

(208) 334-8300  
itd.idaho.gov

December 22, 2016

Trevor Kesner  
City of Kuna, Planning and Zoning Department  
P.O. Box 13  
Kuna, ID 83634

**VIA EMAIL**

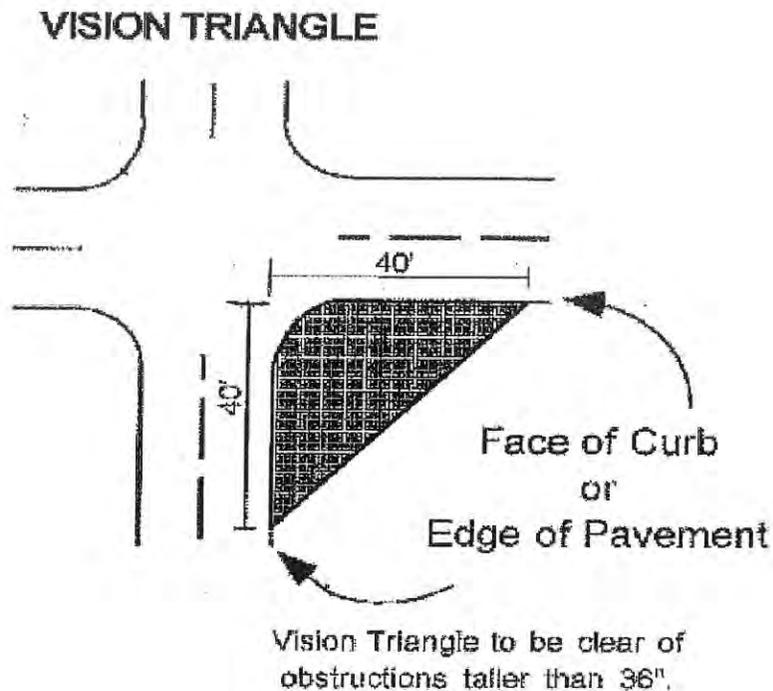
**RE: 16-06-AN, 16-03-S, 16-13-DR WINFIELD SPRINGS SUBDIVISION REVISED**

The Idaho Transportation Department (ITD) has reviewed the referenced annexation, subdivision, and design review permit applications with revised Preliminary Plat and revised Traffic Impact Study (TIS) for the Winfield Springs Subdivision at 1925 North Meridian Road, west of SH-69, milepost 3.50. ITD has the following comments:

1. ITD does not object to a subdivision being built on this parcel.
2. The revised preliminary plat shows East Ardell Road being connected to SH69. Applicant has submitted a permit application for the approach onto SH69. Applicant must acquire an approved Right-of-Way use permit prior to doing any work or activity within the highway Right-of-Way. Applicant is working with Shona Tonkin (208-334-8341) to acquire this permit.
3. Access to the State highway system from the subdivision has been revised to include SH69 and East Ardell. The TIS did not include documentation showing how the signal warrants for SH69 and East Ardell Road were determined. Applicant will need to provide that documentation to ITD for review prior to any access permit being issued.
4. The revised traffic impact study conducted by Thompson Engineers, Inc. indicates that the intersection of SH-69 and Deerflat Road will reach service level F for southbound right turns at build out with the additional trips generated by this development. The developer will be required to install the southbound right turn lane on SH-69 at Deerflat Road for the safety and mobility of the highway users as a requirement of their access permit. ITD is willing to work with the developer and ACHD to determine the timing of the installation of the southbound right turn.
5. The revised traffic impact study conducted by Thompson Engineers, Inc. indicates that the intersection of SH-69 and West Ardell Road will reach service level E for southbound right turns at build out with the additional trips generated by this development. The developer will be required to install the southbound right turn lane on SH-69 at West Ardell Road for the safety and mobility of the highway users as a requirement of their access permit. ITD is willing to work with the developer and ACHD to determine the timing of the installation of the southbound right turn.

Exhibit  
B-5

6. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway system.
7. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant can contact ITD District 3 Traffic at 334-8300 for more information.
8. The City is reminded that this project will increase the number of vehicle trips in the corridor. ITD has no current funding assigned to mitigate traffic congestion in the SH-69 corridor.
9. Section 49-221 of the Idaho Code restricts the placement of any hedge, shrubbery, fence, wall, or other sight obstructions of any nature where they constitute a traffic hazard at the intersection of roads with other roads, private alleys, bike or pedestrian paths when they are within the "vision triangle" of vehicle operators. The boundaries of the "vision triangle" are defined as follows:
  - a. By extending perpendicular lines along the face of curb from their point of intersection 40 feet in either direction; and
  - b. By a height between 3 feet and 10 feet above the existing centerline highway elevation.



If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7190.

Sincerely,

Ken Couch  
Development Services Coordinator  
[Ken.Couch@itd.idaho.gov](mailto:Ken.Couch@itd.idaho.gov)

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**It is intended as a 'place holder' for Ada County Highway District (ACHD) final  
staff report**



STATE OF IDAHO  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
BOISE REGIONAL OFFICE  
1445 North Orchard Street • Boise, ID 83706-2239 • (208) 373-0550

## *DEQ Response to Request for Environmental Comment*

Date: **March 9, 2017**  
Agency Requesting Comments: City of Kuna  
Date Request Received: February 27, 2017  
Applicant/Description: Proposed Winfield Springs Residential Subdivision

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

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

### **1. Air Quality**

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

*For questions, contact David Luft, Air Quality Manager, at 373-0550.*

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

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

### **2. Wastewater and Recycled Water**

- *DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.*
- *IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.*

Exhibit

B-7

*All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.*

- *DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.*
- *DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

*For questions, contact Todd Crutcher, Engineering Manager, at 373-0550.*

### **3. Drinking Water**

- *DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.*
- *IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.*

*All projects for construction or modification of public drinking water systems require preconstruction approval.*

- *DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at <http://www.deq.idaho.gov/water-quality/drinking-water.aspx>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.*
- *If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.*
- *DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.*
- *DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

*For questions, contact Todd Crutcher, Engineering Manager at 373-0550.*

#### **4. Surface Water**

- *A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.*
- *Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.*
- *If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.*
- *The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at:  
<http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>*
- *The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.*

*For questions, contact Lance Holloway, Surface Water Manager, at 373-0550.*

#### **5. Hazardous Waste And Ground Water Contamination**

- **Hazardous Waste.** *The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.*
- *No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.*
- **Water Quality Standards.** *Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).*

*Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.*

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

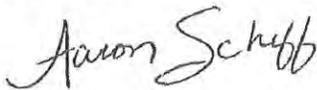
*For questions, contact Dean Ehlert, Waste & Remediation Manager, at 373-0550.*

#### **6. Additional Notes**

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

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

Sincerely,



Aaron Scheff  
[aaron.scheff@deg.idaho.gov](mailto:aaron.scheff@deg.idaho.gov)  
Regional Administrator  
Boise Regional Office  
Idaho Department of Environmental Quality

ec: TRIM 2017AEK22  
File # 2251

CJM LIMITED LIABILITY LP  
621 WASHINGTON ST S  
TWIN FALLS, ID 83301-0000

SANDSTONE FARMS LLC  
1888 E RODEO LN  
KUNA, ID 83634-0000

ROWLAND MICHAEL R & WENDY K  
713 E SIENNA CREEK ST  
KUNA, ID 83634-0000

NIELSON BREANNA M & ROBERT W  
700 E RIDGESTONE DR  
KUNA, ID 83634-0000

TANNHEIMER DEWAYNE P & CHRISTINE  
713 E RIDGESTONE DR  
KUNA, ID 83634-0000

SEID WILLIAM E & TERRIE D  
1720 N RAPID CREEK LN  
KUNA, ID 83634-0000

GIDNEY CHARLES R & MARY J  
704 E SIENNA CREEK ST  
KUNA, ID 83634-0000

FIMIAN LIVING TRUST, TRUSTEE  
535 E SABLE RIDGE DR  
KUNA, ID 83634-0000

HESS JERRY M  
519 E KARCHER RD  
NAMPA, ID 83687-0000

TRUE TERRY L  
887 E TRUE LN  
KUNA, ID 83634-0000

SAGEWOOD DEVELOPMENT CORP  
1056 SHEARWATER LN  
EAGLE, ID 83616-0000

ADA COUNTY HIGHWAY DISTRICT  
3775 N ADAMS ST  
GARDEN CITY, ID 83714-6447

ARMS JAMES R  
1099 1/2 E DEER FLAT RD  
KUNA, ID 83634-0000

ROBERTSON DARRELL L  
873 E DEER FLAT RD  
KUNA, ID 83634-0000

HUFF ROBERT & BETTY TRUST  
Attn: TRUSTEE  
2400 N MERIDIAN RD  
KUNA, ID 83634-0000

HERSEY RICHARD S & LOUISE E  
2202 N MERIDIAN RD  
KUNA, ID 83634-0000

BENNETT PROPERTIES LP  
1853 N BELLO SARA WAY  
EAGLE, ID 83616-0000

BALL STEVEN LESLIE & CHRISTI HELENE  
1934 N RAPID CREEK LN  
KUNA, ID 83634-0000

SEBURN JAMES & TRINA  
1880 N RAPID CREEK LN  
KUNA, ID 83634-0000

MARGARET M HILL FAMILY LP  
1556 E LOCUST VIEW LN  
MERIDIAN, ID 83642-0000

CONRAD & BISCHOFF INC  
PO BOX 52271  
IDAHO FALLS, ID 83405-2271

DAY ROBERT S & DOROTHY E TRUST,  
Attn: TRUSTEE  
2096 N MERIDIAN RD  
KUNA, ID 83634-0000

MILLS KIM RENEE  
1698 E LAZY DB LN  
KUNA, ID 83634-0000

WALKER CORTLAND EWALKER SUSAN E  
1300 S HEIDI PL  
MERIDIAN, ID 83642-2457

KUNA JOINT SCHOOL DIST #3  
711 E PORTER RD  
KUNA, ID 83634-0000

SMITH RAYMONDSMITH MARCIA  
2284 N MERIDIAN RD  
KUNA, ID 83634-0000

KOLO LLC  
PO BOX 412  
KUNA, ID 83634-0000

QUINN JENNIFER D & RYAN J  
737 E SIENNA CREEK ST  
KUNA, ID 83634-0000

BERRY JAYME J & ALESA J  
755 E SIENNA CREEK ST  
KUNA, ID 83634-0000

KENNEDY ALLEN J & LINDA J  
1886 N RIDGECREEK AVE  
KUNA, ID 83634-0000

LEE JACK & RITA FAMILY TRUST,  
Attn:TRUSTEE  
4357 S TINKER AVE  
BOISE, ID 83709-0000

JONES THOMAS & TONI  
PO BOX 231  
KUNA, ID 83634-0231

BENNETT DON C & ZELLA B  
CREDIT SHELTER TRUST  
1853 N BELLO SARA WAY  
EAGLE, ID 83616-0000

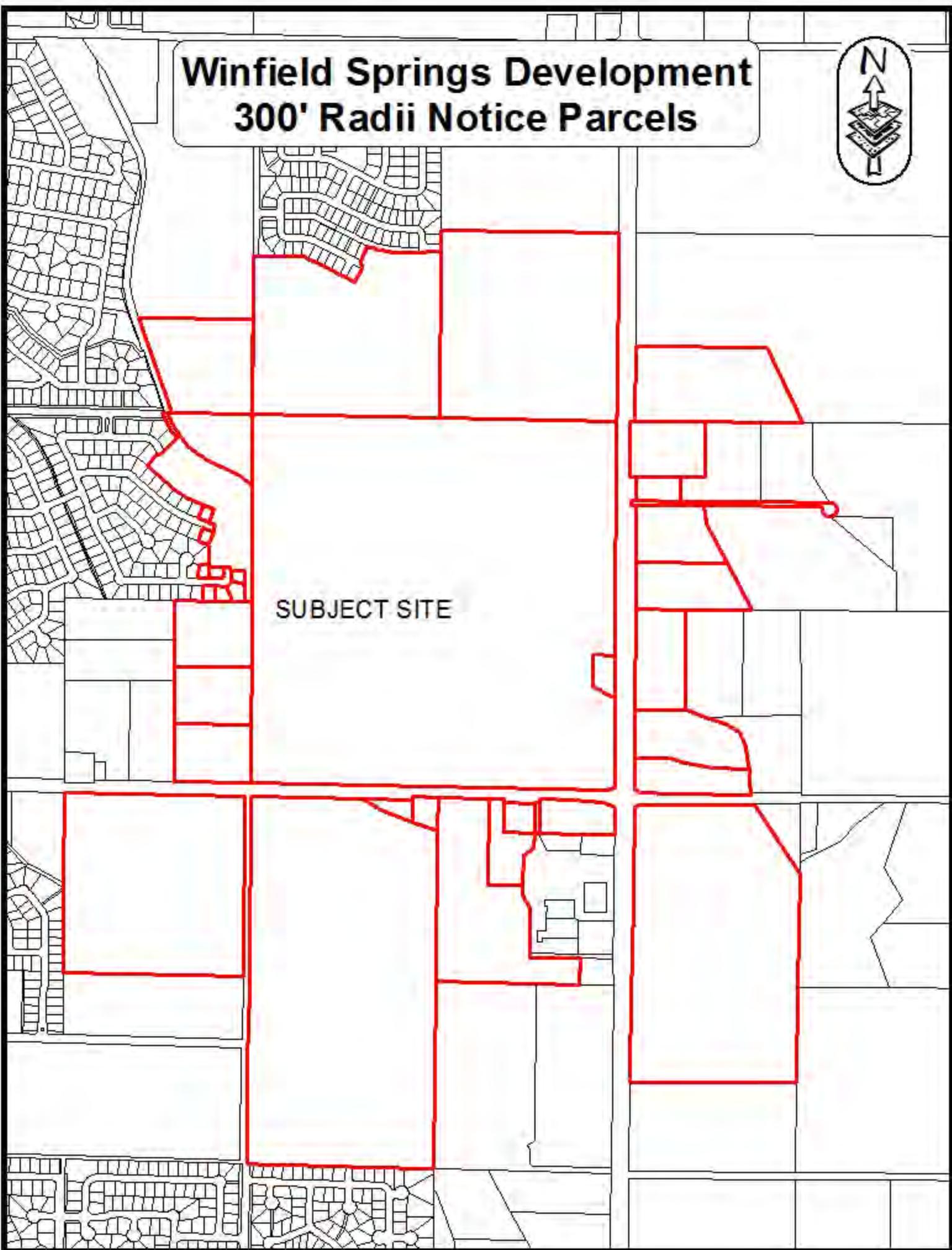
RICK MORINO  
855 W. HUBBARD RD.  
MERIDIAN, ID 83642

BRAD WATERS  
192 W HUBBARD RD  
KUNA, ID 83634

# Winfield Springs Development 300' Radii Notice Parcels



SUBJECT SITE



IDAHO PRESS TRIBUNE  
MERIDIAN PRESS, KUNA MELBA NEWS  
C/O ISJ PAYMENT PROCESSING CENTER  
PO BOX 1570  
POCATELLO ID 83204  
(208)467-9251

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 03/02/17 08:16 by sje14

Acct #: 345222

Ad #: 1588815

Status: N

1 KUNA, CITY OF  
P.O. BOX 13  
KUNA ID 83634

Start: 03/08/2017 Stop: 03/08/2017  
Times Ord: 1 Times Run: \*\*\*  
LEG 1.00 X 68.00 Words: 253  
Total LEG 68.00  
Class: 0006 GOVERNMENT NOTICES  
Rate: LG Cost: 55.32  
# Affidavits: 1

Contact: ~~CHRIS ENGLER~~ *TREVOR KESNER*  
Phone: (208)387-7727  
Fax#:  
Email: awelker@kunaaid.gov; gsmith@k  
Agency:

Ad Descrpt: 16-03-S, 16-06-AN, 16-13-  
Given by: TREVOR KESNER  
Created: sje14 03/02/17 08:11  
Last Changed: sje14 03/02/17 08:15

PUB ZONE EDT TP START INS STOP SMTWTFS  
KMN A 96 S 03/08

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

*TREVOR KESNER*

Name (print or type)

*T. Kesner*

Name (signature)

(CONTINUED ON NEXT PAGE)

IDAHO PRESS TRIBUNE  
MERIDIAN PRESS, KUNA MELBA NEWS  
C/O ISJ PAYMENT PROCESSING CENTER  
PO BOX 1570  
POCATELLO ID 83204  
(208)467-9251

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 03/02/17 08:16 by sje14

Acct #: 345222

Ad #: 1588815

Status: N

**LEGAL NOTICE**

CITY OF KUNA  
P.O. Box 13  
Kuna, ID 83634  
Phone: 922-5274  
Fax: 922-5989

Case # 16-03-S (Subdivision)  
16-06-AN (Annexation) &  
16-13-DR (Design Review)

NOTICE IS HEREBY GIVEN, that the Kuna Planning and Zoning Commission will hold a public hearing, Tuesday, **March 28th, 2017, at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 04th Street, Kuna, ID; in connection with a request from J-U-B Engineers representing Coleman Homes to annex approximately 111.18 acres into Kuna City limits with an R-6 residential zoning designation and subdivide the property into 342 single family residential lots and 33 common lots for the proposed Winfield Springs Subdivision. A Design Review application for common area landscaping accompanies this request. The site is located northwest of the intersection of Deer Flat and Meridian Roads, Kuna, Idaho. Assessor's Parcel Number S1313428000

The public is invited to present written and/or oral comments to the Commission. No person shall speak at the hearing until recognized by the Planning and Zoning Commission Chairman. A three (3) minute time limit may be placed on all verbal testimony. Any written testimony must be received by March 23, 2017, or it may not be considered. Please mail to P.O. Box 13 Kuna, ID 83634, or drop off at City Hall; 751 W. 04th Street, Kuna, ID.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning &  
Zoning Department

March 8, 2017

1588815





**CITY OF KUNA**  
**PLANNING & ZONING DEPARTMENT**  
PO Box 13 • 763 W Avalon St • Kuna, Idaho • 83634  
Phone (208) 922-5274 • Fax: (208) 922-5989  
www.kunacity.id.gov

In all future correspondence concerning this case, please refer to the case name: **16-03-S, 16-06-AN and 16-13-DR (Winfield Springs Subdivision)**

Mailed: March 02, 2017

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the Kuna Planning and Zoning Commission is scheduled to hold a public hearing on **March 28, 2017** beginning at 6:00 pm or as soon after as it may be heard for the following case:

A request from J-U-B Engineers representing property owner **Coleman Homes, LLC**, to annex approximately 111.18 acres into Kuna City limits with an R-6 residential zoning designation; and subdivide the property into 342 single family residential lots and 33 common lots, for the proposed Winfield Springs Subdivision. A Design Review application for common area landscaping accompanies this request.

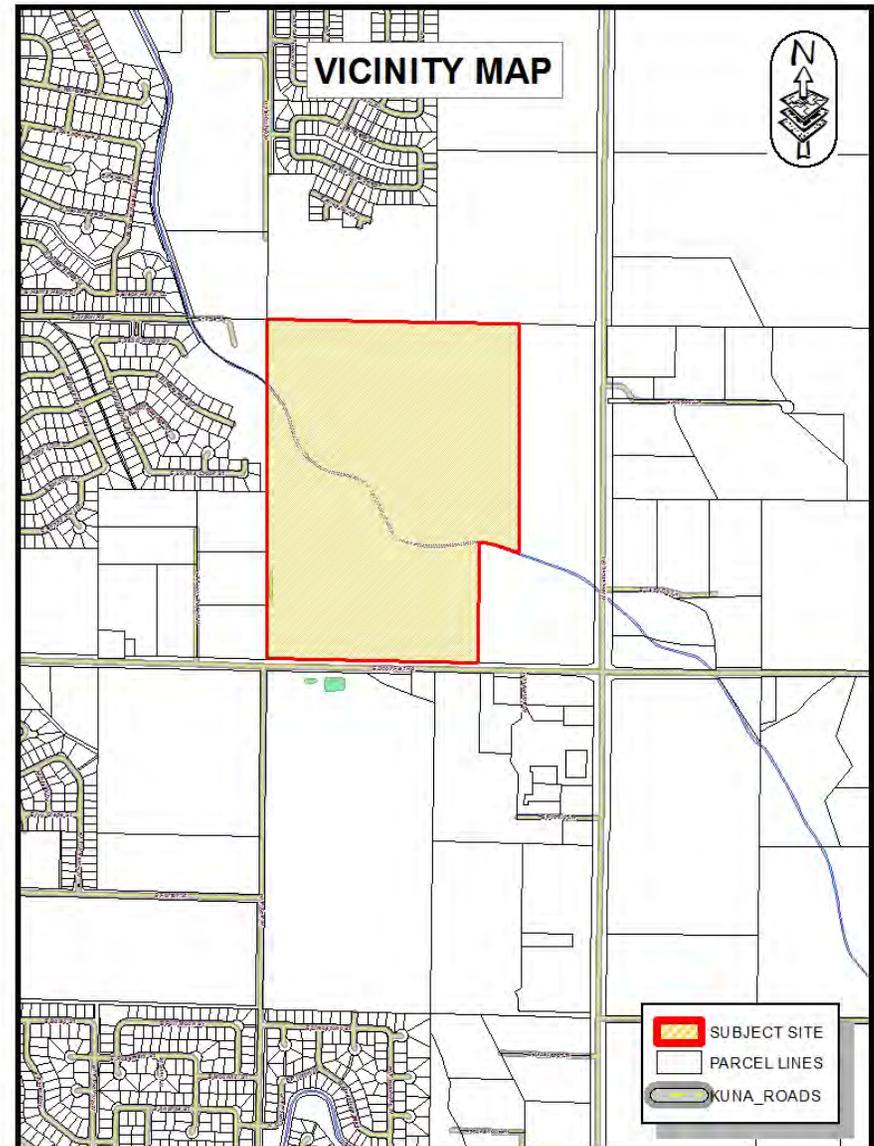
The site is located approximately 950' northwest of the intersection of Deer Flat and Meridian Roads, Kuna, Idaho.

**Assessor's Parcel Number S1313428000** (Refer to vicinity map shown).

The hearing will be held at 6:00 pm in Council Chambers at Kuna City Hall located at **751 W. 4<sup>th</sup> Street**, Kuna, Idaho.

All documents concerning public hearing items may be viewed at Kuna City Hall. Office hours are 8:00 am to 5:00 pm, Monday through Friday, except holidays. If you have questions or would like additional information, please contact the Planning and Zoning Division at (208) 922-5274.

You are invited to provide oral or written comments to the Commission for the hearing. Please note that all testimony made to the Commission during the public hearing will be restricted to three (3) minutes per person. Written comments may be submitted to the appropriate governing body at least seven (7) days prior to the hearing. These comments will be forwarded to the Planning and Zoning Commission to be entered into the public record.



# City of Kuna Public Hearing Notice

Kuna Planning & Zoning Commission

**CITY OF KUNA** will hold a public hearing on Nov. 8th, 2016 at the Kuna City Hall, starting at 6:00 p.m.

**Purpose:** Applications for Annexation, Subdivision (Preliminary Plat), and Design Review of Winfield Springs Subdivision. A 111.2 acre parcel, designated as R-6 (residential) to be subdivided creating 348 single-family lots with 35 common lots.

**Location:** 1925 N. Meridian Road Kuna, ID

**Application by:** J-U-B Engineers

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**AFFIDAVIT OF SIGN POSTING**

STATE OF Idaho            )  
  ) ss:  
County of Ada             )

I, \_\_\_\_\_,  
being first duly sworn upon oath, depose and say:

In accordance with the City of Kuna public hearing process listed in KCC 5-1A-8,  
I personally posted or attest that the subject property was properly posted on,  
\_\_\_\_\_ which is at least ten (10) days prior to the scheduled  
public hearing for \_\_\_\_\_.

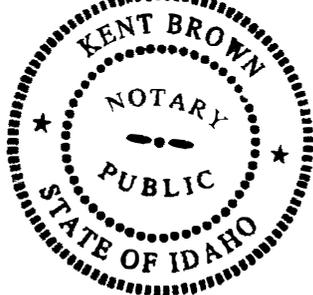
I have submitted photograph(s) of the posting to the City, concurrent with this  
affidavit. The sign(s) will be removed no later than three (3) days after the public  
hearing.

Dated this \_\_\_\_ day of \_\_\_\_\_, 201\_.

Signature Mike Brown

On this \_\_\_\_ day of \_\_\_\_\_, 201\_ before me,  
the undersigned, a Notary Public in and for said State, personally appeared  
\_\_\_\_\_ known or identified to me  
to be the Company, Corporation or Entity that executed the foregoing instrument  
or the person who executed the foregoing instrument on behalf of said Company,  
Corporation or Entity, and acknowledged to me that such Company, Corporation  
or Entity executed the same.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my  
official seal the day and year in this certificate written.



[Signature]  
Notary Public for Idaho  
Residing at Mcudias Id  
My commission expires: 7-23-17