



KUNA PLANNING AND ZONING COMMISSION
Agenda for August 22, 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 Stephen Damron
Commissioner John Laraway

2. CONSENT AGENDA

- a. Planning and Zoning Commission Meeting Minutes for July 25, 2017
- b. **17-05-ZC** (Rezone) - John Van Dyke with JSV Development rezone of 1.46-acre parcel from the current R-6 (medium-density residential) zoning to a C-1 (Neighborhood Business District) zone. The site is addressed as 692 W. Avalon Street, Kuna, ID 83634. ***Findings of Fact and Conclusions of Law***
- c. **17-05-S** (Preliminary Plat) - Springhill Residential Subdivision - NE Kuna Farms (Owner), AJ Lopez with Bailey Engineering, Inc., preliminary plat modification for approximately 180 acres (of the previously approved 208.58 ac. approx.), currently zoned R-6 (Medium Density Residential). The property address is 1585 W. Lake Hazel Road, Kuna, ID 83634 – ***Findings of Fact and Conclusions of Law***

3. PUBLIC HEARING

- a. **17-04-AN** (Annexation) – a request for approval to annex approximately 6.82 acres located at 882 E Hubbard Road, Kuna, ID 83634 with an R-8 (medium density) residential zoning designation.
- b. **17-02-AN** (Annexation), **17-06-S** (Preliminary) – Cazador; Residential Subdivision – a request from Kirsti Grabo with KM Engineering, seeking annexation of approximately 40.20 acres into Kuna City with an R-6 zone (Medium Density Residential) and preliminary plat approval to create a Single-Family Residential subdivision with a proposed gross density of 4.08 dwellings per acre, yielding 164 residential lots and 18 common lots. The site address is 2332 N. Ten Mile Road, located on the south-east corner of Ten Mile and Ardell Roads, Kuna, ID 83634.

4. COMMISSION DISCUSSION AND REPORTS

5. ADJOURNMENT

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

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

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

Call to Order and Roll Call

1. CONSENT AGENDA

- a) Planning and Zoning Commission meeting minutes for July 13, 2017.
- b) **17-03-S** (Subdivision), **17-03-ZC** (Rezzone) and **17-06-DR** (Design Review) – Deserthawk No. 4 Subdivision – **Findings of Fact and Conclusions of Law.**
- c) **17-04-ZC** (Rezzone), **17-04-S** (Subdivision) and 17-13-DR (Design Review) – Ashton Estates Subdivision – **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.

2. NEW BUSINESS

- a) **17-14-DR** (Design Review) – Cory Sartin with Lansar Properties seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build an accessory garage on an existing commercial property. The site is located at 346 West 4th Street, Kuna, Idaho 83634.

Cory Sartin: the owner 346 W 4th St, I am looking to build a storage building or an out building on the corner property, on the corner of 4th and I believe it is Elm, so I am not looking at doing new business out of there, but looking to expand the business. There is already a commercial roofing tenant there now, so we are looking to add storage space for the tenant. **C/Young:** Okay are there any questions for the applicant at this time? **C/Hennis:** Not that I have. Thank you.

Jace Hellman: Chairman, commissioners for the record my name is Jace Hellman, Planner I for the City of Kuna 751 W 4th ST. The application before you tonight is seeking Design Review approval for an accessory garage on an already existing commercial property, which is located at 346 W 4th St and is zoned CBD. This project includes the construction of a 1200 square foot commercial garage located on the northwest corner of the approximately .28-acre property. The applicant has determined that the detached garage would be used primarily for equipment and material storage. Staff has determined that the applicant has submitted all the necessary documents. The application is in general conformance with the Kuna City Code as well. I will now stand for any questions. **C/Hennis:** Are the setbacks correct? **Jace Hellman:** Yes, they are. **C/Young:** Any other questions for staff? Thank you. Looking at this it looks like the structure fits with the existing building on site,

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it is lower enough to match the existing residential uses surround the area. **C/Hennis:** Yeah, I don't see any major issues with it. **C/Hennis:** any other thoughts on it? No? I will stand for a motion.

Commissioner Hennis motions to approve Case No. 17-14-DR (Design Review) with the conditions as outlined in the staff report; Commissioner Damron Seconds, all aye and motion carried 4-0.

3. PUBLIC HEARING

- a) **17-02-AN** (Annexation), **17-06-S** (Preliminary Plat Modification) – Cazador; Residential Subdivision – a request from Kirsti Grabo with KM Engineering, seeking annexation of approximately 40.25 acres into Kuna City with an R-6 zone (Medium Density Residential) and preliminary plat approval to create a Single-Family Residential subdivision with a proposed gross density of 4.08 dwellings per acre, yielding 164 residential lots and 18 common lots. The site address is 2332 N. Ten Mile Road, located on the south-east corner of Ten Mile and Ardell Roads, Kuna, ID 83634.

Staff requests this item be tabled to a forthcoming Planning & Zoning Commission hearing

C/Young: Do we know when we will have all of the information? **Troy Behunin:** we try to make sure that it is a complete application before it comes to you. We do not have the Traffic Impact Study results from ACHD yet. It is anticipated that we will have it here in the next few weeks. The applicant is requesting we table this four weeks out from tonight, hopefully that gives ACHD the time that they need so they can provide us with that. **C/Young:** So are we looking at the 8th or the 22nd. **C/Hennis:** It would be the 22nd if it was four weeks. **Troy Behunin:** Again, if for whatever reason it is not ready, then we will have to table it again.

Commissioner Damron motions to table Case No. 17-02-AN (Annexation) and 17-06-S (Preliminary Plat Modification) until the August 22nd Planning and Zoning Commission Meeting; Commissioner Hennis Seconds, all aye and motion carried 4-0.

- b) **17-05-ZC** (Rezone) - John Van Dyke with JSV Development requests to change an approximately 1.46-acre parcel from the current R-6 (medium-density residential) zoning to a C-1 (Neighborhood Business District) zone. The site is located north of West Avalon Street, south of West Owyhee Avenue, approximately 80 feet west of the intersection of North Bridge Avenue and West Shortline Street; addressed as 692 W. Avalon Street, Kuna, ID 83634.

John Van Dyke: 1088 W Fairtrack Drive, Meridian. I submitted an application to change an approximately 1.46-acre parcel from R-6 to C-1. I believe it is more fitting for the use, being it is encompassed by commercial uses. The residential doesn't seem fitting. There is an existing dwelling there, and that would be removed, I think it is beyond reinvestment. **C/Young:** On one of your exhibits, were it lays out the parcels, I believe it is exhibit A3. There is shown an ACHD easement that is between the parcels West of yours that is splitting and then in part of the proposed looking site plan, it looks like an access is proposed through there when some sort of preliminary plat comes through? **John Van Dyke:** ACHD, from my understanding, is intent on seeing that access that currently exists. There is right of way that runs through the subdivision south of Owyhee and north of Avalon, there is approximately a 30 or 40-foot easement that goes through there, so they would like to hold on to that and see that built out as development occurs, so they asked that I would maintain that open. I would vacate the access on to Avalon, as it doesn't align with their current policy of an access so close to an intersection. From what I understand there would be a roundabout there sometime in the future. It definitely wouldn't accommodate an approach coming off of Avalon. **C/Young:** So, the intent would be to have two

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access to that parcel, one off of Owyhee, and one off the alley way off of school? **John Van Dyke:** At some point, after the properties develop and develop there portion of the alley way, right now it is just leaving it open as part of the fire district turn around, so it would effectively be a hammerhead there. **C/Hennis:** I don't have anything. **C/Young:** Any other questions for the applicant at this time? **C/Damron:** The lot that is just west, it says here that you want to use that for future development? **John Van Dyke:** That is correct, I don't have an idea for what would work there that close to the tracks, so my mind is still running on that. Some type of commercial I think would best accommodate, again West is a staging area for the irrigation, and south is just a few homes, it would have to be something that would allow being sandwiched between the tracks the residential.

Trevor Kesner: Chairman, commissioners for the record Trevor Kesner, Planner II for the City of Kuna 751 W 4th ST. The application before you tonight from John Van Dyke of JSV development is seeking a rezone from R-6 to C-1. As reflected in the staff report, the applicant is proposing a zone change in hopes of eventually building a mix of multi-family units and office suites on the approximately 1.46-acre site located west of the intersection of Bridge Avenue, Owyhee Avenue and Avalon. The site is identified as Neighborhood/Community Commercial on Kuna's Comprehensive Plan Future Land Use Map. Staff views the rezone to be compatible and consistent with the future land use map. The rezone to a commercial use also aligns with the vision for downtown as described in the Kuna Downtown Revitalization Plan. The applicant's intention is to remove the existing home and storage shed/garage and obtain future design review approvals to construct site improvements, the multi-family units and office buildings -which is permitted under the applicants requested zoning designation. The applicant has submitted all the necessary documents for a rezone application as it complies with Kuna City Code, specifically Title 5 for zoning regulations. Staff would recommend the commission forward a recommendation of approval to City Council for Case # 17-05-ZC, subject to the recommended conditions of approval listed in Section 'L' of the Staff report. I will stand for any questions. **C/Young:** We will open the public hearing at 6:20, and seeing nobody signed up, is there anybody here that has not signed up to testify that would like to? Seeing none I will close that at 6:21 and that brings up our discussion. The application seems straight forward, coming into downtown, that seems like a logical place for C-1 zoning. **C/Damron:** The comp plan has that there. **C/Hennis:** I think that is an appropriate use for space, it is an odd parcel, but I think this helps keep the ACHD right of way and such that is needed. I think he has done a nice job in future planning. I think it is an appropriate zone.

Commissioner Hennis motions to recommend approval to City Council for Case No. 17-05-ZC (Rezone) with the conditions as outlined in the staff report; Commissioner Damron Seconds, all aye and motion carried 4-0.

- c) **17-05-S (Preliminary Plat)** - Springhill Residential Subdivision - On behalf of NE Kuna Farms (Owner), AJ Lopez with Bailey Engineering, Inc., is requesting approval for a preliminary plat modification for approximately 180 acres (of the previously approved 208.58 ac. approx.), currently zoned R-6 (Medium Density Residential). The applicant proposes to subdivide two properties into 677 buildable lots and 39 common lots with a proposed density of 3.31 Units/acre. The subject site is located on the south-east corner (SEC) of Linder and Lake Hazel Roads. The property address is 1585 W. Lake Hazel Road – Parcel No's S1301212425 and S1301325480.

David Bailey: I am with Bailey Engineering; our office address is 4242 N Brookside Lane in Boise. I am here representing NE Kuna Farms for the Springhill Subdivision. A little background, this was actually approved in the mid-2000s, and the project fell by the wayside, due to the LID. The LID was taken care of and the project was deemed active, and buildable by the city of Kuna. We came last year, and the developer brought the project back into my office, mostly because I had done the project for the developer back in 2006, and I had all of the

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information associated with it. They asked me to prepare the construction drawings so they could go forward and building the project, and we took the project with Ada County highway district to see how they felt with us moving forward before we go too far into it. They said well things have changed, and we would like you to reduce a Traffic Impact Study and then they came with some other changes and said we wouldn't approve it like this today so make some changes. I will go over those in a second. When we made those changes, your staff looked at it, and said those are some significant changes, why don't we take it back through P&Z and Council and make sure they are alright with the changes we made to it, and that it is consistent with the previous preliminary plat. We completed the Traffic Study, and ACHD has changed completely how they are going to operate the road system during that time, specifically the North end of Kuna. One of things that came up is that lake hazel, is now a cross county mobility corridor, and they planned these roundabouts at the intersections, well with those roundabouts at those intersections, connections directly to lake hazel at that quarter mile intersection will not be allowed. So, we had originally in the first plan, we had two connections on lake hazel one to Linder and the plan was to build a complete Kay street along the east boundary of the property in accordance with the mid mile collector plan, quarter mile collector plan. We removed both of those entrances on lake hazel, we then added an entrance and reconfigured some lots to try and make that work. The next piece we did, we made provisions for the roundabouts at Linder and Lake Hazel and Kay and Lake Hazel so there is enough room within this plan so that in the future they can build that. We also dedicated the whole right of way on Kay and Lake Hazel to the highway district so they can complete their future needs on that. The original project was 225 acres, we are now at 208 acres on this development so part of that is the Right of Way given. And almost 15 acre that belongs to Durant on the south end of the property, that was not originally sold to the original developer, and it didn't go with the development so since we don't own that, we left it out of this application. What we did though, was we provided a half street on the north end and connections to that that are identical to what it was before so if Mr. Durant wanted to sell, or develop himself he would be able to do so. We kept substantially the same density doing this layout. Kay street was the next issue, and while we had it on there, two issues came on there. We reconfigured the internal lots. To some extent we maintained the original size of them specifically we had in the original development agreement we had some estate lot sizes in the north-east corner of the project so we can keep the integrity of those interior lots. So, I guess that's the extent of what we did. We did our neighborhood meetings, and I guess I'll answer any questions you might have. **C/Young:** any questions for the applicant. **C/Laraway:** I noticed on your subdivision, that traffic is heavily dependent on Linder with one entrance. Is there a reason you would use just one entrance? **David Bailey:** Mr. Chairman, Commissioner Laraway we actually have another entrance to the north, it is about 600 feet south of Lake Hazel. Both of those will be constructed in the first phase, which is actually approved and in construction by the way. You were talking about Kay St going through and you were taking about Pear Blossom, you say m=Monet was cut out because you didn't want to create an existing traffic system through that subdivision. Is pear Blossom, going to open that up to their subdivision? **David Bailey:** That is up to them and the highway district. **John Laraway:** It is still going to create the same traffic flow. **David Bailey:** It will eventually in the future, come straight across and that might encourage them to open that, it wasn't a T intersection so it wouldn't make a cross intersection in the future. Yes, Kay street goes up, and that is the City's requirement for the collector street and it was always intended to connect there also. The highway district and transportation department are not really excited about opening that up, because creating more traffic for the pear blossom access to highway 69 is a serious traffic problem. **C/Laraway:** Thank you. **C/Hennis:** I have nothing at this time. **C/Young:** Okay, Thank you. Troy, come on up.

Troy Behunin: Good Evening Commissioners, for the record, Troy Behunin, Planner III, 751 W. 4th Street, Kuna. The applications before you tonight are case No's 17-05-S (Pre Plat - Modification) is presented for your vote to recommend approval or denial to Council. The application materials have been assembled for your

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packets, hopefully you have had a chance to review them as needed. All of the noticing procedures have been followed to hold the special public hearing tonight: the site was posted, a public notice was in the KMN, and flyers were sent to land owners within 350'. The applicant seeks a modification to part of the pre-plat that was approved in 2007, it covers approximately 180 acres, known as the Springhill subdivision which is located at the SEC of Linder and Lake Hazel Roads. The applicant tonight is not the same as the 2007 application, however due to several changes in ACHD's policies, he now wishes to change several design elements. ACHD no longer allows for access to a subdivision if the project stretches from one classified road to another continuously. This project has continuous frontage from Linder to the proposed Kay Ave. This required other changes to the internal roads affected by this new policy. Linder road has an additional entrance from the 2007 approval to maintain safety and other EMS access levels up to proper standards. Staff finds these new elements/changes to be complimentary to the goals of the City in terms of safety, and serviceability for the subdivision, surrounding roads and to be in concert with the comp plan goals and the comp plan map. Applicant is bringing all public utilities to the site and anticipates 14 phases for the project total which will bring 677 total buildable lots, with a density proposed at 3.31 DUA and with 39 common lots that total about 37.81 acres of open space with at least 23 acres of trails for connectivity. Staff proposes the applicant shall submit a landscaping plan with each phase that reflects the changes proposed with tonight's application, as stated in condition 11 of the staff report. The landscaping for the Springhill subdivision shall comply adequately with KCC 5-17. Staff has worked with the applicant to get it before you tonight, and they have submitted everything staff has asked for. I stand for questions. **C/Laraway:** It says in here that they are going to enter into a signal agreement and put interim lights at Columbia and Linder, it also says they are going to put lights at lake hazel and ten mile. **Troy Behunin:** Perhaps Dave could explain that later. **C/Laraway:** Okay. **C/Young:** Okay, any other questions for staff. Okay, then we will go ahead and open the public testimony at 6:40, first up we have listed to testify is Gordon Dye, Okay, he must have been one of the ones that left. Other than those who have spoken, I don't see anybody signed up, is there anybody who would like to sign up? Okay, seeing none, I will go ahead and close the public testimony at 6:41. We would ask if the applicant could come up and answer the commissioners question of signalization at Columbia and Linder and the buildouts there and Lake Hazel and the 261 mark and the 451 mark. Could you address that question? **David Bailey:** Thank you Mr. Chairman, David Bailey again. ACHD, when they go through and give us our conditions of approval, that is specifying that the traffic created will affect the other intersections, outside the studies. The first one is at 260th buildable lot, so at the 260th lot, this developer would have to go and redo the Traffic Study, and do what they call a traffic signal warrant analysis along Columbia and Linder Road. And if that study warrants a traffic signal they would build an interim signal, which means that it is a traffic signal but using the approaches that are there on the road. A full signal requires tearing it all up, putting curb and gutter and full lanes, the other one is at 500 lots to do the Traffic Study again and that is for Lake Hazel and Ten Mile and that is not an interim one, but that condition has numbers on the memory ranch one and probably the Caspian one too. So what ACHD does is they will condition all of the projects to build that signal and all of the projects evaluate and when it gets to that point they figure out who is going to pay what share of it, based on the amount of traffic you contribute. But this one specifically, at Columbia if we get to that point and it is warranted, this developer is the one that gets to build the whole thing. **C/Laraway:** When you look at the plat, he didn't really go down to Columbia, so I was just wondering what that agreement was and who started it, Thank you. **C/Young:** Okay, is there anything else for the applicant at this time. That brings up our discussion, anybody like to start. **C/Hennis:** I like all of the open space here, this is the best one we have had in a long time. It provides a lot of space for kids to play, a lot of usage. A lot of connectivity with the other subdivisions. I think it is laid out really well. **C/Young:** I am glad that ACHD mandated the change along Kay street to keep traffic from combining with Pear, that's a big thing, and as far as being an R-6 zone with the density of the buildable lots being very low, not even 3.5, is well under the

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zoning it is approved for. **C/Hennis:** I like the variation of lot sizes here. **C/Young:** like on the northeast, closer to the existing subdivisions. **C/Hennis:** I don't know how it will work on Kay Street though if only half of it is built first, and do we know when these others are going to be built in? **C/Young:** This might be a question for the Gentleman for Bailey, but did you say you were doing both sides of Kay Street? From Lake Hazel. **David Bailey:** Kay Street will be constructed all the from Lake Hazel down to the other side of the project. What we are going to do, normally when we do a half street we just build half the street. The right of way requirement would normally be 35 feet we are actually going to give 42 feet. We build half the road including curb gutter and sidewalk, including 12 extra feet on the other side, then we will do a borrow ditch. Then the next developer comes in, widens it and put the rest of the asphalt and puts the rest of the curb gutter and sidewalk on their side. For the portion in-between that is adjacent to Pear Blossom we are actually going to build both sides of the street, including curb and on the east side, but the highway district has agreed to pay for the curb and gutter on the east side. So, we will build a whole road for that portion and for the North and the South side we will build the $\frac{3}{4}$ road. **C/Hennis:** Okay, Thank you. **C/Young:** No, I think overall it is pretty close to what was approved back 2007, and the changes that were made and requirements from ACHD I agree with as well. **C/Hennis:** But this just the preliminary plat here at this point. So, landscaping and design review and stuff are still forth coming, yeah, I think they have done a nice job reconfiguring it. **C/Young:** If there is not anything else, I would stand for a motion.

Commissioner Damron motions to Recommend approval for Case No. 17-05-S (Preliminary Plat Modification) to City Council for Springhill Residential Subdivision with the conditions as outlined in the staff report; Commissioner Hennis Seconds, all aye and motion carried 4-0.

4. COMMISSION DISCUSSION AND REPORTS

Wendy Howell: I received an email from Mr. Laraway. **C/Laraway:** But, it started a conversation. **Wendy Howell:** I want some clarification and then I probably have some information that may help. **C/Hennis:** Wendy, some of this spurred from a discussion we had at the end of last meeting, and that is kind of where we...**Wendy Howell:** and I have got that highlighted in the minutes. So, I guess it raised some concerns with lack of dialogue with ITD and Ada County Highway District in regard to vehicle and pedestrian traffic comments, and the request was to meet with representatives from ITD, ACHD and Compass to discuss long term plans of the agencies for the Highway 69 corridor. So, what specifically were you looking for as far as plans? **C/Laraway:** Correct me if I am wrong, this is some of the concerns that we had, or I had, and some of them agreed, we are starting to approve these larger subdivisions on the other side of a highway, it seems like I needed more guidance, I know I am new at this, but it is not like Sunbeam or this one here, we really don't have the conflict of traffic, and knowing that the high school is right across the street, how much pedestrian traffic is going to cross. We were trying to ask questions, I was asking question to applicant about ACHD or ITD regulations, he didn't have a lot of information. So, I felt that we're kind of, if we weren't explained it, we could have tabled it. But, it seemed like we didn't have enough, or I didn't have enough information that made me feel comfortable that when we are approving these larger subdivisions on the other side of highway what else is taking place, is ITD, or ACHD going to require that the curbing in the middle road to help prevent people from turning left in the left hand turn lane, and there is just a lot of issues that I didn't understand. **Wendy Howell:** In the Transportation Impact Study, and I believe one was required for that particular subdivision, it does give that information. **C/Hennis:** Right, one of the things that got us talking about, is the fact that this is the first one we have actually dealt with across Meridian that actually has something on the other side that somebody might walk to. The one up on Hubbard that is back there, really doesn't have anything across the street, so it brought up the talking point of the fact that we have Riddleys right there. We have the high school right there. The fact that people would more

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than likely have or create some pedestrian traffic across the intersection, unlike the other subdivision up the road, which you are correct there is a second one, but because of the commercial, because of the multifamily piece over there, who want to probably walk across that street to the center, and then he brought up the High School, and some of them would be walking because it is too short to bus, and the students without cars. So, that brought us to the Traffic Impact Study and how that deals with vehicle traffic and not the pedestrian traffic.

Wendy Howell: That is not correct. **C/Hennis:** We will it didn't recommend any signalization at that intersection. **Wendy Howell:** It probably didn't because Deer Flat and 69 already has signalization. **C/Hennis:** Right, but for pedestrian use, but there is nothing that is marked on the roadway. **Wendy Howell:** Not as of yet, development will make it a necessity, theoretically if it was commercial first, they probably won't do a cross until they have the multifamily housing or housing. **C/Hennis:** and it is not that you are not correct in this, it just brought up some interesting points to us because we have an intersection here that's now all ITD and ACHD and we were concerned because it seemed like ACHD is giving appropriate attention to these Traffic Impact Studies, but we question whether ITD is, because of that self-storage on the corner with no, real yeah just let them turn in on the corner. So, we are a little concern as to whether ITD is really making, and now we are building a huge intersection with a lot going on there. We just kind of thought that it might be a good idea to see if the three of these groups are talking. **Wendy Howell:** ACHD does require pedestrian and bicycles to be included in a Traffic Impact Study, they look at potential conflicts as they relate to internal project site circulation, and any additional considerations that be needed depending on the particular situation and I am pretty confident that those storage units did not require a TIS. But, when they already have an existing access, it is what it is. I know ITD is thoroughly looking at the TIS's because we are in conversations with them right now over another development that has already gone through the approval process here and has their entitlements. However, they are requiring a new TIS, and they want us to hold it up. It could be a different set of policies versus four years ago. **C/Damron:** I think another issue we are looking at is that we are constantly playing catchup with them, let's not do anything about that until a problem exists. We see a future problem. Let's start dealing with the problem before it hits us and somebody gets hurt out there or something happens. Let's mitigate those issues, and that is one of the reasons I want to have that conversation. **Wendy Howell:** But with a lack of better way of saying this, there is no way to change it. I have been trying extremely hard, actually up on Deer Flat and the new subdivision that is going in across from Ridley's and Bi-Mart, because it was so close to the warrants to allow a roundabout there, where Kay is by the high school, and they would not consider it. I went and talked to them personally, and it is just not warranted. Even though it is being proactive rather than being reactive. **C/Hennis:** and I think this is a part of the conversation that we had, is being on this side, we don't hear your conversations with them, we are not active in what you guys do on a day to day basis and we are asking if there is anything else possibly that we can do to look at the future versus playing catch up, and we were hopeful in thinking, but we all realistically know what ITD and ACHD are reputed to do. Compass, though, that is why we kind of brought that in, because they are usually one group that tries to look ahead and tries to coordinate those things, considering we are the number one fastest growing city in Idaho now and that is our major corridor coming in and maybe there would be some better input coming in from that agency versus the others. I think what John was trying to do was create this conversation so that we can see if there is anything that the City could do, or we could do. **Wendy Howell:** We participate in numerous committees, with each of the agencies, as to have a voice at the table. Compass is a regional planning entity, the only thing that they review development for, is their Communities in Motion Plan 2040, to give you a score card that tells you whether it is a walkable development, this is what the score would be and so forth. They don't look at it in the depth that ACHD or ITD traffic engineers do. **C/Hennis:** They come up with their five-year, twenty-year plans, so they can kind of get a feel where growth is going, and as growth kind of squirts out of one spot and doesn't do what they what they thought it would do over here, it seems like they try to react. Like the one we just did here, in their report, one of the signals that they are looking at putting in, in 2020, 2021 was moved up from

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2025. **Wendy Howell:** That is because it is in their five-year working plan. The five-year working plan is the only plan that they really look at. I just got the results today in fact for our priority list, the City provides ACHD a priority list which ultimately goes to Compass and then ITD to try and get State and Federal Funding, the priority list details out what the priorities, most problematic area, potentially the most crashes, fatal property damage, Linder and Deer Flat has been one of our most busiest and problematic intersections ever, and this has been in the que since 2014-2015, and it is just going into construction in 2020. That is how long it takes for things to get done, we can't just say we need this done, it is a priority process and it has to go into design year, approval at the regional level through Compass then it has to go up another step to get funding for these large projects. The simple things like Ten Mile and Crenshaw, enhance PED crossing due to the school, ACHD is to prioritize this coming year, sidewalk at Deer Flat Linder and Kay, that has been talked about since 2015. That is to be developed in 2017 and 18 and portions will be developed in 2020. They go off warrants and level of service, if they don't have the level of warrants and service, like we are repeatedly asking for Kay and Avalon. But with that subdivision there was a TIS, and even at that point there was no warrants. But, once Merlin Point starts developing, then it will probably be warranted, but they have another signalization kind of on the corner there that would potentially go in, but then it would be too close to the Kay intersection. There are so many dynamics that go with. **C/Hennis:** And this is good information, especially for the newer guys, because when these questions are asked about traffic control in a subdivision and what ACHD is going to do about it, we will at least have the knowledge to know that it is like a turtle race, it will get there eventually. **C/Laraway:** That is my weakness I always look at traffic. **C/young:** I think that is what ACHD is trying to do, like with tonight's hearing again, with the relooking at doing Traffic Impact Studies at key points, and saying we are not going to make it time, but if you develop fast enough, put something temporary here and we will finish it in time when we catch up, kind of a though and help mitigate someway. **Wendy Howell:** Well I know I just wrote a letter for 69 and Lake Hazel and 69 and possible Hubbard, and the State and ITD actually recognized the crash rate before we did. They had me write a recommendation letter saying yes, we need this and they are getting into the que to get those done. We really do work and have a lot of collaboration with them and worked hard to improve our reputation here in Kuna, versus what it was with the agencies. **C/Hennis:** And there are sometimes that we, at least I have of staff to work with the agencies to try to see if there is some traffic mitigation to be done to appease the people that are here, because we know you're working with them, but they don't necessarily, and if they hear us ask you to ask for more, it is not that we don't think you're doing enough, but it appeases the general population that is involved. **C/Laraway:** A study that has been done, where I was working before, and if you asked the people throughout Ada County, what their number one concern was, it is always traffic, that's what it is. We just thought that ACHD might have a representative, that can tell us here is what we do and why we do it. **Wendy Howell:** I can probably get you someone to come out give you a little 101, the problem I ran into when I requested it this week is that everyone is on vacation. And since everyone is covering for everyone else, and maybe in the fall when things start to slow down, I can get somebody. **C/Laraway:** I am just happy you understand my weakness, I am new at this and there is still a lot I don't understand protocol, like school district information. I don't know how the school operates when it comes to busing kids. **Wendy Howell:** Well I'm trying to do my best to encourage the school to become a louder voice at the table when it comes to developments, because we get dinged by that so much. If they don't want to or haven't had time, we are the ones paying for it. There are some pretty large projects that have been talking to us lately, and I mean they could be another city of Kuna, once it is fully developed and the location of it is going to be somewhat surprising to you as well. But, I am having conversations like where are you going to put your school site that you are going to donate, I can't make them do that, but I can put that idea out there. So, I happened to, I know some of you are aware of this, the levels of service, ACHD, kind of gives you an idea of what each means, I can send this out to all. On ACHD's website, I went looking for some of the specifics of the TIS, but this gives what they look at, and their procedures and so forth. We have come to an agreement where a developer that is pushing

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

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staff quite a bit with ACHD's help, that the city would not forward those cases on to you guys until we have the final report. I will let you know I had to fight tooth and nail for that. **C/Young:** And we thank you for that, I think if we would have gotten a preliminary plat, without final conclusions, we probably would have spun it back anyways. **Wendy Howell:** And I told them, I know these people, they will not accept this. They have to provide a recommendation and they want to make the right choice, and transportation is one of the biggest issues. **C/Hennis:** That is one of the biggest concerns, so we have to address it, and property values is not something you can quantify all that easy, but traffic volumes you can. **Wendy Howell:** With that trip generation book, based on the uses, and then the number of people and so forth. They do consider surrounding development, and that is something I wanted to clarify with ACHD. **C/Hennis:** Okay good. **Wendy Howell:** I haven't dug into ITD too much, actually gives them a study area, and if they are aware of multiple subdivisions in that area they may say you need to include all of this, but in their initial meeting, they like to include staff, ITD, if warranted, and potentially other agencies that need to be involved, they give an initial review, and when they do this, they established a study area for the person doing a TIS to go back and work from. On ACHD's website they have all of their policies and manually, some are referred to as federal guidelines, some are not, but I can print off something for you guys. Priority lists are once a year that we turn them in. I just got back the response to our, and some say they will happen when development happens there, like on the east side of Kay, between Avalon and Deer Flat, we wanted sidewalk all along there, but I just keep it on the list figuring that if we push it hard enough and maybe they will do it. There is some downtown stuff that is scoped to go in 2017, and others that will require a City led effort. Some of it they have to prioritize as scope, and they meet with us one site and see what our wishlist is for there. They see what is practical and kind of balance the two and determine the cost and see if it is feasible. Sometimes we get grants and work with three different granting agencies to try and pull off enough money to get it done. With our downtown revitalization, we are working with three different grants, Compass, Department of Commerce, and ACHD. It gets complicated when you try and match what we can get with this one, or this one. We have also got City Council to agree to hire an Economic Development person. I have been working on a description and once that is ready we will start throwing it out there for applicants to try and get someone in. If that doesn't answer most of your questions, we can bring you in and schedule a 101 with you and give you more basics, to try and help you out. I just wanted to know if there is any other questions or concerns before we officially close. **C/Laraway:** are they going to create turn lanes on some of these Columbia and Hubbard? **Wendy Howell:** They do look at that in the TIS, turn lanes. **C/Hennis:** and typically, when they signalized something like you are talking about, that is one of the first thing they do with the signalization, is provide turn lanes, like you saw at Columbia. So that will be one thing that they do at that point. **Wendy Howell:** and sometimes with development they require turn lanes, or deceleration/ acceleration lanes. **C/Laraway:** That was something in the subdivision we had last week, he mentioned something with turn lanes and I didn't really see where those were at. **Wendy Howell:** You should have been able to see it on the preliminary plat. **C/Hennis:** I think they had one on the lower entry, kind of off Meridian, there would be a north bound turn lane. I think they provided one all of the way up to hit both of them. **Wendy Howell:** and their developer wasn't able to answer those questions for you? **C/Hennis:** No, he referred to the compliance with the ACHD report and what ACHD wanted. **Wendy Howell:** I would just re-ask the question then. That is all I have, Thank you guys.

5. ADJOURNMENT

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

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, July 25, 2017**

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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P&Z Findings of Fact and Conclusions of Law

To: **Planning and Zoning Commission**

File Number: 17-05-ZC (Rezone)

Location: 692 W. Avalon St.
Kuna, ID 83634

Planner: Trevor Kesner, Planner II

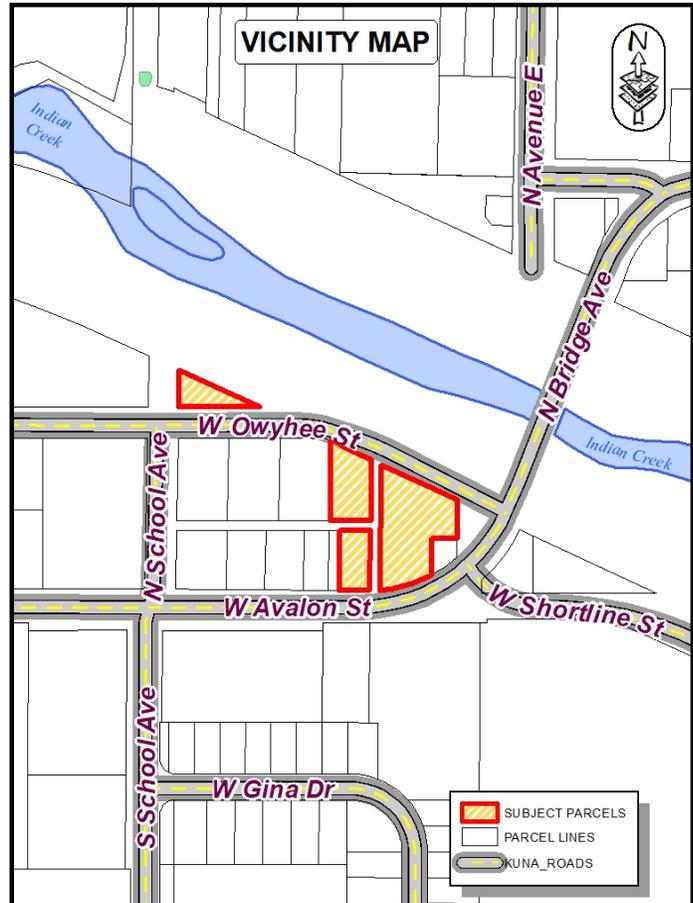
Hearing Date: July 25, 2017

Findings: **August 22, 2017**

Applicant: JSV Development
John Van Dyke
1088 W. Bear Track Dr.
Meridian, ID 83642
john@jsvidaho.com

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- A. Process and Noticing
- B. Applicant Request
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- E. Staff Analysis
- F. Applicable Standards
- G. Procedural Process
- H. Commission Findings
- I. Comprehensive Plan Analysis
- J. Kuna City Code Analysis



- K. Conclusions of Law
- L. Decision by Commission

A. Process and Noticing:

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

a. Notifications

- | | |
|----------------------------|------------------------------|
| i. Neighborhood Meeting | June 07, 2017 (one attendee) |
| ii. Agency Comment Request | June 12, 2017 |
| iii. 300' Property Owners | June 30, 2017 |
| iv. Kuna, Melba Newspaper | July 06, 2017 |
| v. Site Posted | June 27, 2017 |

B. Applicants Request:

John Van Dyke with JSV Development, requests to change an approximately 1.46-acre parcel from R-6 (medium-density residential) zoning to a C-1 (Neighborhood Business District) zone. The site is located north of West Avalon Street, south of West Owyhee Avenue, approximately 80 feet west of the intersection of North Bridge Avenue and West Shortline Street; addressed as 692 W. Avalon Street, Kuna, ID 83634. (APN#: R5070001940).

C. Site History:

This parcel has historically been used as a residential home site with some of the surrounding land left as open fields.

D. General Projects Facts:

1. Surrounding Land Use Zoning Designations:

North	UPRR	Union Pacific Rail Right-of-Way along Indian Creek
South	M-1/ C-2/ R-6	Light Industrial District – Kuna City Area Business District – Kuna City Medium to Low Density Residential – Kuna City
East	M-1	Light Industrial District– Kuna City
West	R-6	Medium Density Residential – Kuna City

2. Parcel Sizes, Current Zoning, Parcel Number:

- Parcel Size: 1.46-acres (approximately)
- Current Zoning: R-6 (Medium-Density Residential)
- Parcel #: R5070001940

3. Services:

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

4. Existing Structures, Vegetation and Natural Features:

Currently, there is a residential home and an accessory shed situated on the site. Vegetation onsite is generally associated with a residential use, such as grass and weeds.

5. Transportation / Connectivity:

The site is currently accessed from West Avalon Street, approximately 80 feet west of the intersection of North Bridge Avenue and West Shortline Street. The applicant proposes to relocate the primary access to the north side of the parcel on Owyhee Avenue with future development, eliminating the access from West Avalon Street. The applicant also proposes to utilize portions of unopened/unimproved ACHD rights-of-way (alleys) with future development. Compass and ACHD recommends improving the streets and sidewalks around Avalon Street and Owyhee Avenue to encourage safer access to downtown and the Indian Creek pathway. Any future site improvements, right-of-way dedications/vacations, and proposed driveway approach relocations or changes shall be reviewed and assessed by Ada County Highway District (ACHD).

6. Environmental Issues:

Staff is not aware of any environmental issues, health or safety conflicts. The subject site’s topography has an average slope of approximately 10% to the southeast, and soils are classified within the Hydrologic Group ‘D’

(High Runoff Potential) with a potential bedrock depth between 10 to 40 inches according to the USDA's Soil Survey of Ada County.

7. Comprehensive Plan Future Land Use Map:

The site is identified as Neighborhood and Community Commercial on Kuna's Comprehensive Plan Future Land Use Map. The comprehensive plan is a living document, intended for use as a guide for decision making by governmental bodies. Staff views this rezone request as generally compatible with the comprehensive plan future land use map and adjacent land uses.



8. Recreation and Pathways Master Plan Map

The Recreation and Pathways Master Plan Map indicates a 'Future Trail' on the north side of Indian Creek; however, the Indian Creek pathway is fully improved adjacent to the site. The site is within walkable distance to pathways and parks.



9. Agency Responses:

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

- Idaho Department of Environmental Quality (DEQ) – Exhibit B1
- Kuna City Engineer – Exhibit B2
- COMPASS – Exhibit B3
- Idaho Transportation Department (ITD) – Exhibit B4
- Central District Health Department (CDHD) – Exhibit B5
- Boise Project Board of Control – Exhibit B6
- Nampa Meridian Irrigation District – Exhibit B7

E. Staff Analysis:

The applicant's intention is to remove the existing home and storage shed to develop the site as a mix of multi-family units and commercial office suites, which are permitted uses (with a Design Review approval) under the applicants request for C-1 (Neighborhood Business District) zone.

The subject site encompasses four (4) separate parcels; however, each of the four (4) separate parcels associated with this application reference the same County tax parcel number (No. R5070001948), land acreage (approximately 1.46 acres), and ownership information. Staff consulted with Ada County Assessor's office as to why these parcels are consolidated under one tax identification parcel number, and determined that the original parcel was segmented as a result of prior public right-of-way dedications for Railway, Owyhee Street and public alleyways lying within the project's boundaries.

Staff has determined this Rezone Application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222. Staff forwards a recommendation of approval for Case # 17-05-ZC, a rezone request from John Van Dyke representing JSV Development, subject to the proposed conditions of approval listed in Section 'L' of this report.

F. Applicable Standards:

1. Kuna City Code (KCC) Title 1,
2. Kuna City Code (KCC) Title 5, Chapter 12.
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 Process:

The Commission will consider the project, including the submitted application items, agency comments, staff's report, application exhibits and any public testimony presented at the hearing.

H. Commission Findings:

1. **Rezoning:** Based on the record contained in Case No. 17-05-ZC, including the exhibits, staff's report and any public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 17-05-ZC rezoning.
2. The Kuna Planning and Zoning Commission approves the facts as outlined in the staff report, the public testimony and the supporting evidence presented.

Comment: *The Kuna Planning and Zoning Commission held a public hearing on the subject applications on July 25, 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.*

3. Based on the evidence contained in Case No. 17-05-ZC, this proposal appears to generally comply with the Comprehensive Plan and Future Land Use Map.

Comment: *The Comp Plan Future Land Use Map designates the approximately 1.46 acres (subject property) as Neighborhood and Community Commercial. The proposed rezone to a commercial use (C-1) conforms with the Comprehensive Plan Future Land Use Map.*

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

Comment: *On July 25, 2017, Kuna's Planning and Zoning Commission voted to recommend approval of application 17-05-ZC.*

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

Comment: *As noted in the process and noticing section, public notice requirements were met to hold a public hearing on July 25, 2017.*

I. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission accepts the Comprehensive Plan components as described below. The proposed zone change for the site is consistent with the following Comprehensive Plan components:

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 criteria established to determine the potential for property taking.

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

Economic Development Goals and Objectives - Section 5 - Summary:

Improve and diversify the local economy to ensure a sustainable economic tax base. Capitalize on local and regional strengths to promote sustainable growth.

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

Objective 1.2: Strengthen existing business enterprises and promote their expansion.

Goal 2: Expand Kuna's shopping and entertainment opportunities.

Objective 2.1: Assist in retaining or expanding sales opportunities in entertainment, sit-down restaurants, and neighborhood/convenience shopping categories. Encourage neighborhood and community-scale retail.

Goal 3: Strengthen and expand the City Center area

Objective 3.2 Improve the City Center's streetscape.

Land Use Goals and Objectives – Section 6 – Summary:

Preserve and enhance the Kuna community quality of life.

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

Objective 2.1: Support mixed uses in the City core to provide a vibrant community center with a 24-hour population.

City Center Goals and Objectives – Section 15 – Summary:

Kuna citizens expressed a strong desire to sustain and revitalize its historic downtown core and expand and strengthen it. The Plan outlines a vision for strong, sustainable and modern city center.

Goal 1: Develop a healthy and vibrant City Center that offers Kuna residents a variety of services.

Objective 3.2: Encourage business investment in the City Center

Goal 2: Make Kuna’s City Center pedestrian friendly.

Objective 2.1: Create lively and attractive pedestrian oriented streets within the City Center

Comment: *Via ACHD and Kuna standards, applicant would be required to construct curb, gutter and concrete sidewalks abutting the site. The site is in close proximity to the Kuna Greenbelt and within a walkable distance to downtown commercial destinations and services.*

J. Kuna City Code Analysis:

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

Comment: *The rezone application adheres to the applicable requirements of Title 5 of the KCC.*

2. The site is physically suitable for a commercial zoning designation.

Comment: *The 1.46-acre parcel is suitable to accommodate commercial uses.*

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

Comment: *The land to be rezoned is not used as wildlife habitat. Roads, pathways, bike lanes and open space already exist and will therefore not cause environmental damage or loss of habitat.*

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

Comment: *The proposed commercial zoning designation requires connection to Kuna public sewer and water facilities, eliminating the occurrence of adverse public health problems.*

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

Comment: *The rezone request considers the location of the property and adjacent uses. The subject property is located within walkable distance to the downtown area. The adjacent uses are light industrial and residential – as referenced in the Kuna Comprehensive Plan Future Land Use Map.*

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

Comment: *Correspondence from Kuna Public Works confirms that the utility services are suitable and adequate for a commercial use.*

K. Conclusions of Law:

1. Based on the evidence contained in Case No 17-05-ZC, the Commission finds Case No. 17-05-ZC generally complies with Kuna City Code.
2. Based on the evidence contained in Case No. 17-05-ZC, the Commission finds Case No. 17-02-ZC is generally consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

L. Decision by the Commission:

Note: This motion is to recommend approval of this request. If the Commission wishes to approve or deny specific parts of the request as detailed in this report, those changes must be specified.

On July 25, 2017, the Planning and Zoning Commission voted to recommend *approval* for Case No 17-05-ZC to City Council based on the facts outlined in staff's report and the testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends *approval* for Case No. 17-05-ZC, a request from John Van Dyke representing JSV Development, with the following conditions of approval to the Kuna City Council:

1. The applicant and/or owner, or any future assigns are subject to a Design Review approval for any future buildings or dwellings constructed within a commercial (C-1) zone.
2. The applicant and/or owner or any future assigns 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 site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve sewer and water hook-ups.
 - b. The City Engineer shall approve future drainage and grading plans. Central District Health Department recommends the plans 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 future building plans, and installation of fire protection facilities as required by Kuna Fire District.
 - d. The *Boise-Kuna* Irrigation District shall approve 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.
3. Irrigation/drainage waters shall not be impeded by any future construction on site per Idaho Code Section 31-3805.
4. Storm Drainage and/or Street Runoff must be retained on site.
5. Any local irrigation or drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by appropriate easements. (See exhibit B8)
6. Fencing within and/or around the site shall comply with Kuna City Code at time of development.
7. Parking within the site shall comply with KCC 5-9.
8. Signage within the site shall comply with KCC 5-10.
9. Lighting within the site shall comply with KCC 5-9-5-B.
10. Maintenance and planting of vegetation within public rights-of-way shall be with approval from the public entities owning the property.
11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions and Kuna City Code or seek amending them through the public hearing

process. All commercial and/or multi-family projects require Design Review approvals for new buildings, parking, signage and landscaping.

12. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
13. Applicant shall comply with all local, state and federal laws.

DATED this 22nd day of August 2017.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Trevor Kesner – Planner II
Kuna Planning and Zoning Dept.



City of Kuna

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Commission Findings of Fact & Conclusions of Law

To: P & Z Commission

Case Numbers: 17-05-S (Preliminary Plat) **Springhill Subdivision**

Location: South East Corner (SEC) Linder and Lake Hazel Roads, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: July 25, 2017
Findings of Fact: **August 22, 2017**

Applicant: **NE Kuna Farm, LLC,**
Tim Eck
6152 W. Half Moon Ln.
Eagle, ID, 83616
208.850.0591
Timothyeck@me.com

Engineer: **Bailey Engineers,**
AJ Lopez
4242 Brookside Ln.
Boise, ID, 83714
208.859.8252
ajlopez@baileyengineers.com

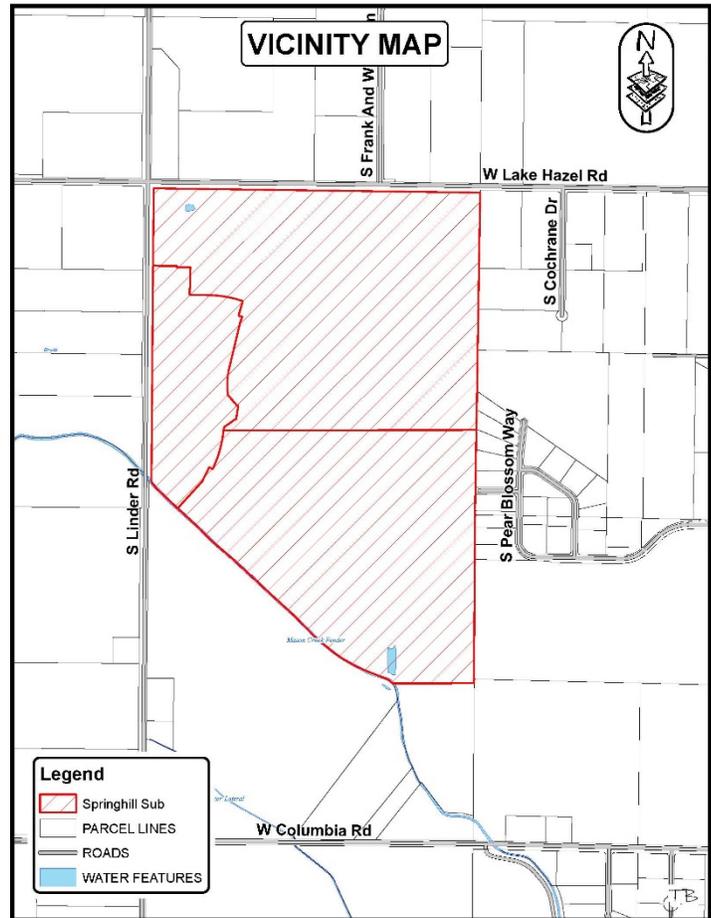


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| G. Applicable Standards | N. Recommendation to Council |

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that subdivisions are designated as public hearings, with the 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 Planning Act.

a. Notifications

- i. Neighborhood Meeting May 11, 2017 (16 persons attended)
- ii. Agency Comment Request June 6, 2017
- iii. 315' Property Owners Notice July 14, 2017
- iv. Kuna, Melba Newspaper July 5, 2017
- v. Site Posted July 14, 2017

B. Applicant's Request:

On behalf of NE Kuna Farms (Owner), AJ Lopez with Bailey Engineering, Inc., is requesting approval for a preliminary plat modification for approximately 180 acres (of the previously approved 208.58 ac. approximately), currently zoned R-6 (Medium Density Residential). The applicant proposes to subdivide two properties into 677 buildable lots and 39 common lots with a proposed density of 3.31 Dwelling Units an Acre (D.U.A.). The subject site is located on the south east corner (SEC) of Linder and Lake Hazel Roads. The property address is 1585 W. Lake Hazel Road – Parcel No.s; S1301212425 and S1301325480.

C. Aerial Map:



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D. Site History:

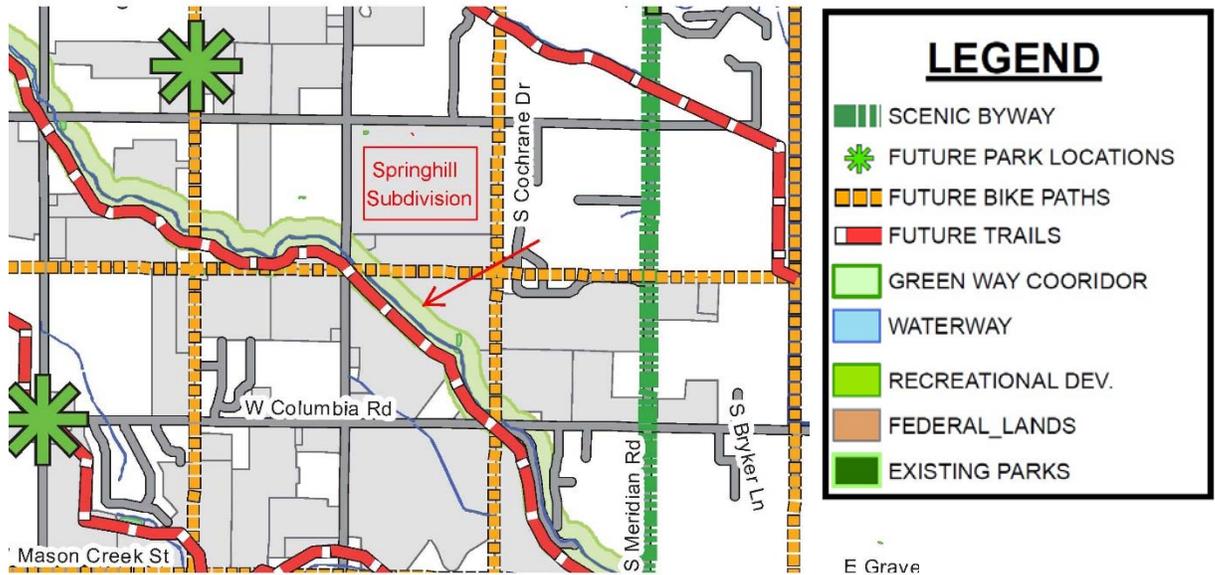
This site is undeveloped and has historically been used for agricultural purposes. The site is adjacent to three subdivisions in Ada County. This site was previously approved as a residential subdivision with 702 single family lots, two multi-family lots (78 Units), and 65 common lots over approximately 225.54 acres (3.46 Dwelling Units per Acre [D.U.A.]) in February 2007; (Case No.s 06-10-ZC, 06-12-S & 06-11-DA). This application proposes to change the original approvals beyond phase two and also seeks a total of 14 phases.

E. General Projects Facts:

- 1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision making body for the City. This map indicates general land use designations, and is not the actual

zone. The Comp Plan Map identifies this entire site as Medium Density Residential. The range for Medium Density is 4 - 8 D.U.A..

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail along the southwest boundary of the site, situated along the Mason Creek Feeder. Applicant proposes a significant number of trails throughout the project including one along the Mason Creek.



3. **Surrounding Land Uses:**

North	RUT	Rural Urban Transition– Ada County
South	R-6, Ag	Medium Density Residential & Agriculture – Kuna City
East	RR, R-4, RUT, Ag	Rural Residential Medium Density Residential, Rural Urban Transition– Ada County & Agriculture - Kuna City
West	RR, Ag	Rural Residential & & Agriculture – Ada County and Kuna City

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

- Project Size in total: 180.00 acres (approximately)
- Zoning: R-6; Medium Density Residential, Kuna
- Parcel #: S1301212425 (96.94 ac. approx.)
- Parcel #: S1301325480 (82.36 ac. approx.)

5. **Services:**

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

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

The land is currently used for agricultural purposes. Applicant anticipates that the land will continue the historic Ag. uses on the lands until development occurs. This site soils in the area are a mix of three Hydrologic Groups; B, C and D – Group C is the dominant Group.

7. **Transportation / Connectivity:**

The applicant proposes two access points on Linder Road; the northern access will be included with this modification request, while the southern access is included with Phase one, which is currently moving into construction. Applicant proposes three access points for the subdivision from future Kay Avenue. There are no accesses proposed on Lake Hazel Road.

8. **Environmental Issues:**

Beyond being within the Nitrate Priority Area, staff is not aware of any environmental, health or safety conflicts.

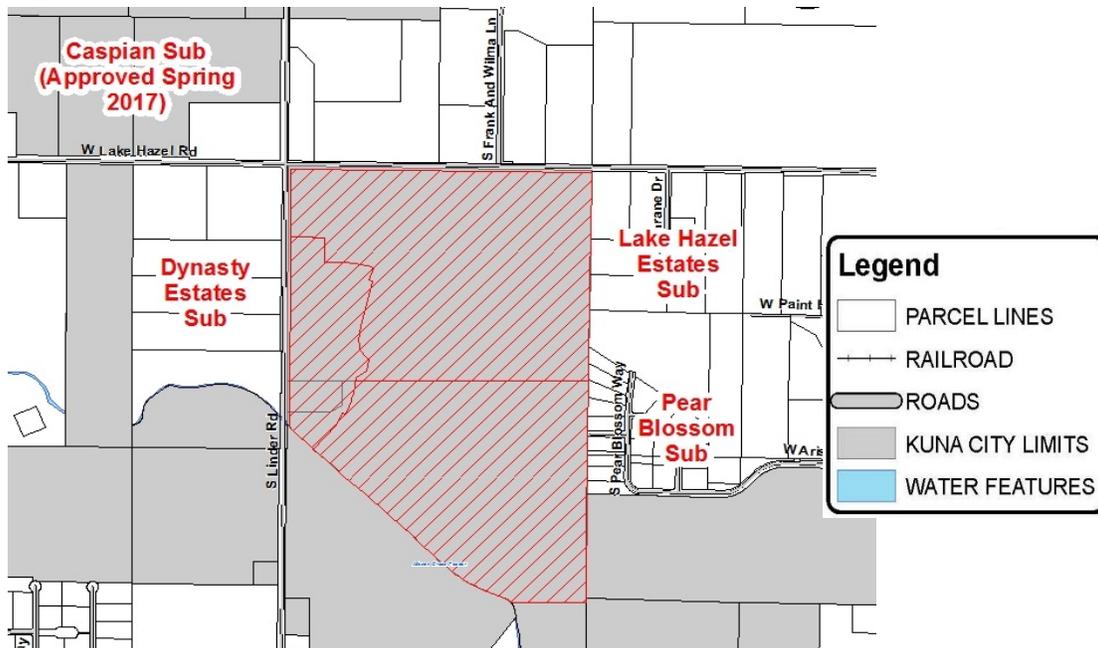
9. **Agency Responses:**

The following agencies returned comments which are included with this case file and are included with this report:

- City Engineer (Antonio Conti, P.E.) Exhibit B 1
- Ada County Highway District (Mindy Wallace) Exhibit B 2
- Boise Project Board of Control (Bob Carter) Exhibit B 3
- Central Dist. Health Dept. (Lori Badigian), Exhibit B 4
- COMPASS Idaho (Carl Miller) Exhibit B 5.

F. **Staff Analysis:**

This subdivision application involves two parcels already zoned R-6 (Medium Density Residential) in Kuna, and are adjacent to three Subdivisions in Ada County. This project abuts two arterial roads (Lake Hazel and Linder Roads) and will establish a new segment of Kay Avenue on the east side. All municipal public utilities are being extended to this site. Applicant is preparing the site for a new single-family housing development to be built over an anticipated 13 additional phases (Phase one is under construction, for a total of 14). Applicant anticipates full build-out will be achieved in approximately 14 years, if one phase per year (or 40 +/- homes) is developed. The applicant is prepared to adjust their timeline with market demands.



This subdivision was originally approved by Council in February 2007 and has been considered a valid preliminary plat (pre plat) since that time. However, since 2006, the design criteria and policies for subdivisions from ACHD have changed. This application is a request to modify design elements that differ from the approved pre plat. The most notable modification is the removal of the access points on Lake Hazel Road. ACHD policies no longer allow developers to add ingress/egress to classified roads when the project has uninterrupted frontage between classified roads – This project abuts Linder and future Kay Avenue on the south side of Lake Hazel. As such, no access will be granted on Lake Hazel. This change required other street alignment changes internally in order to accommodate the access' removals. These changes also required the addition of one more access point on the Linder Road frontage, which is necessary due to Fire and other Emergency Services access. The internal street changes are minor in nature, however, as a whole, these changes warranted a redesign of the site, as the previous design practices are no longer acceptable to ACHD. Staff supports the removal of the access points along Lake Hazel, and the addition of an access point on Linder Road. These changes provide a safer environment for ingress/egress and maintains functionality of both arterials roads.

Applicant has illustrated the areas to be developed as open space and landscape buffers within the updated preliminary plat. However, the applicant has not submitted an updated landscape plan reflecting the modification requests. Staff notes that at time of phasing development (final platting), that a landscape plan approved by the Commission will be necessary and will need to be in substantial compliance with the landscape rendering approved in February 2006, also reflecting the approved changes through this application. Applicant has met with Bobby Withrow from the Parks and Rec Department and discussed donating a significant number of acres to the City, upon completion of development of a relevant phase. Applicant has proposed adding nearly 23 acres (10.8%) for pathways and trails to Kuna's systems. This project proposes 37.81 acres for open space, which is approximately 18 % of the total project.

Staff has reviewed Kuna's Comprehensive Plan (Comp Plan), which encourages a variety of housing types and income levels numerous times throughout the Comp Plan. The sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report. The City attempts to balance all housing types within the City. The Springhill site is zoned R-6 (Medium Density Residential) and the applicants request for a density of 3.31 dwellings per acre (D.U.A.), is substantially under the existing zones density limits of six (6) units per acre. Staff has reviewed the preliminary plat for technical compliance with KCC Chapter 6, and has determined that it appears to conform to KCC as required. Applicant is required to follow all established design criteria listed with Kuna's Subdivision Design Ordinance, unless specifically otherwise approved.

Staff has determined this application complies with its current zone and 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. 17-05-S subject to any conditions of approval outlined by 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. City of Kuna Design Review Code Title 5, Chapter 4
4. City of Kuna Landscape Code Title 5, Chapter 17.
5. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Procedural Background:

On July 25, 2017, the Commission considered case number 17-05-S, including the application, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Factual Summary:

This site is located on the south side of Lake Hazel Road, east Linder Road and west of future Kay Avenue. The project consists of 208.58 (approx.) acres that are already in the City limits and currently zoned R-6 (Med. Den. Residential). Applicant requests preliminary plat approval for a new subdivision of 677 buildable lots, and 39 common lots consisting of 14 development phases with 18% open space. If approved, this project will take access from Linder Road in two places and three places along future Kay Avenue.

J. Commission Findings:

Based upon the record in **17-05-S**, including the Comprehensive Plan, Kuna City Code, Staff's memorandums, including the exhibits, and the testimony elicited during the public hearing, the Commission hereby recommends *approval/denial* Case No. 17-05-S, a request for a subdivision preliminary plat request by the applicant as follows:

The Commission concludes that the Application does/does not comply with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the Subdivision regulations outlined in title 6 of KCC.

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

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

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

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

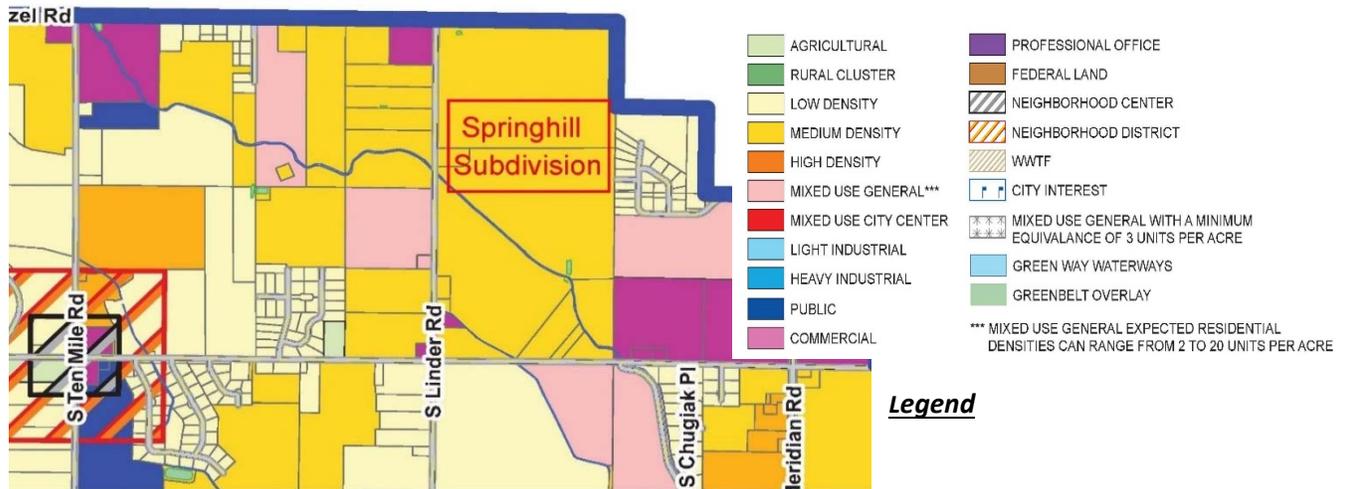
2. The Commission has the authority to recommend approval or denial for Case No. 17-05-S. On July 25, 2017, Kuna's Commission voted to approve/deny of Case No. 17-05-S.
3. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on July 25, 2017, with the Commission.

K. Comprehensive Plan Analysis:

Commission determines the proposed subdivision for the *site is/is not* consistent with the following Comp Plan components:

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

Comment: *The Comp Plan and the corresponding Future Land Use Map (with land use designations) provides for medium density (R-6). This project has proposed a density of less than six units per acre, therefore it 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:

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

Comment: The Comp Plan encourages adequate housing for all income levels and calls for increasing pedestrian connections. This project supplies a number of additional housing types to Kuna's inventory and provides opportunities for quality housing. This development enhances the City's pedestrian network for non-motorized transportation, by proposing and establishing pathways for future connections by other developers.

Land Use Goals and Objectives - Section 6 - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles (Pg. 64 – 3.1 & Goal 3 and Pg. 65 – 4.3 [CP]).

Comment: This project adds a number of quality housing varieties to the City's inventory for all types of lifestyles, ages and economic groups. This project also proposes nearly 18% open space which adds to the greenspaces in Kuna, keeping it a desirable City while enhancing the City's overall pathway network.

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – Obj. 1.1, Pg. 163 12.4 and Pg. 165 – 2.1 [CP]).

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

Comment: Applicant proposes a high-quality development with a variety of dwelling types, densities, and price points for all income levels in this part of Kuna as encouraged by the Comp Plan. This project significantly adds to the City's overall network of utilities, sidewalks and roadways, therefore it complies with logical, orderly development and discourages land divisions and development greater than one half acre, and avoids increased municipal services costs and sprawl.

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place (Pg.167 – Goal 1 and Pg. 168 – 1.2[CP]).

Comment: Applicant proposes good community and urban design principles through creation of greenspaces, extension of the pedestrian pathway network and adding to the City's sidewalk network. Applicant also proposes adding to the roadway system thereby complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). This development also incorporates landscape buffers, and creates 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. Applicant has proposed a positive affect by establishing a roadway and pathway network for adjoining property owners and future development, and by designing under the allowed densities of the R-6 zone (3.31 Gross Density).

Neighborhoods:

Kuna's updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge (Page 179 [CP]).

Comment: Applicant proposes an extension of the sidewalk and roadway system which complies with the Master Street Plan adopted by Kuna. Applicant also proposes establishing pathways and sidewalks for pedestrian and non-motorized transportation. Applicant proposes R-6 housing densities thereby complying with Medium Density land use designation outlined within the Comp Plan and Comp Plan Map.

L. Idaho State Code Analysis:

1. **IC §67-6511 (2) C** requires that the Council 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. Commission Conclusions:

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* physically suitable for subdivision and development into a single-family subdivision, as proposed.

Comment: *The 180.00 acre (approximate) project appears to be suitable for subdivision and development as single-family subdivision, as proposed.*

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

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

3. The rezone and subdivision applications are not likely to cause adverse public health problems.

Comment: *The subdivision of the property would comply with the Comp Plan. The project would connect to public sewer and potable water systems, 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 subdivision and the location of the property with adjacent uses.*

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

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

6. Based on the evidence contained in Case No. 17-05-S, Commission finds Case No. 17-05-S adequately complies with Kuna City Code.

7. Based on the evidence contained in Case Nos. 17-05-S, Commission finds Case No. 17-05-S, generally complies with Kuna's Subdivision Code.

N. Recommendation to Council:

17-05-Sub (Subdivision), Note: *This motion is to recommend approval for this request to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

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

On July 25, 2017, the Planning and Zoning Commission voted to recommend approval for Case No. 17-05 S based on the facts outlined in staff's memo and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends approval for Case No. 17-05-S, a Preliminary Plat and Subdivision request from AJ Lopez (Bailey Engineering, LLC) and NE Kuna Farm, LLC, with the following conditions of approval to Council:

- *Applicants shall follow all conditions stated in the staff memo and appropriate agency comments and discussions at the public hearing on July 25, 2017.*
- 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. Street lights within the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
- 7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
- 8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
- 9. All signage within/for the project shall comply with Kuna City Code.
- 10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
- 11. Applicant shall provide for Commissions approval, a landscape plan reflecting the approved changes with each phase throughout development.

12. Staff would recommend that the applicant work with Kuna Rural Fire District (KRFD) to conform to the secondary access limits of the KRFD, for the number of homes utilizing access points as development occurs.
13. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
14. Applicant is required to follow all established design criteria listed with Kuna's Subdivision Design Ordinance, unless specifically otherwise approved.
15. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
16. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This 22nd, day of August, 2017.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Planner III
Kuna Planning and Zoning Department



City of Kuna

P.O. Box 13
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Kunacity.id.gov

Staff Report – Planning and Zoning Commission

To: Planning and Zoning Commission

Case Number(s): 17-04-AN (Annexation)

Location: 882 E Hubbard Rd.
Kuna, ID 83634

Planner: Jace Hellman, Planner I

Hearing Date: August 22, 2017

Owner/applicant: John Browning
880 East Hubbard Road
Kuna, ID 83634
firstservicegroup@gmail.com

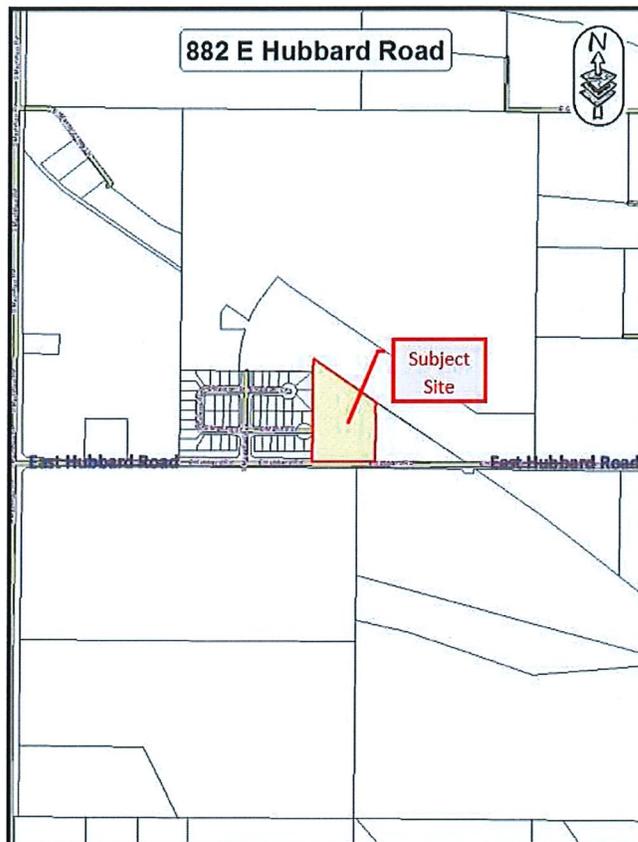


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A. Course of Proceedings

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

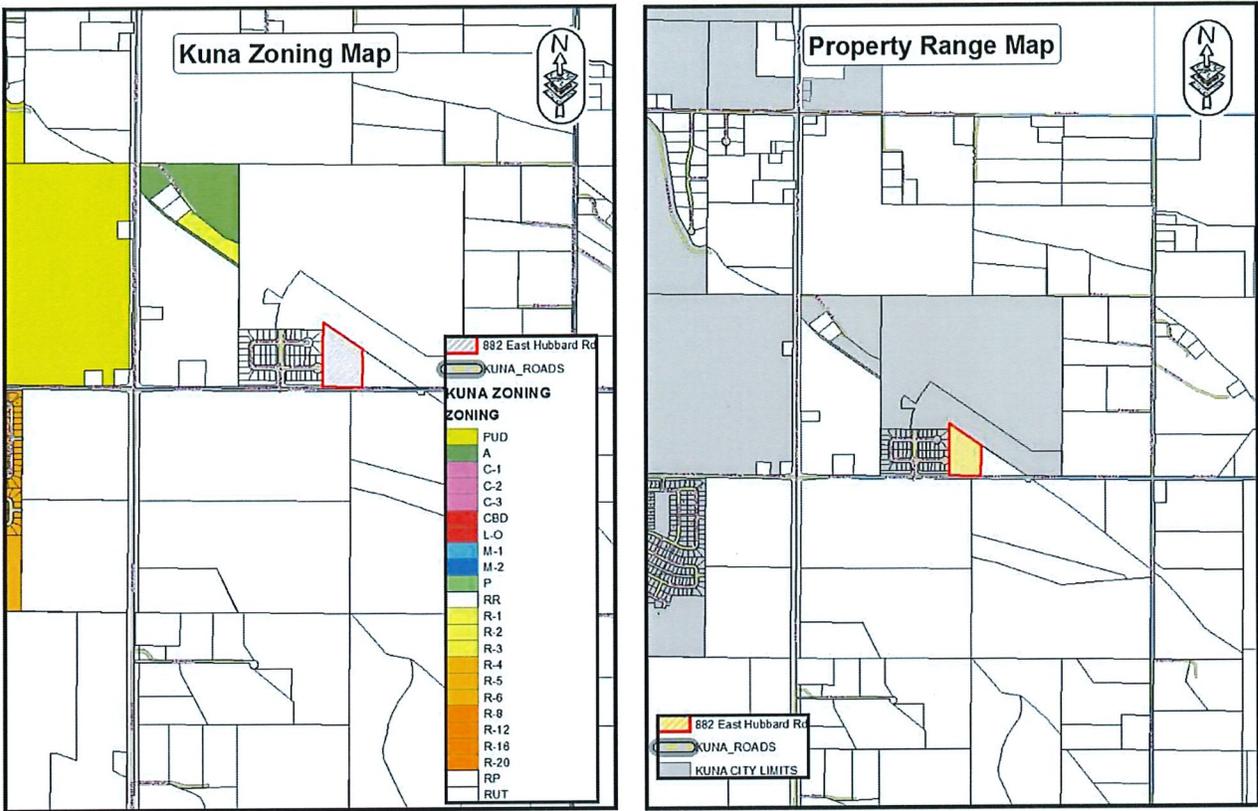
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|---------------------------|-----------------|
| i. Neighborhood Meeting | May 10, 2017 |
| ii. Agencies Notified | July 24, 2017 |
| iii. 300' Property Owners | August 2, 2017 |
| iv. Kuna, Melba Newspaper | August 2, 2017 |
| v. Site Posted | August 11, 2017 |

B. Applicant Request:

1. The applicant requests approval to annex approximately 6.82 acres located at 882 East Hubbard Road, Kuna, Idaho with an R-8 residential zoning designation.



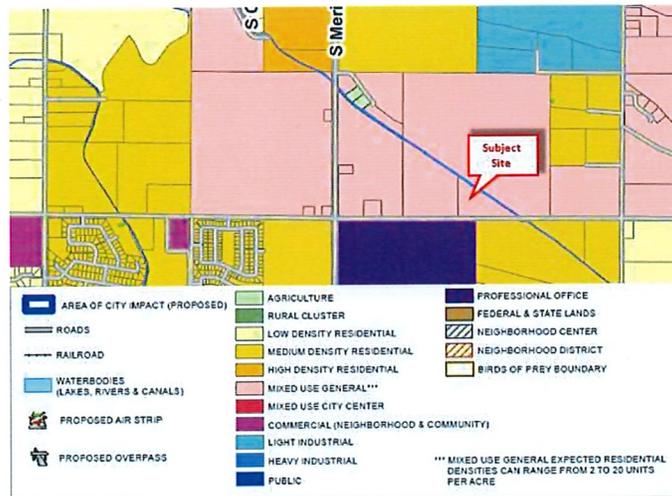
C. Zoning and Property Range Maps:



D. **History:** The parcel is contiguous to city limits along the northern and western boundaries, and is currently zoned RR (Rural-Residential) within Ada County’s jurisdiction.

E. General Projects Facts:

Comprehensive Plan Designation: The Future Land Use Map identifies this site as ‘Mixed Use General’. Staff agrees that Mixed Use General’s expected residential densities can range from 2 to 20 units per acre. Staff views this annexation request to be consistent with the approved Future Land Use Map.



1. Surrounding Land Uses:

North	R-6	Medium Density Residential – City of Kuna
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County
West	R-6	Medium Density Residential – City of Kuna

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

- Approx. 6.82 +/- total acres
- Zone: RR, Rural Residential (Ada County)
- Parcel # S1407347180

3. **Services:**

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

4. **Existing Structures, Vegetation and Natural Features:** The subject site currently contains no existing buildings. The United States’ Mason Creek Feeder lies within the boundaries of the subject site. The site is currently used as pasture land. The site’s topography is generally flat with a potential 0-2% slope in areas.

5. **Transportation / Connectivity:** The parcel does not have curb, gutter or sidewalks. The site is accessed from East Hubbard 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.

7. **Agency Responses:** The following agencies returned comments which are included as exhibits with this case file:

- Public Works – Exhibit C3
- Boise Project Board of Control – Exhibit B1
- Nampa & Meridian Irrigation District – Exhibit B2
- Compass – Exhibit B3
- Idaho Transportation Department – Exhibit B4
- Central District Health Department – Exhibit B5

F. Staff Analysis:

The subject site is directly east of the Patagonia Subdivision off East Hubbard Road. The applicant requests to annex the 6.82-acre parcel into Kuna City limits with an R-8 (Medium Density) zoning designation. Future development of the site or any portions thereof shall be in accordance with the provisions set forth in Kuna City Code (KCC). This includes the possibility that the applicant may sell the subject property to another party, who may intend to develop the site consistent with adjacent developments. Potable water and sanitary sewer are within 300-feet of the subject site.

Staff has determined that the applicant should be required to connect to City services at the time of any future development. The applicants' property will need to show how they can maintain surface water rights for proper irrigation or they will be required to connect to the City's pressurized irrigation system. Public potable water is not to be used for irrigation purposes. Staff is recommending connection to the City's pressurized irrigation system at the time of any future development.

The United States' Mason Creek Feeder lies within the boundary of this parcel. The easement for this lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. The Boise Project Board of Control is contracted to operate and maintain this lateral. The federal easement is asserted 37 feet north and 35 feet south of the lateral's centerline, and no future activity or development shall hinder The Boise Project Board of Control's ability to operate and maintain this lateral.

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 # 17-04-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, 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).
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. 17-04-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 17-04-AN, the Kuna Planning & Zoning Commission finds Case No. 17-04-AN *complies/does not comply* with Kuna City Code.
2. Based on the evidence contained in Case No 17-04-AN, the Kuna Planning & Zoning Commission finds Case No. 17-04-AN *is/is not* 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 to recommend approval/conditional approval/denial of this annexation request to the City Council. 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 Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval/conditional approval/denial* of Case No. 17-04-AN; a request for annexation from John Browning, with the following conditions of approval:

1. All 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 City Engineer shall approve the future sewer and water, irrigation and drainage construction plans.
 - c. The Kuna Fire District shall approve all site development and building plans.
 - d. The Boise-Kuna Irrigation District shall approve 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 permits for future development.
2. All public rights-of-way shall be dedicated to the City and/or Ada County Highway District. No public street construction may be commenced without the approval and permits from Ada County

Highway District. With future development and as necessary, dedicate right-of-way in sufficient amounts, to follow City and ACHD standards and widths.

3. Potable water and sanitary sewer are within 300-feet of the subject site. Applicant shall connect to City services at the time of any future development.
4. For future development, all utilities shall be installed underground, unless otherwise approved (see KCC 6-4-2-W).
5. 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.
6. Applicant shall not impede the Boise Project Board of Control's ability to operate and maintain the United States' Mason Creek Feeder.
7. Any site improvements shall require the property owner to comply with the provisions set forth in Kuna City Code (KCC).
8. At the time of any future development, applicant shall 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).
9. Applicant shall follow Kuna staff, City Engineer and any other agency recommended requirements as applicable.
10. Applicant shall abide by all applicable federal, state and local laws and ordinances.

DATED: This _____ day of _____, 2017.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Jace Hellman, Planner I
Kuna Planning and Zoning Department

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5-16-17



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

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:	Applicant:
17-04-AN (Annexation)	John Browning

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

Applicant (v)	Description	Staff (v)
X	Completed and signed Commission & Council Review Application.	X
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
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
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
X	Recorded warranty deed for the property.	X
X	Proof of ownership—A copy of your deed <u>and</u> 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
X	Commitment of Property Posting form signed by the applicant/agent.	X

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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5-16-17

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5-16-17



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

For Office Use Only	
File Number (s)	17-04-AN
Project name	John Browning Annexation
Date Received	5-16-17
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Type of Review (check all that apply):

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

Contact/Applicant Information

Owners of Record: <u>John Browning</u>	Phone Number: <u>208 850 4044</u>
Address: <u>802 E HUBBARD RD</u>	E-Mail: <u>firstservicegroup@gmail.com</u>
City, State, Zip: <u>KUNA, ID 83634</u>	Fax #: <u>208-343-9321</u>
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>802 E HUBBARD RD KUNA, ID 83634</u>	
Site Location (Cross Streets): <u>EAST MERIDIAN/KUNA HWY AND HUBBARD RD</u>	
Parcel Number (s): <u>S 140 734 7180</u>	
Section, Township, Range: <u>SECTION 7 2 NORTH 1 EAST</u>	
Property size: <u>6.818</u>	
Current land use: <u>PASTURE</u>	Proposed land use: <u>RESIDENTIAL</u>
Current zoning district: <u>RR</u>	Proposed zoning district: <u>R-8</u>

Exhibit
A2a

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5.16.17

Project Description

Project / subdivision name: _____
General description of proposed project / request: MUCH LIKE PATAGONIA SUBDIVISION TO THE WEST
Type of use proposed (check all that apply):
 Residential _____
 Commercial _____
 Office _____
 Industrial _____
 Other _____
Amenities provided with this development (if applicable): _____

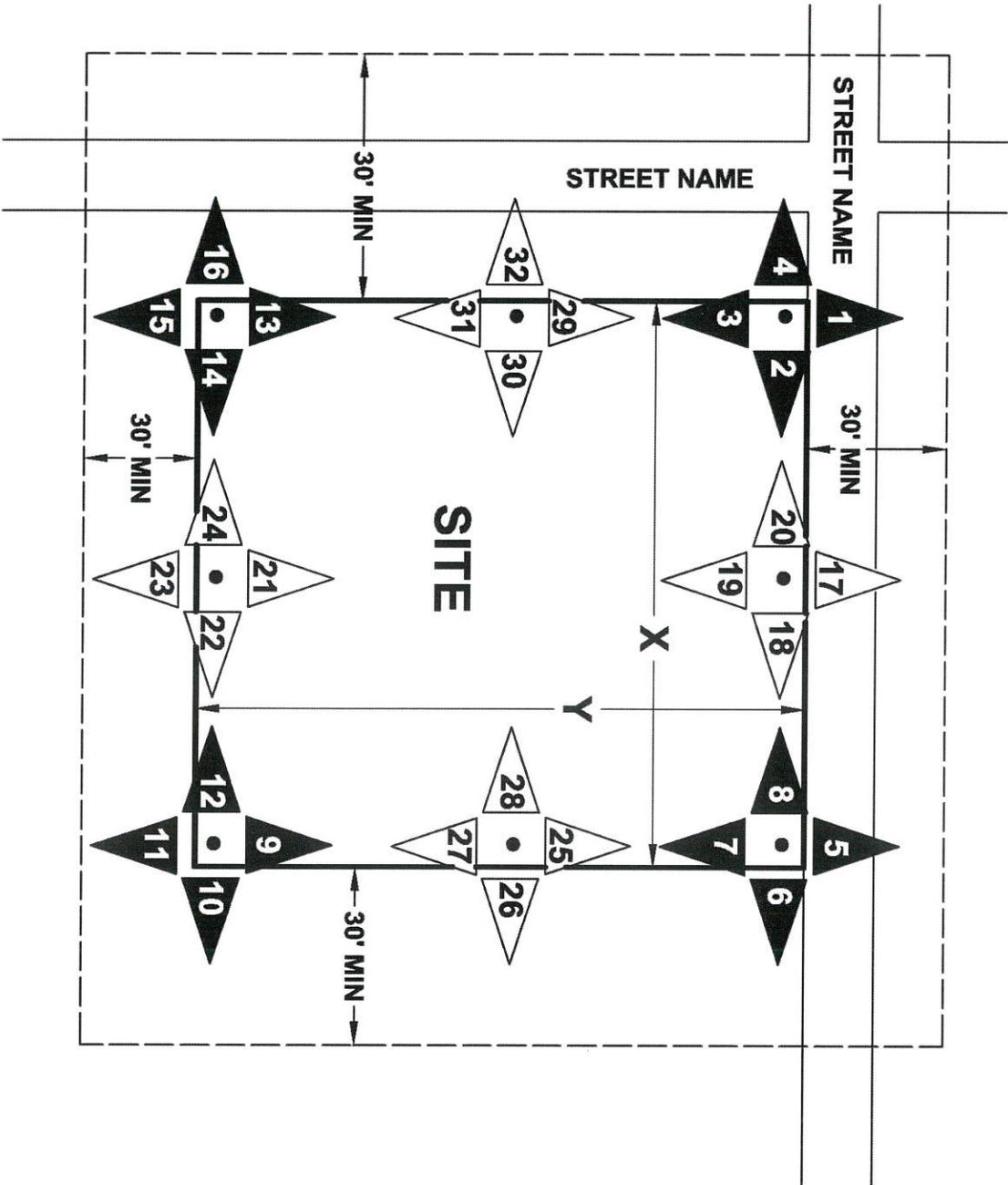
Residential Project Summary (if applicable)

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: _____ 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: [Signature] Date: 5/16/17



Project Information:
 Name: *Plan Brownie's*
 Project:
 Gross Acre:

NOTE:
 Provide Site Plan on an 8 1/2" x 11" paper—indicating placement of photo orientation.
 All applicants are expected to provide **COLOR** photographs at a 1-16 minimum.
 If Distance 'X' is **GREATER** than 500-feet, also take photos 17-24.
 If Distance 'Y' is **GREATER** than 500-feet, also take photos 17-24.

RECEIVED
5-16-17

John Browning

880 E Hubbard Rd
Kuna, Idaho 83634
208-850-4044
firstservicegroup@gmail.com

May 16, 2017

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

Please consider this letter a request to Annex and Re-zone to R-8, my property located at 882 E Hubbard Road. I have completed the Neighborhood Meeting and request a hearing with City of Kuna to complete the rezone and annexation.

Sincerely yours,

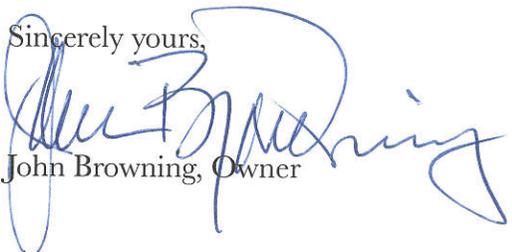
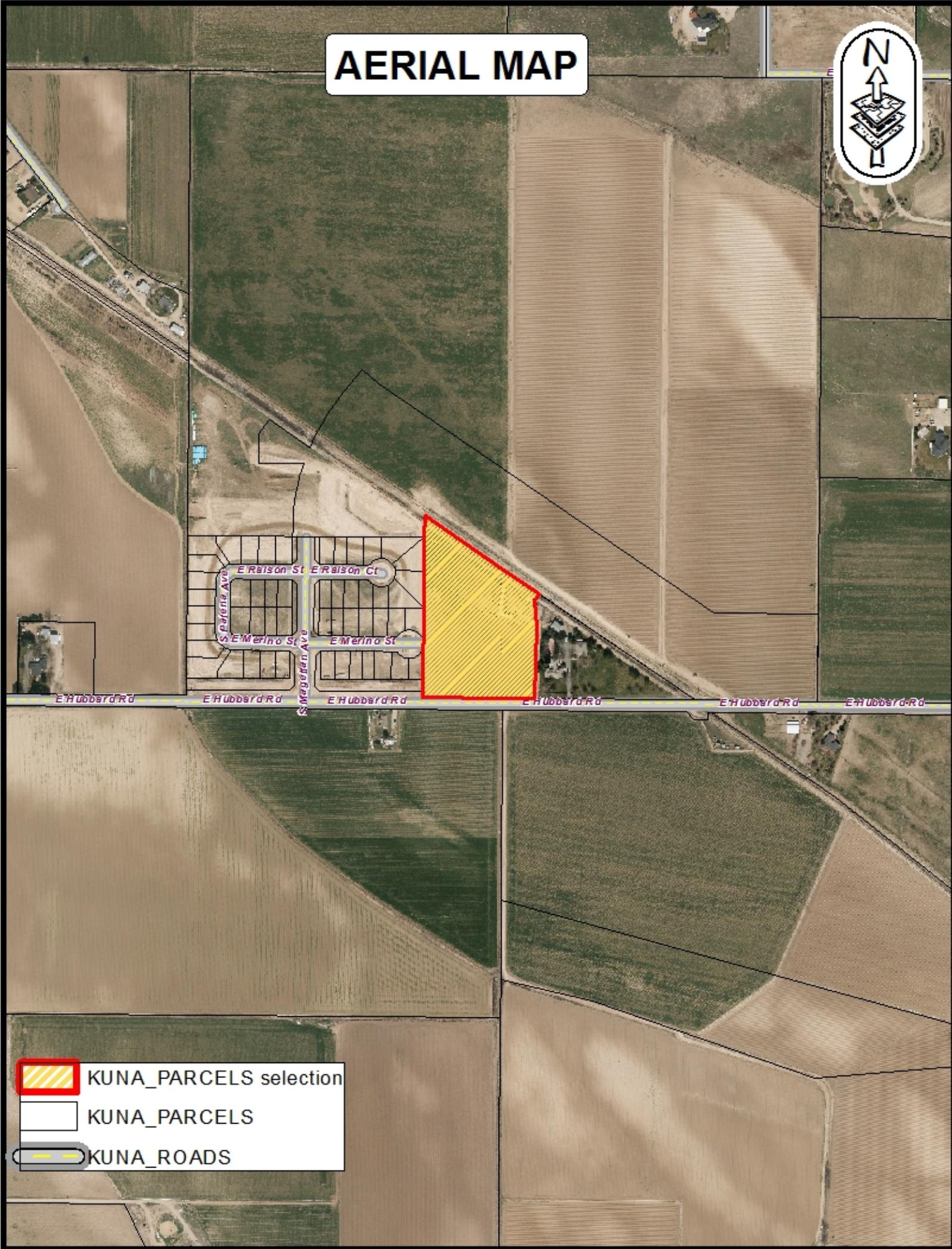

John Browning, Owner

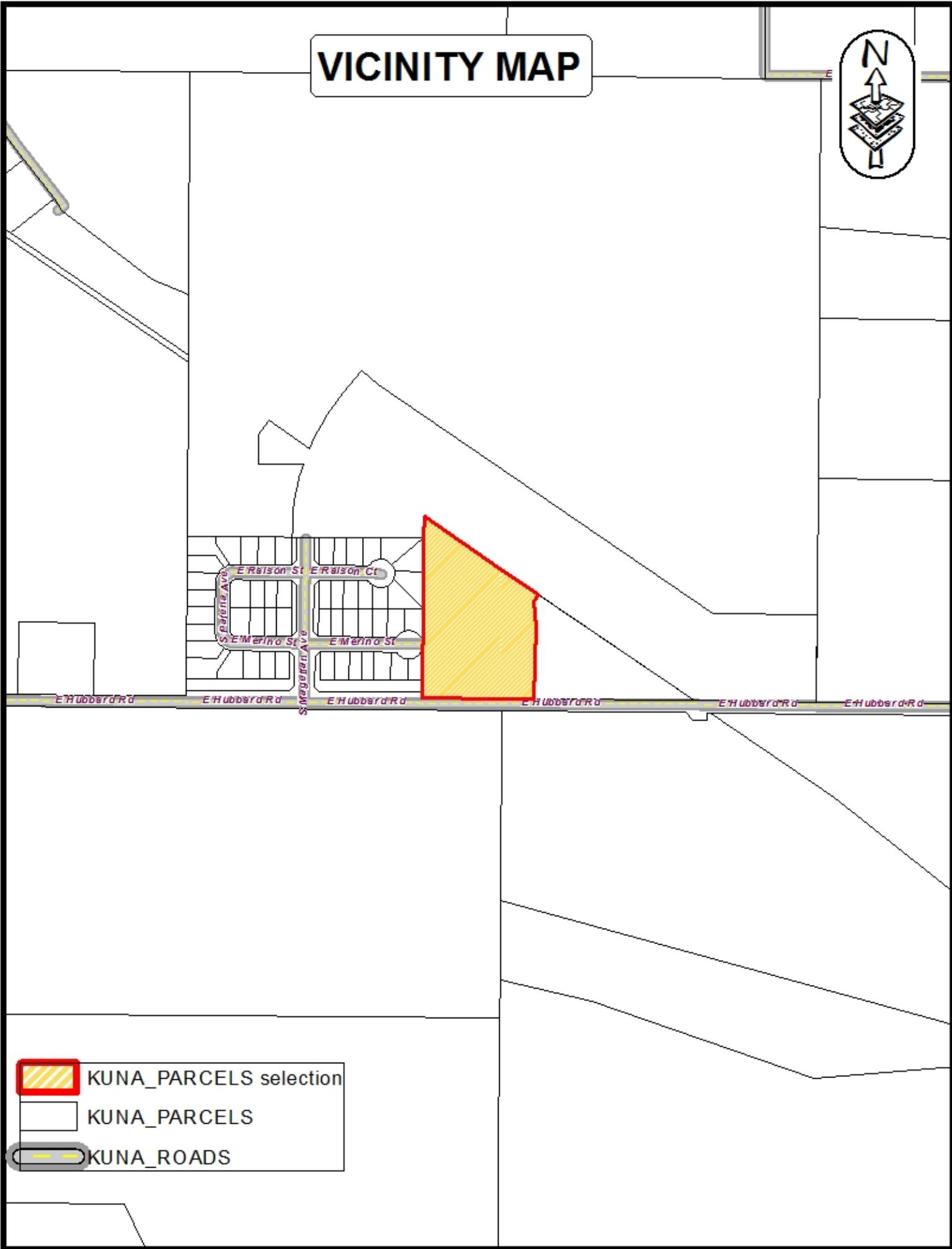
Exhibit
A2b

AERIAL MAP



-  KUNA_PARCELS selection
-  KUNA_PARCELS
-  KUNA_ROADS

VICINITY MAP



-  KUNA_PARCELS selection
-  KUNA_PARCELS
-  KUNA_ROADS

DESCRIPTION FOR
JOHN BROWNING
DEVELOPMENT PARCEL OF ROS NO. 9940

November 18, 2014

A PARCEL OF LAND BEING A PORTION OF PARCEL "B" OF RECORD OF SURVEY NO. 5995, LOCATED IN THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE ¼ (SOUTH ¼ CORNER) OF SECTION 7, T 2 N, R 1 E, B.M. THE REAL POINT OF BEGINNING OF THIS DESCRIPTION:
THENCE N 89°27'26" W 334.50 FEET ALONG THE SOUTH LINE OF THE SW ¼ OF SAID SECTION 7 TO A POINT;
THENCE N 00°34'15" E 789.51 FEET TO A POINT ON THE CENTERLINE OF THE MASON CREEK FEEDER;
THENCE S 55°26'08" E 385.55 FEET ALONG SAID CENTERLINE TO A POINT;
THENCE S 55°46'15" E 198.38 FEET ALONG SAID CENTERLINE TO A POINT;
THENCE S 34°13'45" W 34.00 FEET TO A POINT;
THENCE S 03°53'50" E 103.91 FEET TO A POINT;
THENCE S 01°48'15" W 332.01 FEET TO A POINT ON THE SOUTH LINE OF THE SE ¼ OF SAID SECTION 7;
THENCE N 89°25'45" W 132.39 FEET ALONG SAID SOUTH LINE TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION, SAID PARCEL HAVING AN AREA OF 6.82 ACRES, MORE OR LESS



DESCRIPTION FOR
JOHN BROWNING
DEVELOPMENT PARCEL OF ROS NO. 9940

November 18, 2014.

A PARCEL OF LAND BEING A PORTION OF PARCEL "B" OF RECORD OF SURVEY NO. 5995, LOCATED IN THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE 1/4 (SOUTH 1/4 CORNER) OF SECTION 7, T.2 N., R.1 E., B.M., THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE N 89°27'26" W 334.50 FEET ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 7 TO A POINT;
THENCE N 00°34'15" E 789.51 FEET TO A POINT ON THE CENTERLINE OF THE MASON CREEK FEEDER;
THENCE S 55°26'08" E 385.55 FEET ALONG SAID CENTERLINE TO A POINT;
THENCE S 55°46'15" E 198.38 FEET ALONG SAID CENTERLINE TO A POINT;
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THENCE S 03°53'50" E 103.91 FEET TO A POINT;
THENCE S 01°48'15" W 332.01 FEET TO A POINT ON THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 7;
THENCE N 89°25'45" W 132.39 FEET ALONG SAID SOUTH LINE TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION, SAID PARCEL HAVING AN AREA OF 6.82 ACRES, MORE OR LESS



RECEIVED
5-16-17

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 LISA BATT
JOHN BROWNING

2014-093233
11/17/2014 11:38 AM
AMOUNT:\$13.00



**Re-recorded to correct legal.

Warranty Deed

For value received,

John W. Browning, an unmarried man

the grantor, does hereby grant, bargain, sell, and convey unto

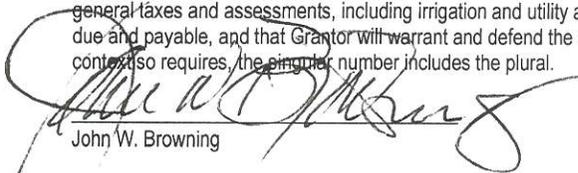
John W Browning, an unmarried man

whose current address is **880 E. Hubbard Rd., Kuna, ID 83634**

the grantee, the following described premises, in Ada County, Idaho, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context also requires, the singular number includes the plural.


John W. Browning

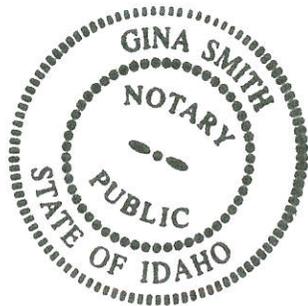
State of Idaho, County of Ada ss.

On this 17 day of November, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared John W. Browning, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.



Notary Public
My Commission Expires:
(seal)

Residing at: Boise Idaho
Commission Expires: 5/31/2018





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, John Browning, 880 E HUBBARD RD
Name Address
Kuna ID 83634
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 _____ Address _____
Name

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 10th day of MAY, 2017

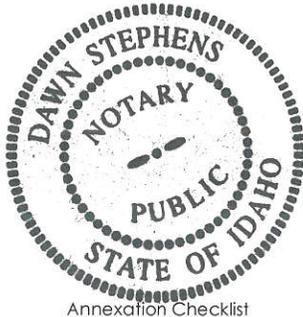
John Browning
Signature

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

Dawn Stephens
Notary Public for Idaho

Residing at: Kuna, Idaho

My commission expires: 1-17-18



Annexation Checklist

Form 300AN

May 2010
Page 2



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5-16-17

May 4, 2017

Dear Property Owner,

We have an annexation and re-zone request submitting to City of Kuna. We are having a Neighborhood Meeting on May 10th, 2017 at 6PM. It will be held at the site of the property, which is the 6.8 acres that is just West of the home at 880 E Hubbard Road, Kuna, Idaho. The meeting is for the annexation request to City of Kuna, and the rezone from County Zone of RR to a City of Kuna Zone of R-8.

Sincerely yours,

John Browning, Land Owner.

208-850-4044

JOHN BROWNING

880 E HUBBARD RD.



RECEIVED
MAY 08 2017
CITY OF KUNA

May 4, 2017

Dear Property Owner,

We have an annexation and re-zone request submitting to City of Kuna. We are having a Neighborhood Meeting on May 10th, 2017 at 6PM. It will be held at the site of the property, which is the 6.8 acres that is just West of the home at 880 E Hubbard Road, Kuna, Idaho. The meeting is for the annexation request to City of Kuna, and the rezone from County Zone of RR to a City of Kuna Zone of R-8.

Sincerely yours,

John Browning, Land Owner.



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5-16-17

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: REZONE AND ANNEXATION 6.8 ACRES E HUBBARD RD
 Date and time of neighborhood meeting: MAY 10TH 2017 6:00 PM
 Location of neighborhood meeting: AT SUBJECT PROPERTY

SITE INFORMATION:

Location: Quarter: S1/2 Section: 7 Township: 2N Range: 1E Total Acres: 6.819 ACRES
 Subdivision Name: _____ Lot: _____ Block: _____
 Site Address: 882 E HUBBARD RD Tax Parcel Number(s): 51407347180

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

CURRENT PROPERTY OWNER:

Name: JOHN BROWNING
 Address: 880 E HUBBARD RD City: KUNA State: ID Zip: 83634

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

Name: John Browning Business (if applicable): _____
 Address: 880 E HUBBARD RD City: KUNA State: ID Zip: 83634

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

6.818 ACRE AT 882 E HUBBARD
RE-ZONE TO R-8

APPLICANT:

Name: John Browning

Address: 880 E. HUBBARD RD

City: KUNA State: ID Zip: 83634

Telephone: 208-850-4044 Fax: 208-345-9393

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)  Date 5/16/17

SIGN IN SHEET

PROJECT NAME: BROWNING REZONE - ANNEXATION

Date: 5/16/17

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	Taylor Merrill	PO BOX 344	MEDIAN 8200	208-857-7260
2		PATAGONIA DEVELOPMENT		
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
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26				
27				
28				
29				
30				



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)	_____
<input type="checkbox"/> Conditional Use	_____
<input type="checkbox"/> Variance	_____
<input type="checkbox"/> Expansion of Extension of a Nonconforming Use	_____
<input checked="" type="checkbox"/> Zoning Ordinance Map Amendment	R-8 Residential

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: John W Browning
 Address: 880 E HUBBARD RD City: Kuna State: ID Zip: 83634

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

Name: John W Browning Business (if applicable): _____
 Address: 880 E HUBBARD City: Kuna State: ID Zip: 83634
 Fax: 208-343-9331 Phone: 208-343-9393 Cell: 208-850-4044

OFFICE USE ONLY			
File No.:	Received By: <u>[Signature]</u>	Date:	Stamped:

PRIMOWNER
KW HOMES INC
PATAGONIA DEVELOPMENT LLC
BROWNING JOHN W
JOHNSON T J
PATAGONIA DEVELOPMENT LLC
STYLISH HOMES LLC
ARBOR RIDGE LLC
STYLISH HOMES LLC
STACY CONSTRUCTION INC
SCHROEDER ENTERPRISES
BERKELEY BUILDING COMPANY INC
SCHROEDER ENTERPRISES INC
BROWNING JOHN W
KOUDELKA J J JR

SECOWNER

JOHNSON G ELAINE

KOUDELKA MADGE H

ADDCONCAT
3866 S LAMONE WAY
PO BOX 344
880 E HUBBARD RD
2425 N LOCUST GROVE RD
PO BOX 344
12849 N 12TH AVE
P O BOX 344
12849 N 12TH AVE
13923 W WAINWRIGHT DR # 303
1825 E SPIRIT HAWK LN
PO BOX 5927
1825 E SPIRIT HAWK LN
880 E HUBBARD RD
PO BOX 1564

STATCONCAT
MERIDIAN, ID 83642-0000
MERIDIAN, ID 83680-0000
KUNA, ID 83634-0000
KUNA, ID 83634-1313
MERIDIAN, ID 83680-0000
GARDEN CITY, ID 83714-0000
MERIDIAN, ID 83680-0000
GARDEN CITY, ID 83714-0000
BOISE, ID 83713-0000
KUNA, ID 83634-0000
BOISE, ID 83705-0000
KUNA, ID 83634-5101
KUNA, ID 83634-0000
NAMPA, ID 83653-1564

City of Kuna

RECEIVED
5-16-17



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

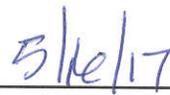
Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application (s) on the property under consideration.

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


Applicant/agent signature


Date



BRIAN McDEVITT
CHAIRMAN OF THE BOARD

RICHARD DURRANT
VICE CHAIRMAN OF THE BOARD

TIMOTHY M. PAGE
PROJECT MANAGER

ROBERT D. CARTER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

JERRI FLOYD
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

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

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

RECEIVED
JUL 27 2017
CITY OF KUNA

25 July 2017

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

RE: John Browning
882 East Hubbard Rd
New York Irrigation District
Mason Creek Feeder 144+90
Sec. 07, T2N, R1E, BM.

File Number - 17-04-AN

NY-104-271-01

Jace Hellman, Planner I:

The United States' Mason Creek Feeder lies within the boundary of the above-mentioned location. The easement for this lateral 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 lateral. We assert the federal easement 37 feet north and 35 feet south of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

Please note the appropriate easements on all future preliminary/final plats.

Boise Project Board of Control must also review and approve any final plats prior to recording.

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 Statutes, Title 42-1209.

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.

Exhibit

B1

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral 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.

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.

Fencing (as may be required) must be constructed just off the canal 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 Boise Project does not approve landscaping (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

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.

Whereas this property lies within the New York Irrigation District it is important that representatives of this development contact the NYID office as soon as possible to discuss the pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Boise Project Board of Control must receive a written response from the New York 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.

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.

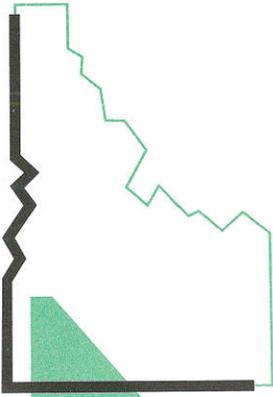
Sincerely,



Thomas Ritthaler
Management/GIS

tbr/tr

cc: Clint McCormick Watermaster, Div; 2 BPBC
Terri Hasson Secretary – Treasurer, NYID
File



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

July 26, 2017

Jace Hellman, Planner I
City of Kuna
P.O. Box 13
Kuna, ID 83634

RECEIVED
JUL 31 2017
CITY OF KUNA

RE: 1704_AN/ John Browning; 882 E. Hubbard Road

Dear Jace:

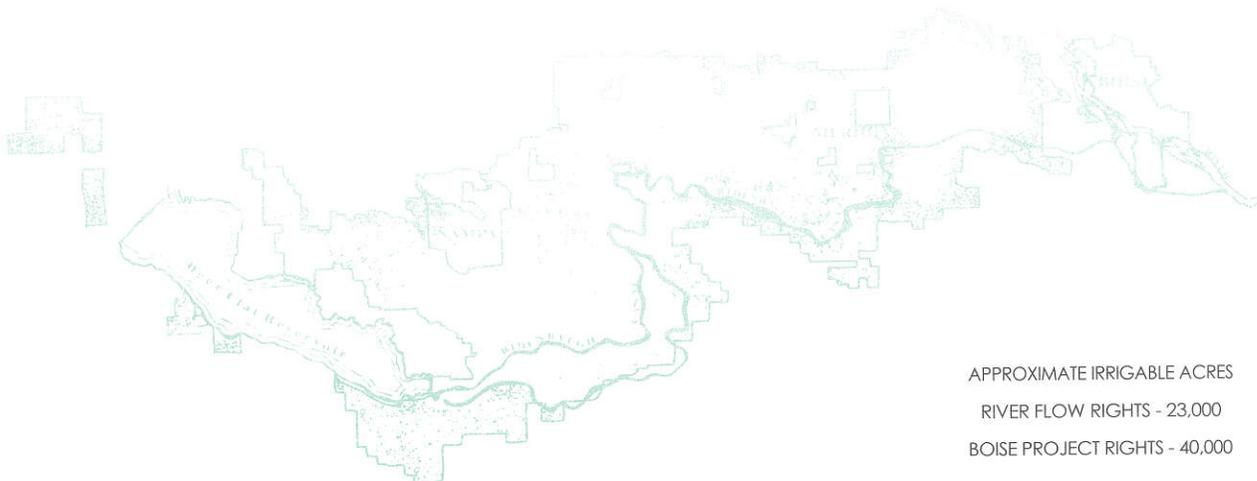
Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application.

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



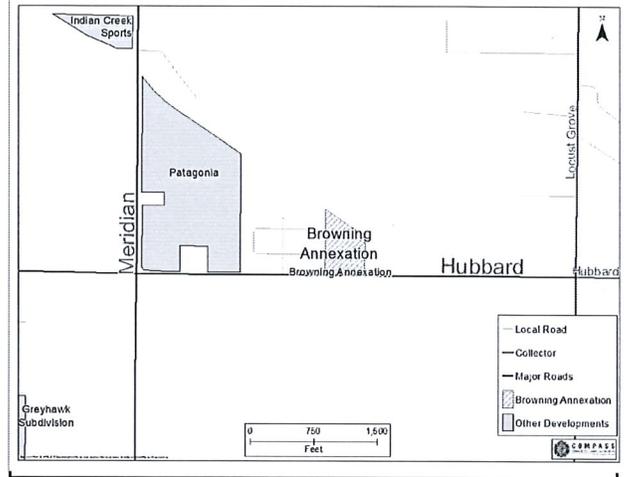
APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

Exhibit
B2

Communities in Motion 2040 Development Checklist

RECEIVED
8.7.2017
8.7.2017

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.

Name of Development: Browning Annexation

Summary: Annexation of approximately 7 acres northeast of the intersection of Meridian Road and Hubbard Road. This proposal meets 7 CIM checklist items and does not meet 12 items. Consider a multi-use pathway along the Mason Creek Feeder and a stub street to the existing neighborhood to the west.

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
24	13	80	13	786	257

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
293	79	907	79	1,443	645

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
 B3

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: Future signalized intersection at Hubbard & US 69 in 2021 \$760,000. Resurface of US 69 in 2018

- Yes** **No** **N/A** The proposal uses appropriate access management techniques as described in the **COMPASS Access Management Toolkit**.

Comments: No site plan provided.

- 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 flex service area (60 min all day) also secondary service route: 30-60 minutes w/ frequent stops

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**)



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

(208) 334-8300
itd.idaho.gov

August 8, 2017

Jace Hellman
City of Kuna, Planning and Zoning Department
P.O. Box 13
Kuna, ID 83634

VIA EMAIL

RE: 17-04-AN JOHN BROWNING ANNEXATION

The Idaho Transportation Department has reviewed the referenced annexation and rezone application submitted by John Browning for 882 East Hibbard Road, east of SH-69, milepost 4.12. ITD has the following comments:

1. This project does not abut the State highway system.
2. Traffic generation numbers and a detailed site plan showing full build-out were not provided with this notice. The Idaho Administrative Procedures Act (IDAPA) governs access to state highways. Per IDAPA 39.03.42 rules, when a development generates 100 trips in the peak hour, 1000 trips per day, or the new vehicle volume will result from development that equals or exceeds the threshold values in Table 2 found in IDAPA 39.03.42, a traffic impact study shall be required, unless waived by the District Engineer. Since this development will gain access to the State Highway system at SH69 and Hubbard Road, ITD may require a Traffic Impact Study to determine what mitigation, if any, may be necessary at the intersection.
3. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway system.
4. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant may contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at 334-8832 for more information.

Exhibit

B4

5. The City is reminded that the SH-69 corridor is already becoming congested and this project will increase the number of vehicle trips in the corridor. ITD currently has a signal listed in the Idaho Transportation Improvement Plan (ITIP) for construction at the intersection of SH-69 and Hubbard Road.
6. ITD does not object to the annexation and rezoning of this parcel.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Ken Couch".

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



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Kuna
Meridian
Star

Rezone # _____

Conditional Use # 17-04-AM

Preliminary / Final / Short Plat _____

City of Kuna

John Browning

- 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:
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:
9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
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:
13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

RECEIVED

Reviewed By: [Signature]

JUL 28 2017

Date: 7/25/17

CITY OF KUNA



Jace Hellman

From: Jace Hellman
Sent: Monday, July 24, 2017 4:24 PM
To: ACHD; Ada County Engineer; Antonio Conti; 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 (Alicia.martin@deq.idaho.gov); Eric Adolfson; Idaho Power; Idaho Power; Idaho Power Easements; Intermountain Gas; Intermountain Gas; J&M Sanitation - Chad Gordon; Jaime Gollither; Julie Stanely - Regional Address Mgmt.; Ken Couch: Idaho Transportation Department; Kuna Police; Kuna Postmaster - Marc C. Boyer; Kuna School District; Kuna School District; Kuna School District; Nampa Meridian Irrigation District; Natalie Purkey (npurkey@kunaaid.gov); New York Irrigation; Planning Mgr: Ada County Development Services; Terry Gammel
Subject: Request for Comment on Case No. 17-04-AN (Annexation)
Attachments: Agency packet 7.24.2017.pdf

July 24, 2017

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

FILE NUMBER	17-04-AN (annexation): John Browning
PROJECT DESCRIPTION	Applicant is proposing to have his property annexed into the City of Kuna with an R-8 zoning designation.
SITE LOCATION	882 East Hubbard Road, Kuna, ID 83634
APPLICANT/ REPRESENTATIVE	John Browning 880 E Hubbard Rd Kuna, ID 83634 208.850.4044 firstservicegroup@gmail.com
SCHEDULED HEARING DATE	Tuesday, August 22, 2017 6:00 p.m.
KUNA STAFF CONTACT	Jace Hellman, Planner I jhellman@kunaaid.gov Phone: 922-5274 Fax: 922-5989
We have included an attachment with the application items that were submitted 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. 4 th Street, Kuna, ID 83634.	



Jace Hellman
Planner I
City of Kuna
751 W 4th Street
Kuna, ID 83634
jhellman@kunaID.gov



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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.KunaID.gov

MICHAEL L. BORZICK
GIS MAPPING

Telephone (208) 287-1726; Fax (208) 287-1731
Email: mborzick@kunaID.gov

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: In Place of the Kuna City Engineer
Michael L. Borzick
GIS Manager

RE: John Browning Annexation
North of Hubbard Road and East of Patagonia 1 Subdivision
Annexation Request
17-04-AN

DATE: July 25, 2017

The City Engineer has reviewed the request of the above applicant dated May 16, 2017. It is noted that specific development plans are not provided except those implied as allowed or permitted in a "R-8" zone. The recommendation of the City is to proceed with this Annexation and address any issues and conditions raised below in connection with this application during plan review. Accordingly, the City GIS manager provides the following comments in lieu of a City Engineer:

1. Sanitary Sewer Needs

- a) The applicant's property contains some scattered agriculture and does not appear to require immediate City service depending on the location of the existing drain field in regards to proposed buildings, parking areas, watermains, etc. Depending on the location of any drain fields or with additional development, it may require municipal sewer service. The City would ultimately recommend connection to City facilities at such time as existing systems fail or in connection with this future development.
- b) Wastewater from the applicant's property has the future option of being treated at the North Treatment Plant which has sufficient capacity to serve this site. The nearest point of connection for the Browning property is located within E Merino St near the Southeast corner of the Patagonia 1 Subdivision which sewer line discharges into the Danskin Lift Station. 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.

- c) Applicant must conform to City of Kuna Sewer Master Plan.
- d) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City GIS Manager at 287-1726.

2. Potable Water Needs

- a) The applicant's property to be annexed is presently used under agriculture purposes, has at least one (1) private water system and does not require immediate City service unless the private well is too close to the septic system. The City Engineer recommends connection to City facilities at the commencement of development because facilities are now within 300'.
- b) The nearest point of connection for this property is in an 8-inch water main within E Merino St and E Hubbard Rd. 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.
- c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- d) Applicant must conform to City of Kuna Water Master Plan.
- e) For assistance in locating existing facilities, please contact the City GIS Manager at 287-1726.

3. Pressure Irrigation

- a) The property's irrigation needs are presently served from surface water rights delivered through local canals and from private wells and does not require immediate City service. The applicants' property will need to show how they can maintain surface water rights for proper irrigation or they will need to connect to the City's Pressurized Irrigation system so public potable water is not used for irrigation purposes. The City recommends ultimate connection to City facilities in connection with future development or when facilities are within 300' of the dwelling.
- b) The nearest point of connection for the property is directly adjacent and to the West in an 12-inch pressure irrigation main. When connecting to the pressure irrigation system, the applicant will need to abide by any relevant pressure irrigation reimbursement policies and agreements and any relevant connection fees.
- c) As a condition related to paragraph 3(a), connection to pressure irrigation shall constitute an automatic petition for inclusion in the municipal irrigation system and an agreement to the pooling of this property's water rights for delivery purposes.
- d) Applicant must conform to City of Kuna Irrigation Master Plan.
- e) For assistance in locating existing facilities, please contact the City GIS Manager at 287-1726.

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 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

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to both potable 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 (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.

7. Right-of-Way

The subject property fronts on existing section line arterial street (Hubbard Road). The following conditions are related to these classified streets and future quarter line classified streets and apply at the time of additional development:

- a) Sufficient half right-of-way on the quarter line and section line for existing and future classified streets should be provided pursuant to City and ACHD standards. The City recommends right-of-way at full width is provided across the entire Hubbard Rd frontage, including proposed out-parcel.
- b) It is recommended new and existing approaches onto the classified streets comply with ACHD 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.

9. Property Description

- a) The applicant provided a metes and bounds property description of the subject parcel.

We look forward to working with you on this project. If we may be of further assistance, feel free to contact me at 287-1726.

Sincerely,

Michael L. Borzick

Michael L. Borzick
GIS Mapper



CITY OF KUNA
PLANNING & ZONING DEPARTMENT

751 West 4th Street
P.O. Box 13
Kuna, ID 83634
Phone: 208-922-5274
Fax: 208-922-5989
www.kunacity.id.gov

July 24, 2017

John Browning
880 E Hubbard Rd.
Kuna, ID 83634
208.850.4044
firstservicegroup@gmail.com

Completeness Letter

17-04-AN (Annexation) 882 E Hubbard Rd., Kuna, ID 83634 (APN# S1407347180)

Dear John Browning:

On *July 24, 2017*, Kuna's planning and zoning staff finished reviewing the submitted Annexation Application for the parcel referenced above. This letter is to notify you the City will consider the application complete, subject to the following fees being sent to the City. The Planning and Zoning Commission public hearing date for your case is tentatively scheduled for **August 22, 2017**, here at City Hall at 6:00 pm.

The following application fees are requested at this time:

Planning and Zoning Department

Annexation Fee: \$1,200 (base) + (\$30/acre) @ 6.82 acres = \$1,410.00

Engineering Fee: \$100.00

Total Fees Now Due: \$1,510.00 (waived)

***** All fees for this annexation have been waived by the City of Kuna. *****

The site must be posted for the public hearing on or before August 11, 2017, with a 4' X 4' sign, following the guidelines listed in KCC 5-1A-8 to ensure this hearing date is kept. The site must be posted on an ALL – WEATHER signs (and a rigid surface) and shall be viewable from both drive directions (sign must be perpendicular to the road). I would be happy to review the language for the sign, if you would like it reviewed.

The posting must be photographed and a statement confirming the posting must be *notarized* and sent in to our office within *three days* of the site posting. The sign must be *removed* within three days after the hearing is held.

If you have any questions regarding this information, please contact me at 922.5274 or by e-mail at jhellman@Kunaid.gov.

Respectfully,

Jace Hellman
Planner I
Kuna Planning and Zoning Department

Cc: Wendy Howell, Director of Planning Services

Jace Hellman

From: Jace Hellman
Sent: Wednesday, July 26, 2017 3:06 PM
To: 'IDAHO PRESS TRIBUNE'
Subject: City of Kuna Request for Legal Publication
Attachments: KMN publish Req P&Z.DOCX

Greetings:

We would like to request that you publish the attached legal notification in the ~~August 22nd~~^{2nd} cycle of Kuna Melba News on behalf of the City of Kuna, Planning & Zoning Department. This notification needs to only be published for one (1) cycle.

The Kuna P.O. for this request is #5897 (if you need it).
Thank you.

Jace Hellman
Planner I
City of Kuna
751 W 4th Street
Kuna, ID 83634
jhellman@kunaID.gov



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

File #17-04-AN (Annexation) John Browning

NOTICE IS HEREBY GIVEN, that the Kuna Planning and Zoning Commission will hold a public hearing, **Tuesday, August 22, 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 John Browning to annex approximately 6.82 acres into Kuna City limits with an 'R-8' (Residential) zoning designation. The site is located at **882 E Hubbard Road, Kuna, ID 83634** (APN #: S1407347180).

The public is invited to present written and/or oral comments at the hearing. Any written testimony must be received by close of business on August 17, 2017, or it may not be considered. Please mail comments to PO 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 members of the Planning and Zoning Commission, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

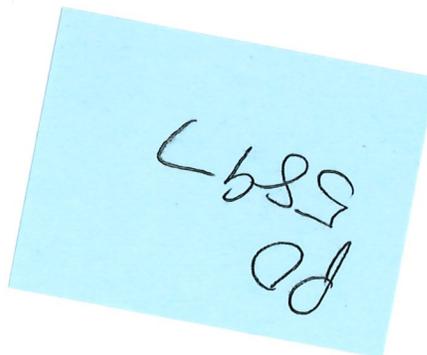
If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning Department

(No need to print this portion) Please publish one time on August 2, 2017.

(Sent 7/26/2017)

Kuna P.O. #5897



Jace Hellman

From: Sharon Jessen <sjessen@idahopress.com>
Sent: Thursday, July 27, 2017 9:39 AM
To: Jace Hellman
Subject: Re: City of Kuna Request for Legal Publication

Legals Email First Response

Thank you for your request. You will receive an email confirmation with proof, price and publication dates shortly.

Idaho Press-Tribune, Emmett Messenger-Index, Kuna-Melba News, and Meridian Press-Tribune
Sharon
Legal Clerk
208-465-8129
legals@idahopress.com
8:00am – 12:00pm Monday – Friday

From: Jace Hellman <jhellman@kunaID.gov>
Sent: Wednesday, July 26, 2017 3:06 PM
To: IPT Legals
Subject: City of Kuna Request for Legal Publication

Greetings:

We would like to request that you publish the attached legal notification in the **August 22nd** cycle of Kuna Melba News on behalf of the City of Kuna, Planning & Zoning Department.
This notification needs to only be published for one (1) cycle.

The Kuna P.O. for this request is #5897 (if you need it).
Thank you.

Jace Hellman
Planner I
City of Kuna
751 W 4th Street
Kuna, ID 83634
jhellman@kunaID.gov



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.

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 07/27/17 09:32 by sje14

Acct #: 345222

Ad #: 1650544

Status: N

1 KUNA, CITY OF
P.O. BOX 13
KUNA ID 83634

Start: 08/02/2017 Stop: 08/02/2017
Times Ord: 1 Times Run: ***
LEG 1.00 X 61.00 Words: 230
Total LEG 61.00
Class: 0006 GOVERNMENT NOTICES
Rate: LG Cost: 50.14
Affidavits: 1

Contact: CHRIS ENGLER
Phone: (208)387-7727
Fax#:
Email: awelker@kunaid.gov; gsmith@
Agency:

Ad Descrpt: 17-04-AN
Given by: JACE HELLMAN
Created: sje14 07/27/17 09:28
Last Changed: sje14 07/27/17 09:32

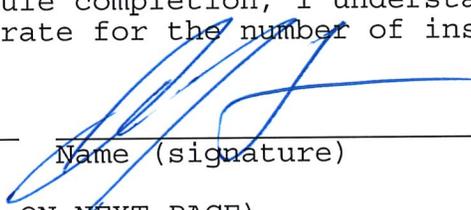
PUB ZONE EDT TP START INS STOP SMTWTFSS
KMN A 96 S 08/02

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.

Jace Hellman

Name (print or type)


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 07/27/17 09:32 by sje14

Acct #: 345222

Ad #: 1650544

Status: N

LEGAL NOTICE

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

File #17-04-AN
(Annexation) John Browning

NOTICE IS HEREBY GIVEN, that the Kuna Planning and Zoning Commission will hold a public hearing, Tuesday, August 22, 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 John Browning to annex approximately 6.82 acres into Kuna City limits with an "R-8" (Residential) zoning designation. The site is located at 882 E Hubbard Road, Kuna, ID 83634 (APN #: S1407347180).

The public is invited to present written and/or oral comments at the hearing. Any written testimony must be received by close of business on August 17, 2017, or it may not be considered. Please mail comments to PO 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 members of the Planning and Zoning Commission, 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

August 2, 2017 1650544

looks great

LEGAL NOTICE

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

File #17-04-AN
(Annexation) John Browning

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Kuna Planning
& Zoning Department

August 2, 2017 1650544



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 **August 22, 2017** beginning at 6:00 pm on the following case:

17-04-AN (Annexation): an annexation request by John Browning for an 'R-8' residential zoning designation. The 6.82-acre site is located at 882 East Hubbard Road, 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: **17-04-AN (Annexation)**

MAILED 8/2/2017

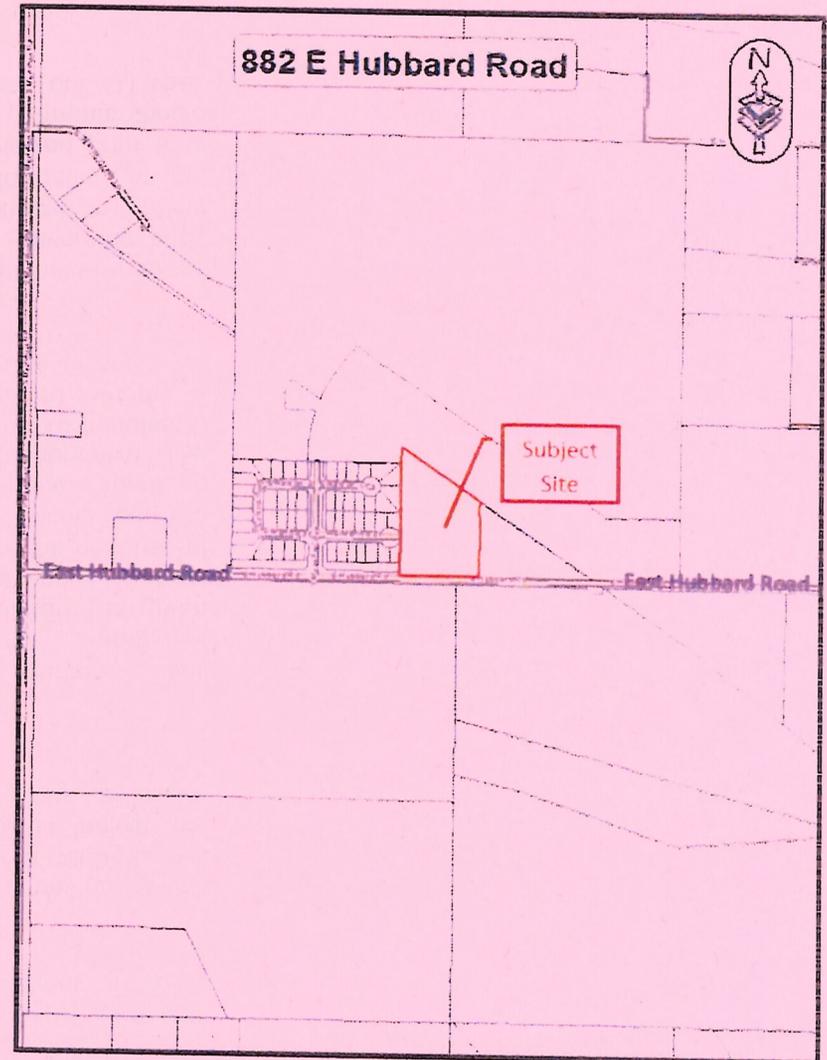


Exhibit
D3



CITY OF KUNA
PLANNING & ZONING DEPARTMENT
PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634
Phone (208) 922-5274 • Fax: (208) 922-5989
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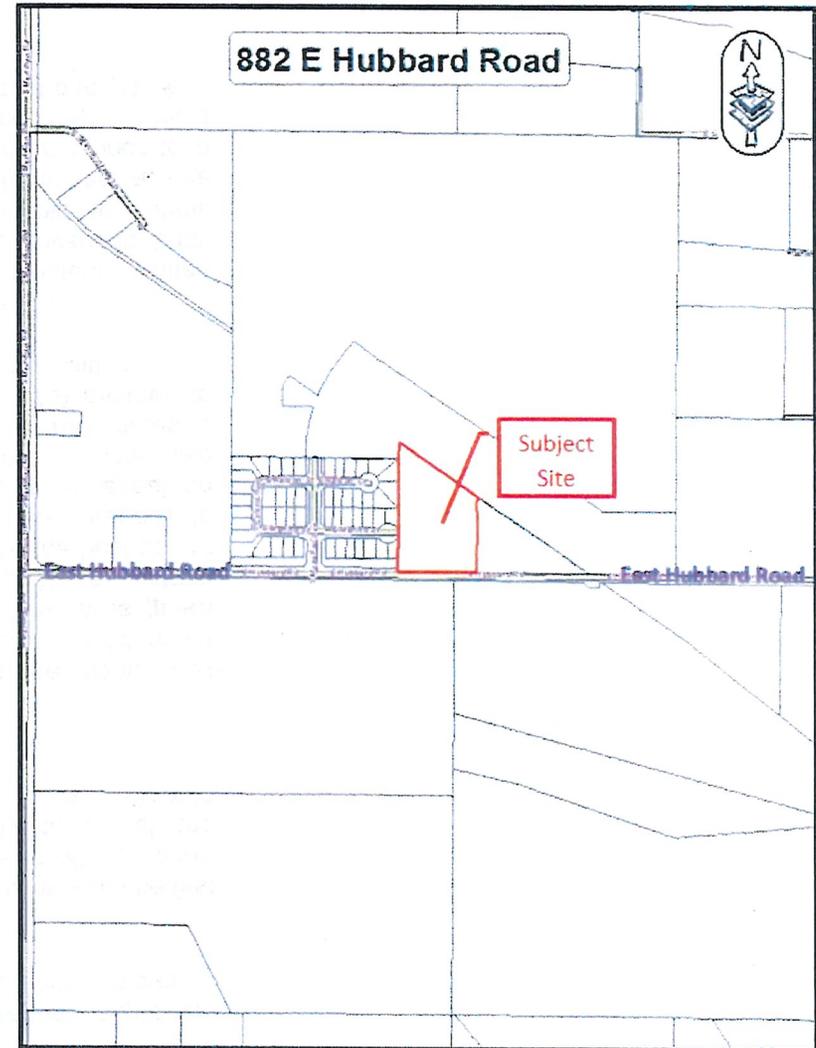
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In all correspondence concerning this case, please refer to the case name: **17-04-AN (Annexation)**

MAILED 8/2/2017



**BERKELEY BUILDING COMPANY INC
PO BOX 5927
BOISE, ID 83705**

**John Browning
880 E HUBBARD RD
KUNA, ID 83634**

**ARBOR RIDGE LLC
P O BOX 344
MERIDIAN, ID 83680**

**Elaine Johnson
2425 N LOCUST GROVE RD
KUNA, ID 83634**

**Madge Koudelka
PO BOX 1564
NAMPA, ID 83653**

**Ronald & Tamara Colbert
590 E RAISON CT
KUNA, ID 83634**

**PATAGONIA DEVELOPMENT LLC
PO BOX 344
MERIDIAN, ID 83680**

**RIVERWOOD HOMES INC
PO BOX 344
MERIDIAN, ID 83680**

**KW HOMES INC
3866 S LAMONE WAY
MERIDIAN, ID 83642**

**STACY CONSTRUCTION INC
1200 E WATERTOWER ST
MERIDIAN, ID 83642**

**STYLISH HOMES LLC
12849 N 12TH AVE
GARDEN CITY, ID 83714**

**SCHROEDER ENTERPRISES
1825 E SPIRIT HAWK LN
KUNA, ID 83634**



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 882 E Hubbard Rd
(NAME OF SUBDIVISION OR ADDRESS) was posted as required per Kuna City Ordinance
5-1-5B. Sign posted Jake Adams 8-11-17 (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 8th day of 11, 2017.

Signature, Jake Adams

Owner/Developer

STATE OF IDAHO)
County of Ada) : ss

On this 11th day of August, 2017, before me the
undersigned, a Notary Public in and for said State, personally appeared before me
(Owner, Developer). Jake Adams

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

Dawn Stephens
Notary Public
Residing at Kuna, ID
Commission Expires 1-17-18



CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning and Zoning Commission

THE CITY OF KUNA will hold a public hearing on

August 22, 2017 at Kuna City Hall, at 6:00 p.m. (751 W 4th St)

PURPOSE: Annex 6.82 acres into the City of Kuna with an R-8
(Medium Density) Residential Zoning Designation.

APPLICATION BY: John Browning, Kuna, ID

LOCATION: 882 East Hubbard Road, Kuna, ID 83634.

CONTACT: City of Kuna Planner 1 Jace Hellman

208-922-5274.

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning and Zoning Commission

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August 22, 2017 at Kuna City Hall, at 6:00 p.m. (751 W 4th St)

PURPOSE: Annex 6.82 acres into the City of Kuna with an R-8
(Medium Density) Residential Zoning Designation.

LOCATION: 882 East Hubbard Road, Kuna, ID 83634.

APPLICATION BY: John Browning, Kuna, ID.

CONTACT: City of Kuna Planner 1 Jace Hellman 208-922-5274.



City of Kuna

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

Staff Report – Planning and Zoning Commission

To: P & Z Commission

Case Numbers: 17-02-AN (Annexation),
17-06-S (Prelim. Plat),
17-16-DR (Design Review) **Cazador Subdivision**

Location: South East Corner
(SEC) Ten Mile and
Ardell Roads,
Kuna, Idaho 83634

Planner: Troy Behunin,
Planner III

Hearing Date: Aug. 8, 2017 (*Tabled*)
Aug. 22, 2017

Applicant: **N Star Farm, LLC,**
Tim Eck
6152 W. Half Moon Ln.
Eagle, ID, 83616
208.850.0591
Timothyeck@me.com

Engineer: **KM Engineering,**
Kirsti Grabo
9233 W. State St.
Boise, ID, 83714
208.639.6939
kgrabo@kmengllp.com

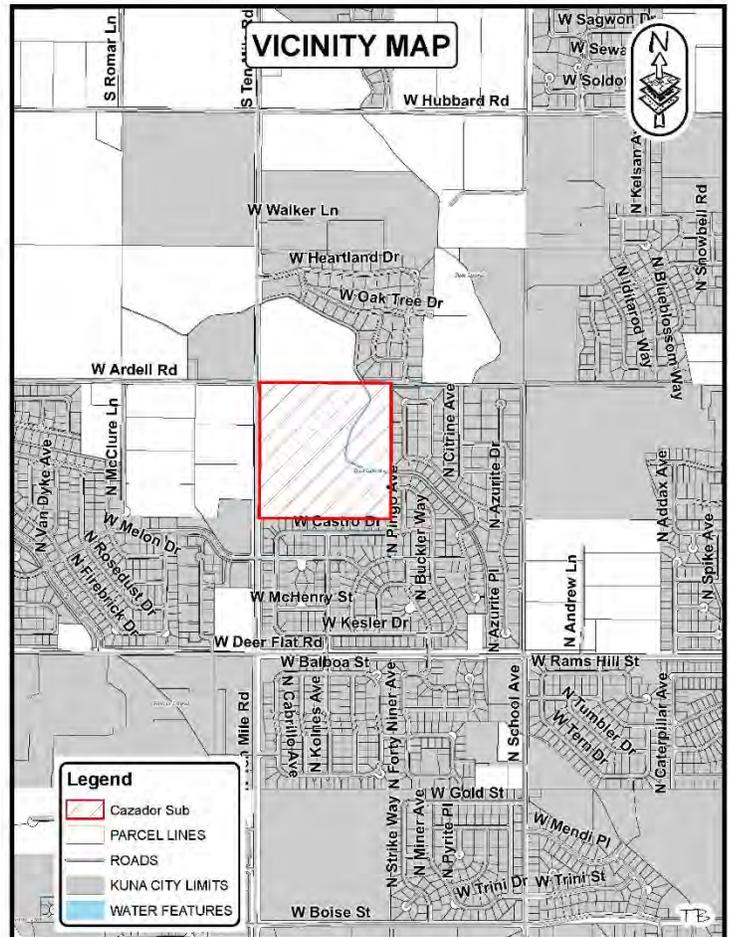


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| B. Applicants Request | I. Proposed Factual Summary |
| C. Aerial map | J. Proposed Findings of Fact |
| D. Site History | K. Proposed Comprehensive Plan Analysis |
| E. General Project Facts | L. Idaho Code Analysis |
| F. Staff Analysis | M. Proposed Conclusions of Law |
| G. Applicable Standards | N. Proposed Recommendation to Council |

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that annexations and subdivisions are designated as public hearings, with the Commission as the recommending body, and City Council as the decision making

body, and that design review applications are designated as public meetings with Commission 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 Planning Act.

a. Notifications

- | | |
|----------------------------------|--------------------------------------|
| i. Neighborhood Meeting | May 17, 2017 (8 persons attended) |
| ii. Agency Comment Request | June 26, 2017 |
| iii. 315' Property Owners Notice | July 5, 2017 (sent) |
| iv. Kuna, Melba Newspaper | July 5, 2017 |
| v. Site Posted | July 7, 2017 (Tabled) AND 8.10.2017. |

B. Applicant's Request:

On behalf of N Star Farm, LLC (Owner), Kirsti Grabo with KM Engineering, LLP, is requesting approval for Annexation of approximately 40.20 acres into Kuna City with an R-6 (Medium Density Residential) zone, and a subdivision preliminary plat for 164 buildable lots and 18 common lots and one shared driveway, yielding a proposed density of 4.08 Dwelling Units an Acre (D.U.A.). The subject site is located on the south east corner (SEC) of Ten Mile and Ardell Roads. The property address is 2332 N. Ten Mile Road – Parcel No.; S1314325410.

C. Aerial Map:



@Copyrighted

D. Site History:

This site is undeveloped and has historically been used for agricultural purposes. The site is adjacent to three Kuna subdivisions and one County Subdivision. This application proposes a total of two phases.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision making body for the City. This map indicates general land use designations, and is not the actual

zone. The Comp Plan Map identifies this entire site as Medium Density Residential. The range for Medium Density is 4 - 8 D.U.A..

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail along the southwest boundary of the site, situated along the Mason Creek Feeder. Applicant proposes a significant number of trails throughout the project including one along the Mason Creek.



3. **Surrounding Land Uses:**

North	RR, R-4	Rural Residential, Ada County – Medium Density Residential, Kuna City
South	R-6	Medium Density Residential - Kuna City
East	R-6	Medium Density Residential - Kuna City
West	RUT, C-1	Rural Urban Transition, Ada County & Neighborhood Commercial, Kuna City

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

- Project Size: 40.20 acres (approximately)
- Zoning: RUT; Rural Urban Transition – Ada County
- Parcel #: S1314325410

5. **Services:**

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

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

The land is currently used for agricultural purposes. Applicant anticipates the land will continue the historic Agricultural uses until the land develops completely. This site soils in the area are a mix of three Hydrologic Groups; C and D – Group D is the dominant Group.

7. **Transportation / Connectivity:**

The applicant proposes extending two stub streets from adjacent subdivisions, two access points onto future Ardell Road and one temporary access on Ten Mile Road. Applicant proposes a temporary access onto Ten Mile Road to comply with Kuna Rural Fire District and EMS needs. When the section of Ardell Road along the north side of the site is complete, the temporary access will be abandoned and turned into a buildable lot (home lot). There are no permanent accesses proposed on Ten Mile Road.

8. **Environmental Issues:**

Beyond being within the Nitrate Priority Area, staff is not aware of any environmental, health or safety conflicts.

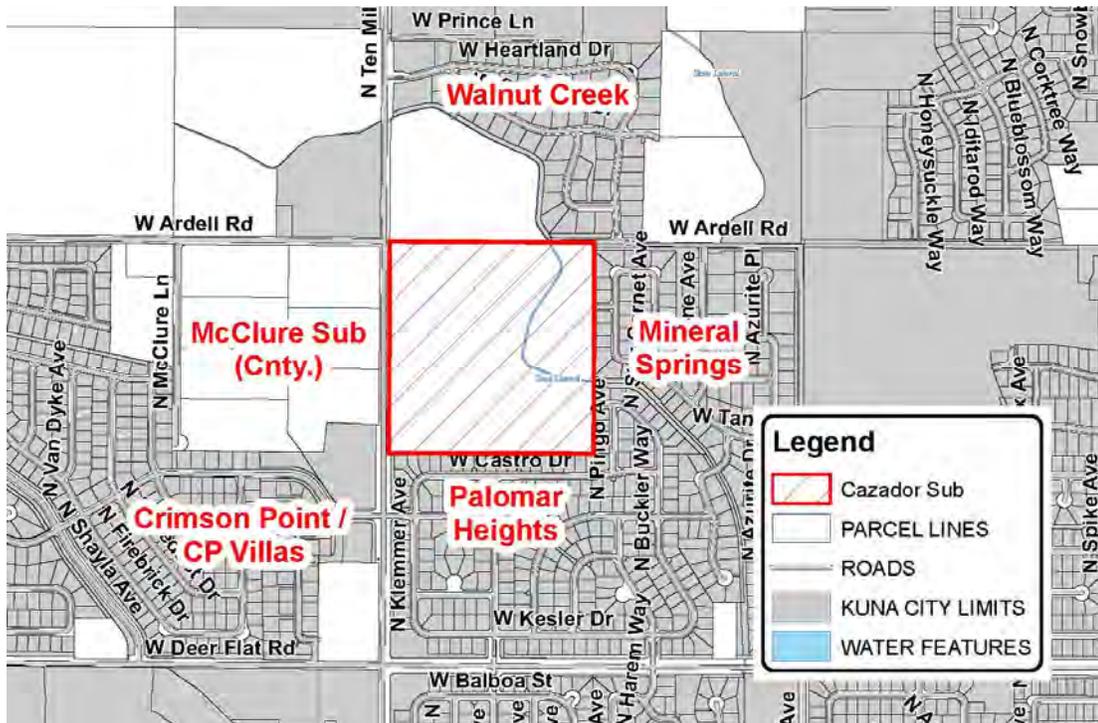
9. **Agency Responses:**

The following agencies returned comments which are included with this case file and are included with this report:

- City Engineer (Antonio Conti, P.E.) Exhibit B 1
- Ada County Highway District (Mindy Wallace) Exhibit B 2
- Boise Project Board of Control (Bob Carter) Exhibit B 3
- Central Dist. Health Dept. (Lori Badigian), Exhibit B 4
- COMPASS Idaho (Carl Miller) Exhibit B 5
- Department of Environmental Quality (Aaron Scheff) Exhibit B 6.

F. **Staff Analysis:**

This parcel touches City limits on all four sides and is eligible for annexation into the City. This parcel is designated on the Kuna Comprehensive Plan Map (Comp Plan Map) as Medium Density Residential (four units to eight units per acre), and is adjacent to multiple City Subdivisions and a County Subdivision. This project abuts Ten Mile Road, an arterial, and will contribute to a new segment of Ardell Road. All public utilities will be extended to this site. Applicant proposes a new single-family housing development (Density



at 4.08 D.U.A.) to be built over an anticipated 3 phases. It is anticipated full build-out will be achieved in approximately 3 years. The applicant is prepared to adjust their timeline with market demands.

Applicant seeks annexation of approximately 40.20 acres into the City of Kuna. The proposed site touches City limits, therefore, with a proper application from the applicant, the criteria for annexation request in to the City has been met. Applicant seeks an R-6 (Medium Density Residential) zone for the site, which is squarely within the Medium Density range.

Staff has reviewed the preliminary plat for technical compliance with KCC Chapter 6, and has determined that it appears to conform to KCC as required. Applicant proposes one shared driveway in the subdivision. This shared driveway will serve four homes, with a dual purpose by providing access to the Teed Lateral for all residents. As this shared driveway serves multiple uses and audiences, the care and maintenance of the shared drive will be borne by the HOA. As this serves a dual purpose, and the HOA will be permanently responsible for its care and maintenance, staff has no concerns with this proposed shared drive/pathway access. The applicant proposes a temporary (temp) access onto Ten Mile Road and is proposed only to satisfy the secondary emergency access requirements. When Ardell Road is complete and there is no longer a need for it, the temp access will be abandoned and the land used for the temp access will become a buildable home lot. Applicant has not proposed curb and gutter along Ten Mile Road, a classified roadway. Staff will notes to the Commission and Council that Code does not allow for drainage swales along classified roads. Applicant is required to follow all established design criteria listed with Kuna's Subdivision Design Ordinance, unless specifically otherwise approved.

Applicant has proposed approximately 4.64 acres (11.50 ac.) of open space. A portion of the open space is planned as a pathway along the Teed lateral. This adds to the master pathway network in Kuna. Due to regulations from the irrigation district, trees and shrubs are not proposed along the Teed Lateral, however, there are multiple points of access for the homeowners on both sides of the Teed. Staff has reviewed the proposed landscape plan and illustrative, and finds it complies with KCC 5-17 (Landscape Code), including the planting requirements listed in the planting details.

Staff has reviewed Kuna's Comprehensive Plan (Comp Plan), which encourages a variety of housing types and income levels numerous times throughout the Comp Plan. The sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report. The City attempts to balance all housing types within the City. The Cazador site is proposed to be zoned R-6 (Medium Density Residential) and the applicants request for 4.08 D.U.A., is under the density limit of six (6) homes per acre.

Staff has determined this application complies with its current zone and 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. 17-16-DR subject to any conditions as outlined by the Commission, and a recommendation of approval for Case No's 17-02-AN and 17-06-S subject to any conditions of approval outlined by 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. City of Kuna Design Review Code Title 5, Chapter 4
4. City of Kuna Landscape Code Title 5, Chapter 17.
5. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Procedural Background:

On August 22, 2017, the Commission considered case numbers 17-02-AN, 17-06-S and 17-16-DR, including the application, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Proposed Factual Summary:

This site is located on the east side of Ten Mile Road and south of future Ardell Road. The project consists of 40.20 (approx.) acres that touch Kuna City limits and is currently zoned RUT (Rural Urban Transition) in Ada County, and designated as Medium Density Residential on Kuna's Comp Plan. Applicant requests preliminary plat approval for a new subdivision consisting of 164 buildable lots, and 18 common lots and one shared driveway with a total of 3 development phases, with 11.5% open space. If approved, this project will take access from temporarily from Ten Mile Road, and Ardell in two places at build out. The temporary access on Ten Mile Road is for emergency services requirements and will be abandoned when Ardell Road is complete, and will become a buildable home lot.

J. Proposed Commission Findings:

Based upon the record in **17-02-AN, 17-06-S and 17-06-DR**, including the Comprehensive Plan, Kuna City Code, Staff's report, including the exhibits, and the testimony elicited during the public hearing, the Commission hereby recommends *approval/denial* Case No's 17-02-AN and 17-06-S, a request for annexation, a subdivision preliminary plat to Council, and approves/denies and 17-06-DR Subdivision Design Review request by the applicant as follows:

The Commission concludes that the Application does/does not comply with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the Subdivision regulations outlined in title 6 of KCC.

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

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

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

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

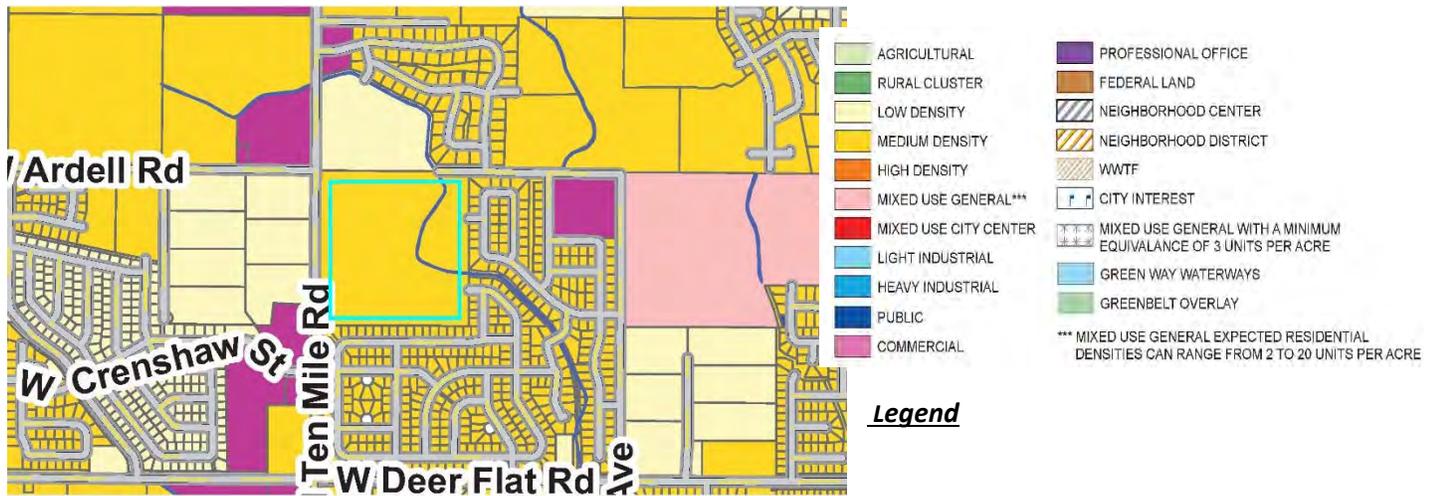
2. The Commission has the authority to recommend approval or denial for Case No's 17-02-AN, 17-06-S. On August 22, 2017, Kuna's Commission voted to approve/deny of Case No's 17-02-AN, 17-06-S.
3. The Commission has the authority to approve or deny Case No. 17-16-DR. On August 22, 2017, the Commission voted to approve / deny Case No. 17-16-DR.
4. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on August 22, 2017, with the Commission.

K. Proposed Comprehensive Plan Analysis:

Commission determines the proposed subdivision for the *site is/is not* consistent with the following Comp Plan components:

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

Comment: The Comp Plan and the corresponding Future Land Use Map (with land use designations) provides for medium density (R-6). This project proposes a density less than six units per acre, therefore it 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:

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

Comment: The Comp Plan encourages adequate housing for all income levels and calls for increasing pedestrian connections. This project supplies a number of additional housing types to Kuna’s inventory and provides opportunities for quality housing. This development enhances the City’s pedestrian network for non-motorized transportation, by extending connections provided by other developers while adding additional segments of pathway along the Teed Lateral.

Land Use Goals and Objectives - Section 6 - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles (Pg. 64 – 3.1 & Goal 3 and Pg. 65 – 4.3 [CP]).

Comment: This project adds a number of quality housing varieties to the City’s inventory for all types of lifestyles, ages and economic groups. This project also proposes 11.5% open space which adds to the greenspaces in Kuna, keeping it a desirable City while enhancing the City’s overall pathway network.

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – Obj. 1.1, Pg. 163 12.4 and Pg. 165 – 2.1 [CP]).

Comment: Applicant proposes a high-quality development with a variety of dwelling types, densities, and price points for all income levels in this part of Kuna as encouraged by the Comp Plan. This project adds to the City's overall network of utilities, sidewalks and roadways, therefore it complies with logical, orderly development and discourages land divisions and development greater than one half acre, and avoids increased municipal services costs and sprawl.

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place (Pg.167 – Goal 1 and Pg. 168 – 1.2[CP]).

Comment: Applicant proposes good community and urban design principles through creation of greenspaces, extension of the pedestrian pathway network and adding to the City's sidewalk network. Applicant also proposes adding **1.5 miles of centerline** to the roadway system thereby complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). This development also incorporates landscape buffers, and creates green places for citizens. Therefore, this project fosters sound community design concepts and complies with the Comp Plan goals and strengthens Kuna's image. Applicant has proposed a positive affect by establishing a roadway and pathway network for adjoining property owners and future development, and by designing under the allowed densities of the R-6 zone (3.31 Gross Density).

Neighborhoods:

Kuna's updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge (Page 179 [CP]).

Comment: Applicant proposes an extension of the sidewalk and roadway system which complies with the Master Street Plan adopted by Kuna. Applicant also proposes establishing pathways and sidewalks for pedestrian and non-motorized transportation. Applicant proposes R-6 housing densities thereby complying with Medium Density land use designation outlined within the Comp Plan and Comp Plan Map.

L. Idaho State Code Analysis:

1. **IC §67-6511 (2) C** requires that the Council 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. Proposed Commission Conclusions:

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 subdivision and development into a single-family subdivision, as proposed.

Comment: *The 40.20 acre (approximate) project does/does not appear to be suitable for subdivision and development as single-family subdivision, as proposed.*

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

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

3. The annexation and subdivision applications are not likely to cause adverse public health problems.

Comment: *The annexation and subdivision of the property would comply with the Comp Plan. The project would connect to public sewer and potable water systems, 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 subdivision and the location of the property with adjacent uses.*

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

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

6. Based on the evidence contained in Case No's 17-02-AN, 17-06-S and 17-16-DR, the Commission finds the listed Case No's do/do not adequately comply with Kuna City Code.

7. Based on the evidence contained in Case No's 17-02-AN, 17-06-S and 17-16-DR, the Commission finds the listed Case No's do/do not adequately comply with Kuna's Subdivision Code.

N. Proposed Recommendation to Council:

On August 22, 2017, the Planning and Zoning Commission voted to approve / conditionally approve / deny Case No. 17-17-DR, based on the facts outlined in staff's memo with the following conditions listed below:

On August 22, 2017, the Planning and Zoning Commission voted to recommend approval / conditional approval / denial for Case No's 17-02-AN and 17-06-S, based on the facts outlined in staff's memo and the public testimony

during the public hearing by the Planning and Zoning Commission of Kuna, Idaho. The Commission hereby recommends approval / conditional approval / denial for Case No. 17-02-AN and 17-06-S, an Annexation and Preliminary Plat and subdivision request from Kirsti Grabo (KM Engineering, LLP) and N Star Farm, LLC, with the following conditions of approval to Council:

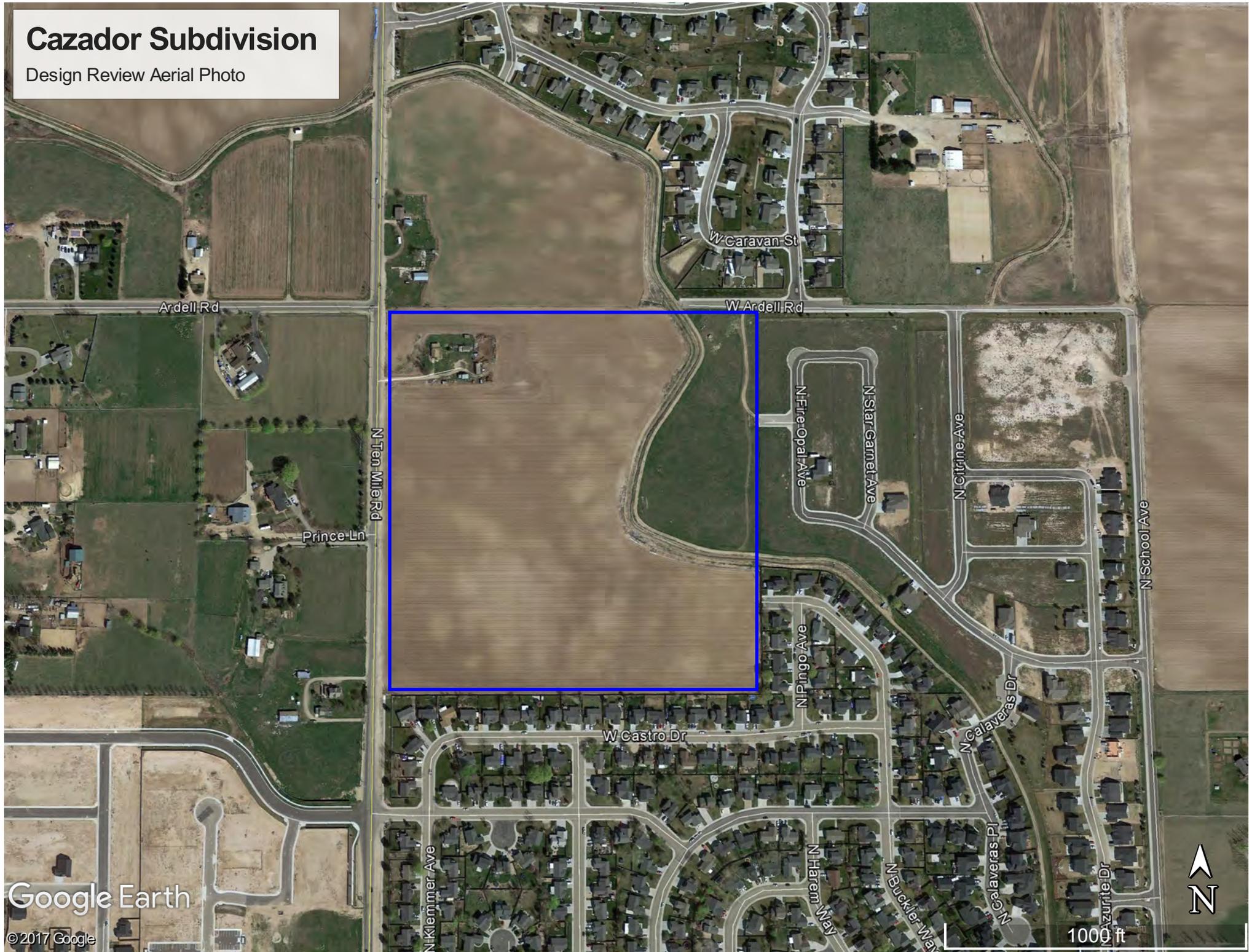
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer connections.
 - 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. Street lights within the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
9. All signage within/for the project shall comply with Kuna City Code.
10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
11. Staff recommends that the applicant work with Kuna Rural Fire District (KRFD) to conform to the secondary access limits of the KRFD, for the number of homes utilizing access points as development occurs.
12. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
13. Staff recommends curb and gutter to be placed along Ten Mile and Ardell Roads as they are classified roads.

14. Applicant shall abandon the temporary access onto Ten Mile Road when the Ardell Road frontage is approved, dedicated and accepted by ACHD.
15. The HOA is to own, care for, maintain and keep full responsibility for the shared driveway as proposed on the preliminary plat dated 06.14.2017 – designated as lot 34, block 6.
16. Applicant is required to follow all established design criteria listed with Kuna’s Subdivision Design Ordinance, unless specifically otherwise approved.
17. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
18. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This _____, day of _____, 2017.

Cazador Subdivision

Design Review Aerial Photo



Google Earth

© 2017 Google

1000 ft





June 16, 2017
Project No.: 16-194

Mr. Troy Behunin
Planning & Zoning Department
City of Kuna
751 West 4th Street
Kuna, ID 83634

**RE: Cazador Subdivision – Kuna, ID
 Annexation, Zoning, Preliminary Plat, & Design Review Applications**

Dear Mr. Behunin:

On behalf of N Star Farm, LLC, we are pleased to submit the attached applications and required supplements for annexation, zoning, preliminary plat, and design review of the project referenced above.

The subject property is approximately 40.2 acres of agricultural ground identified as parcel number S1314325410 and located at the southeast corner of West Ardell and North Ten Mile Roads. The site is currently zoned RUT in Ada County with a comprehensive plan designation of Medium Density Residential. As a part of this application, we are requesting to annex the property into the City of Kuna with a zoning designation of R-6 and subdivide the site into single-family residential lots.

Annexation and Zoning

The subject property is contiguous to Kuna City limits on all sides, with residential subdivisions fully bordering the east and south boundaries. In conjunction with annexation, we are requesting the R-6 zone to accommodate the proposed subdivision. The requested zoning is commensurate with the comprehensive plan designation and compatible with the surrounding land uses, which are largely residential. Further, the subdivisions to the east and south both carry the R-6 zoning designation.

Preliminary Plat

The attached preliminary plat proposes 164 buildable single-family residential lots, 18 common lots, and 1 shared driveway lot for a total of 183 lots. The layout reflects a gross density of 4.08 units per acre and a net density of 5.44 units per acre, both of which are below the density allowed in the R-6 zone. The project includes 4.64 acres of open space including walking paths to provide pedestrian connectivity throughout the neighborhood. The open space within the subdivision will be owned and maintained by the homeowners' association, and draft CC&Rs including language for maintenance of the common lots are included herewith.

As you can see on the preliminary plat, we are proposing to tie into two existing stub streets provided by the neighboring subdivisions on our eastern border. The subdivision will also have two accesses onto Ardell Road with a temporary connection to Ten Mile Road until Ardell Road is constructed. The owner has coordinated extensively with ACHD regarding the timing of the Ardell Road improvements and ACHD is amenable to the temporary connection to Ten Mile Road. When the temporary connection is removed, the underlying ground will become a buildable lot as shown on the preliminary plat, and the lot counts referenced above include this buildable lot. Please see the attached drawings for additional details regarding this access.

We have met with the City Engineer regarding water, sewer, and pressure irrigation facilities, which are all available for connection in the adjacent rights-of-way, and we look forward to working with Mr. Conti further as the project progresses. We are not aware of any concerns in regards to other public services in the area and don't expect the project to create excessive additional requirements at public expense for public facilities and services because services will be supported by property taxes and/or fees paid directly to the service providers.

At this time, there are no known health, safety, or environmental problems that currently exist or that will be created by this development.

Design Review

Included with this application package is the design review application for common area landscaping within the subdivision. The only existing trees onsite are around the old residence, but the trees are aged and dying and none are proposed to remain. The new landscaping will consist of a combination of trees, shrubs, and other landscape materials, which are detailed on the attached landscape plans, and we believe that the design complies with the City's Design Review standards.

Conclusion

With the proposals discussed herein, we feel that the new Cazador Subdivision project complements the City's vision for growth by providing additional housing opportunities for this growing area. Should you have questions or require further information in order to process these applications, please feel free to contact me. We look forward to working with staff to accomplish this great addition to the City of Kuna.

Sincerely,
KM Engineering, LLP



Kirsti Grabo
Development Coordinator

cc: N Star Farm, LLC



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>N Star Farm, LLC</u>	Phone Number: _____
Address: <u>6152 West Half Moon Lane</u>	E-Mail: _____
City, State, Zip: <u>Eagle, ID 83616</u>	Fax #: _____
Applicant (Developer): <u>Owner</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>KM Engineering</u>	Phone Number: <u>208.639.6939</u>
Address: <u>9233 West State Street</u>	E-Mail: <u>kqrabo@kmenqllp.com</u>
City, State, Zip: <u>Boise, ID 83714</u>	Fax #: <u>208.639.6930</u>

Subject Property Information

Site Address: <u>2332 North Ten Mile Road</u>
Site Location (Cross Streets): <u>SEC Ten Mile & Ardell</u>
Parcel Number (s): <u>S1314325410</u>
Section, Township, Range: <u>14, T2N, R1W</u>
Property size: <u>+/- 40.2 acres</u>
Current land use: <u>Ag w/ Residence</u> Proposed land use: <u>SFR Subdivision</u>
Current zoning district: <u>RUT (Ada County)</u> Proposed zoning district: <u>R-6</u>

Project Description

Project / subdivision name: Cazador Subdivision
General description of proposed project / request: single-family residential sub

Type of use proposed (check all that apply):
 Residential single-family detached
 Commercial _____
 Office _____
 Industrial _____
 Other _____

Amenities provided with this development (if applicable): walking paths and open areas

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
Please describe the existing buildings: existing residence and outbuildings
Any existing buildings to remain? Yes No
Number of residential units: 164 Number of building lots: 164
Number of common and/or other lots: 18 common lots, 1 shared driveway lot
Type of dwellings proposed:
 Single-Family detached
 Townhouses _____
 Duplexes _____
 Multi-Family _____
 Other _____
Minimum Square footage of structure (s): _____
Gross density (DU/acre-total property): 4.08 Net density (DU/acre-excluding roads): 5.44
Percentage of open space provided: 11.5 Acreage of open space: 4.64
Type of open space provided (i.e. landscaping, public, common, etc.): landscaping, pathways

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: _____

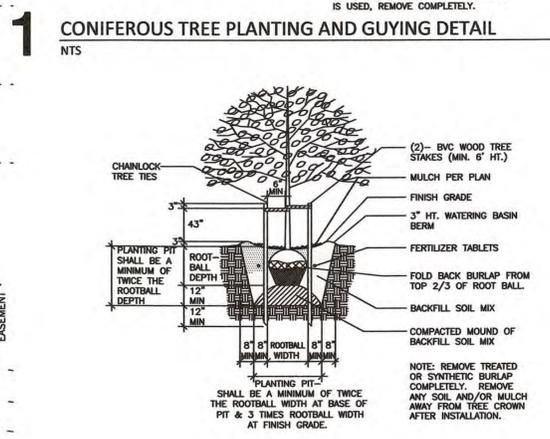
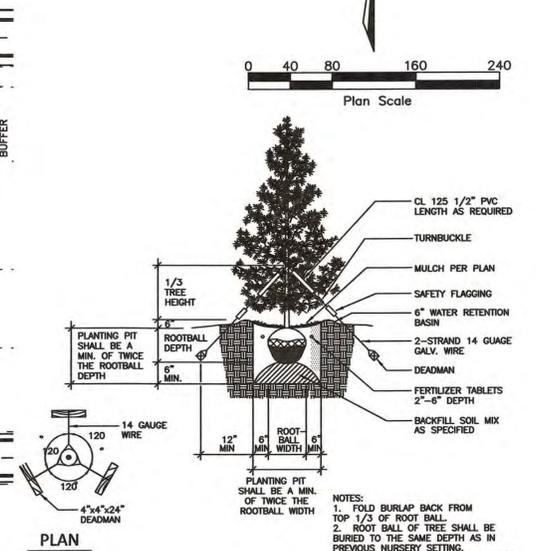
Proposed Lighting: _____
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature: [Signature] Date: 6/16/17

PRELIMINARY LANDSCAPE PLAN SHOWING CAZADOR SUBDIVISION

KUNA, IDAHO

JUNE 2017



COMMON LOT/ OPEN SPACE TABLE AND TREE CALCS

LOCATION	SF	REQ.	PROVIDED
BLOCK 1 LOT 1	4840	5*	3 - UTILITY EASEMENT. SEE TOTAL TREES REQ. VS. PROVIDED DOES NOT INCLUDE SF FOR REQUIRED FRONTAGE BUFFER ALONG TEN MILE.
BLOCK 1 LOT 46	1025	1	1
BLOCK 2 LOT 1	1886	2	2
BLOCK 2 LOT 7	4080	4	4
BLOCK 2 LOT 13	2045	2	2
BLOCK 3 LOT 1	1886	2	2
BLOCK 3 LOT 7	4080	4	4
BLOCK 3 LOT 11	1918	2	2
BLOCK 4 LOT 1	1886	2	2
BLOCK 4 LOT 7	4080	4	4
BLOCK 4 LOT 10	4288	4	4
BLOCK 5 LOT 1	1886	2	2
BLOCK 5 LOT 7	4080	4	4
BLOCK 5 LOT 15	11312	11	11
BLOCK 6 LOT 1	25035	25*	27 - DOES NOT INCLUDE SF FOR 50' FEED EASEMENT. DOES NOT INCLUDE SF FOR REQUIRED FRONTAGE BUFFER ALONG ARDELL
BLOCK 6 LOT 25	1037	1	1
BLOCK 7 LOT 1	2125	0*	0 - NO TREES REQUIRED FOR OPEN SPACE. FRONTAGE BUFFER. SEE PLAN FOR CALCS.
BLOCK 7 LOT 7	1039	1	1
INTERIOR LOTS	164	164	164
TOTALS		240	240

PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
	AC	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE	2" CAL. B&B	35'X30'	CLASS II	25
	FA	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH	2" CAL. B&B	45'X45'	CLASS II	97
	GS	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST	2" CAL. B&B	35'X30'	CLASS II	23
	LM	LIQUIDAMBAR STYRACIFLUA 'MORAINÉ' MORAINÉ SWEET GUM	2" CAL. B&B	55'X45'	CLASS II	57
EVERGREEN TREES	CODE	BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
	PCS	PICEA PUNGENS COLORADO SPRUCE	6"-8" B&B	60'X30'		10
	PH2	PICEA PUNGENS 'HOOPSII' HOOPSII BLUE SPRUCE	6"-8" B&B	35'X15'		58
	PF	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	10"-12" B&B	25'X15'		27
	PN2	PINUS NIGRA AUSTRIAN BLACK PINE	6"-8" B&B	55'X35'		3
FLOWERING TREES	CODE	BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
	MP	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	2" CAL. B&B	15'X15'	CLASS I	2
	PC4	PYRUS CALLERYANA ORNAMENTAL PEAR	2" CAL. B&B	30'X25'	CLASS I	44
	PC	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL. B&B	35'X15'	CLASS I	24
SHRUBS	CODE	BOTANICAL NAME	SIZE	MATURE SIZE HXW	QTY	
	R3	ROSA X 'NEARLY WILD' NEARLY WILD ROSE	2 GAL.	2'X3'	190	
	SN	SPIRAEA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA	5 GAL.	4'X4'	118	
GROUND COVERS	CODE	BOTANICAL NAME	CONT.			
	TB	TURF SOD BLUEGRASS KENTUCKY BLUEGRASS	SOD			

GENERAL LANDSCAPE NOTES - DESIGN REVIEW/ AGENCY SUBMITTAL

- CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
- ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC MULCH, SUCH AS BARK, SOIL AID, PERMAHARK, OR SIMILAR PRODUCTS. USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING AREAS IS PROHIBITED. IF ROCK MULCH IS USED, INSTALL A PERMEABLE FABRIC WEED BARRIER UNDER ROCK MULCH. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
- FENCING WITHIN SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER/HOMEOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S CC&RS.
- REQUIRED SUBDIVISION LOT TREES SHALL BE INSTALLED BY THE BUILDER/ HOMEOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT.
- INSTALL 3" RING WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS
- NOT TREES SHALL BE PLANTED WITHIN 40' CLEAR VISION TRIANGLE. THE MAX. HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM ADJACENTLY STREET GRADE.

ACHD LANDSCAPE NOTES

- 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.

GENERAL IRRIGATION NOTES - DESIGN REVIEW/ AGENCY SUBMITTAL

- ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE VIA METERED, POTABLE WATER AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
- COVERAGE: THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
- MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
- IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
- OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

PRELIMINARY NOT FOR CONSTRUCTION

CAZADOR SUBDIVISION
PRELIMINARY LANDSCAPE PLAN
KUNA, IDAHO

REVISIONS		
NO.	ITEM	DATE

km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

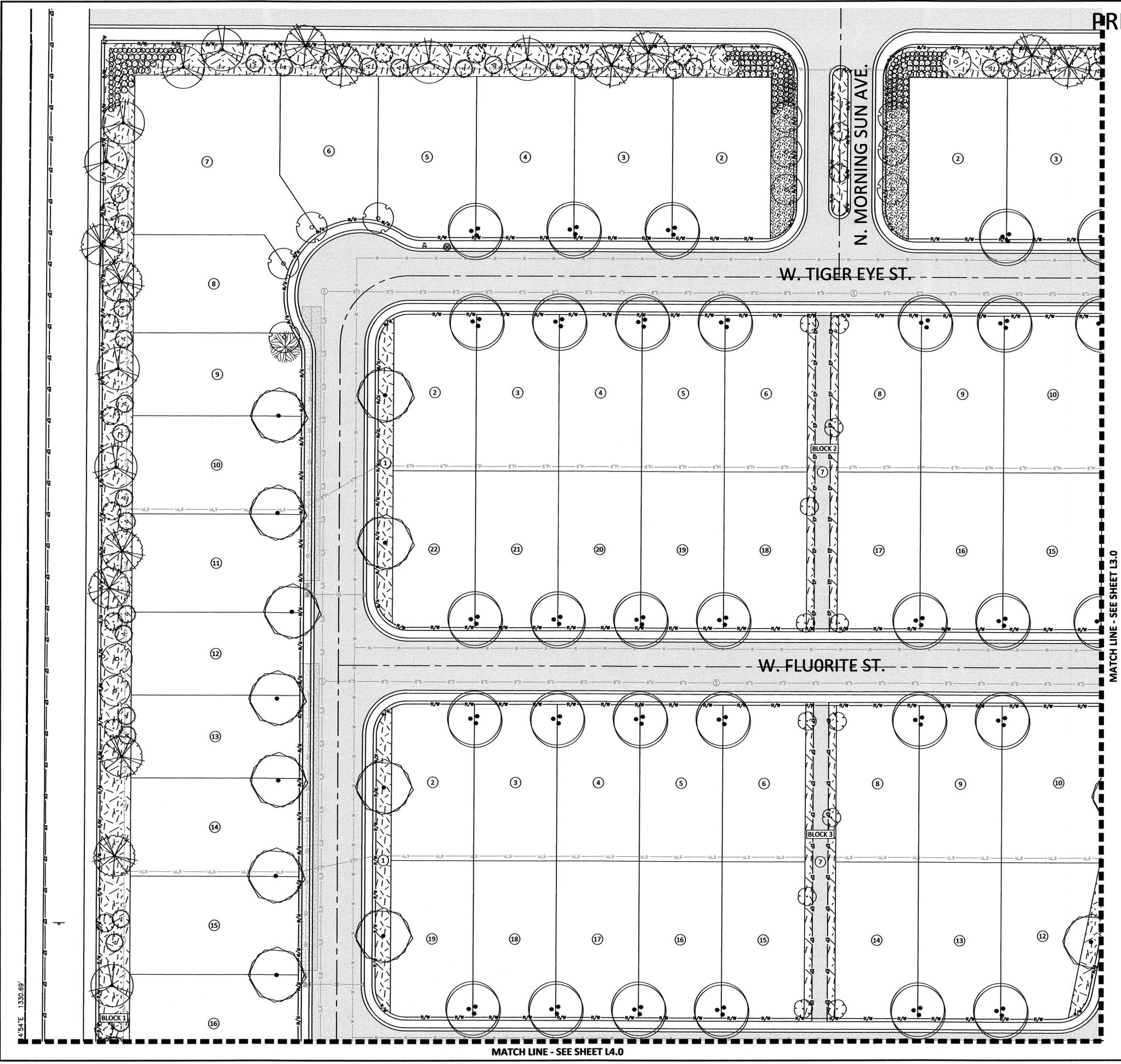
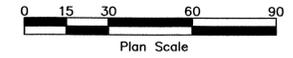
DATE: 6/16/17
PROJECT: 16-194
SHEET NO. L1.0 - 1 OF 5

CONTACT INFORMATION

ENGINEERING CONSULTANT	OWNER
KM ENGINEERING, LLP 9233 WEST STATE STREET BOISE, IDAHO 83714 PHONE: (208) 639-6939 FAX: (208) 639-6930 CONTACT: KEVIN MCARTHUR, P.E. EMAIL: kevin@kmenllp.com	N STAR FARM, LLC 6152 WEST HALF MOON LANE EAGLE, IDAHO 83616 timotheuck@nstar.com

PRELIMINARY LANDSCAPE PLAN SHOWING CAZADOR SUBDIVISION

KUNA, IDAHO
JUNE 2017



PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL NAME	SIZE	MATURE SIZE HWX	CLASS	QTY
	AC	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE	2" CAL. B&B	35'X30'	CLASS II	25
	FA	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH	2" CAL. B&B	45'X45'	CLASS II	97
	GS	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST	2" CAL. B&B	35'X30'	CLASS II	23
	LM	LIQUIDAMBAR STYRACIFLUA 'MORAINÉ' MORAINÉ SWEET GUM	2" CAL. B&B	55'X45'	CLASS II	57
EVERGREEN TREES	CODE	BOTANICAL NAME	SIZE	MATURE SIZE HWX	CLASS	QTY
	PC5	PICEA PUNGENS COLORADO SPRUCE	6"-8" B&B	60'X30'		10
	PH2	PICEA PUNGENS 'HOOPSII' HOOPSII BLUE SPRUCE	6"-8" B&B	35'X15'		58
	PF	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	10"-12" B&B	25'X15'		27
	PN2	PINUS NIGRA AUSTRIAN BLACK PINE	6"-8" B&B	55'X35'		3
FLOWERING TREES	CODE	BOTANICAL NAME	SIZE	MATURE SIZE HWX	CLASS	QTY
	MP	MALLUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	2" CAL. B&B	15'X15'	CLASS I	2
	PC4	PYRUS CALLERYANA ORNAMENTAL PEAR	2" CAL. B&B	30'X25'	CLASS I	44
	PC	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL. B&B	35'X15'	CLASS I	24
SHRUBS	CODE	BOTANICAL NAME	SIZE	MATURE SIZE HWX	CLASS	QTY
	R3	ROSA X 'NEARLY WILD' NEARLY WILD ROSE	2 GAL.	2'X3'		190
	SN	SPIRAEA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA	5 GAL.	4'X4'		118
GROUND COVERS	CODE	BOTANICAL NAME	CONT.			
	TB	TURF SOD BLUEGRASS KENTUCKY BLUEGRASS	SOD			

MATCH LINE - SEE SHEET L3.0

MATCH LINE - SEE SHEET L4.0

PRELIMINARY NOT FOR CONSTRUCTION

CAZADOR SUBDIVISION PRELIMINARY LANDSCAPE PLAN KUNA, IDAHO		
REVISIONS		
NO.	ITEM	DATE



STATE OF IDAHO
JULIA S. YERGEN
LANDSCAPE ARCHITECT
19-16977
6/16/17

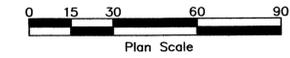
DATE: 6/16/17
PROJECT: 16-194
SHEET NO. L2.0 - 2 OF 5

PLAN: CAZADOR LANDSCAPE CONSTRUCTION PLAN L2.0 - 2 OF 5. LANDSCAPE PLAN, 6/16/2017. DWG TO PDF PLOT. ---

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY LANDSCAPE PLAN SHOWING CAZADOR SUBDIVISION

KUNA, IDAHO
JUNE 2017



PLANT SCHEDULE

DECIDUOUS TREES						
CODE	BOTANICAL NAME	SIZE	MATURE SIZE HxW	CLASS	QTY	
AC	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE	2" CAL. B&B	35'X30'	CLASS II	25	
FA	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH	2" CAL. B&B	45'X45'	CLASS II	97	
GS	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST	2" CAL. B&B	35'X30'	CLASS II	23	
LM	LIQUIDAMBAR STYRACIFLUA 'MORAIN' MORAIN SWEET GUM	2" CAL. B&B	55'X45'	CLASS II	57	
EVERGREEN TREES						
CODE	BOTANICAL NAME	SIZE	MATURE SIZE HxW	CLASS	QTY	
PCS	PICEA PUNGENS COLORADO SPRUCE	6"-8" B&B	60'X30'		10	
PH2	PICEA PUNGENS 'HOOPSII' HOOPSII BLUE SPRUCE	6"-8" B&B	35'X15'		58	
PF	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	10"-12" B&B	25'X15'		27	
PN2	PINUS NIGRA AUSTRIAN BLACK PINE	6"-8" B&B	55'X35'		3	
FLOWERING TREES						
CODE	BOTANICAL NAME	SIZE	MATURE SIZE HxW	CLASS	QTY	
MP	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	2" CAL. B&B	15'X15'	CLASS I	2	
PC4	PYRUS CALLERYANA ORNAMENTAL PEAR	2" CAL. B&B	30'X25'	CLASS I	44	
PC	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL. B&B	35'X15'	CLASS I	24	
SHRUBS						
CODE	BOTANICAL NAME	SIZE	MATURE SIZE HxW	CLASS	QTY	
R3	ROSA X 'NEARLY WILD' NEARLY WILD ROSE	2 GAL.	2'X3'		190	
SN	SPIRAEA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA	5 GAL.	4'X4'		118	
GROUND COVERS						
CODE	BOTANICAL NAME	CONT.				
TB	TURF SOD BLUEGRASS KENTUCKY BLUEGRASS	SOD				



MATCH LINE - SEE SHEET L2.0

MATCH LINE - SEE SHEET L5.0

PRELIMINARY NOT FOR CONSTRUCTION

CAZADOR SUBDIVISION
PRELIMINARY LANDSCAPE PLAN
KUNA, IDAHO

REVISIONS		
NO.	ITEM	DATE

km
ENGINEERING

9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

STATE OF IDAHO
JULY SAUNDERS
LICENSED LANDSCAPE ARCHITECT
6/16/17

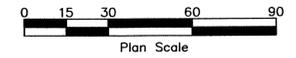
DATE: 6/16/17
PROJECT: 16-194
SHEET NO.
L3.0 - 3 OF 5

P:\15-18 CAZADOR\CONSTRUCTION PLAN\15-18 CAZADOR LANDSCAPE PLAN\15-18 CAZADOR LANDSCAPE PLAN TO SUBMIT.dwg TO: PFC

PRELIMINARY - NOT FOR CONSTRUCTION

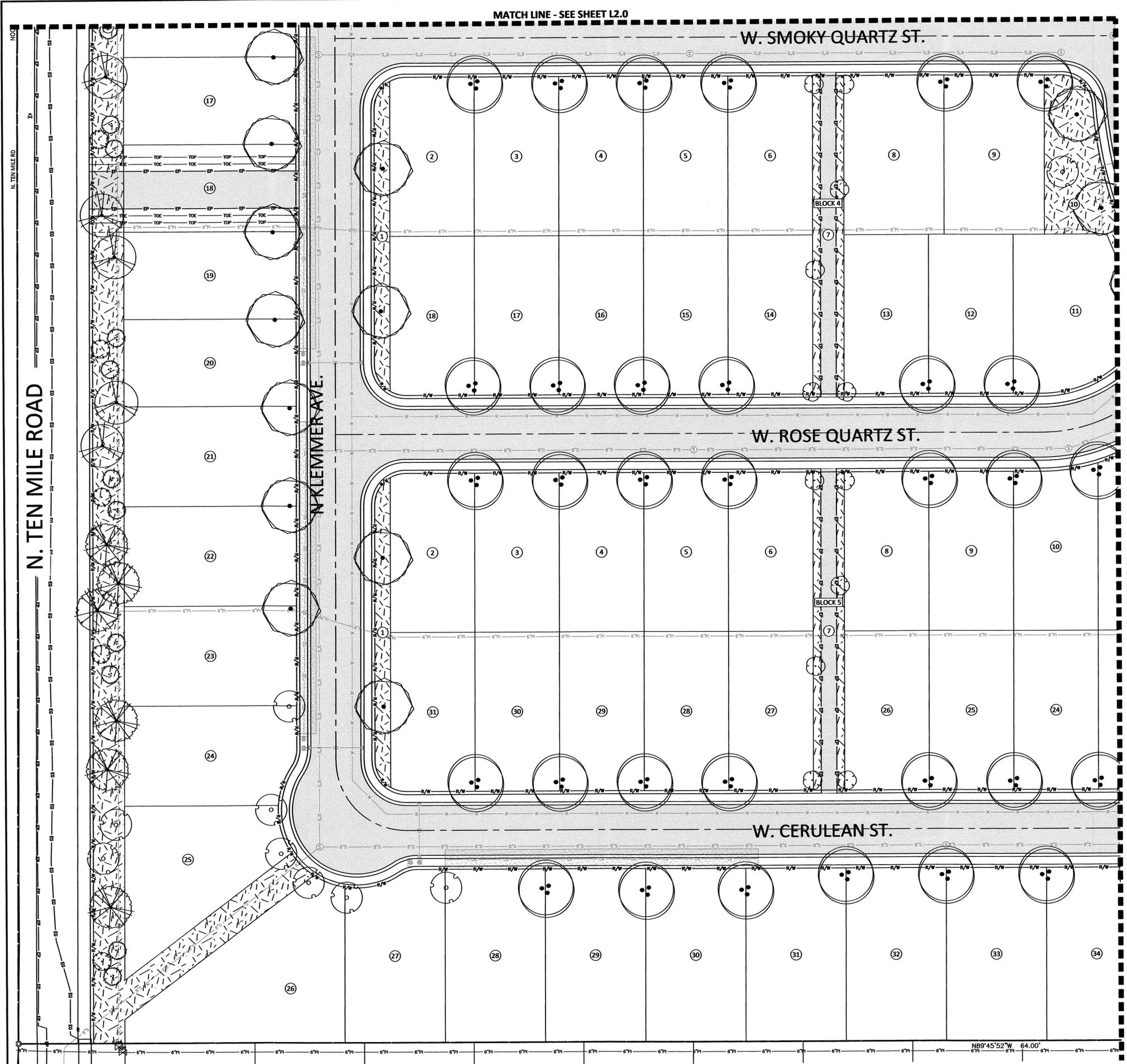
PRELIMINARY LANDSCAPE PLAN SHOWING CAZADOR SUBDIVISION

KUNA, IDAHO
JUNE 2017



PLANT SCHEDULE

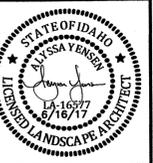
DECIDUOUS TREES		CODE	BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
	AC	ACER PLATANOIDES 'CRIMSON KING' / CRIMSON KING MAPLE	2" CAL. B&B	35'X30'	CLASS II	25	
	FA	FRAXINUS AMERICANA 'AUTUMN PURPLE' / AUTUMN PURPLE ASH	2" CAL. B&B	45'X45'	CLASS II	97	
	GS	GLEDTISIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	2" CAL. B&B	35'X30'	CLASS II	23	
	LM	LIQUIDAMBAR STYRACIFLUA 'MORAINÉ' / MORAINÉ SWEET GUM	2" CAL. B&B	55'X45'	CLASS II	57	
EVERGREEN TREES		CODE	BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
	PCS	PICEA PLUNGENS / COLORADO SPRUCE	6"-8" B&B	60'X30'		10	
	PH2	PICEA PLUNGENS 'HOOPSII' / HOOPSII BLUE SPRUCE	6"-8" B&B	35'X15'		58	
	PF	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE	10"-12" B&B	25'X15'		27	
	PN2	PINUS NIGRA / AUSTRIAN BLACK PINE	6"-8" B&B	55'X35'		3	
FLOWERING TREES		CODE	BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
	MP	MALLUS X 'PRAIRIFIRE' / PRAIRIFIRE CRAB APPLE	2" CAL. B&B	15'X15'	CLASS I	2	
	PC4	PYRUS CALLERYANA / ORNAMENTAL PEAR	2" CAL. B&B	30'X25'	CLASS I	44	
	PC	PYRUS CALLERYANA 'CAPITAL' / CAPITAL CALLERY PEAR	2" CAL. B&B	35'X15'	CLASS I	24	
SHRUBS		CODE	BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
	R3	ROSA X 'NEARLY WILD' / NEARLY WILD ROSE	2 GAL.	2'X3'		190	
	SN	SPIRAEA JAPONICA 'SNOWMOUND' / SNOWMOUND SPIREA	5 GAL.	4'X4'		118	
GROUND COVERS		CODE	BOTANICAL NAME	CONT.			
	TB	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	SOD				



PRELIMINARY NOT FOR CONSTRUCTION

CAZADOR SUBDIVISION
PRELIMINARY LANDSCAPE PLAN
KUNA, IDAHO

REVISIONS		
NO.	ITEM	DATE



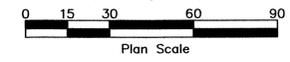
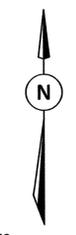
DATE: 6/16/17
PROJECT: 16-194
SHEET NO.
L4.0 - 4 OF 5

P:\16-194\LANDSCAPE\CONSTRUCTION\PARIS\16-194 LANDSCAPE PLAN\ANDREW MARWELL\6/16/2017.DWG TO PDF.PCL

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY LANDSCAPE PLAN SHOWING CAZADOR SUBDIVISION

KUNA, IDAHO
JUNE 2017



MATCH LINE - SEE SHEET L4.0



PLANT SCHEDULE

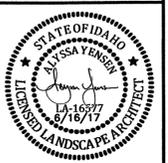
DECIDUOUS TREES	CODE	BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
	AC	ACER PLATANOIDES 'CRIMSON KING' CRIMSON KING MAPLE	2" CAL. B&B	35'X30'	CLASS II	25
	FA	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH	2" CAL. B&B	45'X45'	CLASS II	97
	GS	GLEDITSIA TRIACANTHOS 'SKYLINE' SKYLINE HONEY LOCUST	2" CAL. B&B	35'X30'	CLASS II	23
	LM	LIQUIDAMBAR STYRACIFLUA 'MORAIN' MORAIN SWEET GUM	2" CAL. B&B	55'X45'	CLASS II	57
EVERGREEN TREES	CODE	BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
	PC5	PICEA PUNGENS COLORADO SPRUCE	6"-8" B&B	60'X30'		10
	PH2	PICEA PUNGENS 'HOOPSII' HOOPSII BLUE SPRUCE	6"-8" B&B	35'X15'		58
	PF	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	10'-12" B&B	25'X15'		27
	PN2	PINUS NIGRA AUSTRIAN BLACK PINE	6"-8" B&B	55'X35'		3
FLOWERING TREES	CODE	BOTANICAL NAME	SIZE	MATURE SIZE HXW	CLASS	QTY
	MP	MALLUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	2" CAL. B&B	15'X15'	CLASS I	2
	PC4	PYRUS CALLERYANA ORNAMENTAL PEAR	2" CAL. B&B	30'X25'	CLASS I	44
	PC	PYRUS CALLERYANA 'CAPITAL' CAPITAL CALLERY PEAR	2" CAL. B&B	35'X15'	CLASS I	24
SHRUBS	CODE	BOTANICAL NAME	SIZE	MATURE SIZE HXW	QTY	
	R3	ROSA X 'NEARLY WILD' NEARLY WILD ROSE	2 GAL.	2'X3'	190	
	SN	SPIRAEA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA	5 GAL.	4'X4'	118	
GROUND COVERS	CODE	BOTANICAL NAME	CONT			
	TB	TURF SOD BLUEGRASS KENTUCKY BLUEGRASS	500			

MATCH LINE - SEE SHEET L3.0

PRELIMINARY NOT FOR CONSTRUCTION

CAZADOR SUBDIVISION
PRELIMINARY LANDSCAPE PLAN
KUNA, IDAHO

REVISIONS		
NO.	ITEM	DATE

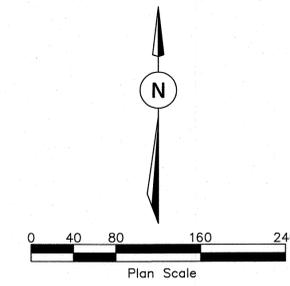


DATE: 6/16/17
PROJECT: 16-194
SHEET NO. L5.0 - 5 OF 5

P:\16-194 CAZADOR SUBDIVISION\CONSTRUCTION PLANS\LS-16-194-05.L5.0 PRELIMINARY LANDSCAPE PLAN.dwg, ALYSSA YEMMER, 6/16/2017, DWG TO PDF PLOT, ...

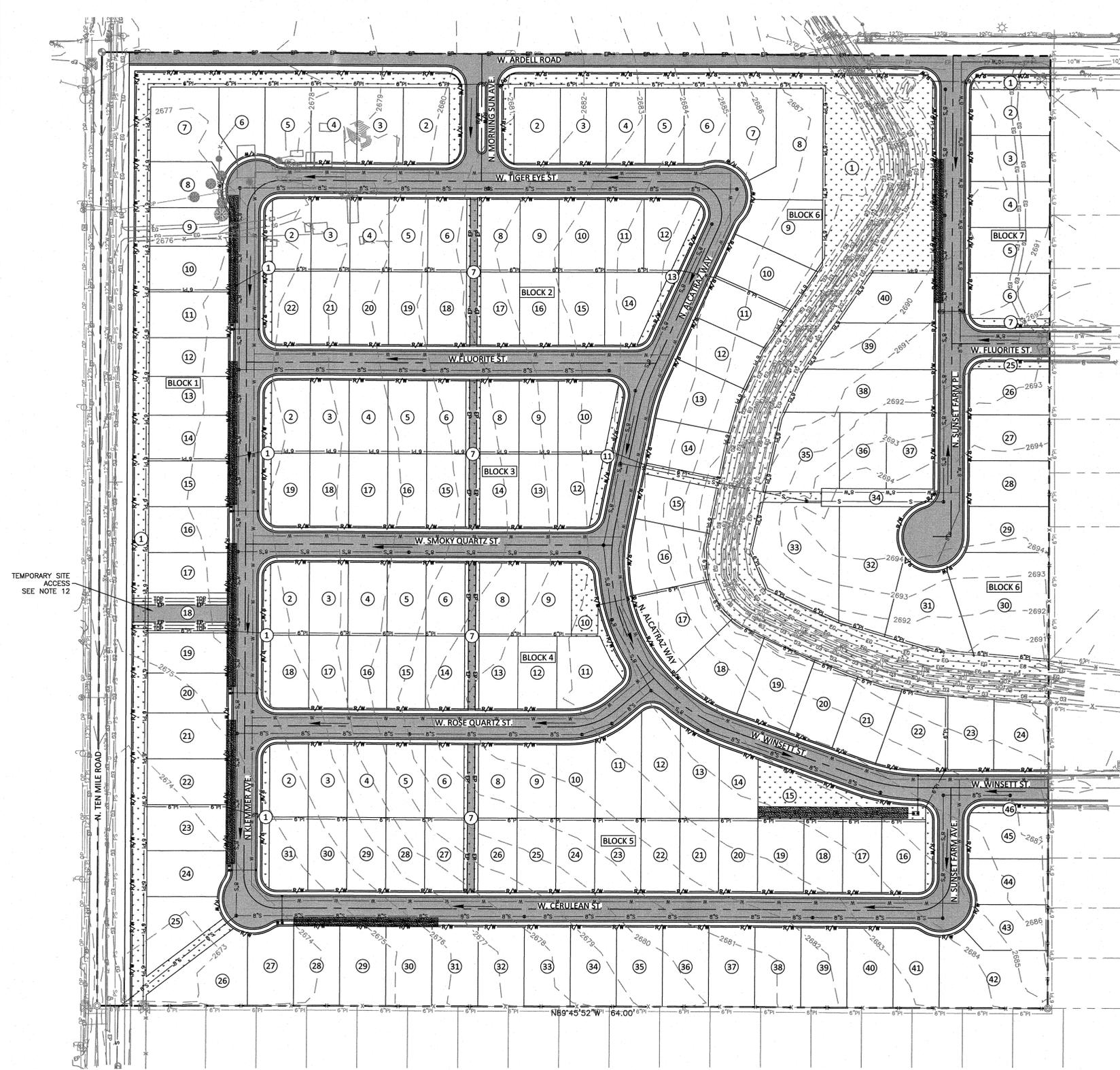
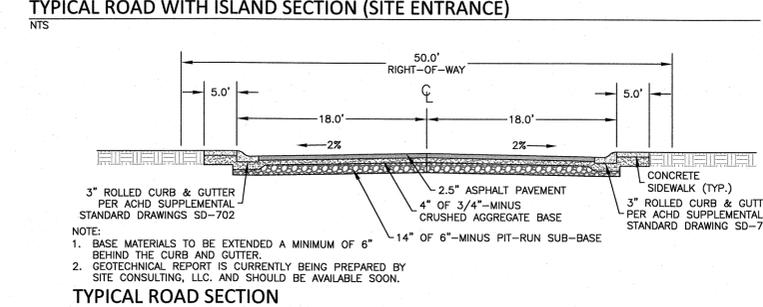
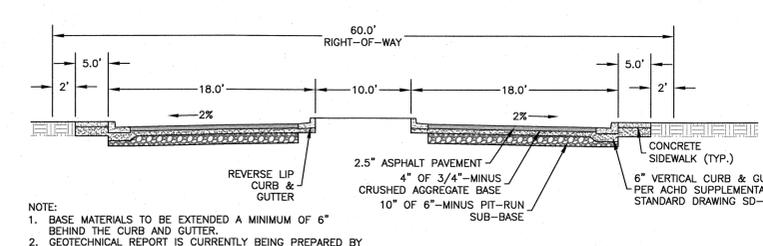
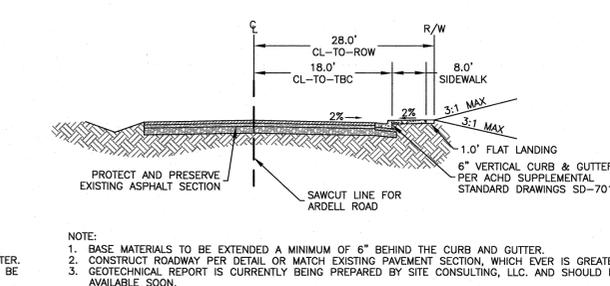
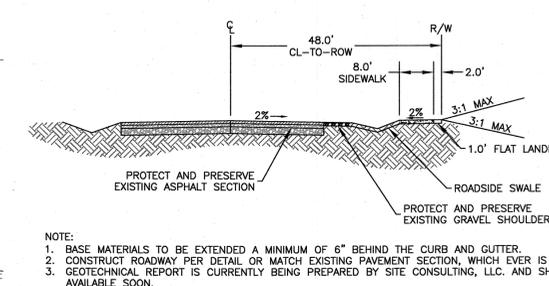
PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY PLAT SHOWING CAZADOR SUBDIVISION KUNA, IDAHO JUNE 2017



NOTES

- DOMESTIC WATER SERVICE WILL BE PROVIDED BY THE CITY OF KUNA. A WATER MAIN IS LOCATED IN W. ARDELL ROAD ALONG THE EASTERLY PROPERTY LINE, IN W. FLOURITE ST. ALONG THE EASTERLY PROPERTY LINE AND IN W. WINSETT ST. ALONG THE EASTERLY PROPERTY LINE.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF KUNA. THE PROPOSED SANITARY SEWER SHALL CONNECT TO AN EXISTING SEWER MANHOLE LOCATED WITHIN N. TEN MILE ROAD.
- WATER, PRESSURE IRRIGATION AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
- ALL DOMESTIC WATER MAINS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS, AT A MINIMUM. SEE THE PRELIMINARY ROADWAY CROSS-SECTIONS ON THIS SHEET.
- ALL STREETS SHALL BE DEDICATED TO ACHD AND THE PUBLIC ROADWAYS WILL BE CONSTRUCTED TO COMPLY WITH ACHD STANDARDS, AT A MINIMUM. SEE THE PRELIMINARY ROADWAY CROSS-SECTIONS ON THIS SHEET.
- STORM DRAINAGE FROM THE PUBLIC ROADS SHALL BE COLLECTED IN STORM DRAIN CATCH BASINS AND ROUTED TO STORM FACILITIES PER THE PRELIMINARY ENGINEERING PLANS. STORM DRAIN STRUCTURES AND FACILITY LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
- SANITARY SEWER, WATER AND STORM DRAINAGE FACILITIES LOCATED OUTSIDE A PUBLIC RIGHT-OF-WAY WILL BE PROVIDED WITH A PERMANENT PUBLIC UTILITY EASEMENT.
- PEDESTRIAN RAMPS AND CROSSINGS ARE SHOWN IN A CONCEPTUAL MANNER AND WILL BE REFINED AND DETAILED DURING FINAL DESIGN.
- THE PRESSURIZED IRRIGATION SYSTEM SHALL BE MAINTAINED BY THE CITY OF KUNA. THE PROPERTY WILL BE SERVED BY CONNECTIONS TO THE EXISTING PRESSURE IRRIGATION MAIN IN THE SOUTHWEST AND NORTHEAST PROPERTY CORNERS.
- PROPERTY IS WITHIN THE BOISE KUNA IRRIGATION DISTRICT. A PRESSURIZED IRRIGATION SYSTEM WILL BE CONSTRUCTED TO PROVIDE IRRIGATION TO ALL BUILDING AND COMMON AREA LOTS. LOCATION AND SIZE OF THE PRESSURE IRRIGATION SYSTEM WILL BE DETERMINED DURING FINAL DESIGN.
- EXISTING SEWER, PRESSURE IRRIGATION AND WATER LOCATIONS SHOWN ARE APPROXIMATE LOCATIONS.
- LOT 18, BLOCK 1 WILL BE ENCUMBERED BY A TEMPORARY ACCESS EASEMENT FOR INGRESS, EGRESS, AND EMERGENCY SERVICES UNTIL ARDELL ROAD AND ASSOCIATED ACCESS ARE COMPLETED, AT WHICH TIME THE TEMPORARY ACCESS WILL TERMINATE AND LOT 18, BLOCK 1 WILL BECOME BUILDABLE.
- CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STANDARD KUNA CONSTRUCTION NOTES: WATER, DRAINAGE, SEWER, AND PRESSURE IRRIGATION.



LEGEND

--- BOUNDARY LINE	--- EXISTING IMPROVEMENTS	--- EXISTING IMPROVEMENTS	--- PROPOSED IMPROVEMENTS	--- PROPOSED IMPROVEMENTS
- - - OFFSITE BOUNDARY LINE	--- SANITARY SEWER LINE	--- POWER POLE	--- SEWER LINE	--- ASPHALT
- - - SETBACKS	--- WATER LINE	--- POWER BOX	--- WATER LINE	--- SEEPAGE BED
- - - ROAD CENTERLINE	--- TELEPHONE LINE	--- EDGE OF PAVEMENT	--- GRAVITY IRRIGATION LINE	
- - - LOT LINE	--- GAS LINE	--- EDGE OF GRAVEL	--- STORM DRAINAGE LINE	
○ FOUND 1/2 INCH REBAR	--- OVERHEAD POWER LINE	--- TREE DECIDUOUS	--- TOP OF BANK	
● FOUND 5/8 INCH REBAR	--- GRAVITY IRRIGATION LINE	--- TREE CONTOUR	--- SEWER MANHOLE	
⊕ SPIKE	--- SEWER MANHOLE		--- STORM MANHOLE	
	--- WATER VALVE		--- FIRE HYDRANT	
	--- WATER METER		--- DOUBLE WATER SERVICE	
	--- FIRE HYDRANT		--- DRAINAGE ARROWS	

PRELIMINARY NOT FOR CONSTRUCTION

CAZADOR SUBDIVISION

EXISTING CONDITIONS & PRELIMINARY ENGINEERING
KUNA, IDAHO

REVISIONS		
NO.	ITEM	DATE

km ENGINEERING
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

DATE: 6/16/17
PROJECT: 16-194
SHEET NO. 2 OF 2

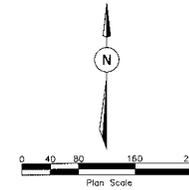
PROFESSIONAL ENGINEER
REG. NO. 10821
STATE OF IDAHO
KEVIN P. MCCARTHY

PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY PLAT SHOWING CAZADOR SUBDIVISION

KUNA, IDAHO

JUNE 2017



SHEET NO.	SHEET TITLE
SHEET 1	PRELIMINARY PLAT
SHEET 2	EXISTING CONDITIONS & PRELIMINARY ENGINEERING PLAN

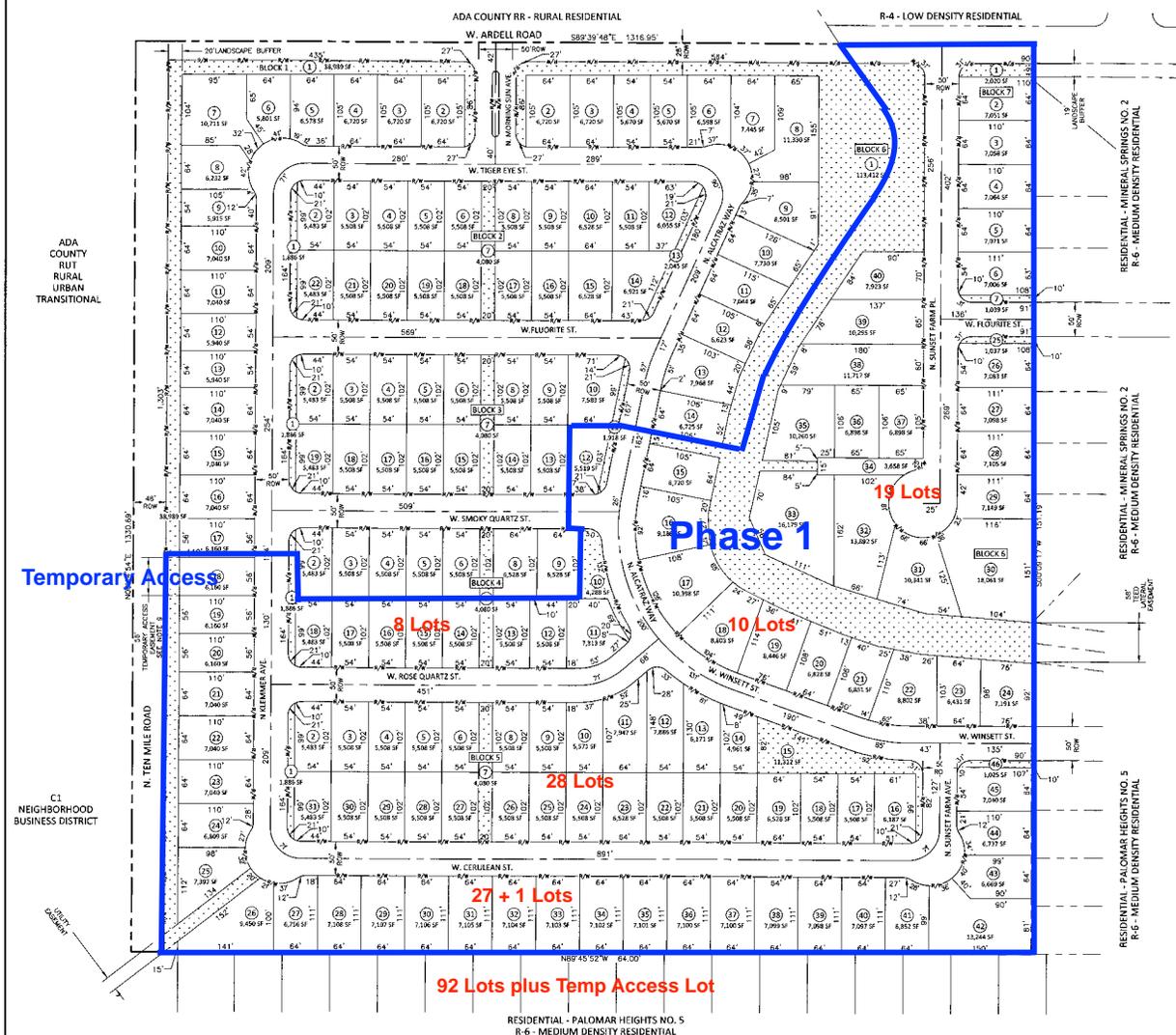
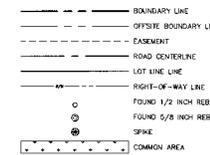
LEGAL DESCRIPTION
 A PARCEL OF LAND SITUATED IN A PORTION OF THE NW1/4 OF THE SW1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO

PRELIMINARY PLAT DATA	
SEE DATA	
TOTAL AREA OF SITE	43.2 ACRES
OFFER SPACE AREA	4.8 ACRES
TOTAL LOTS	183
TOTAL SEPARABLE RESIDENTIAL LOTS	184
TOTAL COMMON LOTS	18
SHARED DRIVEWAY LOT	1
DWELLING UNITS PER GROSS ACRE	4.08
ZONING	
EXISTING ZONING (ADA COUNTY)	R-7
PROPOSED ZONING (CITY OF KUNA)	R-6
MINIMUM PROPERTY SIZE	R-6
MINIMUM ROADWAY FRONTAGE	4,000 SF
MINIMUM LOT COVERAGE	40%
MAXIMUM BUILDING HEIGHT	35'
SETBACKS	
FRONT YARD SETBACK ON A LOCAL ROAD	R-6
FRONT YARD SETBACK ON AN ARTERIAL OR COLLECTOR STREET	30'
REAR YARD SETBACK	15'
INTERIOR SIDE YARD SETBACK	5'
STREET SIDE YARD SETBACK	20'
UTILITIES	
WATER	CITY OF KUNA
SEWER	DAHO POWER
NATURAL GAS	INTERNATIONAL GAS CO.
TELEPHONE	CENTURYLINK
PRESSURE IRRIGATION	CITY OF KUNA

NOTES

- THE FOLLOWING LOTS ARE DESIGNATED AS COMMON LOTS, AND ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION: BLOCK 1, LOT 1 & 46; BLOCK 2, LOT 1, 2, & 13; BLOCK 3, LOT 1, 7, & 11; BLOCK 4, LOT 1, 7, & 10; BLOCK 5, LOT 1, 7, & 15; BLOCK 6, LOT 1, 25 & 34; BLOCK 7, LOT 1 & 7.
- LOT 34, BLOCK 8 IS A COMMON DRIVEWAY FOR THE PUBLIC OF LOTS 32, 33, 35, 36, AND 37 IN BLOCK 8. THIS LOT WILL BE ENCUMBERED BY CROSS-ACCESS AND UTILITY EASEMENTS AND WILL BE OWNED AND MAINTAINED BY THE HOA.
- A 10-FOOT JOINT UTILITY EASEMENT WILL BE PROVIDED ALONG ALL REAR LOT LINES.
- A 10-FOOT JOINT UTILITY EASEMENT WILL BE PROVIDED ALONG ALL FRONT LOT LINES.
- A 5-FOOT JOINT UTILITY EASEMENT WILL BE PROVIDED ALONG ALL SIDE LOT LINES.
- INTERNAL LOT LINES ARE CONCEPTUAL ONLY AND MAY CHANGE DURING FINAL PLATTING BASED ON PHASING OF THE CONSTRUCTION.
- LANDSCAPING AND BUILDINGS SHALL BE PER FUTURE APPROVED PLANS.
- CROSS-ACCESS EASEMENTS AND STORM DRAINAGE EASEMENTS MAY BE PROVIDED ACROSS LOT LINES AS DETERMINED DURING FINAL DESIGN.
- LOT 18, BLOCK 1 WILL BE ENCUMBERED BY A TEMPORARY ACCESS EASEMENT FOR PROCESS, LOGGING, AND EMERGENCY SERVICES UNTIL ARDELL ROAD AND ASSOCIATED ACCESS ARE COMPLETED. AT WHICH TIME THE TEMPORARY ACCESS WILL TERMINATE AND LOT 18, BLOCK 1 WILL BECOME BOUNDABLE. SEE PRELIMINARY ENGINEERING PLAN FOR FURTHER DETAILS.

LEGEND



CONTACT INFORMATION

ENGINEERING CONSULTANT	OWNER
AM ENGINEERING, LTD. 8222 WEST STATE STREET BOISE, IDAHO 83714 PHONE: (208) 939-8939 FAX: (208) 939-8939 CONTACT: KEVIN MCCARTHY, P.E. EMAIL: kevin@amengr.com	8 STAR FARM, LLC 812 WEST HALF MOON LANE EAGLE, IDAHO 83616 info@8star.com

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS		
NO.	ITEM	DATE

CAZADOR SUBDIVISION
 PRELIMINARY PLAT
 KUNA, IDAHO

5933 29651 STATE STREET
 BOISE, IDAHO 83714
 PHONE: (208) 639-6999
 FAX: (208) 639-6999

DATE: 6/24/17
 PROJECT: 16-394
 SHEET NO. 1 OF 2

PRELIMINARY - NOT FOR CONSTRUCTION

Exhibit B 1



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

ANTONIO M CONTI
CITY ENGINEER

Telephone (208) 639-5343; Fax (208) 287-1731
Email: aconti@kunaid.gov

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Antonio M Conti
Kuna City Engineer

RE: Cazador Subdivision Project
Preliminary Plat
17-02-AN, 17-06-S

DATE: July 3, 2017

The City Engineer has reviewed the Preliminary Plat request of the above applicant dated June 16, 2017. It is noted that specific development plans are provided, which includes 164 firm buildable lots and 18 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 West of the canal proposes discharge to the Crimson Lift Station, which in turn, pumps to the North Wastewater Treatment facility. The area East of the Canal proposes discharging to the Danskin Lift Station.
- c) 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.
- d) City Code (6-4-20) requires connection to the City sewer system for all sanitary sewer needs.
- e) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan.

Exhibit B 1

- f) 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 main extended on Ten Mile Road along the West boundary line.
- g) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer at 639-5343.

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 Ten Mile Road right-of-way on the west boundary of the project. There is also a 8-inch main in Flourite Street east of the project. There is also a 8-inch main in Winsett Street east of the project. There is also a 10-inch main in Ardell Street east of the project.
- 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 frontage 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 639-5343.

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 Ten Mile Road right-of-way on the frontage of the project project, a 12-inch pressure main located in Ardell Road east of the project and 6-inch pressure main along the south and east boundary of the project. 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 that there is sufficient capacity for this project. The developer may be reimbursed for oversized facilities to the extent consistent with City policies.
- 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.

Exhibit B 1

- 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.
 - 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 Ardell Road frontage.
 - 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.

Exhibit B 1

- 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 (Ten Mile Road) and one mid-mile streets (Ardell Road).

- 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) 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

Exhibit B 1

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.

10. Property Description

- a) The applicant provided a metes and bounds property description of the subject parcel.



Project/File: **Cazador Subdivision/ KPP17-0007/ 17-02-AN/17-06-S**
This is an annexation and preliminary plat application to allow for the development of 164 single family building lots and 18 common lots on 40 acres. The site is located at the SEC of Ten Mile Road and Ardell Road in Kuna, Idaho.

Lead Agency: City of Kuna

Site address: SEC of Ten Mile Road and Ardell Road

Staff Approval: August 17, 2017

Applicant: Tim Eck
N. Star Farm, LLC
6152 West Half Moon Lane
Eagle, ID 83616

Representative: Kristi Grabo
KM Engineering
9233 W. State Street
Boise, ID 83714

Staff Contact: Mindy Wallace, AICP
Phone: 387-6178
E-mail: mwallace@achdidaho.org

A. Findings of Fact

- Description of Application:** The applicant is requesting approval of an annexation and preliminary plat application to allow for the development of 164 single family building lots and 18 common lots on 40 acres.

This site is designated on the City of Kuna's Area of Impact Map as high density residential.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural residential	RR
South	Single family residential	R-6
East	Single family residential	R-6
West	Single family residential	R-6

- Site History:** ACHD has not previously reviewed this site for a development application. .
- Transit:** Transit services are not available to serve this site.

5. **New Center Lane Miles:** The proposed development includes 1.27 centerline miles of new public road.
6. **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.
7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
 - Ten Mile Road is listed in the CIP to be widened to 3-lanes from Deer Flat Road to Hubbard Road between 2031-2035.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 1,656 vehicle trips per day; 164 vehicle trips per hour in the PM peak hour, based on the traffic impact study.
2. **Traffic Impact Study**
Kittelson & Associates, Inc. prepared a traffic impact study for the proposed Cazador Subdivision. An executive summary of the findings **as presented by Kittelson & Associates, Inc.** can be found as attachment 3. 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.

Staff Comments/Recommendations: ACHD's Traffic Services and Development Review staff has reviewed the submitted traffic impact study (TIS) and generally agree with the findings and recommendations.

Under total traffic conditions (background + site traffic) all area intersections and roadway segments are anticipated to operate at an acceptable level of service during the AM and PM peak hours.

The TIS recommends the construction of a westbound right turn lane at the Deer Flat Road and School Avenue intersection. This intersection is located offsite and there is not enough right-of-way to accommodate the construction of a turn lane in this location. Therefore, staff does not recommend the construction of a westbound right turn lane at the Deer Flat Road and School Avenue intersection as part of this application.

The TIS recommends the construction of a southbound center left turn lane at the Ten Mile Road/ Ardell Road intersection when Ardell Road is extended from its current terminus east of the site to the west, intersecting Ten Mile Road and when 65 lots have been final platted. Due to the existing alignment of Ardell Road, the roadway cannot be constructed until the parcel north of the site develops.

If Ardell Road has been extended from its current terminus west to intersect Ten Mile Road then the applicant should be required to construct the southbound center left turn lane on Ten Mile Road at the Ardell Road intersection when the portion of the development abutting Ardell Road is final platted.

If the extension of Ardell Road west to Ten Mile Road, hasn't been constructed prior to the applicant final platting abutting Ardell Road, then the applicant should be required to provide ACHD with a road trust deposit of \$100,000.00 to allow for the future construction of the southbound center left turn lane when Ardell Road is constructed.

3. **Condition of Area Roadways**
Traffic Count is based on Vehicles per hour (VPH)

Exhibit B 2

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Ten Mile Road	1,340-feet	Minor Arterial	341	Better than "E"
Deer Flat Road	N/A	Minor Arterial	253	Better than "E"
School Avenue	N/A	Collector	41	Better than "D"

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

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

* Acceptable level of service for a two-lane collector is "D" (425 VPH).

4. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Ten Mile Road south of Hubbard Road was 6,424 on 9/20/2016.
- The average daily traffic count for Deer Flat Road east of Ten Mile was 4,373 on 3/8/16.
- The average daily traffic count for School Avenue north of Deer Flat was 579 pm 1/20/16.

C. Findings for Consideration

1. Ten Mile Road/Ardell Road 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 School Street and Mason Creek Street intersection.

- #### b. Staff Comments/Recommendations:
- The intersection of Ten Mile Road and Ardell Road is shown as a roundabout on the MSM. The traffic impact study included an analysis of this intersection and concluded that traffic control is not warranted at this time. Therefore, construction of a roundabout at the Ten Mile Road/Ardell Road intersection is not required at this time. However, the applicant should be required to dedicate right-of-way at the Ten Mile Road/Ardell Road intersection consistent with the template shown on attachment 3 to accommodate the future construction of the multi-lane roundabout at the intersection.

2. Ten Mile Road

- #### a. Existing Conditions:
- Ten Mile Road is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 62-feet of right-of-way for Ten Mile Road (34-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.

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.

Street Section and Right-of Way Width Policy: District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

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.

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

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 Ten Mile Road is designated in the MSM as a Transitional Commercial Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 96-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to dedicate 48-feet of right-of-way from the centerline of Ten Mile Road and to construct 8-foot wide detached concrete sidewalks on Ten Mile Road abutting the site.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets or exceeds District policy and should be approved, as proposed. The detached concrete sidewalk should be located a minimum of 41-feet from the centerline of Ten Mile Road abutting the site.

Exhibit B 2

The applicant should be required to widen the pavement on Ten Mile Road to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site.

3. Ardell Road

a. **Existing Conditions:** Ardell Road doesn't exist abutting the site, there is 28-feet of right-of-way for the future construction of Ardell Road abutting 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 sidewalk 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.

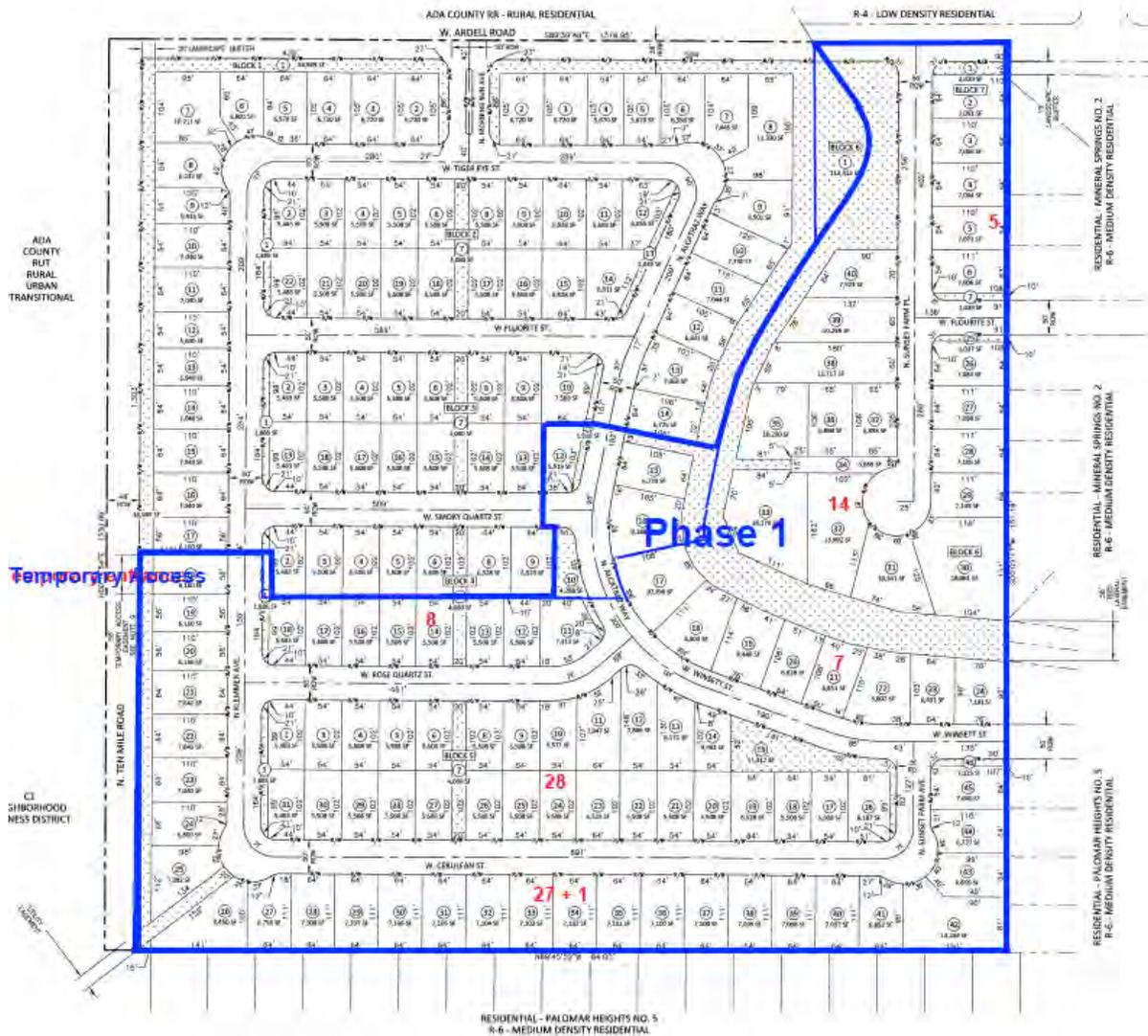
A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public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

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. This segment of Ardell Road is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 54-feet of right-of-way.

c. **Applicant Proposal:** With the first phase of the development, the applicant is proposing to construct the bridge crossing of the Teed Lateral and to complete Ardell Street from the Teed

Lateral to the site's east property line as a 36-foot street section with pavement widening, vertical curb, gutter, and an 8-foot wide attached concrete sidewalk.

From the Teed Lateral west to Ten Mile Road the applicant has proposed to improve Ardell Road with 18-feet of pavement, vertical curb, gutter, and an 8-foot wide attached concrete sidewalk within 28-feet of right-of-way.



- d. **Staff Comments/Recommendations:** If the parcel to the north develops or dedicates the right-of-way, then the applicant's proposal to construct the bridge crossing of the Teed Lateral should be approved, as proposed. The applicant is responsible for 1/2 of these costs, and ACHD will reimburse the applicant for the other 1/2 of the costs from collected road trust monies from the two developments to the north.

If the parcel to the northwest doesn't move forward with a development application, then the applicant should be required to provide a road trust deposit in the amount of \$75,000.00 to pay for 1/2 of the crossing of the Teed Lateral located, as this site extends on both sides of the lateral. The road trust deposit for the crossing of the Teed Lateral should be provided prior to ACHD's signature on the first final plat.

Typically, the applicant should be required to construct Ardell Street as half of 36-foot wide street section with vertical curb, gutter, and a 5-foot wide detached (or 7-foot wide attached)

Exhibit B 2

concrete sidewalk, plus 12 additional feet of pavement (to total 30-feet) on the unimproved side of the roadway abutting the site. However, this section of Ardell Road is centered on the north property line and would not be able to be constructed in its current alignment until the parcel to the north develops.

If the applicant final plats the portion of the development abutting Ardell Road prior to the development of the parcel to the north, then, the applicant should be required to provide ACHD with a road trust deposit in the amount of \$147,200.00 for 16-feet of pavement, vertical curb, gutter, and an 8-foot wide attached concrete sidewalk. The road trust deposit will allow for Ardell Road to be constructed as a complete street when the parcel to the north develops.

If the parcel to the north constructs Ardell Road as a half street plus 12 feet of pavement prior to the applicant developing the portion of the subdivision abutting Ardell Road, then the applicant should be required to complete Ardell Road as a 36-foot street section with the construction of 6-feet of pavement widening, vertical curb, gutter, and 8-foot wide attached concrete sidewalk.

4. Internal Local Streets

a. **Existing Conditions:** There are no internal local streets within 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.

Continuation of Streets Policy: District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

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.

Cul-de-sac Streets Policy: District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 45-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

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 has proposed to construct the entry portion of Morning Sun Avenue, with two 20-foot wide travel lanes, a 10-foot wide center landscape island, vertical curb, gutter, and a 5-foot wide attached concrete sidewalk within 60-feet of right-of-way.

Exhibit B 2

The applicant has proposed to construct all of the other internal local streets, as 36-foot street sections with rolled curb, gutter, and 5-foot wide concrete sidewalks within 50-feet of right-of-way.

The applicant is proposing to extend 2 stub streets into the site, Fluorite Street, and Winsett Street.

The applicant has proposed to construct 1 cul-de-sac turnaround at the terminus of Sunset Farm Place and to construct 4 knuckles.

- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. The applicant may construct the internal local streets as 33 to 34-foot wide street sections.

The cul-de-sac turnaround should be constructed with a minimum radius of 45-feet.

The center landscape island should be platted as right-of-way owned by ACHD. The applicant or the home owners association may enter into a license agreement with ACHD if landscaping is desired within the island.

5. Roadway Offsets

- a. **Existing Conditions:** There are no roadway offsets within 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).

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 has proposed to construct 2 local streets onto Ardell Road. Morning Sun Avenue, located approximately 510-feet east of Ten Mile Road and Sunbelt Farm Place, located approximately 1,150-feet east of Ten Mile Road.

- d. **Staff Comments/Recommendations:** The applicant's proposal to construct 2 local streets onto Ardell Road meets District policy and should be approved, as proposed.

6. Temporary Access

The applicant has proposed to construct a 24-foot wide temporary access road onto Ten Mile Road located approximately 750-feet south of Ardell Road. The temporary access is proposed to provide access for the development until the parcel to the north develops, and is proposed to be closed once the collector street, Ardell Road is constructed.

Staff is supportive of the applicant's proposal and recommends that a temporary right-of-way easement be provided for the 24-foot wide temporary access road. The easement would be released after Ardell Road is constructed. The temporary access would then become a buildable lot.

7. 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.

8. 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.

9. Other Access

Ten Mile Road is classified as a minor arterial roadway. Ardell Road is classified as a collector roadway. 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.

D. Site Specific Conditions of Approval

1. Dedicate additional right-of-way at the Ten Mile Road/Ardell Road intersection consistent with the template shown on attachment 3 to accommodate the future construction of the multi-lane roundabout at the intersection.
2. Dedicate 48-feet of right-of-way from the centerline of Ten Mile Road abutting the site.
3. Construct an 8-foot wide detached concrete sidewalk located a minimum of 41-feet from the centerline of Ten Mile Road abutting the site.
4. Widen the pavement on Ten Mile Road to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder abutting the entire site.
5. If the parcel to the north develops, or right-of-way is dedicated, construct the bridge crossing of the Teed Lateral, and the extension of Ardell Road from the east, as proposed, with the first phase. The applicant is responsible for ½ of these costs, and ACHD will reimburse the applicant for the other ½ of the costs from collected road trust monies.
6. If the parcel to the north doesn't develop, or right-of-way is not available, then provide a road trust deposit in the amount of \$75,000.00 to pay for ½ of the crossing of the Teed Lateral and associated improvements provided prior to ACHD's signature on the first final plat.
7. If the applicant final plats the portion of the development abutting Ardell Road prior to the development of the parcel to the north, then provide a road trust deposit in the amount of \$147,200.00 for 16-feet of pavement, vertical curb, gutter, and an 8-foot wide attached concrete sidewalk.
8. If the parcel to the north constructs Ardell Road as a half street prior to the applicant developing the portion of the subdivision abutting Ardell Road, then complete Ardell Road with the construction of 6-feet of pavement widening, vertical curb, gutter, and 8-foot wide attached concrete sidewalk.
9. If Ardell Road has extended from its current terminus west to intersect Ten Mile Road prior ACHD's signature on the final plat of the portion of the development abutting the Ardell Road, then construct a southbound center left turn lane on Ten Mile Road at the Ardell Road intersection.
10. If the extension of Ardell Road west to Ten Mile Road, hasn't been constructed prior to the applicant final platting abutting Ardell Road, then provide ACHD with a road trust deposit of

Exhibit B 2

\$100,000.00 to allow for the future construction of the southbound center left turn lane when Ardell Road is constructed.

11. Construct the entry portion of Morning Sun Avenue, with two 20-foot wide travel lanes, a 10-foot wide center landscape island, vertical curb, gutter, and a 5-foot wide attached concrete sidewalk within 60-feet of right-of-way, as proposed. Plat the center landscape island as right-of-way owned by ACHD. The applicant or the home owners association shall enter into a license agreement with ACHD if landscaping is desired within the island.
12. Construct all of the other internal local streets, as 36-foot street sections with rolled curb, gutter, and 5-foot wide concrete sidewalks within 50-feet of right-of-way.
13. Construct 1 cul-de-sac turnaround at the terminus of Sunset Farm Place with a minimum radius of 45-feet.
14. Construct 4 knuckles, as proposed.
15. Provide a temporary right-of-way easement to allow for the construction of a 24-foot wide temporary access road onto Ten Mile Road located 750-feet south of Ardell Road.
16. Release the temporary right-of-way easement and remove the 24-foot wide temporary access road onto Ten Mile Road when Ardell Road is constructed abutting the site's north property line.
17. Construct Morning Sun Avenue, to intersect Ardell Road located 510-feet east of Ten Mile Road, as proposed.
18. Construct Sunbelt Farm Place, to intersect Ardell Road located 1,150-feet east of Ten Mile Road, as proposed.
19. Direct lot access is prohibited to Ten Mile Road and Ardell Road and shall be noted on the final plat.
20. Payment of impacts fees are due prior to issuance of a building permit.
21. 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. Multi-lane Roundabout Template
4. Utility Coordinating Council
5. Development Process Checklist
6. Request for Reconsideration Guidelines

VICINITY MAP

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

RECEIVED
JUL 05 2017
CITY OF KUNA

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

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

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

30 June 2017

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

RE: KM Engineering **17-02-AN**
NEC- Ten Mile & Ardell roads Roads
Boise-Kuna Irrigation District **BK-283**
Teed Lateral 202+30
Sec. 14, T2N, R1W, BM.

Troy Behunin, Senior Planner:

The United States' Teed Canal lies within the boundary of the above-mentioned location. The easement for this canal 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 canal. We assert the federal easement 25 feet south and west and 25 feet north and east of the canal's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

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

Fencing (as may be required) must be constructed just off the canal 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.

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

Exhibit B 3

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.

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.

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 basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th if reviewed and approved by the Boise Project.

Pathways, which has been discussed with many landowners and developers is not permissible within the boundaries of Project facilities..

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

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.

Exhibit B 3

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

Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact the BKID office as soon as possible to discuss a pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

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.

Future preliminary and final plats must call out the Project easements and the plats must also note, which lots have surface irrigation water rights and which lots do not.

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,



Thomas Ritthaler
Management/GIS

tbr/tr

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



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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

Rezone # 17-02-AN

Conditional Use # _____

Preliminary / Final / Short Plat 17-06-S

Cazador

Exhibit B 4

- 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:

Howe

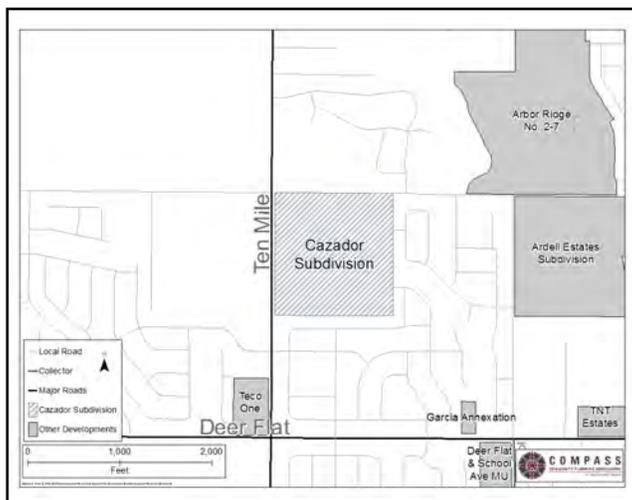
Date: 7/12/17

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**.

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](#).



[Click for detailed map.](#)

Name of Development: _____

Summary: _____

Exhibit B 3
Exhibit B 3

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

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

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 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: _____

- Yes No N/A The proposal uses appropriate access management techniques as described in the [COMPASS Access Management Toolkit](#).

Comments: _____

- Yes No N/A This proposal supports Valley Regional Transit's [valleyconnect](#) plan. See [Valley Regional Transit Amenities Development Guidelines](#) for additional detail.

Comments: _____

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

Communities in Motion 2040 Complete Streets Scorecard

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



	Mode	Existing	With detached sidewalk and bicycle lane
		Link LOS	Link LOS
Ten Mile Road	Transit	F	F
Deer Flat Road to Ardell Road	Bike	D	B
	Ped	C	B
Highway Capacity Manual 2010 Methodologies			

Walkscore: 1 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."

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



www.compassidaho.org



Exhibit B 6



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: June 30, 2017
Agency Requesting Comments: City of Kuna
Date Request Received: June 26, 2017
Applicant/Description: Cazador Residential Subdivision/ 17-02-AN
(Anexation), 17-06-S (Preliminary Plat)

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 6

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.

Exhibit B 6

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).*

Exhibit B 6

Page 4 of 4

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 Albert Crawshaw, 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@deq.idaho.gov
Regional Administrator
Boise Regional Office
Idaho Department of Environmental Quality

ec: TRIM 2017AEK87
File # 2315

June 14, 2017
Project No. 16-194
Legal Description
Annexation and Rezone

EXHIBIT A

A parcel of land being the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at a found brass cap marking the Southwest corner of said Section 14, which bears S00°14'54"W a distance of 2,661.44 feet from a found aluminum cap monument marking the West 1/4 corner of said Section 14; thence following the westerly line of the Southwest 1/4 of said Section 14, N00°14'54"E a distance of 1,330.75 feet to a found 5/8-inch rebar marking the Southwest corner of the Northwest 1/4 of the Southwest 1/4 (S 1/16 corner) of said Section 14 and being the **POINT OF BEGINNING**.

Thence following said westerly line, N00°14'54"E a distance of 1,330.69 feet to a found aluminum cap monument marking said West 1/4 corner of Section 14;

Thence leaving said westerly line and following the northerly line of said Northwest 1/4 of the Southwest 1/4, S89°39'48"E a distance of 1,316.95 feet to a found 5/8-inch rebar marking the Northeast corner of said Northwest 1/4 of the Southwest 1/4 of Section 14 (C-W 1/16 corner); Thence leaving said northerly line and following the easterly line of said Northwest 1/4 of the Southwest 1/4 of Section 14, S00°09'17"W a distance of 1,328.37 feet to a found 5/8-inch rebar marking the Southeast corner of said Northwest 1/4 of the Southwest 1/4 of Section 14 (SW 1/16 corner);

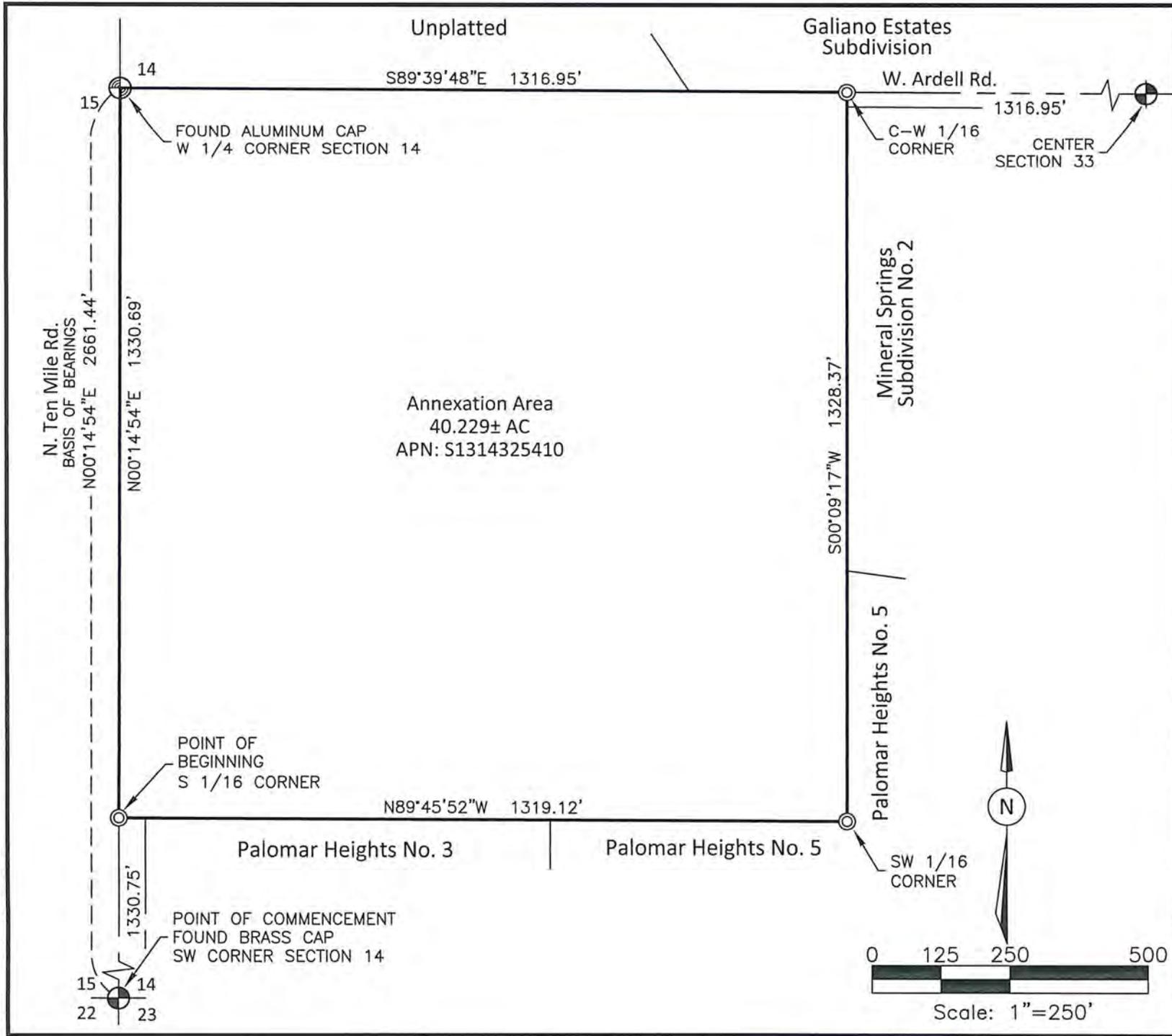
Thence leaving said easterly line and following the southerly line of said Northwest 1/4 of the Southwest 1/4 of Section 14, N89°45'52"W a distance of 1,319.12 feet to the **POINT OF BEGINNING**.

Said description contains 40.229 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is Exhibit B and by this reference is made a part hereof.



P:\16-194\CAD\SURVEY\16-194 ANNEXATION EXHIBIT.DWG, ALEX GREEN, 6/14/2017, HP LASERJET 5100.PC3, ----



DATE:	June 2017
PROJECT:	16-194

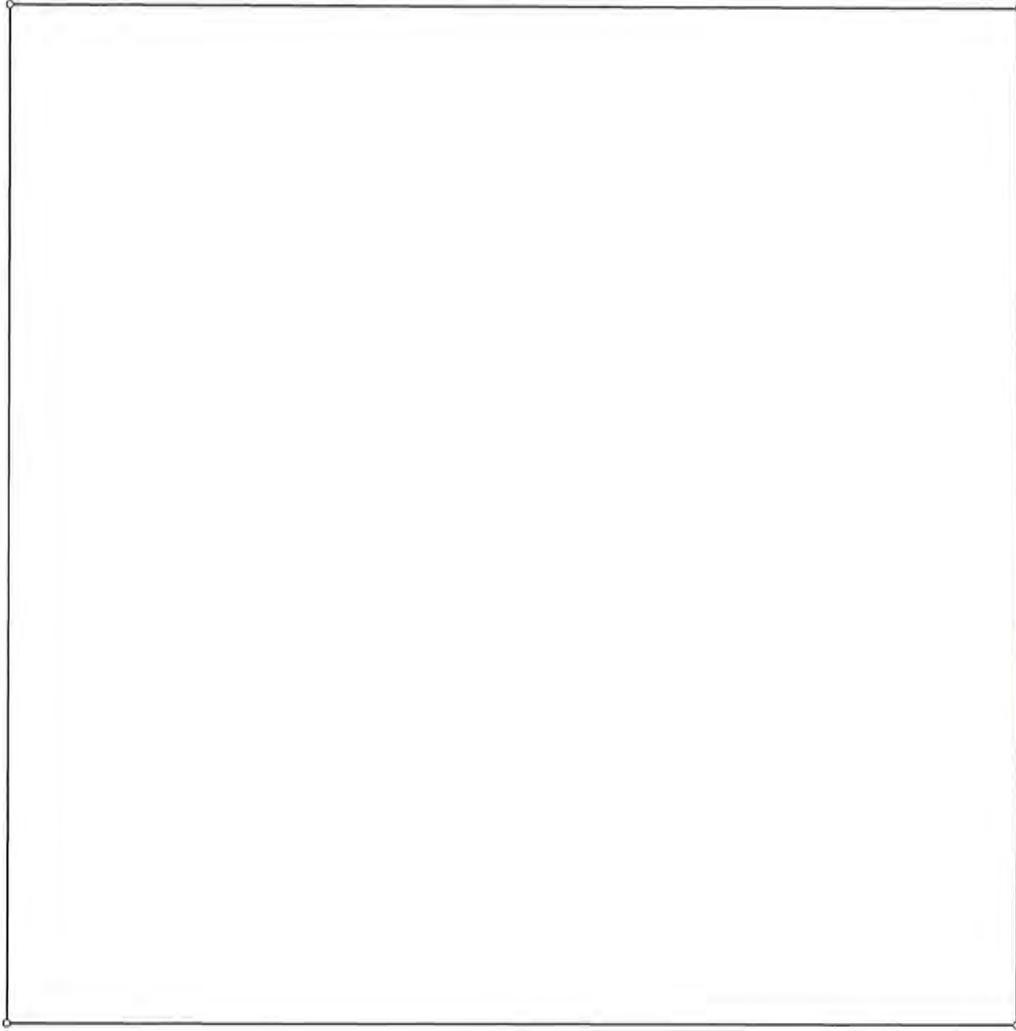
SHEET:
1 OF 1



ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930

Exhibit B Annexation and Rezone

The NW 1/4 of the SW 1/4 Section 14,
Township 2 North, Range 1 West, B.M., Ada County, ID



Title:		Date: 06-14-2017
Scale: 1 inch = 250 feet	File:	
Tract 1: 40.229 Acres: 1752364 Sq Feet: Closure = n23.5809e 0.00 Feet: Precision >1/999999: Perimeter = 5295 Feet		
001=n00.1454e 1330.69	003=s00.0917w 1328.37	
002=s89.3948e 1316.95	004=n89.4552w 1319.12	

Kirsti Grabo

From: Sub Name Mail [subnamemail@adaweb.net]
Sent: Wednesday, June 7, 2017 3:11 PM
To: Kirsti Grabo
Cc: Aaron Ballard
Subject: Cazador Subdivision Name Reservation

June 7, 2017

Aaron Ballard, KM Engineering
Kirsti Grabo, KM Engineering

RE: Subdivision Name Reservation: **CAZADOR SUBDIVISION**

At your request, I will reserve the name **Cazador 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,



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: Kirsti Grabo [mailto:KGrabo@kmengllp.com]
Sent: Wednesday, June 07, 2017 10:17 AM
To: Sub Name Mail
Subject: [EXTERNAL] Sub Name Request

Hi Glen –

We are working on a new project in Kuna for N Star Farm, LLC. The site is located at 2332 North Ten Mile Road and the parcel number is S1314325410. Our client would like to request the name Cazador Subdivision for use with this project. Please let me know if this is acceptable.

Thanks,

Kirsti Grabo
Development Coordinator
Office Manager



KM Engineering, LLP
9233 West State Street
Boise, ID 83714
208.639.6939 Fax 208.639.6930
kgrabo@kmengllp.com