



KUNA PLANNING AND ZONING COMMISSION
Agenda for October 10, 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. Meeting Minutes for September 26, 2017.
- b. **Findings of Fact and Conclusions of Law** for **17-07-ZC** (Rezone) –rezone a parcel’s current R-4 to a C-1, located at the southeast corner of West Hubbard Road and North Linder Road, Kuna ID.

3. NEW BUSINESS

- a. **Ada County Highway District (ACHD) ‘101’**: Commission presentation and discussion with ACHD Development Services Planning Supervisor, Christy Little.

4. PUBLIC HEARING

- a. **17-07-AN** (Annexation), **17-09-S** Subdivision, and **17-20-DR** (Design Review); Jane Suggs with WH Pacific representing Challenger Development, Inc., requests to annex an approximately 5-acre parcel into Kuna City limits with an R-6 zone, and subdivide the parcel into 18 single family, and four (4) common lots to create Saranda Subdivision. The site is located on W. Hubbard Road approximately 700 feet west of Kay Avenue, and currently addressed as 1105 W. Hubbard Road, Kuna, ID 83634.
- b. **17-05-AN (Annex)** and **17-01-CPF** (Combination Preliminary Plat and Final Plat); Pierson Subdivision Annexation - a request from Clair Bowman, seeking approval for annexation of approximately 4.28 acres into Kuna City with an R-2 (Low Density Residential) zone, and combination preliminary and final plat approval to create a 2-lot residential subdivision, to be a re-plat of a portion of *Dreamcatcher Subdivision*. The site is located near the south-east corner of Black Cat and Amity Roads addressed as 4400 W. Legacy Lane, Meridian, ID 83634.

5. COMMISSION REPORTS

6. ADJOURNMENT

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PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	Absent
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	Absent
Commissioner Cathy Gealy	X	Trevor Kesner, Planner II	X
Commissioner Stephen Damron	Absent	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 September 12, 2017.
- b) **17-03-AN** (Annexation), **17-07-S** (Subdivision) – Rising Sun Estates Subdivision; A request to annex approximately 36.30 acres into Kuna City with an R-4, residential zone, and to subdivide the property into 91 single family residential lots and 5 common lots known as Rising Sun Estates Subdivision. ***Findings of Fact and Conclusions of Law.***
- c) **17-04-AN** (Annexation) – A request from John Browning for approval to annex approximately 6.82 acres located at 882 E Hubbard Road, Kuna, ID 83634 with an R-6 (medium density) residential zoning designation. ***Findings of Fact and Conclusions of Law.***

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

2. PUBLIC HEARING

- a) **17-07-ZC** (Rezone) – A request from Scott Noriyuki, to rezone a parcel’s current R-4 (medium-density) residential zoning designation to a C-1 (neighborhood-commercial) zoning designation. The site is located at the southeast corner of West Hubbard Road and North Linder Road, Kuna ID.

Scott Noriyuki: Thank you, Scott Noriyuki, Northside Management 6810 Fairhill Place, Boise ID. With that said this is a carved-out piece of property from the subdivision. It remains as the same owners, same developers. What we are requesting to do is rezone to C-1 for future multifamily development. I have submitted a concept plan, but at this point it truly only concept. Our intent is to do some sort of attached multi family. The plan that we have been looking at is townhomes, that is our preference. At this point we are going to see where the market goes. I understand there may be some questions regarding zoning, rather than going to something high like an R-40, as opposed to the C-1. The C-1 in your zoning and uses, is going to allow me that absolute flexibility, so I can come up with the highest and best use. We have started some architectural design and we felt comfortable, but just that C-1 and reading your code, and talking to staff seemed to work best for us. And before I conclude, I just wanted to let you know I have gone through the staff report and we agree 100% with the conditions of approval. We also have reviewed and approved ACHD’s conditions of approval which includes additional right-of-way and frontage improvements. So, any kind of impact we may have, that is going to help

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that entire intersection. So, with that, I would happily stand for any questions. **C/Young:** Okay, any questions for the applicant? **C/Hennis:** None at this time. **C/Gealy:** I have none at this time. **C/Young:** Okay thank you, then we will have staff come forward.

Jace Hellman: Chairman, Commissioners, for the record, Jace Hellman, Kuna Planning Staff, 751 W 4th St. The application before you this evening is solely for the rezone of approximately 1.96 acres located at South East Corner of West Hubbard Road and North Linder Road, and your decision will serve as a recommendation to the City Council. Staff would just like to point out that all submitted site plans are purely conceptual and are not on the table this evening. They will be evaluated and considered at a later date. Once again, I want to emphasize this public hearing is strictly for the rezone and the rezone only. The applicant is requesting to rezone his property from its current zoning designation of R-4 to a Neighborhood Commercial zoning designation of C-1. This parcel is lot 8 Block 1 of the Kelleher subdivision. This Parcel has remained vacant ever since the recording of the final plat in the October of 2006. Current access to the site is available via an existing curb cut on North Linder Road. ACHD recommends removing the existing access and introduce a TEMPORARY full access with proper curb return to Hubbard Road, with the condition that the driveway will may be restricted to right-in/right-out only in the future as determined by ACHD and/or the City of Kuna. Staff would just like to point out that we agree with ACHD's recommendation. The future land use map identifies this site as medium density residential, but due to its location on the hard corner and proximity to future neighborhood commercial zoning designations, staff believes this rezone request could be considered in harmony with, and compatible to, the future land use map. Staff has determined this application generally complies with Title 5 of the Kuna City Code, and all noticing requirement for tonight's meeting have been met. I will now stand for any questions. Thank you. **C/Young:** Okay, are there any questions for staff at this time? **C/Gealy:** I would just like to clarify with the C-1 zoning, will the applicant still come back for design review? **Jace Hellman:** yes, so we are doing the rezone right now, that is all we are doing. When he has his plans solidified, we will come back for a design review. **C/Young:** Well that will be a preliminary plat as well. **Jace Hellman:** Not in this case, commercial zones are allowed to have multiple buildings on one parcel, unless he creates townhouses with the plans to sell them off individually. **C/Gealy:** I just want to clarify for my own understanding what the implications are for the commercial versus the high density residential. In terms of the city and the future applications. For instance, would landscaping still be involved for design review, and would the landscaping requirements be similar to the landscaping requirements in a higher residential zone? **Jace Hellman:** Yes, landscaping requirements will be similar, they will be required to do buffers. Parking and lighting will also be on the table for design review. **C/Gealy:** So, will signage and fencing? **Jace Hellman:** Correct. **C/Laraway:** I guess that is where I some clarification on parking limitations. Are they the same for C-1 versus residential multifamily? **Jace Hellman:** In our code, there is a requirement for multifamily parking, it is per unit based and from the total a certain percentage is required to be handicapped parking. **C/Laraway:** and it is the same as 1.5 per house? **Jace Hellman:** Yes, per unit. **C/Gealy:** And that would change just because this commercial? **Jace Hellman:** Yes, they would still be held under those parking standards. **C/Hennis:** Yeah it is based on usage. **C/Laraway:** I guess some more clarification if I may. You said there was a possibility that ACHD might limit this to right-in/right-out later down the road. Isn't that going to handicap this later. It seems like you're asking us to approve something that is probably going to change later, that will change the entire dynamics of what this property might be. **Jace Hellman:** In ACHD's staff report, there is talk of a future roundabout. With the right-in/right-out, that fits their policy with the implementation of a roundabout. Until anything is set in stone there, this entrance will likely remain a temporary full access. It is really up to ACHD's development standards. **C/Laraway:** I am not trying to be naive, but when you say right-in/right-out and they put a roundabout at the corner, the entrance/exit for the property, is further to the east. You can't even turn left to go into town to go shopping, unless you go to highway 69. I don't know how conducive that is for residential. **Jace Hellman:** I understand

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that, but that is directly from ACHD's staff report. **C/Hennis:** I think because of that proximity from the driveway, this would only be if there was roundabout. If you put a roundabout in there and you didn't control that right-in/right-out, it would be dangerous for those people exiting that roundabout, so they are going to have to control it that way. It is a problem but this determined by whether ACHD is going to make this a roundabout. **C/Laraway:** Another question I guess, and this might be a different question for the other gentleman. This property is inclusive of itself, or is it apart of the subdivision? **Jace Hellman:** This parcel is a part of the subdivision. I believe it is lot 8 block 1 of the Kelleher subdivision, which record back in the October of 2006. **C/Laraway:** So, the kids that are going to live in there, are going to have entrance and access to subdivision for the playground? **Jace Hellman:** That would be something for the applicant. Like I have said, all of the plans we have are conceptual, this strictly for the rezone, I don't know what any access to the subdivision will look like, possibly the applicant could tell you. **Trevor Kesner:** Commissioners if I may, by virtue of this lot being a lot within the Kelleher subdivision, it is still subject to the HOA, CCR's and so forth. Therefore, they should access to the same amenities that everyone else does. **C/Laraway:** Thank you. **C/Hennis:** I have no further questions. **C/Young:** And just to confirm to the east of the property, it is currently zoned R-4? **Jace Hellman:** Yes, that is that stretch of residential and across to the west is slated for future commercial and I believe about a block to the east further down is slated for future commercial as well. **C/Young:** Okay. **C/Laraway:** If I am not allowed to ask this question, please stop me if I can't. These commercial properties that you say we are acquiring to the east and to the west on Hubbard, are we under the pretense that these are commercial properties, or are we going to be falling into the multi-housing, multi-family type scenario. **Jace Hellman:** I guess that all depends on what the developer wants to do with their land. This is just from our comprehensive plan map, which is what we would like to see those parcels be zoned, but it ultimately depends on what the developer would like to do. **C/Laraway:** Okay, thank you. **C/Young:** Any other questions for staff. **C/Hennis:** Nope. **C/Young:** Okay, then we will open up the public testimony at 6:15, and the way that generally works is the applicant had their time to present and anybody that would like to testify can, we ask that each person keeps it to three minutes to be fair, and then after the applicant will have a few minutes to answer your questions and we will go from there. With that being said, is there anybody here that would like to testify that has not signed up. While she is signing up here, we will have Tim Domka come forward and state your name and address for the record please. **Tim Domka:** address is 2332 Cork Tree Ave, Kuna, Idaho. I don't know if this is the correct format to ask the questions that I have, or whether it should be with the developer. Some of the questions that I have, that you guys brought up, that is attached to a current subdivision and that they would be involved in current HOA programs, are they then bound by the fees that the subdivision pays, and do they become a portion of that subdivision, and would the residents there then pay those fees, or if it is a multilevel are you asking the owners of the property, or the tenants to pay the homeowner association fees that the residents of the subdivision currently pay. The second is that I ask the commission to take a look at this and determine whether we need more multifamily residences in the Kuna area. From what I understand that once it is zoned C-1 the applicant doesn't have to come back and ask for public hearing, as far as hey we are going to turn this from town houses into apartment complexes. That was the information we got from planning and zoning about a half an hour ago. I don't know the policy for it, but if it is a C-1, he briefly went over what his intentions are, and they look good on paper, but if it were to turn into an apartment complex type thing, that is where I can't turn around and come back and say well originally you said you wanted townhouses, and now you say you want apartments. Townhouses was a residence that I agreed with and now you say apartments I don't know if I want that, right there on that hard corner and access to the subdivision and who do we hold accountable for the HOAs and stuff like that. **C/Young:** The applicant can address most of those, as far as the HOAs the city itself does not have any control over those. That is a civil matter between the property owners of the subdivision itself. We don't get into the HOA, as far as all of the other questions I am sure the applicant can answer. **Tim Domka:** Yeah, like I said I wasn't sure if this was the right format, I think I can sit with him and

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talk offline. **C/Gealy:** It is always good to ask questions, thank you. **C/Young:** Absolutely, Thank you. Then next up, I have listed Adam Llewellyn, please step forward and state your name for the record please. **Adam Llewellyn:** 415 E Whitbeck St., I actually have no questions at this time, it has all been pretty well addressed. **C/Hennis:** Thank you for coming by at least. **C/Young:** Okay, then next up I have listed Marian Bergeson, please step forward and state your name and address for the record please. **Marian Bergeson:** 293 E Kelleher St. in Kuna. I would be right around the corner from the proposed location change, and again, I apologize for being late, because I believe more of my questions could have been answered if I was not late. I do want to know if it is townhouse, not an apartment. **C/Young:** That is what is listed here. **Marian Bergeson:** Okay, and I agree with him, and my question being is there any way to annex them out of the Chapparosa neighborhood, and not have them be a part of the HOA and have them be their own little part right there. I am a tiny bit more in favor now that they have said townhouses, instead of apartments, but I do question why we need multi-housing in that neck of the woods in Kuna, I think there is other farmland being acquired by developers that could start it off that way, and not necessarily be sitting right next to houses. I suppose I want to direct all of my questions that way also, and just more of an understanding before I truly have an opposed or in favor view. **C/Hennis:** Thank you. **C/Young:** Thank you. Okay, then seeing nobody else signed up to testify we will have the applicant please come up/. **Scott Noriyuki:** Thank you, Scott Noriyuki with Northside Management again, I want to address each of the public comments first, and then I will go over your questions for clarity. First of all, regarding the HOA, when we ultimately complete this project we are going to take a hard look at the overall design. We do have control over the HOA of the existing subdivision and we are just going to have to look and meet with the neighbors to decide what is best. With our flexibility, and in our design, we will ultimately have our own open space and our own amenities, and some time that is nice to share, or maybe it is good to set up a second HOA. Some people might feel that you don't want that cross access if you will. It is not a problem we can keep them collaborative or we can separate them. Everybody understand that we have the ultimate control. The next big concern, which I think is fair, is once I achieve the rezone to C-1 can I just arbitrarily change my mind and go ahead do whatever the heck I want? I want to state, and I believe that staff agrees with me, once I have my final design, we are going to have to have another neighborhood meeting, we are going to have to repost the property, we are going to have to submit to staff, and we are going to have another planning and zoning hearing, as well as council. So, everybody is going to get an opportunity to look at what we are ultimately building, so we can't do a bait and switch, and I think that is a really important understanding for everyone, is that I can arbitrarily change it, make a promise and then come back and get away with breaking it. With that that will be coming through design review, with that there will be a preliminary plat, or a master site plan, with floor plans, elevations, a whole landscape plan, the whole nine yards. So, everybody has a full body understanding of what we are doing, and that is for the neighbors' benefit, for your benefit as P&Z, and ultimately for Council. With that, and yes, I think it is possible to de-annex that particular lot out, and I just wanted to address that, it is very possible. With that said, I am going to go on and get to a couple items that you have brought up, and once again I am reiterating the ultimate final design, is going to have to comeback before you, through the design review process. So, you are going to see it. Landscaping as it sits right now, or the frontage landscaping, regardless of what the ultimate use will be, in your code it states that the buffers have to be so wide, so high, with so many plants in it. Naturally, we are going to conform and we are interested in making a profitable project, so of course we are going to do better than minimum code. Right now, the current design, the conceptual design that was in the application, I am knocking on 26% of open space, counting 100% of the buffers and the interior landscaping and common areas. That is pretty significant honestly. As far lighting, naturally we are going to have to install any appropriate lighting on the road way frontages, just for safety at the intersection. As far as interior lighting, naturally we are going to have some, but we will have downward blinders, so there will be no bleed over to any other adjacent properties and it won't be an impact on them but it will be safe for the new residents which I think is a nice balance. The buffers again, per the

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roadway buffers, they are going to be per code. As far as the ACHD, right-in/right-out all of that, once we get the actual design hammered out, ACHD is going to make us convey additional right of way no matter what, whether it be for a roundabout, or a traffic light, but they will extract whatever amount of land they need and we will need to convey that in preparation for it. So, 100% of our designs or our contemplations consider that. As far as right-in/right-out and the concern that will people be able to get out and take a left-hand turn to get into town, I really don't want them to. This property is a hard corner, and with people getting out and taking a left with vehicles stacking, even though we are going to have to do roadway frontages and additional acceleration and deceleration lanes, left hand turns, your practically not even going to be able to do it. Aside from the middle of the day, and at none peak hours. During peak hours, that is dangerous. We want them going right, and there is a grocery store down the road there and there are quite a few roads, you can work your way through. It is not like you are living in Downtown Boise or anything. Back to the common area connections, in the ultimate design, I have gone back and forth and I have looked at whether or not we should connect this to the existing subdivision, and share open space where these folks can use our new open space and the new residents can use some of the existing open space. That comes down to the neighborhood, and there is a neighborhood meeting, and all of the existing folks in the neighborhood, if they buy in large say yes, then we will do it. If they buy in large no, then we won't do it. We have no financial gain, or motivation one way or the other, if it makes sense for everybody, everybody can share. If they feel like whoa, we don't want these people coming in to our neighborhood, we won't. With that said, I do want to point out that this is the same property owner, the same developer. This is not changing hands, this is not out of state projections, it is the same people that came before and built the overall subdivision. The last thing I want to point out is the property to the north is already zoned commercial, and so we are not making a tremendous leap. I just wanted to point that out and with that said, I will stand for any questions. **C/Young:** Okay, are there any questions? **C/Laraway:** Just one quick clarification. I might have missed it, but when you were talking about developing this property, are these going to be for sale, or are these going to be rented. **Scott Noriyuki:** At this point, the intent townhouses for sale, and that is what the design indicates, and I have it set up for parcel lines coming down the walls, of course everything is market driven, and that is where you get the hammer of design review when I come back. If the market collapses we might not do anything. **C/Laraway:** Does having a rental versus ownership, change a HOA perspective because you cannot put liens on an apartment? **Scott Noriyuki:** Absolutely, it dynamically changes everything, because it is commitments on owners ultimately. **C/Laraway:** Thank you. **C/Young:** Thanks. **Trevor Kesner:** Commissioners, I just wanted to clarify a couple of things after the applicant's rebuttal. A design review will be required for any future development, landscaping, fences, parking, all of that. However, a design review is not a public hearing. There are no posting requirements, there are no noticing requirements. So, the potential for the public to weigh in on a potential design is not there, I just wanted to clarify. If in the future, the roundabout goes in and if ACHD restricts this to a right-in/right-out, we have developments east of this that will eventually be connecting Kay Avenue in a north/south fashion. So, they may not necessarily need to go all the way out to Highway 69 to head back to town. They might be able to take a future Kay alignment to come out on Hubbard, so just something to consider there. Whether this is multi-family, or townhouse, or a Maverick store, a design review will be required. The only difference is that, if the applicant or the owner, or both, decide that the market makes them want to make these for sale versus rentals, that would be required to be platted and a plat would be a public hearing, and at that time noticing and posting requirements would then apply. I just want to make sure we are clarified about the process of a design review, it is not a public hearing, but you will see it. This board will see it and they will have a chance to scrutinize the site plan, the landscaping and everything that might be proposed in the future. **C/Young:** Thank you, that is true about the design review. My question for the applicant is that you are very open to the neighborhood input, and once you do have a final design, even though that wouldn't be a requirement, would you be willing to have that meeting with the neighborhood, so they can get a feel for your input. Would you have that meeting to have that input? **Scott**

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Noriyuki: Absolutely, with the townhouse concept we are going to plat that as well, and with the platting, that becomes a neighborhood meeting, and the public posting, and the full blown public hearing. We want the neighbors on board, we don't want to alienate them, we want them to feel good that Kuna is growing, no matter what. We want them to feel comfortable and we want something nice. **C/Young:** Okay, thank you. With that I will go ahead and close the public testimony at 6:34, and that brings up our discussion. As far as corners for being a C-1 designation, there is a C-1 just directly north, and more commercial not that far away, which has the potential to make that a small commercial center. The zoning designation fits with where growth is happening commercial wise, as far as looking at strictly the zoning. **C/Hennis:** Yeah that is true, and this is something we need to think about. This is purely a rezone application. **C/Gealy:** right now, it is a R-4, which is probably not the best use for the land on the corner. Probably something a little more higher density or commercial is more appropriate on these corners. **C/Hennis:** the only thing I worry about, as our citizens have voiced is, if they go to townhouses they have to replat and they go through the whole public hearing process, however if it goes to apartments we have nothing except for Design Review to coordinate that, and there is no public hearing, and I am wondering if there is some way we can control that. **C/Laraway:** My confusion, I think Commissioner Gealy brought it up, R-4 doesn't seem to fit, but we are turning it into commercial and we are literally adding more families to that corner, that is the dilemma I am having. **C/Hennis:** Well the difference being that multi-family type establishments, or townhouses, or something like that, you think of R-4 as a single-family type area, you have kids playing in the yards, etc, driveways coming out wherever. It is more controlled in a situation like this where you have a central parking lot, you have everything as they have shown, they are designing it to enter and focus everybody away from the corner, and the corner is just kind of on the outside, so it is actually a little more appropriate than that, because it will focus those things a little more on the inside. **C/Gealy:** That is the schematic they have, but that is not necessarily what will be proposed, but I would say that a higher density residential or a commercial would indicate a higher level of activity, and a higher density of people, which is probably more appropriate at a corner, than R-4. We do have a lot of developments where they obviously back the R-4 development up right to the corner, with fences that are there. But, it is also entirely appropriate to have that be a higher level of use, and a higher density. **C/Laraway:** My only concern is putting this many families on the corner, is obviously the kids. How do we keep them off of Hubbard and how do we keep them off of Linder, I don't know if we are going to require fencing, but again that is the design review portion of this that we don't know. Is there going to be barriers to prevent the kids, or traffic from running off the road? **C/Hennis:** And that we do have control of, that is about all we have got if we go a C-1 zone, that is what I am worried about. I don't know if there are any stipulations, or conditions that we can put. We can with the neighborhood meeting for them to talk to them, but. **C/Laraway:** you are going to have school buses stopping on Hubbard or Linder to pick the kids up because they cannot go in that parking lot. There is just a multitude of little problems that start adding up to that corner when you start throwing kids in. **C/Hennis:** Yeah, but that is no different if it was a R-4 where it already was at. That's the same. **C/Laraway:** Correct, but I guess under the R-4, yeah, I don't know **C/Hennis:** In regards with your concern with that, I mean that one we can't really state other than the school buses, the school has to design a site a little more appropriate than at the corner, that is what they are going to have to do. **C/Young:** I think in the main part of the subdivision is where they pick up the kids already, so they would just have to walk down the sidewalk, and that is an assumption on my part. **C/Laraway:** An assumption I have, is maybe the school buses pick up the kids inside the subdivision now and if they have access these kids would go into the subdivision now to get picked up. **C/Young:** It is a design review issue at that point. **Trevor Kesner:** Not to interrupt your discussion, Commissioner Laraway, there is a very large common lot with a pathway directly south of this parcel, it belongs to the HOA, this parcel is currently within the HOA, there is potential for walkability internally to subdivision, but it is potentially there. Again, the city does not regulate, or keep track of, or have anything to do with HOAs, CCRs or otherwise. **C/Laraway:** Right, but I would rather ask these questions now, rather than approve it C-1

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than start asking the questions. Once we approve it, the barn door is shut. **Scott Noriyuki:** Absolutely regarding children, I have two small children. So, there a couple specific items that can go into your recommended conditions of approval to council. One, is to make sure there is pedestrian connectivity through that common area, and at that point, any kind of children can be picked up internally. In addition, and auxiliary, through ACHD's ultimate staff report, when the development comes through, the widening of the road adjacent to the entrance, they will be widening for acceleration and deceleration turn lanes, and at that point that is going to create, a much safer area to where a bus can practically stop, pick up kids, or drop off children. So, there is two really wonderful opportunities there, but I appreciate what you are saying but I just wanted to give a little clarity. **C/Laraway:** Thank you. **Scott Noriyuki:** Your welcome. **C/Hennis:** I mean as for townhouse, as far as what is conceptually done right now, I am not in opposition to, I just want to have checks and balances in case something changes down the road, and I am not sure we have enough, for the sake of the neighbors, but we do have control with design review. **C/Young:** If they are sold off as townhomes, and when a preliminary plat comes in, then that changes everything there too. I understand your concerns with a C-1, because there is a large amount of options that they can do, which is not just residential. As C-1, it is a good corner for a lot of things, not just townhomes but other commercial uses as well. I think, that as the applicant has said, I think we can address some of those concerns as far as children safety, and accessibility and ability to enter the subdivision with conditions of approval here, or recommended conditions of approval, because this is just a recommendation to council. All of that being said, conceptually with the townhomes, I think it is a good use on that corner. Concerns can be addressed with conditions. It is a small lot, so there is only so much they can do as far as things go, and keep ratios and buffers and everything that can actually physically fit on the lot. It can't turn into a twenty or forty-unit apartment complex. **C/Gealy:** Depends on how high you go. **C/Young:** There is height restrictions. **C/Laraway:** Thinking down the road, ACHD or ITD is probably going to put a light at Hubbard. So, that is going to start increasing more traffic going down that road. Mostly it is at Columbia now, because of the light, but you are going to be adding more traffic to Hubbard. I know that is down the road, but again as this begins to develop and grow, the traffic is going to be there. I can't raise my hand and say I object to this, I understand it, it is legal and it falls within what we are trying to do. I think with myself, I am just a little cautious because I don't know what the end result is going to be, that is my only fear. **C/Young:** Any other thoughts? **C/Hennis:** I thought this was going to be an easier decision. I just wish there was a way we could guarantee the end result. **C/Gealy:** We can't guarantee what it is going to be, because the developer is going to have to make the decision, in real time, of what is going to be the best use for that property when it comes time to develop. If there are plans to build a roundabout at that corner, I think the developer, based on hearsay is in a better position if it is commercial than residential. **C/Hennis:** I think it is more appropriate. **C/Gealy:** If it is going to be townhomes or apartments, or a commercial use, some kind of neighborhood commercial, like maybe they are going have a gas station or a donut shop, or any of those things could be appropriate, including apartments. If it goes to that then the design review and the conditions need to address the amount of traffic, and kind of traffic that is going to be happening there. But, what they are asking is if we are willing to give them the flexibility of a commercial zone, and then to come back to us with whatever they determine is the best use there, recognizing that we may or may not have the opportunity for another public hearing at that time, but they are willing to have a neighborhood meeting to at least discuss it with the neighbors. **C/Hennis:** Yeah, I think you are right, I think that is about the best we can do on that. **C/Young:** If there is nothing else, I could stand for a motion.

Commissioner Hennis motions to recommend approval to City Council for Case No. 17-07-ZC (Rezone), with the conditions as outlined in the staff report, and with the additional conditions that the applicant shall consider pedestrian connectivity in any future development plans, and the applicant will be required to hold a

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

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neighborhood meeting to discuss any future development plans with neighboring residents prior to submitting for Design Review; Commissioner Gealy Seconds, all aye and motion carried 4-0.

3. COMMISSION DISCUSSION AND REPORTS

4. ADJOURNMENT

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

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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

B. Applicants Request:

1. A request from Scott Noriyuki, to rezone a parcel’s current R-4 (medium-density) residential zoning designation to a C-1 (neighborhood-commercial) zoning designation. The site is located at the southeast corner of West Hubbard Road and North Linder Road, Kuna ID

C. Site History:

This parcel is lot 8, block 1 of the Kelleher Subdivision. The final plat was recorded on October 12th, 2006. The parcel in question has remained vacant.

D. General Projects Facts:

1. Surrounding Land Use Zoning Designations:

North	C-1	Neighborhood Commercial District - Kuna City
South	R-4	Medium Density Residential – Kuna City
East	R-4	Medium Density Residential – Kuna City
West	A	Agriculture – Kuna City

2. Parcel Sizes, Current Zoning, Parcel Number:

- Parcel Size: 1.96 acres (approximately)
- Current Zoning: R-4 (Medium-Density Residential)
- Parcel #: R4865420080

3. Services:

Sanitary Sewer– City of Kuna (adjacent to site)
Potable Water – City of Kuna (adjacent to site)
Irrigation District – Kuna Municipal District
Pressurized Irrigation – City of Kuna (KMID) (adjacent to site)
Fire Protection – Kuna Rural Fire District
Police Protection – Kuna Police (Ada County Sheriff)
Sanitation Services – J&M Sanitation

4. Existing Structures, Vegetation and Natural Features:

This parcel has remained bare since the recording of the final plat in October 2006. The site’s topography is generally flat with a potential 0-2% slope in areas.

5. Transportation / Connectivity:

The subject site is located on the southeast corner of West Hubbard Road and North Linder Road. The site has frontage access via an existing curb-cut on North Linder Road. Future site improvements will be reviewed and assessed by Ada County Highway District for any required improvements and/or additional impacts to the roadway system.

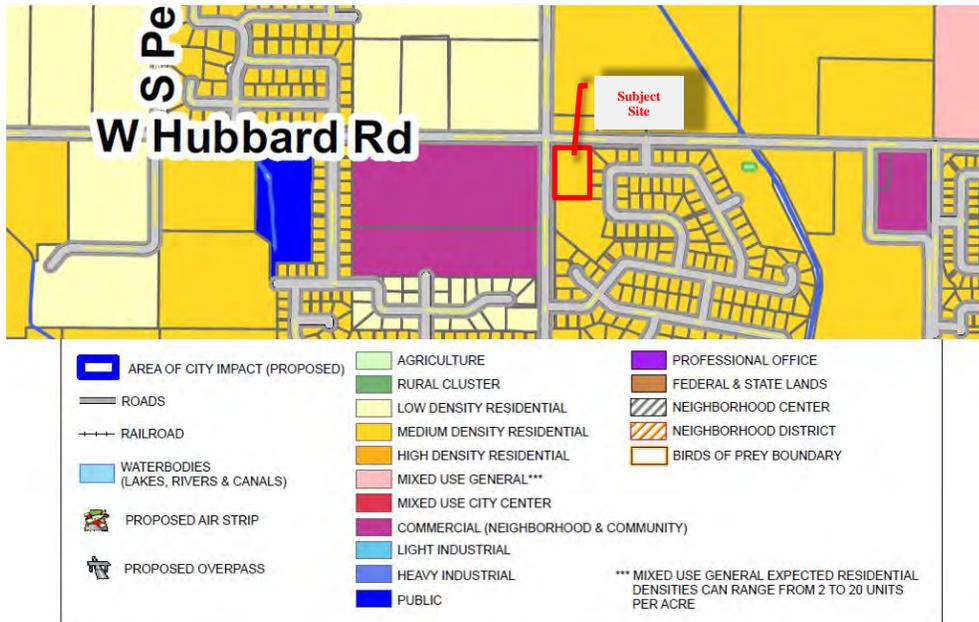
6. Environmental Issues:

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. Comprehensive Plan Future Land Use Map:

The site is identified as medium-density residential on Kuna’s Comprehensive Plan Future Land Use Map. The comprehensive plan is a living document, intended for use as a guide by governmental bodies. The plan is not law that must be adhered to in the most stringent sense; it is to be used by public officials to guide their decision-making for the City. While the Comprehensive Plan Map (CPM) calls for a residential use on this parcel, staff believes this rezone request is in harmony with, and compatible to, the adjacent commercial uses and other C-1 (neighborhood commercial) zoning designations.

Staff views this proposed land use request to be consistent with the surrounding area land uses and zoning designations.



8. Agency Responses:

The following agencies returned comments:

- Idaho Transportation Department – Exhibit B2
- Nampa & Meridian Irrigation District – Exhibit B3
- Boise Project Board of Control – Exhibit B4
- Central District Health Department – Exhibit B5
- Compass – Exhibit B6
- Ada County Highway District – Exhibit B7

E. Staff Analysis:

The applicant is requesting to rezone an approximately 1.96-acre parcel from a R-4 (medium-density) residential zoning designation to a C-1 (neighborhood commercial) zone. The Comprehensive Plan’s Future Land Use Map has identified this parcel as a medium density residential. A rezone, if granted, would not require a comprehensive map amendment due to its proximity to other future commercial zoning designations and its location on a hard corner. Staff views the applicant’s request to be consistent with adjacent uses and the Comprehensive

Sanitary sewer, potable water and pressurized irrigation are all within 300 feet of the site. Staff is recommending ultimate connection to City facilities and services at such time future development occurs on this parcel.

Staff agrees with ACHD’s recommendation to remove the existing driveway on Linder Road for the site, and to add vertical curb, gutter and detached sidewalk to match the existing improvements and to introduce a *temporary* full access, 30-foot wide, with proper curb return to Hubbard Road, with the condition that the driveway will likely be restricted to right-in/right-out only in the future as determined by ACHD and/or the City of Kuna.

Staff has determined this application generally complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and fits the current adjacent commercial zoning designations. Staff forwards a recommendation of approval for Case # 17-07-ZC, subject to the recommended 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 14.
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:

On September 26, 2017, the Planning and Zoning Commission considered the project, including the submitted application items, agency comments, staff's report, application exhibits and any public testimony presented or given.

H. Findings of Fact for Commission Consideration:

1. **Rezone:** Based on the record contained in Case No. 17-07-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. 17-07-ZC rezone.
2. The Kuna Planning and Zoning Commission approves the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Kuna Planning and Zoning Commission held a public hearing on the subject applications on September 26, 2017 to hear from the City staff, the applicant, and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

3. Based on the evidence contained in Case No. 17-07-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 1.96 acres (subject property) as medium-density residential. The proposed rezone to a commercial use (C-1) conforms with adjacent commercial uses.*

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

Comment: *On September 26, 2017, Kuna's Planning and Zoning Commission voted to recommend approval of application 17-07-ZC, with the recommendations that the applicant consider pedestrian connectivity in any future development and that the applicant participate in a neighborhood meeting to discuss future development plans with neighboring residents.*

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

Comment: *As noted in the process and noticing section, notice requirements were met to hold a public hearing on September 26, 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.*

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.

J. Kuna City Code Analysis:

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

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

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

Comment: *The 1.96-acre parcel is suitable to accommodate a commercial use.*

3. The rezone to commercial uses 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, structures 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 will be required to connect to Kuna public sewer and water 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 adjacent uses are commercial and residential – as referenced in the Kuna Comprehensive Plan Future Land Use Map.*

6. The existing and proposed 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 17-07-ZC, Commission finds Case No. 17-07-ZC generally complies with Kuna City Code.

2. Based on the evidence contained in Case No. 17-07-ZC, Commission finds Case No. 17-07-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. Recommended Conditions of Approval:

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

On September 26, 2017, the Planning and Zoning Commission voted to recommend *approval* for Case No 17-07-ZC 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. 17-07-ZC, a rezone request from Scott Noriyuki, with the following conditions of approval to Council:

- *Applicant shall follow the conditions as stated in the staff report*
 - *The applicant shall consider pedestrian connectivity in any future development plans.*
 - *The applicant will be required to hold a neighborhood meeting to discuss future development plans with neighboring residents prior to submitting for Design Review.*
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 site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve sewer hook-ups.
 - b. The City Engineer shall approve 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.
 - d. The *Kuna Municipal 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 each building permit.
 2. Irrigation/drainage waters shall not be impeded by any construction on site per Idaho Code Section 31-3805. Compliance with the requirements of the Boise Project Board of Control is required.
 3. Storm Drainage and/or Street Runoff must be retained on site.
 4. Fencing within and/or around the site shall comply with Kuna City Code at time of development.
 5. All parking within the site shall comply with KCC 5-9 for all future development.
 6. Signage within the site shall comply with KCC 5-10 for all future development.
 7. Lighting within the site shall comply with KCC 5-9-5-B for all future development.
 8. Landscaping on site shall comply with KCC 5-17 for all future development and 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. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
 9. Any future site improvements shall require the property owner to comply with the provisions set forth in Kuna City Code (KCC).
 10. City Services and Facilities are within 300 FT of the subject property. The landowner/applicant/developer, and any future assigns having an interest in the subject property, shall make ultimate connection to City Services and Facilities at such time any future development occurs.
 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 processes.

12. Applicant shall dedicate an additional 14-feet of right of way to total 48-feet from the centerline of right of way along Linder Road abutting the site.
13. Applicant shall follow Kuna staff, City Engineer and other agency recommended requirements as applicable.
14. Applicant shall comply with all local, state and federal laws.

DATED: This 10th day of October, 2017.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Jace Hellman, Planner I
Kuna Planning and Zoning Department



ADA COUNTY HIGHWAY DISTRICT

PRESENTATION BY CHRISTY LITTLE

Development Services Planning Review and Development Review



The Development Services Department is responsible for reviewing all development applications, street improvement plans and construction, and final plats to ensure conformance to District standards and policy. The Department consists of two Sections: Planning Review and Development Review.

Development Sections The Roles of Each

Planning Review ▾

Development Review ▾

Subdivision | Bridge | Zone Inspections ▾



City of Kuna

Staff Report

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

To: Planning and Zoning Commission

Case Number(s): 17-07-AN (Annexation),
17-09-S Subdivision, and
17-20-DR (Design Review) for
Saranda Subdivision.

Site Location: 1105 W. Hubbard Road
Kuna, ID 83634

Planner: Trevor Kesner, Planner II

Hearing Date: October 10, 2017

Applicant: WH Pacific, *Jane Suggs*
2141 W. Airport Way, Ste. 104
Boise, ID 83705
jsuggs@whpacific.com

Owner: Challenger Development, Inc.
1977 E. Overland Rd.
Meridian, ID 83642

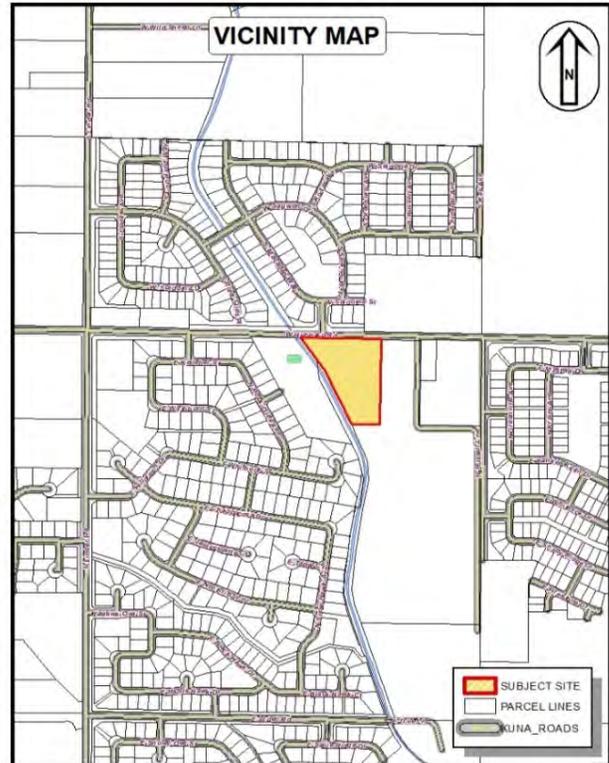


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| D. Comprehensive Plan Analysis | |

A. Course of Proceedings

1. Annexation and Preliminary Plat for a residential subdivision are designated in Kuna City Code (KCC), 1-14-3 as public hearing matters, with the Planning and Zoning Commission as the recommending body, and City Council as the decision-making body. A Design Review request is designated in KCC 1-14-3 as a public meeting matter, with the Planning and Zoning Commission acting as the Design Review Board, as the decision-making body. No public noticing procedures are required for the Design Review request.

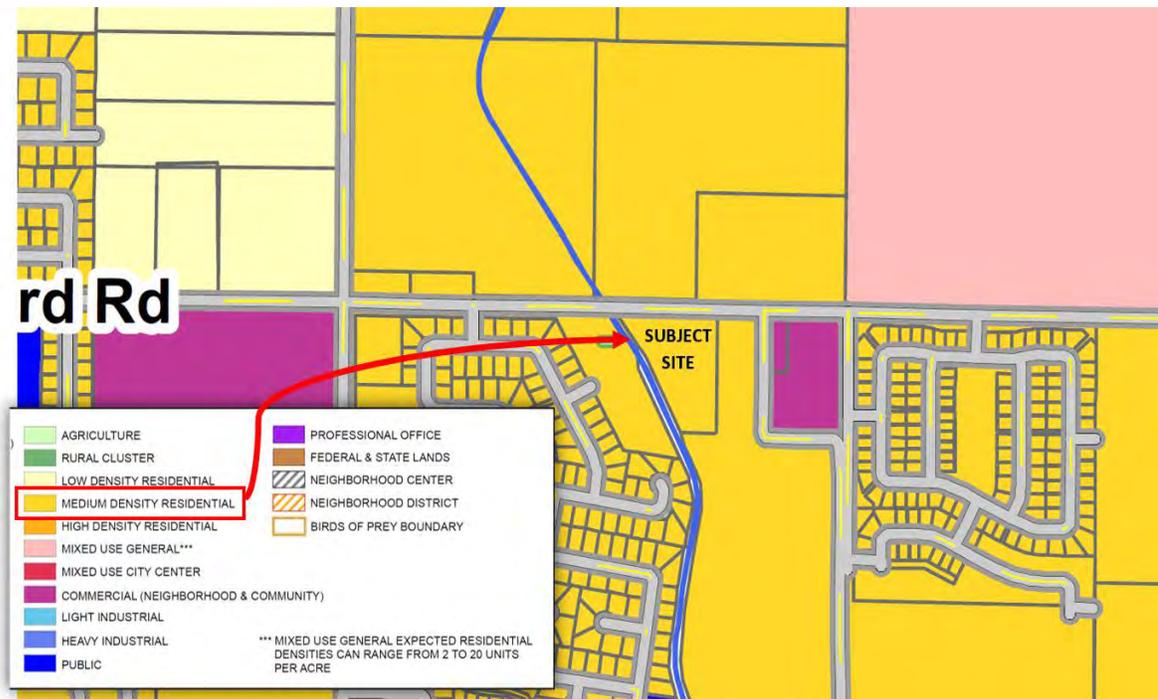
a. Agency Notifications

- | | |
|----------------------------|--------------------|
| i. Agencies | August 28, 2017 |
| ii. 300' Property Owners | September 12, 2017 |
| iii. Kuna, Melba Newspaper | September 13, 2017 |
| iv. Site Posted | September 29, 2017 |

2. In accordance with KCC Title 6 in Kuna City Code (KCC) this application seeks Design Review approval and recommendation for approval for Annexation and a Preliminary Plat (residential subdivision) known as Saranda Subdivision.

B. General Project Facts and Staff Analysis

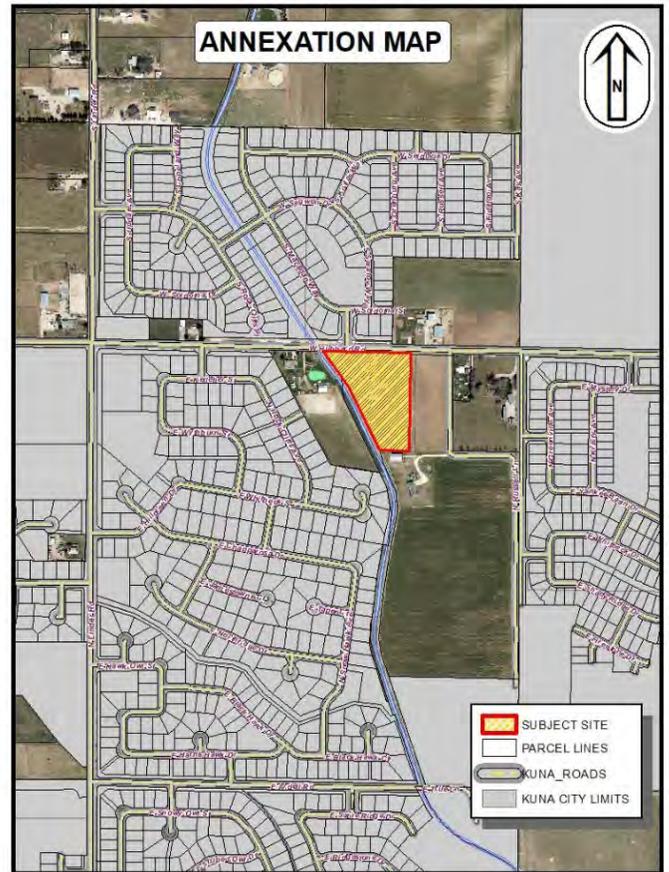
1. **Request:** A request from Jane Suggs with WH Pacific representing Challenger Development, Inc., to annex an approximately 5-acre parcel into Kuna City limits with an R-6 zone, and subdivide the parcel into 18 single family, and four (4) common lots to create Saranda Subdivision. The site is located on W. Hubbard Road approximately 700 feet west of Kay Avenue, and currently addressed as 1105 W. Hubbard Road, Kuna, ID 83634. in Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho. (APN #S1313212480)
2. The applicant has submitted all the required documents and materials for review, held the neighborhood meeting, and posted the site in accordance with KCC posting requirements and the requirements set forth in Idaho State Code, Title 67, Chapter 65 of the Local Land Use Planning Act.
3. **History:** The subject parcel is situated in unincorporated Ada County with an RR residential zoning designation. The site has historically been farmed and the existing vegetation is commonly associated with a crop field.
4. **Legal Description:** A legal description was included with the application.
5. **Comprehensive Plan Designation:** The Comprehensive Plan Future Land Use map indicates the site has a future designation of *Medium Density Residential*.



6. Surrounding Land Uses:

Direction	Current Zoning and Jurisdiction	
North	RR / R-4	Rural Residential – <i>Ada County</i> / Med. Density Res. – Kuna City
South	RR / R-4	Med. Density Res. – Kuna City / Rural Res. – <i>Ada County</i>
East	PUD	Mixed Use, Planned Unit Development – Kuna City
West	RR	Rural Residential – <i>Ada County</i>

6.6 Annexation and Planning Action Maps:



6.7 Transportation / Connectivity: The subject site’s road frontage and existing access is located on Hubbard Road. Hubbard Road is designated as a future 3-lane residential arterial roadway; therefore, it is recommended that the applicant dedicate additional right-of-way to accommodate 37 feet from centerline. The existing pavement should be widened to a minimum of 17-feet from centerline with an additional 3-foot wide gravel shoulder, and a minimum 5-foot wide detached sidewalk on Hubbard Road. ACHD has provided site specific recommendations for roadway improvements internal and abutting the subject site.

6.8 Agency Recommendations:

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

- i. Kuna School DistrictExhibit B1
- ii. Idaho Department of Environmental Quality (DEQ)Exhibit B2
- iii. Idaho Transportation Department (ITD)Exhibit B3
- iv. Central District Health Department (CDHD)Exhibit B4
- v. Boise Project Board of ControlExhibit B5
- vi. COMPASS IdahoExhibit B6
- vii. Kuna City Public Works DepartmentExhibit B7
- viii. Ada County Highway District (ACHD)Exhibit B8

6.9 Recreation and Pathways Master Plan Map: Kuna's Master Recreation and Pathways map indicates the need for a future trail along Kuna Canal as it abuts the subject site to the west. Staff recommends the applicant construct a trail/pathway along the western border of the site, abutting the Kuna Canal in accordance with the Recreation and Pathways Master Plan Map. This pathway provides a critical connection to Timbermist Subdivision to the north, and the future Winfield Springs Subdivision to the south.



C. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230
2. City of Kuna Design Review Ordinance, 2011-08
3. City of Kuna Subdivision Ordinance No. 2010-15, Title 6 Subdivision Regulations
4. City of Kuna Landscape Ordinance No. 2006-100
5. City of Kuna Comprehensive Plan
6. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

D. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission determines that the annexation and subdivision of the subject site *is/is not* consistent with the following Comprehensive 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 was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21 Comprehensive Plan [CP]).

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

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

Ensure 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 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, this project does not constitute a “takings” and the Economic value is fully 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 Comprehensive Plan encourages adequate housing for all income levels and calls for increasing pedestrian connections. This project supplies additional housing types to Kuna’s inventory and provides opportunities for a quality housing mix. This development has an opportunity to enhance the City’s network for pedestrian and non-motorized transportation choices by establishing new sidewalks, and by adding a public pathway along the western border of the development; abutting the canal.*

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 quality housing varieties to the City’s inventory for all types of lifestyles, ages and economic groups. This project also proposes more than 14% open space which adds to greenspace within Kuna city limits, keeping it a desirable City to live and recreate in, while enhancing the City’s overall pathway network which also increases active transportation choices, provides greater connectivity and provides for more cohesive neighborhoods.*

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 populations 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 development with a variety of dwelling types, lot sizes, and price points for different income levels as encouraged by the Comprehensive Plan. This project adds to the City’s overall network of public utilities, sidewalks, roadways, and potentially, it’s pathways; therefore, it complies with the logical, orderly development goal. The proposed land divisions are smaller than one half acre and will connect to available public services abutting the site; thus, the development avoids increased municipal services costs and the potential for urban 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 creating a sense of place (Pg.167 – Goal 1 and Pg. 168 – 1.2[CP]).

Comment: Applicant proposes good community and urban design principles by designing under the allowed densities of the R-6 zone (3.59 Gross Density). This development also incorporates landscape buffers, and creates a sense of place for current and future citizens with the creation of additional greenspace while adding to the City's sidewalk and potentially, its pathway networks for adjoining property owners and future developments. In this sense, the project fosters sound community design concepts and complies with the Comprehensive Plan goals and strengthens Kuna's image. This development will add a critical pathway connection.

Neighborhoods:

Kuna's Comprehensive Plan advocates for 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: Kuna is not currently served with transit services; however, the applicant proposes an extension of the roadway system in compliance with the Street Circulation Plan adopted by Kuna. Applicant also proposes sidewalks for pedestrians and other non-motorized transportation, and could potentially add a pathway network connection to comply with the Recreation and Pathways Master Plan Map. Applicant proposes less than R-6 housing densities, thereby complying with the Medium Density land use designation as outlined within the Comprehensive Plan and Comprehensive Plan Future Land Use Map.

E. Proposed Findings of Fact:

1. All required procedural items have been completed as detailed in this staff report.
2. The residential development complies with Section 6.0 of Kuna's Comprehensive Plan.
3. The residential development complies with the Kuna City Code.
4. Public services are available and are adequate to accommodate this site's development.
5. The preliminary plat will not be detrimental to the public's health, safety and general welfare.
6. The applicant's annexation and requested zoning designation of R-6 is in general conformance with the Kuna Comprehensive Plan Future Land Use map.
7. The site is suitable for use as a residential subdivision, after acquiring the proper approvals.
8. The project description, staff analysis and findings of fact are correct.

F. Proposed Conclusions of Law:

1. The annexation and preliminary plat use is consistent with Kuna City Code.
2. The annexation and preliminary plat use meets the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for annexation and preliminary plat use.
4. The annexation and preliminary plat use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The annexation and preliminary plat is not likely to cause adverse public health problems.
6. The annexation and preliminary plat is generally in compliance with all ordinances and laws of the City.
7. The annexation and preliminary plat is not detrimental 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.
8. The existing and street and utility services in proximity to the site are suitable and adequate for residential purposes.
9. Based on evidence contained in Case Nos. 17-07-AN, 17-09-S, and 17-20-DR, this proposal complies with KCC Title 6.

10. Based on the evidence contained in Case Nos. 17-07-AN, 17-09-S, and 17-20-DR, this proposal complies with Section 6.0 of Kuna Comprehensive Plan and Future Land Use Map.
11. The Planning and Zoning Commission of Kuna, Idaho, has the authority to recommend approval or denial for the annexation and preliminary plat application.
12. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approve or deny the design review application.
13. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

G. **Proposed Decisions by the Commission:**

17-20-DR (Design Review)

Note: The motion is to approve or deny the design review request. However, if the Planning and Zoning Commission wishes to approve or deny specific parts of the request, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented (if any), the Planning and Zoning Commission of Kuna, Idaho, hereby (*approves/conditionally approves/denies*) Case No. 17-20-DR, a design review for the Saranda Subdivision.

17-07-AN (Annexation) and 17-09-S (Subdivision)

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

Based on the facts outlined in staff's report and public testimony as presented (*if any*), the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (*approval or denial*) for Case Nos. 17-07-AN (Annexation) and 17-09-S, an annexation and subdivision request by Challenger Development, Inc., (*with or without*) the following conditions of approval:

1. The applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approval use or may be written or stamped upon a copy of the approved plan. A copy of the agencies approvals shall be provided to Kuna's Planning and Zoning Department. All site improvements are prohibited prior to approval of these agencies.
 - a) The City's Engineer shall approve the sewer, water and pressure irrigation utility extensions and hook-ups.
 - b) The City's Engineer shall approve a grading and surface drainage run-off plan (if required). Per Central District Health Department, the plan shall be designed and facilities 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 a site drainage design plan from Kuna's City Engineer. The drainage design plan shall include all site grading.
 - c) Kuna Fire District shall approve all fire flow requirements and/or building plans.
 - d) The New York Irrigation District shall approve all modifications to the existing irrigation system.
 - e) Approval from Ada County Highway District and assessment of impact fees shall be paid prior to issuance of any building permits.
2. All public right-of-way shall be dedicated and constructed to standards of Kuna City and Ada County Highway District. No public street construction may be commenced without the approval of the Ada County Highway District. Any work within the Ada County Highway District right-of-way requires a permit. For information regarding the requirements to obtain a permit, contact Ada County Highway District Development Services at 387-6100.
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.

4. Compliance with Idaho Code Section §31-3805 pertaining to irrigation waters is required. The flow of any irrigation/drainage waters shall not be impeded by any construction on site.
5. Lighting within the site shall comply with Kuna City Code.
6. Fencing within and around the sites shall comply with Kuna City Code (Except as specifically approved otherwise). A permit from Kuna Building Department shall be obtained prior to construction of fencing.
7. Subdivision signage within the subject site shall comply with Kuna City Code. The applicant shall apply for a sign design review and secure a permit prior to sign construction.
9. The applicant shall adhere to all requirements for sanitary sewer, potable water, pressure irrigation system connections, and all other requirements of the Public Works Director, as outlined in the memorandum dated September 7, 2017.
10. Prior to submitting the final plat mylars for signature, submit a petition to the City, consenting to the pooling of irrigation surface water rights for delivery purpose and request to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation District (KMID).
11. The applicant shall modify the preliminary plat to include a minimum nine (9) foot wide paved public pathway within a common lot along the western boundary of the subject site, directly abutting the Canal easement to conform with the Recreation and Pathways Master Plan Map. The applicant shall provide a minimum six (6) foot wide landscape buffer between the pathway and the rear lot lines of Lots 3-10, Block 1.
12. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately (within 3 days as weather permits or as the planting season permits), as required to meet the standards of this requirement. Maintenance and planting within public right-of-way shall be with approval from the public and/or private entities owning the property.
13. The applicant's submitted landscape plan calls for the removal of eight (8) existing trees on site. Applicant shall consult with, and receive written approval from the City Forester/Arborist to mitigate the removal of the existing trees on site with the addition of trees greater in size or equal to the size of the trees to be removed, beyond what is proposed in the submitted landscape plan. Retention of any existing trees on site may be used to satisfy the minimum required landscaping.
14. The applicant shall comply with all conditions of approval listed in the Kuna staff report and as approved by the Commission, and any other applicable agency comments.
16. Applicant shall comply with all local, state and federal laws.

DATED: this day _____ of _____, 2017.

Lee Young, Chairman

ATTEST:

Trevor Kesner, Planner II
Kuna Planning and Zoning Department



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
 Kuna, Idaho 83634
 208.922.5274
 Fax: 208.922.5989
 Website: www.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: Saranda Subdivision	Applicant: Jane Suggs, WHPacific
17-07-AN	

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

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

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

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



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

Preliminary Plat Checklist

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

Project name: Saranda Subdivision	Applicant: Jane Suggs, WHPacific
------------------------------------------	-----------------------------------------

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

Applicant (✓)	Description	Staff (✓)
	<i>17-09-3 / 17-20-DR</i>	
✓	Completed and signed Commission & Council Review Application.	✓
✓	Vicinity map showing relationship of the proposed plat to the surrounding area with a 2-mile radius.	✓
✓	Homeowner's maintenance agreement for the care of landscaped common areas.	✓
✓	Legal description of the preliminary plat area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
✓	Proof of ownership—A copy of your deed <u>and</u> Affidavit of Legal Interest (for all interested parties involved).	✓
✓	Letter of Intent indicating reasons and details for preliminary plat.	✓
✓	Commitment of Property Posting form signed by the applicant/agent.	✓
N/A	If preliminary plat includes 100 lots or more, please submit a traffic impact study. If preliminary plat includes 50 lots or more, please submit an estimate of tax revenue generation and an estimate of the public service costs to provide adequate service to the development.	✓
✓	A letter from Ada County Engineer with the Subdivision Name reservation. ANY name change(s) needs to be submitted and approved by the Planning & Zoning Director and Ada County Engineer.	✓
N/A	Phasing Plan	N/A
N/A	Include Large Scale Development Requirements. KCC 6-5-4	N/A
✓	Landscape Plan— (in color)	✓
✓	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓
✓	8 1/2 x 11 proposed preliminary plat.	✓
	Preliminary plat drawing on 24x36 quality paper drawn to scale of 1 to 100' or more. The following information shall be contained on the preliminary plat: <ul style="list-style-type: none"> ◇ Topography at two foot (2') intervals ◇ Land uses (location, layout, types & dimensions): residential, commercial & industrial land uses. ◇ Street right-of-ways: dimensions of right-of-way dedication for all roadways, street sections, improvements, etc. ◇ Easements/common space: utility easements, parks, community spaces ◇ Lots: layout and dimensions of lots ◇ Preliminary improvement drawing: show water, sewer, drainage, electricity, irrigation, telephone, natural gas, proposed street lighting, proposed street names, proposed subdivision name, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.. 	✓

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



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Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	17-07-AN 17-09-S 17-08-DR
Project name	SARANDA SUB
Date Received	8/23/2017
Date Accepted/ Complete	
Cross Reference Files	17-20-DR 17-09-S
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Challenger Development, Inc.</u>	Phone Number: _____
Address: <u>1977 E. Overland Road</u>	E-Mail: _____
City, State, Zip: <u>Meridian, Idaho 83642</u>	Fax #: _____
Applicant (Developer): <u>Trilogy Development, Inc</u>	Phone Number: _____
Address: <u>9839 Cable Car Street</u>	E-Mail: _____
City, State, Zip: <u>Boise, Idaho 83709</u>	Fax #: _____
Engineer/Representative: <u>Jane Suggs, WHPacific</u>	Phone Number: <u>208-275-8729</u>
Address: <u>2141 W. Airport Way, Suite 104</u>	E-Mail: <u>jsuggs@whpacific.com</u>
City, State, Zip: <u>Boise, Idaho 83705</u>	Fax #: _____

Subject Property Information

Site Address: <u>1105 W. Hubbard Road</u>	
Site Location (Cross Streets): <u>between Linder Road and Meridian Road/Hwy 69</u>	
Parcel Number (s): <u>S1313212480</u>	
Section, Township, Range: <u>13, 2N, 1W</u>	
Property size : <u>5.01 acres</u>	
Current land use: <u>abandoned SF home and outbuildings</u>	Proposed land use: <u>18 SF detached homes</u>
Current zoning district: <u>RR (Ada County)</u>	Proposed zoning district: <u>R-6</u>

Project Description

Project / subdivision name: Saranda Subdivision

General description of proposed project / request: Annexation with R-6 zone, subdivision with 18 single family lots, landscaped open space

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: abandoned single family home and barns/outbuildings

Any existing buildings to remain? Yes No

Number of residential units: 18 Number of building lots: 18

Number of common and/or other lots: 4

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): 1400 sf

Gross density (DU/acre-total property): 3.59 Net density (DU/acre-excluding roads): 5.3

Percentage of open space provided: 14.6% Acreage of open space: 0.73

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

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: _____

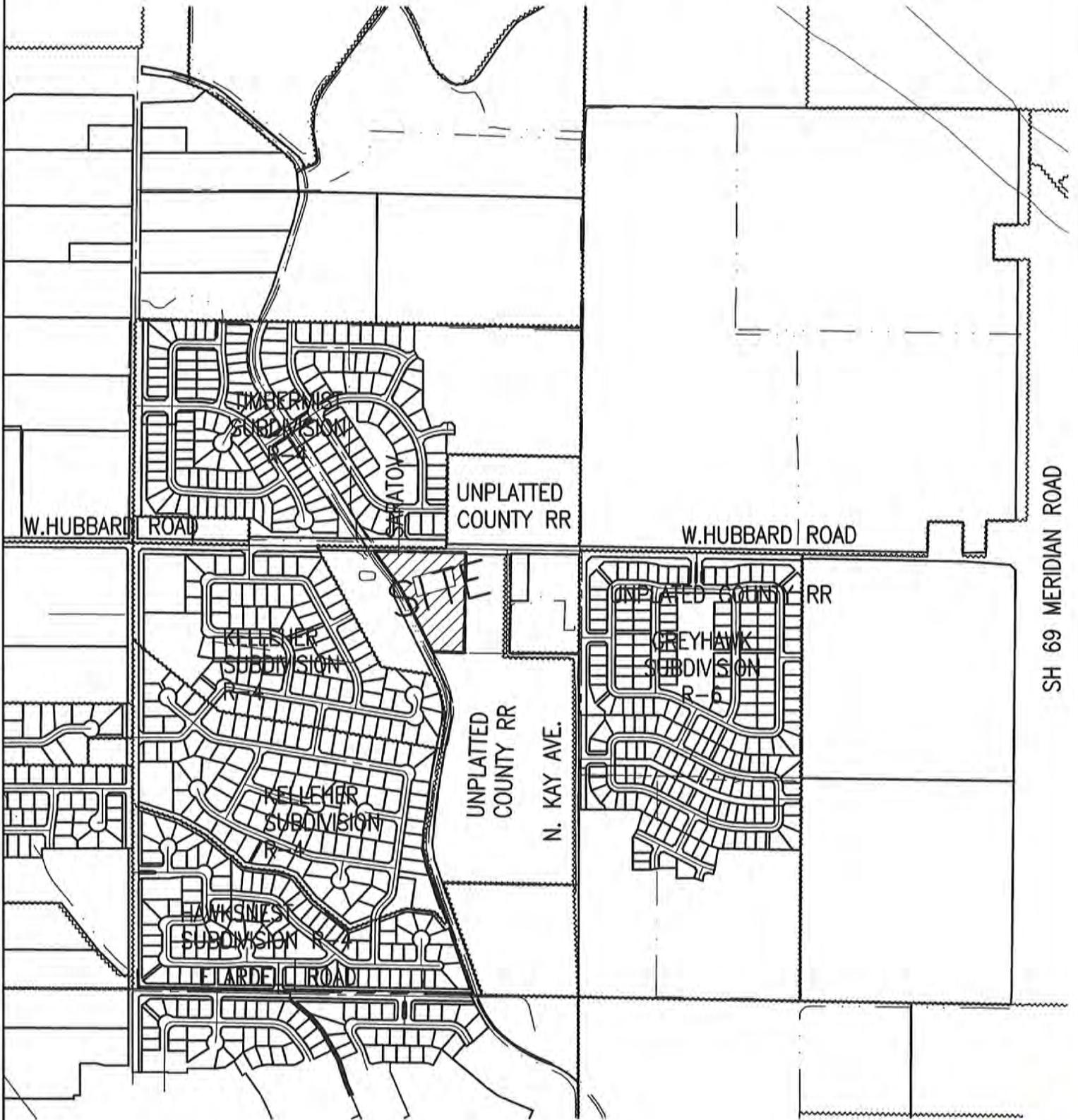
Proposed Lighting: _____

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

Applicant's Signature: Jane Suger Date: 8/17/17

VICINITY MAP FOR SARANDA SUBDIVISION

A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 13
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2017

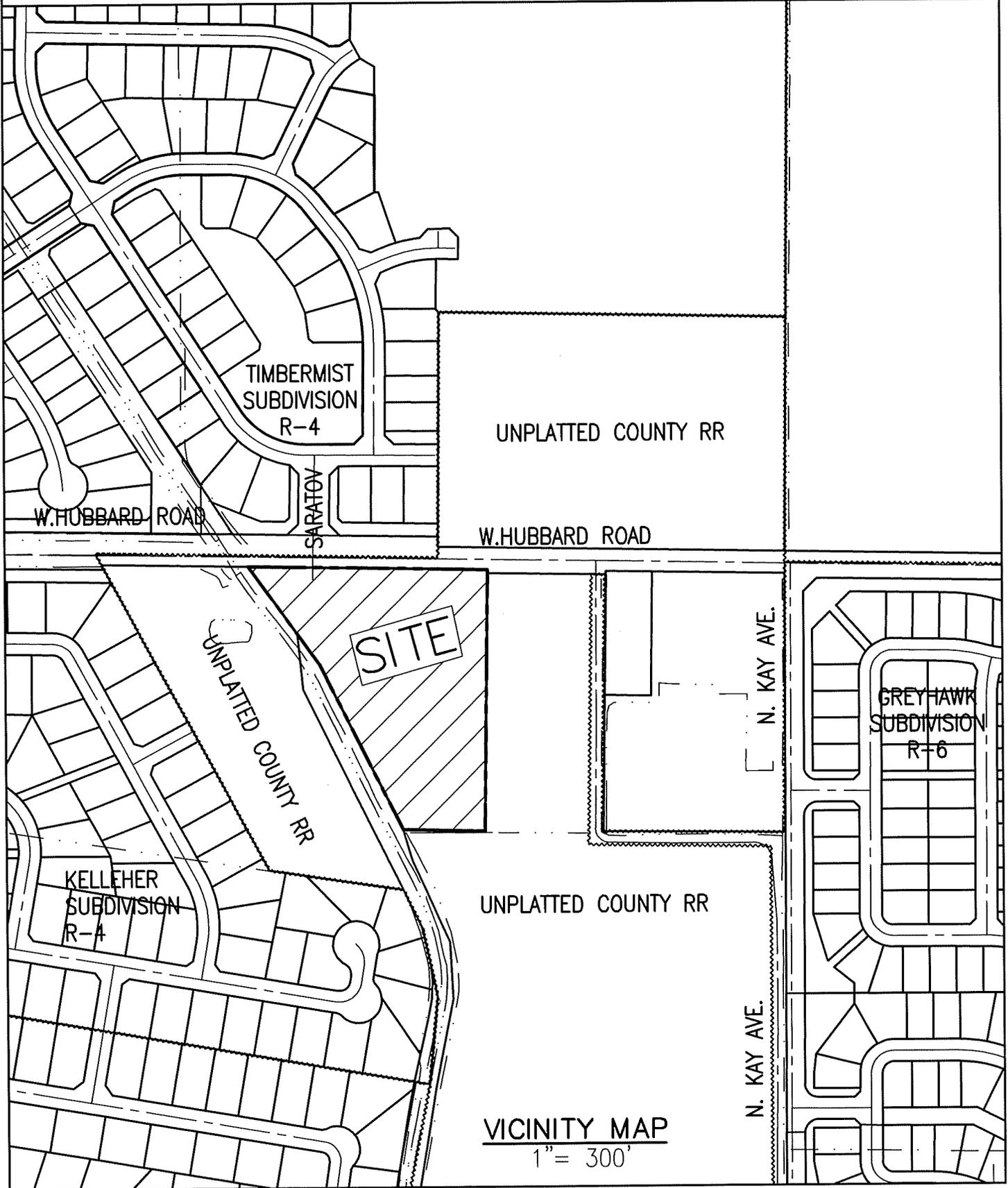


VICINITY MAP
1" = 800'

Exhibit
A-2b

**PRELIMINARY PLAT FOR
SARANDA SUBDIVISION**

A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 13
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2017



VICINITY MAP
1" = 300'

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR THE
SARANDA SUBDIVISION**

_____, 20____

Exhibit

A-2c

NOTICE

THE FOLLOWING IS A VERY IMPORTANT DOCUMENT WHICH EACH AND EVERY POTENTIAL OWNER OF PROPERTY WITHIN THE SARANDA SUBDIVISION SHOULD READ AND UNDERSTAND. THIS DOCUMENT DETAILS THE OBLIGATIONS AND PROHIBITIONS IMPOSED UPON ALL OWNERS AND OCCUPANTS.

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**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE SARANDA SUBDIVISION**

This Declaration of Covenants, Conditions and Restrictions for the Saranda Subdivision (this "Declaration") is made effective this ____ day of _____, 20__, by Challenger Development, Inc., an Idaho corporation ("Declarant").

ARTICLE I: PROPERTY AND PURPOSE

Section 1. Property Covered. The initial property subject to this Declaration is legally described on the attached Exhibit A, which is made a part hereof ("Property"). The Property is phase 1 of the entire Saranda Subdivision as described on the attached Exhibit B, which is made a part hereof ("Saranda Subdivision"). It is currently anticipated that the remainder of the Saranda Subdivision shall be platted, annexed into the Property and made subject to this Declaration. **Each Owner, as hereinafter defined, covenants and agrees that 1) the remainder of the Saranda Subdivision can be platted, annexed into the Property and made subject to this Declaration, and 2) he/she/it shall not contest any such platting, annexation and/or subjection to this Declaration.**

This Declaration is for the benefit of the Declarant, the Association and all Owners of any portion of the Property, as that term is hereafter defined.

Section 2. Purpose of Declaration. The purpose of this Declaration is to set forth the basic Restrictions, as that term is hereafter defined, that will apply to the Property, and use of any and all portions thereof. The Restrictions contained herein are designed to protect, enhance and preserve the value, amenities, desirability, and attractiveness of the Property in a cost effective and administratively efficient manner.

ARTICLE II: DECLARATION

Declarant hereby declares that the Property, and each Lot, Dwelling Unit, parcel or portion thereof, is and/or shall be held, sold, conveyed, encumbered, used, occupied and improved subject to the following terms and Restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement and sale of the Property, and to enhance the value, desirability and attractiveness thereof.

ARTICLE III: DEFINITIONS

Section 1. "Architectural Committee" shall mean the architectural committee of the Association established pursuant to Article X herein.

Section 2. "Assessments" shall mean Regular Assessments, Special Assessments and Limited Assessments.

Section 3. "Association" shall mean the Saranda Subdivision Homeowners' Association, Inc., its successors and/or assigns.

Section 4. "Board" shall mean the Board of Directors of the Association.

Section 5. "Common Lots" shall mean all real property (including the Improvements thereto) owned by the Association for the common benefit and enjoyment of the Owners. The Common Lots are legally described on the attached Exhibit C, which is made a part hereof.

Section 6. "Declarant" shall mean Challenger Development, Inc., an Idaho corporation, or their permitted assigns.

Section 7. "Dwelling Unit" shall mean single family, detached residential houses to be constructed on each Lot.

Section 8. "Improvement" shall mean any structure, facility or system, or other improvement or object, whether permanent or temporary, which is erected, constructed, placed upon, under or over any portion of the Property, including, without limitation, Dwelling Units, fences, landscaping, streets, roads, drives, driveways, parking areas, sidewalks, bicycle paths, curbs, walls, rocks, signs, lights, mail boxes, electrical lines, pipes, pumps, ditches, waterways, recreational facilities, grading, utility improvements, dog runs and/or kennels, play equipment, and any other exterior construction or exterior improvement which may not be included in the foregoing. Improvement(s) includes both original improvements existing on the Property on the date hereof and/or all later additions and/or alterations.

Section 9. "Limited Assessment" shall mean a charge against a particular Owner and such Owner's Lot, directly attributable to the Owner, equal to the cost incurred by the Association in connection with corrective action performed pursuant to the provisions of this Declaration or any supplemental declaration, including, without limitation, damage to the Common Lots or the failure of an Owner to keep his or her Lot or Dwelling Unit in proper repair.

Section 10. "Lot" shall mean any lot shown on the Plat with the exception of the Common Lots.

Section 11. "Member" shall mean each Person holding a membership in the Association, including Declarant.

Section 12. "Mortgage" shall mean any mortgage, deed of trust, or other document pledging any portion of the Property or interest therein as security for the payment of a debt or obligation.

Section 13. "Owner" shall mean the record owner, other than Declarant, whether one or more Persons, of a fee simple title to any Lot which is a part of the Property, including contract sellers and builders, but excluding those having such interest merely as security for the performance of an obligation.

Section 14. "Person(s)" shall mean any individual, partnership, corporation or other legal entity, including Declarant.

Section 15. "Plat" shall mean the Saranda Subdivision No. 1 final plat filed in Book ____ of Plats at Pages _____ through _____, Records of Ada County, Idaho, a copy of which is

attached hereto as Exhibit D, and made a part hereof.

Section 16. "Pressurized Irrigation System" shall mean that certain non-potable water irrigation delivery system further described in Article V.

Section 17. "Property" shall mean that certain real property legally described on the attached Exhibit A, and such other annexations or other additions thereto as may hereafter be brought within the jurisdiction of this Declaration.

Section 18. "Regular Assessments" shall mean the cost of maintaining, improving, repairing, managing and operating the Common Lots, including all Improvements thereon or thereto, and all other costs and expenses incurred to conduct the business and affairs of the Association which is levied against the Lot of each Owner by the Association, pursuant to the terms of this Declaration or any supplemental declaration.

Section 19. "Restrictions" shall mean the restrictions, covenants, limitations, conditions and equitable servitudes that will apply to the Property and use of any and all portions thereof as specified in this Declaration.

Section 20. "Special Assessments" shall mean that portion of the costs of the capital improvements or replacements, equipment purchases and replacements or shortages in Regular Assessments paid to the Association pursuant to the provisions of this Declaration or any supplemental declaration.

ARTICLE IV: GENERAL USES AND REGULATION OF USES

Section 1. Single Family Lots. Each Lot shall be used for detached single family residential purposes only, and for the common social, recreational or other reasonable uses normally incident to such use, and also for such additional uses or purposes as are from time to time determined appropriate by the Board. Lots may be used for the purposes of operating the Association and for the management of the Association if required. The provisions of this Section shall not preclude Declarant from conducting sales, construction, development and related activities from Lots owned by Declarant.

No shack, tent, trailer house, basement only, split entry, manufactured, mobile or pre-built homes shall be allowed. No Dwelling Units shall be more than two stories above ground.

Section 2. Common Lots. The Association shall own and be responsible for the maintenance, repair and replacement of the Common Lots including any and all Improvements located thereon. The Association shall maintain and operate these Common Lots in a competent and attractive manner, including the watering, mowing, fertilizing and caring for any and all lawns, shrubs and trees thereon. Nothing shall be altered or constructed in or removed from the Common Lots except upon written consent of the Board and in accordance with procedures required herein and by law. Every Owner shall have a right and easement of enjoyment in and to the Common Lots which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) the right of the Association to charge reasonable admission and other fees or Assessments for the use of any recreational facility situated upon a Common Lot;

(b) the right of the Association to adopt rules and regulations governing the use of any



CITY OF KUNA

PLANNING & ZONING DEPARTMENT

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

August 24, 2017

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

FILE NUMBER	17-09-S (subdivision); 17-07-AN (annexation); 17-06-DR (Design Review): Saranda Subdivision
PROJECT DESCRIPTION	Applicant is proposing to annex an approximately 5.01-acre parcel into Kuna city limits with an R-6 zone, and subdivide the parcel into 18 single family and four (4) common lots; to create the <i>Saranda</i> residential subdivision.
SITE LOCATION	The site is located on W. Hubbard Road approximately 700 feet west of Kay Avenue, and is currently addressed as 1105 W. Hubbard Road, Kuna, ID 83634 APN #S1313212480
APPLICANT/ REPRESENTATIVE	Jane Suggs WH Pacific 9839 Cable Car Street 2141 W. Airport Way Boise, ID 83705 208.275.8729 jsuggs@whpacific.com
SCHEDULED HEARING DATE	Tuesday, October 10, 2017 6:00 p.m.
KUNA STAFF CONTACT	Trevor Kesner, Planner II City of Kuna tkesner@kunaid.gov Phone: 922-5274 Fax: 922-5989
<p>We have included a Dropbox link below 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. 4th Street, Kuna, ID 83634.</p>	

recreational facility situated upon a Common Lot; and

(c) the right of the Association to suspend the voting rights and use of any recreational facility by an Owner for any period during which any Assessment remains unpaid and/or for any infraction of its rules and regulations.

The Common Lots cannot be mortgaged, conveyed or encumbered without the approval of at least two-thirds (2/3) of the Class A Members. If ingress or egress to any Lot is through any portion of the Common Lots, any such conveyance or encumbrance shall be subject to an easement of the Owners for the purpose of ingress and egress.

Section 3. Home Occupations. Assuming all governmental laws, rules, regulations, and ordinances are complied with, home occupations may be conducted from the interior of Dwelling Units **provided such home occupations do not increase the burdens on the streets within the Property (including increased traffic)**. If the Board determines, in its sole and absolute discretion, that a home occupation is increasing the burden on the streets, the Board shall have the right to terminate any Owner's ability to conduct a home occupation from his or her Dwelling Unit. Notwithstanding the foregoing, Declarant may conduct any business operation they see fit from any portion of the Property owned by them, regardless of the impact on the streets.

Section 4. Vehicle Storage. Unenclosed areas, which include driveways and all other unenclosed areas within the Property, are restricted to use for temporary parking of operative motor vehicles of Owners and their guests, invitees and licensees, provided that such vehicles are parked so as to not interfere with any other Owner's right of ingress and egress to his or her Dwelling Unit. Notwithstanding the foregoing, the parking of equipment (lawn or otherwise), inoperative vehicles, motor homes, campers, trailers, boats, any other recreational vehicles and other items on the Property is strictly prohibited unless parked within an Owner's garage (and said garage door is closed) or other enclosed area approved by the Architectural Committee.

The Board may remove any inoperative vehicle, or any unsightly vehicle, and any other vehicle, motor home, camper, trailer, boat, equipment or item improperly parked or stored after three (3) days' written notice, at the risk and expense of the owner thereof.

Section 5. Compliance With Laws, Rules and Ordinances. No Owner shall permit anything to be done or kept in his or her Lot or Dwelling Unit or any part of the Common Lots which would be in violation of any laws, rules, regulations or ordinances.

Section 6. Signs. No sign of any kind shall be displayed on any Lot or Dwelling Unit without the prior written consent of the Board; provided however, one sign of not more than five (5) square feet advertising the Lot for sale may be installed on any Lot, but the sign shall be removed within five (5) days following sale. Notwithstanding the foregoing, Declarant may display any sign they see fit on any portion of the Property owned by Declarant.

Section 7. Pets. No animals (which term includes livestock, domestic animals, poultry, reptiles and any other living creature of any kind) shall be raised, bred or kept in any Dwelling Unit, Lot or in the Common Lots, whether as pets or otherwise; provided however, that this provision shall not prohibit Owners from having two (2) or less dogs and/or cats (i.e. an Owner may have a maximum of two (2) dogs, two (2) cats or one (1) dog and one (1) cat). The Board may at any time require the removal of any animal, including domestic dogs and cats, which it finds is creating unreasonable noise or otherwise disturbing the

Owners unreasonably, in the Board's determination, and may exercise this authority for specific animals even though other animals are permitted to remain. All dogs shall be walked on a leash only and shall not be allowed to roam or run loose, whether or not accompanied by an Owner or other person. All Owners shall be responsible for picking up and properly disposing of all organic waste of their domestic dogs and cats.

Section 8. Nuisance. No noxious or offensive activity shall be carried on in any Dwelling Unit, Common Lots or Lot, nor shall anything be done therein which may be or become an annoyance or nuisance to other Owners. No rubbish or debris of any kind shall be placed or permitted to accumulate anywhere upon the Property, including the Common Lots, and no odor shall be permitted to arise from any portion of the Property so as to render the Property or any portion thereof unsanitary, unsightly, offensive or detrimental to the Property or to its occupants or residents, or to any other property in the vicinity thereof. No noise, obstructions to pedestrian walkways, unsightliness, or other nuisance shall be permitted to exist or operate upon any portion of the Property so as to be offensive or detrimental to the Property or to its occupants or residents or to other property in the vicinity thereof, as determined by the Board, in its reasonable judgment, or in violation of any federal, state or local law, rule, regulation or ordinance. Without limiting the generality of any of the foregoing, no whistles, bells or other sound devices (other than security devices used exclusively for security purposes which have been approved by the Architectural Committee), flashing lights or search lights, shall be located, used or placed on the Property. No unsightly articles shall be permitted to remain on any Lot so as to be visible from any other portion of the Property. Without limiting the generality of the foregoing, refuse, garbage, garbage cans, trash, trash cans, dog houses, equipment, gas canisters, propane gas tanks, barbecue equipment, heat pumps, compressors, containers, lumber, firewood, grass, shrub or tree clippings, metals, bulk material, and scrap shall be screened from view at all times. No clothing or fabric shall be hung, dried or aired in such a way as to be visible to any other portion of the Property. In addition, no activities shall be conducted on the Property, and no Improvements shall be constructed on any Property which are or might be unsafe or hazardous to any Person or property.

Section 9. Exterior Improvements, Appearance and Emergency Maintenance. **No Owner shall install or place any item or construct any Improvement on any Lot or the exterior of his or her Dwelling Unit without the prior written consent of the Architectural Committee. In addition, all Owners shall keep and maintain their Lots and Dwelling Unit exteriors in a repaired, attractive, clean and habitable condition as determined by the Board in its reasonable judgement. In the event any Owner does not satisfy this standard, the Board and its agents or employees, may, after thirty (30) days' prior written notice to such Owner: 1) levy a fine against said Owner equal to \$25/day for as long as the violation persists, and/or 2) enter such Lot to make such repairs or perform such maintenance as to bring such Lot and/or Dwelling Unit exterior into compliance with this Section. Any such fines and any cost incurred by the Association for repairs and maintenance shall be treated as Limited Assessments to such Owner.**

In the event any Owner does not satisfy this standard, the Board and its agents or employees, may, after thirty (30) days' prior written notice to such Owner, enter such Lot to make such repairs or perform such maintenance as to bring such Lot and/or Dwelling Unit exterior into compliance with this Section. The cost of any such repairs and maintenance shall be treated as a Limited Assessment to such Owner. In the event an emergency which in the judgment of the Board presents an immediate threat to the health and safety of the Owners, their guests or invitees, or an immediate risk of harm or damage to any Lot, Dwelling Unit or any other part of the Property, the Board and its agents or employees, may enter any Lot to make repairs or perform maintenance. Such entry shall be repaired by the Board out of the common expense fund if the entry was due to an emergency (unless the emergency was caused by an Owner in which case the

cost shall be treated as a Limited Assessment and charged only to that Owner). If the repairs or maintenance were requested by an Owner, the costs thereof shall be treated as a Limited Assessment to such Owner.

Section 10. Outbuildings. All outbuildings shall be pre-approved in writing by the Architectural Committee and be constructed of quality building material, completely finished and painted on the outside and shall be of quality and character that will be in harmony with the other buildings on the Property.

Section 11. Fences. Fences are not required. If a fence is desired, plans for such fence shall be pre-approved in writing by the Architectural Committee. Fences shall be of good quality and workmanship and shall be properly finished and maintained. Fences may be built of wood, such as dog eared cedar, vinyl or wrought iron. Chain link fences are prohibited. Interior fencing adjacent to any Common Lots shall allow visibility from the street or, if solid fencing is used, shall not exceed four feet (4') in height. No fence shall be higher than six feet (6') in height. Fences shall not be built closer to the front of a Lot than the corner of the Dwelling Unit on either side. The location of fences, hedges, high plantings, obstructions, or barriers shall be so situated as to not unreasonably interfere with the enjoyment and use of any other portion of the Property and shall not be allowed to constitute an undesirable, nuisance or noxious use.

Section 12. Antennae. Antennae and/or satellite or other dishes shall be placed in the back yards or mounted on the back or side of all Dwelling Units and shall be placed and/or mounted in such a way to minimize the visual impact to all other portions of the Property.

Section 13. Insurance. Nothing shall be done or kept in any Dwelling Unit, Lot or Common Lots which will increase the rate of insurance on the Common Lots or any other Dwelling Unit or Lot. Each Owner must maintain a homeowner's insurance policy insuring the homeowner from loss by fire, theft, and all other loss or damage.

Section 14. Drainage. All Lots and Common Lots shall be graded such that all storm water and other water drainage shall run across a curb or to a drainage easement and no drainage shall cross from a Lot or Common Lot onto another Lot or Common Lot except within an applicable drainage easement.

Section 15. Garages. Garages shall be well constructed of good quality material and workmanship. All Dwelling Units shall have attached, enclosed garages which hold no less than two vehicles. To the extent possible, garage doors must remain closed at all times.

Section 16. Construction Commencement, Completion and Other Activities. Each Owner of a Lot originally purchased from Declarant must commence construction of his or her Dwelling Unit and all other Lot Improvements within one year from the closing date thereof, unless otherwise agreed by Declarant. Once such construction has commenced, such Owner shall have twelve months from the commencement date in which to complete construction of the Dwelling Unit and all other Lot Improvements. **In the event any Owner violates either (or both) of the construction time requirements contained herein, said Owner shall pay to Declarant a penalty of \$100/day for as long as the violation persists. This penalty is applicable to both the construction commencement and construction completion requirements.** Any penalty, or penalties, shall be due and payable within thirty days of receiving an invoice therefore.

Section 17. Construction Equipment. No construction machinery, building equipment, or material shall be stored upon any Lot until the Owner is ready and able to immediately commence construction. Such machinery, equipment and materials must be kept within the boundaries of the Lot.

Section 18. Initial Landscaping. Construction of any Dwelling Unit on any Lot shall include the following minimum Front yard landscaping:

- Two -2" caliper trees;
- Three -5 gallon plants; and
- Five -2 gallon plants.

This landscaping must be completed prior to the issuance of an occupancy permit for the Dwelling Unit. This landscaping requirement shall be applicable to Declarant as well as any Owner.

(a) Construction of any Dwelling Unit on any Lot adjacent to common area lots shall include the following minimum Rear yard landscaping:

- Two -2" caliper trees;
- Three -5 gallon plants; and
- Five -2 gallon plants.

This landscaping must be completed prior to the issuance of an occupancy permit for the Dwelling Unit. This landscaping requirement shall be applicable to Declarant as well as any Owner.

Section 19. Damage to Improvements. It shall be the responsibility of an Owner to leave street curbs, sidewalks, fences, utility facilities, tiled irrigation lines, if any, and any other existing Improvements free of damage and in good and sound condition during any construction period. It shall be conclusively presumed that all such Improvements are in good sound condition at the time building has begun on each Lot unless the contrary is shown in writing at the date of conveyance or by date of possession, whichever date shall first occur, which notice is addressed to a member of the Architectural Committee.

Section 20. Garbage Pick-Up. Garbage and recycle containers shall be placed on the appropriate sidewalks or driveways only on garbage and recycle collection days, and such containers must be removed no later than 8:00pm that evening.

Section 21. No Further Subdivision. No Lot may be further subdivided; provided, however, that this Section is not applicable to Declarant who may further subdivide any Lot owned by it.

ARTICLE V: PRESSURIZED IRRIGATION SYSTEM

Non-potable (non-drinkable) irrigation water will be supplied to the Property by the City of Kuna ("District") utilizing a pressurized irrigation system which may include main lines, pumps, sprinkling clocks, service lines, valves, and other facilities located on or near the Property ("Pressurized Irrigation System").

The Pressurized Irrigation System will be used for all irrigation, including the irrigation of the Common Lots and Lots. By accepting a deed to any portion of the Property, each Owner hereby agrees to pay its proportionate share of Association Assessments and District assessments associated

with the operation and maintenance of the Pressurized Irrigation System. In addition, each Owner covenants and agrees to hold the Association and Declarant harmless from any and all liability for damages or injuries to their children, guests, agents, or invitees caused by the Pressurized Irrigation System.

ARTICLE VI: INSURANCE

Section 1. Insurance. The Association may obtain insurance from insurance companies authorized to do business in the State of Idaho, and maintain in effect any insurance policy the Association deems necessary or advisable, which shall include, without limitation, the following policies to the extent its is possible for the Association to obtain the same:

(a) Fire insurance including those risks embraced by coverage of the type known as the broad form or "All Risk" or special extended coverage endorsement on a blanket agreed amount basis for the full insurable replacement value of all Improvements, equipment and other property located within the Common Lots;

(b) Comprehensive general liability insurance insuring the Association and its agents and employees, invitees and guests against any liability incident to the ownership, management, maintenance and/or use of the Common Lots;

(c) Such other insurance to the extent necessary to comply with all applicable laws and such indemnity, faithful performance, fidelity and other bonds as the Association shall deem necessary or required to carry out the Association functions or to insure the Association against any loss from malfeasance or dishonesty of any employee or other person charged with the management or possession of any Association funds or other property.

Section 2. Premiums Included in Assessments. Insurance premiums for the above insurance coverage shall be deemed a common expense to be included in the Regular Assessments levied by the Association.

ARTICLE VII: MEMBERSHIP AND VOTING RIGHTS

Section 1. Membership. Every Owner of a Lot shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. Voting Classes. The Association shall have two (2) classes of voting memberships:

Class A. Class A Members shall be all Owners and shall be entitled to one vote for each Lot owned. When more than one Person holds an interest in any Lot, all such Persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

Class B. The Class B Member shall be the Declarant and shall be entitled to five (5) votes for each Lot owned. The Class B membership shall cease when, and if, Declarant has sold all Lots within the Property.

ARTICLE VIII: COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. **Each Owner of any Lot by acceptance of a deed therefore is deemed to covenant and agree to pay to the Association all Assessments levied thereby. In addition, each Owner upon the purchase of a Lot and Dwelling Unit shall pay a one-time "start-up" assessment for use by the Association.** This one-time start-up assessment shall only be used by the Association for the operation of the Association and/or the performance of its duties and obligations contained herein. All Assessments, together with interest, costs, late fees and reasonable attorneys' fees, shall be a continuing lien upon the Lot against which each such Assessment is made. Each such Assessment, together with interest, costs, and reasonable attorneys' fees, shall also be the personal obligation of the Person who was the Owner of such Lot at the time when the Assessment fell due. The personal obligation for delinquent Assessments shall not pass to his or her successors in title unless expressly assumed by them. **Declarant has no obligation to pay Assessments.**

Section 2. Purposes of Assessments. The Assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Property and for any construction, maintenance, and operation of the Common Lots.

Section 3. Uniform Rate of Assessment. Regular and Special Assessments must be fixed at a uniform rate for all Lots.

Section 4. Date of Commencement of Annual Assessments; Due Dates. The Regular Assessments provided for herein shall commence as to all Lots on the first day of the month following the closing of the sale of a Lot from Declarant to an Owner. The first annual assessment shall be pro-rated according to the number of months remaining in the calendar year. Subsequently, the Board shall fix and notify all Owners in writing of the amount of the Regular Assessments against each Lot at least thirty (30) days in advance of each annual Regular Assessment period. The due dates shall be established by the Board, which may be annually, quarterly or monthly as the Board, in its sole discretion, shall determine. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the Assessments on a specific Lot have been paid. A properly executed certificate of the Association as to the status of Assessments on a Lot is binding upon the Association as of the date of its issuance.

Section 5. Effect of Nonpayment of Assessments; Remedies of the Association. Any Assessment not paid within thirty (30) days after the due date shall bear interest from that date at a rate equal to the lesser of twelve percent (12%) or the highest rate allowed by applicable law. Additionally, a late fee of \$50.00 shall be added to and charged on each Assessment which is not paid within this payment period. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Lot. No Owner may waive or otherwise escape liability for the Assessments provided for herein by non-use of the Common Lots or abandonment of his or her Lot.

Section 6. Subordination of the Lien to Mortgages. The lien of the Assessments provided for herein shall be subordinate to the lien of any first Mortgage. Sale or transfer of any Lot shall not affect the Assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such Assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any Assessments thereafter becoming due or from the lien thereof.

ARTICLE IX: AUTHORITY OF BOARD OF DIRECTORS

Section 1. Authority of Board. The Board, for the benefit of the Association and the Owners, shall enforce the provisions of this Declaration and the Association's articles and by-laws, shall have all powers and authority permitted to the Board under the Association's articles of incorporation and by-laws and this Declaration, and shall acquire and shall pay for, out of a common expense fund to be established by the Board, all goods and services requisite for the proper functioning of the Association and the Property, including, but not limited to, the following:

(a) Operation, maintenance and management of the Common Lots, including repair and replacement of property damaged or destroyed by casualty loss.

(b) Water, sewer, garbage collection, electrical, and any other utility service as required for the Common Lots and Pressurized Irrigation System. The Board may arrange for special metering of utilities as appropriate.

(c) Maintenance and repair of storm drains located on the Property, if any, except for those storm drains located on or within the right-of-way of any street, road, alley or other land dedicated to public use.

(d) Policies of insurance providing coverage for fire and other hazard, public liability and property damage, and fidelity bonding as the same are more fully described in the by-laws or this Declaration. **Each Owner shall be responsible for the insurance for his or her Lot, Dwelling Unit and personal property.**

(e) The services of Persons as required to properly manage the affairs of the Association to the extent deemed advisable by the Board as well as such other personnel as the Board shall determine are necessary or proper for the operation of the Property.

(f) Legal and accounting services necessary or proper in the operation of the Association's affairs, administration of the Property, or the enforcement of this Declaration.

(g) Any other materials, supplies, labor services, maintenance, repairs, structural alterations, insurance, taxes or assessments which the Board is required to secure by law or which in its opinion shall be necessary or proper for the operation of the Property or for the enforcement of this Declaration.

(h) The Board shall not incur any non-budgeted expenditure in excess of \$3,000.00 without the approval thereof by two-thirds (2/3) of each class of Members voting thereon at a meeting called for such purpose, except for an emergency threatening the security of any Improvement on the Property.

The Board shall have the absolute right to adopt any rules and regulations it deems to be in the best interest of the Property and the Owners. By accepting a deed to any portion of the Property, all Owners hereby covenant that they will adhere to any such rules or regulations. In addition, the Board shall have the absolute right to hire or otherwise contract with independent third parties to operate, maintain and manage the Common Lots, and to perform any other right, duty or obligation of the Board or Association.

Section 2. Easement. The Association and Board, and their agents and employees, shall have, and are hereby granted, a permanent easement of ingress and egress to enter upon each Lot for the

purposes of performing repairs, maintenance and care of the Property as provided herein and for otherwise discharging the responsibilities and duties of the Association and Board as provided in this Declaration.

Section 3. Non-Waiver. The failure of the Board in any one or more instances to insist upon the strict performance of any of the terms or Restrictions of this Declaration, or of the Association's articles of incorporation or by-laws, or to exercise any right or option contained in such documents, or to serve any notice or to institute any action, shall not be construed as a waiver or a relinquishment for the future of such term, or Restriction, but such term, or Restriction shall remain in full force and effect. Failure by the Board to enforce any such term or Restriction shall not be deemed a waiver of the right to do so thereafter, and no waiver by the Board of any provision hereof shall be deemed to have been made unless expressed in writing and signed for the Board. This Section also extends to the Declarant exercising the powers of the Board during the initial period of operation of the Association.

Section 4. Limitation of Liability. The Board shall not be liable for any failure of any utility or other service to be obtained and paid for by the Board, or for injury or damage to a Person or property caused by the elements, or by another Owner or Person; or resulting from electricity, gas, water, rain, dust or sand which may lead or flow from pipes, drains, conduits, appliances, or equipment, or from articles used or stored by Owners on the Property or in Dwelling Units. No diminution or abatement of common expense assessments shall be claimed or allowed for inconveniences or discomfort arising from the making of repairs or Improvements to the Property or from any action taken to comply with any law, ordinance, or order of a governmental authority. This Section shall not be interpreted to impose any form of liability by implication, and shall extend to and apply also for the protection of the Declarant exercising the powers of the Board during the initial period of operation of the Association and the Property.

Section 5. Indemnification of Board Members. Each member of the Board shall be indemnified by the Association and the Owners against all expenses (including attorneys' fees), judgments, liabilities, fines and amounts paid in settlement, or actually and reasonably incurred, in connection with any action, suit or proceeding, whether civil, criminal, administrative or investigative instituted by or against the Association or against the Board member and incurred by reason of the fact that he or she is or was a Board member, if such Board member acted in good faith and in a manner such Board member believed to be in or not opposed to the best interests of the Association, and, with respect to any criminal action or proceeding, had no reasonable cause to believe that such Board member's conduct was unlawful. This Section shall extend to and apply also to the indemnification of the Declarant.

ARTICLE X: ARCHITECTURAL COMMITTEE

Section 1. Charter of Architectural Committee. The Association or Declarant is authorized to appoint an Architectural Committee. The charter of the Architectural Committee is to represent the collective interests of all Owners, and to help Owners wishing to make exterior Improvements. **Each Owner is deemed to covenant and agree to be bound by the terms and conditions of this Declaration, including the standards and process of architectural review and approval. This Article does not apply to the Declarant.**

Section 2. Architectural Control. No exterior Improvement, including, without limitation, Dwelling Unit, building, deck, patio, fence, landscaping, permanent exterior affixed decoration, exterior lighting or heating, cooling and other utility systems shall be altered, erected, or placed on the Property unless and until the building, plot or other plan has been reviewed in advance by the Architectural Committee and same has been approved in writing, and an appropriate building permit has been acquired, if required by law. The review and approval may include, without limitation, topography, finish, ground elevations, landscaping, lighting, drainage, color, material, design, conformity to other residences in the

area, and architectural symmetry. Approval of the architectural design shall apply only to the exterior appearance of said Improvements. It shall not be the intent of these restrictions to control the interior layout or design of said structures.

Section 3. Review of Proposed Improvements. The Architectural Committee shall consider and act upon any and all proposals or plans and specifications submitted for its approval pursuant to this Declaration, and perform such other duties from time to time as may be assigned to it by the Board and/or Declarant, including the inspection of construction in progress. The Architectural Committee may condition its approval of proposals upon the agreement of the Owner to an additional assessment for the cost of maintenance and the payment of an architectural review processing fee. The Architectural Committee may require submission of additional plans or review by a professional architect. The Architectural Committee may issue guidelines setting forth procedures for the submission of plans for approval. The Architectural Committee may require such detail in plans and specifications submitted for its review as it deems proper, including, without limitation, floor plans, site plans, drainage plans, elevations, drawings and description of samples of exterior material and colors. Until receipt by the Architectural Committee of any required plans and specifications the Architectural Committee may postpone review of plans. Decisions of the Architectural Committee and the reasons therefor shall be transmitted by the Architectural Committee, in writing, to the applicant at the address set forth in the application for approval within thirty (30) days after filing all materials required by the Architectural Committee. If the Architectural Committee has not accepted (either conditionally or otherwise) or rejected an Owner's application within this thirty (30) day period, such application shall be deemed approved.

Section 4. Inspection of Approved Improvements. Inspection of work and correction of defects therein shall proceed as follows:

(a) Upon completion of any work for which approved plans are required under this Article, the Owner shall give written notice of completion to the Architectural Committee.

(b) Within sixty (60) days thereafter, the Architectural Committee, or its duly authorized representative, may inspect such Improvement. If the Architectural Committee finds that such work was not done in substantial compliance with the approved plans, it shall notify the Owner and the Board in writing of such noncompliance within such sixty (60) day period, specifying the particulars of noncompliance, and shall require the Owner to remedy the same.

(c) If upon the expiration of thirty (30) days from the date of such notification the Owner shall have failed to remedy such noncompliance, the Board may, at its option, exercise its right to enforce the provisions of this Declaration by proceeding at law or in equity on behalf of the Association and/or correcting such noncompliance itself, and may take such other actions as are appropriate, including the levy of a Limited Assessment against such Owner for reimbursement associated with correcting or removing the same pursuant to this Declaration.

Section 5. Review of Unauthorized Improvements. The Architectural Committee may identify for review, Improvements which were not submitted to the approval process as follows:

(a) The Architectural Committee or its duly authorized representative may inspect such unauthorized Improvement.

(b) If the Architectural Committee finds that the work is in noncompliance with this Declaration and/or its standards or guidelines, it shall notify the Owner and the Board in writing of such noncompliance and its request to remedy such noncompliance.

(c) If the Owner has not remedied such noncompliance within a period of not more than forty-five (45) days from his or her receipt of the noncompliance notice, then the Board may, at its option, exercise its right to enforce the provisions of this Declaration by a proceeding at law or in equity on behalf of the Association and/or correcting such noncompliance itself, and may take such other actions as are appropriate, including the levy of a Limited Assessment against such Owner for reimbursement of the costs associated with correcting or removing the same pursuant to this Declaration.

ARTICLE XI: GENERAL PROVISIONS

Section 1. Enforcement. The Association, Declarant and/or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all terms and Restrictions now or hereafter imposed by the provisions of this Declaration. Failure by the Association, Declarant or by any Owner to enforce any term or Restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these terms or Restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 3. Term and Amendment. The terms and Restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended by an instrument signed by Declarant (assuming Declarant owns one or more Lots) and the consent of two-thirds (2/3) of the Class A Members. Amendments shall be in the form of supplemental declarations, and must be recorded in the records of Ada County, Idaho.

Section 4. Annexation. **As described in Article I, Section 1, additional real property consisting of the remainder of the Saranda Subdivision may be annexed into the Saranda Subdivision. These future annexations will be accomplished by Declarant at its sole and absolute discretion without any Association, Owner or Class A Member consent.** In addition, additional residential property not currently anticipated to be a part of the Saranda Subdivision may be annexed into the Property by Declarant or with the consent of two-thirds (2/3) of the Class A Members. Annexations shall be accomplished by supplemental declarations to this Declaration recorded in the records of Ada County, Idaho.

Section 5. Duration and Applicability to Successors. The terms and Restrictions set forth in this Declaration shall run with the land and shall inure to the benefit of and be binding upon the Declarant, the Association and all Lot Owners and their successors in interest. **Declarant shall have the absolute right, at their sole and absolute discretion, to assign any and all of Declarant's rights, duties and/or obligations under this Declaration to any third party. Any such assignment shall be in writing signed by both the assignor and assignee.**

Section 6. Attorneys Fees. In the event it shall become necessary for the Association, Declarant or any Owner to retain legal counsel to enforce any term or Restriction contained within this Declaration, the prevailing party to any court proceeding shall be entitled to recover their reasonable attorneys' fees and costs of suit, including any bankruptcy, appeal or arbitration proceeding.

Section 7. Governing Law. This Declaration shall be construed and interpreted in accordance with the laws of the State of Idaho.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand this ____ day of _____, 20____.

Declarant:

Corey Barton

Challenger Development, Inc.,
an Idaho corporation

By: _____
Corey Barton, President

STATE OF IDAHO)
) ss.
County of Ada)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey Barton, known or identified to me to be the person who executed the foregoing instrument.

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

Notary Public for Idaho
Residing at: _____
My commission expires: _____

STATE OF IDAHO)
) ss.
County of Ada)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey Barton, known or identified to me to be the President of Corey Barton Homes, Inc., the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

Notary Public for Idaho

Residing at: _____

My commission expires: _____

April 10, 2017

**DESCRIPTION FOR
SARANDA SUBDIVISION**

A parcel of land located in the NE 1/4 of the NW 1/4 of Section 13, T.2N., R.1W., B.M., Ada County, Idaho, more particularly described as follows:

Commencing at the N1/4 corner of said Section 13 from which the NW corner of said Section 13 bears North 88°53'10" West, 2642.76 feet;

thence along the North boundary line of said Section 13 North 88°53'10" West, 671.10 feet to the **REAL POINT OF BEGINNING**;

thence leaving said North boundary line South 00°50'57" West, 615.08 feet;

thence North 88°52'51" West, 185.57 feet to a point on the easterly right-of-way line of the Kuna Canal;

thence along said easterly right-of-way line North 26°17'52" West, 415.97 feet;

thence continuing along said easterly right-of-way line North 35°45'51" West, 307.27 feet to a point on the North boundary line of said Section 13;

thence along said North boundary line South 88°53'10" East, 558.63 feet to the **REAL POINT OF BEGINNING**. Containing 5.01 acres, more or less.



xhibit
A-2d



TitleOne
a title & escrow co.

ACCOMMODATION RECORDING

ADA COUNTY RECORDER Christopher D. Rich AMOUNT 16.00 3
BOISE IDAHO 05/01/201 12:46 PM
DEPUTY Gail Garrett
Simplifile Electronic Recording
RECORDED-REQUEST OF
TITLEONE BOISE



114032892

Order Number: 14234949

WARRANTY DEED

For Value Received,

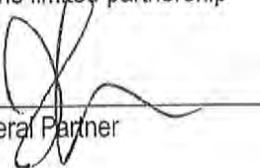
JRL Properties L.P., an Idaho limited partnership, the Grantor, does hereby grant, bargain sell and convey unto, Viper Investments LLC, an Idaho limited liability company, whose current address is PO Box 369, Meridian, ID 83680, the Grantee, the following described premises, in Ada County, Idaho, To Wit:

EXHIBIT "A" ATTACHED HERETO AND MADE APART 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 so requires, the singular number includes the plural.

Dated: 5/1/14

JRL Properties L.P., an Idaho limited partnership

By: 
John A. Laude Sr., General Partner





ACCOMMODATION
RECORDING

TitleOne
a title & escrow co.

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

Order Number: 14234949

WARRANTY DEED

For Value Received,

JRL Properties L.P., an Idaho limited partnership, the Grantor, does hereby grant, bargain sell and convey unto, **Viper Investments LLC, an Idaho limited liability company**, whose current address is **PO Box 369, Meridian, ID 83680**, the Grantee, the following described premises, in **Ada County, Idaho**, To Wit:

EXHIBIT "A" ATTACHED HERETO AND MADE APART 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 so requires, the singular number includes the plural.

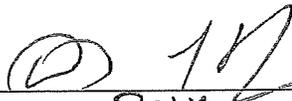
Dated: 5/1/14

JRL Properties L.P., an Idaho limited partnership

By: _____
John A. Laude Sr., General Partner

State of Idaho, County of Ada, ss.

On this 1 day of May in the year of 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared John A. Laude Sr., known or identified to me to be the General Partner of the partners in the partnership of JRL Properties L.P. and the partner(s) who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that he/she/they executed the same in said partnership name.

, Notary Public
Residing at: Boise ID
My Commission Expires: 9/6/2019
(seal)

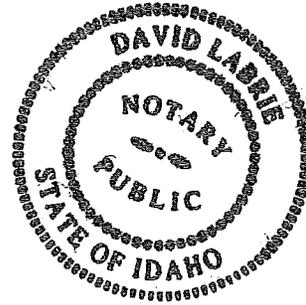


EXHIBIT A

The land referred to in this policy is situated in the State of Idaho, County of Ada, and is described as follows:

A parcel of land lying in the Northwest quarter of Section 13, Township 2 North, Range 1 West, Boise-Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at a stone marking the quarter corner common to Sections 13 and 12, Township 2 North, Range 1 West, Boise-Meridian; thence

West 671.09 feet along the North line of said Section 13 to a point which is the REAL POINT OF BEGINNING; thence

South 00°16' East 25.00 feet to an iron pin; thence continuing

South 00°16' East 590.42 feet to an iron pin; thence

West 186.00 feet to an iron pin on the Easterly right of way of the Kuna Canal; thence

North 27°23' West 417.01 feet along said right of way to an iron pin; thence

North 36°53' West 275.28 feet along said right of way to an iron pin; thence continuing

North 36°53' West 31.25 feet along said right of way to a point on the North line of Section 13; thence

East 558.95 feet along North line of said Section 13 to the REAL POINT OF BEGINNING.

August 22, 2017

Ms. Wendy Howell, Director
Kuna Planning and Zoning Department
751 W. 4th Street
Kuna, Idaho 83634

Subject: Saranda Subdivision, 1105 W. Hubbard Street
Applications for annexation with zoning and preliminary Plat

Dear Ms. Howell:

On behalf my client, Challenger Development, Inc., please accept the attached applications to annex the subject property into the City of Kuna and to subdivide the property into 18 single family lots. The property is located on the south side of Hubbard Road between Meridian Road/Hwy 69 and Linder Road (2N, 1W, Section 13). The 5 acre parcel is currently located in Ada County with a zoning designation of RR. We are requesting annexation with a zoning designation of R-6. This zoning designation meets the Kuna Comprehensive Planning designation for this area as *Medium Density Residential*. According to the Kuna Comp Plan: *this designation describes areas where residential development densities generally range from four to seven units per acre. These areas will be made up of single-family homes, but may include townhomes, row houses duplexes and other types of multi-family land uses.*

As noted above, the property is bounded by Hubbard Road to the north, agricultural property to the east and south, and the Kuna Canal to the west. Also, within a few hundred feet of this property are the Timbermist Subdivision, the Greyhawk Subdivision and the Kelleher Subdivision, all within the City of Kuna. The existing vacant home, barn and outbuildings will be removed from the site.

Preliminary Plat

Saranda Subdivision has been designed to meet the zoning regulations and dimensional standards for the R-6 zone in the Kuna City Code. Front yard setbacks are 20', rear yard setbacks are 15', interior side yards are 5' and street side yards are 20'. Lot sizes are all larger than the minimum 4500 SF; with sizes ranging from 5000 SF to 10,000 SF, and an average size of 6500 SF. The list of lots and lot sizes are shown on the preliminary plat. Even though the R-6 zone will allow up to 6 dwelling units per acre, or up to 30 houses, we plan to construct 18 single family homes. The local streets and open spaces will take up a large portion of the property. In fact, 2.7 acres of the subdivision will be used for buildable lots and the remaining 2.3 acres of the 5-acre property are used for streets and open space/buffers.

Streets and Utilities

The entry street into Saranda is Saratov Way, which is directly across from Saratov Avenue in the Timbermist Subdivision on the north side of Hubbard Road. (Our Saratov is called a "way" due to the serpentine configuration of the street). Five homes will front on the short cul-de-sac, E. Mystery Court.

Saratov Way becomes E. Rhonda Street when it turns to the east and stubs to the adjacent property to connect to future development. The streets are 36' wide back-of-curb to back-of-curb and have attached 5' wide sidewalks.

Sanitary sewer and potable water are provided to each lot, along with a pressurized irrigation system that will keep yards and open spaces green. Currently storm water runoff is planned to be managed with infiltration facilities located within the right-of-way.

Buffers and Open Space

A thirty (30') foot wide landscape buffer is planned along Hubbard Road, a minor arterial. Additional open space and generous landscaping on Lot 2, Block 1 and Lot 2, Block 2 will create a welcoming entry into the neighborhood and also provide additional visual and noise buffering from Hubbard Road traffic.

A landscape plan is included in our application, along with a colored landscape rendering. There are mature trees on the property along Hubbard Road and the Kuna Canal. We plan to make an effort to save these trees, but can keep them only if they are healthy if there is no fill placed over the root system, and if the utilities, such as pressurized irrigation, do not cause the roots to be damaged. As shown on the landscape plan, we plan to plant over 50 shade, street and evergreen trees in the buffer and common lots.

The Kuna Canal runs along the western boundary of the property. The Kuna Recreation and Pathways Master Plan shows a future trail along the Kuna Canal. We have been in contact with Boise Project Board of Control to discuss the trail and how it will impact their required maintenance access. As shown on the preliminary plat, the maintenance access to the canal is on the east side of the canal, adjacent to Saranda Subdivision. The future trail along the Kuna Canal will be located on the west side of the Kuna Canal. As shown in the photos below, there are head gates and weirs on the east side of the canal, which would create a potential hazard if the trail was located adjacent to the maintenance access.



Kuna canal maintenance access, looking south. Weirs adjacent to the maintenance road, looking south.

Also, you may note, the Kuna Canal trail is located on the west side of the canal in the Timbermist Subdivision to the north. The photos below show the irrigation maintenance road on the east side of the canal and the pedestrian trail on the west side.



Trail on east side in Timbermist, looking north. Maintenance road on west side, looking north.

Based on these site conditions, the Kuna Canal trail in this area should be built on the west side of the canal.

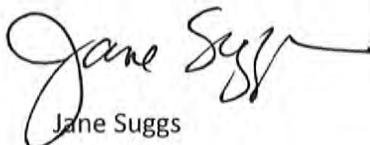
Neighborhood Meeting

A well-attended neighborhood meeting was held on Wednesday, March 15, 2017, at 6 pm at the Kuna Fire Station. I've attached notes from the meeting, along with the sign-up sheet. Based on the neighborhood meeting discussion, we have continued communication with those neighbors with email addresses regarding a future traffic signal at Meridian Road and Hubbard Road, school bus stops and home sizes.

Our neighborhood meeting "timed out" before we could submit our applications to the City, so we held an additional neighborhood meeting on Wednesday, August 16, 2017, at 6 pm, again at the Kuna Fire Station. I've attached that sign-up sheet as well. Comments centered on tree removal outside of the raptor nesting season and concern with the Hubbard Road sidewalk terminating at the irrigation waterworks noted in the photos above.

Our development team is pleased to submit the necessary applications and support materials for this small, attractive addition to the City of Kuna. We look forward to working with you and your staff on the approval process. And, as always, do not hesitate to contact me if you have questions about the project or the application.

Sincerely,


Jane Suggs

cc: Shawn Brownlee



City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

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

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

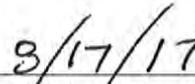
Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application(s) on the property under consideration.

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

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

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


Applicant/agent signature:


Date:

Jane Suggs

From: Sub Name Mail <subnamemail@adaweb.net>
Sent: Tuesday, March 07, 2017 6:06 PM
To: Jane Suggs
Subject: Saranda Subdivision Name Reservation

March 7, 2017

Jane Suggs, W&H Pacific

RE: Subdivision Name Reservation: **SARANDA SUBDIVISION**

At your request, I will reserve the name **Saranda 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: Jane Suggs [<mailto:JSuggs@whpacific.com>]
Sent: Tuesday, March 07, 2017 12:37 PM
To: Sub Name Mail
Subject: [EXTERNAL] Subdivision Name Reservation

Hi Jerry and/or Subnamemail,

Hope you are having a great week!

I would like to reserve a subdivision name: **Saranda Subdivision**

The proposed sub is located at 1105 Hubbard Road, parcel number S1313212480; located on the south side of Hubbard Road, between Meridian Road and Linder Road.

The parcel is currently owned by Viper Investments, LLC, and will be developed by Trilogy Development, Inc.

The engineer is David Bailey at Bailey Engineering, Inc.

I will be the planner.

Jane

PS: The name is a real place in Albania <https://www.lonelyplanet.com/albania/southern-albania/saranda> and is a combination of Saratov and Rhonda, two of the (probable) street names. I sure hope it works.

Jane Suggs | Planner

WHPacific, Inc. | 2141 W Airport Way, Ste 104, Boise, ID 83705

Direct 208.275.8729 | Mobile 208.602.6941 | Fax 208.342.5353 | jsuggs@whpacific.com



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: annexation with R-6 zone, subdivision for 18 SF lots with open space

Date and time of neighborhood meeting: Wednesday, March 15, 2017, 6 pm

Location of neighborhood meeting: Kuna Fire Station, 150 W. Boise Street

SITE INFORMATION:

Location: Quarter: NW Section: 13 Township: 2N Range: 1W Total Acres: 4.7

Subdivision Name: Saranda Subdivision Lot: _____ Block: _____

Site Address: 1105 Hubbard Road Tax Parcel Number(s): S1313212480

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

CURRENT PROPERTY OWNER:

Name: Viper Investments, LLC

Address: 1977 E. Overland Road City: Meridian State: ID Zip: 83642

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

Name: Jane Suggs Business (if applicable): WHPacific

Address: 2141 W. Airport Way, Suite 104 City: Boise State: ID Zip: 83705



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

annexation with R-6 zone in compliance with the Kuna Comp Plan

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

preliminary plat for 18 SF lots, plus open space and buffer

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

APPLICANT:

Name: Jane Suggs

Address: 2141 W. Airport Way, Suite 104

City: Boise State: ID Zip: 83705

Telephone: 208-275-8729 Fax: _____

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

Signature: (Applicant) Jane Suggs Date 4/12/17

March 8, 2017

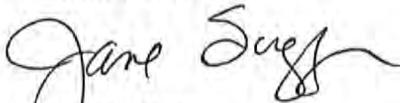
Subject: New Subdivision at 1105 Hubbard Road

Dear Neighbor,

You and your family are invited to attend a neighborhood meeting to discuss a new single family subdivision proposed for 1105 Hubbard Road, located on the south side of Hubbard Road between Meridian Road and Linder Road. The developer is proposing to annex, rezone and subdivide the approximately 5-acre site into 18 single family lots, along with open space and a landscaped buffer along Hubbard Road.

Our meeting will be held on **Wednesday, March 15, 2017, at 6 pm at the Kuna Fire Station at 150 West Boise Street**. If you have any questions about the meeting or the proposed development project, please do not hesitate to call me at 275-8729 or e-mail me at jsuggs@whpacific.com.

Sincerely,


Jane Suggs
Planner

bwaters121314@gmail.

jmotion50

1105 Hubbard Road Subdivision
Neighborhood Meeting
Wednesday, March 15, 2015
6 pm

Name	Address	Phone/e-mail
1. Ann Richards	8393 Southside Blvd Nampa,	208-461-8084 83686
2. Kim Schultsmeyer	8393 Southside Blvd	461 894
3. BRAD WATERS	197 W HUBBARD	208 908 0936
4. Dennis + Heather Jagard	2693 N. Lorton Pl.	401-8535
5. Judith Payne	1285 W. Hubbard Rd.	866.4780 jmotion50@aol.com
6. Rick Morino	855 W. Hubbard Rd	922-5943
7. Kristi Morino	-	RM Farmer@outlook.com
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bwaters121314@gmail.com

1105 Hubbard Road – Saranda Subdivision

Notes from Neighborhood meeting March 15, 2015, at 6 pm at Kuna Fire Station

Attendees:

Ann Richards and Kim Schultsmeier – 1030 Hubbard

Brad Waters – 197 W Hubbard bwaters121314@gmail.com

Judith Payne – 1285 W Hubbard jmotion50@aol.com

Heather Jagard (with son) – 2693 N. Lorton Place

Rick and Kristi Morino – 855 W. Hubbard rmfarmer@outlook.com

Topics/issues/questions:

Home sizes

Red tail hawk nesting in tree

Trees along canal

Storm water basin standing water

Underground pipes for irrigation along frontage

Head gates

Schultsmeier property flood irrigates

Existing well on property - deep, monitored?

Maintenance of open space and fences

Folks “squatting” in existing home/outbuildings

Dust abatement

Trash container for construction trash

Speeds on Hubbard

School bus stop

Traffic on Kay Street

Traffic signal at Hubbard and Hwy 69/Meridian Road?

Septic tank is behind house

Weirs in canal

Want fewer homes, range of lot/home sizes, larger homes

Irrigation canals always have maintenance roads on east side and pathways on west side, per Schultsmeier

Some want copy of plan



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: annexation with R-6 zone, subdivision for 18 SF lots with open space

Date and time of neighborhood meeting: Wednesday, August 16, 2017, 6 pm

Location of neighborhood meeting: Kuna Fire Station, 150 W. Boise Street

SITE INFORMATION:

Location: Quarter: NW Section: 13 Township: 2N Range: 1W Total Acres: 5.01

Subdivision Name: Saranda Subdivision Lot: _____ Block: _____

Site Address: 1105 Hubbard Road Tax Parcel Number(s): S1313212480

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

CURRENT PROPERTY OWNER:

Name: Challenger Development, Inc.

Address: 1977 E. Overland Road City: Meridian State: ID Zip: 83642

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

Name: Jane Suggs Business (if applicable): WHPacific

Address: 2141 W. Airport Way, Suite 104 City: Boise State: ID Zip: 83705

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

annexation with R-6 zone in compliance with the Kuna Comp Plan

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

preliminary plat for 18 SF lots, plus open space and buffer lots

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

APPLICANT:

Name: Jane Suggs

Address: 2141 W. Airport Way, Suite 104

City: Boise State: ID Zip: 83705

Telephone: 208-275-8729 Fax: _____

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

Signature: (Applicant)  Date 8/17/17

August 9, 2017

Subject: Another meeting about the new subdivision at 1105 Hubbard Road
Saranda Subdivision

Dear Neighbor,

You may recall a similar notice in March to attend a neighborhood meeting about the subject project. The transfer of ownership of the property caused a delay in our submittal to the City of Kuna, so we are having another neighborhood meeting. There have been no substantial changes to the project, as shown on the back of this letter.

So once again, you and your family are invited to attend a neighborhood meeting to discuss a new single family subdivision proposed for 1105 Hubbard Road, located on the south side of Hubbard Road between Meridian Road and Linder Road. The developer is proposing to annex, rezone and subdivide the approximately 5-acre site into 18 single family lots, along with open space and a landscaped buffer along Hubbard Road.

Our meeting will be held on **Wednesday, August 16, 2017, at 6 pm at the Kuna Fire Station at 150 West Boise Street**. As before, if you have any questions about the meeting or the proposed development project, please do not hesitate to call me at 275-8729 or e-mail me at jsuggs@whpacific.com.

Sincerely,

Jane Suggs
Planner

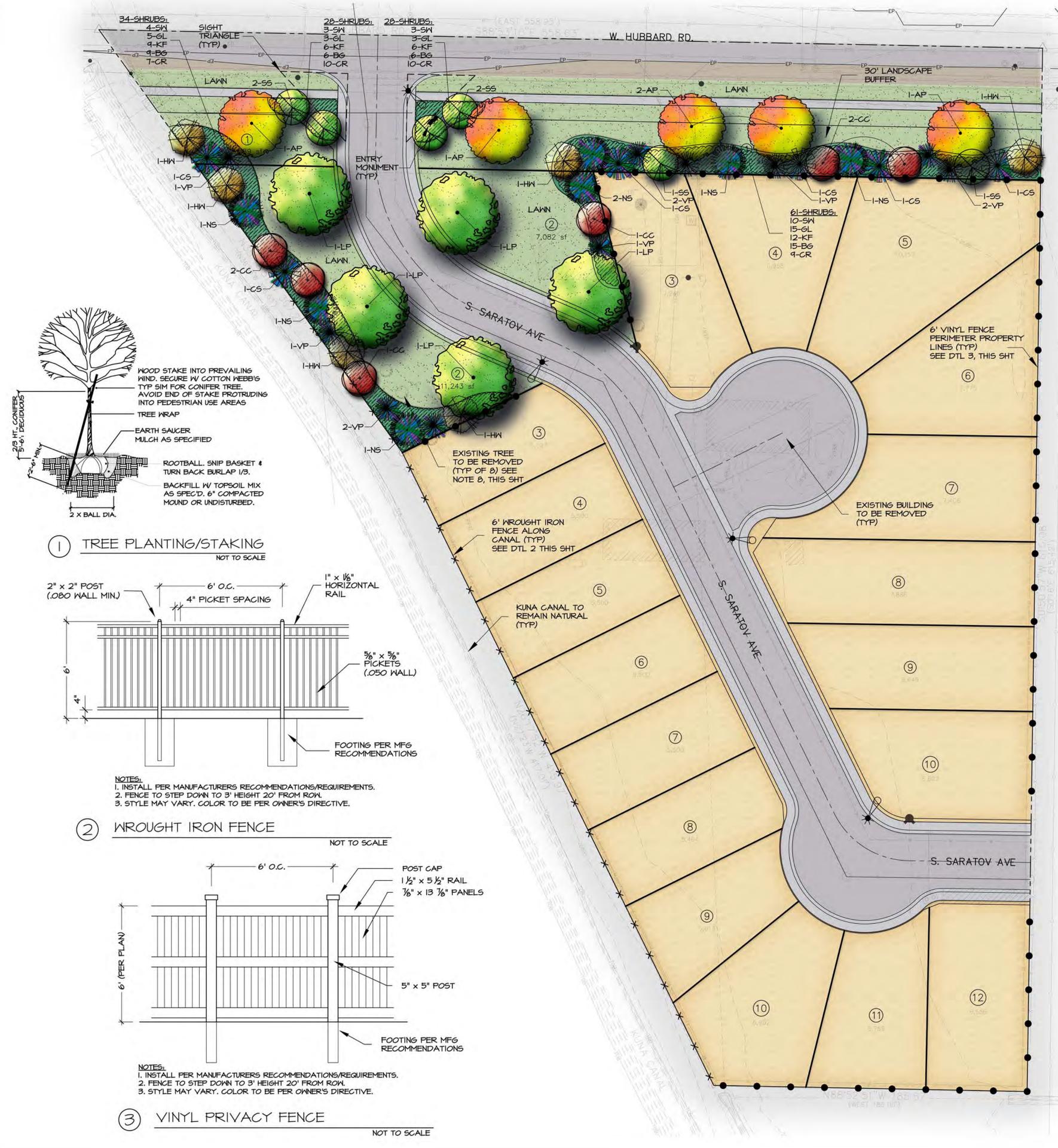
Saranda Subdivision - 1105 Hubbard Road

Neighborhood Meeting

Wednesday, August 16, 2017

6 pm

Name	Address	Phone/e-mail
1. Kim Schultsmerer	8393 Southside Nampa 83686	208-466-8084
2. Ann Richards	"	"
3.		
4.		
5.		
6.		
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PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE	QUANTITY
EVERGREEN TREES					
CS	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	6-8' HT B#B	35' HT x 15' W	6
NS	NORWAY SPRUCE	PICEA ABIES	6-8' HT B#B	50' HT x 25' W	7
VP	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B#B	20' HT x 10' W	10
SHADE TREES (CLASS III)					
LP	LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2' GAL B#B	65' HT x 50' W	5
STREET TREES (CLASS II)					
AP	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'JUNGINGER'	2' GAL B#B	50' HT x 35' W	5
ORNAMENTAL TREES (CLASS I)					
CC	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'SHUBERT'	2' GAL B#B	25' HT x 20' W	6
HN	HOT KINGS MAPLE	ACER TATARICUM 'GARANN'	8-10' CLUMP B#B	20' HT x 15' W	6
SS	SPRING SNOW CRABAPPLE	MALUS x 'SPRING SNOW'	2' GAL B#B	25' HT x 20' W	6
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS					
BG	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL, 24" O.C.	2' HT x 2' W	36
	BLUE GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL	3' HT x 3' W	
	BLUE RIG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTON'	3 GAL	6" HT x 6' W	
CR	CREeping MAHONIA	MAHONIA REPENS	2 GAL	18" HT x 3' W	36
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	3 GAL	2' HT x 2' W	
	DARTS GOLD NINEBARK	PHYSCARPUS OPULIFOLIUS 'DART'S GOLD'	5 GAL	3' HT x 3' W	
	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL	4' HT x 4' W	26
	EMERALD N' GOLD EUONYMUS	EUONYMUS FORTUNEI 'EMERALD N' GOLD'	5 GAL	15' HT x 2' W	
	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'PIIHM-I'	3 GAL	2' HT x 4' W	
GL	FRANCEE HOSTA	HOSTA 'FRANCEE'	1 GAL	4' HT x 4' W	26
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL	6' HT x 2.5' W	
	GRO-LOW SUMMER	RHUS AROMATICA 'GRO-LOW'	5 GAL	25' HT x 6' W	
KF	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL	5' HT x 5' W	33
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL	4' HT x 2' W	
	LITTLE DEVIL NINEBARK	PHYSCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL	3' HT x 3' W	
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL	7' HT x 4' W	20
	MUGO PINE	PINUS MUGO PUMILIO	5 GAL	5' HT x 5' W	
	OTTO LUYKEN LAUREL	PRUNUS LAUROGERASUS 'OTTO LUYKEN'	5 GAL	3' HT x 6' W	
SW	PJM RHODODENDRON	RHODODENDRON 'PJM'	5 GAL	4' HT x 4' W	20
	SKY HIGH JUNIPER	JUNIPERUS SCOPULORUM 'BAILLIGH'	5-8' HT B#B	12' HT x 4' W	
	SUMMERSHINE NINEBARK	PHYSCARPUS OPULIFOLIA 'SEWARD'	5 GAL	6' HT x 6' W	

NOTES

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

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

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
W. HUBBARD RD.	30'	460' / 100' =	10 TREES	10.5 TREES (5 SHADE TREES + 11 ORNAMENTAL TREES)
			14 EVERGREENS 56 SHRUBS	14 EVERGREENS 151 SHRUBS

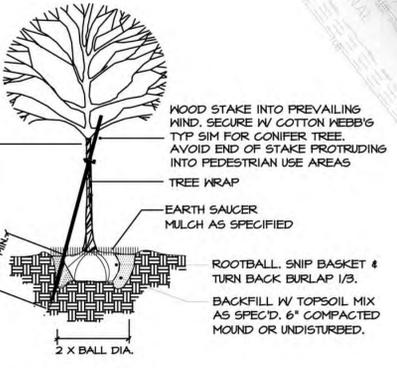
NUMBER OF TREES PROVIDED ON COMMON LOTS: 21
 NUMBER OF TREES PROVIDED ON BUFFERS: 32
 TOTAL NUMBER OF TREES: 51

DEVELOPMENT DATA

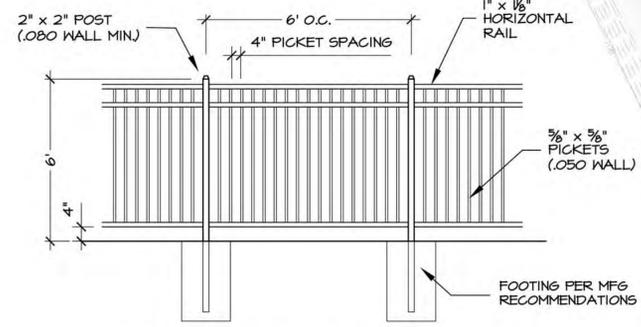
TOTAL AREA	5.01 ACRES
RESIDENTIAL LOTS	18
COMMON LOTS	4
TOTAL LOTS	22
USEABLE OPEN SPACE	.73 ACRES (14.6%)
EXISTING ZONING	RR
PROPOSED ZONING	R-6

OWNER: VIPER INVESTMENTS LLC
 1977 E. OVERLAND RD.
 MERIDIAN, IDAHO 83642

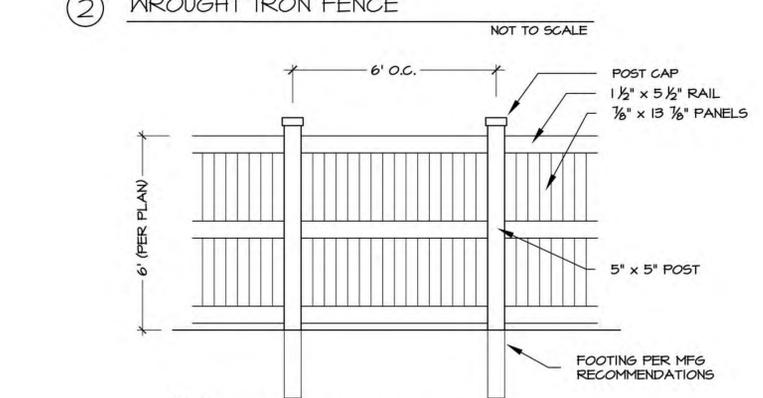
DEVELOPER: TRILOGY DEVELOPMENT, INC.
 9839 W. CABLE CAR ST.
 BOISE, IDAHO 83709



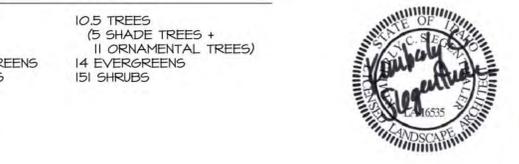
1 TREE PLANTING/STAKING NOT TO SCALE



2 WROUGHT IRON FENCE NOT TO SCALE



3 VINYL PRIVACY FENCE NOT TO SCALE



JENSENBELTS ASSOCIATES
 Site Planning / Landscape Architecture
 4425 N. BROOKSIDE LANE
 9008 Lynn Lane, Ste 100 Boise, ID 83709
 PH. 208 348-7776 FX. 208 348-7778

Scale: 1" = 30'

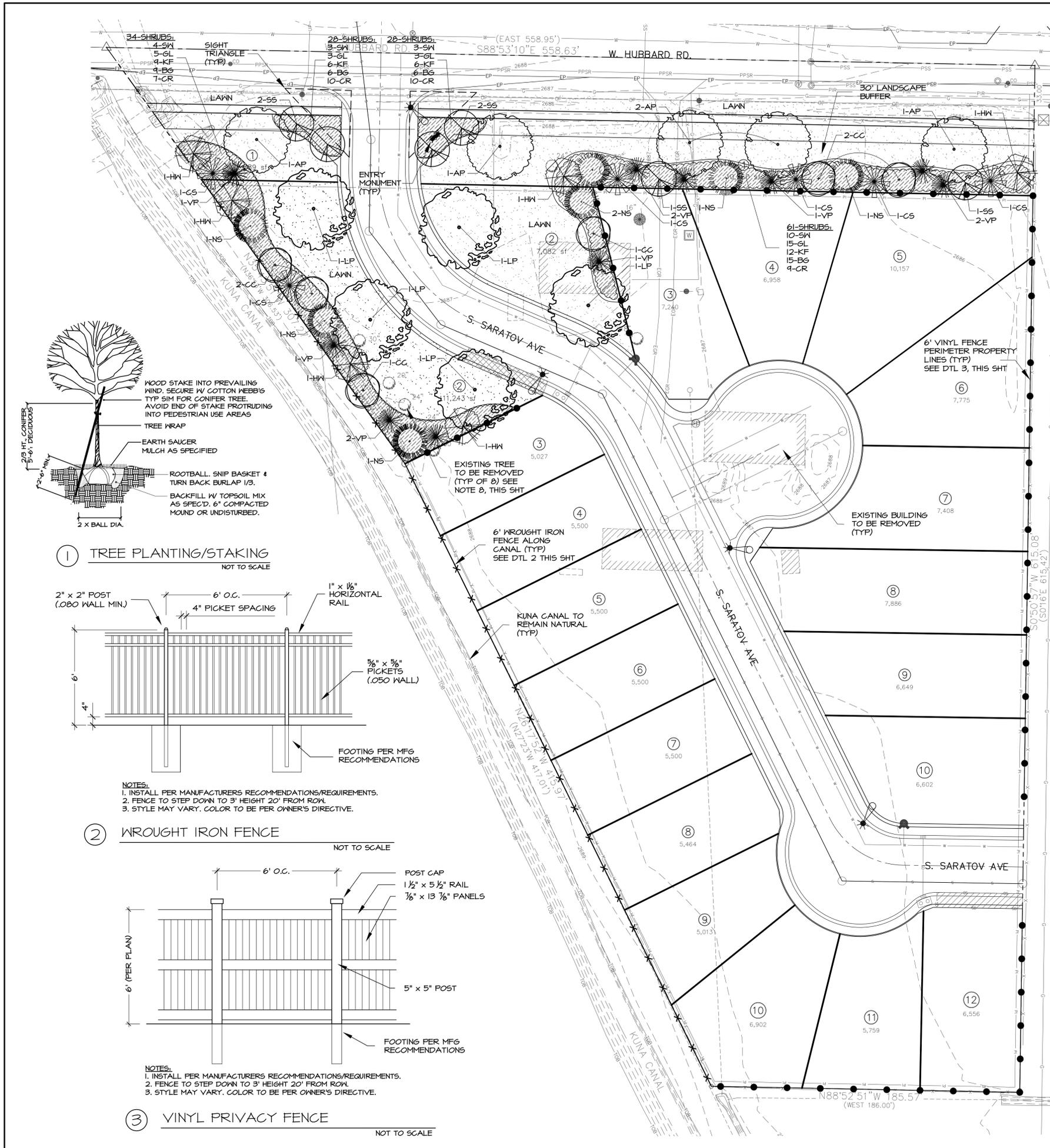
REVISIONS

NO.	DATE	DESCRIPTION

OWNER VIPER INVESTMENTS LLC
DEVELOPER TRILOGY DEVELOPMENT, INC.

PROJECT: JBA 1726 **DATE:** 04-07-2017

PRELIMINARY PLAT
SARANDA SUBDIVISION
 TRILOGY DEVELOPMENT, INC.



PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE	QUANTITY
EVERGREEN TREES					
CS	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCO'	6'-8' HT B4B	35' HT x 15' W	6
NS	NORWAY SPRUCE	PICEA ABIES	6'-8' HT B4B	50' HT x 25' W	7
VP	VANDERKOLFS PINE	PINUS FLEXILIS 'VANDERKOLFS'	6'-8' HT B4B	20' HT x 10' W	10
SHADE TREES (CLASS III)					
LP	LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2' CAL B4B	65' HT x 50' W	5
STREET TREES (CLASS II)					
AP	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'JUNGINGER'	2' CAL B4B	50' HT x 35' W	5
ORNAMENTAL TREES (CLASS I)					
CC	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'SHUBERT'	2' CAL B4B	25' HT x 20' W	6
HN	HOT WINGS MAPLE	ACER TATARICUM 'GARANN'	8-10' CLUMP B4B	20' HT x 15' W	6
SS	SPRING SNOW CRABAPPLE	MALUS x 'SPRING SNOW'	2' CAL B4B	25' HT x 20' W	6
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS					
BG	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL, 24" O.C.	2' HT x 2' W	36
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DEVELOPMENT DATA

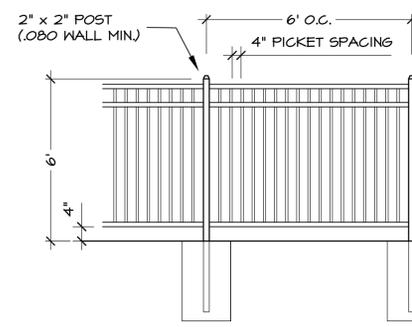
TOTAL AREA	5.01 ACRES
RESIDENTIAL LOTS	18
COMMON LOTS	4
TOTAL LOTS	22
USEABLE OPEN SPACE	.73 ACRES (14.6%)
EXISTING ZONING	RR
PROPOSED ZONING	R-6

OWNER
 VIPER INVESTMENTS LLC
 1977 E. OVERLAND RD.
 MERIDIAN, IDAHO 83642

DEVELOPER
 TRILOGY DEVELOPMENT, INC.
 9839 W. CABLE CAR ST.
 BOISE, IDAHO 83709

1 TREE PLANTING/STAKING

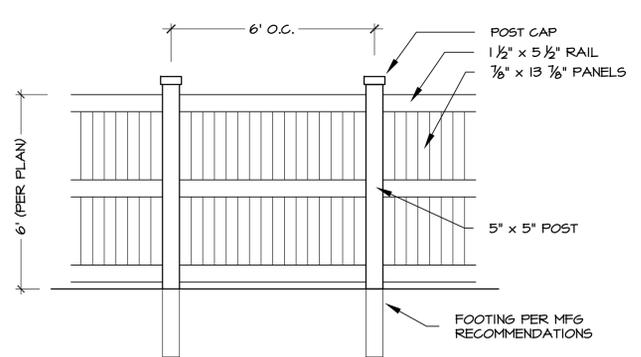
NOT TO SCALE



- NOTES:**
- INSTALL PER MANUFACTURERS RECOMMENDATIONS/REQUIREMENTS.
 - FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
 - STYLE MAY VARY. COLOR TO BE PER OWNER'S DIRECTIVE.

2 WROUGHT IRON FENCE

NOT TO SCALE



- NOTES:**
- INSTALL PER MANUFACTURERS RECOMMENDATIONS/REQUIREMENTS.
 - FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
 - STYLE MAY VARY. COLOR TO BE PER OWNER'S DIRECTIVE.

3 VINYL PRIVACY FENCE

NOT TO SCALE



REVISIONS

NO.	DATE	DESCRIPTION

OWNER
 VIPER INVESTMENTS LLC
 1977 E. OVERLAND RD.
 MERIDIAN, IDAHO 83642

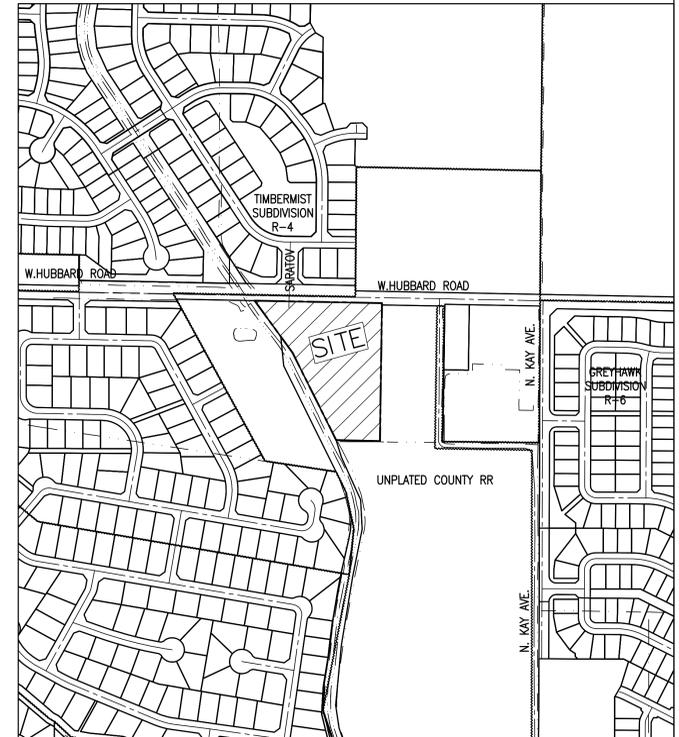
DEVELOPER
 TRILOGY DEVELOPMENT, INC.
 9839 W. CABLE CAR ST.
 BOISE, IDAHO 83709

PROJECT: JBA 1726 **DATE:** 04-07-2017

PRELIMINARY PLAT
SARANDA SUBDIVISION
 TRILOGY DEVELOPMENT, INC.

PRELIMINARY PLAT FOR SARANDA SUBDIVISION

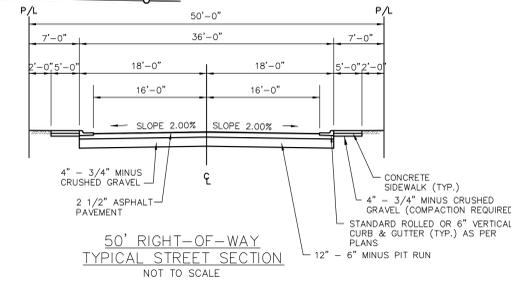
A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 13
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2017



VICINITY MAP
1" = 300'

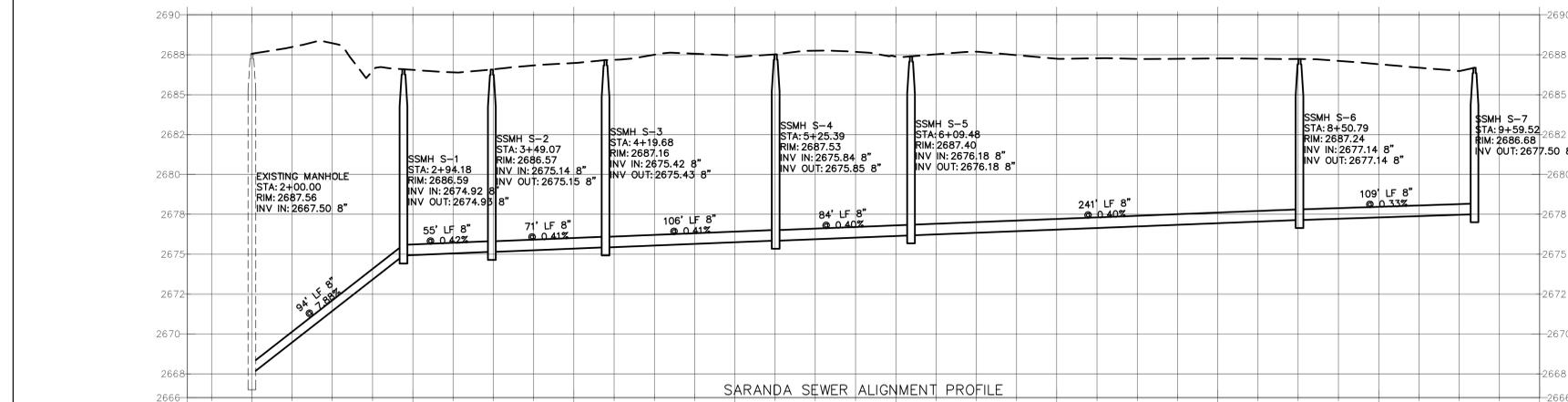
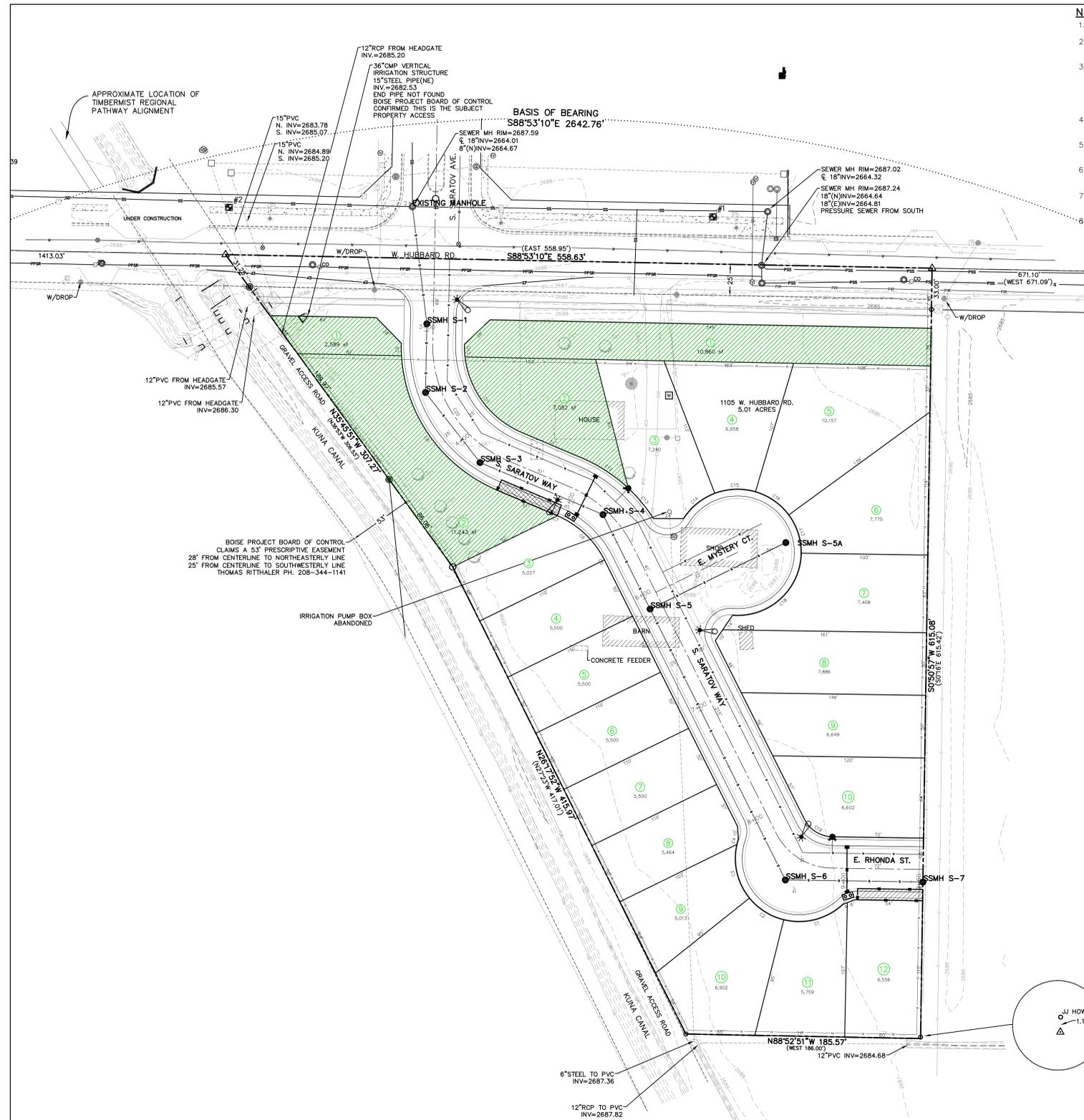
NOTES

- KUNA CITY WATER AND SEWER SERVICE SHALL BE EXTENDED TO ALL LOTS.
- THE SUBJECT PROPERTY DOES NOT FALL WITHIN ANY FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANEL 16001C0232H REVISED FEBRUARY 19, 2003.
- ALL LOT SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO ANY PUBLIC STREET. ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO THE REAR LOT LINE. EXCEPT AS OTHERWISE SHOWN, THERE SHALL BE A 5 (FIVE) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO A PUBLIC STREET.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF KUNA AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- THE DEVELOPER SHALL PROVIDE PRESSURIZED IRRIGATION WATER TO EACH LOT. ALL LOTS IN THIS SUBDIVISION WILL BE SUBJECT TO ASSESSMENTS OF THE CITY OF KUNA.
- STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE DRAINAGE PONDS AND SUBSURFACE INFILTRATION FACILITIES AS APPROVED BY ACHD.
- COMMON LOTS ARE TO BE OWNED AND MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION OR IT'S ASSIGNS.
- ALL EXISTING STRUCTURES WILL BE REMOVED PRIOR TO DEVELOPMENT OF THE PHASE CONTAINING THE STRUCTURE.



Lot	Area	Perimeter	Notes
BLOCK 1 Lot 1 OPEN	2589	242	BUFFER
BLOCK 1 Lot 2 OPEN	11243	574	OPEN SPACE
BLOCK 1 Lot 3	5027	303	BUILDABLE
BLOCK 1 Lot 4	5500	320	BUILDABLE
BLOCK 1 Lot 5	5500	320	BUILDABLE
BLOCK 1 Lot 6	5500	320	BUILDABLE
BLOCK 1 Lot 7	5500	320	BUILDABLE
BLOCK 1 Lot 8	5464	315	BUILDABLE
BLOCK 1 Lot 9	5013	307	BUILDABLE
BLOCK 1 Lot 10	6902	332	BUILDABLE
BLOCK 1 Lot 11	5759	328	BUILDABLE
BLOCK 1 Lot 12	6556	337	BUILDABLE
BLOCK 2 Lot 1 OPEN	10860	785	BUFFER
BLOCK 2 Lot 2 OPEN	7082	384	OPEN SPACE
BLOCK 2 Lot 3	7240	361	BUILDABLE
BLOCK 2 Lot 4	6958	355	BUILDABLE
BLOCK 2 Lot 5	10157	423	BUILDABLE
BLOCK 2 Lot 6	7775	386	BUILDABLE
BLOCK 2 Lot 7	7408	420	BUILDABLE
BLOCK 2 Lot 8	7886	414	BUILDABLE
BLOCK 2 Lot 9	6649	372	BUILDABLE
BLOCK 2 Lot 10	6602	340	BUILDABLE

Curve #	Radius	Length	Chord	Bearing	Delta
C1	50.50	50.69	48.59	S75°09'35"W	57°30'36"
C2	50.50	32.81	32.23	N57°28'26"W	37°13'23"
C3	50.50	45.49	43.97	N13°03'23"W	51°36'43"
C4	50.50	4.76	4.76	N15°26'53"E	5°23'50"
C5	75.00	0.26	0.26	N26°23'46"W	0°11'46"
C6	75.00	52.39	51.33	N46°30'18"W	40°01'15"
C7	75.00	0.43	0.43	N66°40'51"W	0°19'50"
C8	125.00	138.26	131.31	N35°09'37"W	63°22'17"
C9	125.00	10.01	10.01	N01°10'49"W	4°35'19"
C10	75.00	10.03	10.02	S02°43'02"E	7°39'44"
C11	75.00	78.93	75.34	S36°41'50"E	60°17'52"
C12	125.00	44.23	44.00	S56°42'32"E	20°16'27"
C13	125.00	31.46	31.37	S39°21'46"E	14°25'08"
C14	50.50	32.55	31.99	N50°43'03"E	36°55'31"
C15	50.50	32.81	32.23	N87°47'30"E	37°13'23"
C16	50.50	32.81	32.23	S54°59'07"E	37°13'23"
C17	50.50	32.81	32.23	S17°45'45"E	37°13'23"
C18	50.50	82.45	73.59	S47°37'24"W	93°32'54"
C19	25.00	27.42	26.07	S57°43'28"E	62°51'12"
C20	100.00	118.61	111.78	S32°51'58"E	67°57'36"



DEVELOPMENT FEATURES

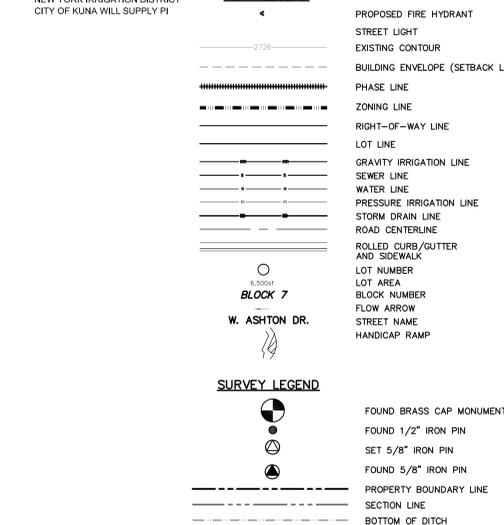
ACREAGE
TOTAL PARCEL - 5.01 ACRES
TOTAL LOTS - 22
TOTAL DWELLING UNITS - 18
BUILDABLE LOTS -
SF RESIDENTIAL - 18
COMMON LOTS - 4
DENSITY DU/ACRE - 3.59
COMMON AREA - 0.73 ACRES - 14.0%
USABLE OPEN SPACE: 0.73 ACRES 14.6%

ZONING
EXISTING - RR
PROPOSED - R-6

SEWAGE DISPOSAL
TRILOGY DEVELOPMENT, INC.
9639 W CABLE CAR ST
BOISE, ID 83709

WATER SUPPLY
KUNA CITY WATER
CITY
KUNA CITY
SCHOOL DISTRICT
KUNA
FIRE DISTRICT
KUNA
IRRIGATION DISTRICT
NEW YORK IRRIGATION DISTRICT
CITY OF KUNA WILL SUPPLY PI

OWNERS
CHALLENGER DEVELOPMENT
1977 E OVERLAND RD
MERIDIAN, ID 83842
DEVELOPER
TRILOGY DEVELOPMENT, INC.
9639 W CABLE CAR ST
BOISE, ID 83709
ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
4242 N BROOKSIDE LANE
BOISE, ID 83842
PLANNER/CONTACT
SHAWN BROWNLEE
TRILOGY DEVELOPMENT, INC.
9639 W CABLE CAR ST
BOISE, ID 83709



REVISED
NO. DATE DESCRIPTION

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LANE TEL 208-938-0013
BOISE, ID 83714 www.baileyengineers.com

DRAWN BY: DAB | CHECKED BY: DAVID A. BAILEY, P.E. | PROJECT: C2017-008 | DATE: 04-05-2017

PRELIMINARY PLAT
SARANDA SUBDIVISION
TRILOGY DEVELOPMENT, INC.

SCALE IN FEET
1" = 40'

SHEET
C-1



THE SONOMA 2539

58' WIDE 65' DEEP SIGNATURE COLLECTION



COTTAGE



TRADITIONAL



CRAFTSMAN



BUNGALOW

THE SUNDANCE 2710

40' WIDE 52' DEEP LEGACY COLLECTION



CRAFTSMAN



CLASSIC



TRADITIONAL



COTTAGE



BUNGALOW

*See printable flyer for all room conversion options. Additional options shown in red dots. We're always working to make our great floorplans even better. As a result, all floorplans are subject to change. Slight variations of window placement/popouts and floorplan may result due to elevation differences. Community specific requirements may cause elevation variations also. Room dimensions and ceiling heights are approximated based on main room-defining walls. Masonry subject to community standards specifics. Buyer's and buyer's agent to verify all room dimensions. See a CBH Sales Specialist for details. Marketed by CBH Sales & Marketing, Inc. RCE-923. Updated 9.08.16

THE CAPRI 1530

40' WIDE 55' DEEP SIGNATURE COLLECTION



MODERN



TRADITIONAL



CRAFTSMAN



COTTAGE



BUNGALOW



TUSCAN

*See printable flyer for all room conversion options. Additional options shown in red dots. We're always working to make our great floorplans even better. As a result, all floorplans are subject to change. Slight variations of window placement/popouts and floorplan may result due to elevation differences. Community specific requirements may cause elevation variations also. Room dimensions and ceiling heights are approximated based on main room-defining walls. Masonry subject to community standards specifics. Buyer's and buyer's agent to verify all room dimensions. See a CBH Sales Specialist for details. Marketed by CBH Sales & Marketing, Inc. RCE-923. Updated 2.1.16



City of Kuna Design Review Application

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

FILE NO.:	(17-07-AM, 17-09-S) & *17-20-DR
CROSS REF.:	
FILES:	Saranda Sub

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

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

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

Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Date of pre- application meeting : <u>2/28/17</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards. see letter of intent ✓	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input checked="" type="checkbox"/>



Landscape and Streetscape Plan

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

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

Building Elevations

- N/A* Applicant Use
N/A Detailed elevation plans of each side of any proposed building(s) or additions(s)
N/A *Note: Four (4) elevations to include all sides of development and must be in color*
- Identify the elevations as to north, south, east, and west orientation
- Colored copies of all proposed building materials and indication where each material and color application is to be located
Note: Submit as 11"x17" reductions
- Screening/treatment of mechanical equipment
- Provide a cross-section of the building showing any roof top mechanical units and their roof placement
- Detailed elevation plans showing the materials to be used in construction of trash enclosures

- Staff Use *N/A*
-
-
-
-
-
-

Lighting Plan

- N/A* Applicant Use
N/A Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration)
- Types and wattage of all light fixtures
Note: The City encourages use of "dark sky" lighting fixtures
- Placement of all light fixtures shown on elevations and landscaping plans

- Staff Use *N/A*
-
-
-

Roof Plans

- N/A* Applicant Use
N/A Size and location of all roof top mechanical units

- Staff Use *N/A*
-

Design Review Application

Applicant: Jane Suggs / WHPacific Phone: 208-275-8729

Owner Representative Fax/Email: jsuggs@whpacific.com

Applicant's Address: 2141 Airport Way, Suite 104

Boise, Idaho Zip: 83705

Owner: Challenger Development, Inc Phone: _____

Owner's Address: 1977 E. Overland Road Email: _____

Boise, Idaho Zip: 83642

Represented By: *(if different from above)* _____ Phone: _____

Address: _____ Email: _____

Zip: _____

Address of Property: 1105 W. Hubbard Road

Kuna, Idaho Zip: 83642

Distance from Major Cross Street: 1460 feet Street Name(s): N. Linder Road

Please check the box that reflects the intent of the application

BUILDING DESIGN REVIEW
 SUBDIVISION / COMMON AREA LANDSCAPE

DESIGN REVIEW MODIFICATION
 STAFF LEVEL APPLICATION

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

landscaping in a single family subdivision

1. Dimension of Property: see plat for dimensions and area of common/landscaped area

2. Current Land Use(s): single family home and out buildings

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

North: single family sub

South: agriculture

East: agriculture and single family home

West: canal and single family home

4. Is the project intended to be phased, if so what is the phasing time period? no

Please explain: _____

5. The number and use(s) of all structures: single family detached homes

6. Building heights: 35' max Number of stories: one and two

The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

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

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

7. What is the percentage of building space on the lot when compared to the total lot area? _____

8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at www.cityofkuna.com under the City Code.*

MATERIAL

COLOR

Roof: _____ / _____

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

% of Wood application: _____ / _____

% EIFS: _____ / _____
(Exterior Insulation Finish System)

% Masonry: _____ / _____

% Face Block: _____ / _____

% Stucco: _____ / _____

& other material(s): _____ / _____

List all other materials: _____

Windows/Doors: _____ / _____
(Type of window frames & styles / doors & styles, material)

Soffits and fascia material: _____ / _____

Trim, etc.: _____ / _____

Other: _____ / _____

9. Please identify Mechanical Units: _____

Type/Height: _____

Proposed Screening Method: _____

10. Please identify trash enclosure: *(size, location, screening & construction materials)* _____

11. Are there any irrigation ditches/canals on or adjacent to the property? Kuna Canal adjacent to the west

If yes, what is the name of the irrigation or drainage provider? _____

12. Fencing: *(Please provide information about new fencing material as well as any existing fencing material)*
see landscape plan 6' vinyl fence and 6' wrought iron fence along west boundary

Type: _____

Size: _____

Location: _____

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

13. Proposed method of On-site Drainage Retention/Detention:
infiltration basins

14. Percentage of Site Devoted to Building Coverage: _____

% of Site Devoted to Landscaping: 14.6% Square Footage: 31,774 sf
(Including landscaped rights-of-way)

% of Site that is Hard Surface: 31.7% Square Footage: 69,260 sf
(Paving, driveways, walkways, etc.)

% of Site Devoted to other uses: 53.7% - buildable lots

Describe: _____

% of landscaping within the parking lot (landscaped islands, etc.): 0

15. For details, please provide dimensions of landscaped areas within public rights-of-way:
see preliminary plat and landscape plan

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*
If yes, what type, size and the general location? *(The City's goal is to preserve existing tree with greater than a four inch (4") caliper whenever possible):*

Yes, large caliper trees located along the canal and Hubbard Road. See letter and not on landscape plan regarding preservation of existing trees

17. Dock Loading Facilities:
Number of docking facilities and their location: _____

Method of screening: _____

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

19. Setbacks of the proposed building from property lines: per R-6 zoning code requirements

Front _____ -feet Rear _____ -feet Side _____ -feet Side _____ -feet

20. Parking requirements: _____

Total Number of Parking Spaces: 0 Width and Length of Spaces: _____

Total Number of Compact Spaces 8'x17': _____

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

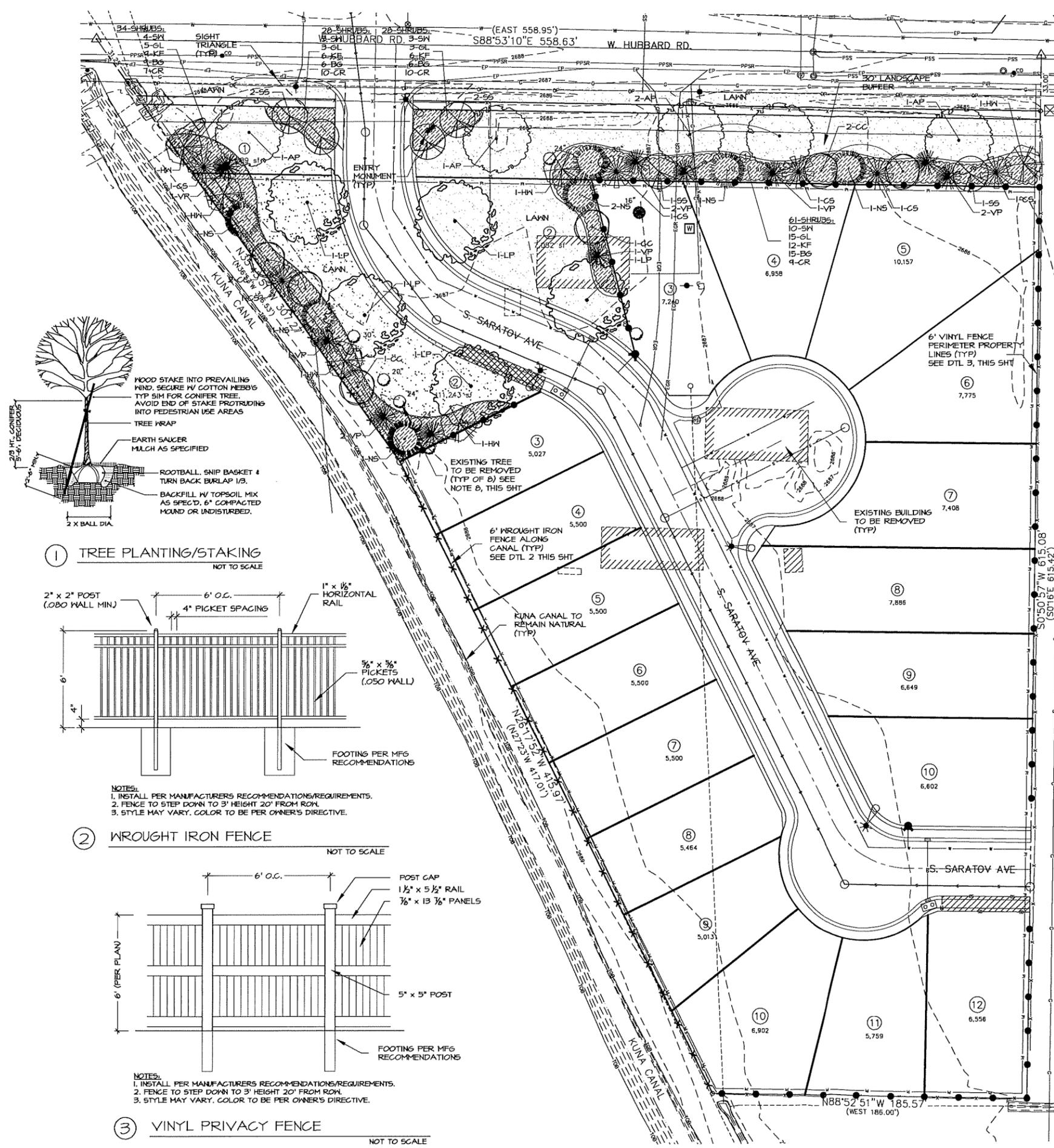
IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RECHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE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

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

Signature of Applicant Jane S. Sigg Date 8/24/17
City staff comments: _____

Signature of receipt by City Staff V. Kloner Date 8/24/2017

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



PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE	QUANTITY
EVERGREEN TREES					
CS	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	6-8' HT B4B	35' HT x 15' W	6
NS	NORWAY SPRUCE	PICEA ABIES	6-8' HT B4B	50' HT x 25' W	7
VP	VANDERWOLF'S PINE	PINUS FLEXILIS 'VANDERWOLF'S'	6-8' HT B4B	20' HT x 10' W	10
SHADE TREES (CLASS III)					
LP	LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2' CAL B4B	65' HT x 50' W	5
STREET TREES (CLASS II)					
AP	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'JUNGINGER'	2' CAL B4B	50' HT x 35' W	5
ORNAMENTAL TREES (CLASS I)					
CC	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'SHUBERT'	2' CAL B4B	25' HT x 20' W	6
HN	HOT WINGS MAPLE	ACER TATARICUM 'GARANN'	8-10' CLUMP B4B	20' HT x 15' W	6
SS	SPRING SNOW CRABAPPLE	MALUS x 'SPRING SNOW'	2' CAL B4B	25' HT x 20' W	6
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS					
BG	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL. 24" O.C.	2' HT x 2' W	36
	BLUE GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL.	3' HT x 3' W	
	BLUE RUG JUNIFER	JUNIPERUS HORIZONTALIS 'WILTON'	3 GAL.	6' HT x 6' W	
	CREeping MAHONIA	MAHONIA REPENS	2 GAL.	10' HT x 3' W	
CR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET-NOARE'	3 GAL.	2' HT x 2' W	
	DARTS GOLD NINEBARK	PHYSCARPUS OPULIFOLIUS 'DARTS GOLD'	5 GAL.	3' HT x 3' W	
	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL.	4' HT x 4' W	
	EMERALD N' GOLD EUONYMUS	EUONYMUS FORTUNEI 'EMERALD N' GOLD'	5 GAL.	15' HT x 2' W	
	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'PIIHM-I'	3 GAL.	2' HT x 4' W	
	FRANCEE HOSTA	HOSTA 'FRANCEE'	1 GAL.	6' HT x 2.5' W	
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL.	2.5' HT x 6' W	
GL	GRO-LOW SUMAC	RUBUS AROMATICUS 'GRO-LOW'	5 GAL.	5' HT x 6' W	
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAIHALO'	5 GAL.	5' HT x 6' W	
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL.	4' HT x 2' W	
KF	LITTLE DEVIL NINEBARK	PHYSCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL.	3' HT x 3' W	33
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL.	5' HT x 4' W	
	MUGO PINE	PINUS MUGO PUMILIO	5 GAL.	5' HT x 5' W	
	OTTO LUYKEN LAUREL	PRUNUS LAUROCEASUS 'OTTO LUYKEN'	5 GAL.	3' HT x 6' W	20
	PJM RHODODENDRON	RHODODENDRON 'PJM'	5 GAL.	4' HT x 4' W	
SN	SKY HIGH JUNIFER	JUNIPERUS SCOPULORUM 'BAILLIGH'	5' 6" HT B4B	12' HT x 4' W	
	SUMMERHINE NINEBARK	PHYSCARPUS OPULIFOLIA 'SEHARD'	5 GAL.	6' HT x 6' W	



NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY DEVELOPER).
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
- LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- EIGHT (8) EXISTING TREES ARE LOCATED ON-SITE. EXISTING TREES ARE DEAD, DYING, AND/OR OF UNDESIRABLE SPECIES. VERIFY REMOVAL WITH KUNA CITY FORESTER AND MITIGATED (IF REQUIRED) WITH TREES PROVIDED BEYOND THOSE REQUIRED IN LANDSCAPE BUFFER AND COMMON OPEN SPACE.

LANDSCAPE CALCULATIONS

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

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
W. HUBBARD RD.	30'	460' / 100' =	10 TREES	10.5 TREES (5 SHADE TREES + 11 ORNAMENTAL TREES)
			14 EVERGREENS 56 SHRUBS	14 EVERGREENS 151 SHRUBS

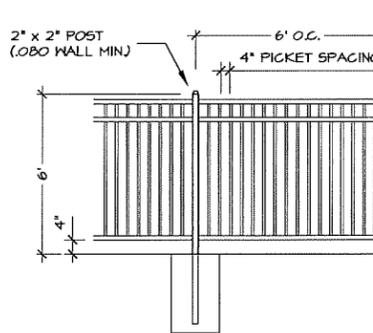
NUMBER OF TREES PROVIDED ON COMMON LOTS: 21
 NUMBER OF TREES PROVIDED ON BUFFERS: 30
 TOTAL NUMBER OF TREES: 51

DEVELOPMENT DATA

TOTAL AREA	5.01 ACRES
RESIDENTIAL LOTS	10
COMMON LOTS	2
TOTAL LOTS	22
USEABLE OPEN SPACE	.73 ACRES (14.6%)
EXISTING ZONING	RR
PROPOSED ZONING	R-6

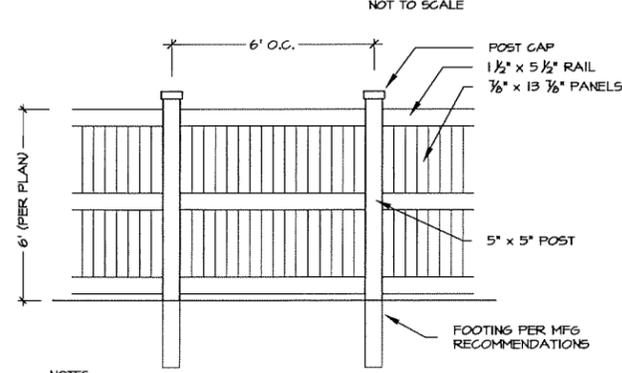
OWNER	DEVELOPER
VIPER INVESTMENTS LLC 1977 E. OVERLAND RD. MERIDIAN, IDAHO 83642	TRILOGY DEVELOPMENT, INC. 9839 W. CABLE CAR ST. BOISE, IDAHO 83709

1 TREE PLANTING/STAKING



- NOTES:
 1. INSTALL PER MANUFACTURERS RECOMMENDATIONS/REQUIREMENTS.
 2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
 3. STYLE MAY VARY. COLOR TO BE PER OWNER'S DIRECTIVE.

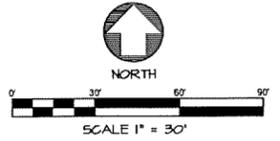
2 WROUGHT IRON FENCE



- NOTES:
 1. INSTALL PER MANUFACTURERS RECOMMENDATIONS/REQUIREMENTS.
 2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
 3. STYLE MAY VARY. COLOR TO BE PER OWNER'S DIRECTIVE.

3 VINYL PRIVACY FENCE

NOT TO SCALE



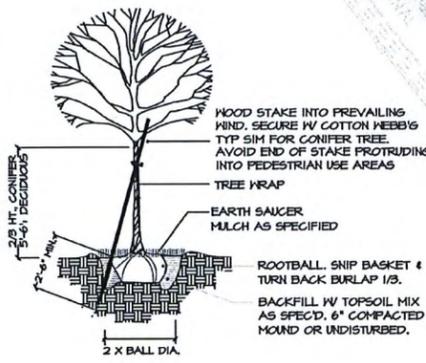
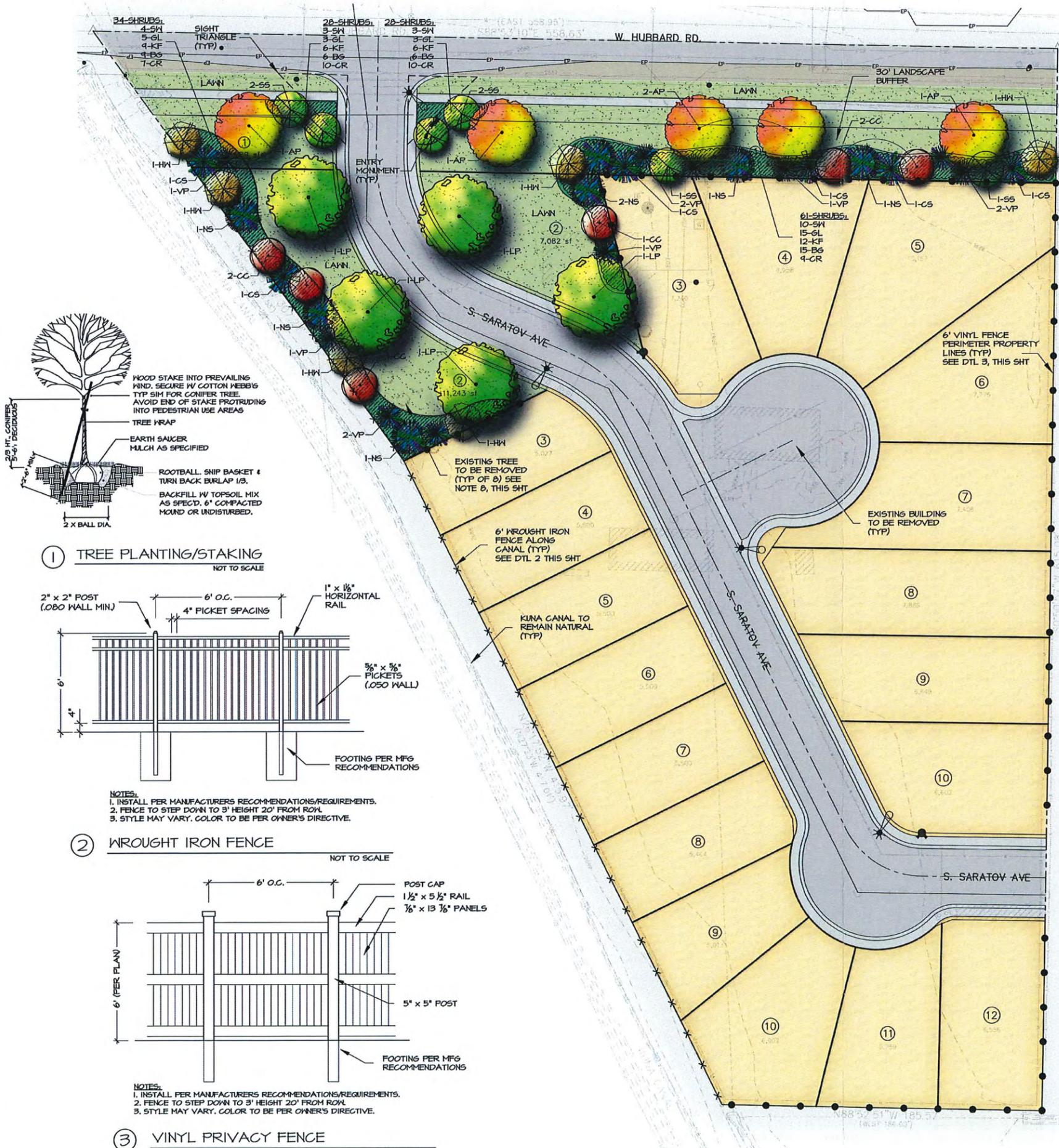
PRELIMINARY PLAT
SARANDA SUBDIVISION
 TRILOGY DEVELOPMENT, INC.

REVISIONS:
 NO. DATE DESCRIPTION

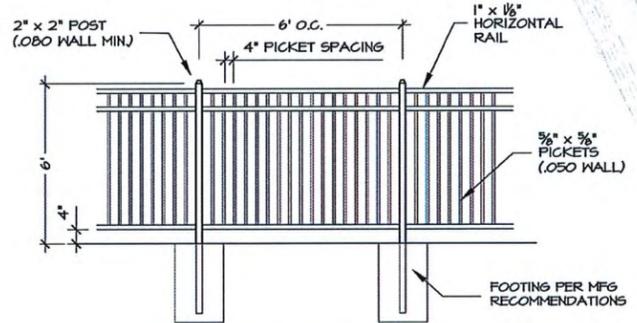
DRAWN BY: [] CHECKED BY: KS

PROJECT: JBA 1720 DATE: 04-07-2017

Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 4122 N. BRADDOCK LANE
 BOISE, ID 83714
 TEL: 208-338-5913
 WWW.BAILEYENGINEERS.COM

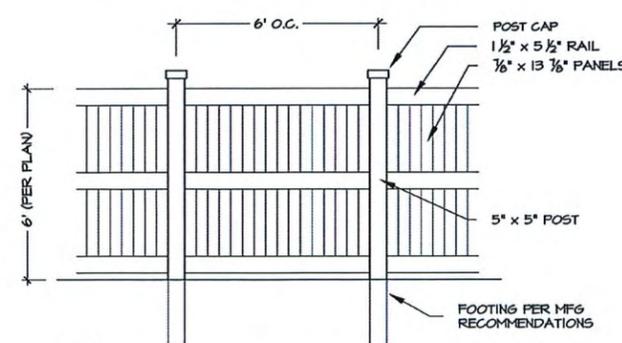


1 TREE PLANTING/STAKING
NOT TO SCALE



NOTES:
1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS/REQUIREMENTS.
2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
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2 WROUGHT IRON FENCE
NOT TO SCALE



NOTES:
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3 VINYL PRIVACY FENCE
NOT TO SCALE

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE	QUANTITY
EVERGREEN TREES					
CS	COLORADO BLUE SPRUCE	PICEA PUNGENS 'BLAUCA'	6-8' HT B4B	35' HT x 15' W	6
NS	NORWAY SPRUCE	PICEA ABIES	6-8' HT B4B	50' HT x 25' W	7
VP	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B4B	20' HT x 10' W	10
SHADE TREES (CLASS III)					
LP	LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B4B	65' HT x 50' W	5
STREET TREES (CLASS II)					
AP	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'JUNINGER'	2" CAL B4B	50' HT x 35' W	5
ORNAMENTAL TREES (CLASS I)					
CC	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'SHUBERT'	2" CAL B4B	25' HT x 20' W	6
HW	HOT PINGS MAPLE	ACER TATARICUM 'GARANN'	8-10' CLUMP B4B	20' HT x 15' W	6
SS	SPRING SNOW CRABAPPLE	MALUS x 'SPRING SNOW'	2" CAL B4B	25' HT x 20' W	6
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS					
BG	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRIM'	1 GAL, 24" O.C.	2' HT x 2' W	36
	BLUE GRAMA GRASS	BOUTELOA GRACILIS 'BLONDE AMBITION'	1 GAL	3' HT x 3' W	
	BLUE RIG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	3 GAL	6' HT x 6' W	
CR	CREeping MAHONIA	MAHONIA REPENS	2 GAL	18" HT x 3' W	36
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	3 GAL	2' HT x 2' W	
	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD'	5 GAL	3' HT x 3' W	
	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL	4' HT x 4' W	5
	EMERALD N' GOLD BUONNYMUS	BUONNYMUS FORTUNEI 'EMERALD N' GOLD'	5 GAL	1.5' HT x 2' W	
	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'PIHM-I'	3 GAL	2' HT x 4' W	
	FRANCEE HOSTA	HOSTA 'FRANCEE'	1 GAL	4' HT x 4' W	26
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL	6' HT x 2.5' W	
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL	2.5' HT x 6' W	
GL	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL	5' HT x 6' W	26
	KARL FOERSTER REED GRASS	CALAMAGROSIS ARUNDINACEA 'K.F.'	1 GAL	4' HT x 2' W	
	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL	3' HT x 3' W	
KF	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL	7' HT x 4' W	33
	MUGO PINE	PINUS MUGO PUMILIO	5 GAL	5' HT x 5' W	
	OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	5 GAL	3' HT x 6' W	
	PJM RHODODENDRON	RHODODENDRON 'PJM'	5 GAL	4' HT x 4' W	6
	SKY HIGH JUNIPER	JUNIPERUS SCOPULORUM 'BAILLIGH'	5 GAL	12' HT x 4' W	
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL	6' HT x 6' W	
SW					20

NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY DEVELOPER).
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
- LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- EIGHT (8) EXISTING TREES ARE LOCATED ON-SITE. EXISTING TREES ARE DEAD, DYING, AND/OR OF UNDESIRABLE SPECIES. VERIFY REMOVAL WITH KUNA CITY FORESTER AND MITIGATED (IF REQUIRED) WITH TREES PROVIDED BEYOND THOSE REQUIRED IN LANDSCAPE BUFFER AND COMMON OPEN SPACE.

LANDSCAPE CALCULATIONS

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

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
W. HUBBARD RD.	30'	460' / 100' =	10 TREES	10.5 TREES (5 SHADE TREES + 11 ORNAMENTAL TREES)
			14 EVERGREENS 56 SHRUBS	14 EVERGREENS 151 SHRUBS

NUMBER OF TREES PROVIDED ON COMMON LOTS: 21
NUMBER OF TREES PROVIDED ON BUFFERS: 30
TOTAL NUMBER OF TREES: 51

DEVELOPMENT DATA

TOTAL AREA	5.01 ACRES
RESIDENTIAL LOTS	10
COMMON LOTS	4
TOTAL LOTS	22
USEABLE OPEN SPACE	.73 ACRES (14.6%)
EXISTING ZONING	RR
PROPOSED ZONING	R-6

OWNER	DEVELOPER
VIPER INVESTMENTS LLC 1977 E. OVERLAND RD. MERIDIAN, IDAHO 83642	TRILOGY DEVELOPMENT, INC. 9839 W. CABLE CAR ST. BOISE, IDAHO 83709

REVISOR NO. DATE DESCRIPTION

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1500 TYRREL LANE, STE 100 BOISE, ID 83708
TEL: 208-333-0115
WWW.BAILEYENGINEERING.COM

DRAWN BY: JN CHECKED BY: KS PROJECT: JBA 1726 DATE: 04-07-2017

PRELIMINARY PLAT
SARANDA SUBDIVISION
TRILOGY DEVELOPMENT, INC.

Ada County Assessor

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



Legend

- + Railroad
- Parks
- Townships
- Sections
- Condos
- Parcels

Map Scale: 1:600.00

8/24/2017

EXHIBIT B-1

From: Brenda Saxton
To: [Trevor Kesner](mailto:Trevor.Kesner)
Subject: Re: Kuna Planning and Zoning Department - Request for Agency Comment for Development Application
Date: Friday, August 25, 2017 3:06:52 PM

Hi Trevor,

It would be nice if they have a standing area for students at the entrance on Hubbard.

Thank you,
Brenda

On Fri, Aug 25, 2017 at 12:02 PM, Trevor Kesner <tkesner@kunaid.gov> wrote:

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

FILE NUMBER	17-09-S (subdivision); 17-07-AN (annexation); 17-06-DR (Design Review): Saranda Subdivision
PROJECT DESCRIPTION	Applicant is proposing to annex an approximately 5.01-acre parcel into Kuna city limits with an R-6 zone, and subdivide the parcel into 18 single family and four (4) common lots; to create the <i>Saranda</i> residential subdivision.
SITE LOCATION	The site is located on W. Hubbard Road approximately 700 feet west of Kay Avenue, and is currently addressed as 1105 W. Hubbard Road, Kuna, ID 83634 APN #S1313212480
APPLICANT/ REPRESENTATIVE	Jane Suggs WH Pacific 2141 W. Airport Way, Ste. 104 Boise, ID 83705 208.275.8729 jsuggs@whpacific.com
SCHEDULED HEARING DATE	Tuesday, October 10, 2017 6:00 p.m.
KUNA STAFF CONTACT	Trevor Kesner, Planner II City of Kuna tkesner@kunaid.gov Phone: 922-5274

Fax: 922-5989

We have included a Dropbox link below with the application items that were submitted to assist you with your consideration and responses. If you are unable to access Dropbox, please contact City staff for specific application documents or information necessary to respond. **No response within 15 business days will indicate you have no objection or concerns with this proposed project. If you require additional time to respond, please let us know.** We would appreciate any information you can supply us as to how this action would affect the services you provide. The public hearing is at 6:00 p.m. or as soon thereafter as it may be heard located at Kuna City Hall 751 W. 4th Street, Kuna, ID 83634.

DROPBOX LINK: <https://www.dropbox.com/sh/hope1vrmj1a517f/AAAOBH1IaCrmEaetijzt2SgHa?dl=0>

Trevor Kesner, MCRP
Planner II

KUNA PLANNING & ZONING DEPT.

[\(208\) 387-7731](tel:2083877731)
tkesner@kunaid.gov



City of Kuna

751 W. 4th Street

Kuna, ID 83634

CONFIDENTIALITY NOTICE

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



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: August 30, 2017
Agency Requesting Comments: City of Kuna
Date Request Received: August 25, 2017
Applicant/Description: WH Pacific/17-09-S (Subdivision); 17-07-AN (Annexation); 17-06-DR (Design Review): Saranda Subdivision

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

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

1. Air Quality

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

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

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

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

2. Wastewater and Recycled Water

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

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

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

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

3. Drinking Water

- *DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.*
- *IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.*

All projects for construction or modification of public drinking water systems require preconstruction approval.

- *DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at <http://www.deq.idaho.gov/water-quality/drinking-water.aspx>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.*
- *If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.*
- *DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.*
- *DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

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

4. Surface Water

- A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.
- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at: <http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

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

5. Hazardous Waste And Ground Water Contamination

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).

Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

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

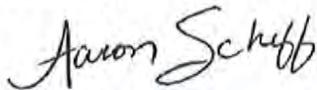
For questions, contact Albert Crawshaw, Waste & Remediation Manager, at 373-0550.

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 2017AEK115



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

(208) 334-8300
itd.idaho.gov

August 30, 2017

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

VIA EMAIL

RE: 17-09-S, 17-07-AN, 17-06-DR

The Idaho Transportation Department has reviewed the referenced annexation, subdivision, and design review applications by Jane Suggs with WHPacific for the Saranda Subdivision on a parcel located at 1105 West Hubbard Road, west of SH-69 milepost 4.07. ITD has the following comments:

1. This property does not abut the State highway system.
2. 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.
3. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
4. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant can contact the ITD District 3 Traffic Section at 334-8300 for more information.
5. ITD does not object to the annexation, subdivision, and design review applications for the construction of a subdivision on 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 that reads "Ken Couch".

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

Exhibit

B-3



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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

Rezone # 17-07-AM

Conditional Use # _____

Preliminary / Final / Short Plat 17-09-S

RECEIVED

SEP 05 2017

CITY OF KUNA

Saranda

- 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
 - bedrock from original grade
 - waste flow characteristics
 - 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
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community 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
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. _____

Reviewed By: *[Signature]*

Date: 8/28/17

Exhibit
B-4

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

SEP 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 August 2017

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

RE: Saranda Subdivision
1105 W. Hubbard Rd
New York Irrigation District
Kuna Canal 168+40
Sec. 07, T2N, R1E, BM.

APN- #S131321480

NY-150-004-00

Trevor Kesner, PlannerII:

The United States' Kuna Canal 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 28 feet northeasterly and 25 feet southwesterly 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.

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.

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.

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

Exhibit

B-5

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.

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,

A handwritten signature in black ink, appearing to read 'T. Ritthaler', with a long horizontal flourish extending to the right.

Thomas Ritthaler
Management/GIS

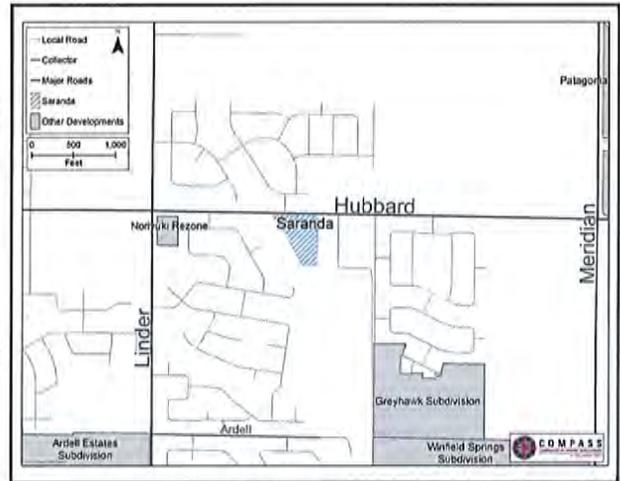
tbr/tr

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

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: Saranda Subdivision

Summary: 18 residential units southeast of the intersection of Hubbard Road and Linder Road. This proposal meets 8 CIM 2040 checklist items and does not meet 13 items. This proposal exceeds forecasted growth in the neighborhood. Infrastructure may not be able to support additional transportation needs without improvements or demand management strategies. Consider a paved multi-use pathway along the Kuna Canal per the Kuna Master Plan.

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
256	15	310	15	267	28

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
1,220	233	2,707	233	2,933	925

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

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:** Intersection improvements at intersection of Hubbard and Hwy 69 2018 \$970K
- Yes** **No** **N/A** The proposal uses appropriate access management techniques as described in the [COMPASS Access Management Toolkit](#).
- Comments:** Provides stub roads to adjacent properties. Work with ACHD on access locations.
- Yes** **No** **N/A** This proposal supports Valley Regional Transit's [valleyconnect](#) plan. See [Valley Regional Transit Amenities Development Guidelines](#) for additional detail.
- Comments:** Not within valleyconnect planning area, no bus stops planned in proximity to site.

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

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

Housing

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

Community Infrastructure

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

Health

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

Economic Development

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

Open Space

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

Farmland

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

Communities in Motion 2040 Complete Streets Scorecard

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



	Mode	Existing	With detached sidewalk and bicycle lane
		Link LOS	Link LOS
Hubbard Road	Transit	F	F
Linder Road to Meridian Road	Bike	D	A
	Ped	E	B
Highway Capacity Manual 2010 Methodologies			

Walkscore: 7 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



COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho



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: Prepared for the Kuna Public Works Director
Michael L. Borzick
GIS Manager

RE: Saranda Subdivision
South of Hubbard Road and Saratov Avenue
17-09-S, 17-07-AN, 17-06-DR
Subdivision, Annexation, Design Review

DATE: September 7th, 2017

The GIS Manager has reviewed the Preliminary Plat request of the above applicant dated August 24, 2017. It is noted that the request and application do provide a detailed narrative description or plan for development of the site and comments will be structured accordingly.

1. Sanitary Sewer System

- a) The City has sufficient sewer treatment capacity to serve this site. The Sewer Master Plan for disposal of wastewater from this area proposes discharge is split between the Danskin Lift Station and a future regional lift station along Mason Creek. Preliminary investigations have concluded that all wastewater flows from this project could be routed to the Danskin Lift Station for ultimate treatment at the North Wastewater Treatment facility. This 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 Standard Table.
- b) This property was included in Local Improvement District 2006-1 but never satisfied its obligations to the District and consequently does not have reserved treatment capacity. Treatment capacity may be secured for this site only from those who have reserved capacity or from capacity not reserved and upon payment of appropriate fees.



- c) There are 2 points to intercept the gravity mains (18-inch) one of which is located in Hubbard Road at the entrance to Timbermist Subdivision. The other is towards the eastern portion of this project but in the southern ¼ of Hubbard Road. Both manholes are +22' and either location is acceptable to the City for connection.
- d) Specific recommendations of note are as follows:
 - 1) City Code (6-4-20) requires connection to the City sewer system for all sanitary sewer needs.
 - 2) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan except as recommended otherwise in 1.a above.
 - 3) 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 adjacent to the project. This applies to the 8-inch sewer main which should be extended to the east boundary of Saranda Subdivision.
- e) For assistance in locating existing facilities and understanding issues associated with the Master Plan and connection, please contact the GIS Manager 287-1726.

2. Potable Water System

- a) The City has sufficient potable water supply to serve this site. This site is not 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 Standard Table.
- b) The nearest available water main (12-inch) is located in the Hubbard rights-of-way adjacent to the project.
- c) Water supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
 - 1) City Code (6-4-2X) requires connection to the City water system for all potable water needs.
 - 2) For any connected load, it is recommended this application be conditioned to conform to the water master plan. Specifically, a 12-inch water main that is existing in Hubbard Street fronting the project.
 - 3) 8-inch water mains should be installed by developer in internal subdivision streets.
 - 4) At least an 8-inch water main should be stubbed by developer to the property line on east of this project.
- d) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- e) For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager 287-1726.
- f) Please verify there is adequate separation between potable water service lines and all non-potable water lines (storm drains, gravity irrigation, sewer services, etc.).

3. Pressure Irrigation

- a) The applicant's property is not connected to the City pressure irrigation system. The nearest pressure main (10-inch) is located in Hubbard Road adjacent to this project.
- b) 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.
- c) Irrigation supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
 - 1. 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.

2. 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 10-inch trunk lines in Hubbard frontages where they don't presently exist. Having an existing 10" already constructed on the north side of Hubbard by Timbermist this developer could size that frontage line so that it can adequately serve this project.
 3. 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.
 4. It is recommended that conformity with approved City PI standards is required, including the providing of adequately sized internal loop lines.
- d) For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager 287-1726.

4. Grading, Gravity Irrigation, Drainage

- a) Runoff from public right-of-way is regulated by ACHD, 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 of disposal at locations different than provided historically, approval of the operating entity is required. The City of Kuna relies on the ACHD Storm water 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 with 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.

5. General

At the time of, or prior to development:

- a) Plan approvals and license agreements from any affected irrigation District will be required.
- b) 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.
- c) Verify that existing and proposed elevations match sufficiently at property boundaries to not impose a slope burden on adjacent properties.
- d) State the vertical datum used for elevations on all plans.
- e) Provide engineering certification on all final engineering drawings.

6. Inspection Fees

An inspection fee will be required for any **public** water, sewer and irrigation construction work 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 pressure irrigation pipe and payment is due and payable prior to City's scheduling of a pre-construction conference.

7. Right-of-Way

Sufficient full and half right-of-way on section and quarter lines for arterial and collector streets shall be provided and developed pursuant to City, and ACHD standards. In this instance, the site fronts on portions of Hubbard, which is considered a classified street. The recommendations of the City are as follows:

- a) The right-of-way for local public streets is recommended to match the city's adopted typology standard for "local residential" of 51' instead of 50' for all internal streets.
- b) The right-of-way for classified streets is recommended to comply with the City Standard or the ACHD standard, whichever is greater, with City standards as follows (KCC 6-3-4):
W. Hubbard Road (Section Line) – 48.5 feet half width minimum
- c) 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 recommends the following:
 - a. 10-foot minimum subdivision boundary easement – 5' on phase lines if no public utilities or irrigation lines are within said easement;
 - b. 10-foot minimum street frontage easement for public utilities and irrigation;
 - c. 10-foot back lot line easement as required in code for irrigation only unless otherwise needed;
 - d. 5-foot side lot line easement as required in code for irrigation only unless otherwise needed;
- e) It is recommended approaches onto section line streets comply with ACHD approach policies and generally are as far as practical from adjacent intersections.
- f) Curb and Gutter – City Code (6-4-2C) requires the installation of curb and gutter: vertical curb on classified streets (Hubbard) and either rolled or vertical elsewhere. The documents submitted with the application show an intent to construct curb and gutter as required. The City recommends compliance with City Code.
- g) Street Drainage – The application includes some facilities for handling storm drainage from local streets. The documents submitted with the application show an intent to construct storm drainage facilities as required. The City recommends compliance with ACHD policies.
- h) Sidewalk - City Code (6-4-2Q) requires the installation of sidewalk on all local streets and the highway. The documents submitted with the application show an intent to construct sidewalk as required. The City recommends compliance with City Code.
- i) Entrances/Approaches – The application proposes entrances from S. Saratov Avenue onto W. Hubbard Road. The City concurs with the entrances proposed.

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 as a condition of final platting.

9. Property Description

- a) A metes and bounds description prepared by a licensed surveyor has been provided by the applicant.

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 Manager



Project/File: Saranda/ KPP17-0010/ 17-09-S/17-07-AN/17-06-DR
This is an annexation, rezone, design review, and subdivision application consisting of 18 single family lots on 5 acres, located west of Kay Avenue on the south side of Hubbard Road.

Lead Agency: City of Kuna

Site address: 1105 W. Hubbard Road

Staff Approval: September 21, 2017

Applicant: Jane Suggs
WH Pacific
2141 W. Airport Way, Ste. 104
Boise, ID 83705

Staff Contact: Dawn Battles
Phone: 387-6218
E-mail: dbattles@achdidaho.org



A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of an annexation, rezone, design review, and subdivision application for Saranda Subdivision. The proposed residential development consists of 18 single family lots with 4 common lots on 5 acres, located west of Kay Avenue on the south side of Hubbard Road. The property is proposed to be rezoned from RR to R-6, and is consistent with the City of Kuna's comprehensive plan.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Medium Density Residential & Rural Residential	R-4 & RR
South	Rural Residential	RR
East	Rural Residential	RR
West	Rural Residential	RR

3. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

- Ardell Estates, a 261 single family lot development is in various phases of development, located southwest of the site was approved by ACHD in August 2015.
- Timbermist Subdivision, a 211-lot residential development, located north of the site, and was approved by ACHD June 2014.
- Patagonia Subdivision, a 470-lot residential development, located east of the site, was approved by ACHD October 2014.



- Greyhawk Subdivision, a 335-lot residential development, located east of the site is in various phases of development and was approved by ACHD September 2006.
 - Arbor Ridge, a mixed use development is in various phases of development, located west of the site was approved by ACHD in September 2002.
- 4. Transit:** Transit services are not available to serve this site.
 - 5. New Center Lane Miles:** The proposed development includes 0.15 centerline miles of new public roadway.
 - 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):**
 - The intersection of Linder Road and Deer Flat Road is scheduled in the IFYWP to be widened to 5-lanes on the north leg, 4-lanes on the south, 5-lanes east, and 5-lanes on the west leg, and reconstructed/signalized in 2020.
 - The intersection of Hubbard Road and State Highway 69 (Meridian Road) is listed in the CIP to be widened to 6-lanes on the north leg, 5-lanes on the south, 4-lanes east, and 3-lanes on the west leg, and signalized between 2031 and 2035.
 - The intersection of Hubbard Road and Ten Mile is listed in the CIP to be widened to 2-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg, and constructed as a single lane roundabout between 2031 and 2035.

B. Traffic Findings for Consideration

- 1. Trip Generation:** This development is estimated to generate 162 additional vehicle trips per day (10 existing); 17 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.
- 2. Condition of Area Roadways**
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
**State Highway 69/Meridian Road	0-feet	Principal Arterial	1,359	N/A	N/A
Hubbard Road	542-feet	Minor Arterial	267	Better than "E"	Better than "E"
Linder Road	0-feet	Minor Arterial	403	Better than "E"	Better than "E"
Deer Flat Road	0-feet	Minor Arterial	627	Better than "E"	Better than "E"

- * 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)

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

- 3. Average Daily Traffic Count (VDT)**
Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for SH 69 (Meridian Road) south of Columbia was 21,456 on March 23, 2017.
- The average daily traffic count for Hubbard Road east of Linder Road was 3,076 on January 19, 2016.
- The average daily traffic count for Linder Road north of Deer Flat Road was 7,053 on March 22, 2017.
- The average daily traffic count for Deer Flat Road west of SH 69 (Meridian Road) was 8,918 on July 27, 2016.

C. Findings for Consideration

1. Hubbard Road

- a. **Existing Conditions:** Hubbard Road is improved with 2-travel lanes, 20-feet to 33-feet of pavement, 11-foot gravel shoulder and no curb, gutter or sidewalk abutting the site. There is between 50 to 70-feet of right-of-way for Hubbard Road (22-feet to from centerline).

There is an existing unpaved 13-foot wide driveway located approximately 466-feet west of Russell Lane (measured centerline-to-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 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).

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

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 Hubbard Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 74-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to construct a 5-foot wide detached sidewalk along Hubbard Road abutting the site.

The applicant is proposing to close the existing unpaved 13-foot wide driveway with 5-foot wide detached concrete sidewalk.

- d. **Staff Comments/Recommendations:** Hubbard Road is designated as a future 3-lane arterial roadway. Therefore, the applicant should be required to dedicate additional right-of-way to total 37-feet from centerline on Hubbard Road abutting the site.

Consistent with ACHD's Frontage Improvement policy, the applicant should be required to widen the pavement on Hubbard Road to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder abutting the site.

The applicant's proposal to construct a 5-foot wide detached sidewalk on Hubbard Road abutting the site should be approved, as proposed. The applicant should locate the sidewalk a minimum 30-foot from centerline to face of sidewalk and provide a permanent right-of-way easement for any public sidewalk constructed outside of the dedicated right-of-way.

The applicant's proposal to close the existing unpaved 13-foot wide driveway on Hubbard Road with 5-foot wide sidewalk should be approved, as proposed.

2. Internal Streets

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

- b. **Policy:**

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

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

Standard Urban Local Street—36-foot to 33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This

street section shall include curb, gutter, and minimum 5-foot concrete sidewalks on both sides and shall typically be within 50-feet of right-of-way.

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

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.

- c. **Applicant's Proposal:** The applicant is proposing to construct the internal streets as 36-foot street sections with curb, gutter and 5-foot wide sidewalk within 50-feet of right-of-way.

The applicant is proposing to construct one cul-de-sac located approximately 240-feet from Hubbard Road (measured centerline-to-centerline).

The applicant is proposing to construct a knuckle at the intersection of Saratov Way and Rhonda Street.

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

The applicant should construct the cul-de-sac with a minimum turning radius of 45-feet.

3. Roadway Offsets

- a. **Existing Conditions:** There are no roadway offsets within the site.
b. **Policy:**

Local Street Intersection Spacing on Principal 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 1,320-feet as measured from all other existing roadways as identified in Table 1b (7205.4.7).

- c. **Applicant's Proposal:** The applicant is proposing to construct a new local roadway, Saratov Way, located 1080-feet west of Kay Avenue, to intersect Hubbard Road from the site, in alignment with Saratov Avenue to the north.
- d. **Staff Comments/Recommendations:** The applicant's proposal does not meet District offset policy because the new local street does not meet the minimum offset standard from Kay Avenue. The site does not have access to a lesser classified street and there is not enough frontage to meet the minimum offset requirement. Therefore, staff recommends a modification of policy to allow Saratov Way to be located as proposed because it is in alignment with Saratov Avenue to the north. This is a 33-percent modification to the dimensional standard and is approved at the Manager's discretion.

4. **Stub Streets**

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

In addition, stub streets must meet the following conditions:

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

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

- c. **Applicant Proposal:** The applicant is proposing to construct a stub street, Rhonda Street, to the east property line.
- d. **Staff Comments/Recommendations:** The applicant's proposal to construct a stub street, Rhonda Street, to the east property line meets District policy and should be approved as proposed. The applicant should be required to install a sign at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." A temporary turnaround is not required at the east property line because the applicant is constructing a knuckle at the Saratov/Rhonda Street intersection.

5. **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.

6. 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.

7. Other Access

Hubbard Road is classified as a minor arterial roadway. Other than the access specifically approved with this application, direct lot access is prohibited to this roadway and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Dedicate additional right-of-way to total 37-feet from centerline on Hubbard Road abutting the site.
2. Widen the pavement on Hubbard Road to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder abutting the site.
3. Construct a 5-foot wide detached sidewalk along Hubbard Road abutting the site. Locate the sidewalk a minimum 30-feet from centerline to face of sidewalk and provide a permanent right-of-way easement for any public sidewalk constructed outside of the dedicated right-of-way.
4. Close the existing 13-foot wide driveway on Hubbard Road with 5-foot wide detached concrete sidewalk.
5. Construct the internal streets as 36-foot street sections with curb, gutter and 5-foot wide sidewalk within 50-feet of right-of-way.
6. Construct the cul-de-sac located 240-feet from Hubbard Road with a minimum turning radius of 45-feet.
7. Construct a knuckle at the intersection of Saratov Way and Rhonda Street.
8. Construct a new local roadway, Saratov Way, to intersect Hubbard Road from the site, in alignment with Saratov Avenue to the north.
9. Construct a stub street to the east property line as proposed. Install signage at the terminus of Rhonda Street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
10. Payment of impact fees is due prior to issuance of a building permit.
11. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

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

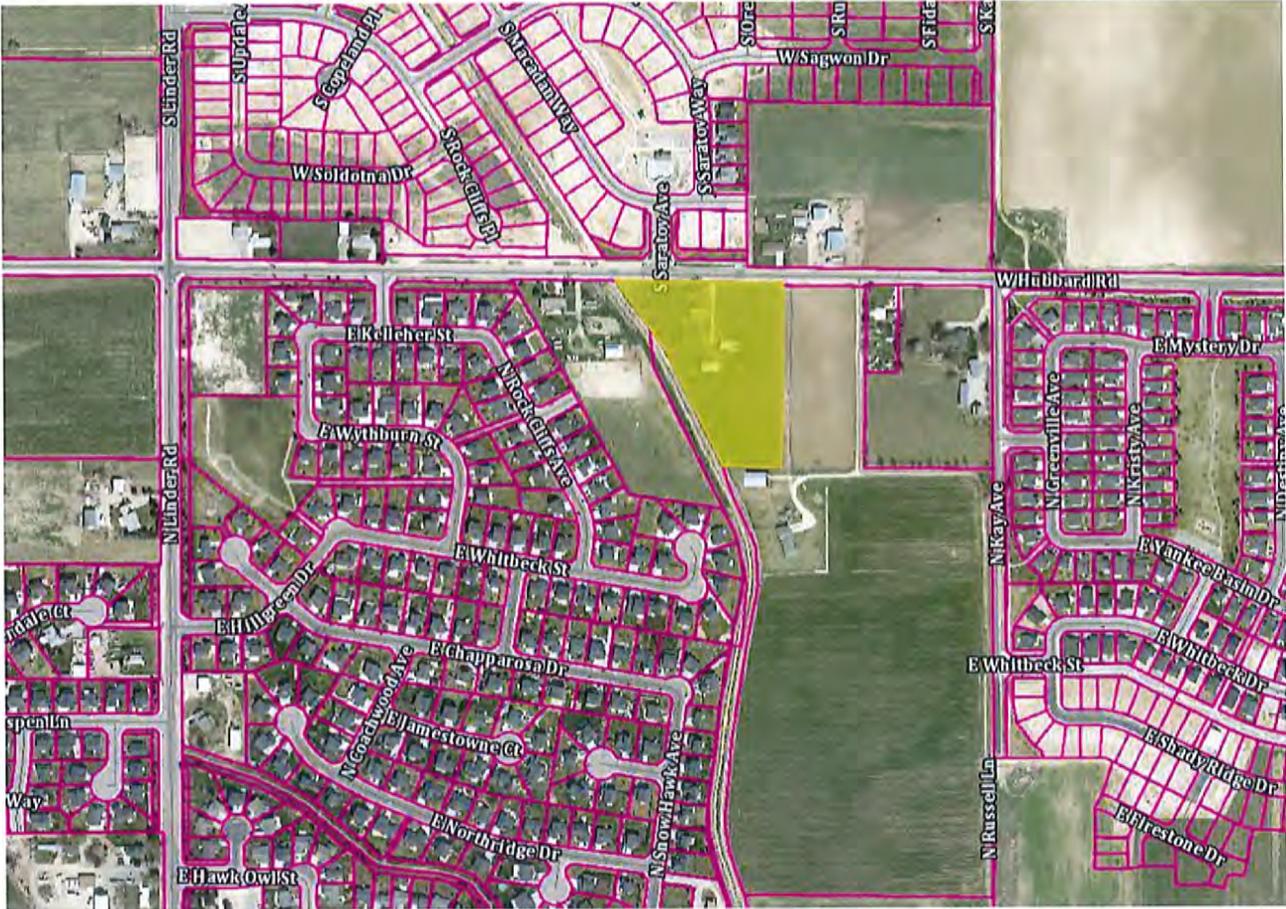
F. Conclusions of Law

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

G. Attachments

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

VICINITY MAP



Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

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

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

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

Development Process Checklist

Items Completed to Date:

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

Items to be completed by Applicant:

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

DID YOU REMEMBER:

Construction (Non-Subdivisions)

Driveway or Property Approach(s)

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

Working in the ACHD Right-of-Way

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

Construction (Subdivisions)

Sediment & Erosion Submittal

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

Idaho Power Company

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

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

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

MORINO RICHARD E
MORINO KRISTI
855 W HUBBARD RD
MERIDIAN, ID 83642-0000

HORTON ROBERT P
935 W HUBBARD RD
MERIDIAN, ID 83642-7115

VIPER INVESTMENTS LLC
1977 E OVERLAND RD
MERIDIAN, ID 83642-0000

PAYNE JUDITH E
1285 W HUBBARD RD
MERIDIAN, ID 83642-0000

JAGARD DENNIS S
2693 N LORTON PL
KUNA, ID 83634-0000

POWELL INVESTMENTS LLC
690 W RIODOSA DR
MERIDIAN, ID 83642-0000

MCCUE JAMES W
MCCUE LISA A
8876 S PINOVA AVE
KUNA, ID 83634-0000

LEE LIN TAT CHARLES
LEE PEI FANG
2852 N ROCK CLIFFS AVE
KUNA, ID 83634-0000

COTTERELL JOSEPH W
COTTERELL ALICIA M
2838 N ROCK CLIFFS AVE
KUNA, ID 83634-0000

DOWNS JON
DOWNS HOLLI
2694 N ROCK CLIFFS AVE
KUNA, ID 83634-0000

TIMBERMIST HOA INC
3103 W SHERYL DR STE 100
MERIDIAN, ID 83642-0000

TOLL ID I LLC
250 GIBRALTAR RD
HORSHAM, PA 19044-0000

SCHULTSMEIER PROPERTIES LLC
8393 SOUTHSIDE BLVD
NAMPA, ID 83686-0000

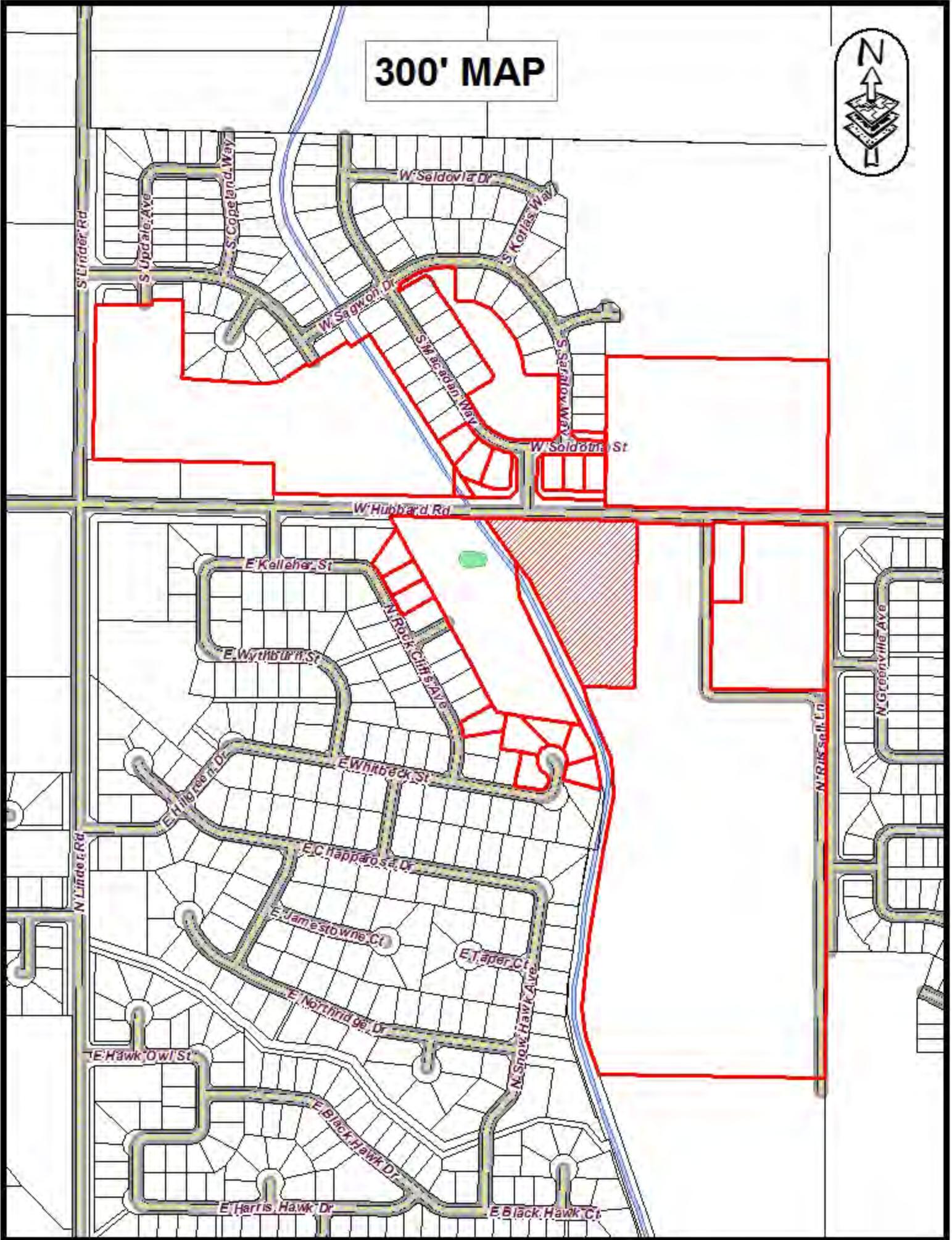
CONNER STACY D
492 E WHITEBECK ST
KUNA, ID 83634-0000

ADAMS CLINTON L
ADAMS SYNDEE L
2698 N LORTON PL
KUNA, ID 83634-0000

WATERS BRADFORD A
197 W HUBBARD RD
KUNA, ID 83634-0000

VARGAS AL & NANCY TRUST
VARGAS ALFRED TRUSTEE
2874 N ROCK CLIFFS AVE
KUNA, ID 83634-0000

300' MAP





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: The City of Kuna **Planning and Zoning Commission** is scheduled to hold a public hearing on **October 10, 2017 beginning at 6:00 pm** concerning the following application(s):

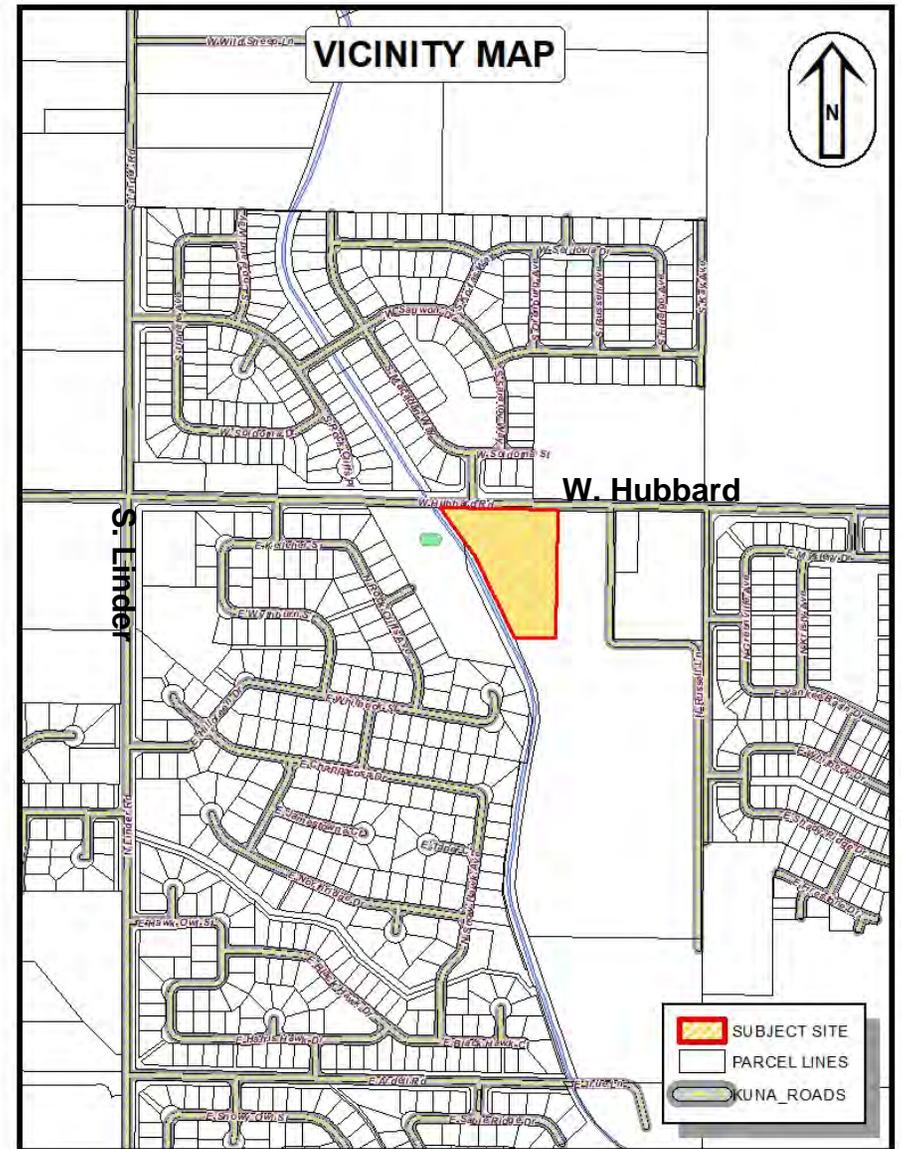
A request from Jane Suggs (WH Pacific) representing Challenger Development, LLC to annex an approximately 5.01-acre parcel into Kuna City limits with an R-6 zone, and subdivide the parcel into 18 single family, and four (4) common lots; to create the *Saranda* residential subdivision.

The site is located on **W. Hubbard Road** approximately **700 feet west of Kay Avenue**, and is currently addressed as **1105 W. Hubbard Road, Kuna, ID 83634**. APN #S1313212480 in Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho (refer to adjacent map).

The hearing will be held in the Council Chambers at Kuna 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 Department at (208) 922-5274.

You are invited to provide oral or written comments to the Commission at the hearing. Please note that all public comments made during the hearing will be restricted to three (3) minutes per person. Prior to the hearing, written comments may be submitted to the appropriate govern body at least seven (7) days prior to the hearing. These comments will be forwarded to the Commission.



MAILED 09/12/2017

In all correspondence concerning this case, please refer to the following case number(s): **17-09-S (Subdivision); 17-07-AN (Annexation); 17-06-DR (Design Review); Saranda Subdivision**

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

Be on time . . .

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

Speak to the point . . .

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

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

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

**Suggestions For
Testifying at the
Public Hearing:**

Be informed . . .

NOTICE

LEGAL NOTICE

**File #'s 17-09-S
(Subdivision); 17-07-AN
(Annexation); 17-06-DR
(Design Review): Saranda
Subdivision**

NOTICE IS HEREBY GIVEN; the Kuna Planning & Zoning Commission will hold a public hearing, Tuesday, October 10, 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 Jane Suggs (WH Pacific) representing Challenger Development, LLC to annex an approximately 5.01-acre parcel into Kuna City limits with an R-6 zone, and subdivide the parcel into 18 single family, and four (4) common lots; to create the Saranda residential subdivision. The site is located on W. Hubbard Road approximately 700 feet west of Kay Avenue, and is currently addressed as 1105 W. Hubbard Road, Kuna, ID 83634. APN #S1313212480 in Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho

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

The public is invited to present written and/or oral

comments. Any written testimony must be received by close of business October 4th, 2017, or it may not be considered. Please mail to P.O. Box 13 Kuna, ID 83634, or drop off at City Hall 751 W. 4th Street, Kuna, ID.

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

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

Kuna Planning & Zoning
Department

September 13, 2017

1668814



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 (Saranda Subdivision) was posted as required per Kuna City Ordinance 5-1-5B. Sign posted (Thursday, September 28, 2017).

DATED this 29th day of September, 2017.

Signature,

Jane Suggs
Owner/Developer

STATE OF IDAHO)
County of Ada) : ss

On this 29th day of September, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared before me (Owner, Developer). Jane Suggs

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

Cara Duskey
Notary Public
Residing at Kuna, Id
Commission Expires 3/17/17



CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission

THE CITY OF KUNA will hold a public hearing on Oct. 10, 2017
at 6:00 PM at Kuna City Hall - 751 W. 4th St. Kuna, Id 83634

PURPOSE: Annexation and Zoning - Zone R-6,
Saranda Subdivision Preliminary Plat, 5.01 acres,
18 lots, single family homes.

PROPERTY LOCATION: South side of Hubbard Road
between Meridian Road and Linder Road.

APPLICATION BY: WHPacific, Inc.

CONTACT: Troy Behunin, 922-5274 tbehunin@kunaid.gov
with any questions.

09.28.2017 19:03

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission

THE CITY OF KUNA will hold a public hearing on Oct. 10, 2017
at 6:00 PM at Kuna City Hall - 751 W. 4th St. Kuna, Id 83634

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APPLICATION BY: WHPacific, Inc.

CONTACT: Troy Behunin, 922-5274 tbehunin@kunaid.gov
with any questions.

09.28.2017 19:03

From: [Trevor Kesner](#)
To: "Brad Waters"
Cc: "Jane Suggs"; [Wendy Howell](#)
Subject: RE: Saranda Subdivision 1105 W. Hubbard Rd
Date: Tuesday, October 3, 2017 1:41:00 PM
Attachments: [LS_color_rendering.pdf](#)
[DSCF0656.jpg](#)

Greetings Mr. Waters:

I wanted to let you know that Planning & Zoning staff have received your email, and we will include this correspondence in the Commissioners' packet for next Tuesday's hearing.

I appreciate you taking the time to respond to the mailed notification.

I have attached a copy of the Landscaping Plan that was submitted by the applicant. You will be pleased to know that a 6-foot vinyl fence is proposed to be installed along the perimeter of the Saranda development as it abuts your property.

In fact, the City requires developers to install permanent fencing along the outer perimeter of all new subdivisions (with the exception of those portions that feature common space or a park area that is accessible from the street).

If you have any other questions about the Saranda development, please feel free to contact me anytime.

Best regards,

Trevor Kesner, MCRP

Planner II

KUNA PLANNING & ZONING DEPT.

(208) 387-7731

tkesner@kunaid.gov



City of Kuna

751 W. 4th Street

Kuna, ID 83634

CONFIDENTIALITY NOTICE

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

From: Brad Waters [mailto:bwaters121314@gmail.com]

Sent: Tuesday, October 3, 2017 12:21 PM

To: Trevor Kesner <tkesner@kunaid.gov>

Subject: Saranda Subdivision 1105 W. Hubbard Rd

To: Planning and Zoning members/commission

The Saranda Subdivision borders my property to the North and West. I'm requesting that the Developer install a six feet vinyl fence on that North and West border adjoining my property.

I made the mistake of not request this on the Chapparosa development several years back and life outside has been like being in a fish bowl every since. Thank you Brad Waters 197 W. Hubbard Rd Kuna ID. 83634



Virus-free. www.avast.com

Zoning
10, 2017

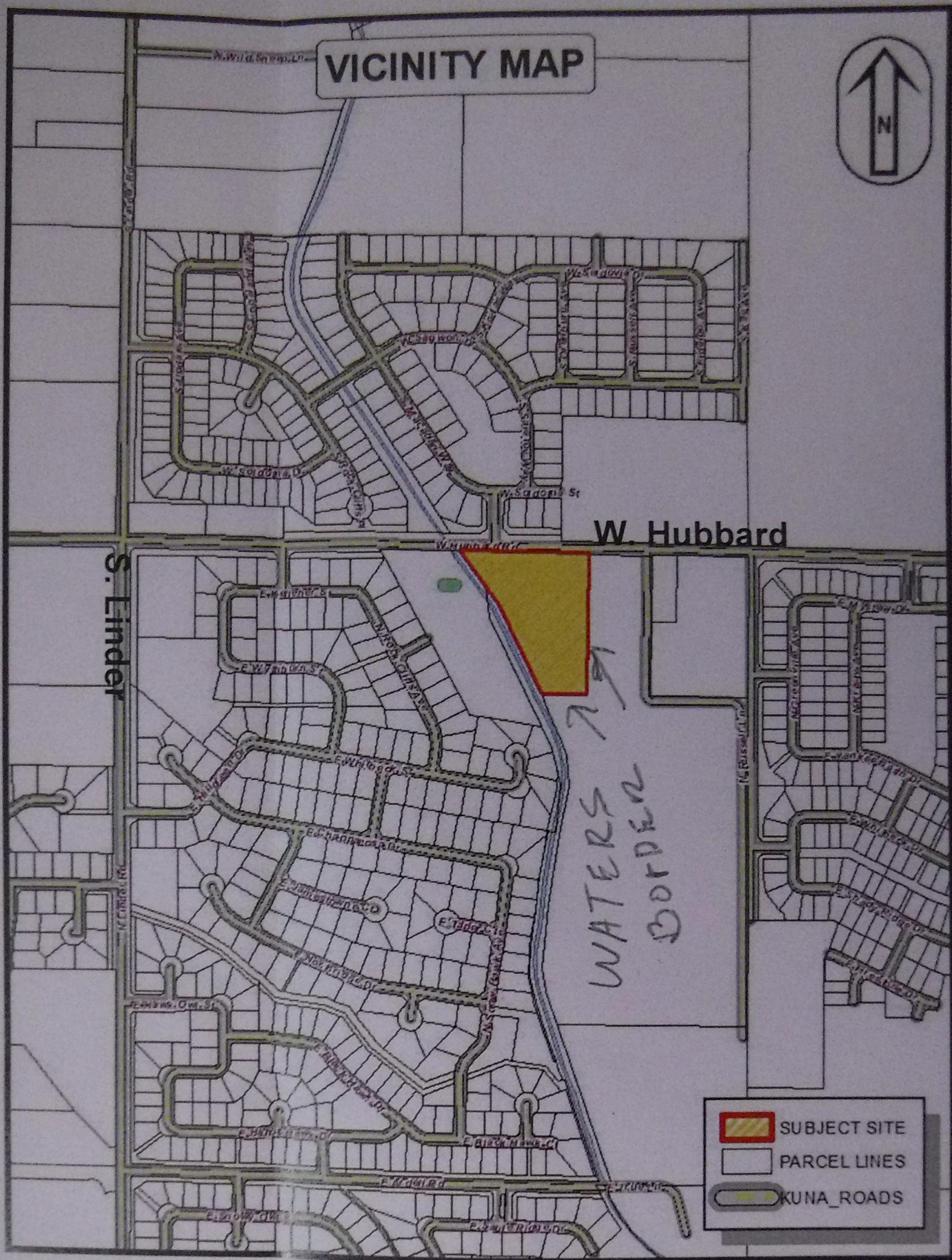
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MAILED 09/12/2017

In all correspondence concerning this case, please refer to the following case number(s): 17-09-S (Subdivision); 17-07-AN (Annexation); 17-06-DR (Design Review): Saranda Subdivision



City of Kuna

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

Planning & Zoning Commission Staff Report

To: Planning and Zoning Commission

Case Number(s): 17-05-AN (Annex), 17-01-CPF (Combination PP & FP)
Pierson Subdivision Annex

Location: South East Corner (SEC) of Black Cat Rd. & Amity Rd. Meridian, Idaho 83642

Planner: Troy Behunin, Planner III

Hearing Date: October 10, 2017

Owner: **Clair Bowman**
4400 W. Legacy Lane
Meridian, ID 83642
208.484.4414
cq@safelink.net
cmbavalon@safelink.net

Representative: **B & A Engineers**
Joe Canning
5505 W. Franklin Rd.
Boise, ID 83705
208.343.3381
jdcanning@baengineers.com



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| C. Site History | J. Proposed Conclusions of Law by the Commission |
| D. General Project Facts | K. Proposed Findings of Fact |
| E. Staff Analysis | L. Proposed Decision by the Commission |
| F. Applicable Standards | |
| G. Procedural Background | |

A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that annexation and combination preliminary and final plat applications are each designated as *public hearings*, with the Planning and Zoning Commission as the recommending body, and City Council as the decision-making body. These land use applications were given proper public notice and have followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).

a. Notifications

- i. Neighborhood Meeting July 19, 2017 (two persons attended)
- ii. Agencies August 15, 2017

- iii. 350' Property Owners
- iv. Kuna, Melba Newspaper
- v. Site Posted

September 29, 2017
September 20, 2017
September 28, 2017

B. Applicant Request:

1. Applicant requests to annex approximately 4.28 acres into Kuna City with an R-2 (Low Density Residential), residential zone, and to subdivide the property into two single family residential lots through a combined preliminary and final plat process, and have reserved the name Pierson Subdivision with the County. This is a request for re-subdivision of Lot 2 and part of Lot 3, Block 1, of Dreamcatcher Subdivision. The site is located at the south east corner (SEC) of Black Cat & Amity Roads, site address is 4400 W Legacy Lane, Meridian, Idaho, In Section 34, T 3 N, R 1 W, APN #: R1928150010.

2. **Site Location Map:**



©COPYRIGHTED

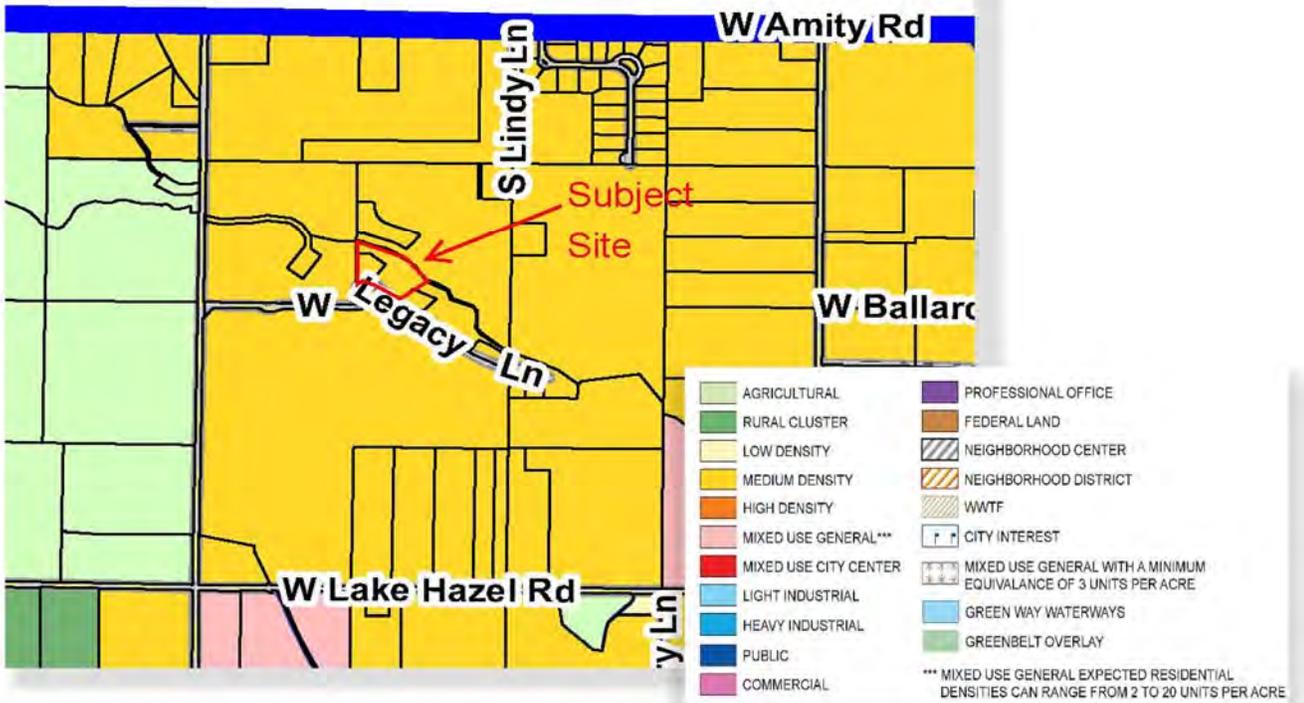
- C. History:** The approximately 4.28 acre subject site is currently in the Dreamcatcher Subdivision, within Ada County, however, it is contiguous to Kuna City limits on the north line of the lots and has been a residential subdivision since 2000.

D. General Projects Facts:

1. **Comprehensive Plan Designation:** The City of Kuna's Future Land Use Map identifies the subject site as Low Density Residential (2 – 4 Units per acre). Staff views this land use request to be consistent with the approved Future Land Use Map.

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

See Map Below:



The Kuna Comprehensive Plan Future Land Use Map shown below in conjunction with the map legend indicates that the subject site is designated as Medium Density Residential. The applicant's request is under the suggested density, therefore, staff views this request to be consistent with the Future Land Use Map designation.

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

The Kuna Recreation and Master Pathways Plan map identifies a future trail adjacent to the Kuna Canal waterway as it flows on the north side the subject site. The adjacent developer (north) has proposed and submitted plans to accommodate this trail designation along the Kuna Canal.



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

North	R-4	Medium Density Residential – City of Kuna
South	RUT	Rural Urban Transitional – Ada County
East	RUT	Rural Residential – Ada County, & R-4 Med Den Res. – City of Kuna
West	RUT	Rural Urban Transitional – Ada County

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

- Approx. 4.28 acres total
- RUT (Rural Urban Transition) – Ada County
- Parcel # R1928150022

6. **Services:**

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

7. **Existing Structures, Vegetation and Natural Features:** Currently there is a house on the subject site and no structures on the proposed lot. This site slopes slightly to the south, away from Mason Creek, but is otherwise generally flat. Mason Creek flows east to west on the north side of the subject parcel. On-site vegetation consists of vegetation typically associated with a residential lot.

8. **Transportation / Connectivity:** The applicant proposes access from the platted and recorded private lane access from Black Cat Road known as Legacy Lane and will be included with the HOA maintenance program for its upkeep and repairs.

9. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

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

- Ada County Highway District (ACHD) – Exhibit B-1
- Boise Project Board of Control – Exhibit B-2
- Central District Health Department (CDHD) – Exhibit B-3
- Department of Environmental Quality – Exhibit B-4
- Idaho Transportation Department (ITD) – Exhibit B-5

E. **Staff Analysis:**

Applicant requests approval to annex approximately 4.28 total acres (currently zoned Rural Urban Transition (RUT) in Ada County), into Kuna City limits with an R-2 (Low Density Residential) zone; and to subdivide the subject property, creating a two lot, single family subdivision, known as Pierson Subdivision. This request includes a re-subdivision of Lot 2, and part of Lot 3, Block 1 in the Dreamcatcher Subdivision. Applicant also proposes to provide access to these newly created lots by way of Legacy Lane which is a private lane that touches Black Cat Road, a public road.

The site is eligible for annexation, as it touches current City limits on the north side of the project. The applicant seeks an R-2 (Low Density Residential) zone for the subdivision in connection with this annexation request. Applicant is also proposing the creation of two single family lots and will be known as the Pierson Subdivision.

Applicant shall provide a perpetual plan/agreement to be recorded with the County (HOA agreement), for the maintenance, upkeep and continuous care for the private Legacy Lane. If applicant can demonstrate permanent and continuous maintenance and care, staff has no concerns with the private lane.

This site is in the Nitrate Priority Area and should only be granted the ability to install a new septic system based on the criteria established in Kuna Code. It has been determined that this property does have extraordinary constraints (distance to existing facilities and Mason Creek feeder on the north), preventing connection to public services immediately. Therefore, staff recommends that in the future if/when the lands south of this site develop, bringing public services nearer, that each of these proposed lots connect to public services from Kuna City. Staff recommends that in the event a subdivision to the south is developed, or services become available that the existing home on proposed lot 1 be conditioned to connect to Kuna City services at time of failure, or at the property owners choice, ahead of a failure of sewer or domestic water, at lot owners expense, in accordance with Kuna City Code. It is anticipated that proposed lot 2 of Pierson Sub will build a home before the lands south develop. Therefore, staff recommends that the newly created vacant lot be conditioned to run dry lines for water, sewer and pressure irrigation (PI), from house to the northern edge of Legacy Lane, in anticipation of a future connection so that if/when a critical system fails and there is a developed subdivision south of this site or services become available, it will connect at lot owners expense, in accordance with Kuna City Code.

Staff has determined these applications comply with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards Case No.'s 17-05-AN and 17-01-CPF, to the Commission with the recommended conditions of approval.

F. Applicable Standards:

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

G. Procedural Background:

The Commission held a Public Hearing on October 10, 2017, to consider Cases No.'s 17-05-AN and 17-01-CPF, including the submitted application documents, agency comments, staffs report, application exhibits and public testimony presented at the hearing.

H. Factual Summary:

This site is located at the south east corner (SEC) of Black Cat and Amity Roads. Applicant proposes to annex approximately 4.28 acres into the City of Kuna with an R-2 (Low Density Residential) zone. Applicant has submitted a combination preliminary and final plat to re-subdivide lot 2 and part of lot 3, block 1, within the Dreamcatcher Subdivision.

I. Proposed Comprehensive Plan Analysis:

The comprehensive plan is a living document, intended for use as a guide to governmental bodies. The plan is not law that must be strictly adhered to in the most stringent sense; it is to be used by public officials to assist their decision making for the City. The Kuna Planning and Zoning Commission accepts the Comprehensive Plan components as described:

Goals, Policies and Objectives from the Kuna Comprehensive Plan:

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

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

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

Economic Development Goals and Objectives - Section 5 - Summary:

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

Comment: The proposed application complies with the comprehensive plan by providing a mix of lot sizes to meet this goal.

Land Use Goals and Objectives - Section 6 - Summary:

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

Comment: The project complies with the land use plan as adopted by the City by incorporating the following; varied housing densities and types and promotes desirable, cohesive community character and a quality neighborhood.

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

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

Comment: Kuna has adequate services for this development and the authority to annex the requested lands into the City. In the future when available, this application will expand the City's sanitary sewer system, potable water and add to the pressure irrigation service lines in an orderly fashion.

Housing Goals and Objectives - Section 12 - Summary:

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

Comment: Applicant has proposed two single family lots which will contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development will create a pleasant neighborhood environment.

J. Proposed Commissions Conclusions of Law:

Based on the evidence contained in Case No's 17-05-AN and 17-01-CPF, the Kuna Planning and Zoning Commission finds Case No's 17-05-AN and 17-01-CPF do/ do not comply with Kuna City Code, the goals of the Kuna Comprehensive Plan, as proposed or conditioned.

1. This request appears / doesn't appear to be consistent and / or in compliance with Kuna City Code (KCC).
Comment: *The proposed project meets the land use and area standards in Chapter 3, Title 5 of KCC. Staff also finds that the proposed project meets all applicable requirements of Title 6 of KCC.*
2. The site is / is not physically suitable for a subdivision.
Comment: *The 4.28 acre subdivision is large enough to include a mix of lot sizes.*
3. The annexation and subdivision uses are / are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
Comment: *The land to be annexed is not used as wildlife habitat. Staff is not aware of any environmental damage or loss of habitat associated with the proposed development.*
4. The annexation and subdivision application is / is not likely to cause adverse public health problems.
Comment: *The annexation of the property requires a zoning designation per Kuna Code 5-13-9. The low density zone requires connection (at time of availability) to public sewer and water, therefore eliminating the occurrence of adverse public health problems. Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.*
5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
Comment: *The annexation, and design of the subdivision did consider the location of the property adjacent to Mason Creek Feeder, classified roadways (Black Cat & Amity Road) and the system. The subject property cannot be connected to the City's public sewer, water and pressure irrigation facilities at this time due to unreasonable constraints. The adjacent uses are complimentary uses (Kuna) as proposed 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 residential purposes.
Comment: *Correspondence from ACHD and Kuna Public Works confirms that the proposed streets and utility services are suitable and adequate for this residential project. ACHD confirms that the existing streets within and adjacent to the re-subdivision are adequate for the proposed development.*

K. Proposed Commission Findings of Fact:

Based upon the record in 17-05-AN and 17-01-CPF, 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/conditional approval/denial* for Case No's 17-05-AN and 17-01-CPF, a request for annexation and combination preliminary and final plat to Council 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 and/or the Landscape Code in title 5.

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 17-05-AN and 17-01-CPF. The Commission voted to recommend approval / denial for Case No's 17-05-AN and 17-01-CPF.
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 October 10, 2017, with the Commission.

L. Proposed Decision by the Commission:

Note: 17-05-AN (Annexation) and 17-01-CPF (Combo Plat): *The proposed motion is to recommend approval, conditional approval, or denial for these requests to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.* Based on the facts outlined in staff's report and public testimony during the public hearing the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (*approval / conditional approval / denial*) for Case No's 17-05-AN and 17-01-CPF; annexation and a combo plat (*with or without*) the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.

All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District, and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.

2. Installation of utility service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.

3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. Submit a petition to the City (if necessary and confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID) prior to requesting final plat signature from the City Engineer.
5. The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and/or Council, or seek amending them through public hearing processes.
6. The applicant's proposed preliminary plat (dated 05/25/17) and final plat (dated 07/26/17) shall be considered binding site plans, or as modified and approved through the public hearing process.
7. In the event a subdivision to the south is developed, or services become available, the existing home on proposed lot 1 shall connect to Kuna City services at time of failure, or at the property owners' choice, ahead of a failure of sewer or domestic water, at lot owners' expense, in accordance with Kuna City Code.
8. Proposed Lot 2, at time of home construction, shall install dry lines for water, sewer and pressure irrigation (PI), from house to the northern edge of Legacy Lane, in anticipation of a future connection in the event that if/when a critical system fails and there is a developed subdivision south of this site, or services become available, proposed lot 2 will connect to Kuna's public services at lot owners expense, in accordance with Kuna City Code.
9. Applicant shall demonstrate permanent access, maintenance and care for Legacy Lane and the responsibilities of each proposed lot through language in a recorded HOA agreement (CC&R's).
10. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
11. Compliance with all local, state and federal laws is required.

DATED: This ____ day of _____, 2017.

VICINITY MAP



W Amity Rd

W Ridgeback Ln

S Lindy Ln

S Bittercreek Ave

Subject Site

W Legacy Ln

S Black Cat Rd

W Lake Hazel Rd

Ridenbaugh High Line Canal

S Mei

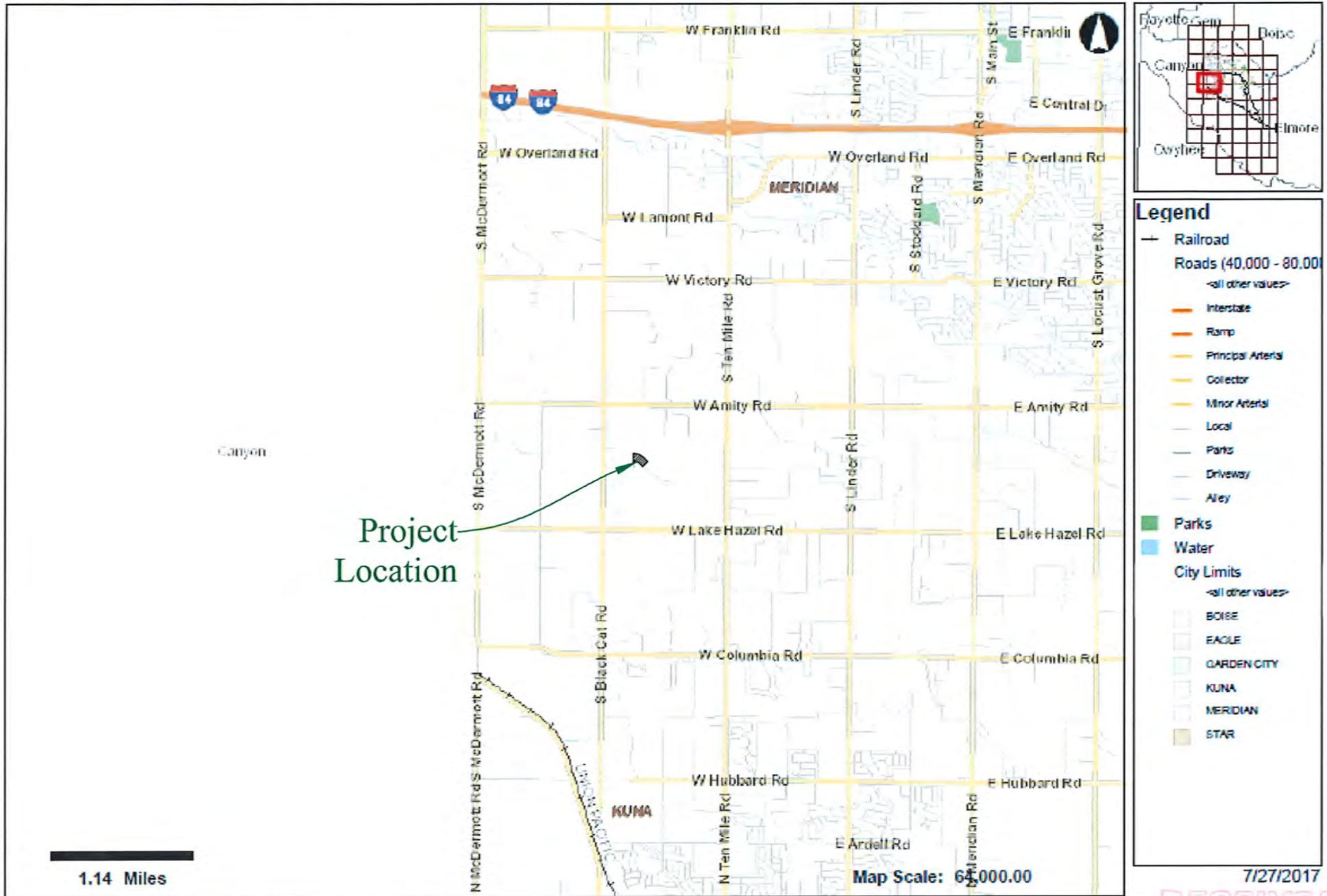
Legend

-  Ada County Full July '17
-  PARCEL LINES
-  ROADS
-  KUNA CITY LIMITS
-  WATER FEATURES

TB

Ada County Assessor

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

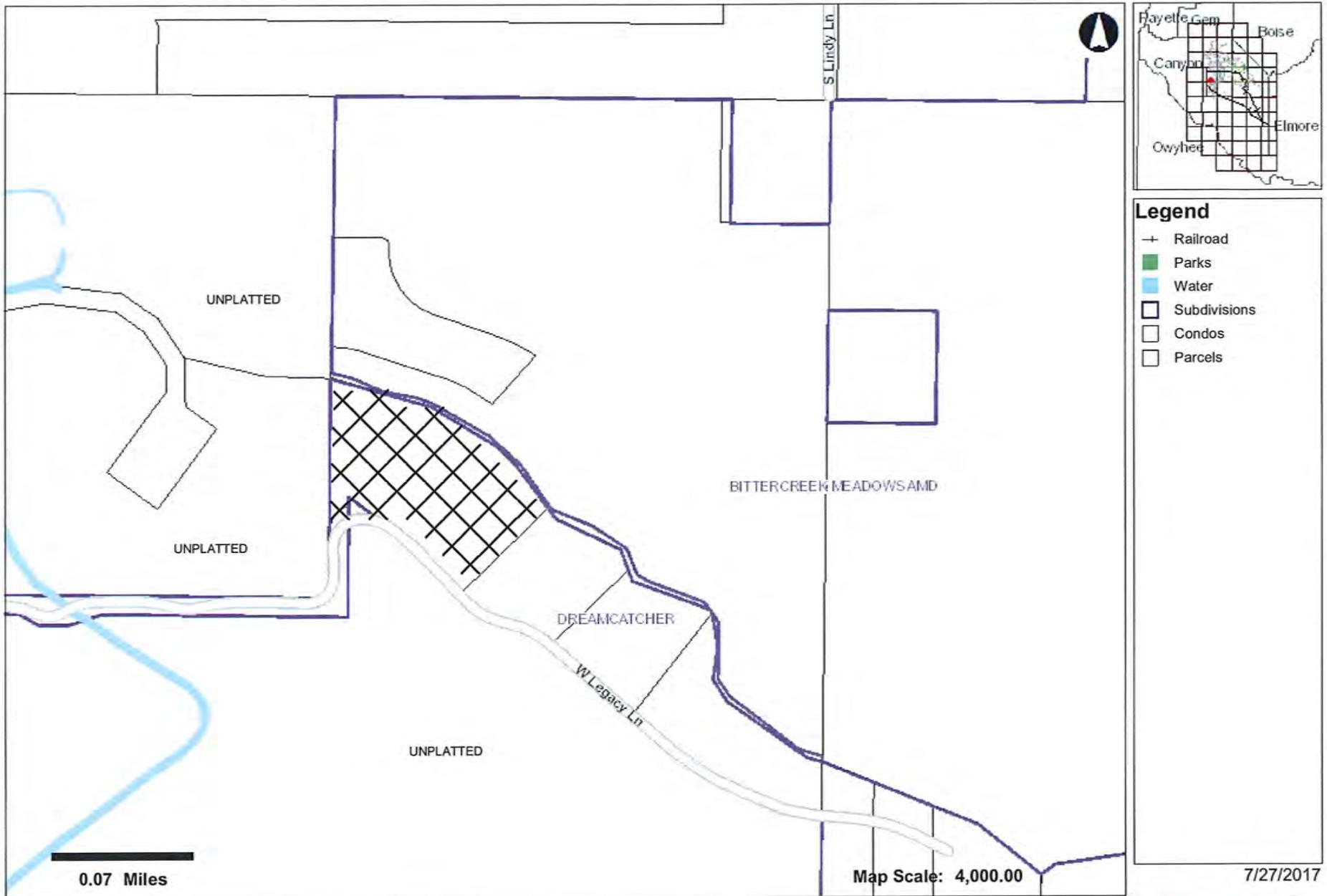


7/27/2017

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7.28.17

Ada County Assessor

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Legend

- + Railroad
- Parks
- Water
- Subdivisions
- Condos
- Parcels

7/27/2017

RECEIVED
7.28.17



B & A Engineers, Inc.

Consulting Engineers & Land Surveyors
5505 West Franklin Road. Boise, ID 83705
Telephone 208+343+3381 Facsimile 208+342+5792

28 July 2017

City of Kuna
751 West 4th Street
Kuna, Idaho 83634
Telephone: 208.922.5274

Subject: **Pierson Subdivision
Annexation, Preliminary Plat and Final Plat**

We are pleased to present this request for approval of an annexation into the city of Kuna and approval of a Preliminary Plat for Pierson Subdivision on behalf of the land owner, The Clair M. Bowman and Barbara L. Bowman Trust.

Site Information

The project is generally located on the east side of Black Cat Road on Legacy Lane between Lake Hazel and Amity roads. The address is 4400 West Legacy Lane.

The site consists of 4.28 acres of land, more or less. It is adjoining a recent annexation request of lands to the northeast of the site.

The property is currently one parcel of land. The Ada County Assessor lists the tax parcel number as:

R1928150010

The land is currently a rural single-family home.

General Site Features

The site is land that is bounded on the northeast by Mason Creek. The land gently slopes to Mason Creek.

The existing home on the site is located toward the west boundary of the subdivision. The four acres of land may be comfortably divided into two lots of approximately two acres each.

Existing Roads

The project is accessed from Legacy Lane – a private road that was constructed with the underlying development of DreamCatcher Subdivision in 2000. Legacy Lane is connected to Black Cat Road approximately 1,500 feet from the proposed project.

Black Cat Road is an arterial, but the project does not have any fee simple frontage on Black Cat. Frontage to Black Cat is via a common lot (Lot 1 of Block 1) of DreamCatcher Subdivision. Said common lot has 150 feet of frontage on Black Cat.

The two lots proposed in Pierson Subdivision will access the private road, Legacy Lane.

We have included the C,C&R's for Legacy Lane that contains the access easement and maintenance agreement for the private road.

Sanitary Sewer

The existing home is served by an individual septic system. The new lot being created by the subdivision will also be served by a new individual septic system. Approval of the Central District Health Department will be required for the new system.

Water

The existing home is served by an individual well. The new lot being created by the subdivision will also be served by a new individual well. Approval of the Central District Health Department will be required for the new well.

Site Irrigation

A small portion of the area around the existing home is irrigated from the individual well. The pond located on Lot 1 of Block 1 is fed by surface irrigation water and currently supplies all the other water needed to irrigate the entire subdivision. This surface water will be available to the owner of the new Lot 2 of Block 1.

No modifications to any water delivery system is needed by the platting of this subdivision.

Other Irrigation

There are no existing surface irrigation delivery systems that will be impacted by the development of this land.

Storm Drainage

The site is essentially fully developed other than construction of a future home. Since the size of the proposed lots is large, negligible impact to site run-off is expected.

Floodplain

Some of the property is located in a FEMA Zone "A" (no Base Flood Elevation determined by FEMA). Construction of a new home will not impact the zone.

Zoning

The current Ada County zone is RUT. This application requests a zoning of R-2 with the annexation.

Kuna City's standards for the R-2 zone are:

Zoning District	Maximum Height	Minimum Street Frontage	Front Yard Setback On A Local Road	Front Yard Setback On An Arterial Or Collector Street	Rear Yard Setback	Interior Side Yard Setback	Street Side Yard Setback	Maximum Lot Coverage	Minimum Lot Size
R-2	35'	120'	20'	30'***	15'	5'	20'	40%	20,000 sq. ft.

The above standards fit well with the requested proposal.

Proposed density has been calculated as 0.47 homes per acre, far under the maximum listed as 2.2 dwelling units per acre. We believe that this is consistent with nearby land uses in DreamCatcher Subdivision.

Adjoining Land Use

The following list generally identifies adjoining land uses:

- Northeast: Agricultural Land – Ada County RUT Zone (currently being reviewed for annexation to Kuna for residential use)
- Southeast: Rural Residential - Ada County RUT Zone
- Southwest: Agricultural Land - Ada County RUT Zone
- West: Rural Residential & Ag - Ada County RUT

Neighborhood Meeting

The neighborhood meeting was held on 19 July 2017 at the site. See the included information regarding the meeting.

Development Agreement

Due to the large size of the proposed lots and the rural nature of the project, we suggest there is no need for a development agreement.

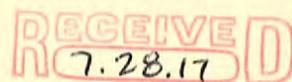
Final Plat

Since this project is only two lots in size, the final plat has been prepared and submitted with the initial application. Obviously, we cannot provide the preliminary plat approval since it is being submitted with the entire application.

Summary

We look forward to the hearing process and eventual approval of this request for annexation, zoning, preliminary plat and final plat approval.

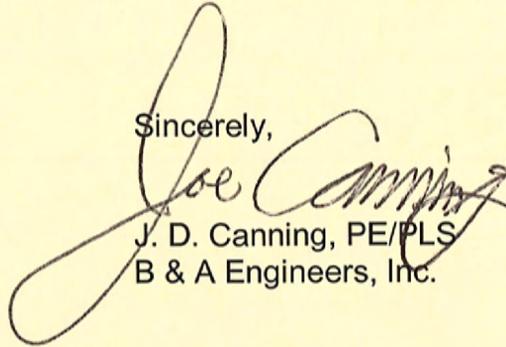
This project will provide an opportunity for two new residents of Kuna to reside inside the city and have the ability to have a larger lot experience without having five or ten acres to tend to. We believe there is a huge market for this kind of housing in the Kuna area.



We respectfully request that the city favorably acts on our application. We look forward to creating lots where folks may be residents of Kuna on good sized parcels of land.

Should any questions arise during review of this application, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink that reads "Joe Canning". The signature is written in a cursive style with a large, looping initial "J".

J. D. Canning, PE/PLS
B & A Engineers, Inc.



Mayor Tammy de Weerd

City Council Members:

Keith Bird

Joe Borton

Luke Cavener

Genesis Milam

Ty Palmer

Anne Little Roberts

August 1, 2017

Wendy Howell, Director
Planning & Zoning Dept.
City of Kuna
P.O. Box 13
Kuna, ID 83634

Dear Ms. Howell:

Mr. Clair Bowman has met with the City of Meridian recently and discussed the potential for his property, located at 4400 W. Legacy Lane, to be annexed into the City of Kuna. The Bowman property is currently located within Meridian's Area of City Impact. The City of Meridian does not oppose the annexation of the Bowman property to Kuna, should he initiate annexation.

I appreciated our July 24th meeting when we met to try and resolve this long-standing boundary issue; I anticipate this being the last annexation of lands in this area until we can mutually agree on an ultimate planning boundary between our two cities. I'm optimistic that we can continue to work together to figure out the best way to provide long-term, cost-effective services to citizens and property owners in this area.

Defining the ultimate and permanent planning boundary between our two cities needs to be done and I look forward to working with you, the Mayor and the Kuna City Council to accomplish this task.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Hood".

Caleb Hood
Planning Division Manager

Cc: Tammy de Weerd, Mayor
Bruce Chatterton, Director
Clair Bowman



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	17-05-AN 17-01-CPF
Project name	BOWMAN ANNEXATION
Date Received	7.28.2017
Date Accepted/ Complete	
Cross Reference Files	—
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Clair M. and Barbara L. Bowman Trust</u>	Phone Number: <u>(208) 484-4414</u>
Address: <u>4400 West Legacy Lane</u>	E-Mail: <u>cq@safelink.net</u>
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: _____
Applicant (Developer): <u>Clair Bowman</u>	Phone Number: <u>(208) 484-4414</u>
Address: <u>4400 West Legacy Lane</u>	E-Mail: <u>cq@safelink.net</u>
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: _____
Engineer/Representative: <u>Joe D. Canning</u>	Phone Number: <u>(208) 343-3381</u>
Address: <u>5505 West Franklin Road</u>	E-Mail: <u>jdanning@baengineers.com</u>
City, State, Zip: <u>Boise, ID 83705</u>	Fax #: _____

Subject Property Information

Site Address: <u>4400 West Legacy Lane</u>
Site Location (Cross Streets): <u>West Legacy Lane & South Black Cat Road, South of Amily Road, North of Lake Hazel Road</u>
Parcel Number (s): <u>R1928150010</u>
Section, Township, Range: <u>Section 34, Township 3 North, Range 1 West</u>
Property size : <u>4.28 Acres</u>
Current land use: <u>Residential</u> Proposed land use: <u>Residential</u>
Current zoning district: <u>RUT</u> Proposed zoning district: <u>R-2</u>

Project Description

Project / subdivision name: Pierson Subdivision

General description of proposed project / request: A re-subdivision of all of Lot 2 and a portion of Lot 3 of Block 1 of Dreamcatcher Subdivision

Type of use proposed (check all that apply):

Residential R-2: Single Family Homes

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): Large Lots & Mason Creek

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: Residential Home and Outbuildings

Any existing buildings to remain? Yes No

Number of residential units: 2 Number of building lots: 2

Number of common and/or other lots: 0

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): To be determined by Land Sale

Gross density (DU/acre-total property): 0.47 Net density (DU/acre-excluding roads): 0.48

Percentage of open space provided: n/a Acreage of open space: n/a

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

Non-Residential Project Summary (if applicable) N/A

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: *Alan M. Pawman* Date: 7/28/2017

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7.28.17

Pierson Subdivision

A parcel of land situate in the southeast quarter of the northwest quarter of Section 34, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, being a re-subdivision of all of Lot 2 and a portion of Lot 3 of Block 1 of DreamCatcher Subdivision, as shown on the official plat thereof on file in the office of the Ada County, Idaho, Recorder, and being Parcel 2A of Record of Survey No. 10794, records of the Ada County, Idaho, Recorder
2017

Legend

- Property Boundary
- Lot Line
- Section Line
- Street Centerline
- 35' Mason Creek Easement
- Private Road Easement
- Set 1/2"x24" Iron Pin With Plastic Cap Labeled "B&A LS 4116"
- Set 5/8"x30" Iron Pin With Plastic Cap Labeled "B&A LS 4116"
- Set 1/2"x24" Iron Pin With Plastic Cap Labeled "B&A LS 4116" Reference Monument
- Set 5/8"x30" Iron Pin With Plastic Cap Labeled "B&A LS 4116" Reference Monument
- Calculated Point

Notes

1. This property lies within the incorporated limits of the City of Kuna and within the Nampa & Meridian Irrigation District.
2. Any resubdivision of this plat shall comply with the applicable regulations in effect at the time of the resubdivision.
3. Lots shall not be reduced in size without prior approval from the health authority.
4. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
5. No easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, covered parking, or other such improvements.
6. This development recognizes Idaho Code §22-4503, Right to Farm Act, which states: "No agricultural operation or an appurtenance to it shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after the same has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began; provided, that the provisions of this section shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation or appurtenance to it."

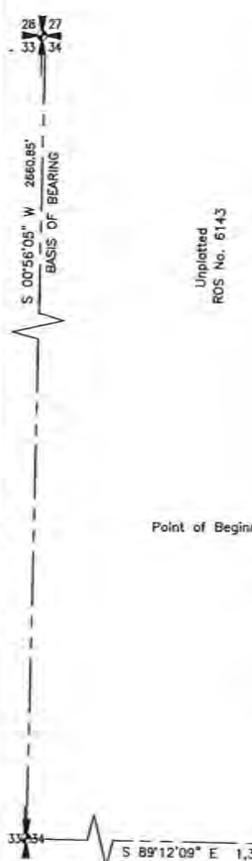
Reference Documents

- Subdivision Plats
DreamCatcher Subdivision, BK80, Pg 8639
Bittercreek Meadows, BK 95, Pg 11733
- Records of Survey
ROS No. 10794
ROS No. 9119
ROS No. 779
ROS No. 838
ROS No. 6143
ROS No. 7819

RECEIVED
7.28.17



B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381



Pierson Subdivision

Certificate of Owners

KNOW ALL MEN BY THESE PRESENTS: That the undersigned does hereby certify that it is the owner of a certain tract of land to be known as Pierson Subdivision, and that it intends to include the following described land in this plot:

A parcel of land situate in the southeast quarter of the northwest quarter of Section 34, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, being a re-subdivision of all of Lot 2 and a portion of Lot 3 of Block 1 of DreamCatcher Subdivision, as shown on the official plat thereof on file in the office of the Ada County, Idaho, Recorder, and being Parcel 2A of Record of Survey No. 10794, records of the Ada County, Idaho, Recorder, and being more particularly described as follows:

Commencing at the west quarter corner of said Section 34, which bears S00°56'05"W, 2,660.85 feet from the northwest corner of said Section 34; thence S89°12'09"E, 1,323.28 feet along the southerly boundary of the southeast quarter of said Section 34 to the southwest corner of the southeast quarter of the northwest quarter of said Section 34; thence N00°15'49"E, 175.86 feet along the westerly boundary of the southeast quarter of the northwest quarter of said Section 34 to the southwest corners of said Lot 2 and said Parcel 2A and to the Point of Beginning;

Thence continuing N00°15'49"E, 407.82 feet along the westerly boundary of the southeast quarter of the northwest quarter of said Section 34 and along the westerly boundary of said Lots 2 and 3 and said Parcel 2A to the northwest corners of said Lot 3 and said Parcel 2A;

Thence S74°06'00"E, 280.00 feet along the northeasterly boundary of said Lot 3 and said Parcel 2A;

Thence S58°40'00"E, 206.00 feet along the northeasterly boundary of said Lot 3 and said Parcel 2A;

Thence S44°26'00"E, 77.00 feet along the northeasterly boundary of said Lot 3 and said Parcel 2A;

Thence S36°46'00"E, 135.01 feet along the northeasterly boundary of said Lot 3 and said Parcel 2A to the most easterly corner of said Parcel 2A;

Thence S45°56'00"W, 327.57 feet along the southeasterly boundary of said Parcel 2A to the most southerly corner of said Parcel 2A and to the southwesterly boundary of said Lot 3;

Thence N44°04'00"W, 186.37 feet along the southwesterly boundary of said Parcel 2A and said Lot 3;

Thence N52°37'50"W, 209.31 feet along the southwesterly boundary of said Lots 3 and 2 and Parcel 2A to a corner of said Lot 2 and said Parcel 2A;

Thence S00°15'49"W, 23.43 feet along the boundary of said Lot 2 and said Parcel 2A to a corner of said Lot 2 and said Parcel 2A;

Thence 92.32 feet along a non-tangent curve deflecting to the left, with a radius of 75.00 feet, a central angle of 70°31'44", long chord of 86.60 feet and a chord bearing of S35°31'41"W along the boundary of said Lot 2 and said Parcel 2A to the Point of Beginning.

Comprising 4.28 acres, more or less.

The easements shown on this plot are not dedicated to the public, but the right to use said easements is hereby reserved for the uses specifically depicted on the plot, and for any other purposes designated hereon. At this time, the lots within this subdivision are not eligible to receive water from any community water supply. Each lot in this subdivision is to be served by an individual well.

IN WITNESS WHEREOF: I have hereunto set my hand on this _____ day of _____, _____.

Clair M Bowman, sole surviving Trustee Date
Clair M. and Barbara L. Bowman Trust

Acknowledgment

State of Idaho)
) ss.
County of Ada)

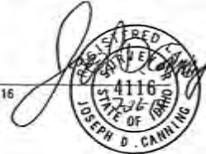
On this ____ day of _____, in the year of _____, before me the undersigned, a Notary Public in and for said state, personally appeared _____, known or identified to me to be one of the Trustees in the Family Trust of Clair M. and Barbara L. Bowman Trust, and the Trustee who subscribed said Family Trust name to the foregoing instrument, and acknowledged to me that he executed the same in said Family Trust's name.

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

Notary Public for Idaho
Residing in Boise, Idaho
My Commission Expires _____

Certificate of Surveyor

I, JOSEPH D. CONNING, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plot of Pierson Subdivision, as described in the Certificate of Owners and as shown on the attached plot, was drawn from an actual survey made on the ground under my supervision, and accurately and correctly represents the points plotted thereon, and is in conformance with the State of Idaho Code relating to plats and surveys.



Joseph D. Conning, P.L.S. No. 4116

Approval of Central District Health Department

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Central District Health Department, EHS Date

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the _____ day of _____.

Commission President
Ada County Highway District

Approval of City Engineer

I, the undersigned, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this _____ day of _____, hereby approve this plot.

Kuna City Engineer

Approval of City Council

I, the undersigned, City Clerk in and for the City of Kuna, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the _____ day of _____, this plat was duly accepted and approved.

Kuna City Clerk

Certificate of County Surveyor

I, the undersigned, County Surveyor, in and for Ada County, Idaho, do hereby certify that I have checked this plot and that it complies with the State of Idaho Code relating to plats and surveys.

Ada County Surveyor Date

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

Ada County Treasurer Date

Certificate of County Recorder

State of Idaho)
) ss. Instrument No. _____
County of Ada)

I hereby certify that this instrument was filed at the request of _____

at _____ minutes past _____ o'clock _____ M.,

this _____ day of _____, _____

in my office, and was recorded in Book _____ of Plats at Pages _____ through _____

Fee: _____

Ex-Officio Recorder: Christopher D. Rich

Deputy: _____

RECEIVED
7.28.17



B&A Engineers, Inc.

Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

Pierson Subdivision
Sheet 2 of 2

EXHIBIT B-1



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

August 24, 2017

To: B & A Engineers, Inc.
Joe Canning
5505 W Franklin Road
Boise, ID 83705

Subject: Pierson/ KPP17-0009/ 17-07-5/ 17-01-CPF
4400 W Legacy Lane
Annexation from RUT (Rural Urban Transition) to R-2 (Low density Residential) and a
2-lot preliminary and final plat application

The Ada County Highway District has reviewed the submitted application for the preliminary plat referenced above and has determined that there are no improvements required to the adjacent street(s). The proposed preliminary plat is approved without conditions. Improvements were constructed previously as required by Dreamcatcher subdivision in October 1999.

The applicant will be required to pay all platting and review fees prior to final plat approval.

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

Sincerely,

A handwritten signature in blue ink that reads 'Stacey Yarrington'.

Stacey Yarrington
Planner III
Development Services

cc: Project File
City of Kuna (via email)
Clair & Barbara Bowman Trust (via email)

EXHIBIT B-1

Traffic Information

This development is estimated to generate 10 additional vehicle trips per day (10 existing); and 1 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

Condition of Area Roadways:

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Black Cat Road	0-feet	Minor Arterial	100	Better than "D"

* Acceptable level of service for a two-lane minor arterial is "D" (550 VPH).

Average Daily Traffic Count (VDT):

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

- The average daily traffic count for Black Cat Road north of Lake Hazel Road was 1,355 on 07/28/2015.

EXHIBIT B-2

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
AUG 25 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

20 August 2017

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

RE: B & A Engineers, Inc. – Pierson Subdivision **File # 17-07-5, 17-01-CPF**
4400 W. Legacy Lane
Nampa-Meridian Irrigation District NM-1588A-1-2
Harris Lateral 72+20 Rot.
Sec. 34 T3N, R1W, BM.

Troy Behunin, Planner III:

The United States' Mason Creek Feeder 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 this federal easement 37 feet northerly and 35 feet southerly 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.

Project easements must be called out on any future preliminary and final plats.

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

The Boise Project does not approve landscaping (other than grass) within its easements.

The Boise Project Board of Control does not approve of pathways within our easements. We are constantly trying to uphold these federal easements in order to perform our obligation to operate, maintain and deliver surface irrigation water to our patrons. The introduction of pedestrians, cyclists, etc. into our work area, becomes a burden on our personnel trying to perform their duties. The Project maintains its facilities with large vehicles and heavy equipment, to include dump trucks, dozers, graders, backhoes and long booms with counter weights. Although our operators possess the highest regard for safety, this machinery offers many blind spots that limit visibility. Project work

easements are barely wide enough for this equipment. These proposed pathways should be relocated outside of our easements and segregated from canal maintenance operations.

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.

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.

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

Whereas this property lies within the Nampa-Meridian Irrigation District it is important that representatives of this development contact the NMID office as soon as possible to discuss the assessment of the newly created parcels

If the irrigation system will be incorporated into the City of Kuna's pressure system, we will require confirmation from both the City of Kuna and the Nampa-Meridian Irrigation District.

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

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.

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

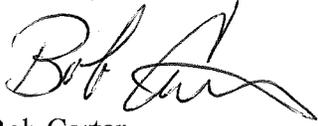
Boise Project Board of Control requests a full set of plans for our review and approval when applicable.

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.

EXHIBIT B-2

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

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Carter". The signature is fluid and cursive, with the first name "Bob" being more prominent than the last name "Carter".

Bob Carter
Assistant Project Manager, BPBC

bdc/bc

cc: Clint McCormick Watermaster, Div; 2 BPBC
Greg Curtis Water Superintendent, NMID
File



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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

Rezone # 17-07-5

Conditional Use # _____

Preliminary / Final / Short Plat 17-01-CPF

*Dreamcatcher
(Re-sub)*

- 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. Application, test holes & full engineer report required

Reviewed By:

Low Body

Date: 8/28/17

EXHIBIT B-4



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: August 21, 2017
Agency Requesting Comments: City of Kuna
Date Request Received: August 15, 2017
Applicant/Description: B & A Engineers, Inc./17-07-5 (Annexation); 17-01-CPF (Combined Prelim and Final Plat); Pierson Subdivision

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

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

1. Air Quality

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

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

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

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

2. Wastewater and Recycled Water

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

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

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

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

3. Drinking Water

- *DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.*
- *IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.*

All projects for construction or modification of public drinking water systems require preconstruction approval.

- *DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at <http://www.deq.idaho.gov/water-quality/drinking-water.aspx>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.*
- *If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.*
- *DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.*
- *DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

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

4. Surface Water

- *A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.*
- *Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.*
- *If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.*
- *The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at:
<http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>*
- *The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.*

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

5. Hazardous Waste And Ground Water Contamination

- **Hazardous Waste.** *The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.*
- *No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.*
- **Water Quality Standards.** *Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).*

Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

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

For questions, contact 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 2017AEK109



IDAHO TRANSPORTATION DEPARTMENT

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

(208) 334-8300
itd.idaho.gov

August 24, 2017

Troy Behunin
City of Kuna, Planning and Zoning Department
P.O. Box 13
Kuna, ID 83634

VIA EMAIL

RE: 17-07-5 AN; 17-01-CPF PIERSON SUBDIVISION

The Idaho Transportation Department has reviewed the referenced annexation and combined preliminary and final plat applications by Joe Canning from B & A Engineering Inc. for parcels located at 4400 W. Legacy Lane, west of SH-69 milepost 6.67. ITD has the following comments:

1. This property does not abut the State highway system.
2. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
3. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant can contact the ITD District 3 Traffic Section at 334-8300 for more information.
4. ITD does not object to the annexation, preliminary, and final plats for the construction of a subdivision on 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 blue ink that reads 'Ken Couch'.

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



B & A Engineers, Inc.

Consulting Engineers & Land Surveyors
5505 West Franklin Rd. Boise, ID 83705
Telephone 208-343-3381 Facsimile 208-342-5792

Pierson Subdivision Boundary Land Description

17 July 2017

A parcel of land situate in the southeast quarter of the northwest quarter of Section 34, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, being a re-subdivision of all of Lot 2 and a portion of Lot 3 of Block 1 of DreamCatcher Subdivision, as shown on the official plat thereof on file in the office of the Ada County, Idaho, Recorder, and being Parcel 2A of Record of Survey No. 10794, records of the Ada County, Idaho, Recorder, and being more particularly described as follows:

Commencing at the west quarter corner of said Section 34, which bears $S00^{\circ}56'05''W$, 2,660.85 feet from the northwest corner of said Section 34; thence $S89^{\circ}12'09''E$, 1,323.28 feet along the southerly boundary of the southwest quarter of the northwest quarter of said Section 34 to the southwest corner of the southeast quarter of the northwest quarter of said Section 34; thence $N00^{\circ}15'49''E$, 175.86 feet along the westerly boundary of the southeast quarter of the northwest quarter of said Section 34 to the southwest corners of said Lot 2 and said Parcel 2A and to the **Point of Beginning**:

Thence continuing $N00^{\circ}15'49''E$, 407.82 feet along the westerly boundary of the southeast quarter of the northwest quarter of said Section 34 and along the westerly boundary of said Lots 2 and 3 and said Parcel 2A to the northwest corners of said Lot 3 and said Parcel 2A;

Thence $S74^{\circ}06'00''E$, 280.00 feet along the northeasterly boundary of said Lot 3 and said Parcel 2A;

Thence $S58^{\circ}40'00''E$, 206.00 feet along the northeasterly boundary of said Lot 3 and said Parcel 2A;

Thence $S44^{\circ}26'00''E$, 77.00 feet along the northeasterly boundary of said Lot 3 and said Parcel 2A;

Thence $S36^{\circ}46'00''E$, 135.01 feet along the northeasterly boundary of said Lot 3 and said Parcel 2A to the most easterly corner of said Parcel 2A;

Thence S45°56'00"W, 327.67 feet along the southeasterly boundary of said Parcel 2A to the most southerly corner of said Parcel 2A and to the southwesterly boundary of said Lot 3;

Thence N44°04'00"W, 186.37 feet along the southwesterly boundary of said Parcel 2A and said Lot 3;

Thence N52°37'50"W, 209.31 feet along the southwesterly boundary of said Lots 3 and 2 and Parcel 2A to a corner of said Lot 2 and said Parcel 2A;

Thence S00°15'49"W, 23.43 feet along the boundary of said Lot 2 and said Parcel 2A to a corner of said Lot 2 and said Parcel 2A;

Thence 92.32 feet along a non-tangent curve deflecting to the left, with a radius of 75.00 feet, a central angle of 70°31'44", long chord of 86.60 feet and a chord bearing of S35°31'41"W along the boundary of said Lot 2 and said Parcel 2A to the **Point of Beginning**.

Comprising 4.28 acres, more or less.

Subject to rights-of-way or easements of record or apparent.



Sharayah M. Wilcock

From: Sub Name Mail <subnamemail@adaweb.net>
Sent: Monday, April 24, 2017 9:53 AM
To: Joseph D. Canning
Cc: Glen Smallwood
Subject: Pierson Subdivision Name Reservation

April 24, 2017

Joseph Canning, B&A Engineers

RE: Subdivision Name Reservation: **PIERSON SUBDIVISION**

At your request, I will reserve the name **Pierson 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: Joseph D. Canning [<mailto:jdcanning@baengineers.com>]
Sent: Friday, April 14, 2017 4:41 PM
To: Sub Name Mail
Subject: [EXTERNAL] RE: Subdivision Name Reservation - LegacyLane

Clair came up with "Pierson Subdivision". That seems to be OK.

J. D. Canning, PE/PLS
Senior Engineer
B & A Engineers, Inc.
208+343+3381

From: Sub Name Mail [<mailto:subnamemail@adaweb.net>]
Sent: Thursday, April 13, 2017 8:47 AM
To: Joseph D. Canning <jdcanning@baengineers.com>
Subject: RE: Subdivision Name Reservation - LegacyLane

Joe;

Same issue with Legacy.





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: Annex and subdivide
 Date and time of neighborhood meeting: July 19, 2017 6:00pm
 Location of neighborhood meeting: 4400 W. Legacy Ln Meridian

SITE INFORMATION:

Location: Quarter: NW Section: 34 Township: 3N Range: 1W Total Acres: 4.28
 Subdivision Name: ~~Peace~~ Dreamcatcher/Pierson Lot: 2A Block: 1
 Site Address: 4400 W. Legacy Ln Meridian ID Tax Parcel Number(s): R19281500ZZ

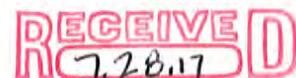
Please make sure to include all parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: Clair M & Barbara L. Bowman Trust
 Address: 4400 W. Legacy Ln City: Meridian State: ID Zip: 83642

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

Name: Clair Bowman Business (if applicable): _____
 Address: 4400 W Legacy Ln City: Meridian State: ID Zip: 83642



SIGN IN SHEET

PROJECT NAME: Pierson Subdivision

Date: July 19, 2017

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	<u>Chuck Johnson</u>	<u>4180 W Legacy Ln</u>	<u>83642</u>	<u>208-831-5994</u>
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Sample letter

July 10, 2017

Renascence Farm LLC
6152 W Half Moon Lane
Eagle, ID 83616

Dear neighbor:

I invite you to a neighborhood meeting to be held at 4400 West Legacy Lane next Wednesday evening, July 19, at 6:00 pm.

The purpose of this meeting is for me to present my idea to annex my current homesite into Kuna and subdivide it into two lots. My home sits on the west end of approximately four acres on Legacy Lane. It must be annexed into Kuna to allow me to subdivide it. I intend to ask Kuna to annex the entire four acres and approve subdividing it into two approximately-equal lots. One will be the west end of the existing parcel, including my house. The other will be approximately 2 acres on the eastern side of my property and become an estate lot comparable to the others along Legacy Lane.

Please join me next Wednesday at 6:00 if you can. You may also reach me at 208/484-4414 or cmbavalon@safelink.net for questions.

Cordially,

Clair Bowman



N 00°15'50"E 407.82

Area=92.32'
Delta Angle=70°31'37"
Chord=88.60'
Ch Bearing=N 35°31'47"E
Radius=75.00'
Tangent=53.03'

N 52°31'30"W

209.34'

N 44°04'00"W 185.37'

S 45°09'00"W 327.27'

S 44°30'00"E 174.35'
S 44°30'00"E 174.35'
S 44°30'00"E 174.35'

S 75°30'00"E 280.00'

S 78°40'00"E 280.00'

60'



PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
PRIMOWNER			
BITTERCREEK MEADOWS SUB HOA INC		3891 W DAISY CREEK ST	MERIDIAN, ID 83642-0000
BLACK CAT DAIRY LLC		5655 S BLACK CAT RD	MERIDIAN, ID 83642-0000
BOWMAN CLAIR M & BARBARA L TRUST	BOWMAN CLAIR M TRUSTEE	4400 W LEGACY LN	MERIDIAN, ID 83642-0000
DREAMCATCHER HOMEOWNERS ASSOCIATION		4400 W LEGACY LN	MERIDIAN, ID 83642-6879
ETCHESON WILLIAM C	ETCHESON JENNIFER L	4595 W SADDLE RIDGE DR	NAMPA, ID 83687-0000
ETCHESON WILLIAM C	ETCHESON JENNIFER L	4595 W SADDLE RIDGE DR	NAMPA, ID 83687-0000
JOHNSON CHARLES W	JOHNSON SARAH K	9961 ROUND VALLEY RD	CASCADE, ID 83611-0000
KEZAR JEFFREY R	KEZAR D MONIQUE	4260 W LEGACY LN	MERIDIAN, ID 83642-0000
MANN TERRENCE		967 E PARKCENTER BLVD # 335	BOISE, ID 83706-0000
RENASCENCE FARM LLC		6152 W HALF MOON LN	EAGLE, ID 83616-0000
RENASCENCE FARM LLC		6152 W HALF MOON LN	EAGLE, ID 83616-0000

Pierson Subdivision Site Photo Index



B&A Engineers, Inc.

Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

RECEIVED
7.28.2017



Pierson Subdiciision

Photo 1-4

1



2



3



4



B&A Engineers, Inc.

Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

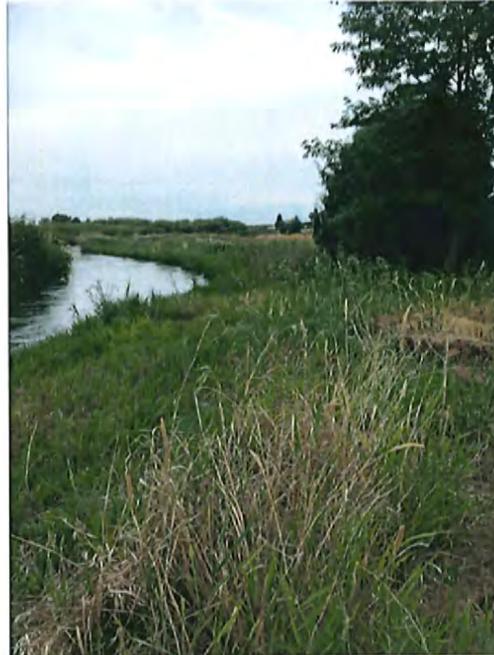
Pierson Subdication

Photo 5-8

5



6



7



8



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5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

Pierson Subdication

Photo 9-12

9



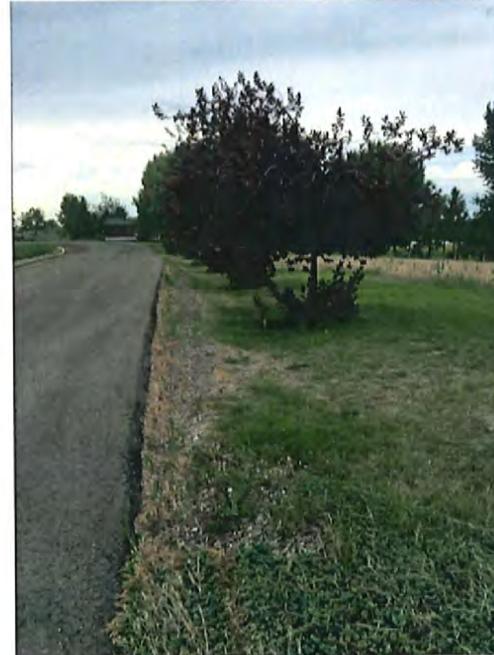
10



11



12



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5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

Pierson Subdication

Photo 13-16

13



14



15



16



B&A Engineers, Inc.

Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

Pierson Subdication

Photo 17-20

17



18



19



20



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(208) 343-3381