



KUNA PLANNING AND ZONING COMMISSION
Agenda for April 11, 2017

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

1. CALL TO ORDER AND ROLL CALL

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

2. CONSENT AGENDA

- a) Planning and Zoning Commission meeting minutes for March 28, 2017.

3. PUBLIC HEARING

- a) 17-02-SUP (Special Use Permit) - A request from Heather Branch to operate an in-home beauty salon located at 488 South Whim Avenue, Kuna, ID (APN #R7100120440).
- b) 16-07-AN (Annexation) – Robert Law: Applicant requests approval to annex an approximately 0.91+/- acre parcel located at 3815 W. Columbia Road into the City of Kuna with an R-2 residential zoning designation.
- c) 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.
- d) 16-13-AN (Annexation), 16-04-CPM (Comp Plan Map Amendment)- Troy Todd, Indian Creek Sports Annexation: Applicant requests a Comprehensive Plan Map Amendment, from High Density Residential to a Commercial designation and approval for annexation of approximately 5.4 acres into Kuna City with a C-1 (Neighborhood Commercial) zone.
- e) 17-03-ZC (Rezone) and 17-01-S (Subdivision) - Caspian Subdivision: Applicant requests a zone change from Public to R-6 (Medium Density Residential) and preliminary plat approval to create a subdivision with 497 buildable Lots, and 68 common lots, over approximately 131.75 acres with an approximate gross density of 3.77 DUA. One parcel (S1235347050), is currently going through the annexation process, and has selected the R-6 zone.

-Staff requests this item be tabled to a date certain to be determined; pending a final ACHD staff report.

4. COMMISSION DISCUSSION AND REPORTS

5. ADJOURNMENT

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, March 28, 2017**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	Absent
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	X	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. CONSIDERATION TO AMEND THE AGENDA

- a) Staff requests that the Commission amend the agenda to add Case No.'s 16-13-AN (Annexation) and 16-04-CPM (Comprehensive Plan Map Amendment) to the Public Hearing; and subsequently also add Case No's 17-03-ZC (Zone Change) and 17-01-S (Subdivision) to the Public Hearing.

Commissioner Gealy motions to amend the March 28, 2017 Planning and Zoning Agenda to add case No.'s 16-13-AN (Annexation) and 16-04-CPM (Comprehensive Plan Map Amendment) to the Public Hearing items; Commissioner Damron Seconds, all aye and motion carried 4-0.

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**

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

3. PUBLIC HEARING

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, March 28, 2017**

- 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.

Staff requested this item be tabled until April 11, 2017 – to correct a noticing infraction and also so that the final ACHD staff report can be included with the packet for the Commissioners consideration.

Commissioner Hennis motions to table Case No.'s 16-03-S (Subdivision), 16-06-AN (Annexation) and 16-13-DR (Design Review) to the April 11, 2017 Planning and Zoning Commission meeting; Commissioner Gealy Seconds, all aye and motion carried 4-0.

- b) 16-13-AN, 16-04-CPM - Troy Todd, Indian Creek Sports Annexation: Applicant requests a Comprehensive Plan Map Amendment, from High Density Residential to a Commercial designation and approval for annexation of approximately 5.4 acres into Kuna City with a C-1 (Neighborhood Commercial) zone.

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- c) 17-03-ZC, 17-01-S- Caspian Subdivision: Applicant requests a zone change from Public to R-6 (Medium Density Residential) and preliminary plat approval to create a subdivision with 497 buildable Lots, and 68 common lots, over approximately 131.75 acres with an approximate gross density of 3.77 DUA. One parcel (S1235347050), is currently going through the annexation process, and has selected the R-6 zone.

Staff requests this item to be tabled until a date certain, so that the final ACHD staff report can be included with the packet for the Commissioners consideration.

Commissioner Hennis motions to table Case No.'s 17-03-ZC (Zone Change) and 17-01-S (Subdivision) to the April 11, 2017 Planning and Zoning Commission meeting; Commissioner Damron Seconds, all aye and motion carried 4-0.

Boy Scout Leader, Lance Warnick; 7325 S. Wild Horse Way, Nampa, Idaho, addressed the Commission. Mr. Warnick asked if the Commissioners could explain or clarify the processes for tabling items and why the Commission motions and votes on those; so, that the Scouts in audience could better understand what just happened.

C/Gealy thanked Mr. Warnick for bringing the Boy Scouts to the meeting. **C/Young:** Ultimately, the tabling of the three items that were on the agenda here are pending reports from Ada County Highway District. Since they focus on our roadway systems and have input on traffic patterns and sometimes they will commission some of these traffic studies that are part of what we consider a big piece of what we look at is there input on these; and if their report is not in our packet, it's incomplete and it doesn't give us a

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complete picture of what we should be looking at when these items come before us. **C/Hennis:** Especially when some of these items are large subdivisions where people are concerned with how much traffic it might bring to their neighborhood or an adjoining neighborhoods or schools and school busses that are affected. A lot of this revolves around traffic studies. So, they're very important as to what our information is as well as the neighbors to that property. And also, part of what we had to deal with on a couple of these cases was that there were a couple of noticing errors which means that a sign either had the wrong date or someone did not get the proper information in mail or the neighborhoods or whoever else. Why that is important is everyone must have their opportunity to review the information, review the impacts to their neighborhoods, their business or whatever and be able to give us their input as to whether they feel it is a negative or positive for our community.

An audience member asked about the possibility of the case on Deer Flat being tabled again without sending a notice.

C/Young: In regards to the case you are speaking of; it has been a very long time that we have been waiting for Ada County Highway Districts response on this. Other agencies have all weighed in but we are waiting on them and we are kind of at their mercy. And if it is not complete, then we can't really look at it or weigh in on it without that response packet. I am assuming it will be done by then, but I cannot guarantee that they will have their due diligence done that time.

The audience member is a neighbor to the property and is concerned about the amount of traffic that the project will generate.

C/Gealy: Just so you understand we are not in the public hearing.

The audience member continued to voice his concerns.

C/Young: And that is exactly why we wait, and we wait for this report to come in. And we won't do it until it comes in and we have a full vetting of the traffic impact study and we have all of the information before we do a hearing. We do appreciate your input and we would be happy to hear it in the public hearing. But since we are not having a public hearing... **C/Damron:** One of the hardest things about notifications is they [City staff] will wait, and if this report doesn't come in until 3:00 or 4:00 O'clock on Tuesday, and we have the report and assess it and put it in our packet to look through it... they had no time to notify you. So, it is kind of difficult. I didn't even have this agenda until I came in tonight. **C/Young:** I think April 5th is the date when Ada County Highway District is looking at it for their approval, and that is why the date of April 11th, 2017 was placed here. **C/Hennis:** And April 11th is the next scheduled Planning and Zoning Commission meeting. **C/Young:** We appreciate you being here and giving us your input. That is why it is important for us to be in a public hearing so you can voice your concerns on the public record. **C/Gealy:** Thank you for coming this evening. We hope to see you on the 11th.

COMMISSION REPORTS AND DISCUSSION

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

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C/Hennis: I would like to bring up a couple of points that I think we need to consider as Planning and Zoning Commissioners. We've been brought a lot of subdivisions lately where ... we are hearing of more and more of them that are about to come in. Just to put it out there; it seems like everything that is coming in as R-6 or R-12. We have always tried to design our City here ...and we've had several citizens bring it up to us is that we are trying to create a varied housing market; like R-1 or R-12 or even up to R-20 if it is appropriate. It seems as though we have been pigeon-holed into these subdivisions lately that have a very common theme. I think as Commissioners, we need to think about how we want to direct this; because the first few ...yeah, ok, it's not a big deal. But we're getting bigger ones and more of them now, and I have had people tell me lately that there is a nice housing market out there up to like \$100,000 and then there is the \$500,000 homes and above. But there is a lack of housing in the middle ground of \$250,000 to \$300,000 with larger homes and maybe a half-acre to an acre lots. Some of this stuff is what citizens have brought to our attention during these public hearings and I think we want to think about how we can kind of direct the housing market in our city because the citizens are asking for it, our comp plan has tried to outline it and all this stuff. So, I think we need to be conscious of all of these R-6's is common; extremely common. I think we want a little more diversity in our city for housing. Those are just my thoughts. Like I said, I have friends that have been looking for houses lately and they can't find them in the market. They are looking for them, but they can't find them anywhere out in the valley. I think it is something that would be sought after and it would also separate us from some of the other markets where they are just jamming as many houses in these as they can. Just something to think about.

C/Damron: I think we need to be thinking too about our traffic patterns. I'm not in full trust of Ada County Highway District on how they are doing their traffic studies. I'm looking at some of these subdivisions that are coming in for us to approve and the plans to expand those roadways are like ten for fifteen years down the line and it is going to take them fifteen years to get it but in the interim, there are people in there and they are using those roadways. So, to me, we have to be really cognizant of those traffic patterns when we do approve those, what is the impact going to be before they expand those roads? And like the gentleman said -We have this one on Deer Flat and we've got the one down the road. So, the traffic is just going to increase dramatically as those go in. **C/Hennis:** And even though these subdivisions with their build-out in ten years or twenty; that is pending the market. So, it could go faster or slower. I mean we don't know, but still you have phase 1 and phase 2 ... build out might be 7 but they might get half of it put in fairly quickly. **C/Damron:** I mean, if you look at two hundred homes going in, that's four hundred cars or even more in that subdivision. So, I don't know what we as Commissioners can do about their reports to help us... me alleviate my worries about the traffic. **C/Hennis:** Maybe we need to take a more active part in the timelines of their build-out phasing versus proposed enhancements of the traffic to make sure they coordinate a little bit more. We have always brushed it off to ACHD; we use their report and their findings and their guidelines. Maybe we just need to review that a little deeper in the packets.

C/Gealy: I don't think that ACHD is going to make plans for developing infrastructure until there is a need for it. But as these developments come in, they will take that into account and they will put it in their plan, but they can't really start building roads until there are cars that will use them. Until the houses are already built and then there is a demand for it. Because they are a public entity, they cannot just build in anticipation of the growth that might occur; they will always be playing 'catch up', and so will we. It makes it very tricky. **C/Young:** Right. You've got a developer putting out millions of dollars for infrastructure -and then suddenly, if the market changes... they can't build anything. They have to look at where the impact is, and the lights, and is it a twenty year build out or is it a five year build out?

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C/Hennis: Well, and I think that is something that we need to look at; some of these that are built too far out or even ...let's just say Deer Flat and trying to deal with the traffic for five years while they do their build out is going to be a bear. But, yeah, there is only so much we can do.

C/Damron: In the news, the County Commissioners are extremely despondent by the way the Ada County Highway District dealt with all the snow, and are now dealing with the road repairs. And listening to one of the Commissioners; their thought was to just abolish it [Ada County Highway District]. So, if they just abolish it, who picks that up? The cities do.

C/Gealy: Exactly! **C/Damron:** So, we have got to be thinking, if they do abolish it, then that is something we are going to have to deal with. **C/Hennis:** That is a good point. I.T.D. (Idaho Transportation Department) also had some problems with their roads this year too.

C/Gealy: As far as densities; I would like us to continue to look for transitions. I think there is a ... clearly, there is a market for R-6 because that is what they build. But much of what we are seeing is actually more like R-3; but I would like us to be a little more sensitive to the people that are already here. And when you have a ten-acre lot with ... what did they say?... either eight or ten neighbors with an R-6, that is ... I think we can do better. So, if someone comes in and wants to do an R-6, they can do an R-6 in part of their development, depending on the size of it and maybe a part can be R-12, and then maybe another part can be R-1. We can have more diversity in the developments though.

C/Damron: In the comp plan, it has the 'city centers' in certain areas and districts through the city. We are going to have to look at that, or as people look at the new comp plan, how do we designate that to where we can do the R-1's on the outlying areas where people want to get away and live kind of out, and then bring those higher densities maybe closer to those city centers as opposed to all of that R-6 and R-9 moving further and further out to where we have high density housing all the way up to Columbia and then start designating it out. That is too tight for the way that I think people want to live out here.

C/Hennis: Yeah, and we have heard that voice from a lot of our citizens at public hearings too.

C/Young: Any other thoughts?

4. ADJOURNMENT

Commissioner Hennis motions to adjourn at 7:12 PM; Commissioner Gealy Seconds, all aye and motion carried 4-0.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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



City of Kuna

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Staff Report

To: Kuna Planning and Zoning Commission

File Numbers: 17-02-SUP (Special Use Permit); In-Home Salon.

Location: 488 S. Whim Ave.
Kuna, Idaho 83634

Planner: Trevor Kesner, Planner II

Hearing date: April 11, 2017

Applicant: Heather Branch
488 S. Whim Ave.
Kuna, ID 83634
(208) 571-7580
heatherbranch@gmail.com

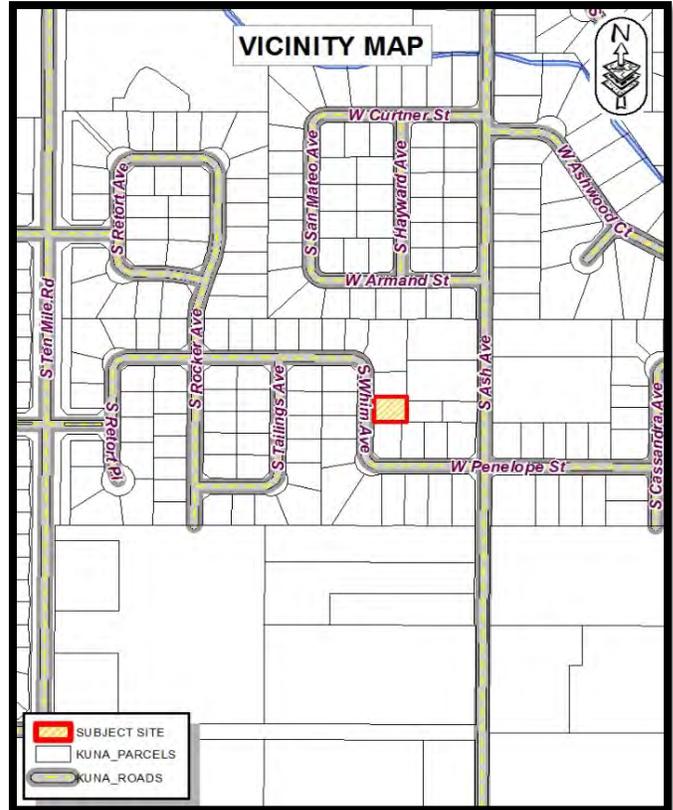


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A. Course of Proceedings:

1. Applicant is proposing an in-home salon business as described in 5-3-2 and 5-1-6-2 (Beauty Parlor; Definitions). Kuna City Code (KCC) requires obtaining a Special Use Permit (SUP) to operate an in-home beauty salon. Beauty Parlor is defined as: *A facility, which offers personal service and hygienic treatment including massage, manicure, hair styling, facials and other day spa activities.*
2. In accordance with KCC Title 5, Chapters 1 and 3, this application seeks SUP approval for an In-Home Beauty Salon.

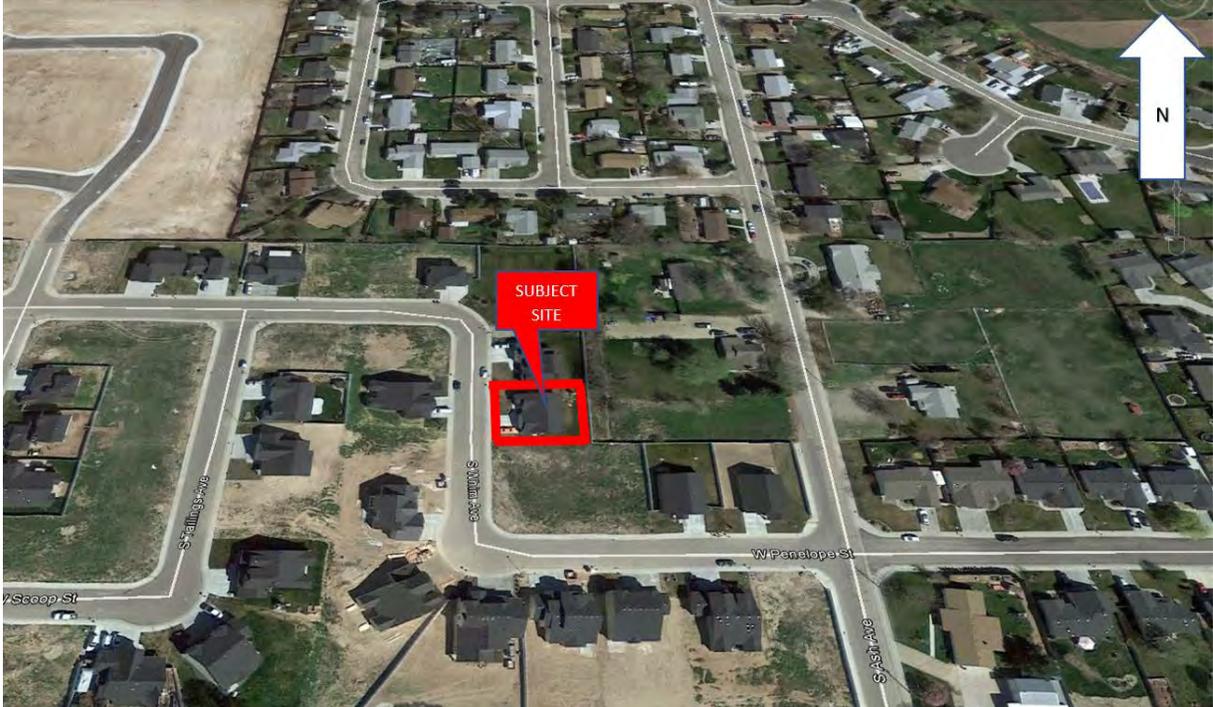
a. Notifications

- | | |
|-------------------------------------|-----------------------------------|
| i. Neighborhood Meeting | February 3, 2017 (Four Attendees) |
| ii. Agencies | March 15, 2017 |
| iii. 300' Notice to Property Owners | March 24, 2017 |
| iv. Kuna, Melba Newspaper | March 22, 2017 |
| v. Site Posted | March 31, 2017 |

B. Applicants Request:

A Special Use Permit (SUP) request from Heather Branch to operate an in-home beauty salon located at 488 South Whim Avenue, Kuna, ID (APN #R7100120440).

C. Aerial Map:



D. History:

This site is within a developed subdivision (Silver Falls/Placerville) and is currently used as the primary residence of the applicant.

E. General Projects Facts:

1. **Legal Description:** A warranty deed was provided by the applicant with the submitted request documents. The legal description for the site is Lot 10 in Block 5 of Placerville Subdivision.

2. **Surrounding Land Uses:**

North	R-6	Medium Density Residential District – Kuna City
South	R-6	Medium Density Residential District– Kuna City
East	R-6	Medium Density Residential District – Kuna City
West	R-6	Medium Density Residential District – Kuna City

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

- Parcel Size: 0.186 acres
- Zoning: Medium Density Residential District (R-6)
- Parcel #: R7100120440

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)
Sanitation Services – J&M Sanitation

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

There is currently a residential home on site with two (3) parking spaces with a dual car garage. The existing vegetation on site is true to type for plantings associated with a single-family home.

6. **Transportation / Connectivity:**

The site has roadway frontage and one driveway access on South Whim Avenue.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts associated with this application as the applicant is a licensed cosmetologist in the State of Idaho. This site's topography is generally flat with a 0-1% grade.

8. **Comprehensive Future Land Use Map:**

The Future Land Use Map (FLU) identifies this site as Low-Medium Density Residential. Staff views this proposed special use request to be consistent with the surrounding zoning designations and uses as designated in the Comprehensive Plan Future Land Use Map.

9. **Agency Responses:**

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

- Nampa-Meridian Irrigation District (March 27, 2017) – Exhibit C-1
- Central District Health Department (March 22, 2017) – Exhibit C-2
- Ada County Highway District (March 28, 2017) – Exhibit C-3
- Kuna City Engineer (March 15, 2017) – Exhibit C-4
- Kuna Chief of Police (March 15, 2017) – Exhibit C-5
- Idaho Transportation Department (March 31, 2017) - Exhibit C-6

F. **Staff Analysis:**

The applicant is proposing to open an in-home beauty salon business in the garage of the home, which provides services including cuts, colors and waxing. The applicant indicates that she will only service one client at any one time. The applicant also indicates that the business is intended to be part-time and clients will be utilizing driveway parking spaces for parking. The applicant is proposing to typically work evenings and weekends. The site is currently zoned Medium Residential (R-6) and an in-home salon land use requires a special use permit to establish a business use in this zone.

Staff has determined that this application complies with Title 5 of Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case #17-02-SUP, subject to the recommended conditions of approval.

G. **Applicable Standards:**

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

H. Comprehensive Plan Analysis:

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

1. The proposed special use for the site is consistent with the following Comprehensive Plan components:

2.0 – Property Rights

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

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

5.0 – Economic Development

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

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

Policy: Promote the expansion of home-based businesses in appropriately zoned areas.

6.0 – Land Use

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

Objective 2.2:

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

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

I. Findings of Fact:

1. All required procedural items have been completed as shown in the staff report.
2. The in-home salon generally complies with Kuna’s Comprehensive Plan.
3. Public services are adequate to accommodate this site’s intended use.
4. The site is zoned R-6 and is generally appropriate for an in-home salon by obtaining a special use permit.
5. The site is physically suitable for the proposed special use.
6. The use appears to be in compliance with all ordinances and laws of the City.
7. The use does not appear to be detrimental to the present and potential surrounding uses; to the health, safety, and general welfare of the public, considering the physical features of the site, facilities and existing adjacent uses.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for the proposed in-home salon purposes.
9. The Kuna planning commission accepts the facts as outlined in the staff report, public testimony and the supporting evidence as presented.

10. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approve, conditionally approve or deny the special use permit application.
11. The neighborhood meeting was held on February 3, 2017 and the notification requirements were met.
12. All notifications and the public hearing were conducted within the guidelines of applicable Idaho Code and City Ordinances.

J. Conclusions of Law:

1. The in-home salon is consistent with Kuna City Code.
2. The in-home salon meets the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for an in-home salon use.
4. The in-home salon is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The in-home salon is not likely to cause adverse public health problems.
6. The in-home salon is in compliance with all other ordinances and laws of the City.
7. The in-home salon is not detrimental to the present and potential surrounding uses; or, to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for in-home salon purposes.
9. Based on the evidence contained in Case #17-02-SUP, this proposal appears to comply with Title 5, Chapter 6 of Kuna City Code.
10. Based on the evidence contained in Case #17-02-SUP, this proposal appears to comply with the Kuna Comprehensive Plan and the Future Land Use Map.
11. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approve, conditionally approve or deny this SUP application.
12. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Decision by the Commission:

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

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby (approves or denies) Case No. 13-10-SUP, a Special Use Permit request by Heather Branch for an In-Home Salon, (with or without) the following conditions of approval:

1. The applicant shall obtain a building permit for required building modifications, remodeling, or additions to the existing structure, prior to construction (mechanical, plumbing or electrical modifications to the garage are considered modifications under this condition; and is required).
2. The applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approved special use or may be written or stamped upon a copy of the approved plans. All site improvements are prohibited prior to approval of these agencies and the issuance of a building permit:
 - a.) The Kuna Fire District shall approve all fire requirements
 - b.) The Kuna Building Official shall approve all building plans.
3. Parking on site shall comply with Kuna City Code 5-5-4-K-3-g (Except as specifically approved otherwise).
4. As requested by the applicant, the salon will be open on a part-time basis.
5. Signs, banners, flags or other means to advertise, attract attention, or identify the site as a business are not allowed, in accordance with Kuna City Code 5-5-4 (K).
6. In the event the use on this parcel is enlarged, expanded or altered in anyway, the applicant shall seek an amendment to the approvals of this special use permit through the public hearing process.

7. This special use permit is valid if the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed; the special use permit approval may be revoked by the Planning and Zoning Commission.
8. The special use permit is not transferable from one parcel of land to another.
9. The applicant shall be required to obtain and maintain a business license in on file with the Kuna City Clerk as long as the in-home salon is operational.
10. All local, state and federal laws shall be complied with.

DATED this ____ day of _____, 2017

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST

Trevor Kesner, Planner II
Kuna Planning and Zoning Department

RECEIVED
3-7-17



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	17-02-SUP
Project name	HEATHER BRANCH SALON
Date Received	3-7-17
Date Accepted/Complete	3-14-17
Cross Reference Files	N/A
Commission Hearing Date	4/11/17
City Council Hearing Date	N/A

Contact/Applicant Information

Owners of Record: <u>Heather Branch</u>	Phone Number: <u>(208) 571-7580</u>
Address: <u>488 S Whim Ave</u>	E-Mail: <u>heatherbranch3@gmail.com</u>
City, State, Zip: <u>Kuna, ID 83634</u>	Fax #: _____
Applicant (Developer): _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>488 S Whim Ave</u>	
Site Location (Cross Streets): <u>penelope / Whim</u>	
Parcel Number (s): <u>R7100120440</u>	
Section, Township, Range: <u>2N1W26</u>	
Property size: <u>.186</u>	
Current land use: <u>Residential</u>	Proposed land use: _____
Current zoning district: <u>R-6</u>	Proposed zoning district: <u>R-6</u>



Project Description

Project / subdivision name: Heather's salon
 General description of proposed project / request: home salon in ^{existing} garage

Type of use proposed (check all that apply):
 Residential
 Commercial
 Office
 Industrial
 Other

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

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

Non-Residential Project Summary (if applicable)

Number of building lots: 1 Other lots: _____
 Gross floor area square footage: _____ Existing (if applicable): _____
 Hours of operation (days & hours): M-T 5-8pm S 9-5 Building height: _____
 Total number of employees: 1 Max. number of employees at one time: 1
 Number and ages of students/children: _____ Seating capacity: 2
 Fencing type, size & location (proposed or existing to remain): _____

Proposed Parking:
 a. Handicapped spaces: _____ Dimensions: _____
 b. Total Parking spaces: _____ Dimensions: _____
 c. Width of driveway aisle: _____

Proposed Lighting: _____
 Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature: Heather Branch Date: 3-7-17

3-7-17



**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

Special Use Checklist

Special Use requires a public hearing with the Planning & Zoning Commission. A public hearing sign will be required to be posted by the applicant for the meeting. Sign posting regulations are available online.

Project name: Heather's Salon	Applicant: Heather Branch
---	---

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

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	✓
✓	Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide.	✓
✓	Legal description of the property: 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.	✓
✓	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties).	✓
✓	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	✓
✓	Landscape plan drawn to scale as the same size as the site development plan with the following details: <ul style="list-style-type: none"> ◇ Type, size and location of all existing & proposed plant materials and other ground covers. The size of plants at planting and maturity should be included. ◇ Existing vegetation labeled to remain or to be removed with landscaping on adjacent properties by area (s) to be considered. ◇ Method of irrigation. ◇ Cross-sections through areas of special features, berms, retaining walls, etc. ◇ Footprints of all structures to be constructed. 	N/A
NA	Site development plan on 24x36 to scale (not smaller than 1=30 unless otherwise approved) with the following information: <ul style="list-style-type: none"> ◇ Building locations—existing and proposed with spare-footages. ◇ Fences—existing, surrounding and proposed. ◇ Off-street parking, circulation and driveway locations and types. ◇ Location and size of adjacent streets and driveways. ◇ North arrow and property lines. ◇ Drawings of major exterior elevations. ◇ Building materials and color scheme. ◇ Existing grades and proposed new grades. ◇ Existing lighting and proposed lighting. 	
✓	Commitment of Property Posting form signed by the applicant/agent.	✓
	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓

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.

Heather Branch
March 5, 2017
488 S Whim Ave
Kuna, ID 83634

RECEIVED
3-7-17

To whom it may concern,

I am submitting this application for a special use permit to operate a salon in the garage of my home. I am licensed with the state of Idaho in cosmetology and will properly permit and license my salon. I will provide hair services including haircuts, hair coloring, and waxing. By doing this, it will allow me to raise my family and work from home part time. I run my salon on appointment basis only and usually work on the weekends and evenings. I have only one client in my chair at a time and will not be renting my space or hiring employees. I have a passion for doing hair and spending time with my friends and family in my chair, and I believe that this will be a great addition to our home.

Thank you,

Heather Branch

Exhibit
A-2b

Recorded Electronically
ID 2017-014444
County ADA
Date 2/16/17 Time 1:19
Simplifile.com 800.460.5657

Escrow No.: 34601702601-PA

WARRANTY DEED

FOR VALUE RECEIVED

Dwayne Burgess, an unmarried man

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Randy A. Branch and Heather M. Branch, husband and wife as joint tenants with right of survivorship

GRANTEE(S), whose current address is: **488 S Whim Ave, Kuna, ID 83634**

the following described real property in Ada County, Idaho, more particularly described as follows, to wit:

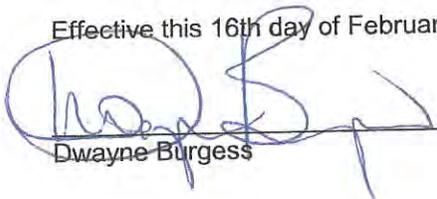
For APN/Parcel ID(s): R7100120440

Lot 10 in Block 5 of Placerville Subdivision, according to the official plat thereof, filed in Book 99 of Plats at Page(s) 12726-12728, records of Ada County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 16th day of February, 2017.



Dwayne Burgess

RECEIVED
3-7-17

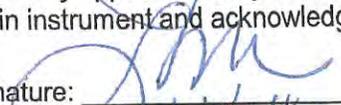
Exhibit
A-2c

WARRANTY DEED

(continued)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 15th day of Feb, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Dwayne Burgess known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature: 
Name: L. Volken
Residing at: Boyle 10
My Commission Expires: 4/10/18

(SEAL)





Escrow No.: 34601702601-PA

WARRANTY DEED

FOR VALUE RECEIVED

Dwayne Burgess, an unmarried man

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Randy A. Branch and Heather M. Branch, husband and wife as joint tenants with right of survivorship

GRANTEE(S), whose current address is: **488 S Whim Ave, Kuna, ID 83634**

the following described real property in Ada County, Idaho, more particularly described as follows, to wit:

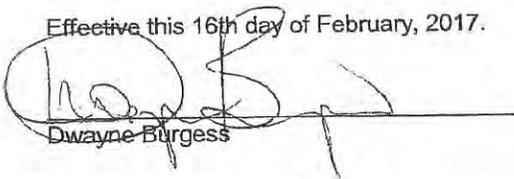
For APN/Parcel ID(s): R7100120440

Lot 10 in Block 5 of Placerville Subdivision, according to the official plat thereof, filed in Book 99 of Plats at Page(s) 12726-12728, records of Ada County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 16th day of February, 2017.


Dwayne Burgess

RECEIVED



ADA COUNTY ASSESSOR
Transaction Verification / Homeowner's
Exemption Application

PLEASE HAND-DELIVER, MAIL
 OR FAX SIGNED COPY TO
 Ada County Assessor's Office
 190 E Front St., Ste 107, Boise, ID 83702
 Phone (208) 287-7200 Fax (208) 287-7209
 www.adacountyassessor.org

If you would like a receipt, mark one: Fax to: _____
 Mail to address below

Owner(s) of Record: RANDY A. BRANCH & HEATHER M. BRANCH
 Mailing Address 488 S WHIM AVE Property Address 488 S WHIM AVE
 City, State: KUNA, ID City, State: KUNA, ID
 Zip: 83634 Zip: 83634
 Email Address _____ Phone No. _____

PARCEL #

Transaction Verification

- Type of property purchased Bare Land Residence Manufactured Home
- If your purchase was a Manufactured Home, was land included in the purchase? Yes No
- TOTAL PURCHASE PRICE of this property: _____
- Date property purchased 2.16.17 5. Date property occupied 2.16.17
- Type of sale or activity: a typical home purchase to refinance property
 a transfer between relatives forced sale (e.g., in lieu of foreclosure by a court order, etc.)
 a transfer of convenience (i.e., Quit Claim deed, create life estate, name change, etc.)
- Are you the first occupant of this dwelling? Yes No
- Comments: _____

27100120940

Homeowner's Exemption Eligibility Declaration

To qualify for a **HOMEOWNER'S EXEMPTION**, Idaho Code 63-602G, this property must serve as your primary dwelling. To receive the Homeowner's Exemption for the current year, you **must apply & have occupied the dwelling before April 15**. Applications received after this deadline will be considered for the next tax year.

- Is there a co-signer on your loan? (a co-signer is someone that helped you qualify for the mortgage you otherwise did not qualify for on your own)
 If yes, an Affidavit of Possessory & Security Interests is required to obtain a full exemption. Yes No
- Is this property held in title by a Trust? (other than a deed of trust)
 If yes, an Affidavit Regarding Resident of Trust is required to obtain exemption. Yes No
- Previous Address 89 S Peppermint Dr Nampa, ID 83687 5. Is an exemption claimed at this address? Yes No
- Previous County Canyon

By signing this application I certify to the Ada County Assessor that I meet all of the following requirements to qualify for the Homeowner's Exemption: 1) I am a resident of Idaho. 2) I own or am purchasing under contract and I occupy as my primary dwelling place the property herein described. 3) I have not made application for Homeowner's Exemption on any other previously mentioned property in the State of Idaho, and 4) The information provided herein is true and correct.

ALL OWNERS CLAIMING THE EXEMPTION MUST SIGN!

Randy A. Branch 2/15/17 Heather M. Branch 2/15/17
 Owner / Occupant Signature Date Owner / Occupant Signature Date

Pursuant to Idaho Code 63-602G(5) upon discovery of evidence indicating the existence of an improperly claimed Homeowner's Exemption, the Assessor must assess a recovery of property taxes, plus costs, late charges and interest.

RECEIVED

PRINTVER 12/2009



City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

State of Idaho)
) ss.
County of Ada)

I, Heather & Randy Branch, 488 S Whim Ave
Name Address
Kuna, Idaho 831034
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my
permission to Heather Branch 488 S Whim Ave
Name Address

to submit the accompanying application pertaining to that property.

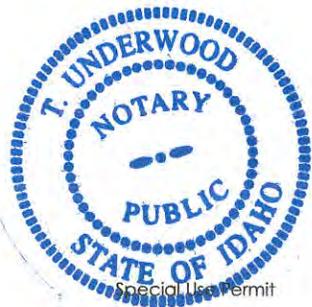
B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any
claim or liability resulting from any dispute as to the statements contained herein or as to
the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose
of site inspections related to processing said application(s),

Dated this 13th day of March, 20 17

Heather Branch Randy Branch
Signature

Subscribed and sworn to before me the day and year first above written.



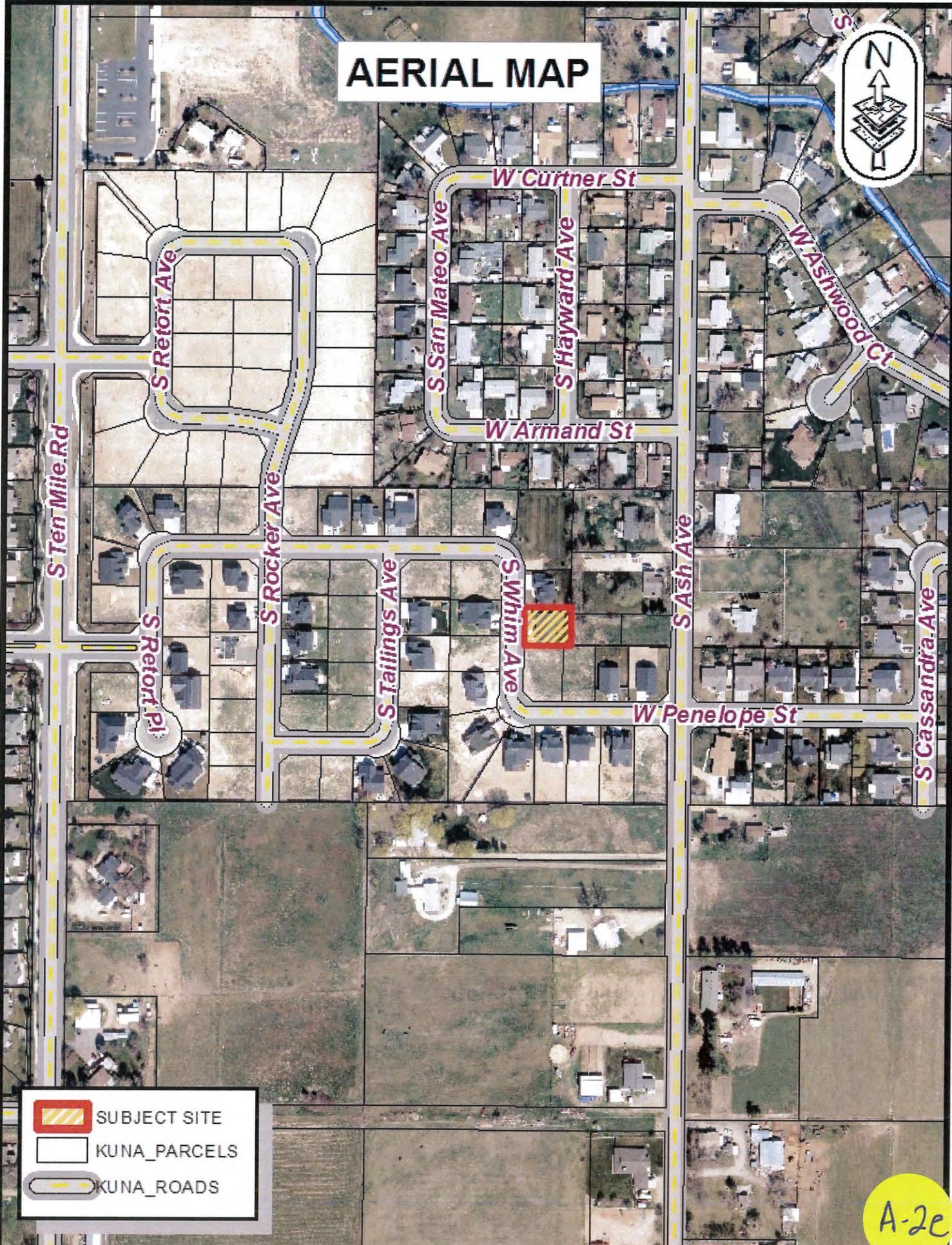
T. Underwood
Notary Public for Idaho

Residing at: Meridian Id

My commission expires: 7-27-18



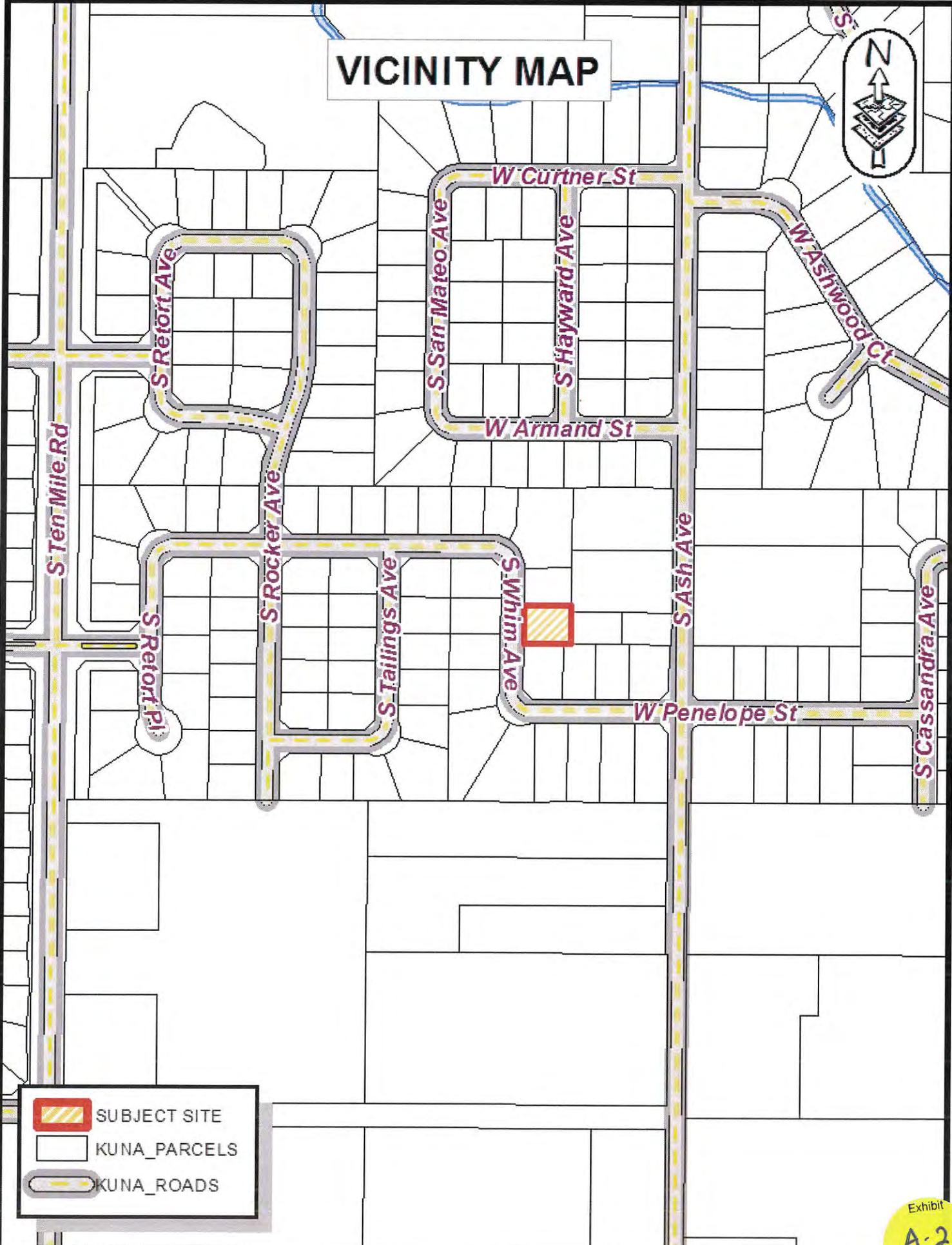
AERIAL MAP



-  SUBJECT SITE
-  KUNA_PARCELS
-  KUNA_ROADS

A-2e

VICINITY MAP



-  SUBJECT SITE
-  KUNA_PARCELS
-  KUNA_ROADS

RECEIVED
3-7-17



City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website:
www.cityofkuna.com

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

Heather Branch
Applicant/agent signature

3/5/17
Date



Neighborhood Meeting Certification

RECEIVED
3-7-17

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: Home salon

Date and time of neighborhood meeting: February 23, 2017 @ 6:00

Location of neighborhood meeting: Kuna Library

SITE INFORMATION:

Location: Quarter: _____ Section: _____ Township: _____ Range: _____ Total Acres: .186

Subdivision Name: ~~Silver Falls~~ Placerville Lot: 10 Block: 5

Site Address: 488 S Whim Ave Tax Parcel Number(s): R 710 0120 440
Kuna, ID 83634

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

CURRENT PROPERTY OWNER:

Name: Heather & Randy Branch

Address: 488 S Whim Ave City: Kuna State: ID Zip: 83634

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

Name: Heather Branch Business (if applicable): _____

Address: 488 S Whim Ave City: Kuna State: ID Zip: 83634

Exhibit
A-2j

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

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

home salon

APPLICANT:

Name: Heather Branch

Address: 488 S Whim Ave

City: Kuna

State: ID

Zip: 83634

Telephone: (208) 571-7580

Fax: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant)

Heather Branch

Date

3/5/17

Heather Branch

488 S. Whim Ave.

February 15, 2017

Dear Neighbor,

We are submitting an application for the property at 488 S. Whim Ave to be allowed to operate a salon in the home.

We will be holding a neighborhood meeting to answer any questions regarding the proposed Special Use Permit on February 23, 2017 at 6:00pm at the Kuna Library,
Thank you for your time.

Sincerely,

Heather Branch

SIGN IN SHEET

PROJECT NAME: Heather's salon

Date: _____

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	Bob Hathaway	488 S. Tailings	83634	208-866-6094
2	Connie Hathaway	488 S. Tailings	83634	208-866-6127
3	Ed Schvartz	1646 W. Kauf St	83634	281-302-8622
4	Matt			
5				
6				
7				
8				
9				
10				
11				
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30				

Heather Branch
March 5, 2017
488 S Whim Ave
Kuna, ID 83634

I, Heather Branch, held a neighborhood meeting on February 23, 2017 @ 6:00 at the Kuna Library. I addressed a few questions regarding signs and assured the attendees that I will not be posting any for my salon business. A few key members from the homeowner's association attended and we addressed the CC&R's for Placerville subdivision in which we reside. I discussed with them my plans for the salon and that there will be no obvious signs of a business in my home. We agreed that the proposed home salon will have minimal impact to the community and was given the authority to proceed.

Thank you,

Heather Branch



Neighborhood Meeting List Request

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

GENERAL INFORMATION:

If you are applying for one of the uses listed below, you must conduct a Neighborhood Meeting. This meeting allows neighbors to learn more about your project before the public hearing (Kuna Planning & Zoning will notify surrounding property owners of the hearing). All involved property owners within *300 feet of the subject property boundary need to be invited to your meeting.

According to Kuna City Code, 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 6 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.

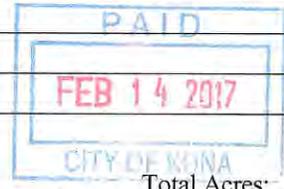
Please fill out the supplied certification form and include it with your application so we have written record of your meeting. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

*PLEASE NOTE: A \$20.00 FEE IS REQUIRED FOR THIS SERVICE (CITY OF KUNA PROVIDES MAILING LABELS)

PROPOSED USE:

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

<u>APPLICATION TYPE</u>	<u>BRIEF DESCRIPTION</u>
<input type="checkbox"/> Subdivision (Sketch Plat and/or Prelim. Plat)	20421057084 NS
<input type="checkbox"/> Conditional Use	
<input type="checkbox"/> Variance	
<input type="checkbox"/> Expansion of Extension of a Nonconforming Use	
<input type="checkbox"/> Zoning Ordinance Map Amendment	



SITE INFORMATION:

Location: Quarter: _____ Section: _____ Township: _____ Range: _____ Total Acres: _____
 Subdivision Name: _____ Lot(s): _____ Block(s): _____
 Site Address: _____ Tax Parcel Number(s): _____

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

CURRENT PROPERTY OWNER:

Name: Heather Branch
 Address: 488 S. Whim ave City: Kuna State: ID Zip: 83634

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

Name: _____ Business (if applicable): Heather Sabon
 Address: _____ City: _____ State: _____ Zip: _____
 Fax: _____ Phone: 208-571-7580 Cell: _____
Heatherbranch3@gmail.com

OFFICE USE ONLY			
File No.:	Received By:	Date:	Stamped:

BRANDON & STACY ARENT
484 S ASH AVE
KUNA, ID 83634

JOHN & MCKENZY GIAMPAPA
1410 W KERF ST
KUNA, ID 83634

PLACERVILLE SUB
PO BOX 690
MERIDIAN, ID 83680

ROBERT & CONNIE HATHAWAY
488 S TAILINGS AVE
KUNA, ID 83634

BYRON & LYNSAY VAN ORDEN
435 S WHIM AVE
KUNA, ID 83634

JACKI & RYAN Green
457 S WHIM AVE
KUNA, ID 83634

TYSON & SYDNEY POULTON
531 S WHIM AVE
KUNA, ID 83634

JOSEPH LINK
433 S ASH AVE
KUNA, ID 83634

RUDOLF HAUSDORF
478 S ASH AVE
KUNA, ID 83634

TERESA WENDEL
8077 N SUNDIAL WAY
BOISE, ID 83714

LARRY & EILEEN ELLIS
1273 W ARMAND ST
KUNA, ID 83634

ELMER MUNOZ
1467 W SCOOP ST
KUNA, ID 83634

IRINA KONDRATYUK
502 S TAILINGS AVE
KUNA, ID 83634

WILLIAM & MEGAN MATTHEWS
519 S WHIM AVE
KUNA, ID 83634

RONALD & CLARABELLE ROSALES
1308 W PENELOPE ST
KUNA, ID 83634

BART & LOUANN GEORGE
1407 W PENELOPE ST
KUNA, ID 83634

KASEY & SHANNON ALDRICH
1365 W PENELOPE ST
KUNA, ID 83634

DANIEL STUCKART
431 S ASH AVE
KUNA, ID 83634

THOMAS NICHOLSON
PO BOX 690
MERIDIAN, ID 83680

ELADIO GARCIA
453 S ASH AVE
KUNA, ID 83634

JOEL & ROBIN WELLMAN
16491 11TH AVE N
NAMPA, ID 83687

JESSICA HARRIS
5132 W FRANKLIN RD
MERIDIAN, ID 83642

RICHARD PROSCAL FAMILY TRUST
1476 W KERF ST
KUNA, ID 83634

ROCKY PIERCE
466 S WHIM AVE
KUNA, ID 83634

**SELECT DEVELOPMENT &
CONSTRUCTION**
1364 W PENELOPE ST
KUNA, ID 83634

CHARLES & CHRISTINE LITTLE
1320 W PENELOPE ST
KUNA, ID 83634

ERIC & JILLIAN NEVILLE
546 S TAILINGS
KUNA, ID 83634

WADE & DUSTY HUSTON
464 S TAILINGS AVE
KUNA, ID 83634

WALTER & MEGAN KRIMMER
1429 W PENELOPE ST
KUNA, ID 83634

JASON & TARA DOWNS
1343 W PENELOPE ST
KUNA, ID 83634

STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

MICHAEL & JANINE POPE
1321 W PENELOPE ST
KUNA, ID 83634

JOSEPH & COURTNEY SPURRIER
1326 W PENELOPE ST
KUNA, ID 83634

DOUGLAS DANIELSON
1327 W ARMAND ST
KUNA, ID 83634

MAX & JANET BADESHEIM
1311 W ARMAND ST
KUNA, ID 83634

STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160



City of Kuna
Planning & Zoning Department

City of Kuna
751 W. 4th Street,
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Kunacity.id.gov

Agency Transmittal

March 15, 2017

Notice is hereby given that the following action is under consideration by the City of Kuna:

FILE NUMBER	17-02-SUP (Special Use Permit) – Heather Branch - <i>In Home Beauty Salon</i>
PROJECT DESCRIPTION	Applicant is requesting approval for a Special Use Permit (SUP) to operate a salon in a residential home. The hours will be approximately from 10 A – 7 P, Monday through Saturdays. The salon will only have no more than 1 client on premise at any one time.
SITE LOCATION	488 S Whim Avenue, Kuna, Idaho 83634
APPLICANT/ REPRESENTATIVE	Heather Branch 488 S. Whim Ave. Kuna, Idaho 83634 208.571-7580 heatherbranch3@gmail.com
SCHEDULED HEARING DATE	Tuesday, April 11, 2017 6:00 p.m.
KUNA STAFF CONTACT	Trevor Kesner, Planner II tkesner@kunaid.gov Phone: 922-5274 Fax: 922-5989

We have enclosed information to assist you with your consideration and responses. **No response within 15 business days will indicate you have no objection or concerns with this proposed project.** We would appreciate any information you can supply us as to how this action would affect the services you provide. The public hearing is at 6:00 p.m. or as soon thereafter as it may be heard located at Kuna City Hall 751 W. 4th Street, Kuna, ID 83634.

Trevor Kesner

From: Justin Dusseau <SO4335@adaweb.net>
Sent: Wednesday, March 15, 2017 2:46 PM
To: Trevor Kesner
Subject: RE: Kuna Planning & Zoning Department - Request for Agency Review and Comment: 17-02-SUP (Special Use Permit) for an IN HOME SALON

I don't see any obvious safety or security issues.

*Chief Justin Dusseau
Kuna City Police*

1450 W Boise St, Kuna, ID 83634
(208) 577-3850 jdusseau@adaweb.net www.adasheriff.org

"We make safer places for you to live, work, and play."



From: Trevor Kesner [mailto:tkesner@kunaid.gov]
Sent: Wednesday, March 15, 2017 2:30 PM
To: ACHD; Angela Gilman; Attorney Icloud; Becky Rone - Kuna USPS Addressing ; Boise Project Board of Control; Boise Project Board of Control; Boise-Kuna Irrigation Distr.; Cable One t.v.; Central District Health Dept. CDHD; COMPASS; DEQ; Eric Adolfson; Gordon Law; Idaho Power; Idaho Power; Idaho Power Easements; Intermountain Gas; Intermountain Gas; J&M Sanitation - Chad Gordon; Jaime Gollither; Julie Stanley - Regional Address Mgmt.; Ken Couch: Idaho Transportation Department; Justin Dusseau; Kuna Postmaster - Marc C. Boyer; Kuna School District; Kuna School District; Kuna School District; Nampa Meridian Irrigation District; Natalie Purkey; Jason Boal; Terry Gammel; Austin Miller
Cc: Gordon Law; Attorney Icloud; Bob Bachman; Wendy Howell
Subject: [EXTERNAL] Kuna Planning & Zoning Department - Request for Agency Review and Comment: 17-02-SUP (Special Use Permit) for an IN HOME SALON

March 15, 2017

Notice is hereby given that the following action is under consideration by the City of Kuna:

FILE NUMBER	17-02-SUP (Special Use Permit) – Heather Branch – <i>In-Home Beauty Salon</i>
PROJECT DESCRIPTION	Applicant is requesting approval for a Special Use Permit (SUP) to operate a salon in a residential home. The hours will be approximately from 10 A – 7 P, Monday through Saturdays. The salon will only have no more than 1 client on premise at any one time.



SITE LOCATION	488 S Whim Avenue, Kuna, Idaho 83634
APPLICANT/ REPRESENTATIVE	Heather Branch 488 S. Whim Ave. Kuna, Idaho 83634 208.571-7580 heatherbranch3@gmail.com
SCHEDULED HEARING DATE	Tuesday, April 11, 2017 6:00 p.m.
KUNA STAFF CONTACT	Trevor Kesner, Planner II tkesner@kunaid.gov Phone: 922-5274 Fax: 922-5989
<p>We have enclosed information to assist you with your consideration and responses. No response within 15 business days will indicate you have no objection or concerns with this proposed project. We would appreciate any information you can supply us as to how this action would affect the services you provide. The public hearing is at 6:00 p.m. or as soon thereafter as it may be heard located at Kuna City Hall 751 W. 4th Street, Kuna, ID 83634.</p>	

Thank you.

Trevor Kesner,
Planner II
KUNA PLANNING & ZONING DEPT.
(208) 387-7731
tkesner@kunaid.gov



City of Kuna
751 W. 4th Street
Kuna, ID 83634

CONFIDENTIALITY NOTICE

This e-mail and any attachments may contain confidential or privileged information. If you are not the intended recipient, you are not authorized to use or distribute any information included in this e-mail or its attachments. If you receive this e-mail in error, please delete it from your system and contact the sender.



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

GORDON N. LAW
CITY ENGINEER

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

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

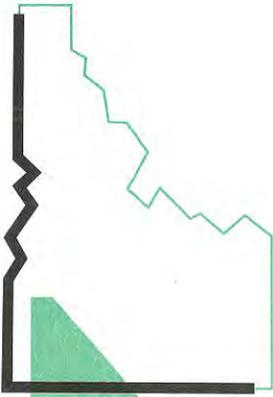
RE: Heather Branch Salon
488 South Whim Avenue
17-02-SUP

DATE: **March 15, 2017**

RECEIVED
3-16-17

The City Engineer has reviewed the Special Use Permit request of the above applicant dated March 15, 2017. It is noted that the request relates to the applicant's intent to operate an in-home Salon at 488 South Whim Avenue. Based on the information provided with the application, the City Engineer concludes there is no reason for him to comment on the application.

Exhibit
C-4



ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

RECEIVED
MAR 27 2017
CITY OF KUNA

March 21, 2017

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

RE: 17-02-SUP/ In Home Beauty Salon; 488 S. Whim Avenue

Dear Trevor:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application, as it is out of our District.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID must review drainage plans. The developer must comply with Idaho Code 31-3805.

Sincerely,

Greg G. Curtis
Water Superintendent
Nampa & Meridian Irrigation District
GGC/gnf

PC: Office/File



Exhibit
C-1

APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Kuna
- Meridian
- Star

RECEIVED
MAR 27 2017
CITY OF KUNA

Rezone # 17-02-SUP

Conditional Use # _____

Preliminary / Final / Short Plat _____

City of Kuna

- 1. We have No Objections to this Proposal. if connected to City sewer
- 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: [Signature]

Date: 3/22/17



Trevor Kesner

From: Dawn Battles <Dbattles@achdidaho.org>
Sent: Tuesday, March 28, 2017 10:10 AM
To: 'heatherbranch3@gmail.com'
Cc: Trevor Kesner
Subject: KUNA17-0003/17-02-SUP In-Home Beauty Salon

This is in regards to the request located at 488 S. Whim Avenue. ACHD does not have any formal comments. There is no Impact Fee due for this application and an ACHD inspection is not required. Please let me know if you have any questions.

Thanks,

*Dawn Battles
Planner I*

*Ada County Highway District
3775 Adams St.
Garden City, ID 83714
[Tel:208.387.6218](tel:208.387.6218)
dbattles@achdidaho.org*

"We drive quality transportation for all Ada County-Anytime...Anywhere!"





IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

March 31, 2017

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

VIA EMAIL

RE: 17-02-SUP IN HOME BEAUTY SALON

The Idaho Transportation Department has reviewed the referenced annexation application for an In Home Beauty Salon for Heather Branch at South Whim Avenue southwest of SH-69 milepost 0.00. ITD has the following comments:

1. ITD has no objection to the operation of a beauty salon at this location.
2. This property does not abut the State highway system.

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

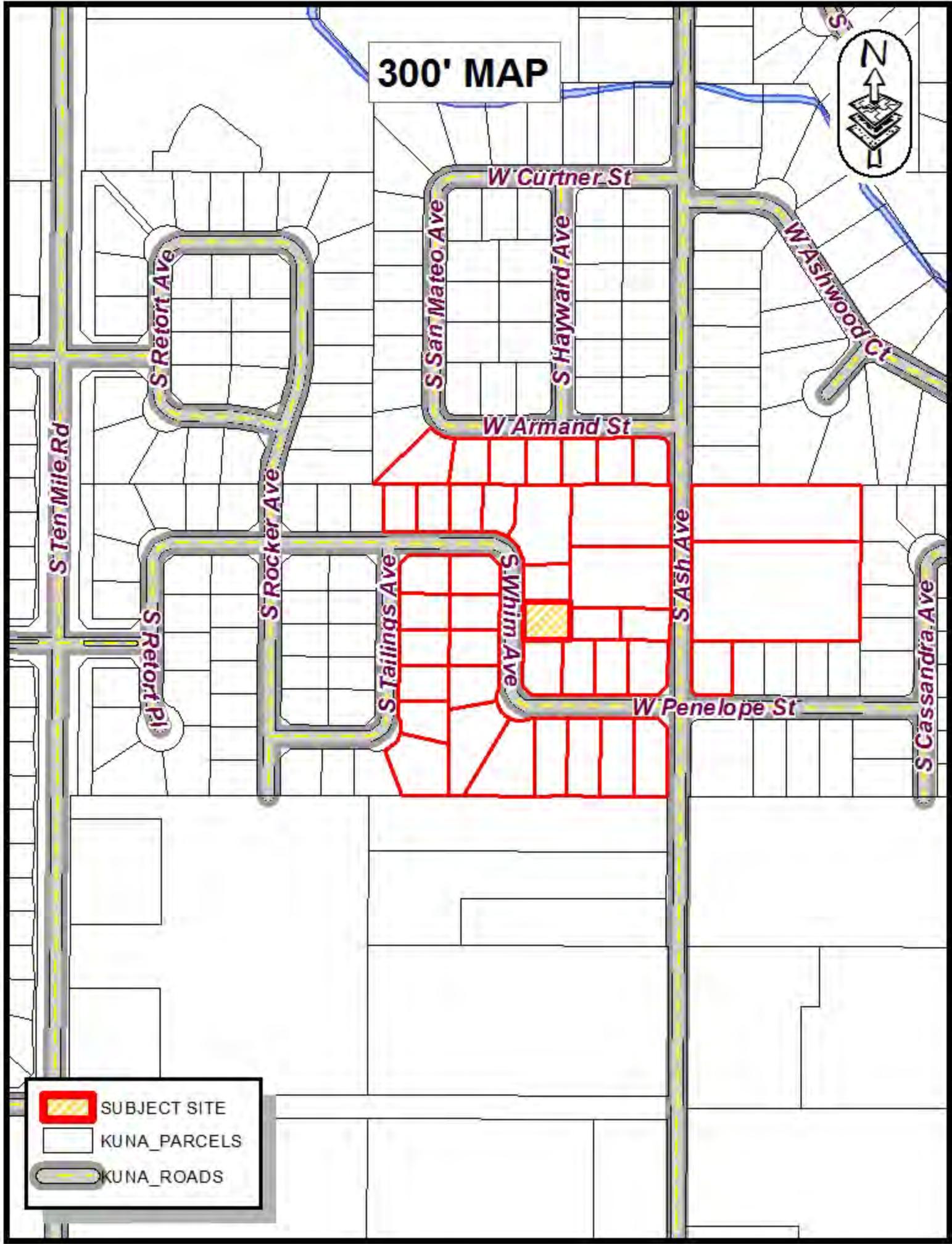
Sincerely,

A handwritten signature in blue ink that reads 'Ken Couch'.

Ken Couch
Development Services Coordinator
Ken.Couch@itd.idaho.gov

Exhibit
C-6

300' MAP



	SUBJECT SITE
	KUNA_PARCELS
	KUNA_ROADS

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
ARENT BRANDON	ARENT STACEY	484 S ASH AVE	KUNA, ID 83634-0000
GIAMPAPA JOHN	GIAMPAPA MCKENZY A	1410 W KERF ST	KUNA, ID 83634-0000
PLACERVILLE LAND LLC		PO BOX 690	MERIDIAN, ID 83680-0690
HATHAWAY ROBERT L	HATHAWAY CONNIE L	488 S TAILINGS AVE	KUNA, ID 83634-0000
VAN ORDEN BYRON	VAN ORDEN LYNSAY	435 S WHIM AVE	KUNA, ID 83634-0000
GREEN JACKI LAUREEN	GREEN RYAN JAMES	457 S WHIM AVE	KUNA, ID 83634-0000
POULTON TYSON DAVID	POULTON SYDNEY LIANN	531 S WHIM AVE	KUNA, ID 83634-0000
LINK JOSEPH R		433 S ASH AVE	KUNA, ID 83634-0000
HAUSDORF RUDOLF G		478 S ASH AVE	KUNA, ID 83634-2240
WENDELL TERESA L		8077 N SUNDIAL WAY	BOISE, ID 83714-0000
ELLIS LARRY D	ELLIS EILEEN J	1273 W ARMAND ST	KUNA, ID 83634-0000
PLACERVILLE LAND LLC		PO BOX 690	MERIDIAN, ID 83680-0690
SILVER FALLS HOA INC		PO BOX 690	MERIDIAN, ID 86368-0690
MUNOZ ELMER	MUNOZ TATIANA KORENKOV	1467 W SCOOP ST	KUNA, ID 83634-0000
KONDRATYUK IRINA	KONDRATYUK RUSLAN	502 S TAILINGS AVE	KUNA, ID 83634-0000
MATTHEWS WILLIAM	MATTHEWS MEGAN	519 S WHIM AVE	KUNA, ID 83634-0000
PLACERVILLE LAND LLC		PO BOX 690	MERIDIAN, ID 83680-0690
NICHOLSON THOMAS T		PO BOX 690	MERIDIAN, ID 83680-0690
PLACERVILLE LAND LLC		PO BOX 690	MERIDIAN, ID 83680-0690
ROSALES RONALD	ROSALES CLARABELLE	1308 W PENELOPE ST	KUNA, ID 83634-0000
GEORGE BART BOONE	GEORGE LOUANN	1407 W PENELOPE ST	KUNA, ID 83634-0000
ALDRICH KASEY JENSEN	ALDRICH SHANNON MARIE	1365 W PENELOPE ST	KUNA, ID 83634-0000
STUCKART DANIEL M		431 S ASH AVE	KUNA, ID 83634-0000
NICHOLSON THOMAS T		PO BOX 690	MERIDIAN, ID 83680-0690
GARCIA ELADIO RODRIGUEZ		453 S ASH AVE	KUNA, ID 83634-0000
WELLMAN JOEL C	WELLMAN ROBIN L	16491 11TH AVE N	NAMPA, ID 83687-0000
HARRIS JESSICA A		5132 W FRANKLIN RD	MERIDIAN, ID 83642-0000
PROCSAL RICHARD A FAMILY TRUST	PROCSAL RICHARD A TRUSTEE	1476 W KERF ST	KUNA, ID 83634-0000
PIERCE RICKY J		446 S WHIM AVE	KUNA, ID 83634-0000
BURGESS DWAYNE		488 S WHIM AVE	KUNA, ID 83634-0000
SELECT DEVELOPMENT & CONTRACTING LLC		1364 W PENELOPE ST	KUNA, ID 83634-0000
LITTLE CHARLES W	LITTLE CHRISTINE	1320 W PENELOPE ST	KUNA, ID 83634-0000
NEVILLE ERIC P	NEVILLE JILLIAN D	546 S TAILINGS AVE	KUNA, ID 83634-0000

Suggestions For Testifying at the Public Hearing:

Be informed . . .

Review the proposal, the staff report, applicable provisions of the ordinance and comprehensive plan.

Be on time . . .

Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

Speak to the point . . .

The governing body appreciates pertinent, well organized, and concise comments. Redundant testimony is prohibited and **each individual is given three (3) minutes to comment.** Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group -- "opposition representative," like the applicant's representative, receives 10 minutes to make comments. Applicant has five (5) minutes to rebut or discuss issues raised by any opposition.

If you don't wish to speak, write . . .

At most hearings, previously submitted written testimony may be reviewed by the governing body before the meeting. It is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision. All documents or written comments should be submitted to the City of Kuna at least one (1) week **prior** to the hearing.

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

LEGAL NOTICE



CITY OF KUNA
PLANNING & ZONING DEPARTMENT
PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634
Phone (208) 922-5274 • Fax: (208) 922-5989
www.kunacity.id.gov

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Kuna **Planning and Zoning Commission** is scheduled to hold a public hearing on **April 11, 2017** beginning at 6:00 pm on the following case:

A request by Heather Branch to operate an **In-Home Beauty Salon**.

The site is located at 488 S. Whim Ave., Kuna, Idaho 83634 (refer to adjacent map).

The hearing will be held at **6:00 PM in the Council Chambers at the City Hall located at 751 W. 4th Street, Kuna, Idaho.**

All documents concerning public hearing items may be reviewed at Kuna City Hall, 751 W. 4th Street, Kuna, Idaho, 83634. 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 at the hearing. Please note that all comments made to the Commission during the public hearing will be restricted to three (3) minutes per person. Prior to the hearing, 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.

In all correspondence concerning this case, please refer to the case name: **17-02-SUP (Special Use Permit); Heather Branch In-Home Salon**



Reach over 6,000 households each week...

Please call 922-3008 to advertise

1585346

LEGAL NOTICES

LEGAL NOTICE

NOTICE OF TRUSTEE'S SALE

Notice of Trustee's Sale Idaho Code 45-1506 Today's date: March 10, 2017 File No.: 7431.20807 Sale date and time (local time): July 10, 2017 at 11:00 AM Sale location: Front steps of the Ada County Courthouse, 200 W Front St., Boise, ID 83702 Property address: 10602 West Seneca Drive Boise, ID 83709 Successor Trustee: Northwest Trustee Services, Inc., an Idaho Corporation P.O. Box 997 Bellevue, WA 98009 (425) 586-1900 Deed of Trust information Original grantor: Bryan Levrier and Josie Levrier, husband and wife Original trustee: Title One Original beneficiary: Mortgage Electronic Registration Systems, Inc. as designated nominee for Castle &

Cooke Mortgage, LLC, its successors and assigns Recording date: 10/19/2012 Recorder's instrument number: 112109054 County: Ada Sum owing on the obligation: as of March 10, 2017: \$126,851.47 Because of interest, late charges, and other charges that may vary from day to day, the amount due on the day you pay may be greater. Hence, if you pay the amount shown above, an adjustment may be necessary after we receive your check. For further information write or call the Successor Trustee at the address or telephone number provided above. Basis of default: failure to make payments when due. Please take notice that the Successor Trustee will sell at public auction to the highest bidder for certified funds or equivalent the property described above. The property address is identified to comply with IC 60-113 but is not warranted to be correct. The property's legal description is: Lot 1. in Block 8 of Five Mile Estates West No. 6 SUBDIVISION, according to the official plat thereof, filed in Book 35 of Plats at Page(s) 3014, official records of Ada County, Idaho, EXCEPTING THEREFROM a portion of said land deeded to the Ada County Highway District, a body politic and corporate of the State of Idaho, by Warranty Deed recorded August 31, 1994 as Instrument No. 94079793, re-recorded September 8, 1994, as Instrument No. 94081663, Official Records. The sale is subject

to conditions, rules and procedures as described at the sale and which can be reviewed at www.northwest-trustee.com or USA-Foreclosure.com. The sale is made without representation, warranty or covenant of any kind. Levrier, Bryan and Josie (TS# 7431.20807) 1002.290811-File No.

March 22, 29, 2017
April 5, 12, 2017

1595015

LEGAL NOTICE

CITY OF KUNA
P.O. Box 13
Kuna, ID 83634
Phone: 922-5274
Fax: 922-5989

Case #'s 17-01-CPMA (Comprehensive Plan Map Amendment)

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, **Tuesday, April 18, 2017, at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4th Street, Kuna, ID; in connection with a request from Teco One, LLC (Tuck Ewing) requesting approval for a Comprehensive Plan Map Amendment for an approximately 6-acre parcel from Medium Density Residential to Commercial (C-1) future land use designation. The parcel is NOT currently annexed into city limits and will remain zoned RUT in Ada County. No annexation or development applications accompany this request. The parcel is located on the north-

west corner of Deer Flat & Ten Mile Roads, Kuna, Idaho (APN #: S1315449280).

All persons wishing to testify must state his/her name and residential address. No person shall speak until recognized by the Mayor or Chairman. A three (3) minute time limit may be placed on all testimony.

The public is invited to present written and/or oral comments. Any written testimony must be received by April 9, 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. 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision-making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations, would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

March 22, 2017

1594997

LEGAL NOTICE

CITY OF KUNA
P.O. Box 13
Kuna, ID 83634
Phone: 922-5274
Fax: 922-5989

File #'s 17-02-SUP (Special Use Permit);

Heather Branch In-Home Beauty Salon

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, **Tuesday, April 11, 2017 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with a Special Use Permit request from Heather Branch to operate a Beauty Salon in the garage of a residential home. The site is located at **488 S. Whim Avenue, Kuna, ID 83634**.

(APN#: R7100120440).

All persons wishing to testify must state his/her name and residential address. No person shall speak until recognized by the Mayor or Chairman. A three (3) minute time limit may be placed on all testimony.

The public is invited to present written and/or oral comments. Any written testimony must be received by close of business on April 6th, 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. 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommo-

dations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning Department

March 22, 2017

1594986

LEGAL NOTICE

NOTICE

Pursuant to Section 50-1814, Idaho Code, notice is hereby given that assessments for the Kuna Municipal Irrigation District are due and payable on or before the 1st day of April, 2017.

Said payments may be made between the hours of 8:00 a.m., and 5:00 p.m., excepting Saturdays, Sundays and legal holidays at the office of the City Clerk, 451 W. 4th Street, Kuna, Idaho. The corrected assessment roll has been posted in the office of the City Treasurer where it may be examined by any interested persons. No irrigation water shall be supplied to any lots, pieces or parcels of land within the boundaries of the Kuna Municipal Irrigation District system until such assessments are paid in full or the account is current on the assessment installments. Questions concerning this notice may be directed to City staff at 922-5546.

John Marsh
Kuna City Treasurer

March 22, 29, 2017

1595390

TO ADVERTISE

HERE CALL

208-465-8129

Monday-Friday

8AM - NOON



CITY OF KUNA

PUBLIC HEARING NOTICE

Before the

PLANNING & ZONING COMMISSION

Date: **APRIL 11, 2017**

KUNA CITY HALL

751 W. 4TH ST., KUNA

For: **A IN-HOME BEAUTY SALON**

By: **HEATHER BRANCH**

At: **488 S. WHIM AVE.**

*CITY CONTACT: TREVOR KESNER
387-7731*



City of Kuna PROOF OF 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

This notice shall confirm that the Public Hearing Notice for 488 Swhim Ave
(**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance
5-1-5B. Sign posted Friday, March 31 2017 (**DAY OF THE WEEK, MONTH,
DATE AND YEAR**). This form is required to be returned three (3) calendar days
subsequent to posting and signs are to be removed from the site three (3) calendar
days after the hearing.

DATED this 3rd day of April, 2017.

Signature,

Heather Branch
Owner/Developer

STATE OF IDAHO)
County of ADA.) : ss
)

On this 3rd day of April, 2017, before me the
undersigned, a Notary Public in and for said State, personally appeared before me
(Owner, Developer).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal
the day and year in this certificate first above written.

Troy Behunin
Notary Public
Residing at 751 WEST 4TH ST. KUNA ID.
Commission Expires 4 NOV. 2020





City of Kuna

Staff Report

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

To: Planning and Zoning Commission

Case Number(s): 16-07-AN (Annexation)
Location: 3815 W. Columbia Rd
Meridian, ID 83642

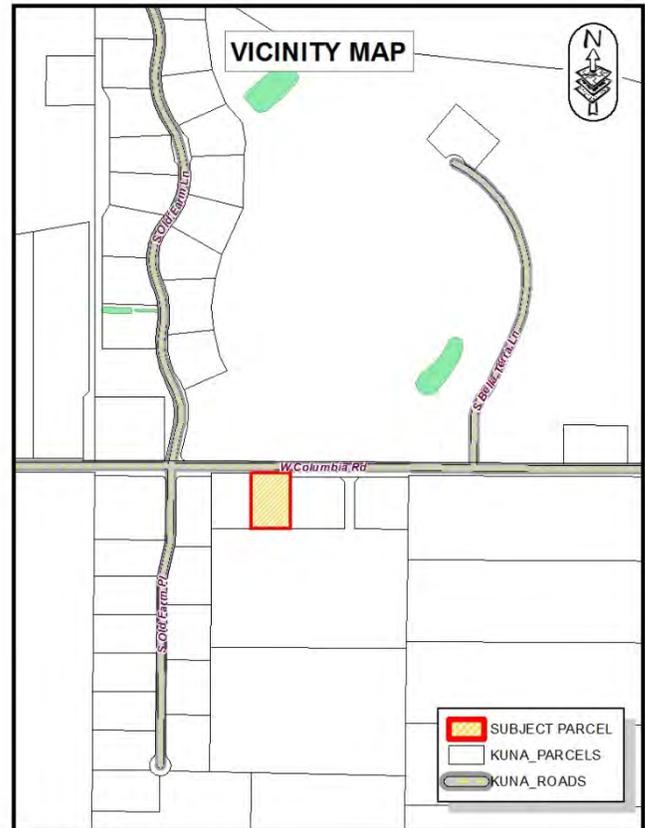
Planner: Nancy Stauffer, Planning
Technician

Hearing Date: April 11, 2017

Owner: Robert Law
3815 W. Columbia Road
Meridian, ID 83642

Table of Contents:

- A. Course Proceedings
- B. Applicant Request
- C. Zoning and Property Range Maps
- D. History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Proposed Findings of Fact
- J. Proposed Conclusions of Law
- K. Proposed Decision by the Commission



A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states annexation is designated as a public hearing with the Planning and Zoning Commission as the recommending body and City Council as the decision-making body. This land use was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).

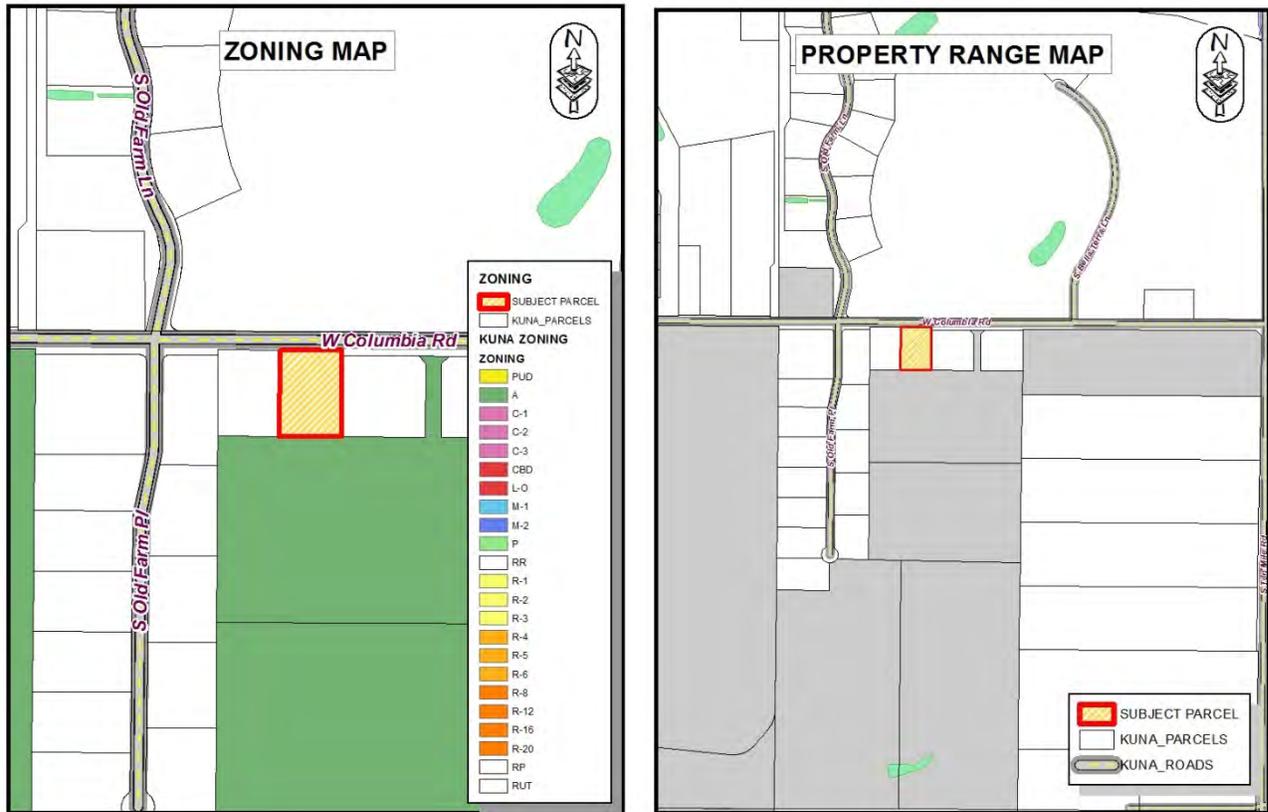
a. Notifications

- | | |
|---------------------------|------------------|
| i. Neighborhood Meeting | October, 20 2016 |
| ii. Agencies Notified | January 6, 2017 |
| iii. 300' Property Owners | March 20, 2017 |
| iv. Kuna, Melba Newspaper | March 15, 2017 |
| v. Site Posted | March 22, 2017 |

B. Applicant Request:

1. The applicant requests approval to annex an approximately 0.91 +/- acre parcel located at 3815 W. Columbia Road into the City of Kuna with an R-2 residential zoning designation.

C. Zoning and Property Range Maps:



D. History: The parcel is contiguous to City limits along the southern boundary, and is currently zoned RR (Rural-Residential) in Ada County. The owner’s residence and one accessory shop used for automotive/farm equipment repairs for approximately 34 years, is situated on the subject site.

E. General Projects Facts:

Comprehensive Plan Designation: The Future Land Use Map identifies this site as ‘Medium Density Residential’. Staff views this annexation request to be consistent with the approved Future Land Use Map.

1. Surrounding Land Uses:

North	RR	Rural Residential – Ada County
South	A	Agriculture – City of Kuna
East	RR	Rural Residential – Ada County
West	RR	Rural Residential – Ada County

2. Parcel Sizes, Current Zoning, Parcel Numbers:

- Approx. 0.91 +/- total acres
- RR, Rural Residential (Ada County)
- Parcel # - S1310120600

3. **Services:**

Sanitary Sewer – Private Septic
Potable Water – Private Domestic Well (future City of Kuna)
Irrigation District –Boise-Kuna Irrigation District
Future Pressurized Irrigation – City of Kuna (KMID)
Fire Protection – Kuna Fire District
Police Protection –Ada County Sheriff
Sanitation Services – Republic Sanitation Services

4. **Existing Structures, Vegetation and Natural Features:** The subject site is currently used as the owner’s residence and home business. There are three structures on the site, the residence, a 24’ X 30’ barn and a 24’ X 36’ accessory shop. All structures have been on the property for over 34 years. The site is surrounded by mature landscaping.
5. **Transportation / Connectivity:** The parcel does not have curb, gutter or sidewalks. The site is directly accessed from Columbia Road.
6. **Environmental Issues:** The subject site lies within the designated ‘Nitrate Priority Area’ (NPA) for groundwater monitoring. Beyond the NPA, staff is not aware of any additional environmental issues, health or safety conflicts. The site’s topography is generally flat with a potential 0-3% slope in areas.
7. **Agency Responses:** The following agencies returned comments which are included as exhibits with this case file:
- Exhibit B-1: Central District Health Department (CDHD);
 - Exhibit B-2: Boise Project Board of Control;
 - Exhibit B-3: Idaho Transportation Department (ITD);
 - Exhibit B-4: Ada County Highway District (ACHD).

F. **Staff Analysis:**

The applicant requests to annex the 0.91 +/- acre parcel into Kuna City limits with an R-2 (Low Density) zoning designation. The applicant will continue to utilize the existing septic system and private domestic well until such time as City services are within 300’ feet of the subject site; at which time the property owner will be required to abandon the septic system and hook up to city services. If the existing septic system fails and City services are not within 300’ of the property, the applicant may repair the septic system.

Staff has determined this annexation application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and forwards a recommendation of approval for Case # 16-07-AN, subject to the recommended conditions of approval.

G. **Applicable Standards:**

1. City of Kuna, Title 5 Zoning Ordinance: Annexations.
2. City of Kuna Comprehensive Plan and Future Land Use Map.
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. Comprehensive Plan Analysis:

The Kuna City Council accepts the Comprehensive Plan components as described below.

1. The proposed applications for this site are consistent with the following Comprehensive Plan components:

GOALS AND POLICY – *Property Rights*

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

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

GOALS AND POLICY – *Land Use*

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

I. Proposed Findings of Fact:

1. This request appears to be in compliance with all ordinances and laws of the City, including Kuna City Code (KCC) Title 5 Zoning Regulations.
2. The site is physically suitable for annexation.
3. The annexation is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
4. The annexation is not likely to cause 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.
6. The existing street and utility services in proximity to the site appear to be adequate for the current use; however, any future site improvements as determined by the City Engineer and the Planning and Zoning Director, shall comply with the provisions set forth in Kuna City Code (KCC).
7. The Commission accepts the facts as outlined in the staff report, any public testimony and the supporting evidence as presented.
8. Based on the evidence contained in Case No. 16-07-AN, this proposal complies with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
9. The Planning and Zoning Commission has the authority to recommend approval, conditional approval or denial for the annexation application.

J. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No 16-07-AN, the Kuna Planning & Zoning Commission finds Case No. 16-07-AN complies with Kuna City Code.
2. Based on the evidence contained in Case No 16-07-AN, the Kuna Planning & Zoning Commission finds Case No. 16-07-AN is 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 State Code and Kuna City Ordinances.

K. Proposed Decision by the Planning & Zoning Commission:

Note: This motion is for *approval/conditional approval/denial* of this annexation request. However, if the Commission wishes to approve or deny specific parts of the request as detailed in this report, they must be specified.

Based on the facts outlined in staff's report and any public testimony at the public hearing, the Commission of Kuna, Idaho, hereby recommends *approval/conditional approval/denial* of Case No. 16-07-AN; a request for annexation from Robert Law, with the following conditions of approval:

1. The subject parcel has its own private water and sewer systems and currently does not require City services. City services are considered "unavailable" to the property. With additional development, the parcel will require municipal sewer and water services. The City recommends ultimate connection to City facilities when services are "reasonably available", or within 300 feet of the subject parcel. Applicant will be required to abide by any relevant water or sewer reimbursement policies and agreements and is subject to any relevant connection fees.
2. All future development submittals are required to include the lighting, landscaping, drainage and development plans as required by Planning and Zoning. All site improvements are prohibited prior to approval of the following agencies. The applicant/owner shall obtain written approval on letterhead or may be written/stamped on the approved construction plans from the agencies noted:
 - a. Central District Health Department (CDHD).
 - b. The Kuna Fire District shall approve all site development and building plans.
 - c. The Boise-Kuna Irrigation District shall approve any modifications to the existing irrigation system.
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. Any site improvements shall require the property owner to comply with the provisions set forth in Title 5 of Kuna City Code (KCC).
5. At the time of any future development, submit a petition to the City (as 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 District (KMID).
6. All city staff and any other agency recommended requirements shall be complied with.
7. All federal, state and local laws and ordinances shall be complied with.

DATED: This _____ day of _____, 2017.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Trevor Kesner, Planner II
Kuna Planning and Zoning Department



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

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.

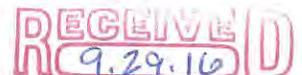
Project name: annexation	Applicant: Robert Law
------------------------------------	---------------------------------

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

Applicant (✓)	Description	Staff (✓)
	Completed and signed Commission & Council Review Application.	
	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.	
	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.	✓
	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.	✓
	Recorded warranty deed for the property.	✓
	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (All parties involved)	✓
N/A	Development Agreement & Development Agreement Checklist	
	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓
	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.





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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	
Project name	
Date Received	
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Robert Law</u>	Phone Number: <u>888-7076</u>
Address: <u>3815 W. Columbia rd</u>	E-Mail: <u>rob.law@msn.com</u>
City, State, Zip: <u>Meridian ID 83642</u>	Fax #: _____
Applicant (Developer): _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>3815 W. Columbia rd</u>	
Site Location (Cross Streets): <u>Between Blackcat & Ten Mile rds</u>	
Parcel Number (s): <u>513101201000</u>	
Section, Township, Range: <u>10 2N 1W</u>	
Property size: <u>.91 Acres</u>	
Current land use: <u>RR</u>	Proposed land use: <u>CI</u>
Current zoning district: _____	Proposed zoning district: _____



Project Description

Project / subdivision name: Robert Law annexation
General description of proposed project / request: annex property to continue operating his Automotive repair business
Type of use proposed (check all that apply):
 Residential residence
 Commercial vehicle repair
 Office _____
 Industrial _____
 Other _____
Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
Please describe the existing buildings: Residence & shop
Any existing buildings to remain? Yes No
Number of residential units: 1 Number of building lots: _____
Number of common and/or other lots: 0
Type of dwellings proposed:
 Single-Family _____
 Townhouses _____
 Duplexes _____
 Multi-Family _____
 Other _____
Minimum Square footage of structure (s): _____
Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____
Percentage of open space provided: _____ Acreage of open space: _____
Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

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

Applicant's Signature: _____ Date: _____

Project Description

Project / subdivision name: ROBERT LAW ANNEXATION -

General description of proposed project / request: _____

Type of use proposed (check all that apply):

Residential my home

Commercial I repair vehicles.

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: _____

Any existing buildings to remain? Yes No

Number of residential units: _____ Number of building lots: _____

Number of common and/or other lots: _____

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): _____

Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____

Percentage of open space provided: _____ Acreage of open space: _____

Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____

Gross floor area square footage: _____ Existing (if applicable): _____

Hours of operation (days & hours): _____ Building height: _____

Total number of employees: _____ Max. number of employees at one time: _____

Number and ages of students/children: _____ Seating capacity: _____

Fencing type, size & location (proposed or existing to remain): _____

Proposed Parking: a. Handicapped spaces: _____ Dimensions: _____

b. Total Parking spaces: _____ Dimensions: _____

c. Width of driveway aisle: _____

Proposed Lighting: _____

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature: Robert Law Date: 30 Sep 2016



AERIAL MAP



S Old Farm Ln

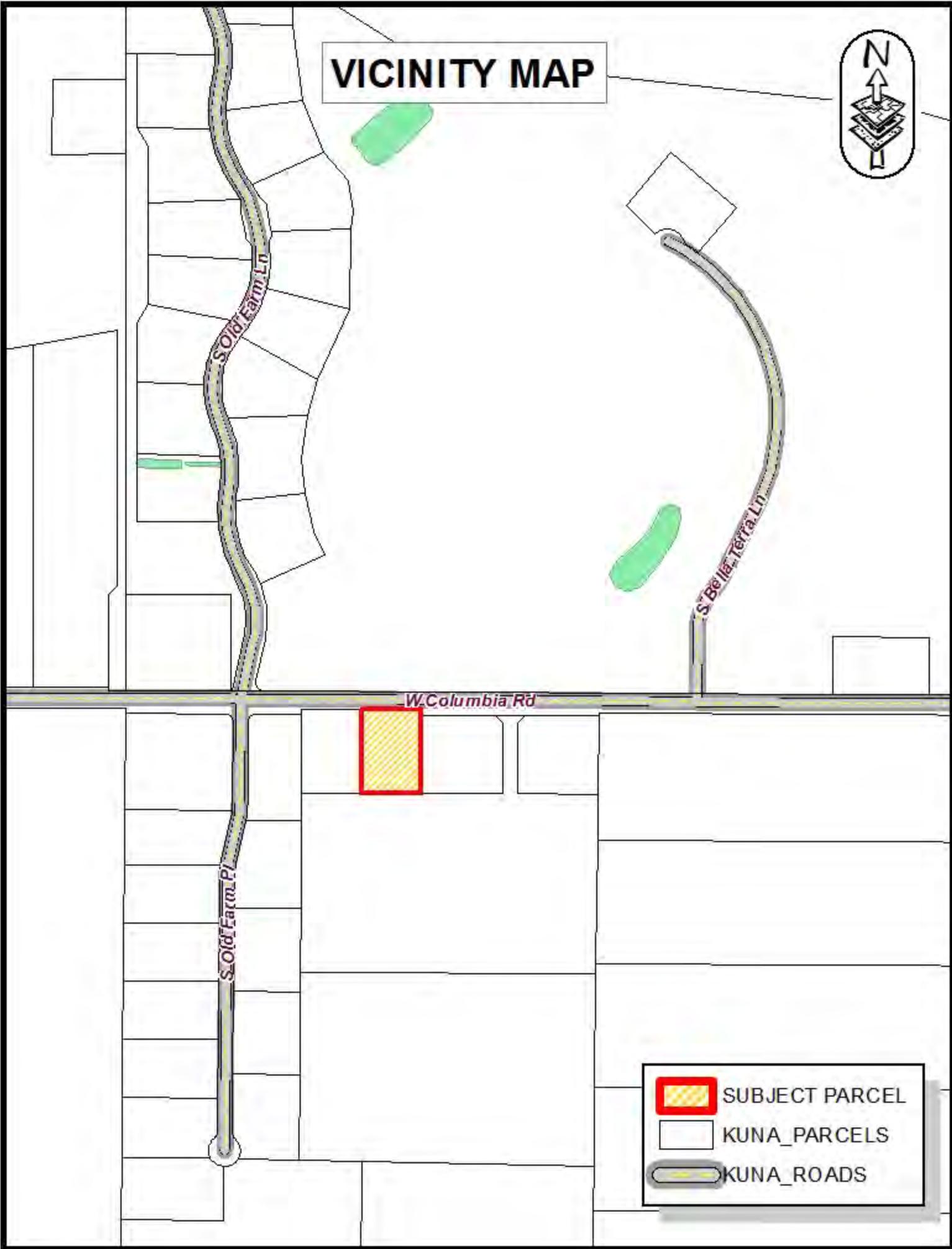
W Columbia Rd

S Old Farm Pl



	SUBJECT PARCEL
	KUNA_PARCELS
	KUNA_ROADS

VICINITY MAP



-  SUBJECT PARCEL
-  KUNA_PARCELS
-  KUNA_ROADS

QUIT CLAIM DEED

FOR VALUE RECEIVED

1856000668

C. Russell Durrant and Marie B. Durrant,

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto

Robert Powell Law and Katherine Lee Law, Husband and Wife

GRANTEE(S), whose current address is: 3815 W Columbia Rd., Meridian, Id. 83642
the following described real property in Ada County, State of Idaho,
more particularly described as follows, to wit:

Commencing at the NW corner of the East 1/4 of Section 10, T2N, R1W, B.M.,
thence Easterly along Section line a distance of 661.8 ft. to the Real
Point of Beginning; thence Southerly 260 ft. to a point, thence Easterly
168 ft. to a point, thence Northerly 260 ft. to a point, thence Westerly
168 ft. to the Real Point of Beginning.

EXCEPT Ditch and road right-of-ways.

95023366
BOISE TITLE & ESCROW

RECORDER
S. DAVIS NAVARRO
BOISE ID

3-27-1995

Dated:

'95 APR 7 PM 3 49

FEE 300
RECORDED AT REQUEST

C. Russell Durrant
C. Russell Durrant

Marie B. Durrant
Marie B. Durrant

STATE OF Utah, County of Davis, ss.

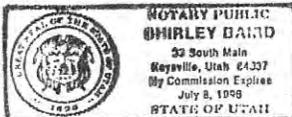
On this 27th day of March
in the year of 1995, before me, the undersigned, a Notary
Public in and for said State, personally appeared
C. Russell Durrant
Marie B. Durrant

known or identified to me to be the persons... whose name
... subscribed to the within instrument, and
acknowledged to me that they executed the same.

Signature: Shirley Baird

Name: Shirley Baird
(Type or print)

Residing at: Keyaville, Utah
My commission expires: July 8, 1996





Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.cityofkuna.com * (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 6 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: ANNEXATION

Date and time of neighborhood meeting: _____

Location of neighborhood meeting: _____

SITE INFORMATION: Parcel 0600

Location: Quarter: NW4/NE4 Section: 10 Township: 2N Range: 1W Total Acres: 0.91

Subdivision Name: _____ Lot: _____ Block: _____

Site Address: 3815 W. Columbia Meridian, Idaho 83642 Tax Parcel Number(s): 51310120600

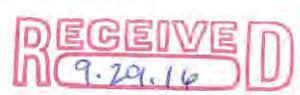
Please make sure to include **all** parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: Robert Law
Address: 3815 W. Columbia City: Meridian State: Idaho Zip: 83642

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

Name: Robert Law Business (if applicable): _____
Address: 3815 W. Columbia City: Meridian State: Idaho Zip: 83642



PROPOSED USE:

Application Type

- Annexation
- Re-zone
- Subdivision (Sketch Plat and/or Prelim. Plat)
- Special Use
- Variance
- Expansion of Extension of a Nonconforming Use
- Zoning Ordinance Map Amendment

Brief Description

I propose to annex my home into Kuna.
I plan to continue repairing vehicles at
my home as I have done for 34
years.

APPLICANT:

Name: Robert Law
Address: 3815 W. Columbia
City: Meridian State: Idaho Zip: 83642
Telephone: 888-7076 Fax: _____

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)

Date 30 Sep 2016

SIGN IN SHEET

PROJECT NAME: Robert Law Annexation

Date: _____

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	_____	_____	_____	_____
2	_____	_____	_____	_____
3	_____	_____	_____	_____
4	_____	_____	_____	_____
5	_____	_____	_____	_____
6	_____	_____	_____	_____
7	_____	_____	_____	_____
8	_____	_____	_____	_____
9	_____	_____	_____	_____
10	_____	_____	_____	_____
11	_____	_____	_____	_____
12	_____	_____	_____	_____
13	_____	_____	_____	_____
14	_____	_____	_____	_____
15	_____	_____	_____	_____
16	_____	_____	_____	_____
17	_____	_____	_____	_____
18	_____	_____	_____	_____
19	_____	_____	_____	_____
20	_____	_____	_____	_____
21	_____	_____	_____	_____
22	_____	_____	_____	_____
23	_____	_____	_____	_____
24	_____	_____	_____	_____
25	_____	_____	_____	_____
26	_____	_____	_____	_____
27	_____	_____	_____	_____
28	_____	_____	_____	_____
29	_____	_____	_____	_____
30	_____	_____	_____	_____

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
DURRANT C RUSSELL & MARIE B LIMNG TRUST	DURRANT C RUSSELL TRUSTEE	8397 S OLD FARM PL	MERIDIAN, ID 83642-0000
PROCTOR DOWIE T	PROCTOR CHELBYD	3729 W COLUMBIARD	MERIDIAN, ID 83642-0000
VAN WEY KELLY	VAN WEY JUSTIN J	8054 S OLD FARM PL	MERIDIAN, ID 83642-0000
IRONHORSE SUBDIMSION OA INC		7795 S OLD FARM LN	MERIDIAN, ID 83642-0000
WHITE VERAP S		8142 S OLD FARM PL	MERIDIAN, ID 83642-0000
LAW ROBERT POWELL	LAW KATHERINE LEE	3815 W COLUMBIARD	MERIDIAN, ID 83642-7113
CLAYTON JAMES B	CLAYTON PATRICIA J	3865 W COLUMBIARD	MERIDIAN, ID 83642-7113
JOYCE DON P &	JOYCE CAROL J	3723 W COLUMBIARD	MERIDIAN, ID 83642-7113
COTTONWOOD CROSSING FARMS LLC		7744 S BELLATERRALN	MERIDIAN, ID 83642-0000

You are invited to attend a brief neighborhood meeting to be held at the home of Robert and Katherine Law regarding our intention of being annexed into Kuna. The purpose of the meeting will be to discuss the continuance of our home based business. The meeting will be held at 3815 West Columbia rd. on Thursday, October 20 at 7:00 PM.

Robert and Katherine Law.

You are invited to attend a brief neighborhood meeting to be held at the home of Robert and Katherine Law regarding our intention of being annexed into Kuna. The purpose of the meeting will be to discuss the continuance of our home based business. The meeting will be held at 3815 West Columbia rd. on Thursday, October 20 at 7:00 PM.

Robert and Katherine Law.

Jim and Pat Clayton
3865 West Columbia Rd.
Meridian, Idaho 83642

To whom it may concern,
As direct neighbors of Robert and Kathy Law, we have no reservations about them pursuing the annexation of their property to Kuna. I was assured that there would be no impact on us or our property through this action of theirs.

Jim and Pat Clayton Oct.17, 2016
James B. Clayton
Patricia J. Clayton

Neighborhood Meeting.
October 20, 2016
7:00 PM

The invitations were sent out one week prior and the meeting was held as planned. One person, Joe Guido, attended. Joe was very supportive of our proposal and thought it was ridiculous that Ada County had taken action against us. He mentioned that many of the people that he knows also know us and they all consider us to be an asset to this community.

In addition our neighbor to the west, Jim Clayton, who was unable to attend the meeting, did give us a note of his thoughts on the subject. He wrote:

To whom it may concern.

As direct neighbors of Robert and Kathy Law, we have no reservations about them pursuing the annexation of their property to Kuna. I was assured that there would be no impact on us or our property through this action of theirs.

A copy of this note is included.



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.cityofkuna.com

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

A

Robert Law

Applicant/agent signature

30 sep 2016

Date

Robert Law

work I have done from the last 6 months

	auto	Tractor	ATV
June -	15	7	1
July -	20	4	1
August -	21	5	1
Sept -	12	2	2
Oct -	19	6	1
Nov -	20	1	

February 14, 2017

RECEIVED
3-7-17

To whom it may concern,

Robert Law has lived and done mechanic work in his shop on Columbia Road for at least thirty five years. His business of repairing motor vehicles has been a blessing to us and most of the neighbors. No matter what the problem he has been able to help us, sometimes manufacturing a part for an older tractor or car. His work is always done with exactness and if there was an emergency, he would work it in or stay up late to get it done. So many times he was the only one close enough to help with something that was not running and had to be towed over to his business.

This area has changed a lot over the years but his business is still very much needed here.

Please give him the right to keep his business open and stay in our area. Robert is the kind of person whose talents and abilities will be missed very much if he is forced to leave and take his business somewhere else.

Sincerely,

Ann Durrant

Ann Durrant
7700 South Ten Mile Road
Meridian, Idaho 83642

Untitled

Jim Lowe <jim@farmsteadfestival.com>

Wed 1/18/2017 12:41 PM

Inbox

To: rokalaw@msn.com <rokalaw@msn.com>;

Ada County Planning and Zoning:

I am writing to ask for your consideration and leniency with regard to Robert Law's mechanic enterprise located at 3815 W Columbia Road in Meridian. As I understand, Mr. Law's activities are under scrutiny as a commercial operation on property zoned as rural residential. While I recognize the need to guide land uses through the zoning process, I believe it would be most appropriate to allow Robert to continue operating his shop for the following reasons:

Robert's shop is unobtrusive and fits nicely within the character of the community. Unless somebody were to tell you differently, you would not distinguish Robert's property from any other in the area. There is no "commercial" footprint-- no signs, no traffic, no parking lot. Just a home with a backyard shop similar to many other homes in the area.

Robert's shop and its location is an asset to the community. Robert is a go-to resource for local residents and farmers. I farm in the Meridian and Kuna area and rely on Robert's expertise to troubleshoot and repair my equipment on a regular basis. Sometimes that happens at his shop. Other times he meets me in a field. Either way, it is a great value for me to be able to access his services without moving my farm equipment outside of the local area.

Robert has a long history of stability and trustworthiness. This is not an operation that has popped up overnight, nor is it an enterprise that aims to hire employees, market, or expand in any kind of a commercial way. To the contrary, Robert is a one-man-show who is approaching retirement. As long as he is willing and able to offer his services, it would greatly benefit our community for him to be allowed to do so.

As a person who lives in the area, knows Robert personally, and uses his services regularly, I ask that you forgo enforcement of zoning regulations relating to Robert Law's mechanic enterprise. After many, many years of operation, Robert's services to his neighbors and community embody the very community character the concept of zoning is designed to protect.

Respectfully,

Jim Lowe
The Farmstead Corn Maze
1820 N. Firebrick Drive
Kuna, ID 83634
(208) 921-2326

--
Jim Lowe
208-921-2326

January 18, 2017

To Whom It May Concern:

Kuna City Planning and Zoning

Subject: Robert Law's auto repair shop on Columbia Rd

I understand that there has recently been some concern raised regarding the auto-repair shop that Robert Law has operated for many years at his residence, just east of Ten Mile on Columbia Rd. I'm writing this letter in strong support of allowing this operation to continue at the current location.

I grew up just a half of a mile down the road from Robert and Kathy Law in a house where my parents still reside, so I am very familiar with the area as it used to be and as it now is. I have always found his property and buildings to be clean, well-kept and in good repair. I do not believe that his current business in any way detracts from the area or the surroundings. In addition, Robert and Kathy have lived and operated their business at this location long before most of the neighboring houses even existed.

For many years I have taken my cars and trucks to Robert for service and repair. I have always received outstanding service at a fair and honest price. I consider Robert Law and his business to be an excellent asset to the area and community and I very much hope that he will be allowed to continue to provide this service at its present location, without restrictions, long into the future.

Sincerely

A handwritten signature in black ink that reads "Michael D. Leavitt". The signature is written in a cursive style with a long horizontal stroke at the end.

Michael D. Leavitt

January 21, 2017

To: The City of Kuna Planning and Zoning Commission

We are writing on behalf of Robert and Kathy Law. Robert has done mechanic work for us and many others all over the valley for thirty plus years. He is a knowledgeable and an expert mechanic. He can repair all kinds of equipment from diesel engines to lawn mower engines.

I no longer farm but when I did his work was invaluable to me. He was able to work on any kind of equipment and in the event that he was too busy to work on something right at the time he could often explain how to fix so I could get it going myself. He is able to fix any kind of equipment from balers to combines.

Robert is also very reliable and completely honest. You never have to question whether the work needs to be done or if it is the right fix for your problem, or if it will be done right. It would be a great loss to many people if Robert were unable to keep his business going.

His place is always very neat and clean and always presentable. You would almost not know there is a mechanic shop there. We have been neighbors for years and there has never been any sign of unpleasant clutter or litter and no sign of engine parts around. He has plenty of parking for the vehicles he is working on and there is no evidence of partly done work outside his shop. There is nothing that could ever be called a nuisance.

We sincerely hope that the city of Kuna will allow Robert and Katy Law to continue to run their business on Columbia Road, as he has done for all these years.

Yours Truly,

Dean and Ann Leavitt

The image shows two handwritten signatures in cursive. The top signature is 'Dean Leavitt' and the bottom signature is 'Ann Leavitt'. Both are written in dark ink on a white background.

1/16/2017

To the City of Kuna, Planning and Zoning.

To Whom it May Concern.

My name is Mike De La Pena, I have a small Feedlot / Cattle operation in the South Nampa area .and I would like to tell you how important Mr. Robert Laws Repair shop is to our farming operation. Mr. Law is a highly skilled Diesel and Gas engine mechanic whom I have been able to rely on to repair and maintain my older equipment for many years. Mr. Law is one of the few people left in the world who is able to repair just about every type of tractor or any farm implement that was made before the 1970's. Long before computers were added to equipment. Without his knowledge and expertise I don't think our farming operation would be able to survive. He is a vital member of the farming Community in and around Kuna/Nampa and Meridian. I would hope that you would take into consideration, how much he does for so many different farmers in the two counties. I was in need of someone to repair my tractors years ago and a friend recommended Mr. Law to me and I've depended upon Mr. Law for more years than I can remember now, to keep my equipment running. He is a very honest and affordable businessman and a real necessity to our business being able to continue. I would hope that this letter might help you in considering how to handle Mr. laws' needs. If you have any questions, please feel free to contact me at; 208-850-9511.

Sincerely,

A handwritten signature in cursive script that reads "Mike De La Pena". The signature is written in black ink and is positioned above a horizontal line.

Mike De La Pena
4715 High Hope Ln.
Nampa, ID 83686

January 21, 2017

Dear Kuna Planning and Zoning,

Robert Law has asked me to write a letter to you expressing my opinion and recommendations as it relates to your decision in enforcing zoning rules against the operation of his garage located at 3815 W Columbia, Meridian, Idaho 83642 or allowing him an exemption or exception.

I have known Robert Law for over 25 years and have been using his services performed in his garage for over 23 years. I have found him to be an honest and upright individual with high standards.

I do not believe that his neighbors or others in the community have concerns with the location of his operations. In fact, I would suggest that most of his neighbors in the rural community with tractors and farm vehicles welcome his presence so close to their operations. His location makes it very convenient for them. As a neighbor he often drives to the broken tractor or vehicle to help in time of need. I know, as one of his neighbors, his location has allowed him to provide the kind of flexibility in serving he would not have in a garage located in town. It allows him a better connection to those he serves.

In evaluating Robert's situation, I can't help but feel like he has few good options if an exemption or an exception can't be made. He has spent his career building a customer base and goodwill out of his Columbia location. He is now over 63 years old. He invested his time and energy into the garage he currently operates. To ask him to re-establish a new garage at this time, would mean abandoning his current garage and making new investment at a time when Robert needs to reap the benefits of the garage he invested in. He would have to increase his efforts to cover costs of the new facility and work additional hours and find new customers at a time when health and age generally don't cooperate.

The choice you have to make has a great impact on my friend Robert. I ask you to consider the impact you will have on this upstanding member of the community in making your determination. I would ask that you make efforts to find a solution that allows Robert to work his remaining years without having to relocate and re-establish.

Yours Truly,

Jared Affleck
2680 S Gold Bar
Meridian, ID 83642

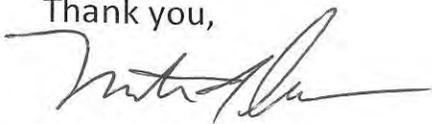
Ada County / Kuna,

January 18, 2017

I am writing this letter of support and appreciation for Robert Law, a friend, neighbor and our family mechanic. Robert Law has maintained and completed repairs on our family's seven automobiles and three farm tractors for more than 10 years. Robert is an integral part of our family lives and extremely important to our small acreage custom farming business. If Robert was forced out of business, this would be devastating and would force us out of business. Our custom farming business over the last 10 years, had served 100+ customers per year in South Meridian / Kuna area which equates to well over 1,000 services. We provide this key niche service that is beneficial to both our customers and the overall rural community which include weed control (mowing and spraying), planting and maintaining acreages. Without Robert Law's mechanical services for our tractors and equipment, we would be forced to use the Commercial Tractor dealers for repair in Caldwell Idaho. Due to the high cost and amount of travel required this would force us to close our business which would impact 100+ Ada County Residents per year.

Please contact me if you would like further clarification or let me know how I can help support Robert Law to maintain his business, along with our business.

Thank you,



Monte Anderson

Anderson Custom Farming LLC

1730 Suzan Drive

Meridian, Idaho 83642

208-890-7297



1/18/17

Ada County Planning and Zoning

Kuna City Planning and Zoning

Re: Robert Law Mechanic business located at 3815 Columbia Rd.

To Whom it may concern:

I am a neighbor and customer.

Robert Law has serviced the residents of the county and Kuna area for many years. He has performed mechanic services for me for 7 years. His work quality and integrity are top notch. We need this service in this location as other options are significantly farther away. We need his quality of service because other options do not measure up.

His place is kept clean and there is no unsightly accumulation of equipment or parts. The business is not a detractor for the neighborhood. There are no parking or ingress or egress issues.

Please find a way to allow him to continue his much appreciated and needed service for this community.

Sincerely

Bill Bach



8115 Old Farm Place

Meridian, ID 83642

January 18, 2017

Re: Robert Law Mechanic Service

To Whom It May Concern,

Over the past 10 years we have had the privilege to associate with Robert Law. Time and time again we have requested his assistance to repair multiple vehicles for our growing family. We have come to expect the highest levels of dependability, consistency and integrity from Robert as both an individual and from the service he provides. In addition, the proximity of his service to our home eliminates one less item to coordinate in our hectic lives.

His dedication and commitment to everything he does is always apparent from honest billings to his willingness to provide the 'right' solution. He has been a great asset to us and a great community member.

With so many questionable business and those willing to take advantage of others, Robert is a champion of those willing to provide an honest service willing to help those around him. We continue to strongly recommend Robert to our friends and family.

If any additional information or details are desired, please do not hesitate to contact us at 208-859-9176.

Thank you,



Jeremy Hobbs and Family

(208) 859-9176

jeremyhobbs75@gmail.com

City of Kuna Planning and Zoning Committee
751 W 4th St., P.O. Box 13, Kuna, ID 83634
RE: Robert Law Auto Repair Business

January 18, 2017

To Whom It May Concern,

I am writing to this committee for the purpose of offering my thoughts and concerns regarding Robert Law and his auto repair business.

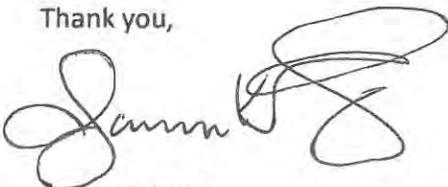
I have taken my vehicles to Robert Law for about 10 years now. My number one conclusion is that I have never before met a man, let alone a mechanic, that I felt was more honest in his dealings with others. I know that when I have repair work done by him, that I am not being misled or ripped off. In the rare cases when the issue with my vehicle was not 100% resolved, he would work on it until it was resolved. He is the only one that I trust with my vehicles.

Kuna has grown a lot in size since we moved here in the summer of 1997, but so far it has been able to maintain its small town feel. Robert epitomizes that feeling with his good natured personality, his work ethic, his honesty and trustworthiness. He is truly an asset to this city and to the surrounding communities. It would be a great loss to this city to push him out of working at his home. His business is only bringing good to our city.

We have neighbors blasting music. There are literally a hundred children in my sub-division that run around unsupervised like savages all summer long, screaming and causing disturbances. We have dogs barking, cats fighting, sheep bleating and roosters crowing throughout our neighborhoods. And nothing is done about it. Yet, we have this quiet, unassuming man working peacefully and professionally from his home, diligently working to provide for his family, and providing an honest and legitimate service to our community and he's being punished for it. This is maddening to my sensibilities.

I ask with all sincerity that you would please consider my words, and allow Robert to continue working from his home. Our community needs him there; my family needs him there; I need him there.

Thank you,

A handwritten signature in black ink, appearing to read "James K. Rudy". The signature is fluid and cursive, with a large, stylized initial "J" and "R".

James K. Rudy
1749 W. Escondido St., Kuna ID, 83634
208-921-5617

Letter for the city

Marci Durrant <marcidurrant@yahoo.com>

Thu 1/19/2017 4:09 PM

Inbox

To: rokalaw@msn.com <rokalaw@msn.com>;

Dennis and Marci Durrant
[8352 S. Old Farm Place](#)
[Meridian, ID 83642](#)

January 29, 2017

City of Kuna Planning and Zoning
[715 W. 4th Street](#)
[Kuna, ID 83634](#)

RE: Robert Law

To whom it may concern:

Our family has lived near Robert and Kathy Law for the past 23 years. An additional 14 years before that, Dennis grew up just two houses down from them. Since 1979, Robert's shop has been a blessing to all of us who live nearby.

He keeps his property in tip top shape. Never have we been effected negatively by the fact that the business he runs to support his family happens to be in his backyard. He is a good neighbor. His business longevity is something to be praised, and preserved!

We wish to make it known that we fully support Robert Law's efforts to continue working from his backyard mechanic shop and hope the City of Kuna is able to put protections in place that will afford him that freedom in the future.

Sincerely,

Dennis and Marci Durrant
941-2443 850-5784

Kuna City Planning and Zoning,

January 19, 2017

My name is Ed Hodges. I live at 1805 Stroebel Rd Kuna Idaho. I have lived in Kuna for 60+ years.

I am writing this letter of support for Robert Law and the continuation of his business at 3815 W. Columbia Rd. I have used Robert as a mechanic for 35+ years to repair my farm equipment and personal vehicles. I have the upmost respect and trust for Robert and his business practices knowing that I will always be treated fair. His facility is small but has always been clean and well taken care of. In my opinion it would be a great loss to the community to close this small business.

Thank You for your consideration in this matter,

Ed Hodges (208) 880-7451

Planning zoning Kuna City

Conrad Zeyer <conrad.zeyer@gmail.com>

Thu 1/19/2017 1:15 PM

Inbox

To: rokalaw@msn.com <rokalaw@msn.com>;

Planing and Zoning for city of Kuna or to whom it may concern:

I would like to express my feelings concerning Robert Law and his repair business on his property located at [3815 W. Columbia road, Meridian, Idaho 83642](#). Robert has done repair work for us on tractors and vehicles for twenty five years. I have not seen his shop and parking area cluttered with tractors or cars but rather organized and moved out in a timely manor. He has offered a good service to the community and to us as farmers. His service has also caused me to do more business in the city of Kuna since I am in that area. I would request that you allow him to continue to operate his business in it's present location.

Thank you,

Conrad Zeyer
18006 S. Can-Ada Rd.
Melba, Idaho 83641

Tel. 208-495-2829
208-800-2312

January 19, 2017

To Whom It May Concern:

This letter is intended to provide support for Robert Law. My husband and I have used Robert to repair our cars for several years now. He has been a bastion of goodness in the sometimes less-than-stellar car repair world. He is honest, trustworthy and dependable. He charges extremely reasonable prices and treats his clients well. He is certainly not getting rich charging what he does, but he is a great help to many struggling with car repairs.

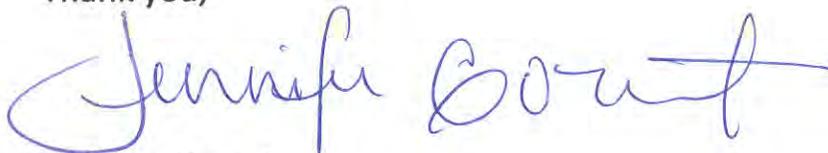
Not only that, but he is a wonderful person and I would love to have him for a next door neighbor. He keeps his property clean and tidy; his work is all done behind his house so everything always looks nice and well kept. He doesn't make loud noise or anything else that could be considered a nuisance.

Robert and his family are an absolute asset to the area and a great part of our community!

If you have any questions regarding this matter, I would be happy to add additional details.

I fully support Robert Law and his efforts.

Thank you,



Jennifer Gozart

Jengozart@outlook.com

208-447-6961

January 19, 2017

Kuna City Planning and Zoning:
Committee members,

This letter is to express support of Robert Law who is a mechanic we have used for farm equipment repairs for over ten years. (Ten years is the number of years I reviewed in my record books, so it probably has been longer than that).

When we called Robert (usually in a panic to get something going), he would load up the tools he needed and come to get us going. With the cattle, and the farm work, that is very important. On occasion we would take something to his house as he had more equipment there to accomplish the fix.

Robert provides a very valuable service with his knowledge, and his willingness to make "farm calls". When we've been to his place we saw only a neat homestead with a barn in back that he worked in. Never saw a traffic problem of any sort.

We believe Robert provides a valuable service to folks like us, and causes no problems in doing so.

Rodney & Carol Berheim

Rodney Berheim
Carol Berheim

5341 E. Kuna Mora Rd.
Kuna, ID.
(208) 922-5976

Gabriel M. Haws

8127 S. Buffalo Creek Lane
Meridian, ID 83642

January 19, 2017

Kuna City Planning and Zoning**Re: Robert Law, Mechanic Shop**

To Whom It May Concern,

I have known Robert Law for the past 12 years. During that time he has been my auto mechanic. I wish to give a letter of support and recommendation for him and his business.

I know Robert to be absolutely trustworthy. That is why I chose him to be our auto mechanic. One of things that I like best about him is that he will not overbill and under perform. His work is done well and he is fair and reasonable with his prices and timely on the performance of his work.

Robert has assisted our family and extended family a number of times to assist us in a pinch. In those moments he did not take advantage of us in a moment of weakness.

I continue to take my cars back to Robert when they have mechanical issues because he continues to perform well. He is a really good mechanic that is very practical and logical in his approach. He is the antithesis of fly by night outfit that is looking to make a quick dollar. He is committed to the community and to the people within in the community. He is and will be an asset to Kuna.

Sincerely,

Gabe Haws

Jan. 19, 2017

To whom it may concern:

Robert Law is a great mechanic who has helped us with so many problems that we've had with various vehicles over the years! He does not live in a neighborhood with CCAP^s; he has enough land to handle the extra vehicles without making his home look bad from the road. He has always treated us fairly and been honest about what needs to be fixed and what he's done to repair vehicles. He is an asset to our community and to us personally. I don't believe any neighbors have complained about his business being there. Anyone who knows Robert Law or has had him work on their vehicles would recognize his good character and integrity.

It is difficult to find good, honest, trustworthy mechanics! We don't know what we'll do if Robert is no longer able to fix our cars in a reasonable location for us. His location has enabled us to drop our cars off and get rides home, so we weren't stuck waiting for hours someplace.

I see no reason that Robert should have to stop working from his shop at his house. Please allow him to continue to help the many people in this area who rely on his expertise!

Sincerely -

Roy & Angela Spaulding
2801 S. Bluegrass Dr.
Nampa, ID 83686

1/19/2017

To Whom It May Concern,

We have used Robert Law to fix our vehicles for quite a while now. He is a good man. It has come to our attention that he may not be allowed to continue his practice from his home. We would be extremely disappointed with this! He is a fairly short distance from where we live and has always been very fair and honest. We trust him.

If there were multiple complaints from neighbors being bothered by him, or *if* he was causing undue noise, or *if* he kept a trashy place one could see looking into his business. As is, so far as we have ever seen, he isn't bothering anyone, doesn't have undue noise, and keeps a tidy exterior.

We want him to stay in business and stay where he is at.

Respectfully,

Travis and Maaike Myers

Travis + Maaike Myers

To whom it may concern:

January 18, 2017

We have been using Robert Law for our vehicle needs for several years now. He has been nothing but honest and loyal, a man of integrity. He has been an asset to us and to the community. We feel it important that he continue to operate his business as he has been doing so. We are so confident in his work that we have referred family and friends to him and they feel the same way. He doesn't infringe on anyone else's life. There have been no complaints by neighbors and he is a quiet kind man. We can't see why a good honest man should have to stop doing what sustains his family.

Sincerely,
Jeff and Melissa Wadsworth



Melissa Wadsworth

January 19, 2017

Kuna Planning & Zoning

To Whom it may concern:

I am writing this letter in support of Mr. Robert Law on Columbia Rd who operates a mechanics business on his property that has benefited all who use his services. He is a good, honest man who has helped me many times over the last 35 years I have known him with the mechanics of my automobiles. His business has benefited our community and has helped many, including farmers, keep their tractors in good running order. Mr. Law has provided a valuable service to this community and I would appreciate his services in the future. And in his current location

Robert and Kathy Law

MIKE VICKIE RIGBY <michaelandvickie@msn.com>

Wed 1/18/2017 8:04 PM

Inbox

To: rokalaw@msn.com <rokalaw@msn.com>;

Ada County and Kuna planning and zoning departments.

Robert Law has been my personal mechanic since 1988 when we moved into the area. I also have six children who have benefited many times from his services. He has always been prompt and honest and fair. He has even rescued us when we have broken down on the road. Without his personified service, our vehicle expenses would have been much higher and taken longer. We would like to respectfully request your consideration in allowing him to continue to provide this service to us and others. I have personally seen many others who have benefited from his generosity over the years.

Sincerely, Mike and Vickie Rigby

Sent from my iPhone

Mechanic business- Robert Law

Rocky Elsasser <elsarock1@yahoo.com>

Thu 1/19/2017 8:12 AM

Inbox

To: rokalaw@msn.com <rokalaw@msn.com>;

To whom it may concern-

My name is Rocky Elsasser and I have lived in the Kuna area for the past 10 years. Over this period of time, Robert Law has been my car mechanic. Robert has always treated me fairly. I have continued to use him for his honesty, integrity, and skills with regards to mechanic work. It has come to my understanding, he might be forced to shut down his business (of many decades) of good hard work. It would be a huge loss to the community to lose such a great and honest mechanic. It has been a rare case, I have called Robert for some mechanic work and he able to get my car in right away. This leads me to believe that many members of our community use his services. He is so good at what he does. I have been willing to wait rather than take my car to someone else. Again, I repeat, it would be a detriment to our community to lose his services.

Please feel free to contact me with any questions.

Sincerely,

Rocky Elsasser
208-867-3450

Sent from my iPhone

Fwd: Mr. Laws Auto Service

Rocky Elsasser <elsarock1@yahoo.com>

Thu 1/19/2017 8:11 AM

Inbox

To: rokalaw@msn.com <rokalaw@msn.com>;

Sent from my iPhone

Begin forwarded message:

From: Randy Hulbert <rwhulbert@gmail.com>

Date: January 18, 2017 at 3:29:32 PM MST

To: Rocky Elsasser <elsarock1@yahoo.com>

Subject: Mr. Laws Auto Service

To Ada County or to whom it may concern:

It has come to my attention that Mr. Law may not be able to continue to provide the service he has done so for so many years. I have taken our vehicles to him and am willing to drive from Boise to Kuna because of the honest and reliable service he provides. Please allow this valuable service to continue. At least allow Mr. Law to apply for a permit/license and see if you get any complaints.

Thanks for your consideration.

Randy Hulbert

[5013 N Rivervista Way](#)

[Garden City ID 83714](#)

Annexation of Law property to Kuna

Thu 1/19/2017 9:32 AM

To: rokalaw@msn.com <rokalaw@msn.com>;

To Whom It May Concern:

This letter is regarding Robert and Kathy Law and their property at 3815 W. Columbia Road, currently in Meridian Idaho, and the property being annexed into the city of Kuna Idaho. He has had his business at the 3815 Columbia Road address for at least 35 years without issue.

I have known the Laws for 8 years. Robert has done work for me, both pro-bono (when I was in dire financial straits) and for which I have paid him. I mean that he has literally saved me a number of times... my ability to get work and deal with transportation issues and more. He is one of the most honest and hard working people I have known my entire life. I would be "sunk" without his advice and work.

I ask, recommend -whatever it takes- that the Laws be allowed to keep their business open at the 3815 Columbia Road address by being annexed into Kuna Idaho.

I am open to questions or concerns at the phone number below.

Sincerely,

Greg Clark

Greg Clark, BSHCA, RT(R)
Director, Provider Relations
Imaging and Vein Centers of Idaho
Advanced Open Imaging
208-794-4195

Robert Law

JARED BROOKE WHITING <JAREDBROOKE2@msn.com>

Thu 1/19/2017 8:53 PM

Inbox

To:rokalaw@msn.com <rokalaw@msn.com>;

**Kuna City Planning and Zoning:
January 19, 2017**

My name is Jared Whiting. I have resided in the Kuna Idaho area for 37 years (my entire life). I remember as a kid, my Dad would take our car troubles to Robert Law because of his honesty, integrity, and knowledge of mechanics. I can appreciate why my Dad took our cars to Robert Law. As an adult, I now prefer to take my family cars to Robert for those exact same reasons. Never once have I felt like Robert was dishonest or took advantage of me. He's the only mechanic I know I can trust.

It has come to my attention that there is an issue/problem with Robert fixing cars on his own property. This seems absolutely ridiculous to me! Especially since he lives outside of town, and outside of a subdivision. I would ask that you continue to let Robert run his mechanic shop just like he has always done. Kuna Idaho is a great town with great people. Please don't embarrass our community by making this mans livelihood an issue. Doesn't Kuna have other issues we can worry about?

Thank you,

Jared Whiting

January 20, 2017

To whom it may concern.

As neighbors of Robert and Kathy Law for the past 18 years we have never experienced any negative impact as a result of the auto business they run out of their home. Their property is well maintained, traffic or noise have never been an issue.

Regards,

Tom and Lori Kelly
8260 S. Old Farm Pl.
Meridian, ID 83642

Letter of Recommendation

R SHANE WHITING <MELAWHITING@msn.com>

Fri 1/20/2017 12:59 PM

Inbox

To: Kathy Law <rokalaw@msn.com>;

TO: Kuna City Planning and Zoning

FROM: Shane and Mela Whiting

RE: Robert Law

DATE: January 19, 2017

We were asked to write a letter of recommendation, and very happy to do so, for Robert Law, based on our association with him for over the past 35 years. Robert is one of the most honest, ethical, and admirable person we know. He has been the mechanic for all our vehicles for over 30 years. He is extremely knowledgeable and meticulous in his line of work. Not only has he worked on all of our vehicles but, he has worked on most of our children's cars and our friends and neighbors, as well. He is confident in what he can do and we would not hesitate to recommend him to anyone. He is a highly respected citizen in our community and a benefit to all who know him. It is our hope that he will be able to continue his work here in Kuna. He is truly an asset to our family and to this community as a whole.

Thank you for your time. We will be happy to provide any further information, if necessary.

Sincerely,

Shane Whiting

Mela C. Whiting

Ada County/

Kuna Zoning and Planning

763 W Avalon St # 113, Kuna, ID 83634

Friday, January 20, 2017

Dear Sir/Madam,

I have been Mr. Robert Law's customer for over 7 years. During this time, his professional services have been crucial in all of my family's auto repair needs. He has provided his services efficiently and promptly when I have required it, and has even been available over weekends when emergency repair has been needed.

As a 10 year resident of the city of Kuna, I have relied on Mr. Law's skilled work, reliability, and affordable prices for all my vehicles' needs. His rates and professional services are an asset to this community of working families for quality service and cost efficiency.

In times like these, it's not an easy task to find a competent and reasonably priced mechanic that one can trust. Mr. Robert Law provides to my family these elements that we so incredibly appreciate and look forward to continue to be able to access in the future, as we have in the past.

Sincerely,

A handwritten signature in cursive script that reads "Claudia Galaviz". The signature is written in black ink and is positioned above the printed name.

Claudia Galaviz

654 N Shady Grove Way

Kuna, Idaho 83634

January 20, 2017

To Whom It May Concern:

We are writing this letter concerning our neighbor, Robert Law, in the hopes that we can save a friends business and livelihood. He is a mechanic and has had a shop in our neighborhood for as long as we can remember. Not once in all that time have we had one problem with him, his business or with any obnoxious or irritating noises.

We would like to have you give them every consideration that you can as these neighbors are hard to come by. They keep everything neat and orderly. They are EXCELLENT neighbors and it would be a tragedy to lose them when it is not necessary.

Dale and Liz Renfrow

8214 S. Old Farm Place

Handwritten signature of Liz Renfrow and Dale Renfrow in cursive script.

Planning and zoning

LT <lthayes43@yahoo.com>

Sun 1/22/2017 12:40 PM

Inbox

To: rokalaw@msn.com <rokalaw@msn.com>;

Hi Robert and Kathy, I hope this is not too late...

To the Ada County and Kuna planning and zoning,

Robert Law has been our family mechanic for over 25 years. He has been very helpful with not only my personal vehicles but also with my children's vehicles. Robert is extremely honest and detailed in his work. I have referred everyone who has ever asked me if I know an honest mechanic. He has been working at the same location for probably over 35 years. He has helped many families who were struggling to find a good honest and reasonably priced mechanic. for the benefit of the community, please allow Robert Law to continue his services.

My contact information is:

Larry Hayes
208-941-7609

Thank you for your consideration,
Larry Hayes

Sent from my iPhone

9865 Highway 45
Nampa, ID 83686
January 20, 2017

Kuna City Planning and Zoning:

We are writing this letter in support of a zoning change for the Robert Law property.

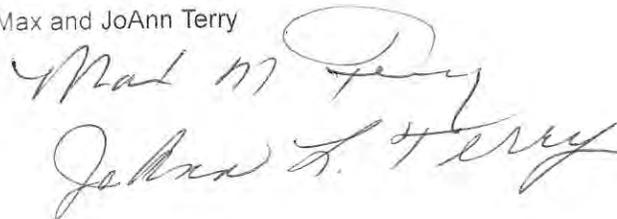
Robert has been doing mechanic work on our automobiles for the past 15 years. He is reliable and is an excellent mechanic. His work is always performed correctly and at a fair price.

If Robert is unable to continue, it would be a hardship on us and many of his customers.

We are requesting a zoning change in Robert's favor.

Respectfully,

Max and JoAnn Terry

The image shows two handwritten signatures in cursive ink. The first signature is 'Max M Terry' and the second is 'JoAnn A. Terry'. Both signatures are written in a fluid, connected style.

To Whom It May Concern:

I am writing this letter in support of Robert Law and his Business located on Columbia Rd.

In 1997 while attending Boise State University, my 1985 Buick developed a problem. Water would trickle out like a drinking fountain from the top of the engine. I could not tell where it was coming from nor could I figure out what to do next. I took it to Boise Auto and they said it would be \$75 to take a look. My girlfriend told me about Robert Law. Driving to Kuna to have my car looked at was a lot cheaper than paying \$75.

The rest, as they say, is history. Robert replaced a tiny U hose for next to nothing, I married my girlfriend and Robert has been taking care of my vehicle needs ever since.

One of my favorite stories is after taking the 85 Buick through a car wash, it would not start. I called Robert and he talked me through hitting the starter with a hammer. It started and I drove it to Robert's where he replaced the starter.

Over the years, he has continued to represent the best of Idaho. At work, our Operations Manager, needed to get a second bid on replacing the engine of a ramp equipped transport van. I suggested Robert. He was able to diagnose the real problem and save the company over \$3,000. At the time, the company was struggling trying to continue to provide services to individuals affected by disabilities. He did not know any of this but treated us like family, just like everyone else.

Robert may not realize what a long lasting impact he has had on local companies and families. As my family has out grown our vehicles, we would test drive vehicles and take them to Robert. After our 6th child, we started looking for a good used suburban. As we test drove many and decided on a "nice for us" one. We took it to Robert for a look over. We were so glad we did. It had "hidden" issues and based on Robert's information, we returned it to the dealer. Four weeks, later the dealer called when he found another one. This one passed and we still own the 1995 Green Suburban.

After baby number eight we started looking for a 12-passenger van. We repeated the process. Robert's advice after one horrible example of a van in our price range was "Maybe look for a van with less than 150,000 miles." We found one and have used it to travel to Salt Lake City for a Family Reunion and numerous campouts for the Boy Scouts.

Neighborhoods and businesses are how people judge communities. Robert Law, represents Kuna as an honest businessmen and a caring, stand up neighbor. Please support his request to annex his property so he can continue to serve Kuna and the surrounding area.

If you have any questions, please feel free to contact me.



Cameron Watson
9154 W Rustica Dr
Boise ID 83709
208-869-1458



City of Kuna
Planning & Zoning Department

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Kunacity.id.gov

January 6, 2017

Notice is hereby given by the City of Kuna that the following action is under consideration for:

FILE NUMBER	16-07-AN (Annexation) by Robert Law
PROJECT DESCRIPTION	The applicant is requesting approvals for annexation of an approximately .91 acre +/- parcel into the City of Kuna with an 'A' (Agriculture) zoning designation.
SITE LOCATION	3815 W. Columbia Rd
Owner	Robert Law 3815 W. Columbia Rd Meridian, ID 83642
Representative	Robert Law
SCHEDULED HEARING DATE	Tuesday, February 21, 2017 6:00 P.m.
STAFF CONTACT	Nancy Stauffer, Planner Technician nstauffer@kunaid.gov Phone: 639-5342 Fax: 922.5989
We have enclosed information to assist you with your consideration and responses. The public hearing is at 6:00 p.m. or as soon as it may be heard located at Kuna City Hall 763 W. Avalon Kuna, ID 83634. No response within 15 business days will indicate you have no objection or concerns with this proposed action. We would appreciate any information you can supply us as to how this action would affect the services your agency provides.	

Encl: Application and supplemental documentation

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

13 January 2017

City of Kuna
751 W. 4th Street
Kuna, Idaho 83634

RE: Robert Law **16-07-AN**
3815 W. Columbia Rd.
Boise-Kuna Irrigation District **BK-257 A**
Messenger Lateral 25+00
Sec. 10, T2N, R1W, BM.

Nancy Stauffer, Planner Technician:

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

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

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

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

RECEIVED
FEB 07 2017
CITY OF KUNA





CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Kuna
Meridian
Star

Rezone # 16-07-AM
Conditional Use #
Preliminary / Final / Short Plat

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: [Signature]
Date: 1/20/17

Exhibit B-1



CITY OF KUNA
PLANNING & ZONING DEPARTMENT
PO Box 13 • 751 W 4th St • Kuna, Idaho • 83634
Phone (208) 922-5274 • Fax: (208) 922-5989
www.kunacity.id.gov

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the Kuna Planning and Zoning Commission is scheduled to hold a public hearing on **April 11, 2017** beginning at 6:00 pm on the following case:
16-07-AN (Annexation); an annexation request by Robert Law for an 'R-2' residential zoning designation.

The site is located at **3815 West Columbia Road, Kuna, ID.** (refer to adjacent map).

The public hearing will be held in the Kuna City Council Chambers at Kuna City Hall located at 751 West 4th Street, Kuna, Idaho.

All documents concerning public hearing items may be reviewed at Kuna City Hall, 751 West 4th Street, Kuna, Idaho, 83634. 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 Department at (208) 922-5274.

You are invited to provide oral or written comments to the Commission at the hearing. Please note that all comments made to the Commission during the public hearing will be restricted to three (3) minutes per person. Prior to the hearing, 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 Commission and read into the record.



Please refer to the case name: **16-07-AN (Law Annexation)** in all correspondence concerning this case

Suggestions for Testifying at the Public Hearing:

Be informed . . .

Review the proposal, the staff report, applicable provisions of the ordinance and comprehensive plan.

Be on time . . .

Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

Speak to the point . . .

The governing body appreciates pertinent, well organized, and concise comments. Redundant testimony is prohibited and **each individual is given three (3) minutes to comment.** Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group -- "opposition representative," like the applicant's representative, receives 10 minutes to make comments. Applicant has five (5) minutes to rebut or discuss issues raised by any opposition.

If you don't wish to speak, write . . .

At most hearings, previously submitted written testimony may be reviewed by the governing body before the meeting. It is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision. All documents or written comments should be submitted to the City of Kuna at least one (1) week **prior** to the hearing.

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

LEGAL NOTICE

LEGAL NOTICE

NOTICE OF TRUSTEE'S SALE

Notice of Re-Scheduled Trustee's Sale Idaho Code 45-1506A Today's date: February 24, 2017 File No.: 7042.15276 Sale date and time (local time): April 10, 2017 at 11:00 AM Sale location: Front steps of the Ada County Courthouse, 200 W Front St., Boise, ID 83702 Property address: 498 South Floyd Drive Boise, ID 83709 Successor Trustee: Northwest Trustee Services, Inc., an Idaho Corporation P.O. Box 997 Bellevue, WA 98009 (425) 586-1900 Deed of Trust information Original grantor: Kyle T. Cheney, a married man as his sole and separate property Original trustee: TitleOne Corporation Original beneficiary: Mortgage Electronic Registration Systems, Inc. solely as nominee for Mortgageit, Inc. Recording date: November 13, 2006 Recorder's instrument number: 106179407 and Modification Recorded 2/18/2014 under Instrument No. 114012027 County: Ada Sum owing on the obligation: as of February 24, 2017: \$142,169.43 Because of interest, late charges, and other charges that may vary from day to day, the amount due on the day you pay may be greater. Hence, if you pay the amount shown above, an adjustment may be necessary after we receive your check. For further information write or call the Successor Trustee at the address or telephone number provided above. Basis of default: failure to make payments when due. Please take notice that the Successor Trustee will sell at public auction to the highest bidder for certified funds or equivalent the property described above. The property address is identified to comply with IC 60-113 but is not warranted to be correct. The property's legal description is: Lot 20 in Block 1 of Emily Subdivision, according to the Official Plat thereof, filed in Book 69 of Plats at Page(s) 7070 and 7071, Official Records of Ada County, Idaho. The sale is subject to conditions, rules and procedures as described at the sale and which can be reviewed at www.northwest-trustee.com or USA-Foreclosure.com. The sale is made without representation, warranty or covenant of any kind. Cheney, Kyle T. (TS# 7042.15276) 1002.282958-File No.

March 1, 8, 15, 2017
1587065

To place an ad in our
Legal Section
Call 465-8129

LEGAL NOTICE

CITY OF KUNA
P.O. Box 13
Kuna, ID 83634
Phone: 922-5274
Fax: 922-5989

Case # 16-05-AN (Annexation)

NOTICE IS HEREBY GIVEN, the Kuna Planning and Zoning Commission will hold a public hearing, Tuesday, April 11, 2017, at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th St., Kuna, ID; in connection with a request from Robert Law to annex approximately 0.9 acres into the Kuna City limits with an 'R-2' (Residen-

tial) zoning designation. The site is located at 3815 West Columbia Road (APN #: S1310120600).

All persons wishing to testify must state his/her name and address for the record. No person shall speak until recognized by the Chairman. A three (3) minute time limit may be placed on all testimony.

The public is invited to present written and/or oral comments. Any written testimony must be received by 5:00 pm, April 7th, 2017, or it may not be considered. Please mail any comments to P.O. Box 13 Kuna, ID 83634, or drop off at City Hall at 751 W. 4th St., Kuna, ID.

Please do not contact anyone who would be involved in this decision-making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor.

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 15, 2017 1593000

LEGAL NOTICE

**CITY OF KUNA
2016 ARDELL PUMP STATION
AND STORAGE POND
ADVERTISEMENT FOR BIDS**

Separate sealed Bids for the construction of the City of Kuna 2017 ArdeLL Pump Station and Storage Pond project will be received by City of Kuna at the office of the City Engineer, located at 6950 S. Ten Mile Road, Meridian, Idaho 83642, until 3:00 PM local time on March 31, 2017. The Bids will be publicly opened and read at that location.

The Project generally consists of the construction of a new concrete irrigation storage pond, overflow box and piping, irrigation water screens, pre-purchased packaged pumping system, discharge piping and valves, electrical system, instrumentation and controls, a flow meter, site civil work, site grading and drainage, excavation, gravel surface cover, and security fencing.

The packaged pump system will be purchased by the City of Kuna separately and that contract assigned to the successful bidder.

Bids will be received for a single prime Contract. Bids shall be on a lump sum basis.

The Issuing Office for the Bidding Documents is:

City of Kuna
City Engineering,
6950 S. Ten Mile Road,
Meridian, ID 83642,
208-287-1727

Prospective Bidders may examine the Bidding Documents at the Issuing Office on Mondays through Friday between the hours of 8:00 a.m. and 5:00 p.m.

Bidding Documents also may be examined at the following location during normal business hours, except Friday afternoons:

J-U-B ENGINEERS, Inc.
250 S. Beechwood Avenue,
Ste 201
Boise, ID 83709
Contact: Daniel Ayers, P.E.
Phone: 208-376-7330
Email: dayers@jub.com

Printed copies of the Bidding Documents may be ob-

tained from the Issuing Office during the hours indicated above, either via in-person pick-up or via mail, upon Issuing Office's receipt of payment for the Bidding Documents. The non-refundable cost of printed Bidding Documents is seventy-five dollars (\$75.00) per set, payable to City of Kuna. Upon Issuing Office's receipt of payment, printed Bidding Documents will be sent via UPS. The date that the Bidding Documents are transmitted by the Issuing Office will be considered the prospective Bidder's date of receipt of the Bidding Documents.

Digital copies of the Bidding Documents may be obtained from the issuing office upon payment of ten dollars (\$10.00).

Partial sets of Bidding Documents will not be available from the Issuing Office. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including Addenda if any, obtained from sources other than the Issuing Office.

Bid security shall be furnished in accordance with the Instructions to Bidders.

Owner: City of Kuna
By: Joe Stear
Title: Mayor

March 1, 15 2017 1586836

LEGAL NOTICE

CITY OF KUNA
P.O. Box 13
Kuna, ID 83634
Phone: 922-5274
Fax: 922-5989

**Modification of
Development Agreement
Springhill Subdivision:**

NOTICE IS HEREBY GIVEN, the Kuna City Council will hold a public hearing, Tuesday, April 4, 2017, at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th Street, Kuna, ID; The public hearing is to consider the modification of the following Development Agreement (DA) Springhill 06-11-DA: The site is located at the south east corner of Linder Road and Lake Hazel Road, Kuna, Idaho, within Section 21, 2N1W, (APN #s S1301212405, S1301233903 and S1301325461).

All persons wishing to testify must state his/her name and residential address. No person shall speak until recognized by the Mayor or Chairman. A three (3) minute time limit may be placed on all testimony.

The public is invited to present written and/or oral comments. Any written testimony must be received by March 28, 2017, or it may not be considered. Please mail to P.O. Box 13 Kuna, ID 83634, or drop off at Kuna City Hall (751 W. 4th Street).

Please do not contact ANYONE who would be involved in this decision making process, including the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

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 15, 2017 1593063

LEGAL NOTICE

**City of Kuna
PUBLIC HEARING NOTICE
A Hearing to Consider Adopting Resoluti**

NOTICE IS HEREBY GIVEN that the Kuna City Council public testimony concerning a proposed resolution concerning No. R16-2016, concerning rental fees for the Kuna City Hall City Public Property Use Fee Schedule.

Resolution No. R21-2017 will add the Kuna City Hall Park Public Property Use Fee Schedule at the rate of fifty dollars down to dusk and one hundred dollars (\$100.00) per day for t

The public hearing will be held Tuesday, March 21, 2017 heard, in the Council Chambers, Kuna City Hall, 751 W. 4th St

The public is invited to provide written or oral testimony for testimony (letters) must be submitted to the Kuna City Clerk 5:00 p.m. to be included in the Council packets for review. may be dropped off at City Hall or mailed to P.O. Box 13, Kuna

All persons wishing to testify must state their name and re speak until recognized by the Mayor. A three (3) minute tir monies.

Please do not contact anyone who would be involved in th would include City Council Members; or the Mayor, as sur considered ex parte (one sided) and could jeopardize the pul

If you have any questions or require special accommodati Clerk's Office before the meeting at 922-5546.

Chris Engels
Kuna City Clerk

**RESOLUTION NO. R21-2
CITY OF KUNA, IDAHO**

CITY PARKS AND CITY PUBLIC PROPERTY FEES - AI

**A RESOLUTION OF THE CITY OF KUNA, IDAHO AM
2016 TO ADD RENTAL FEES FOR THE KUNA CITY HA
ING AN EFFECTIVE DATE.**

WHEREAS, Kuna City Code Title 7, Chapter 3, Paragraph the authority to establish user fees for the rental of its city p NOW, THEREFORE, BE IT RESOLVED BY THE CITY (Ada County, Idaho, as follows:

Section 1: The Kuna City Council hereby add to the renta and adopts the fees to be charged and collected by the City Hall Parking Lot, as set forth in Exhibit "A" attached here ence.

Section 2: This resolution shall take effect and be in fo proval and publication.

PASSED BY THE COUNCIL of Kuna this ___ day of ___
APPROVED BY THE MAYOR of Kuna this ___ day of ___
Joe L. Stear, Mayor

ATTEST:
Chris Engels, City Clerk

**EXHIBIT A TO RESOLUTION
CITY OF KUNA
Fees for Rental of City Parks, P
and After Hours Perr
EFFECTIVE March ___**

Note: Rental Fees are per day (0-24 hours as per renta is depicted on Rental Agreement. Special Events may he Rentals are first come, first serve.

Facility

Bernie Fisher Band shell (per day)

Gazebo (per day)

Rental for extra Picnic tables at all parks other than Bernie Fisher Park (per day)

After Hours Park Permit (per day)
(any use of park after dark)

Electricity at Bernie Fisher Park or Greenbelt

Disc Golf Course:
Exclusive use of the disc golf course
Non-exclusive use of the disc golf course
Non-exclusive use for league play

Volley Ball Court:
Exclusive use

Horseshoe Pit:
Exclusive use

Covered tables at parks, other than Bernie Fisher
Exclusive use

Senior Center
Additional hour or fraction thereafter

Facility Cleaning Fee (if facility is not cleaned after us

City Hall Parking Lot (dawn to dusk)
(North Section/South Section)

March 8, 15, 2017

**PUBLIC HEARING
NOTICE**

Kuna Planning and Zoning

April 11, 2017, 6:00 pm.

751 West 4th Street

Purpose: Annexation of
1 acre into city of Kuna.

Location:

3815 W. Columbia rd.

Case # 16-07-AN

Applicant:

Robert Law

City contact:

Trevor Kesner 922-5274

**PUBLIC HEARING
NOTICE**

Kuna Planning and Zoning

April 11, 2017, 6:00 pm.

751 West 4th Street

Purpose: Annexation of
1 acre into city of Kuna.

Location:

3815 W. Columbia rd.

Case # 16-07-AN

Applicant:
Robert Law

City contact:
Trevor Kesner 922-5274

**PUBLIC HEARING
NOTICE**

Kuna Planning and Zoning

April 11, 2017, 6:00 pm.

751 West 4th Street

Purpose: Annexation of
1 acre into city of Kuna.

Location:

3815 W. Columbia rd.

Case # 16-07-AN

Applicant:
Robert Law

City contact:
Trevor Kesner 922-5274



City of Kuna PROOF OF 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

This notice shall confirm that the Public Hearing Notice for 3015 W. Columbia Rd.
(**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance
5-1-5B. Sign posted March 22nd, 2017 (**DAY OF THE WEEK, MONTH,
DATE AND YEAR**). This form is required to be returned three (3) calendar days
subsequent to posting and signs are to be removed from the site three (3) calendar
days after the hearing.

DATED this 23rd day of March, 2017.

Signature,

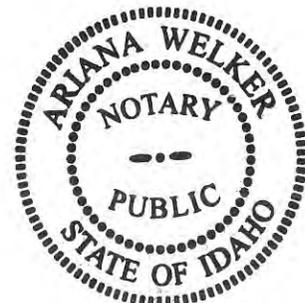
J. Komer
City of Kuna, Planner II

STATE OF IDAHO)
County of Ada) : ss
)

On this 23rd day of March, 2017, before me the
undersigned, a Notary Public in and for said State, personally appeared before me
(Owner, Developer).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal
the day and year in this certificate first above written.

Ariana Welker
Notary Public
Residing at Ada County
Commission Expires July 7, 2022





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

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

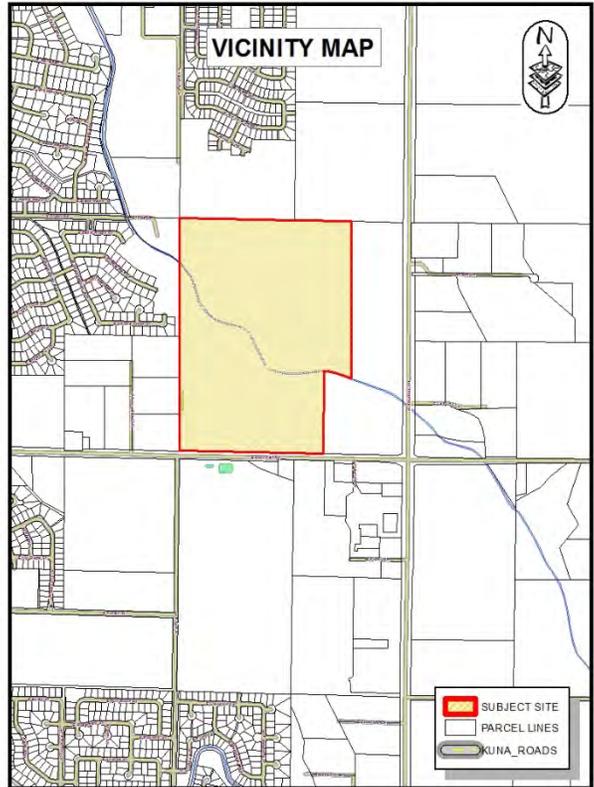


Table of Contents:

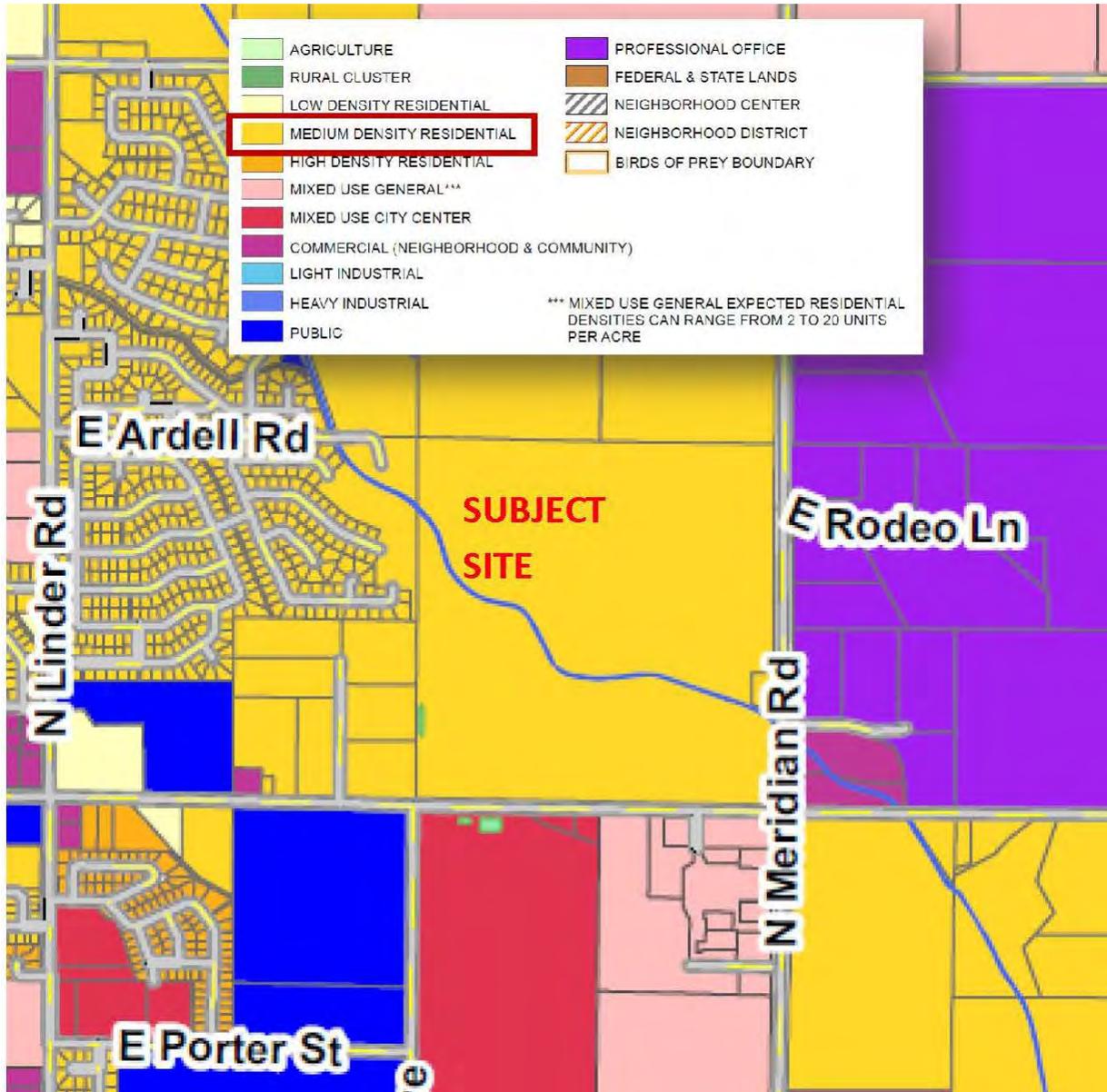
- | | |
|--------------------------|--|
| A. Course Proceedings | H. Factual Summary |
| B. Applicant Request | I. Proposed Comprehensive Plan Analysis |
| C. Site History | J. Proposed Planning and Zoning Conclusions of Law |
| D. General Project Facts | K. Proposed Findings of Fact |
| E. Staff Analysis | 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).

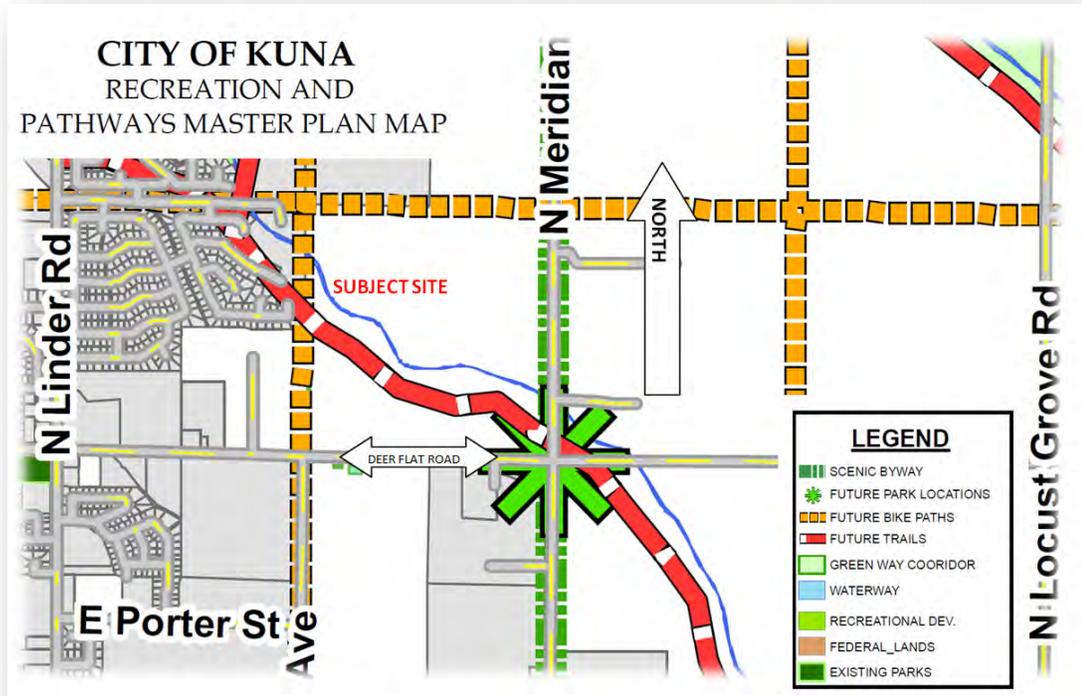
2. **Kuna Comprehensive Plan Future Land Use Map:**

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:**

North	R-6/ RR	Medium Density Residential – City of Kuna/ Rural Residential – Ada County
South	RR/ C-1	Rural Urban Transitional – Ada County/ Neighborhood Business District (commercial) – City of Kuna
East	RUT	Rural Urban Transitional – Ada County
West	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 (Final Staff Report not included).
- 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 09/16/17) 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.

Project name:	16-03-S	Applicant:
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 and 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. ANY 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"> ◇ Topography at two foot (2') intervals ◇ Land uses (location, layout, types & dimensions): residential, commercial & industrial land uses. ◇ Street right-of-ways: dimensions of right-of-way dedication for all roadways, street sections, improvements, etc. ◇ Easements/common space: utility easements, parks, community spaces ◇ Lots: layout and dimensions of lots ◇ 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.. 	✓

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.

Project name: Winfield Springs Subdivision	Applicant: 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"> ◇ The specific use or uses of the parcel for which the development agreement is sought. ◇ The allowed or conditional use in the conditional zone for which application has been made. ◇ 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. ◇ The time required to begin the use on the property. ◇ 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. ◇ Any other matter mutually agreeable to the parties. 	
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

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	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	

Contact/Applicant Information

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

Subject Property Information

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

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) 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 1/2" 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 1/2" 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 original 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) 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: (External Insulation Finish System)	N/A	/	N/A
--	-----	---	-----

% 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
----------------	-----	---	-----

(Note: If 100% of a type of material is used, please list the material.)

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 as well as any 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;

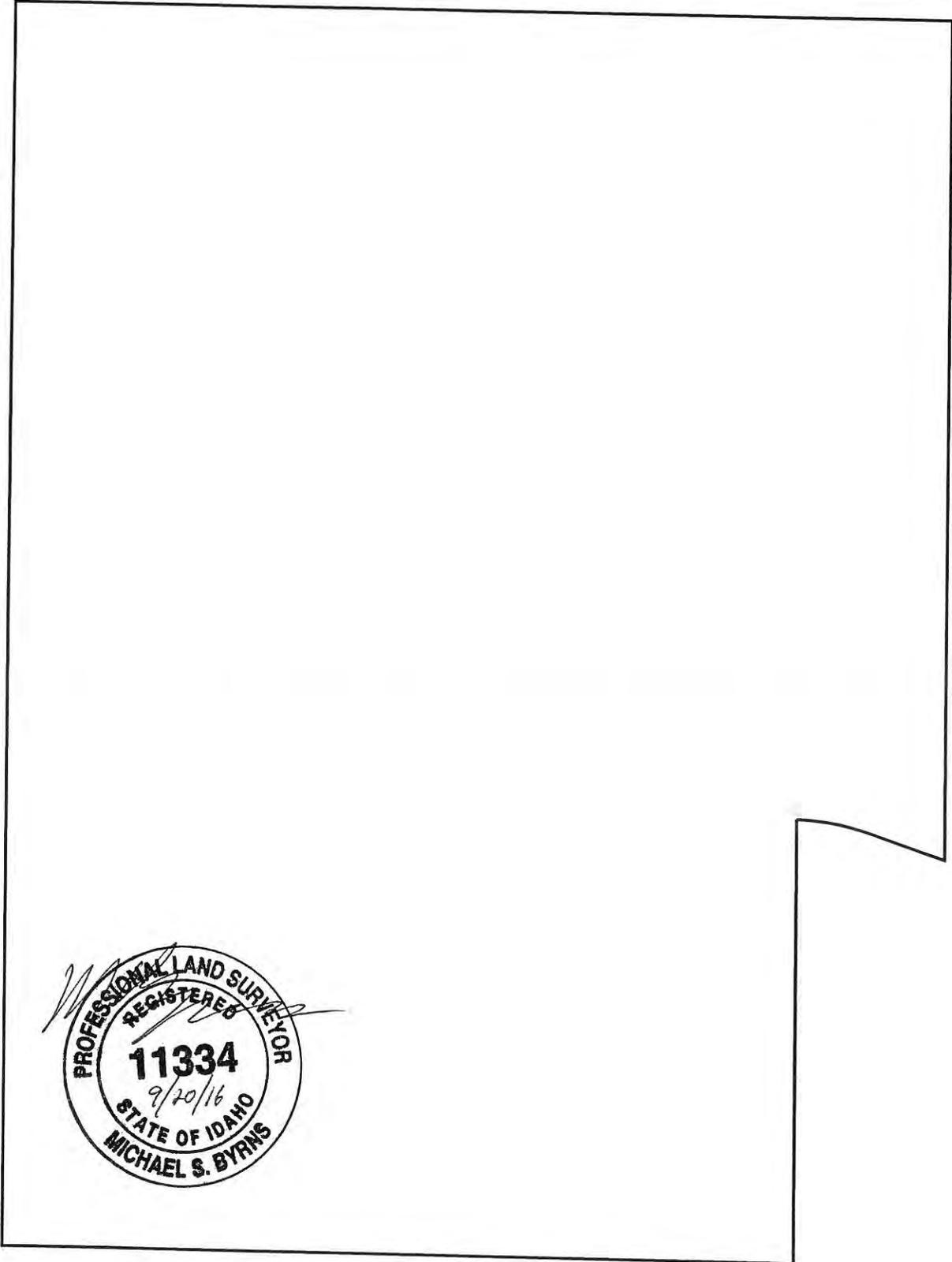
Thence N70°46'49"W, 174.05 feet along the center line of the Kuna Canal;

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

07 s00.1135w 925.34

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

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}

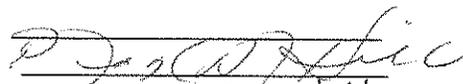
IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 10 day of February, 2017.

GRANTOR:

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

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

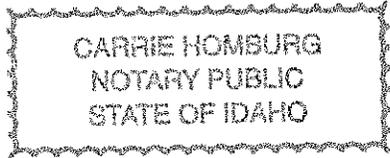
Its: Sole General Partner

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);

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.

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

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.

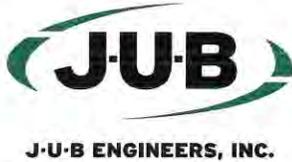
TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or otherwise appertaining, including without limitation water rights, and all estate, right, title and interest in and to the said property.

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}



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

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

**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
TOTAL ONE TIME FEES		\$4,998,365.40

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
TOTAL ANNUAL FEES		\$190,008

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
TOTAL ANNUAL TAXES			\$778,128
TOTAL ANNUAL TAXES & FEES			\$968,136

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

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

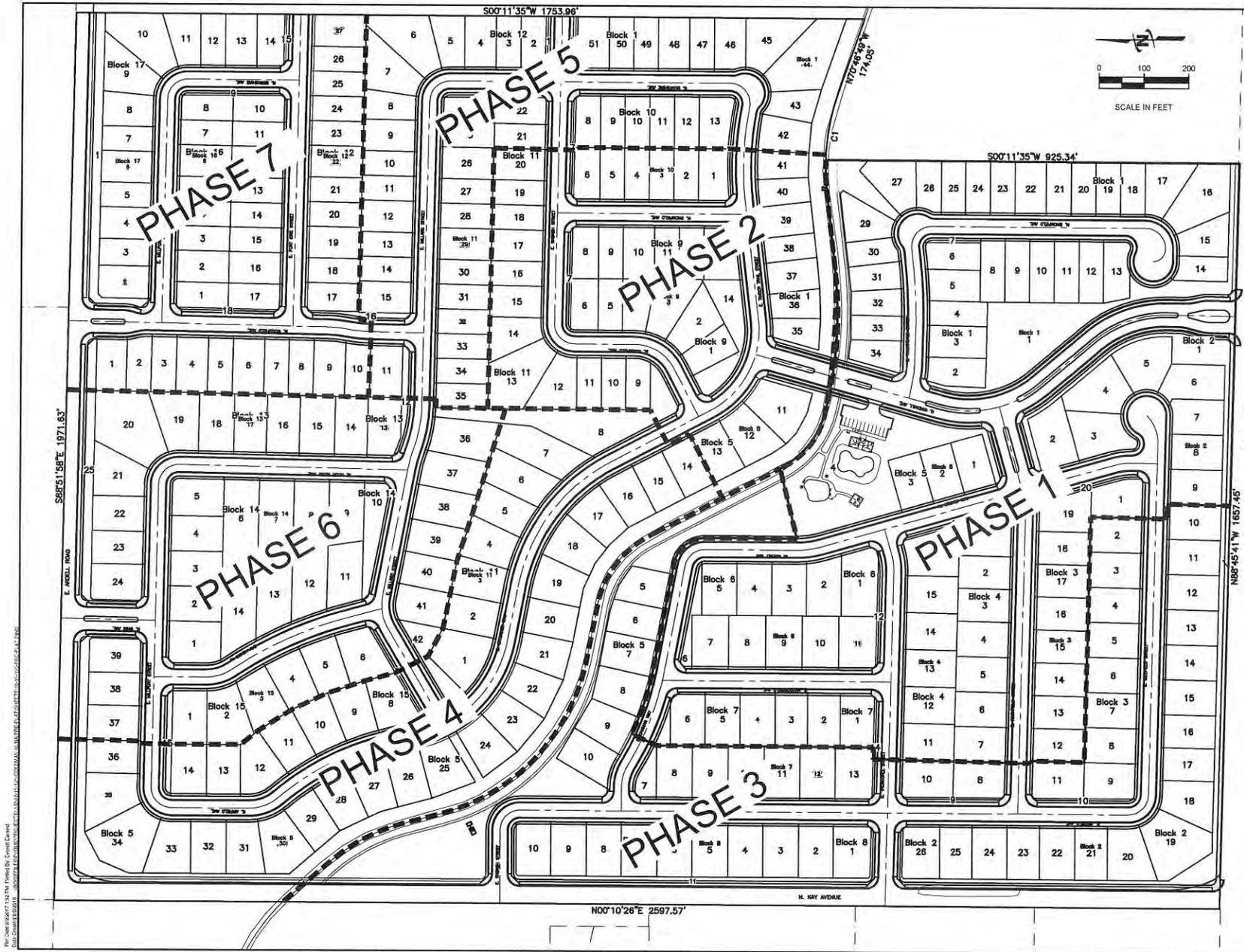
Good Morning Jerry:

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: 208.376.7330
 Fax: 208.323.9336
 www.jub.com

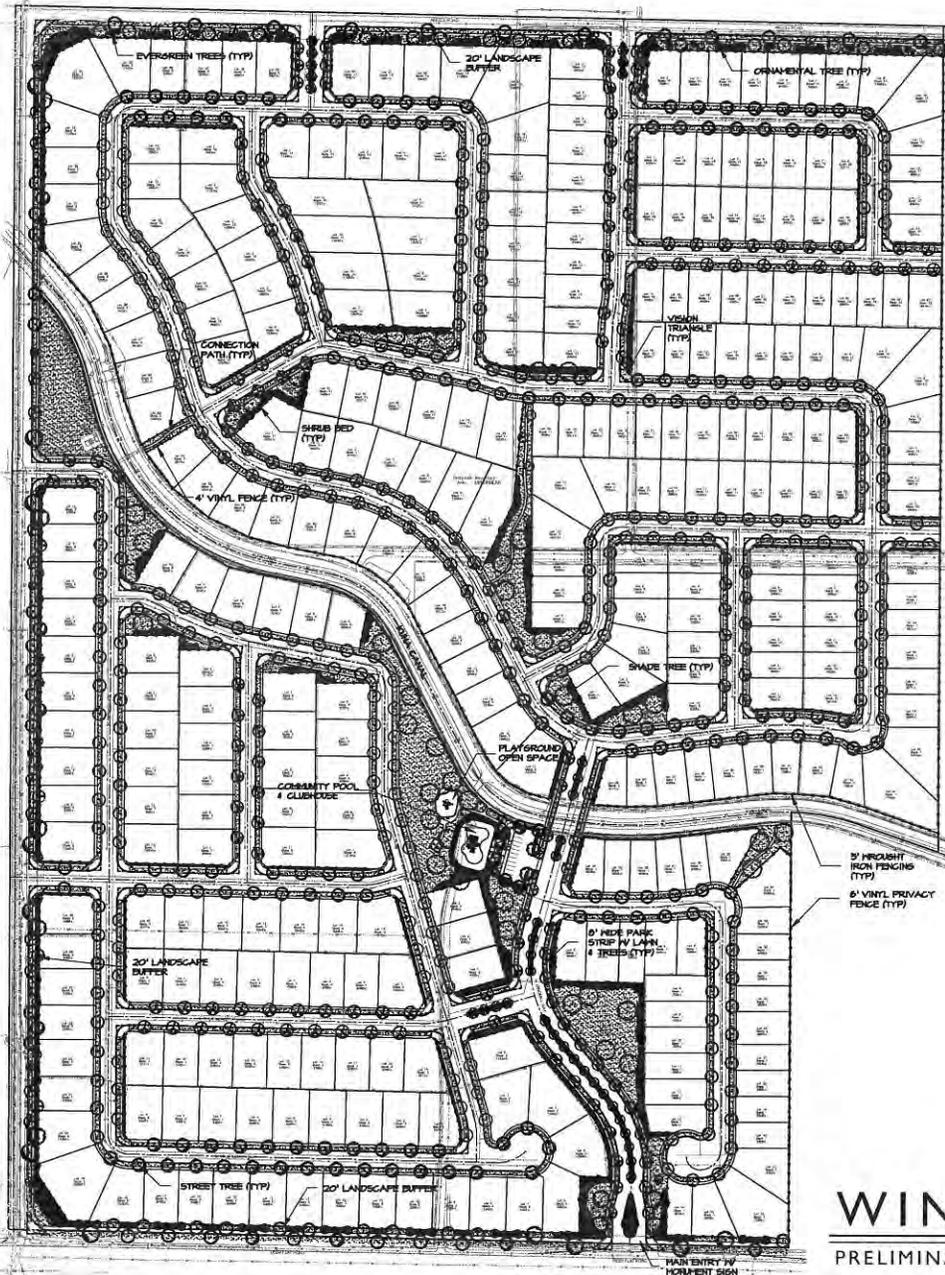
THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF JUB ENGINEERS, INC. AND SHALL NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN AUTHORIZATION OF JUB ENGINEERS, INC.

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

PHASING PLAN
 SHEET NUMBER:
 1

Exhibit
 A-2K

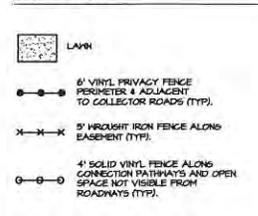
RECEIVED
2-26-17



PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B4B
	KOREAN PINE	PINUS KORAIENSIS	6-8' HT B4B
	BLUE SPRUCE	PICEA PARSONS MOERHEIM	6-8' HT B4B
	JAPANESE SCEDULORHIN MUGO HOLLY	ILICEX JAPONICA 'MUGO'	6-8' HT B4B
	YUCCA GLAUCA	YUCCA GLAUCA	6-8' HT B4B
SHADE TREES (CLASS III)			
	LONDON PLANETREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	2' GAL B4B
	NORTHERN RED OAK	QUERCUS RUBRA	2' GAL B4B
STREET TREES (CLASS III)			
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2' GAL B4B
	ARISTOCRAT PEAR	PIRUS CALLERYANA 'ARISTOCRAT'	2' GAL B4B
	GREENFIRE LINDEN	TILIA CORDATA	2' GAL B4B
	SYCAMORE HONEYLOCUST	GLICHTERIA TRIANGANTHOS 'HERMIS 'SKYCOLE'	2' GAL B4B
	PATHMORE ASH	FRAXINUS PENNSYLVANICA 'PATHMORE'	2' GAL B4B
	MORAINES SHETUM	LIQUIDAMBAR STRYACIFLUA 'MORAINES'	2' GAL B4B
	TULIP TREE	LIRIODENDRON TULIPFERA	2' GAL B4B
ORNAMENTAL TREES (CLASS II)			
	AMUR MAPLE	ACER GINNALA 'FLAME'	2' GAL B4B
	GANTGLER PEAR	PIRUS CALLERYANA 'GANTGLER FORM'	2' GAL B4B
	ROYAL RAINDROPS CRABAPPLE	MALUS X 'LIFE-KIND'	2' GAL B4B
	SPRINGS SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	2' GAL B4B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	BLACK EYED SUSAN	RUDBECKIA PULGIDA 'GOLDSTRUM'	1 GAL, 24" OC.
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'MILTON'	2 GAL
	RED FLOWER CARPET ROSE	ROSA FLORENTINA 'CARPET ROSE'	3 GAL
	DWARF FOUNTAIN GRASS	PENISSETUM ALOPECUROIDES 'HAMBEL'	3 GAL
	DARTS GOLD NINESBARK	PHYTOCARPUS ORULIFOLIUS 'DARTS GOLD'	1 GAL
	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	3 GAL
	EMERALD N GOLD EUCALYPTUS	EUCALYPTUS GLOBULOSA 'EMERALD N GOLD'	5 GAL
	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'ENDLESS SUMMER'	5 GAL
	FINE LINE BUGACHORN	RUSS ARBORESCENS 'FINE LINE'	5 GAL
	GRO-LOW SPAG	RUSS ARBORESCENS 'GRO-LOW'	5 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'IVORY HALO'	5 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	1 GAL
	LITTLE DEVIL NINESBARK	PHYTOCARPUS ORULIFOLIUS 'LITTLE DEVIL'	5 GAL
	HICCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGSTUFIOLIA 'HICCOTE BLUE'	3 GAL
	OTTO LUYKEN LAUREL	PRUNUS LAURO-CERASUS 'OTTO LUYKEN'	5 GAL
	SUN RADDEREGRON PLANT	PHLOX 'SUN RADDEREGRON'	5 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'BRACILLIUS'	1 GAL
	SUMMER NINESBARK	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 PLAT 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 COMMON LOTS	376
			NUMBER OF TREES PROVIDED ON RESIDENTIAL STREETS	203
			TOTAL NUMBER OF TREES	579
			TOTAL NUMBER OF TREES ON SITE	116

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/REVISIONS 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.

OWNER
MARGARET M. HILL FAMILY
LIMITED PARTNERSHIP
1208 E. LOCUST VIEW LN.
MERIDIAN, IDAHO 83642

DEVELOPER
DOLLEMAN 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) 323-9338

JENSENBELT & ASSOCIATES
1000 South 10th Street, Suite 200
Boise, Idaho 83725
Phone (208) 333-3333
Fax (208) 333-3333

FEBRUARY 6 2017

WINFIELD SPRINGS SUBDIVISION
PRELIMINARY PLAT LANDSCAPE PLAN
KUNA, ID

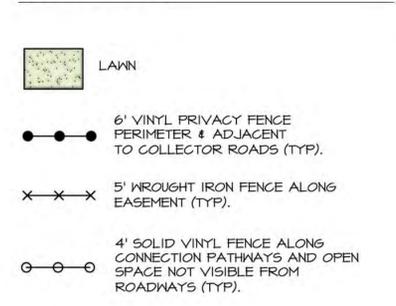
A-2m



PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	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
SHADE TREES (CLASS III)			
	LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B&B
	NORTHERN RED OAK	QUERCUS RUBRA	2" CAL B&B
STREET TREES (CLASS II)			
	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	GLEADITIS 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
ORNAMENTAL TREES (CLASS I)			
	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
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	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
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N. KAY ST.	20'	2500' / 100' =	50 TREES 75 EVERGREENS 300 SHRUBS	58 TREES (44 SHADE TREES + 28 ORNAMENTAL TREES) 84 EVERGREENS 381 SHRUBS
E. DEER FLAT RD.	20'	1540' / 100' =	31 TREES 46 EVERGREENS 185 SHRUBS	35 TREES (27 SHADE TREES + 16 ORNAMENTAL TREES) 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: 621
 TOTAL NUMBER OF TREES: 1186

THERE ARE NO EXISTING TREES ON SITE.

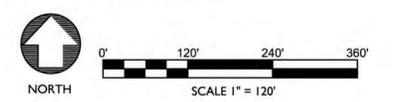
NOTES

- 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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WINFIELD SPRINGS SUBDIVISION

PRELIMINARY PLAT LANDSCAPE PLAN

KUNA, ID



PLANT PALETTE

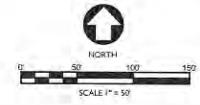
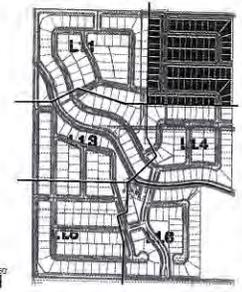
(REFERENCE SHEET L1.3)
SYM COMMON NAME

- 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 NEEDLEBARK
 - STELLA D'ORO DAYLILY
 - ER ERALD N' GOLD ELYNBIUS
 - EN ENGLISH SUMMER HYDRANGEA
 - FL FIRE LINE BUCKTHORN
 - GRS-GH GRASS
 - IV IVORY HALO DOGWOOD
 - KR KARL FÖRSTER REED GRASS
 - LI LITTLE DYVIL NEEDLEBARK
 - HC HICCOTE BLUE ENGLISH LAVENDER
 - OT OTTO LUYKER LAUREL
 - PL PLM BRIDGESBOROUGH
 - HA HAIRY GRASS
 - SM SUMMERSHINE NEEDLEBARK
- 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	4-14-16
ACHP COMMENTS	4-20-16
CITY/ACHP COMMENTS	02-16-17



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WINFIELD SPRINGS PRELIMINARY PLAT LANDSCAPE PLAN KUNA, IDAHO

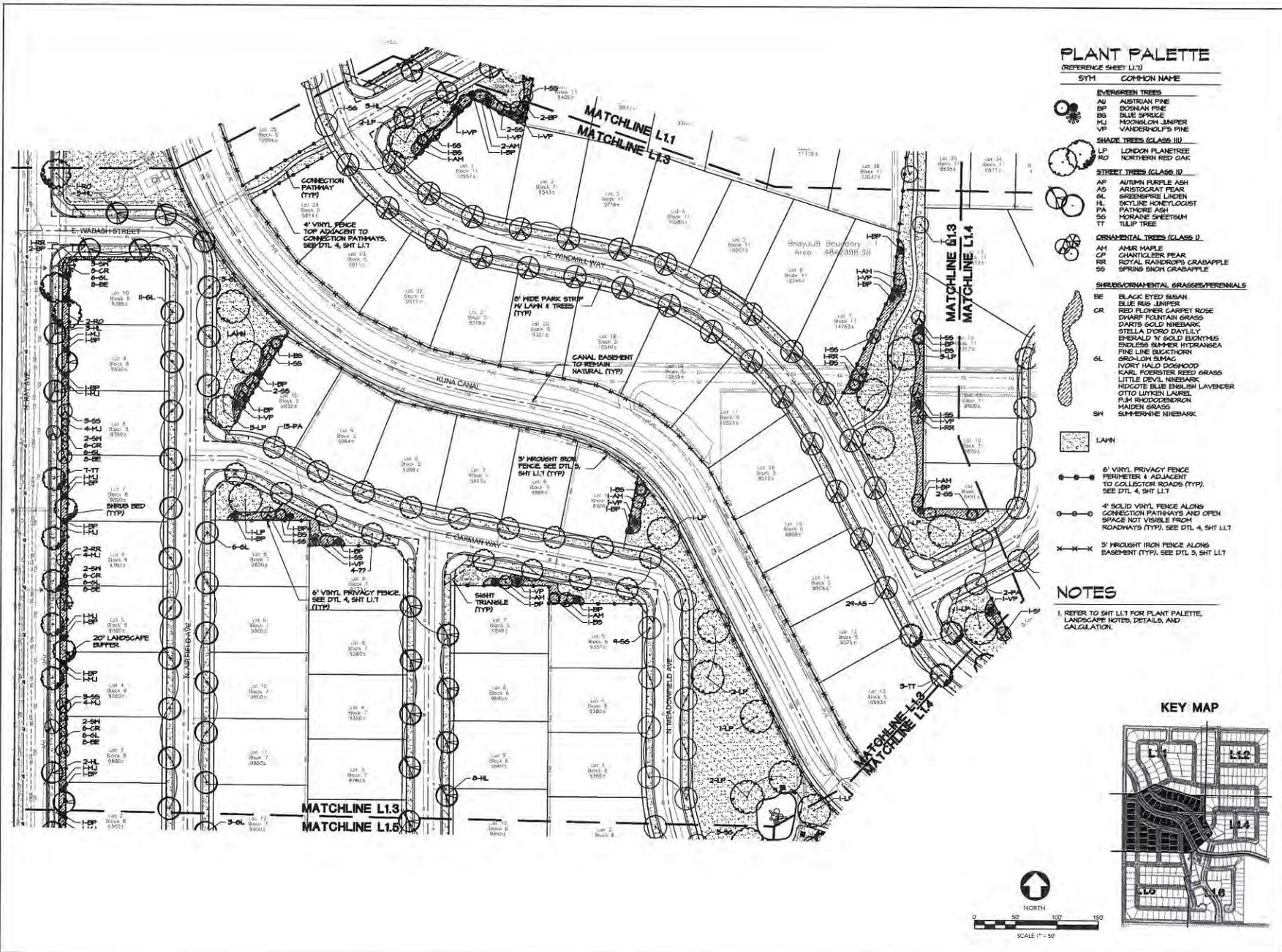
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Sheet Title
LANDSCAPE PLAN

Sheet Number

L1.2
Of 7 Sheets



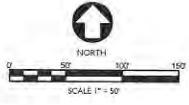
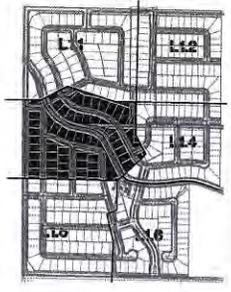
PLANT PALETTE
(REFERENCE SHEET L1.1)

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 SHEETBUM
 - 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 DAN'S GOLD NINEBARK
 - ST STELLA D'ORO DAY LILY
 - ER ETERNAL N' GOLD EUCYRTHUS
 - ES ENDLESS SUMMER HYDRANGEA
 - FL FINE LINE BUCKTHORN
 - GR GRASS LOW SMOG
 - IV IVORY HALO DOGHOOD
 - KR KARL FORSTER 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



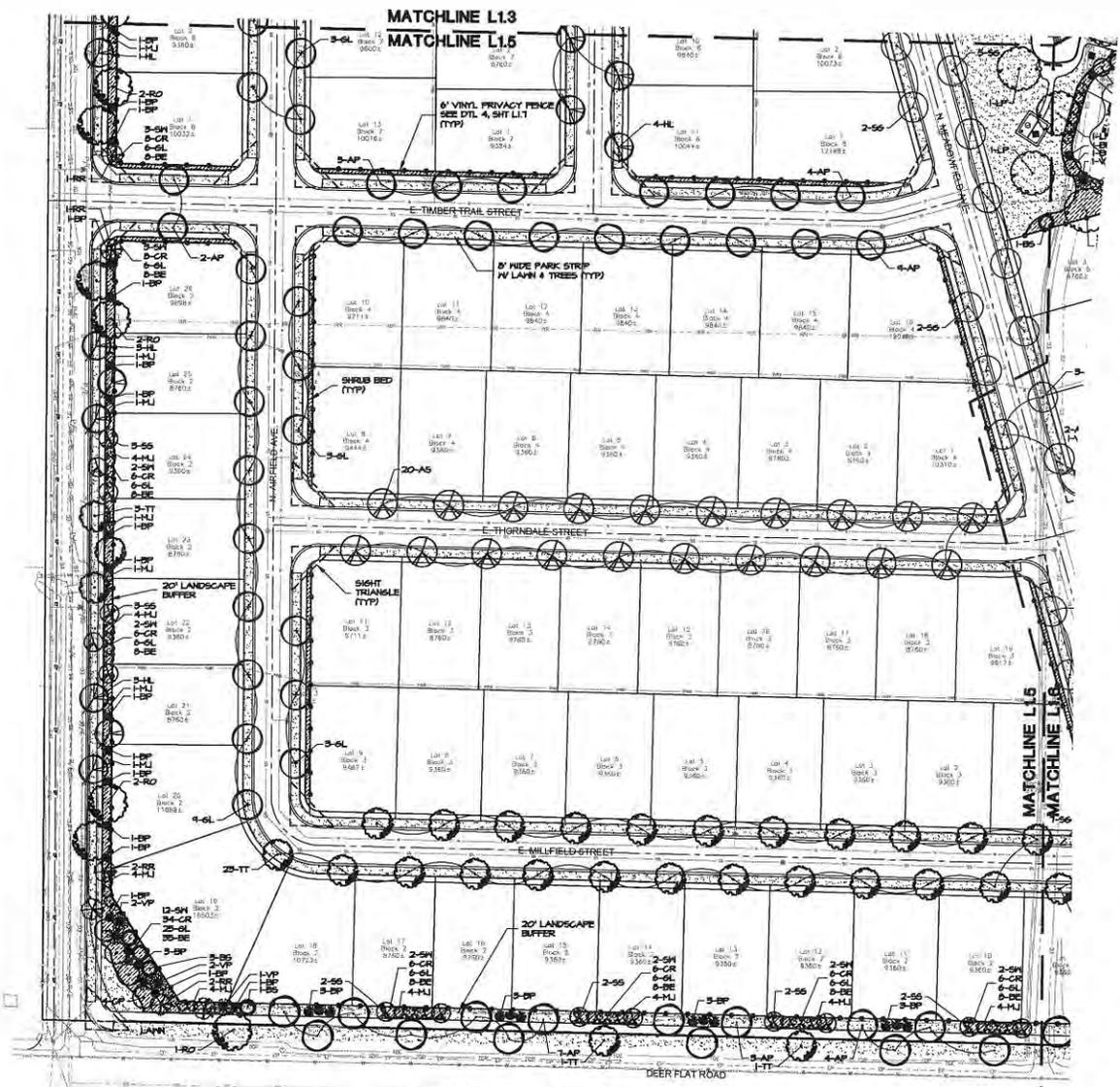
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**WINFIELD SPRINGS
PRELIMINARY PLAT LANDSCAPE PLAN
KUNA, IDAHO**

Job Number 1630

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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

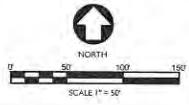
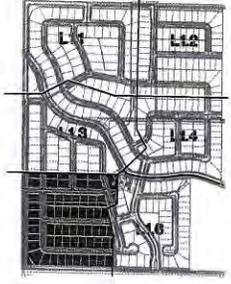
- BE BLACK EYED SUSAN
- BL BLUE RUG JINIFER
- CR RED FLORES CARPET ROSE
- DF DIARRH FOUNTAIN GRASS
- DS DAVIS GOLD INEBARK
- ST STELLA DIORO DAYLILY
- EM EMERALD N' GOLD BLOOMING
- ES ENGLISH SUMMER HYDRANGEA
- FL FINE LINE BUGATHORN
- GS GROUND SELWAG
- IV IVORY HALO DOGWOOD
- KR KARL FOSTER REED GRASS
- LD LITTLE DEVIL INEBARK
- LE LECOCOT BLUE ENGLISH LAVENDER
- LU LUTHER LAUREL
- PL PLUM RAZZADOBERON
- 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" BRICKS 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
ACHD COMMENTS	11-20-16
CITY/ACHD COMMENTS	02-16-17



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WINFIELD SPRINGS PRELIMINARY PLAT LANDSCAPE PLAN KUNA, IDAHO

Job Number 1630

Drawn Checked
JN KCS

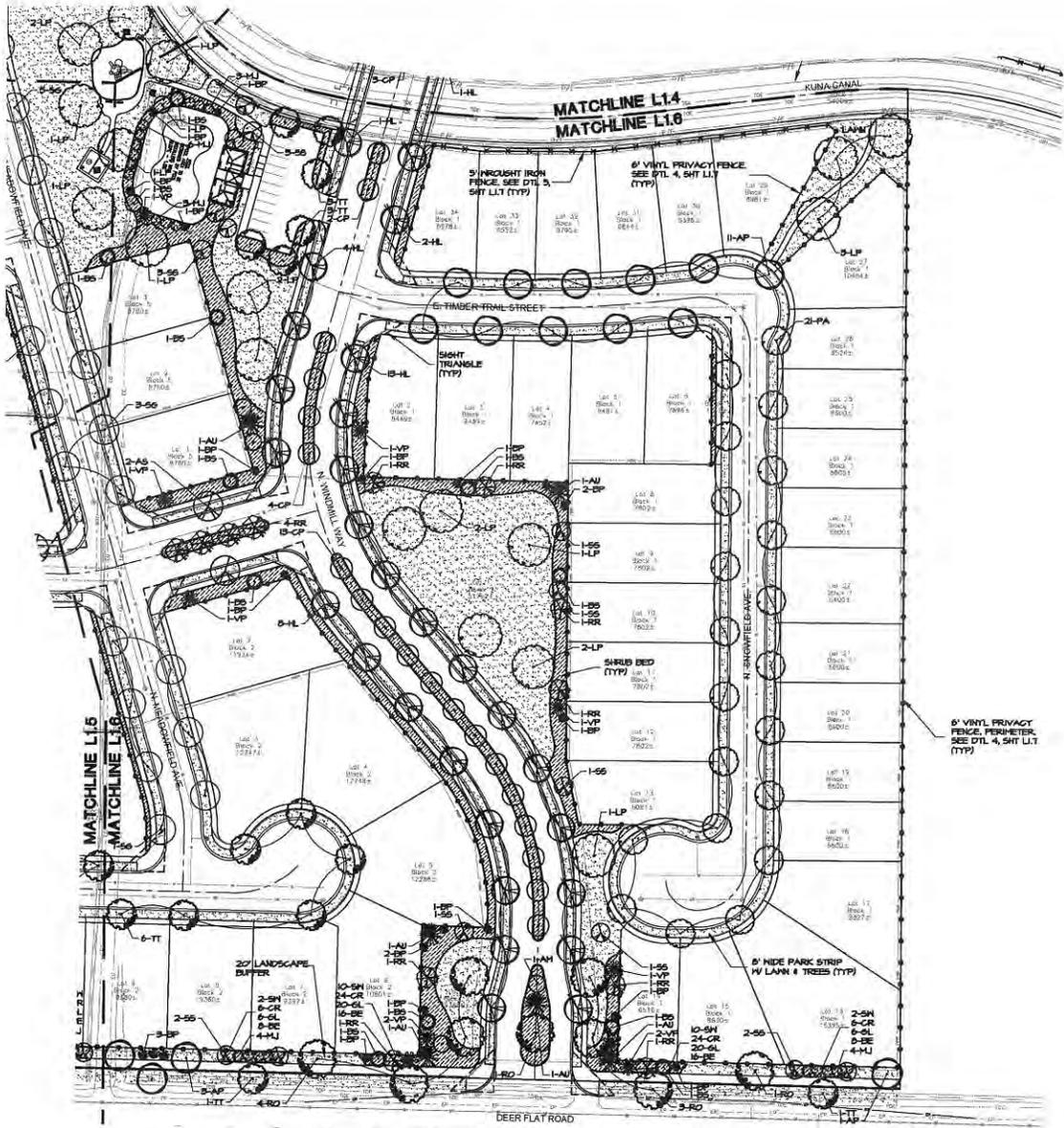
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Sheet Title
LANDSCAPE PLAN

Sheet Number

L1.5

Of 7 Sheets



PLANT PALETTE
(REFERENCE SHEET L1.7)

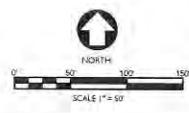
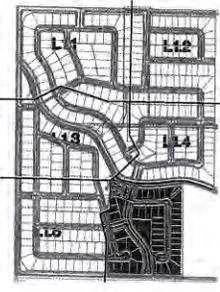
- | SYM | COMMON NAME |
|---|-------------------------------|
| EVERGREEN TREES | |
| AU | AUSTRIAN PINE |
| BP | BOONIAN PINE |
| BS | BLUE SPRUCE |
| MJ | MCCORMICK JUNIPER |
| VF | VANDERHOLT'S PINE |
| SHADE TREES (CLASS III) | |
| LP | LONDON PLANETREE |
| RO | NORTHERN RED OAK |
| STREET TREES (CLASS IV) | |
| AP | AUTUMN PURPLE ASH |
| AG | ARISTOCRAT PEAR |
| GL | GREENSPRING LINEN |
| HL | SKYLINE HONEYLOCUST |
| PA | PATMORE ASH |
| SG | MORANE SHEETBUM |
| TT | TULIP TREE |
| ORNAMENTAL TREES (CLASS II) | |
| AM | AMHR MAPLE |
| CP | CHANTLER PEAR |
| RR | ROYAL RAINDROPS GRABAPPLE |
| SS | SPRING SNOW GRABAPPLE |
| SHRUBS/ORNAMENTAL GRASSES/PERENNIALS | |
| BE | BLACK EYED SUSAN |
| CR | BLUE RIG JUNIPER |
| CR | RED FLOWER CARPET ROSE |
| CR | DWARF FOUNTAIN GRASS |
| CR | DWARF GOLD NINEBARK |
| CR | STELLA D'ORO DAYLILY |
| CR | EMERALD N° GOLD EUCHYNUS |
| CR | ENDLESS SUMMER HYDRANGEA |
| CR | FINE LINE BUCKTHORN |
| CR | GRACIOUS BIRCH |
| CR | IVORY HALO DOGWOOD |
| CR | KARL FOERSTER REED GRASS |
| CR | LITTLE DEVIL NINEBARK |
| CR | RIDGOTE BLUE ENGLISH LAVENDER |
| CR | OTTO LUTTEN LARKEL |
| CR | P.M RHODODENDRON |
| CR | HAIDER GRASS |
| CR | SUMMERWINE NINEBARK |

- LAWN
- 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

NOTES

1. 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



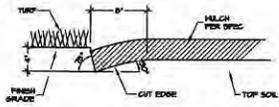
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**WINFIELD SPRINGS
PRELIMINARY PLAT LANDSCAPE PLAN
KUNA, IDAHO**

Job Number 1530

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LANDSCAPE PLAN	

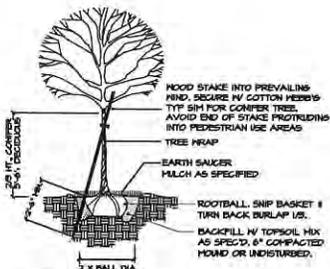
Sheet Number
L1.6
Of 7 Sheets



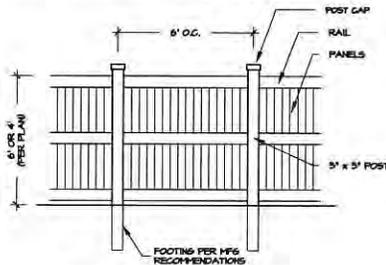
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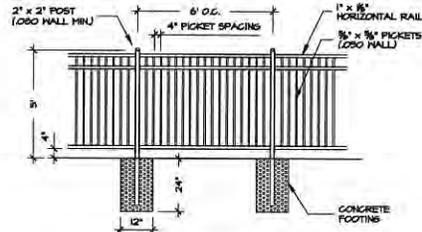
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NOT TO SCALE



3 TREE PLANTING/STAKING
NOT TO SCALE



4 VINYL PRIVACY FENCE
NOT TO SCALE



5 WROUGHT IRON FENCE
NOT TO SCALE

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE	QUANTITY
EVERGREEN TREES					
AU	AUSTRIAN PINE	PINUS NORA	6-8' HT B4B	40' HT x 20' W	7
DP	DOUGLASS PINE	PINUS LEDGERBERGII	6-8' HT B4B	40' HT x 10' W	105
DS	BLUE SPRUCE	PICUA FRANKS 'MOOREM'	6-8' HT B4B	50' HT x 15' W	40
MJ	MOONSLIM JANIPE	JUNIPERUS SCOPULORUM 'MOONSLIM'	6-8' HT B4B	20' HT x 8' W	120
VP	VANDERHULP'S PINE	PINUS FLEXILIS 'VANDERHULP'	6-8' HT B4B	50' HT x 15' W	41
SHADE TREES (CLASS III)					
LP	LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2' GAL B4B	80' HT x 50' W	34
RO	NORTHERN RED OAK	QUERCUS RUBRA	2' GAL B4B	60' HT x 40' W	21
STREET TREES (CLASS II)					
AP	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2' GAL B4B	40' HT x 30' W	101
AS	ARISTOCRAT PEAR	PIRUS CALLERYANA 'ARISTOCRAT'	2' GAL B4B	30' HT x 30' W	66
SL	SPRINGBRIE LINDEN	TILOA CORDATA	2' GAL B4B	40' HT x 30' W	40
HL	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERIS 'SKYCOLE'	2' GAL B4B	40' HT x 30' W	111
PA	PATMORE ASH	FRAXINUS PENNSYLVANICA 'PATMORE'	2' GAL B4B	40' HT x 40' W	85
SO	MORANE SHEETHEM	LIQUIDAMBER STRACIPIFLIA 'MORANE'	2' GAL B4B	40' HT x 40' W	41
TT	TULIP TREE	LIRIODENDRON TULIPIFERA	2' GAL B4B	50' HT x 30' W	121
ORNAMENTAL TREES (CLASS I)					
AM	AMHR MAPLE	ACER SINNALA 'FLAME'	2' GAL B4B	30' HT x 20' W	21
CP	QUANTILEER PEAR	PIRUS CALLERYANA 'SLEVIS FORM'	2' GAL B4B	30' HT x 15' W	33
RR	ROYAL RAINDROPS CRABAPPLE	MALUS X 'LIPS-KYB'	2' GAL B4B	20' HT x 15' W	47
SS	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	2' GAL B4B	30' HT x 20' W	78
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS					
BE	BLACK EYED SUSAN	RUDEBECKIA FULSIDA 'GOLDSTRIM'	1 GAL 24' O.G.	2' HT x 2' W	326
CR	BLUE RUS JANIPE	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	240
	DIARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'FAMEL'	5 GAL	2' HT x 2' W	
	STELLA D'ORO KINIBARK	PHYSOCARPUS ORLIFOLIS 'DART'S GOLD'	1 GAL	4' HT x 4' W	
	STELLA D'ORO DAYLILY	HEBERCALLIS 'STELLA D'ORO'	3 GAL	15' HT x 2' W	
	BERNALDI 'N' GOLD BIGNONIA	BOERHAVIA FORTUNEI 'BERNALDI 'N' GOLD'	3 GAL	2' HT x 4' W	
	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ANDROSCEDES 'TRISH'	3 GAL	4' HT x 4' W	
SL	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL	6' HT x 25' W	216
	GRASS ANEMONE	GRASS ANEMONE 'NICHOL'	3 GAL	20' HT x 6' W	
	IVORY HALD DOGWOOD	CORNUS ALBA 'BAUHALD'	5 GAL	5' HT x 6' W	
	KARL FORESTER REED GRASS	PHYSOCARPUS ORLIFOLIS 'KARL FORESTER'	1 GAL	3' HT x 3' W	
	LITTLE DEVIL NINEBARK	PHYSOCARPUS ORLIFOLIS 'DONNA HAY'	5 GAL	3' HT x 3' W	
	HICOCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGSTIFOLIA 'HICOCOTE BLUE'	3 GAL	3' HT x 3' W	
	OTTO LYTKEN LAUREL	PRUNUS LAURO-CASSIA 'OTTO LYTKEN'	3 GAL	3' HT x 6' W	
	FLM RHODODENDRON	RHODODENDRON 'FLM'	5 GAL	4' HT x 4' W	
	HAUDEN GRASS	PHYSOCARPUS SINENSIS 'SACILLIMUS'	1 GAL	3' HT x 4' W	
SH	SUMMERSHINE NINEBARK	PHYSOCARPUS ORLIFOLIA 'SEWARD'	5 GAL	5' HT x 6' W	107
QUANTITY FOR LANDSCAPE BUFFERS ONLY					
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 4, 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	39 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 ROYL. 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 FORESTERS 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.

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 TREES 105 EVERGREENS 280 SHRUBS
			376	
			209	
			807	
			1160	

NUMBER OF TREES PROVIDED ON BUFFERS:
NUMBER OF TREES PROVIDED ON COMMON LOTS:
NUMBER OF TREES PROVIDED ON RESIDENTIAL STREETS:
TOTAL NUMBER OF TREES:

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

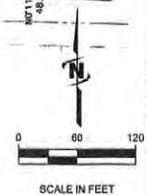
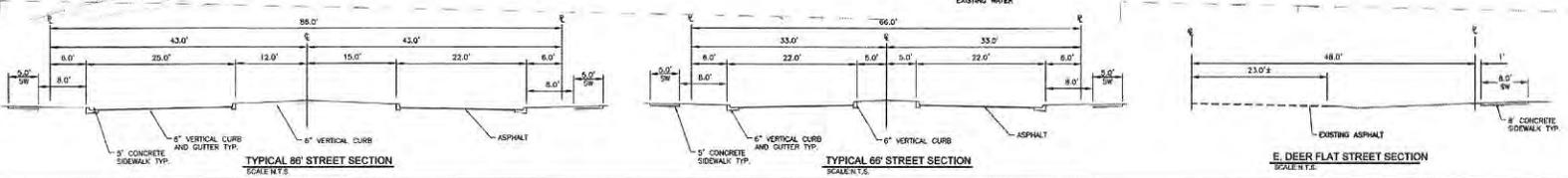
SIGN IN SHEET

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



JUB
 J-U-B ENGINEERS, INC.
 250 S. Beechwood Ave.
 Suite 201
 Boise, ID 83708-0944
 Phone: 208.333.2330
 Fax: 208.333.2335
 www.jub.com

PROFESSIONAL ENGINEER
 STATE OF IDAHO
 No. 10663
 J. B. SCOTT, ENGINEER

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

EXISTING AND PROPOSED CONDITIONS

PREPARED BY: JUB
 DRAWN BY: JUB
 CHECKED BY: JUB
 DATE: 10-16-19
 SHEET NUMBER: PP-02



J-U-B ENGINEERS, INC.
 250 S. Beachwood Ave.
 Suite 201
 Boise, ID 83709-0944
 Phone: 208.323.8328
 www.jub.com



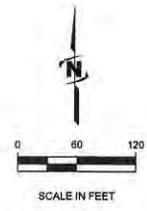
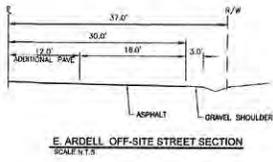
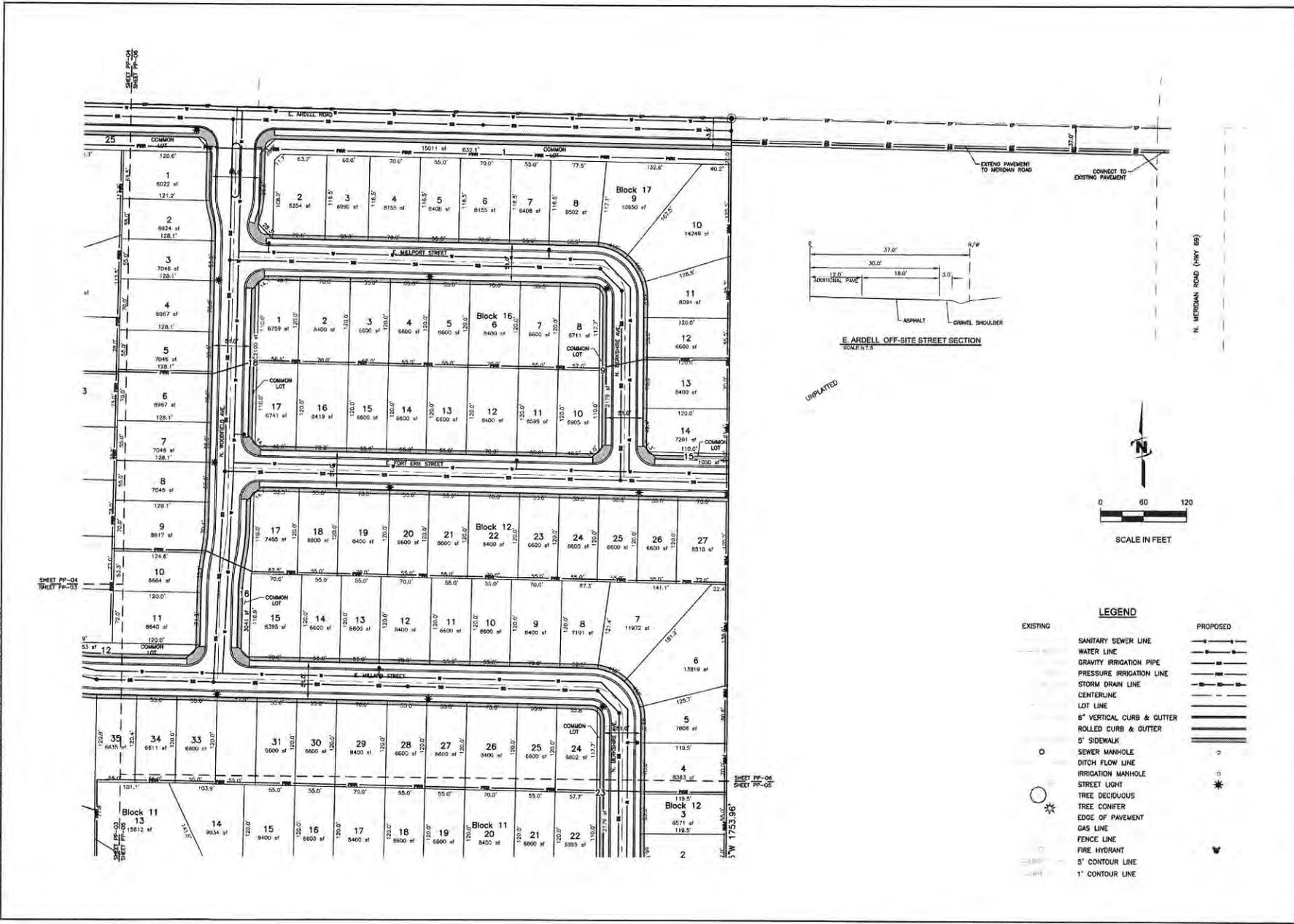
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WINFIELD SPRINGS SUBDIVISION
 CITY OF KUNA, ADA COUNTY, IDAHO.

FILE NO.	10-18-10-PP-06
SUB PROJECT	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	

LAST UPDATED 3/2017
 SHEET NUMBER:
PP-06

EXISTING AND PROPOSED CONDITIONS



EXISTING	LEGEND	PROPOSED
	SANITARY SEWER LINE	
	WATER LINE	
	GRAVITY IRRIGATION PIPE	
	PRESSURE IRRIGATION LINE	
	STORM DRAIN LINE	
	CENTERLINE	
	LOT LINE	
	6" VERTICAL CURB & GUTTER	
	ROLLED CURB & GUTTER	
	5" SIDEWALK	
	SEWER MANHOLE	
	DITCH FLOW LINE	
	IRRIGATION MANHOLE	
	STREET LIGHT	
	TREE DECIDUOUS	
	TREE CONIFER	
	EDGE OF PAVEMENT	
	GAS LINE	
	FENCE LINE	
	FIRE HYDRANT	
	5' CONTOUR LINE	
	1" CONTOUR LINE	

PP-06-2017-10-18-10-PP-06
 DATE: 10/18/2017 10:20:17 AM
 PROJECT: WINFIELD SPRINGS SUBDIVISION
 SHEET: PP-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 10th 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
President of Coleman Homes LLC,
And,
Managing Member of Timbermist, LLC
Date 2/14/15

State of Idaho)
: SS

County of Ada)
Subscribed and sworn to (or affirmed) before me this 4th day of February, 2014⁵.

Ⓢ

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

GORDON N. LAW
CITY ENGINEER

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

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

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.

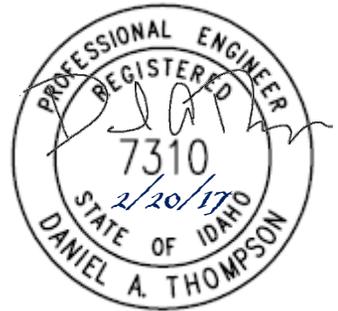
10. Property Description

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

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  **Engineers**
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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.

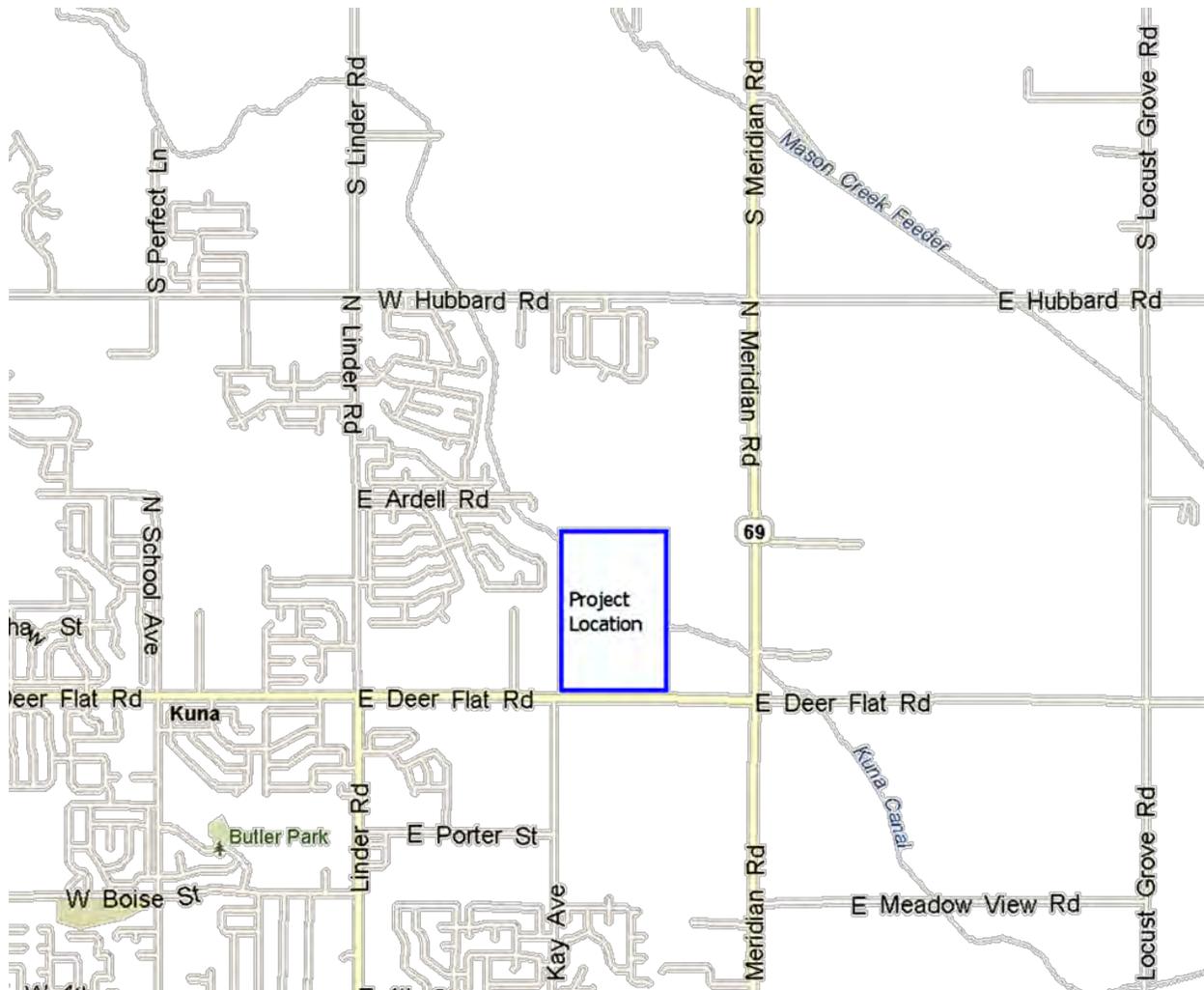
- The intersection of Deer Flat Road and the site entrance will operate at acceptable levels of service under total traffic conditions in the build out year. The critical peak hour is in the PM peak hour.
- *The intersection of Ardell Road and Meridian Road will operate at an acceptable level of service 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

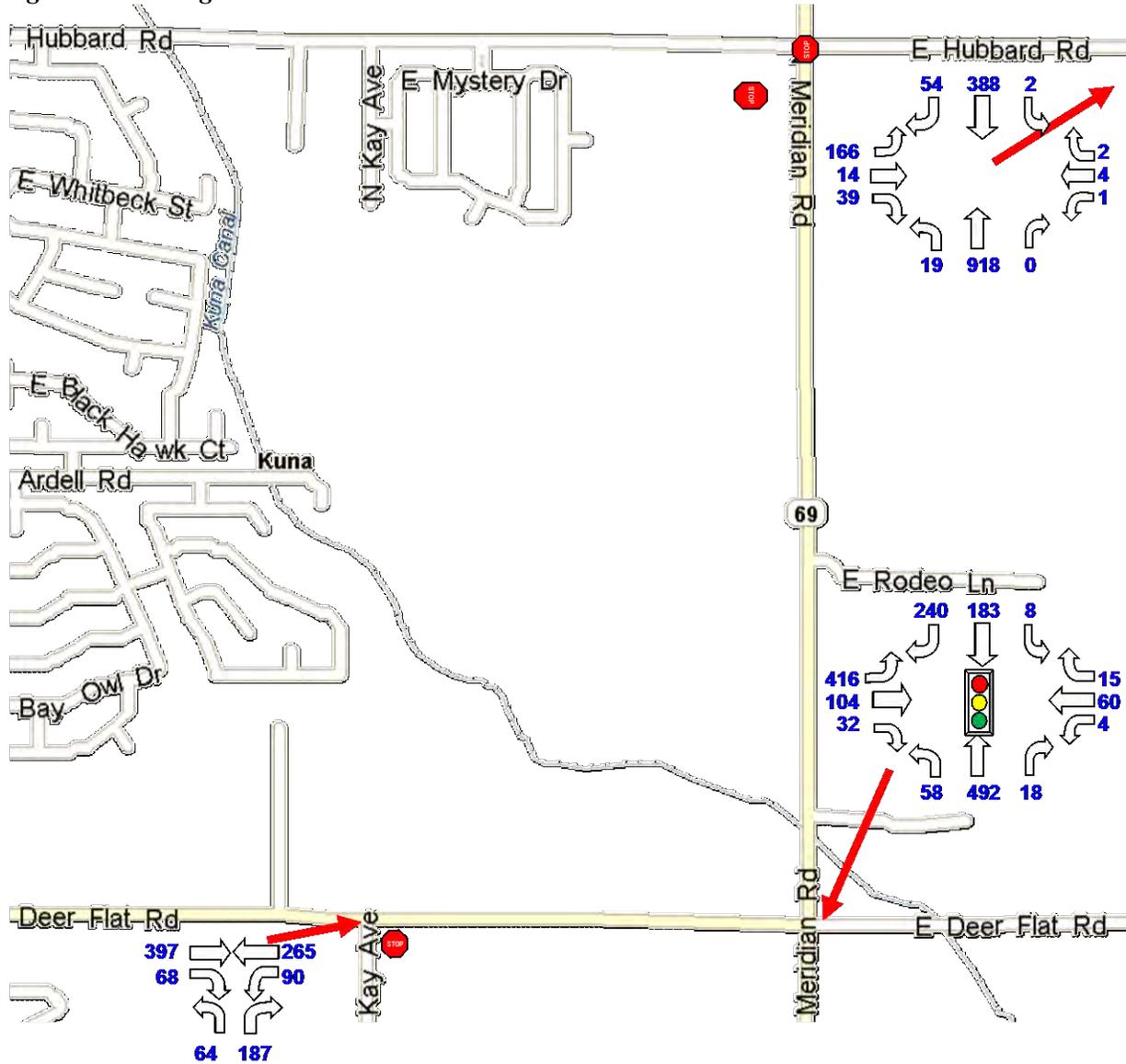
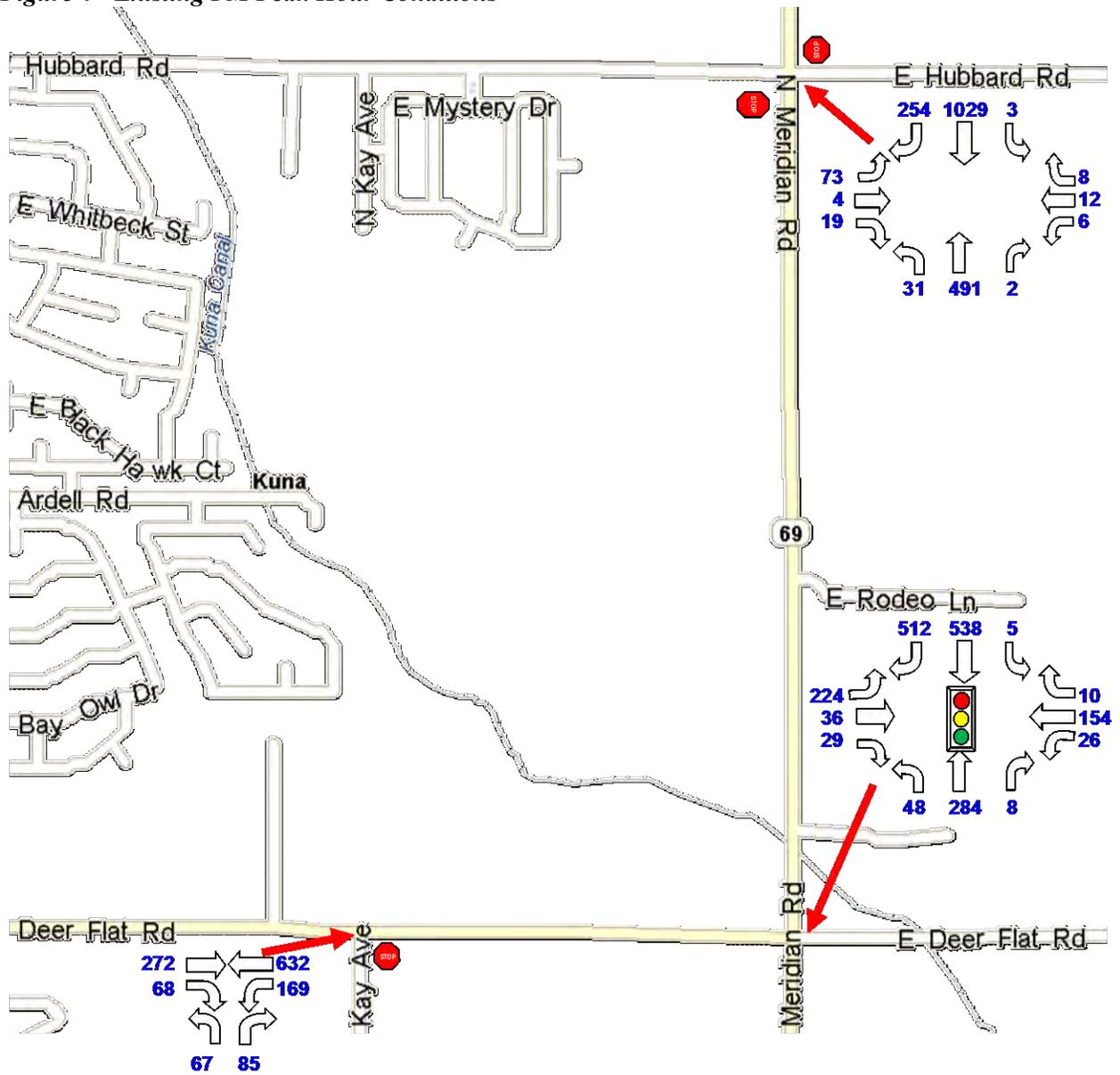


Figure 4 - Existing PM Peak Hour Conditions



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

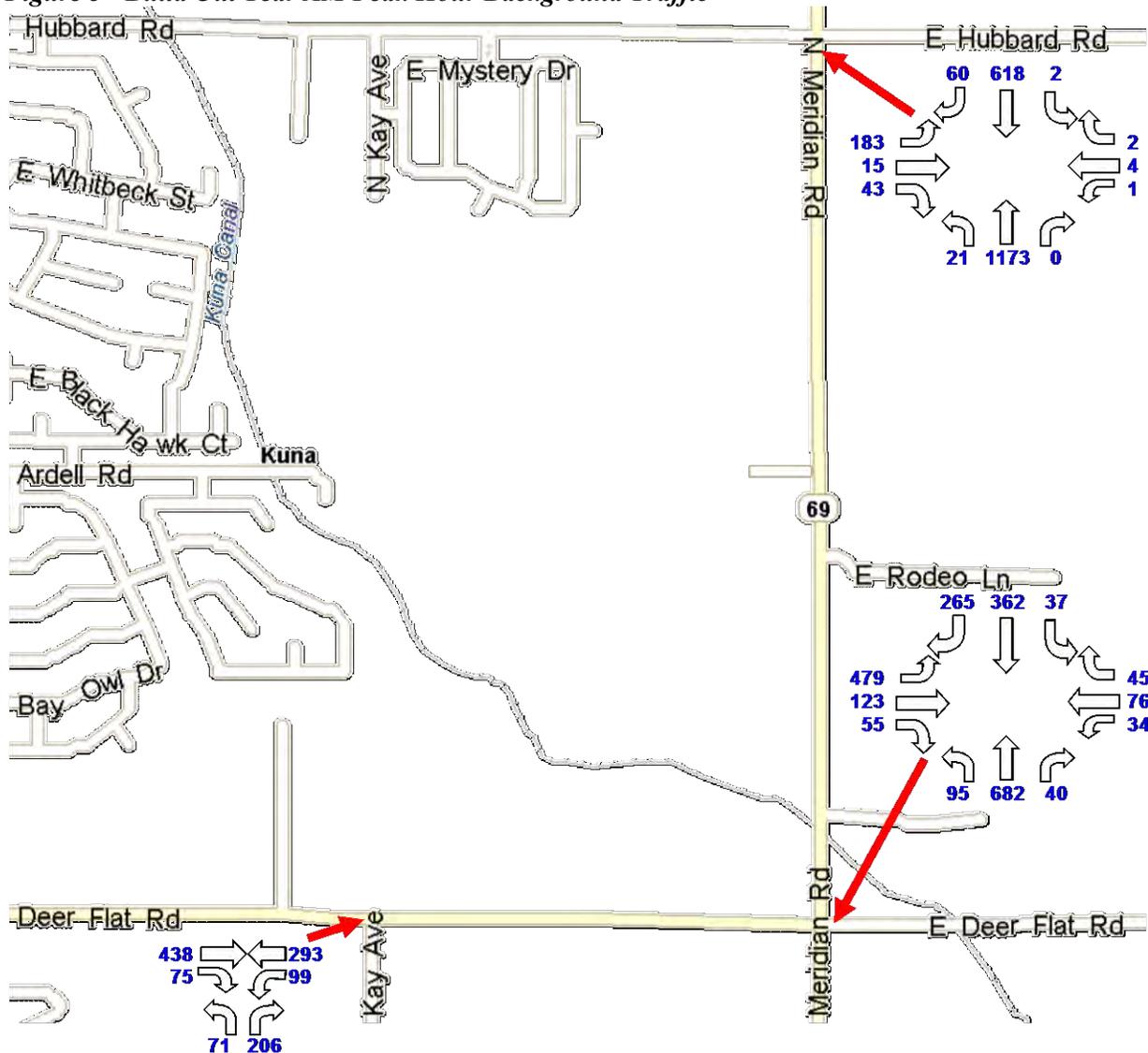
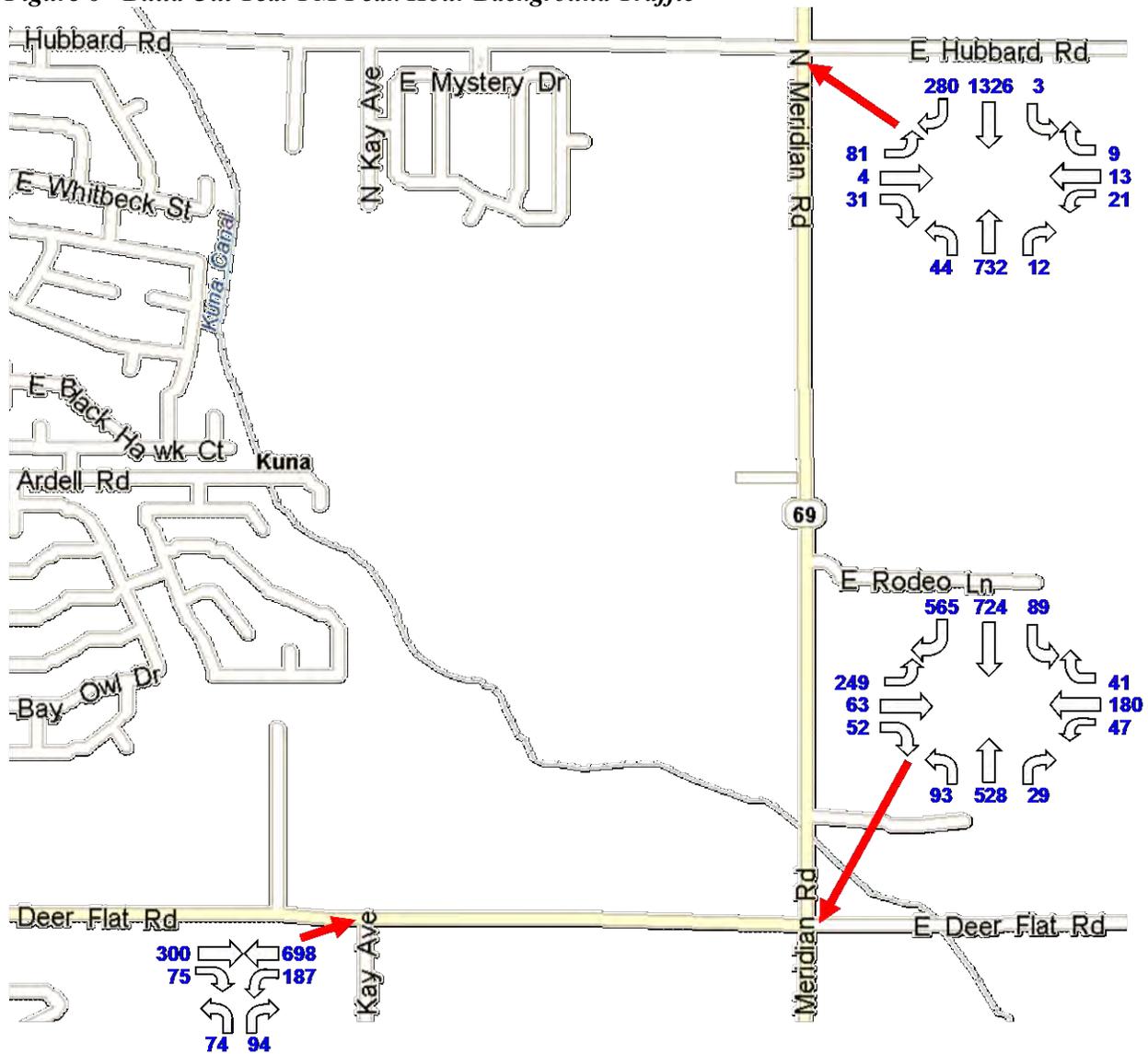


Figure 6 - Build Out Year PM Peak Hour Background Traffic



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 (9th 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

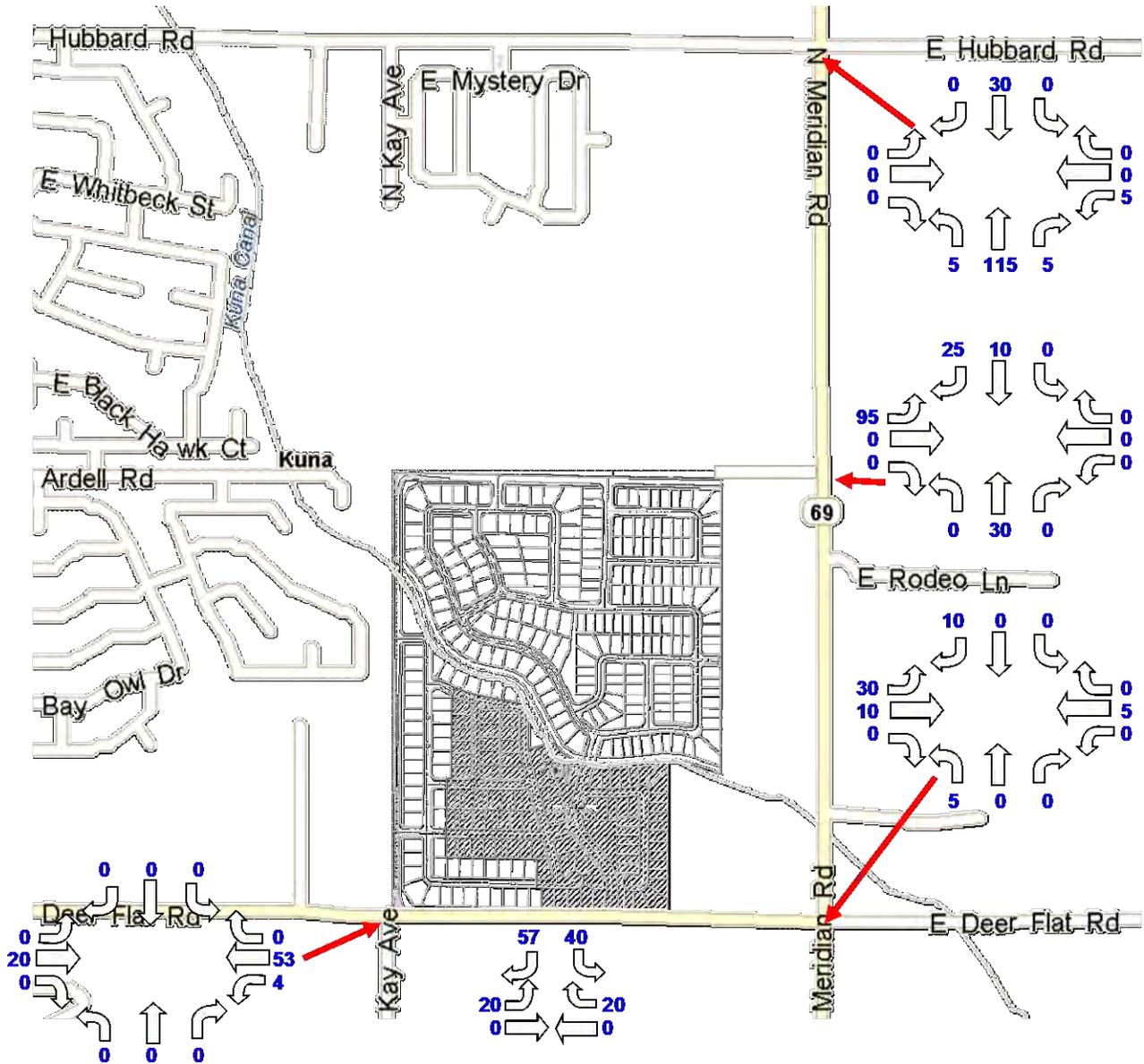
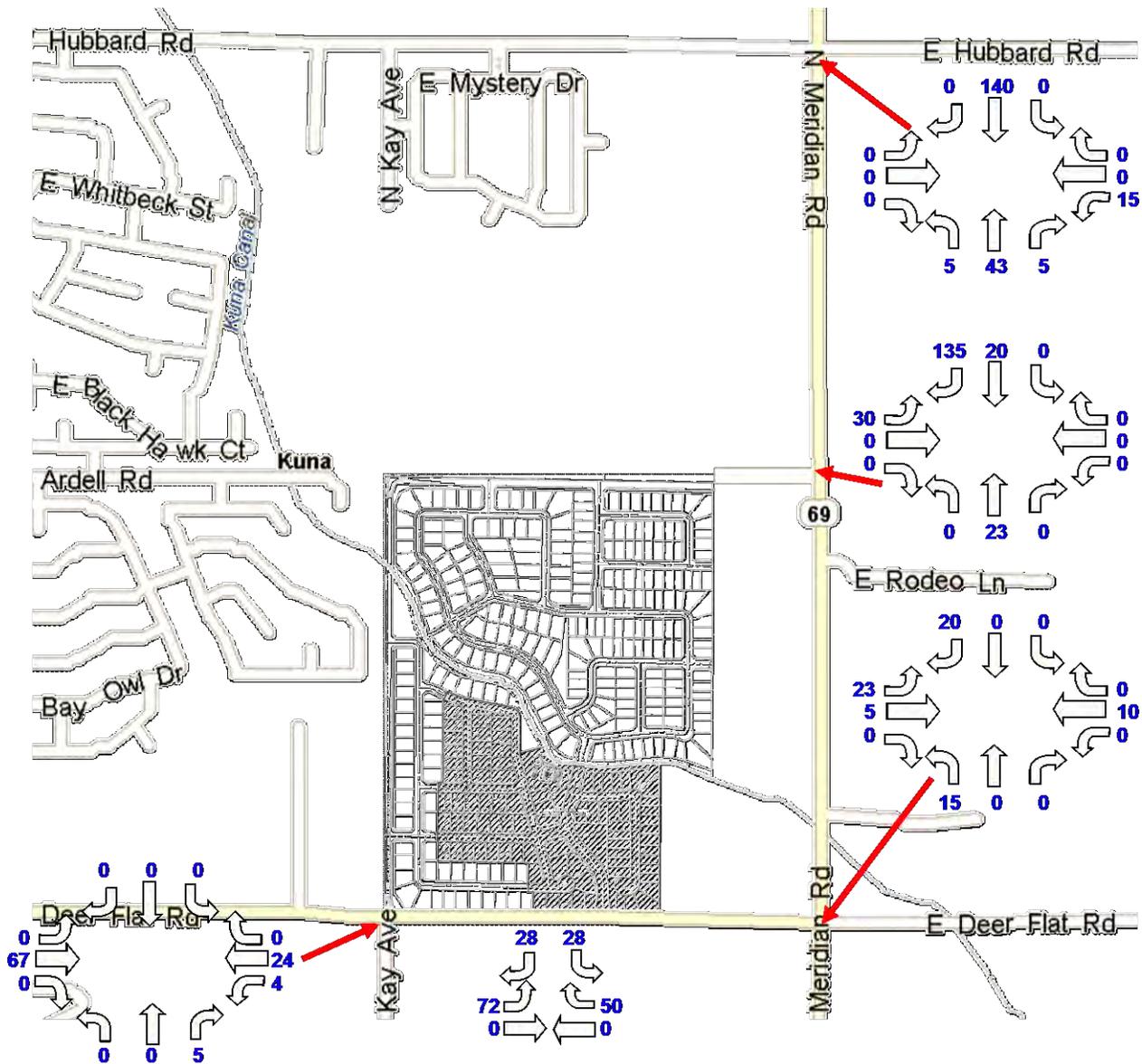


Figure 9 - PM Peak Hour Site Traffic



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

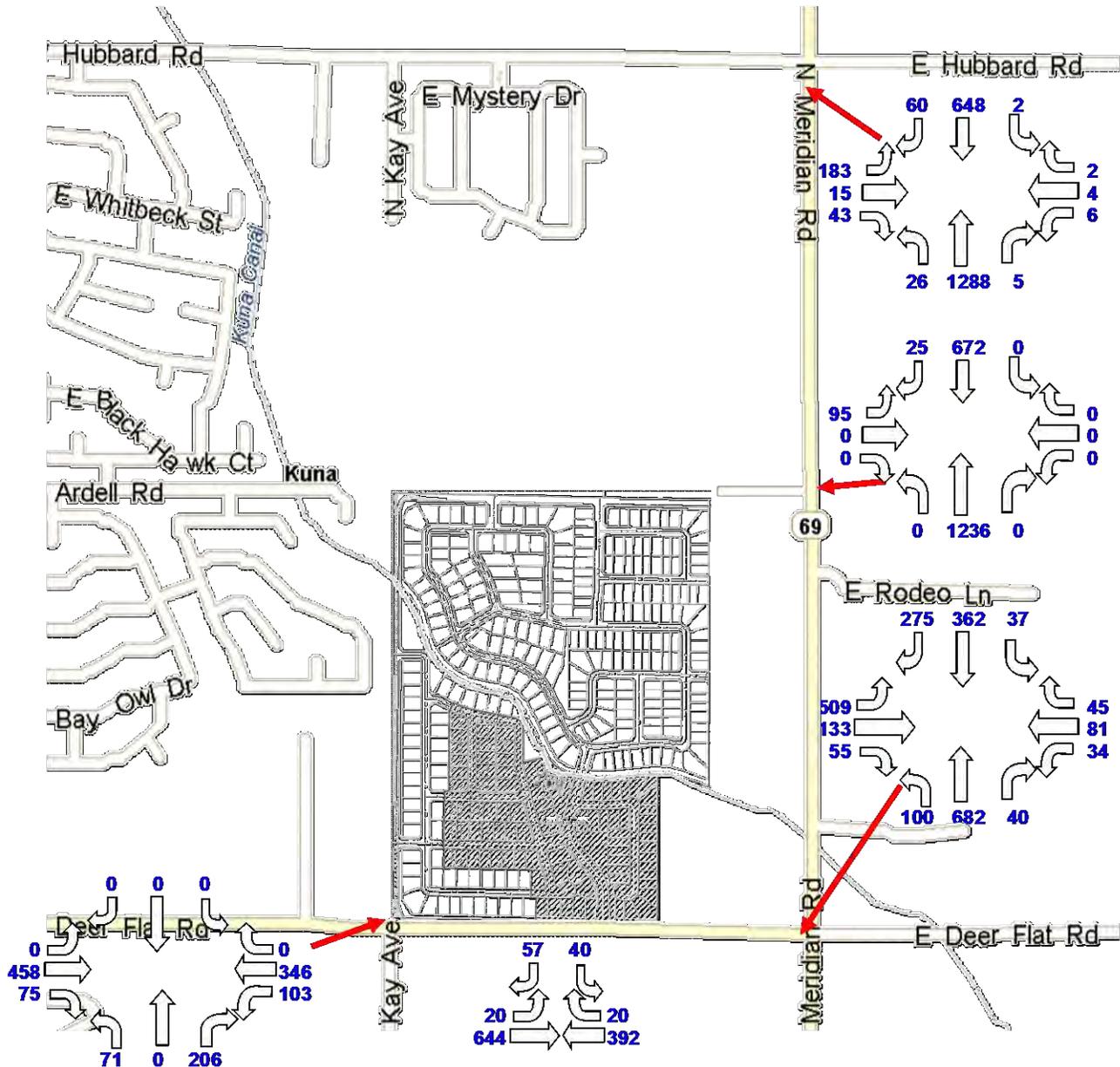
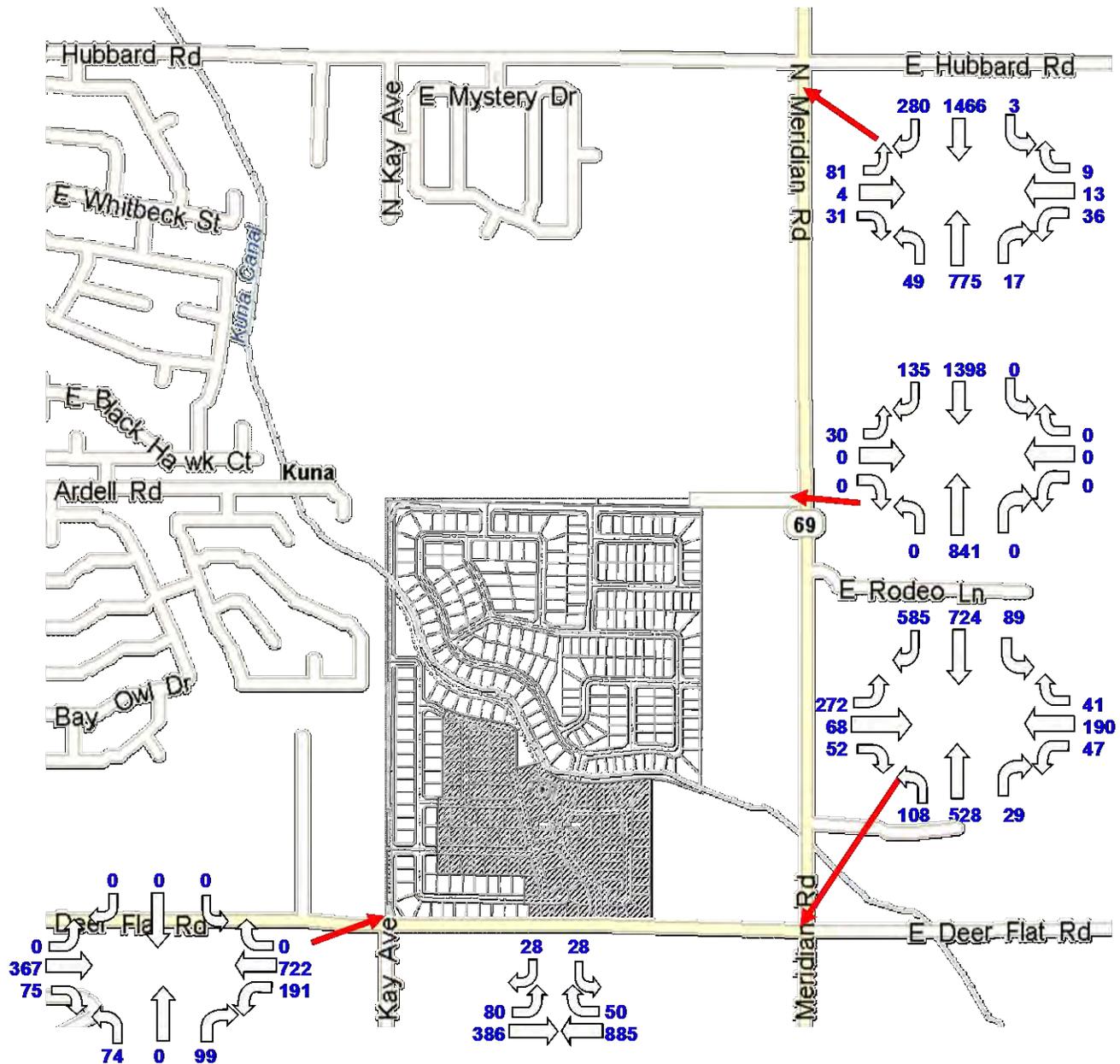


Figure 11 - Build Out Year Total PM Peak Hour Traffic



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			Mitigated		
	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

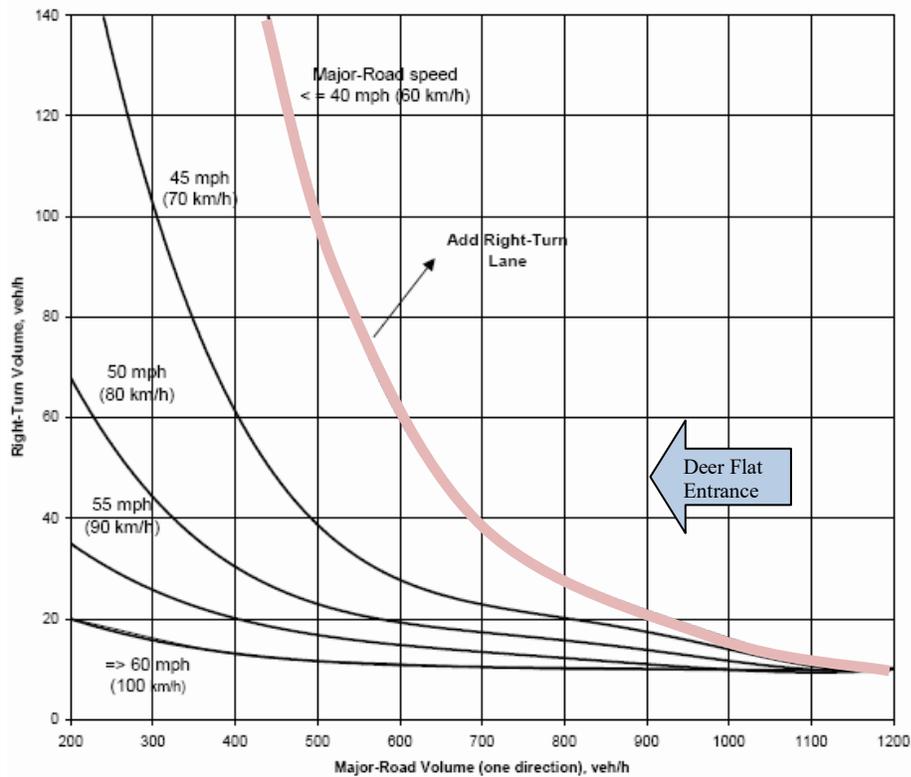
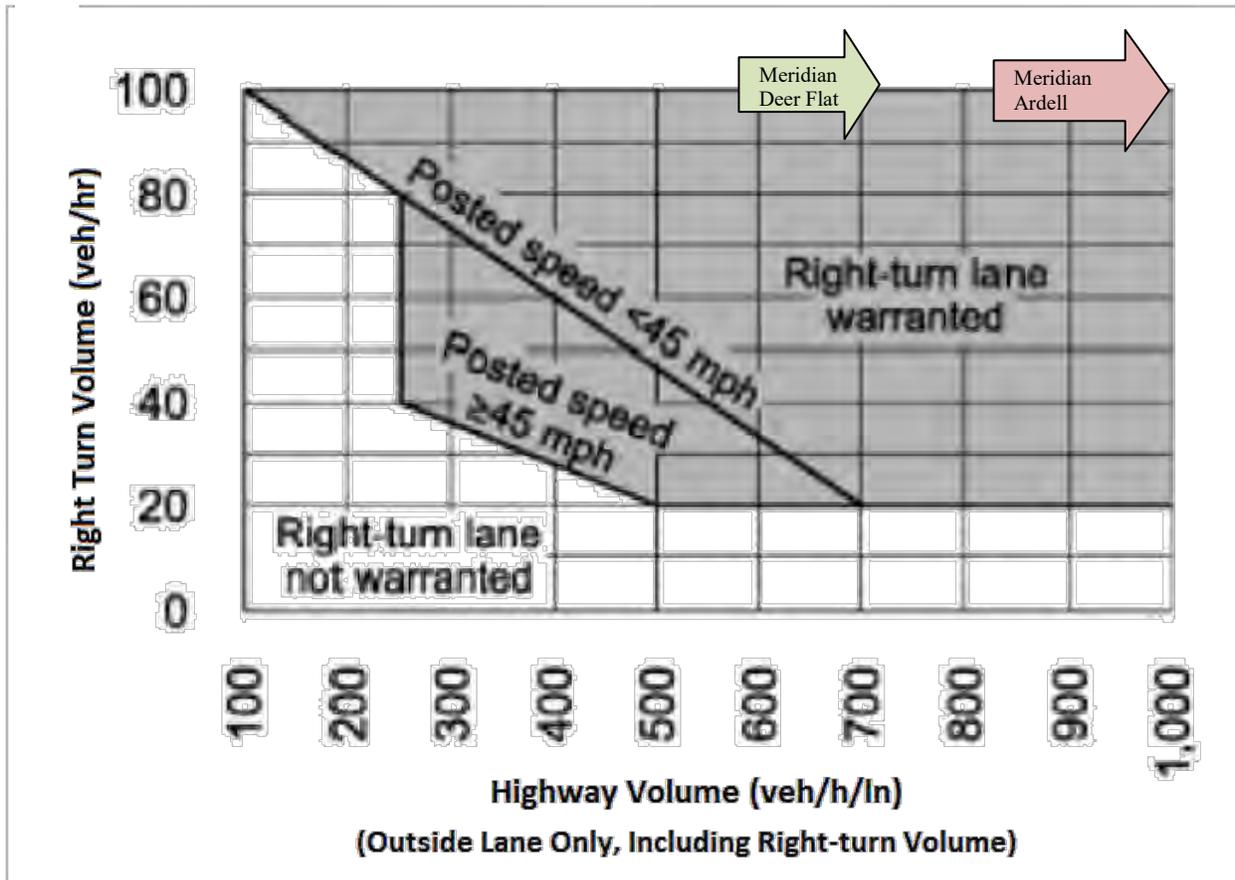


Figure 14 - Right Turn Lane Guidelines for Four Lane Roadways



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 8th highest hour and 4th highest hour is available on Deer Flat Road from the 24 hour roadway count. The 8th highest hour and 4th 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 8th highest hour and 4th highest hour is available on Deer Flat Road from the 24 hour roadway count. The 8th highest hour and 4th 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 – 8th Highest Hour Warrant, Warrant 2 – 4th 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



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

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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.

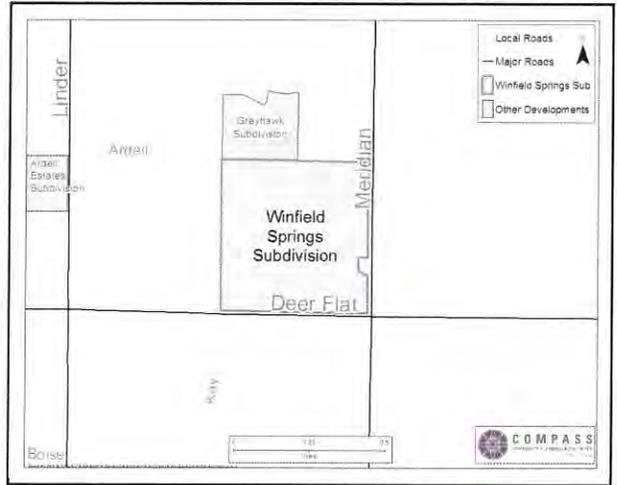
14. _____

Reviewed By: Doni 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
 Email: 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**)

www.compassidaho.org



More information on COMPASS and Communities in Motion 2040 can be found at:

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	Link LOS	Link LOS
	Highway Capacity Manual 2010 Methodologies		
State Highway 69 to Linder Road	Ped	E	B
	Bike	D	B
	Transit	F	F
Hubbard Road to Deer Flat Road (Meridian Road)	Ped	E	C
	Bike	D	B
	Transit	F	F
Deer Flat Road	Ped	E	C
	Bike	D	B
	Transit	F	F

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.

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CHAIRMAN OF THE BOARD

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ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
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FAX: (208) 344-1437

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MAR 06 2017
CITY OF KUNA

27 February 2017

City of Kuna
751 W. 4th 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 1st 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 15th of each year. However, on a case by case, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th 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



December 22, 2016

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

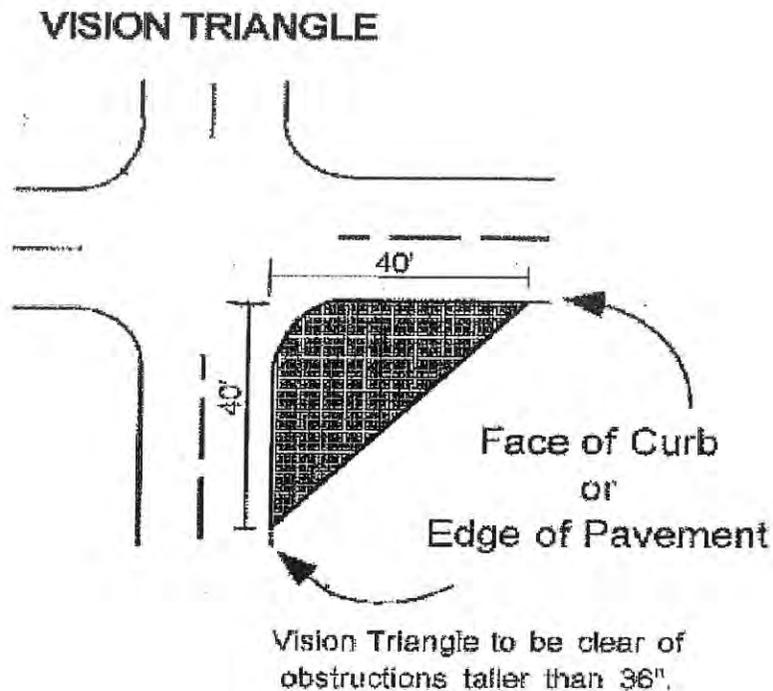
VIA EMAIL

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.

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



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."*

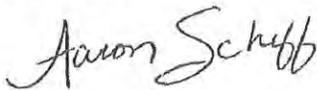
For questions, contact Dean Ehlert, Waste & Remediation Manager, at 373-0550.

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.

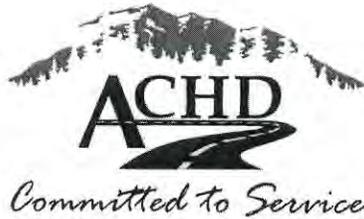
Sincerely,



Aaron Scheff
aaron.scheff@deg.idaho.gov
Regional Administrator
Boise Regional Office
Idaho Department of Environmental Quality

ec: TRIM 2017AEK22
File # 2251

RECEIVED
4-6-17



Paul Woods, President
Rebecca W. Arnold, Vice President
Sara M. Baker, Commissioner
Kent Goldthorpe, Commissioner
Jim Hansen, Commissioner

Date: April 6, 2017

(Via email)

To: JUB Engineers
Scott Wonders
250 S Beechwood Avenue, Ste. 201
Boise, ID 83709

Subject: Winfield Springs/ KPP16-0004/ 16-06-AN/ 16-03-S/ 16-13-DR
1925 N Meridian Road

On April 5, 2017, the Ada County Highway District Commission acted on your application for the above referenced project. The attached report lists site-specific requirements, conditions of approval and street improvements, which are required.

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

Sincerely,

Stacey Yarrington
Planner III
Development Services
Ada County Highway District

CC: Project file
City of Kuna (via email)
Coleman Homes (via email)





Project/File: **Winfield Springs/ KPP16-0004/ 16-06-AN/ 16-03-S/ 16-13-DR**
This is an annexation with rezone, preliminary plat, and design review application to construct 348 single-family lots and 35 common lots on 111.2-acres.

Lead Agency: City of Kuna

Site address: 1925 N Meridian Road

Commission Hearing: *Regular Agenda*
 April 5, 2017

Commission Approval: April 5, 2017

Applicant: Coleman Real Estate Mgt., LLC
 1116 S Vista Avenue, #471
 Boise, ID 83705

Owner: Kuna Hill Development, LLC
 1116 S Vista Avenue, #471
 Boise, ID 83705

Representative: JUB Engineers
 Scott Wonders
 250 S Beechwood Avenue, Ste. 201
 Boise, ID 83709

Staff Contact: Stacey Yarrington
 Phone: 387-6171
 E-mail: syarrington@achdidaho.org



A. Findings of Fact

- Description of Application:** The applicant is requesting approval of an annexation with rezone from RUT (Rural Urban Transition) to R-6 (Medium density residential), preliminary plat and design review application to construct 348 single-family lots and 35 common lots on 111.2-acres. The applicant's proposal is consistent with the City of Kuna's comprehensive plan.
- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Medium Residential (City of Kuna), Rural Residential (Ada County)	R-6, RR
South	Neighborhood Commercial (City of Kuna), Rural Urban Transition (Ada County)	C-1, RUT
East	Rural Urban Transition, General Industrial (Ada County)	RUT, M2
West	Medium Residential (City of Kuna), Rural Urban Transition (Ada County)	R-6, RUT

3. **Site History:** ACHD has not previously reviewed this site for a development application.
4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
 - Profile Ridge, a mixed use development consisting of 137 residential lots and 17 commercial lots, located directly south of the site on 75-acres, was approved by ACHD on November 7, 2007, is in various stages of development.
 - Greyhawk Subdivision consists of 335 single-family lots, located directly north of the site on 80-acres, was approved by ACHD on September 5, 2006, and is in various phases of development.
 - Ardell Estates consists of 261 buildable lots and 27 commons lots, is located east of the site on 69-acres, and was approved by ACHD on August 24, 2015.
5. **Transit:** Transit services are not available to serve this site.
6. **New Center Lane Miles:** The proposed development includes 4.6 centerline miles of new public road.
7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
 - The intersection of Linder Road and Deer Flat Road is scheduled in the IFYWP to be widened to 5-lanes on the north leg, 4-lanes on the south, 5-lanes east, and 5-lanes on the west leg, and reconstructed/signalized in 2020.
 - Deer Flat Road is listed in the CIP to be widened to 5-lanes from Linder Road to SH-69/ Meridian Road between 2026 and 2030.
 - The intersection of Deer Flat Road and SH-69/ Meridian Road is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 6-lanes east, and 6-lanes on the west leg, and signalized between 2031 and 2035.

B. Traffic Findings for Consideration

1. Traffic Impact Study

Thompson Engineers prepared a traffic impact study for the proposed Winfield Springs. Below is an executive summary of the findings **as presented by Thompson Engineers**. The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices, and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.

Proposed Development

The project is a residential development of approximately 341 single family dwelling units. The preliminary plat was not finalized at the time of this report. 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 SH-69/Meridian Road. The study areas include the intersections of:

- Deer Flat Road and Kay Avenue
- Hubbard Road and SH-69/Meridian Road

- Deer Flat Road and SH-69/Meridian Road
- Ardell Road and SH-69/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 3,246 trips per day, of which 256 trips will occur during the AM peak hour and 341 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 SH-69/Meridian Road.
- The intersection of SH-69/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 SH-69/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 SH-69/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 SH-69/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 SH-69/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 SH-69/Meridian Road and lessen the traffic volume at Deer Flat Road and SH-69/Meridian Road.

Staff Comments/Recommendations: ACHD's Traffic Services and Planning Review staffs have reviewed and generally agree with the finding and conclusions of the submitted traffic impact study for Winfield Springs Subdivision.

The study notes that widening of Deer Flat Road to a 5-lane roadway is warranted abutting the site and that dedicated right turn lanes are warranted on SH-69/ Meridian Road at the Ardell Road and at Deer Flat Road intersections.

As noted above, Deer Flat Road and the intersection of Deer Flat Road and SH-69/Meridian Road and the intersection of Ardell Road and SH-69/Meridian are expected to operate at acceptable levels of service under build out conditions with these improvements.

2. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
**SH-69/ Meridian Road	0-feet	Principal Arterial	951	N/A	N/A
*Deer Flat Road	1,657-feet	Minor Arterial	819	"F"	***Better than "E"

* Acceptable level of service for a three-lane minor arterial is "E" (720 VPH)

** ACHD does not set level of service thresholds for State Highways.

*** Acceptable level of service for a four-lane minor arterial is "E" (1,540 VPH). (After recommended widening improvements.)

3. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for SH-69/Meridian Road south of Hubbard Road was 16,411 on 7/20/2016.
- The average daily traffic count for Deer Flat Road west of SH-69/Meridian Road was 11,021 on 8/23/2016.

C. Findings for Consideration

1. State Highway 69/ Meridian Road

SH-69/ Meridian Road is under the jurisdiction of the Idaho Transportation Department. The applicant, City of Kuna, and ITD should work together to determine if additional right-of-way or improvements are necessary on SH-69/ Meridian Road.

Staff Comments/Recommendations: As recommended in the submitted TIS, and if allowed by the Idaho Transportation Department (ITD), the applicant should be required to construct a dedicated southbound right turn lane at the SH-69/Meridian Road/Deer Flat Road intersection prior to plan approval or signature on the first final plat; and at the SH-69/Meridian Road/Ardell Road intersection when Ardell Road is extended to SH-69.

Construction of the southbound right turn lane at the SH-69/Meridian Road/Deer Flat Road intersection may require the relocation of the signal pole and cabinet at the intersection. The applicant will be responsible for all costs associated with the construction of the turn lane and the relocation of signal poles and cabinet necessary to facilitate the improvement.

Additionally, the applicant will need to obtain plan approval and a permit from ITD for construction of both turn lanes.

2. Deer Flat Road

- a. **Existing Conditions:** Deer Flat Road is improved with 3-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 96-feet of right-of-way for Deer Flat Road (48-feet from centerline).

b. **Policy:**

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Deer Flat Road is designated in the MSM as a Residential Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 96-feet of right-of-way.

Street Section and Right-of-Way Width Policy: District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

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

- c. **Applicant Proposal:** The applicant is proposing to construct 8-foot wide concrete sidewalk on Deer Flat Road located 49-feet from centerline to front face of sidewalk abutting the site.
- d. **Staff Comments/Recommendations:** Deer Flat Road currently consists of 96-feet of right-of-way abutting the site. Therefore staff recommends that no additional right-of-way should be required as part of this application.

The applicant's proposal for the sidewalk width exceeds District policy, which requires 5-foot wide detached sidewalks and should be approved, as proposed.

The applicant should provide a permanent right-of-way easement for any sidewalk placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk.

As noted in the TIS, this segment of Deer Flat Road (between SH-69 and Kay Avenue) exceeds the acceptable level of service threshold "E" for a 3 lane minor arterial roadway and additional widening is recommended to accommodate the site generated traffic. When a roadway is at or above an acceptable level of service, policy requires that improvements be made to mitigate the additional traffic to be generated by the development or that the applicant wait to develop until ACHD has made the improvements. This segment of Deer Flat Road (SH-69 to Linder Road) is listed in the CIP to be widened to 5-lanes between 2026 and 2030.

To accommodate the site generated traffic the applicant should be required to enter into a Cooperative Development Agreement (CDA) with ACHD to widen Deer Flat Road as one-half of a 72-foot street section with curb, gutter, bike lane, and sidewalk, from the SH-69/Meridian Road intersection, west to the proposed main entrance to this site, Windmill Avenue, prior to ACHD's signature on the first final plat. The CIP lists Deer Flat Road as a 5 lane section including curb, gutter, bike lanes, and sidewalk.

The Cooperative Development Agreement should include the roadway design and construction, as well as allocation of costs. ACHD will only provide reimbursement for impact fee eligible costs of permanent roadway improvements consistent with the CIP. The applicant should be responsible for all other project costs.

IF, the applicant does not enter into a CDA, at a minimum, the applicant should construct interim roadway improvements necessary to serve the site, including widening Deer Flat Road with 12 feet of additional pavement (one additional thru lane) and 3-foot wide gravel shoulder, and sidewalk, to make Deer Flat Road a 4-lane roadway from SH-69/Meridian Road west to Windmill Avenue prior to ACHD's signature on the first final plat.

In order to ensure the roadway segment will be improved when warranted, the following items must be in place prior to final plans acceptance and ACHD's signature on the first final plat:

- Cooperative Development Agreement;
- Financial surety provided by the applicant meeting the terms of the Cooperative Development Agreement;
- Full design and approved plans for the roadway widening;

Interim improvements are not eligible for reimbursement and all costs would be the responsibility of the applicant.

3. Kay Avenue

a. **Existing Conditions:** There are no existing roadways internal to the site.

b. **Policy:**

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way

width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

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

Half Street Policy: District Policy 7206.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 7-foot attached or 5-foot detached), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

Stub Street Policy: District policy 7206.2.4 (collector) states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7206.2.5.4 (collector), except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should align with Kay Avenue Road on the south side of Deer Flat Road and continue through the property

stubbing to the north. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 54-feet of right-of-way.

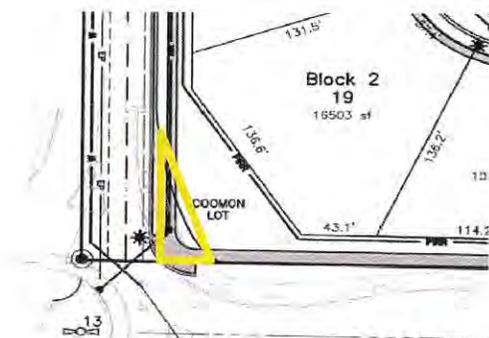
- c. **Applicant Proposal:** The applicant is proposing to construct a new north/south collector street, Kay Avenue, located at the mid-mile between Ardell Road and Deer Flat Road abutting the west property line. Kay Avenue is proposed to be constructed as one-half of a 36-foot residential collector street section with vertical curb, gutter, plus 12-feet of additional pavement and 3-foot wide gravel shoulder and a borrow ditch on the unimproved side within 42-feet of right-of-way, and 8-foot wide parkway strip, and detached 5-foot wide concrete sidewalk, abutting the site.
- d. **Staff Comments/Recommendations:** Staff recommends approval of the applicant's proposal for the street section. However, staff recommends that the southern portion of Kay Street between the proposed Thorndale Street and Deer Flat Road not be constructed until such time as the Kay Avenue/Deer Flat intersection is improved. Additional right-of-way is necessary to improve this intersection, which should be obtained at such time as the property on the southeast corner of the intersection is redeveloped. The right-of-way dedication is required for the entire frontage and a road trust deposit should be provided for these improvements in the amount of \$82,900.00, with phase 3, that includes this section of Kay Street, prior to final plat.

The applicant should be required to install a sign at the terminus of the residential collector, south of Thorndale Street, stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."

The applicant should provide a permanent right-of-way easement for any public sidewalk placed outside of the dedicated right-of-way. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

4. Deer Flat Road/Kay Avenue Intersection

- a. **Policy: ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, roundabout requirements, and specific roadway features required through development. A new roundabout was identified on the MSM. The new single lane roundabout is planned at the mid-mile at the Deer Flat Road and Kay Avenue intersection.
- b. **Applicant's Proposal:** The applicant is proposing to dedicate additional right-of-way at the northeast corner of the Deer Flat Road/Kay Avenue intersection to accommodate the future single lane roundabout shown on the MSM. The proposed right-of-way dedication is shown in yellow below.



- c. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

5. Ardell Road (on-site)

a. **Existing Conditions:** There are no existing roadways internal to the site.

b. **Policy:**

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

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

Half Street Policy: District Policy 7206.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 7-foot attached or 5-foot detached), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

Stub Street Policy: District policy 7206.2.4 (collector) states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7206.2.5.4 (collector), except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS IS A DESIGNATED

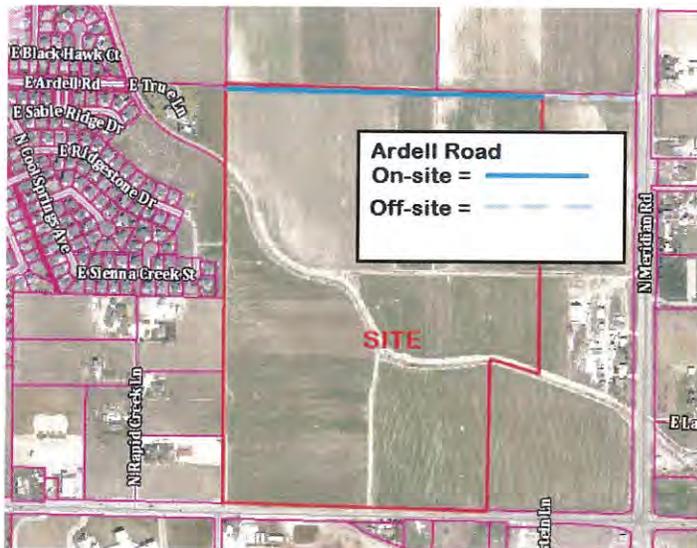
COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE.”

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should align with Ardell Road on the west side of Kay Avenue and continue through the property stubbing to the east. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 54-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to construct a new west/east collector street, Ardell Road, located at the mid-mile between Kay Avenue and SH-69/Meridian Road abutting the north property line. Ardell Road is proposed to be constructed as one-half of a 36-foot street section with vertical curb, gutter, 8-foot wide parkway strip, and detached 5-foot wide concrete sidewalk, plus 12-feet of additional pavement within 43.5-feet of right-of-way.



- d. **Staff Comments/Recommendations:** The applicant's proposal does not meet District Half Street policy, because there is no shoulder or barrow ditch and insufficient right-of-way behind the proposed sidewalk.

Abutting the site, the applicant should be required to construct Ardell Road as one-half of a 36-foot street section with vertical curb, gutter, plus 12-feet of additional pavement and 3-foot wide gravel shoulder and a borrow ditch on the unimproved side, and either 7-foot wide attached concrete sidewalk OR, 8-foot wide parkway strip, and detached minimum 5-foot wide concrete sidewalk abutting the site. The right-of-way should encompass the street improvements and should extend 2-feet behind back of curb or 2-feet behind back of sidewalk.

The adjoining property to the north is part of the Greyhawk Subdivision, which also abuts the future Ardell roadway. As part of Greyhawk's 2006 approvals, that applicant was required to construct Ardell Road as one-half of a collector street.

The phasing plan for the Winfield Springs development indicates that the construction of Ardell Road is not proposed until phases 4, 6, and 7 (shown in Section 8 below). Therefore, staff recommends the applicant coordinate with the adjoining development (Greyhawk) to the north, to either provide or obtain additional right-of-way for the 3-foot gravel shoulder and barrow ditch on the unimproved side of the roadway for both on-site and off-site sections of Ardell Road dependent on which development constructs the roadway first. It should be noted that the applicant's proposal aligns the future section of Ardell Road with the existing Ardell Road to the west.



The applicant should provide a permanent right-of-way easement for any public sidewalk placed outside of the dedicated right-of-way. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

The applicant should be required to install a sign at the west terminus of the residential collector, west of Kay Avenue, stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."

6. Ardell Road (off-site)

- a. **Off-site Streets Policy:** If the proposed development is not served by a public street that is fully improved to urban standards (curb, gutter, sidewalk) or with a minimum of 30-feet of pavement, then the developer shall provide 30-feet of pavement with 3-foot gravel shoulders from the site to a public street specified by the District; OR the developer shall provide 24-feet of pavement with 3-foot gravel shoulders and a minimum 6-foot wide detached asphalt/concrete pedestrian facility, from the site to a public street specified by the District.

Alternatives to pavement widening including sidewalks and pathways or other proposals, may be considered by the District. The extent of roadway improvements (improvement type and length) will be determined by evaluating certain criteria. Criteria to establish improvement type and length include but are not limited to: traffic volumes (existing and projected); number of pedestrians (existing and projected); location of pedestrian "attractors" and "generators" (i.e. parks and schools); number of access points/streets serving the proposed development; usable right-of-way; need for traffic calming; utilities and irrigation facilities. All utility relocation costs associated with the off-site street widening shall be borne by the developer. All utility relocation costs associated with the off-site street widening shall be borne by the developer.

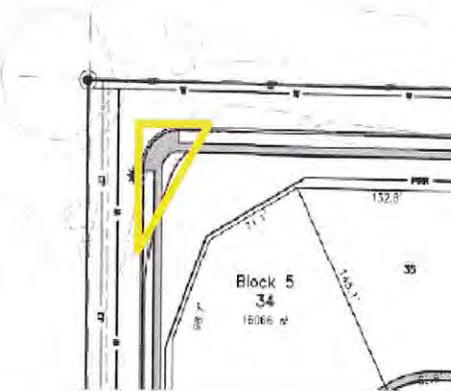
- b. **Applicant's Proposal:** The applicant is proposing to construct Ardell Road off-site to the east from the east property line to intersect SH-69/Meridian Road at the mid-mile with 30-feet of pavement, and 3-foot gravel shoulder with barrow ditch on the south side, within 37-feet of right-of-way.

- c. **Staff Comment/Recommendations:** The applicant's proposed street section does not meet District policy. The applicant should be required to construct the off-site portion of Ardell Road with 30-feet of pavement and 3-foot gravel shoulders on both sides of the roadway from the east property line of the site to SH-69/Meridian Road.



7. Ardell Road/Kay Avenue Intersection

- a. **Policy: ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, roundabout requirements, and specific roadway features required through development. A new roundabout was identified on the MSM. The new single lane roundabout is planned at the mid-mile at the Ardell Road and Kay Avenue intersection.
- b. **Applicant's Proposal:** The applicant is proposing to dedicate sufficient right-of-way for the planned roundabout at the Ardell Road/Kay Avenue intersection to accommodate the future single lane roundabout shown on the MSM. The proposed right-of-way dedication is shown in yellow below.



- c. **Staff Comment/Recommendation:** The applicant's proposal meets District policy and should be approved, as proposed.

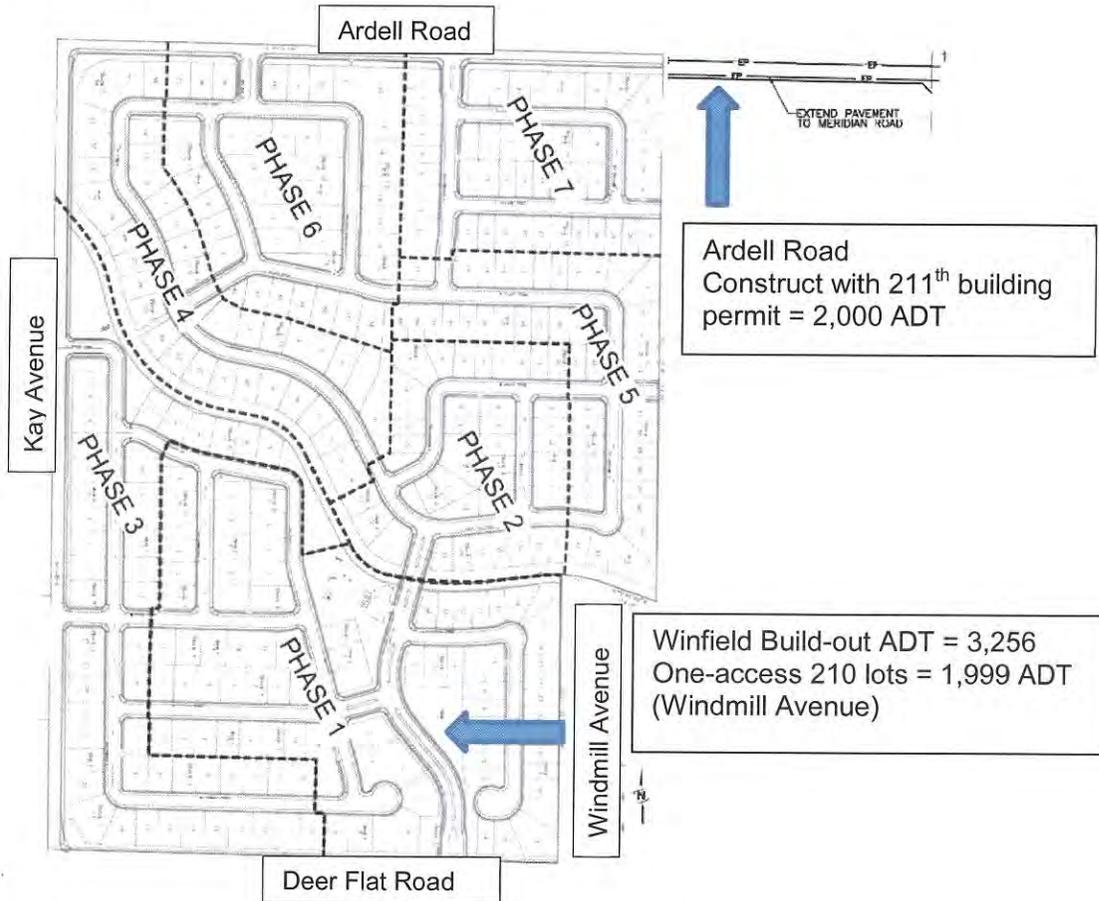
8. Phasing and Access/Maximum Traffic on One Access

- a. **Applicant's Proposal:** The applicant is proposing 7 phases for the Winfield Springs development. The first phase is proposed to access Deer Flat Road via Windmill Avenue. Windmill Avenue is classified as a local street, but will function as a collector street with no front-on housing for the first 1,150-feet north of Deer Flat Road.

New developments with only one access from a local street are allowed to have a maximum forecast of 1,000 ADT. The phasing plan does not show a secondary access until phases 4, 6, and 7 with the construction of Ardell Road. Kay Avenue, which is shown to be built with

phases 3 and 4, is not proposed to connect to Deer Flat Road until the Kay/Deer Flat intersection can be built as stated in Section 3.d above. It should also be noted that Ardell Road will not connect to the existing Ardell Road to the west. There are 342 total lots (3,256 ADT) proposed within the development. Approximately 128 lots are shown in phases 4, 6 and 7 (1,219 ADT), leaving 214 lots (2,037 ADT) on one access. The estimated trips on one access would exceed the maximum Traffic on One Access policy prior to the Ardell Road connection.

Phasing Plan:



- b. **Staff Comment/Recommendations:** Staff recommends a modification of policy to allow up to 210 residential lots (1,999 ADT) be constructed, prior to the secondary access being constructed. The Average Daily Trip (ADT) policy threshold on new and existing local streets is typically 2,000 ADT. The applicant should be required to construct the off-site portion of Ardell Road prior to ACHD's signature on the final plat that contains the 211th building lot. Staff's recommendation is due to the fact that a portion of Windmill Avenue is proposed to function as a collector street, and ACHD ADT policy allows up to 2,000 trips on a local street, and no other existing street will add traffic to this roadway.

9. Internal Local Streets

a. **Existing Conditions:** There are no existing roadways internal to the site.

b. **Policy:**

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 50-feet wide and that the standard street section shall be 36-feet (back-of-curb to back-of-curb). The District will consider the utilization of a street width less than 36-feet with written fire department approval.

Standard Urban Local Street—36-foot to 33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot concrete sidewalks on both sides and shall typically be within 50-feet of right-of-way.

The District will also consider the utilization of a street width less than 36-feet with written fire department approval. Most often this width is a 33-foot street section (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size.

Principals of Access Management: District policy 7202.3. Preserve the functional area of intersections and interchanges. The functional area of an intersection or interchange is the area that is critical to its function. This is the area where motorists are responding to the intersection or interchange, decelerating, and maneuvering to stop or complete a turn.

Tangent Length Approaching Intersections: District policy 7207.5.14 states the minimum centerline tangent length approaching an intersection shall be 150-feet from the near edge of the travel way.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

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

Landscape Medians Policy: District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.

- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
 - Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.
- c. **Applicant's Proposal:** The applicant is proposing to construct Windmill Avenue, as a 54-foot street section with two 22-foot wide travel lanes, varying landscape medians, vertical curb, gutter, 8-foot wide parkway strip, within 66-feet of right-of-way; and detached 5-foot wide concrete sidewalk.

At the entrance of Windmill Avenue and Deer Flat Road, the applicant is proposing a 74-foot street section with vertical curb, gutter, two 22-foot travel lane on the east side of a landscape median, within 86-feet of right-of-way; and 8-foot wide parkway strip and 5-foot wide detached concrete sidewalk.

The applicant is proposing to construct the following roads as 54-foot street sections, two 22-foot travel lanes, varying landscape medians, vertical curb, gutter, 8-foot wide parkway strip within 66-feet of right-of-way; and 5-foot wide detached concrete sidewalks:

- Rockfield Street between Windmill Avenue and Brevet Way,
- Whig Avenue at the entrance of Whig Avenue/Ardell Road, and
- Woodfield Avenue at the entrance of Woodfield Ave/Ardell Road

The applicant is proposing to construct the remaining internal local streets as 36-foot street sections with curb, gutter, 8-foot wide parkway strip within 51-feet of right-of-way; and detached 5-foot wide concrete sidewalks.

- d. **Staff Comments/Recommendations:** Staff recommends that the applicant construct Windmill Avenue with vertical curb, gutter, minimum two 21-foot wide travel lanes, maximum 10-foot wide landscape medians, and 5-foot wide concrete sidewalk, within 58-feet of right-of-way.

The applicant should construct the entrance of Windmill Avenue and Deer Flat Road with vertical curb, gutter, minimum two 21-foot wide travel lanes, maximum 12-foot wide landscape median for a minimum distance of 150-feet, and 5-foot wide concrete sidewalk.

The applicant should construct the new streets that contain landscape medians as 56-foot street sections with curb, gutter, minimum two 21-foot wide travel lanes, maximum 10-foot wide landscape medians, within 60-feet of right-of-way; and 5-foot wide concrete sidewalks.

The right-of-way should encompass the street improvements and should extend 2-feet behind back of curb or 2-feet behind back of sidewalk.

The applicant should be required to provide a permanent right-of-way easement for any public sidewalks placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk.

The applicant should be required to plat the medians as right-of-way owned by ACHD; and the Developer or Homeowners Association apply for a license agreement if landscaping is to be placed within the median.

The District strongly discourages "Y" type intersections due to potential traffic conflict. The applicant should be required to redesign the Lundy Avenue/Millard Street intersection to a "T" type intersection to meet District policy.



10. Roadway Offsets

a. **Existing Conditions:** There are no roadways internal to the site.

b. **Policy:**

Local Street Intersection Spacing on Minor Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

Collector Offset Policy: District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting minor arterials is one half-mile.

District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting principal arterials is one half-mile.

District policy 7206.4.2 states that the preferred spacing for new collectors intersecting existing collectors is $\frac{1}{4}$ mile to allow for adequate signal spacing and alignment.

Local Offset Policy: District policy 7206.4.5, requires local roadways to align or offset a minimum of 330-feet from a collector roadway (measured centerline to centerline).

District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

c. **Applicant's Proposal:** The applicant is proposing to construct two new roadways to intersect Deer Flat Road as follows:

- A new north/south collector roadway, Kay Avenue, located at the half-mile.
- A new local street, Windmill Avenue, located approximately 1,712-feet west of SH-69/Meridian Road and 1,098-feet west of Abstein Lane (measured centerline to centerline).

The applicant is proposing to construct two new local roadways to intersect Kay Avenue as follows (measured centerline to centerline):

- Rockfield Street located approximately 506-feet north of Deer Flat Road and 1,154-feet south of Wabash Street.
- Wabash Street, located approximately 988-feet south of Ardell Road.

The applicant is proposing to construct two new local roadways to intersect Ardell Road as follows (measured centerline to centerline):

- Whig Avenue located approximately 627-feet east of Kay Avenue and 658-feet west of Woodfield Avenue.
- Woodfield Avenue located approximately 1,348-feet west of SH-69/Meridian Road.

The applicant is proposing to offset all internal local streets minimum 125-feet from any other street (measured centerline to centerline).

- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

11. Stub Streets

- a. **Existing Conditions:** There are no stub streets to the site.

b. **Policy:**

Stub Street Policy: District policy 7207.2.4 (local) states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.5.4 (local), except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

Temporary Dead End Streets Policy: District policy 7206.2.4 (collector)/ 7207.2.4 (local) requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

- c. **Applicant Proposal:** The applicant is proposing to construct 2 stub streets to the east, Wabash Street and Fort Erie Street. All of the stub streets are less than 150-feet in length.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

The applicant should be required to install signage at the terminus of Wabash Street and Fort Erie Street, stating that "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

A stub street was not required to the parcel in the southeast corner of the adjoining property as the City of Kuna has indicated this corner is most likely to be redeveloped as a commercial use site. The site will most likely take access to Deer Flat Road via a right-in/right-out access in alignment with Abstein Lane; and will also have access to Ardell Road and SH-69/Meridian Road.



12. Bridge for Kuna Canal Crossing

The District will require that the applicant submit the bridge plans for the 2 crossings of the Kuna Canal (Windmill Avenue and Kay Avenue) for review and approval prior to the pre-construction meeting and final plat approval. Note: all plan submittals for bridges or pipe crossings of irrigation facilities should be submitted to ACHD for review no later than December 15th for construction in the following year prior to irrigation season.

13. Tree Planters

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

14. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot

height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

15. Other Access

Deer Flat Road is classified as a minor arterial roadway, Kay Avenue and Ardell Road are classified as collector roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

E. Site Specific Conditions of Approval

1. Construct a 5-foot wide concrete sidewalk on Deer Flat Road located 49-feet from centerline to front face of sidewalk abutting the site. Provide a permanent right-of-way easement for any sidewalk placed outside of the dedicated right-of-way.
2. Enter into a Cooperative Development Agreement (CDA) with ACHD to widen Deer Flat Road per the CIP; one-half of a 72-foot street section including curb, gutter, bike lane, and either 7-foot wide attached or 5-foot wide detached sidewalk from the SH-69/Meridian Road intersection, west to Windmill Avenue intersection prior to ACHD's signature on the first final plat. The CDA should include the roadway design and construction, as well as allocation of costs. ACHD will only provide reimbursement for impact fee eligible costs of permanent roadway improvements consistent with the CIP. The applicant should be responsible for all other project costs.

OR

Construct the interim roadway improvements necessary to serve the site that include widening Deer Flat Road with 12 feet of additional pavement (one additional thru lane) and 3-foot wide gravel shoulder, from SH-69/Meridian Road west to Windmill Avenue prior to ACHD's signature on the first final plat.

3. Dedicate and construct a new north/south collector street, Kay Avenue, located at the mid-mile between Ardell Road and Thorndale Street abutting the west property line. Construct Kay Avenue as one-half of a 36-foot residential collector street section with vertical curb, gutter, plus 12-feet of additional pavement and 3-foot wide gravel shoulder and a borrow ditch on the unimproved side within 42-feet of right-of-way, and 8-foot wide parkway strip, and detached 5-foot wide concrete sidewalk, abutting the site.
4. Right-of-way should be dedicated for the southern portion of Kay Street between Thorndale Street and Deer Flat Road, improvements should not be constructed until such time as the intersection at the Kay Avenue/Deer Flat intersection is improved. The right-of-way dedication is required for the entire frontage and a road trust deposit should be provided for these improvements in the amount of \$82,900.00, with phase 3, that includes this section of Kay Street, prior to final plat.
5. Install a sign at the terminus of Kay Avenue, south of Thorndale Street, stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."
6. Dedicate additional right-of-way at the northeast corner of the Deer Flat Road/Kay Avenue intersection to accommodate the future single lane roundabout shown on the MSM.
7. Construct Ardell Road from the west property line to the east property line as one-half of a 36-foot street section with vertical curb, gutter, plus 12-feet of additional pavement and 3-foot wide gravel shoulder and a borrow ditch on the unimproved side, and either 7-foot wide attached concrete sidewalk OR, 8-foot wide parkway strip, and detached minimum 5-foot wide concrete sidewalk abutting the site. The right-of-way should encompass the street improvements and should extend 2-feet behind back of curb or 2-feet behind back of sidewalk.

8. Install a sign at the west terminus of Ardell Road, stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."
9. Coordinate with the adjoining development (Greyhawk) to the north, to either provide or obtain additional right-of-way for the 3-foot gravel shoulder and barrow ditch on the unimproved side of the roadway for both on-site and off-site sections of Ardell Road dependent on which development constructs the roadway first.
10. Dedicate sufficient right-of-way for the planned roundabout at the Ardell Road/Kay Avenue intersection to accommodate the future single lane roundabout shown on the MSM.
11. Construct the off-site portion of Ardell Road from the east property line east to intersect SH-69/ Meridian Road with 30-feet of pavement and 3-foot wide gravel shoulders on both sides of the roadway, prior to ACHD's signature on the final plat that contains the 211th building lot.
12. Construct Windmill Avenue with vertical curb, gutter, minimum two 21-foot wide travel lanes, maximum 10-foot wide landscape medians, and 5-foot wide concrete sidewalks, within 58-feet of right-of-way.
13. Construct the entrance of Windmill Avenue and Deer Flat Road with vertical curb, gutter, minimum two 21-foot wide travel lanes, maximum 12-foot wide by minimum 150-foot long landscape median, and 5-foot wide concrete sidewalk, within 60-feet of right-of-way..
14. Construct the new internal local streets that contain landscape medians as 56-foot street sections with curb, gutter, minimum two 21-foot wide travel lanes, maximum 10-foot wide landscape medians, within 60-feet of right-of-way; and 5-foot wide concrete sidewalks.
15. Except for the new streets with median landscape islands, construct the internal local streets as 33 to 36-foot street sections with curb, gutter, 8-foot wide parkway strip within 51-feet of right-of-way; and detached 5-foot wide concrete sidewalks as proposed.
16. The right-of-way for the new local streets should encompass the street improvements and should extend 2-feet behind back of curb or 2-feet behind back of sidewalk. Provide a permanent right-of-way easement for any public sidewalks placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk.
17. Plat the medians as right-of-way owned by ACHD; and the Developer or Homeowners Association apply for a license agreement if landscaping is to be placed within the median.
18. Construct two new roadways to intersect Deer Flat Road as follows:
 - A new north/south collector roadway, Kay Avenue, located at the half-mile.
 - A new local street, Windmill Avenue, located approximately 1,712-feet west of SH-69/Meridian Road.
19. Construct two new local roadways to intersect Kay Avenue as follows:
 - Rockfield Street located approximately 506-feet north of Deer Flat Road.
 - Wabash Street, located approximately 988-feet south of Ardell Road.
20. Construct two new local roadways to intersect Ardell Road as follows:
 - Whig Avenue located approximately 627-feet east of Kay Avenue.
 - Woodfield Avenue located approximately 1,348-feet west of SH-69/Meridian Road.
21. Offset all internal local streets a minimum of 125-feet from any other street.

22. Construct 2 stub streets, less than 150-feet in length to the east, Wabash Street and Fort Erie Street. Install signage at the terminus of Wabash Street and Fort Erie Street, stating that "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
23. Submit the bridge plans for the 2 crossings of the Kuna Canal (Windmill Avenue and Kay Avenue) for review and approval prior to the pre-construction meeting and final plat approval. Plans should be submitted to ACHD for review no later than December 15th for construction in the following year prior to irrigation season.
24. Payment of impacts fees are due prior to issuance of a building permit.
25. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

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

12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

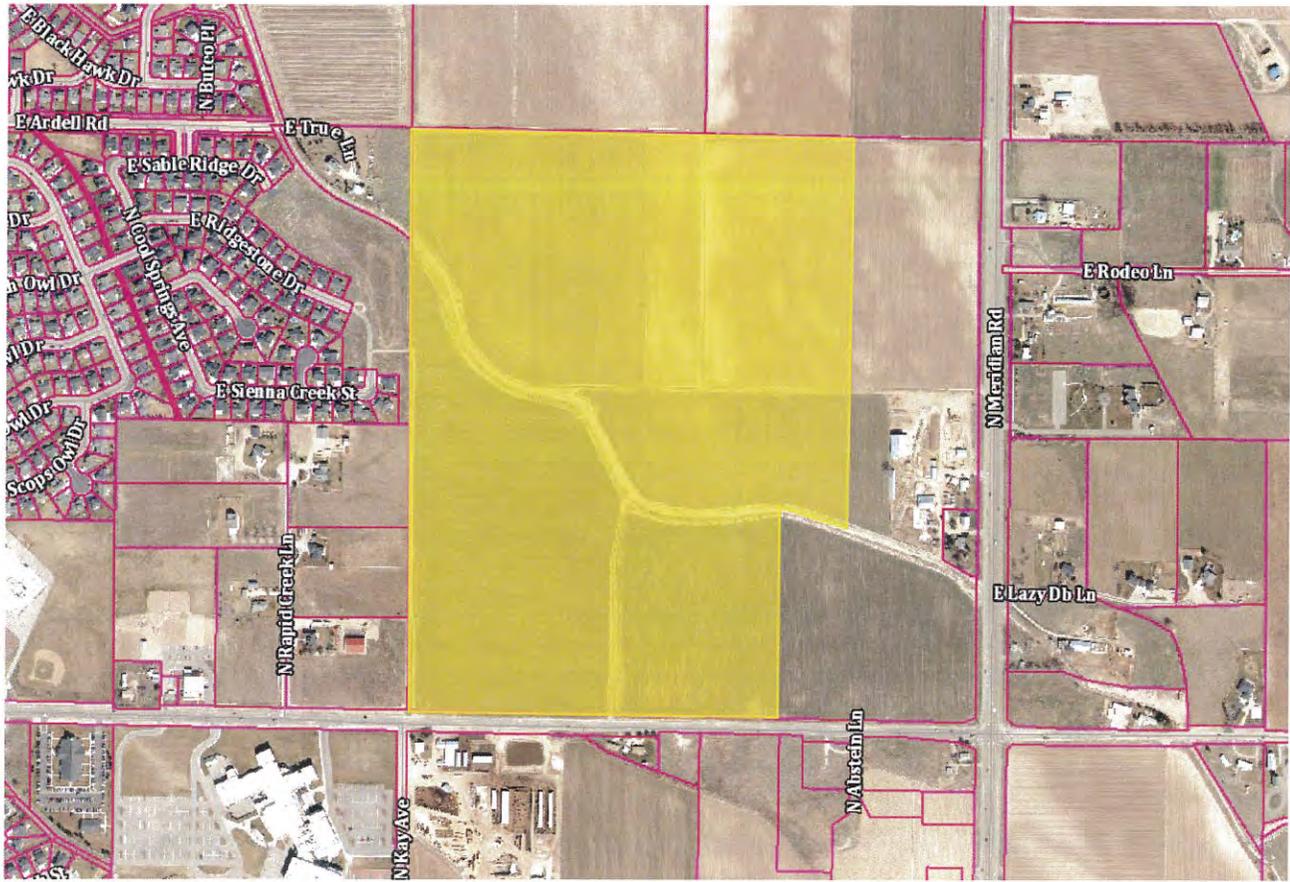
F. Conclusions of Law

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

G. Attachments

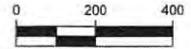
1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request for Reconsideration Guidelines

VICINITY MAP



SITE PLAN

2017



SCALE IN FEET

NOTE:
THE ROUNDABOUT CONFIGURATION
SHOWN ARE FOR REFERENCE
ONLY AND ARE NOT DEPICTING
AN ACTUAL DESIGN.

UNPLATTED



Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Development Process Checklist

Items Completed to Date:

- Submit a development application to a City or to Ada County
- The City or the County will transmit the development application to ACHD
- The ACHD **Planning Review Section** will receive the development application to review
- The **Planning Review Section** will do one of the following:
 - Send a “**No Review**” letter to the applicant stating that there are no site specific conditions of approval at this time.
 - Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
 - Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

- For **ALL** development applications, including those receiving a “**No Review**” letter:
 - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
 - The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:

Construction (Non-Subdivisions)

Driveway or Property Approach(s)

- Submit a “Driveway Approach Request” form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

Working in the ACHD Right-of-Way

- Four business days prior to starting work have a bonded contractor submit a “Temporary Highway Use Permit Application” to ACHD Construction – Permits along with:
 - a) Traffic Control Plan
 - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50’ or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

Sediment & Erosion Submittal

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

Idaho Power Company

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

- Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.

- a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.

- b. The request must be in writing and delivered to the Secretary of the Highway District no later than 3:00 p.m. on the day prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.
- c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.
- d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.
- e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.
- f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.

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

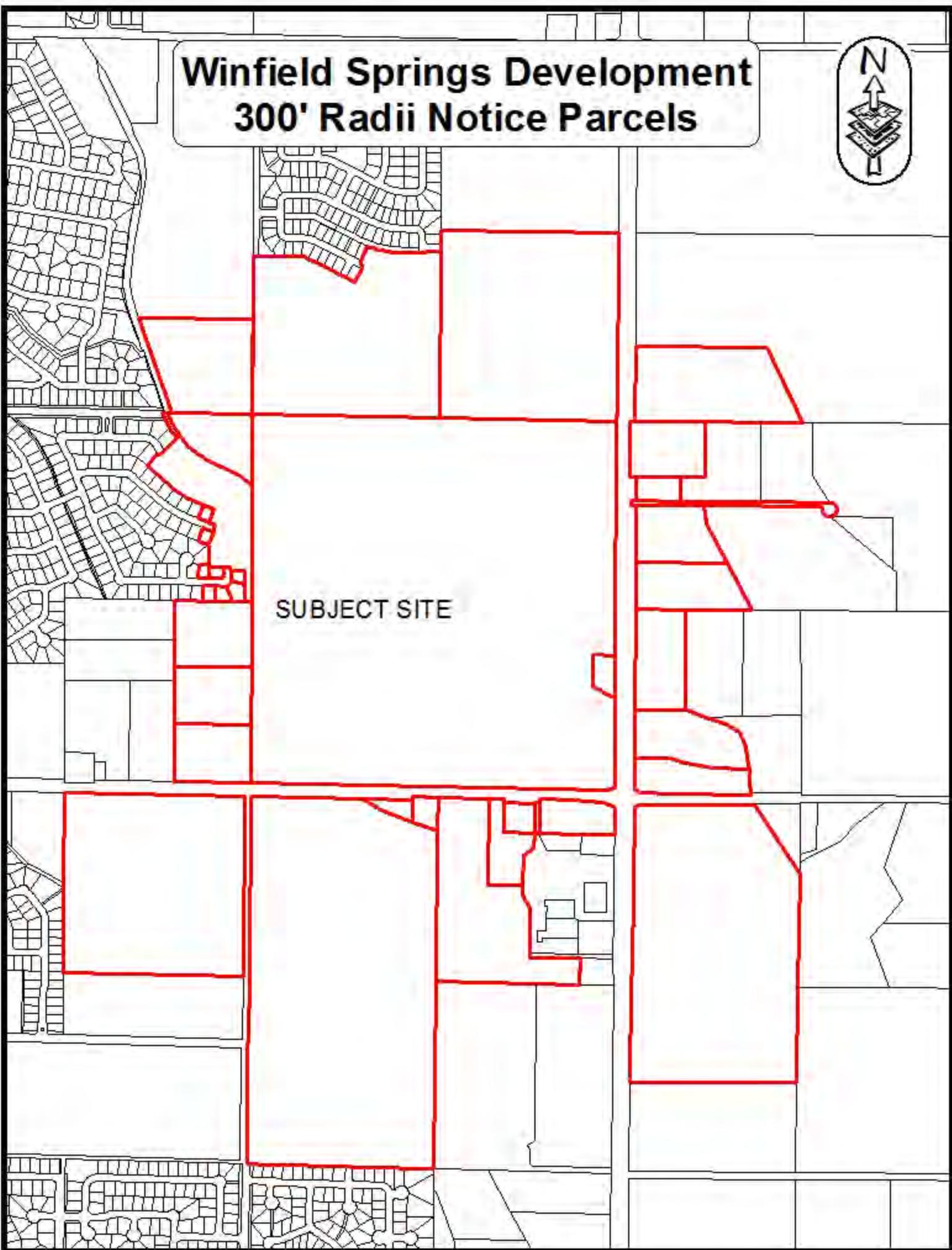
RICK MORINO
855 W. HUBBARD RD.
MERIDIAN, ID 83642

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.

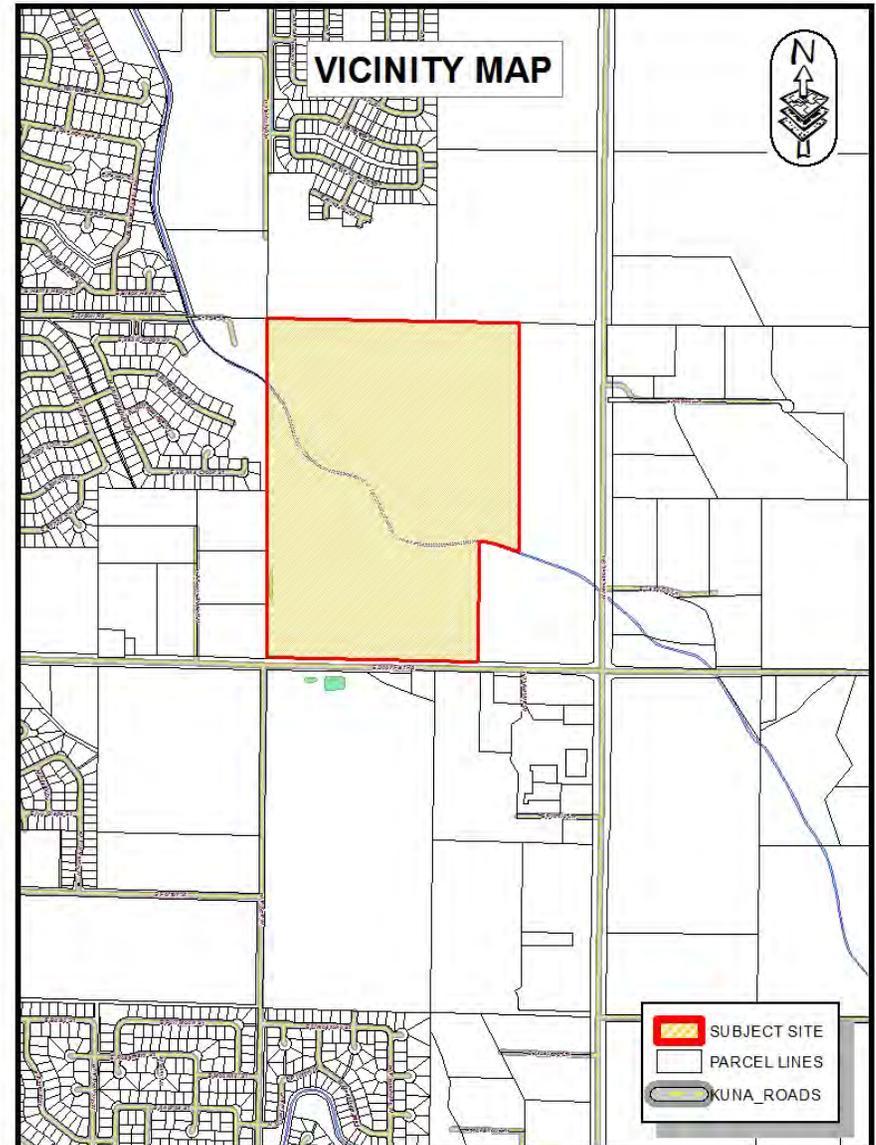
The site is located approximately 950' northwest of the intersection of Deer Flat and Meridian Roads, Kuna, Idaho.

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. 4th 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 City Council

CITY OF KUNA will hold a public hearing on April 11th, 2017 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

City of Kuna Public Hearing Notice

Kuna City Council

CITY OF KUNA will hold a public hearing on April 11th, 2017
at the Kuna City Hall, starting at 6:00 p.m.

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Location: 1925 N. Meridian Road Kuna, ID

Application by: J-U-B Engineers

City of Kuna Public Hearing Notice

Ward City Council
CITY OF KUNA 411 East 12th Street, Kuna, ID 83642
City Office: (208) 333-2100
Fax: (208) 333-2101
Website: www.cityofkuna.com
Application No. 1-2018-001
Application Date: 1/15/18



City of Kuna Public Hearing Notice

Kuna City Council

CITY OF KUNA will hold a public hearing on April 11th, 2017
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

City of Kuna Public Hearing Notice

Kuna City Council

CITY OF KUNA will hold a public hearing on 1/19/17 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



City of Kuna Public Hearing Notice

Kuna City Council

CITY OF KUNA will hold a public hearing on April 11th, 2017 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

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 _____.

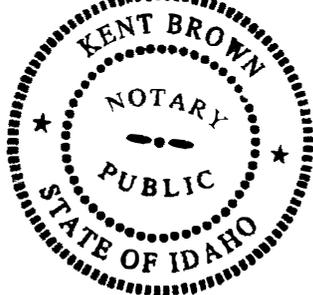
I have submitted photograph(s) of the posting to the City, concurrent with this
affidavit. The sign(s) will be removed no later than three (3) days after the public
hearing.

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



City of Kuna

Planning & Zoning Staff Report

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

To: Planning and Zoning Commission (**P & Z**)

Case Numbers: 16-04-CPM (Comprehensive Plan Map Amend) and 16-13-AN (Annexation)
Indian Creek Sports

Location: Northwest Corner (NWC) Meridian Road and Mason Creek St. (alignment)
Kuna, Idaho 83634

Planner: Troy Behunin,
Planner III

Hearing Date: *March 28, 2017*
Tabled until: *April 11, 2017*

Owner: ***Indian Creek Sports***
Troy & Vicki Todd
6029 Sunrise Ave.
Kuna, ID 83634
208.922.4299
Troy@indiancreeksports.com

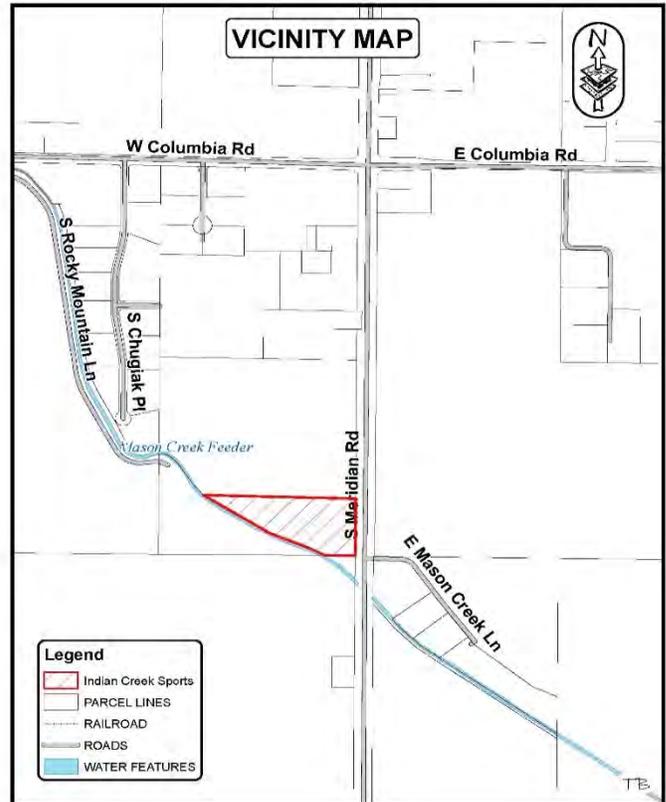


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| A. Process and Noticing | H. Procedural Background |
| B. Applicants Request | I. Factual Summary |
| C. Aerial map | J. Proposed Findings of Fact |
| D. Site History | K. Proposed Comprehensive Plan Analysis |
| E. General Project Facts | L. Idaho Code Analysis |
| F. Staff Analysis | M. Proposed Conclusions of Law |
| G. Applicable Standards | N. Recommended Conditions of Approval |

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that Comprehensive Plan Map Amendments and Annexations are designated as public hearings, with the P & Z Commission as the recommending body and City Council as the decision making body. These land use applications were 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 | June 22, 2016 (4 people attended) |
| ii. Agency Comment Request | February 2, 2017 |
| iii. 315' Property Owners Notice | March 17, 2017 |

- iv. Kuna, Melba Newspaper
- v. Site Posted

March 8, 2017
March 31, 2017

B. Applicant's Request:

The applicant, Troy and Vicki Todd, with Indian Creek Sports, request approval to amend the Kuna Comprehensive Plan Map (CPM) designation for this site, from High Density Residential to a Commercial Zone over approximately 5.46 acres. The site is contiguous to Kuna City limits and the applicant requests approval to annex the same parcel into Kuna City limits with the following zone; C-1 (Neighborhood Commercial). The subject property is located on the southwest corner (SWC) of Meridian Road and the Mason Creek Street alignment – west of Meridian Road, half way between Hubbard and Columbia Roads.

C. Aerial Map:



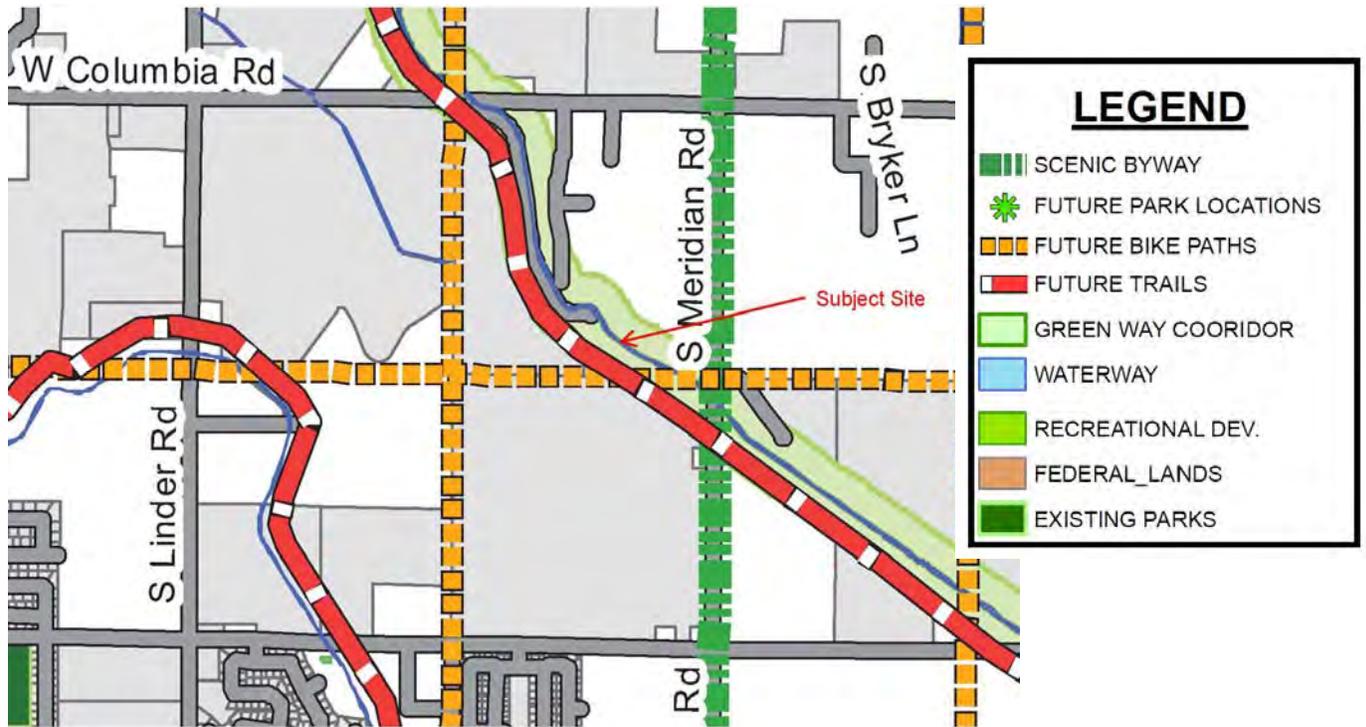
©Copyrighted

D. Site History:

This site is currently in Ada County, and has been vacant for many years. There is an accessory structure on site. It is proposed to remain at this time and the foundation may be used for a future new building.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comprehensive [Comp] Plan Map) is intended to serve as a *guide* for the decision making body for the City. This map indicates general future land uses, however, it is not the actual zone. The Comp Plan Map identifies this site as High Density Residential.
2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail along the west side of the Mason Creek canal on the west side of the site. It is the City's goal to increase the number and connectivity to trails and pathways in Kuna. It is advantageous for each parcel to develop trails and pathways along frontages of their canals and ditches to comply with the Recreation and Pathways Master Plan goals by either starting a pathway, or extending one at time of development.



3. **Surrounding Land Uses:**

North	RUT	Rural Residential – Ada County
South	PUD	Planned Unit Development – Kuna City
East	RR	Rural Residential & Agriculture – Ada County
West	RR	Rural Residential – Ada County

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

- Parcel Size: 5.46 acres (approximately).
- Zoning: RUT; Rural Residential, (Ada County).
- Parcel #: S1312142304

5. **Services:**

- Sanitary Sewer– City of Kuna (Connection is recommended when sewer is within 300')
- Potable Water – City of Kuna (Connection is recommended when potable water is within 300')
- Irrigation District – Boise-Kuna Irrigation District
- Pressurized Irrigation – City of Kuna (KMID) (Connection is recommended when PI lines are within 300')
- Fire Protection – Kuna Rural Fire District
- Police Protection – Kuna Police (Ada County Sheriff’s office)
- Sanitation Services – J&M Sanitation

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

The land is currently a vacant unused parcel. This site is generally flat. The soils appear to be a Hydrologic Group ‘C’ and possibly ‘A’ for the site with a general slope of less than 2%.

7. **Transportation / Connectivity:**

The applicant proposes to use the existing access from Meridian Road on the north side of the site temporarily. When adjacent future development occurs, applicant is aware that access will be limited to the

future mid-mile alignment (Mason Creek St.) At this time, it has been deemed unnecessary by ACHD to require the construction of Mason Creek St. on the south half of the site and cross the Mason Creek ditch at this time. Staff agrees with ACHD. Staff notes that the Highway Overlay District standards state that connection to Meridian Road shall be at the full and/or mid-mile alignment and shall be enforced as the area develops further in the future.

8. Environmental Issues:

Staff is not aware of any environmental, health or safety conflicts.

9. Agency Responses:

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

- City Engineer (Gordon Law, P.E.) *Exhibit B 1*,
- Ada County Highway District (Austin Miller) *Exhibit B 2*,
- Boise Project Board of Control (Bob Carter) *Exhibit B 3*,
- Central Dist. Health Dept. (Lori Badigian), *Exhibit B 3*, COMPASS (Carl Miller), *Exhibit B*,

F. Staff Analysis:

This project requests a C-1 commercial zone upon annexation. The Comprehensive Plan Map (CPM) designates this site as High Density Residential. The applicant proposed to introduce retail boats sales and repair services. This new commercial use is an appropriate designation for the CPM, as this site is located within the Overlay District, and adjacent to the Kuna Transportation Corridor. The property abuts Kuna City limits on the south (Previously known as the Napa Vineyards project 2008-PUD). This project is adjacent to a principle arterial (Meridian Rd./Highway 69 and to the south, future mid-mile Mason Creek St.). There are no public utilities within 300 feet of, or adjacent to this site. Applicant is aware that when City services are within 300' of the property it will be necessary to connect to sewer, potable water lines as recommended in the City engineers report. Applicant intends to prepare the site for commercial retail use. It is anticipated this development will take up to 3 phases to complete. Applicant is aware that design review will be required for future proposed building(s), landscaping and its parking lot.

Staff has reviewed Kuna's Comprehensive Plan (Comp Plan), which encourages commercial developments numerous times throughout the Comp Plan, and particularly within the Meridian Road corridor. The sections of the Comp Plan that address new commercial are included below, in Section K (Comp Plan analysis) of this report. As the area develops in the future, staff recommends the applicant be conditioned to remove the existing access and rely solely on future Mason Creek St. to the south and applicant shall participate in its construction. The City attempts to balance new commercial uses within the City. Staff recommends the applicant work with Kuna Rural Fire District (KRFD) to ensure proper access and all servicing (including sprinkler needs) needs of the KRFD, throughout all phases of development.

Staff has determined this application complies with Title 5 and 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No's 16-04 –CPM and 16-13-AN, subject to the conditions of approval by Kuna's Commission and Council.

G. Applicable Standards:

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

H. Procedural Background:

On April 11, 2017, the Planning and Zoning Commission considered the applications, including agency comments, staff's report, application exhibits and public testimony presented or given.

I. Factual Summary:

This site is located at the northwest corner of Meridian Road and Mason Creek St. alignment and covers 5.46 (approx.) acres that are adjacent to City limits and currently zoned RR (Rural Residential – Ada County). Applicant requests amending the Comp Plan Map designation for the subject site from High Density Residential to Commercial; and to annex the same parcel into Kuna City with the following zone; C-1 (Neighborhood Commercial). If approved, this project will take access from Meridian Road (principle arterial) in one place (existing access on the north side). Both roads are/will be classified roadways.

J. Proposed Findings of Fact:

Based upon the record contained in Case No's **16-04-CPM and 16-13-AN**, including the Comprehensive Plan, Kuna City Code, staff's memorandums, the exhibits, and the testimony during the public hearing, Kuna Commission hereby recommends *approval/denial* of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 16-04-CPM and 16-13-AN, a request for a Comprehensive Plan Map amendment and annexation into Kuna City limits request by the applicant follows:

The Commission concludes that the applications does/does not comply with the City of Kuna's Zoning regulations (Title 5) of KCC.

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

Comment: *The Kuna Commission held a public hearing on the subject applications on April 11, 2017, to hear from City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

2. Based on the evidence contained in Case No's 16-04-CPM and 16-13-AN, this proposal appears to *generally* comply with the Comprehensive Plan and Comp Plan Map.

Comment: *The Comp Plan has listed numerous goals for providing new commercial in Kuna. The Comp Plan Map designates this property as High Density. Whereas this project proposes new commercial along Meridian Road, which has been designated as a commercial corridor, and this project proposes new commercial uses, and High Density typically requires commercial standards and is typically considered a commercial use, the project generally follows the goals of the Comp Plan and the Comp Plan Map.*

3. The Kuna Commission has the authority to recommend approval or denial of these applications.

Comment: *On April 11, 2017, Kuna's Commission voted to recommend approval/denial of case No's 16-04-CPM and 16-13-AN.*

4. 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 April 11, 2017.*

K. Commissions Comprehensive Plan Analysis:

Commission determines the proposed commercial use for the *site is/is not* consistent with the following Comp Plan components:

New Commercial:

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 13 - CP).

Comment: *The Comp Plan and the corresponding Future Land Use Map (with land use designations) provides for commercial uses. This project has proposed new commercial, therefore it generally conforms to the Comp Plan and the Future Land Use Map.*

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 General's criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the Economic value is intact.*

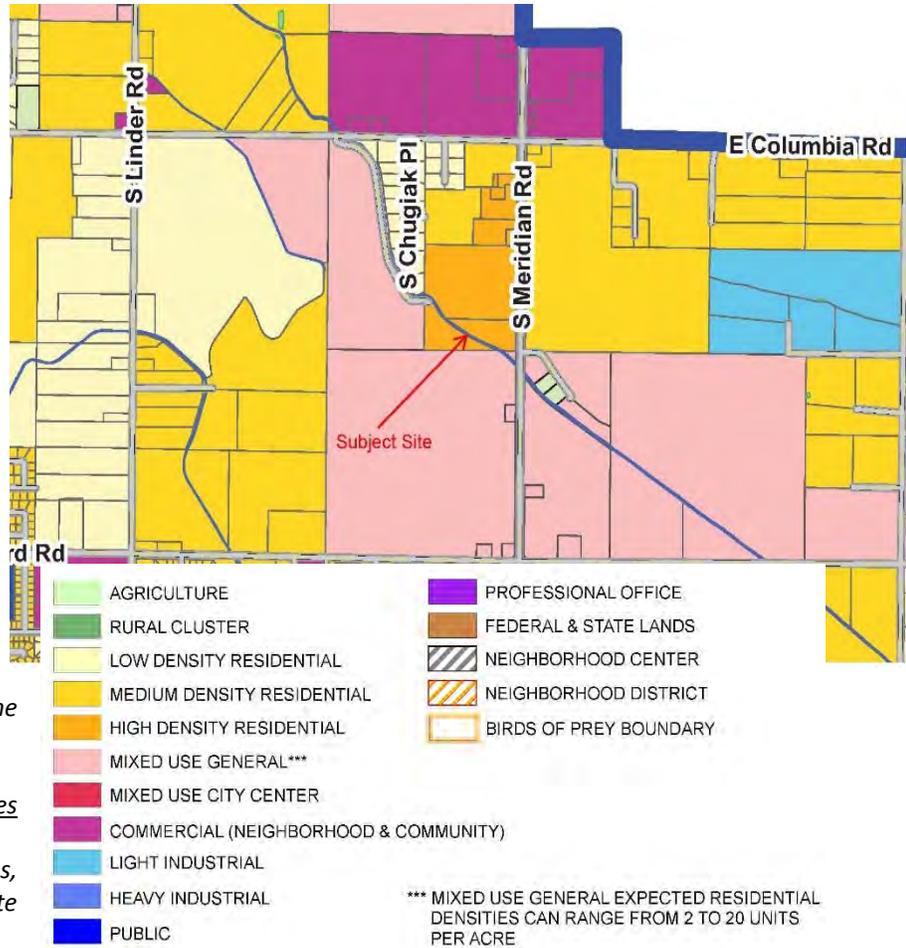
Economic Development Goals and Objectives - Section 5 - Summary:

Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community, and develop policies to provide incentives and assistance to attract companies. 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, Pg. 43 – 3.1 and Pg. 41 – 1 & 1.3 [CP]).

Comment: *The Comp Plan encourages a mix of commercial uses and calls for increasing pedestrian connections. This project adds to Kuna's new commercial inventory and provides opportunities for possible extension of Mason Creek Street in the future.*

Land Use Goals and Objectives - Section 6 - Summary:

Encourage and support mixed uses to accommodate a diverse range of business and commercial activity balanced with residential uses. Provide a broad mix of services within walking distances while strengthening the economy



LEGEND

and providing opportunity for social interactions. Encourage commercial development on transportation corridors. 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. 63 – 1.1, Pg. 64 – 2.1, 2.2.1, and 6.4.1 Def. Pg. 89 [CP]).

Comment: *This project adds a quality commercial opportunity to the City's inventory.*

Transportation - Section 9: Encourage developers to create mixed-use developments that will reduce travel demand through trip capture. Increase Kuna's employment opportunities as a means of reducing commuter trips (Page 119 – Obj. 3.2 Policy 1 and 2 [CP]).

Comment: *Applicant proposes a new commercial development adding to employment opportunities and may reduce commuter trips, therefore, it complies with the comp plan goals and policies*

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create mixed-uses and 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 (Pg.167 – Goal 1 and Pg. 168 – 1.2 and 2.1[CP]).

Comment: *Applicant proposes good community and urban design principles through creation of Mixed-Uses and a quality development, adding possibly adding to the pedestrian pathway network and adding possibly in the future to the City's roadway network (Mason Creek St.) complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). This development should also incorporate landscape buffers creating a sense of place for citizens. Therefore, this project fosters sound community design concepts and complies with the Comp Plan goals and strengthens Kuna's image.*

L. City Council's Idaho State Code Analysis:

1. **IC §67-6511 (2) C** requires that the Commission analyze the proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, **or** would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.
2. **IC §67-6513** provides that the City provide for mitigation of the effects of subdivision development on the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate the proposed subdivision.
3. Through discussions and comments submitted by public service providers, the project would not create demonstrable adverse impact to quality of emergency service and/or delivery of said services, or impose substantial additional costs to current residents.

M. The Commission's Conclusions of Law:

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

1. The Commission feels the site *is/is not* physically suitable for commercial development as a commercial retail / repair service, as proposed.

Comment: *The 5.46 acre (approximate) project does/does not appear to be suitable for development as a commercial use, as proposed.*

2. The commercial uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be developed commercially is not used as wildlife habitat. Uses for the site are planned for construction according the City and ACHD requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

3. The Comprehensive Plan Map (CPM) amendment and annexation applications are not likely to cause adverse public health problems.

Comment: *The proposed commercial uses for the property would generally comply with the Comp Plan. The project will be required to connect to public sewer and potable water systems when available and within 300' of the property, therefore eliminating the occurrence of adverse public health problems.*

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

Comment: *Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses. Commission did consider the commercial uses and the location of the property with current adjacent uses.*

5. The existing and proposed street and utility services in proximity to the site are suitable or adequate for commercial purposes.

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

6. Based on the evidence contained in Case No's 16-04-CPM and 16-13-AN, Commission finds Case No's 16-04-CPM and 16-13-AN do/do not adequately comply with Kuna City Code.

7. Based on the evidence contained in Case No's 16-04-CPM and 16-13-AN, Council finds Case No's 16-04-CPM and 16-13-AN generally do/do not comply with Kuna's zoning Code.

N. Recommended Conditions of Approval:

Based upon the Comp Plan, Kuna City Code, the record before the Commission, the applicant's presentation and testimony at the April 11, 2017, and discussion at the public hearing, the Kuna Commission votes to recommend approval/denial for Case No's 16-04-CPM and 16-13-AN with the following conditions of approval *at time of development*:

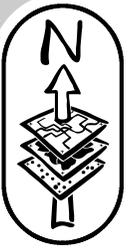
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are 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– With 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 request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
 6. Applicant shall apply for design review for all buildings, landscaping, and parking lot for the site.
 7. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code.
 8. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
 9. 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.
 10. All signage within/for the project shall comply with Kuna City Code.
 11. All 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.
 12. Applicant shall be conditioned to connect to City to Kuna Sewer and Potable Water, when the availability of those services are within 300' of the property lines, as recommended by City Engineer.
 13. The land owner/applicant/developer, and/or 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.
 14. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
 15. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This ____ day of _____, 2017.

VICINITY MAP

Exhibit A 2 c



W Columbia Rd

E Columbia Rd

S Chugiak Pl

S Obadiah Ln

S Tranquility Ln

W Chilitna St

S Bryker Ln

Mason Creek Feeder

Subject Site

S Meridian Rd

E Mason Creek Ln

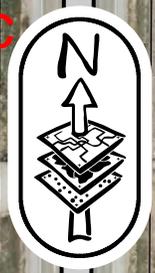
Legend

-  Indian Creek Sports
-  PARCEL LINES
-  ROADS
-  KUNA CITY LIMITS
-  WATER FEATURES

TB

AERIAL MAP

Exhibit A 2 c



Mason Creek Feeder

S Meridian Rd

TB

Exhibit A 2 c



S Rocky Mountain Ln

69

Mason Cr

Exhibit A 2 b

To the city of Kuna:

December 13, 2016

I, Troy and Vicki Todd, are planning to move Indian Creek Sports from its current location at 958 W. Avalon to 8797 S. Meridian Road. The reason I need to annex into the city, is because I cannot have a commercial business outside of an incorporated city, and being how I started in Kuna, I would like to stay in Kuna. The land will be going from r10 to c1 which is a commercial use. As of right now, public services are not available, but after talking with Gordon Law he has tentatively said that I can open up my business, and as city sewer and water comes to my location, I need to tie into it.

Thank you,

Troy and Vicki Todd

Troy Todd
Vicki Todd

RECEIVED
12-20-16



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	16-13-AN 16-04-CPM INDIAN CREEK SPORTS
Project name	TODD ANNEXATION & CPMA.
Date Received	12.20.2016
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Troy & Vicki Todd</u>	Phone Number: <u>208-794-2806</u>
Address: <u>6029 SUNRISE</u>	E-Mail: <u>Troy@IndianCreekSports.com</u>
City, State, Zip: <u>KUNA Id 83634</u>	Fax #: <u>208-922-4299</u>
Applicant (Developer): <u>SAME</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>Rod Baldwin</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>8797 25x50 An Blvd</u> 5777 <u>5 MERIDIAN Rd</u> <u>MERIDIAN Id 83642</u>	
Site Location (Cross Streets): _____	
Parcel Number (s): <u>51312142304</u>	
Section, Township, Range: <u>12 T2N R1W</u>	
Property size: <u>Approx 5.489</u>	
Current land use: <u>R-6</u>	Proposed land use: <u>C-1</u>
Current zoning district: <u>RK</u>	Proposed zoning district: <u>C-1</u>

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Exhibit A 2 a

Project Description

Project / subdivision name: INDIAN creek sports

General description of proposed project / request: _____

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: 1 pole barn / Foundation

Any existing buildings to remain? Yes No

Number of residential units: _____ Number of building lots: _____

Number of common and/or other lots: _____

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): _____

Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____

Percentage of open space provided: _____ Acreage of open space: _____

Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

Number of building lots: 1 Other lots: _____

Gross floor area square footage: 5,000 TOTAL Existing (if applicable): 0

Hours of operation (days & hours): M-F 9-6 5-9-3 Building height: _____

Total number of employees: _____ Max. number of employees at one time: _____

Number and ages of students/children: _____ Seating capacity: _____

Fencing type, size & location (proposed or existing to remain): vinyle metal

Proposed Parking:

a. Handicapped spaces: 1 Dimensions: _____

b. Total Parking spaces: _____ Dimensions: _____

c. Width of driveway aisle: _____

Proposed Lighting: _____

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature: Seoy Soedd Date: 12/13/16

Exhibit B 1



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

GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731

Email: glaw@kunaID.gov

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Indian Creek Sports
Troy & Vicki Todd
Annexation
16-04-CPM, 16-13-AN, Zoned C-1

DATE: February 14, 2017

The City Engineer has reviewed the annexation request of the above applicant dated February 2, 2017. It is noted that specific development plans are provided but these comments are restricted to a request for Comp Plan Amendment, annexation and C-1 zoning designation. The recommendation of the City Engineer is to proceed with this Subdivision and address any issues and conditions raised below in connection with this application. Accordingly, the City Engineer provides the following comments:

1. Sanitary Sewer Needs

- a) The applicant's property to be annexed is presently used for agricultural purposes and presently is not connected to City services. The City Engineer recommends connection to City facilities when those services become available (meaning within 300' of the property).
- b) The property seems to have been served by its own septic tank and drain field. If the site system fails, system is deemed inoperable or the use of the property is changed or expanded beyond limits of the existing septic system the applicant will need to find an acceptable plan that is agreeable to the City Engineer.
- c) The nearest point of connection for the property is an 8-inch sewer main in W. Hubbard Road 4,000 feet south and east of the property. 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.
- d) Wastewater from the applicant's property would be treated in the North Treatment Plant which has sufficient capacity to serve this site.
- e) Applicant must conform to City of Kuna Sewer Master Plan.

Exhibit B 1

- f) Connection obligations are defined in KCC 5-16-4.B.4 and will include pre-payment of connection fees.
- g) 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 applicant's property to be annexed is presently used for agricultural purposes and presently is not connected to City services. As developed property, it may require municipal water service for potable and fire protection needs.
- b) The existing homestead appears to be served by its own well. If the site system fails or the use of the property is changed or expanded beyond that proposed in this application or facilities are extended within 300' of the property, the City Engineer recommends connection to City facilities
- c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- d) The nearest point of connection for the property is a 12-inch water main in W. Hubbard Road. When connecting to the water system, the applicant will need to abide by any relevant water reimbursement policies and agreements and any relevant connection fees.
- e) Applicant must conform to City of Kuna Water Master Plan.
- f) For assistance in locating existing facilities, please contact the City Engineer at 287-1727.

3. Pressure Irrigation

- a) The property's irrigation needs are presently served by its own well and surface water rights held in trust by the Boise-Kuna Irrigation District.
- b) Upon development, the City Engineer recommends that surface rights be retained, downstream rights are preserved and the applicant shall show how they intend to irrigate any landscaped portions of the project without the use of Public Potable Water.
- c) The nearest point of connection for the property is an 8-inch pressure irrigation main 2,400' SE of the property in easements in Patagonia Subdivision. When connecting to the pressure irrigation system, the applicant will need to abide by any relevant water reimbursement policies and agreements and any relevant connection fees.
- d) Applicant must conform to City of Kuna Irrigation Master Plan.
- e) For assistance in locating existing facilities, please contact the City Engineer at 287-1727.

4. Grading and Storm Drainage

The following is not required for annexation but will be required when alteration of surface features is proposed (such as grading or paving) in connection with future land use applications:

- a) Please provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b) If impervious area is increased, please provide a storm water disposal plan acceptable to the City Engineer which accounts for the increased storm water drainage. Please

Exhibit B 1

provide detail drawings of drainage facilities for review. The City relies on the ACHD storm water policy as guidance for design.

- c) Any increase in quantity or rate of runoff or decrease in quality of runoff from the site compared to historical conditions must be detained, treated and released at rates no greater than historical amounts.
- d) If offsite disposal of storm water in excess of historical rates or conditions is proposed, or disposed at locations different than provided historically, the approval of the affected entities is required.

5. General

The following is not required for annexation but will be required in connection with future land use applications:

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to water (and perhaps 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 (ie development) any conveyable water rights by deed and "Change of Ownership" form from IDWR that are presently associated with the property. 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.
- c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- d) State the vertical datum used for elevations on all drawings.
- e) Provide engineering certification on all final engineering drawings.

6. Inspection Fees

An inspection fee will be required for City inspection of the construction of any **public** 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 inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation pipe and payment is due and payable prior to City's approval of final construction plans. **If no public water, sewer and irrigation construction work is done (such as with a stand-alone annexation), no fees are required.**

7. Right-of-Way

The subject property fronts on its east side on existing section line street (S. Meridian Road) and abuts the alignment for a future mid-mile collector (Mason Creek Road). The following conditions are related to these classified streets and applies at the time of development:

- a) Sufficient half right-of-way on the section line for the existing and future classified streets should be provided pursuant to City and ITD standards.

Exhibit B 1

- b) It is recommended approaches onto the classified street complies with ITD approach policies.
- c) 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 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. **If no public facilities are constructed (such as with a stand-alone annexation), no as-built drawings are required but may be required in connection with future development.**

9. Property Description

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

Sincerely,

Gordon N Law

Gordon N Law
City Engineer

Exhibit B 2

Troy Behunin

From: Austin Miller <Amiller@achdidaho.org>
Sent: Thursday, February 09, 2017 4:06 PM
To: 'troy@indiancreeksports.com'
Cc: Troy Behunin
Subject: Indian Creek Sports ACHD Response

Hi Troy,

I received your application for a comprehensive plan amendment and annexation into the City of Kuna (16-04-CPM & 16-13-AN). As your property doesn't abut an ACHD road, there are no site specific conditions of approval.

Impact fees will be required prior to pulling a building permit for a new structure. For budgeting purposes, your site sounds like it would fall under out light industrial category. The rate would be \$2,817 per 1,000 square feet.

If you have any question, please let me know.

Thank you,

Austin Miller
Ada County Highway District
Planner I, Development Services
3775 Adams Street, Garden City, ID 83714
Phone: (208) 387-6335
E-mail: Amiller@achdidaho.org



Exhibit B 3

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 15th of each year. However, on a case by case basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th if reviewed and approved by the Boise Project.

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

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

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
Terri Hasson Secretary-Treasurer, NYID
File

Exhibit B 4



CENTRAL DISTRICT HEALTH DEPARTMENT Environmental Health Division

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Kuna
- Meridian
- Star

Rezone # 16-04-CPM 16-13-AN

Conditional Use # _____

Preliminary / Final / Short Plat _____

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: [Signature]
Date: 2/23/17

Exhibit B 5

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 to enlarge 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: Indian Creek Sports

Summary: Amend the Comprehensive Plan from High Density Residential to Commercial southwest of the intersection of Meridian Road and Columbia Road. The proposal exceeds the growth forecasted in the regional transportation plan for this neighborhood. The proposal meets 6 CIM 2040 checklist items and does not meet 13 items. Consider a pathway along Mason Creek Feeder for future connections per the 2016 City of Kuna Regional Pathway Map and restricting access to only Rocky Mountain Lane, not Highway 69 (Meridian 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
26	19	26	32	29	19

- 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
55	162	55	175	1,013	905

- 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

Email: info@compassidaho.org

Telephone: (208) 475-2239



Exhibit B 5

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: See attached

- Yes No N/A The proposal uses appropriate access management techniques as described in the [COMPASS Access Management Toolkit](#).

Comments: Limit access management to Highway 69 (Meridian Road) a Principal Arterial.

- Yes No N/A This proposal supports Valley Regional Transit's [valleyconnect](#) plan. See [Valley Regional Transit Amenities Development Guidelines](#) for additional detail.

Comments: This location is not along a current or proposed transit service, nor in a demand response area.

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](#)**)

Exhibit B 5

Transportation Improvement Projects (TIP) Comments

In FY2021 ITD plans to resurface the pavement on SH-69 from the City of Kuna to the City of Meridian. Also in FY2021 ITD plans to signalize the intersections of Hubbard Road and Lake Hazel Road along SH-69.

11

Exhibit B 5

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.



Highway 69 (Meridian Road)	Mode	Existing	With attached sidewalk and bicycle lane	With detached pathway
		Link LOS	Link LOS	Link LOS
Columbia Road to Hubbard Road	Transit	F	F	F
	Bike	E	C	B
	Ped	F	D	D
Highway Capacity Manual 2010 Methodologies				

Walkscore: 0 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:

Highway 69 (Meridian Road) is currently served by a Bicycle LOS of "E" and a Pedestrian LOS of "F." An attached sidewalk and bicycle lane would improve Pedestrian LOS from "E" to "C" and Bicycle LOS from "F" to "D." A separated or detached pathway would improve Pedestrian LOS to a "D." The detached pathway would also improve Bicycle LOS to a "B."

More information on
COMPASS and
Communities in Motion
2040 can be found at:



www.compassidaho.org



LEGAL DESCRIPTION
FOR
8797 S. MERIDIAN ROAD

A tract of land located in the Southeast Quarter of the Northeast Quarter of Section 12, Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the East Quarter Corner common to Section 7, Township 2 North, Range 1 East and Section 12, Township 2 North, Range 1 West of the Boise Meridian, marked with an Aluminum Cap Monument, at the center-line of State Highway 69; thence N.89°25'31"W. a distance of 65.00 feet to a 5/8" rebar with plastic cap at the West Right-of-Way Line of State Highway 69, the Real Point of Beginning.

Thence N.89°25'31"W. a distance of 195.55 feet along the South Boundary of the Southeast ¼ of the Northeast ¼ of said Section 12 to a point at the Center-Line of the Mason Creek Feeder Canal; thence N.63°37'21"W. a distance of 108.12 feet along said Canal Center-Line; thence N.68°11'10"W. a distance of 272.40 feet along said Canal Center-Line; thence N.58°55'38"W. a distance of 443.50 feet along said Canal Center-Line; N.58°27'16"W. a distance of 48.82 feet along said Canal Center-Line; thence S.88°59'45"E. a distance of 40.00 feet to a point; thence S.88°59'45"W. a distance of 929.54 feet to 5/8" rebar with plastic cap; thence S.00°23'11"W. a distance of 388.74 feet along the Westerly Right-of-Way Line of Highway 69 to a 5/8" rebar with plastic cap, The Real Point of Beginning.

Said parcel contains 5.4892 Acres, more or less, and is subject to the following easements:

An Exclusive United States Mason Creek Feeder Canal Easement 37.00 feet to the right of the Mason Creek Feeder Canal Center-Line:

Commencing at the East Quarter Corner of Section 12, T. 2 N., R. 1 W., B. M.; thence N.89°25'31"W. a distance of 260.55 feet to a point on the Center-Line of the Mason Creek Feeder; thence N.63°37'21"W. a distance of 108.12 feet along said Canal Center-Line; thence N.68°11'10"W. a distance of 272.40 feet along said Canal Center-Line; thence N.21°48'48"E. a distance of 37.12 feet to the Radius point and the Initial Point of the Easement; said Easement is 50.00 feet in diameter;

And, a 30.00 feet Ingress and Egress Easement, lying adjacent to and parallel with the South Property Boundary where the South Boundary intersects the Center-Line of the Mason Creek Feeder Canal;

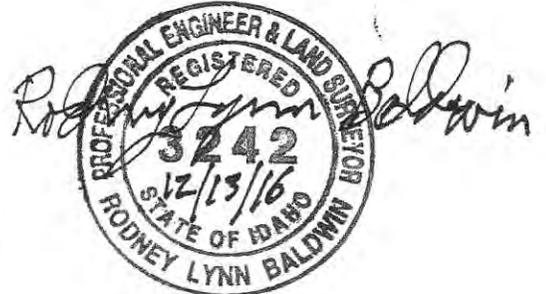
And, subject to a 16 feet wide Ingress and Egress Easement in the Southeast Quarter of the Northeast Quarter of Section 12, T. 2 N., R. 1 W. of the Boise Meridian lying 8 feet each side of the following described line:

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Commencing at the East Quarter Corner of said Section 12, thence along the East Section Line of said Section 12 N.00°23'11"E. (formerly N.00°23'34"W.) a distance of 380.25 feet to a point on said East Section Line; thence N.89°13'00"W. (formerly N.89°59'45"W.) a distance of 65.00 feet to a point on the West Right-of-Way Line of State Highway 69 as shown on Federal Aid Project No. STP-3782(101), said point being the Point of Beginning.

Thence N.89°13'00"W. (formerly N.89°59'45"W.) a distance of 987.97 feet to the end point, said point bearing N.69°24'25"W. (formerly N.70°11'10"W.) a distance of 1,122.00 feet from the East Quarter Corner of Section 12, T. 2 N., R. 1 W. of the Boise Meridian.

Prepared by: Rodney L. Baldwin, PE/LS
Consulting Engineer/Land Surveyor
4066 Hawthorne Way
Boise, Idaho 83703-3923
Phone No. (208) 343-4135
Cell Phone (208) 484-4450
Fax No. (208) 344-3596
Email: rodbaldwinpels@cableone.net

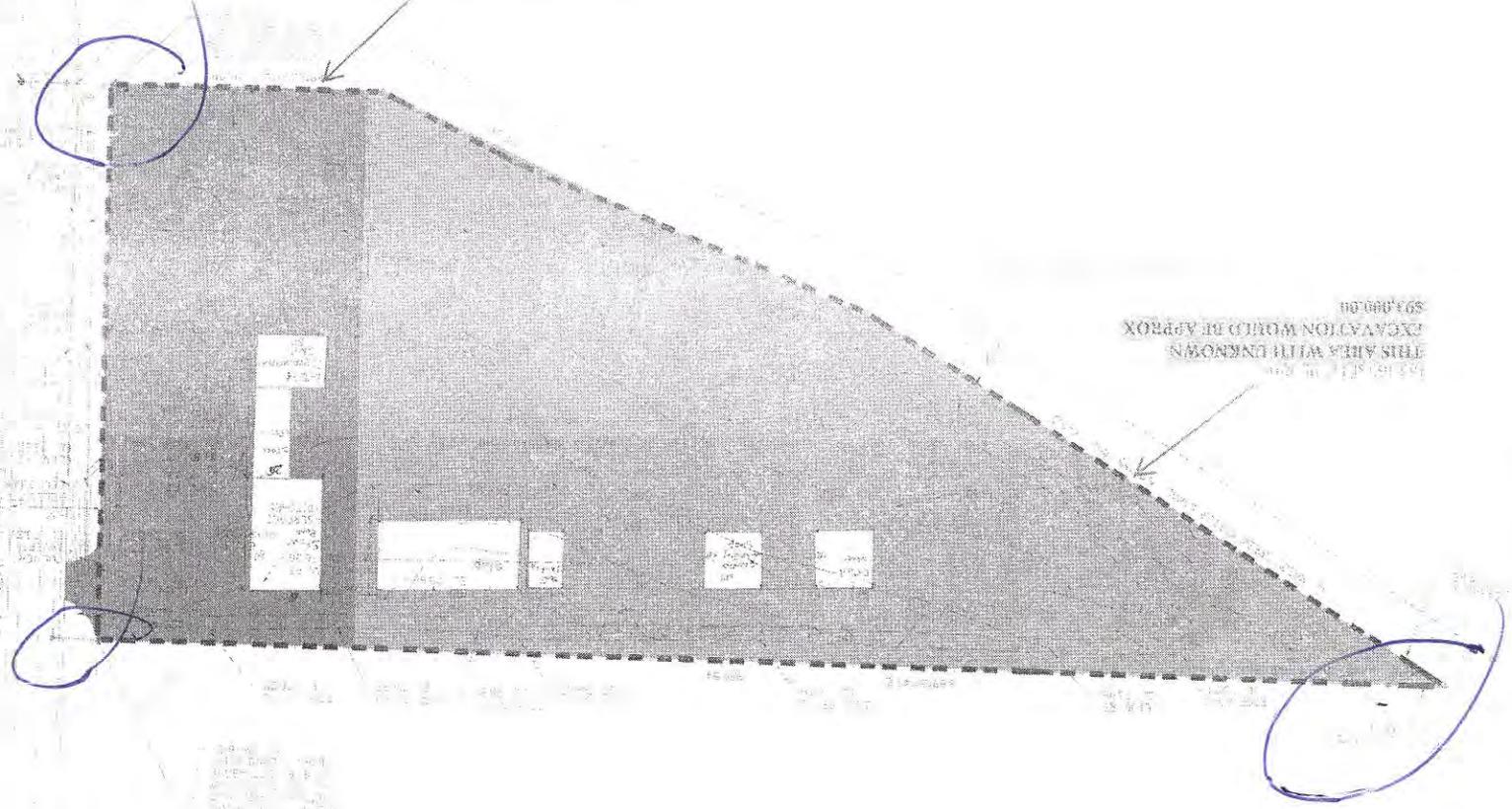


RLB

THIS AREA IS KNOWN
EXCAVATION WOULD BE APPROX
\$91,000.00

THIS AREA WITH UNKNOWN
EXCAVATION WOULD BE APPROX
\$91,000.00

66,900 sq ft asphalt area



CITY OF SAN JOSE
PLANNING DEPARTMENT
1000 CALIFORNIA STREET, SUITE 100
SAN JOSE, CA 95128

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12.20.16



Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING * 763 W. Avalon, Kuna, Idaho, 83634 * www.cityofkuna.com * (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 6 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: Annexation and Comp plan Amendment
 Date and time of neighborhood meeting: 6-22-16
 Location of neighborhood meeting: Fire station

SITE INFORMATION:

Location: Quarter: _____ Section: _____ Township: _____ Range: _____ Total Acres: _____
 Subdivision Name: KWAY Between Columbia & Hubbard 8797 S MERIDIAN Rd Lot: _____ Block: _____
 Site Address: 8797S. MERIDIAN Rd Tax Parcel Number(s): _____

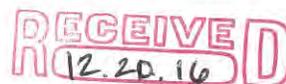
Please make sure to include all parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: Troy & Vicki TODD
 Address: 6029 SURPRISE City: KUNA State: Id Zip: 83634

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

Name: Troy TODD Business (if applicable): INDIAN CREEK SPORTS
 Address: 958 W AVALON City: KUNA State: Id Zip: 83634



PROPOSED USE:

Application Type

- Annexation
- Re-zone
- Subdivision (Sketch Plat and/or Prelim. Plat)
- Special Use
- Variance
- Expansion of Extension of a Nonconforming Use
- Zoning Ordinance Map Amendment

Brief Description

INDIAN Creek Sports
C-1

APPLICANT:

Name: Troy Todd

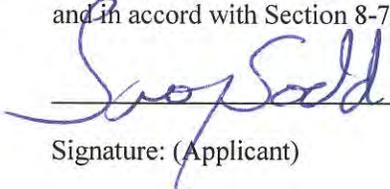
Address: 958 W AVALON

City: KUNA State: Id

Zip: 83634

Telephone: 922-9353 Fax: 922-4469

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)

Date 6-22-16

SIGN IN SHEET

PROJECT NAME: INDIAN Creek Sports Association

Date: 6/23/16

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	Ginger Yore	8799 S. Rocky Mtn. Ln	83642	208-250-8299
2	Suey Soody	6029 SUNRISE	83634	208-922-9353
3	Vicki Bodd	6029 SUNRISE	83634	208-922-9353
4	Rod Bakwin	4066 N Hawthorne way	83703	208-484-4450
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