



KUNA PLANNING AND ZONING COMMISSION
Agenda for November 14, 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 October 24, 2017.

3. PUBLIC HEARING

a. **17-05-SUP (Special Use Permit) & 17-22-DR (Design Review);** A request from Inaki Lete to construct an additional storage facility on approximately 3.70 acres. The site is located at 1795 West Deer Flat Road, Kuna, Idaho.

-Staff requests this item be tabled to the regular Planning & Zoning Commission meeting on December 12, 2017.

b. **17-10-S (Pre-Plat) and 17-23-DR (Design Review);** A request from Kirsti Grabo with KM Engineering, for approval to subdivide approximately 132.80 acres, (previously zoned R-4), into 530 single family residential lots and 67 common lots, with one shared driveway and have reserved the name Gran Prado Subdivision. A Design Review application for the 67 common areas and buffer landscaping accompanies this application. The site is located at the north-west corner of Ten Mile and Lake Hazel Roads, the site is located Between Amity Road and Lake Hazel, west of Ten Mile Road, Kuna, Idaho, In Section 34, T 23N, R 1W.

-Staff requests this item be tabled until final ACHD staff report is received.

c. **17-06-AN (Annexation), 17-08-S (Pre-Plat), and 17-18-DR (Design Review);** A request from Steve Arnold (A-Team Land Consultants) representing Yuji Matsuyama (Owner) to annex approximately 15.82 acres into Kuna City with an R-4, residential zone, and to subdivide the property into 42 single family residential lots and 4 common lots and have reserved the name Wapiti Creek Subdivision. A Design Review application for the common areas and buffer landscaping accompanies this application. The site is located at the north-east corner of Ten Mile and Ardell Roads, the site address is 2480 S. Ten Mile Rd., Kuna, Idaho, In Section 14, T 2N, R 1W, APN #: S1314244345.

4. COMMISSION REPORTS

5. ADJOURNMENT

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

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

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) Meeting Minutes for October 10, 2017.
- b) **Findings of Fact and Conclusions of Law** for **17-07-AN** and **17-09-S**: Recommended approval for annexation with an R-6 zone, and subdivision with 18 single family, and four (4) common lots known as Saranda Subdivision located at 1105 W. Hubbard Road, Kuna ID 83634
- c) **Findings of Fact and Conclusions of Law** for **17-05-AN** and **17-01-CPF**: Pierson Subdivision Annexation - a request for approval for annexation with an R-2 (Low Density Res.) 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.

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

2. NEW BUSINESS

- a) **14-04-DR (Design Review)** Crimson Point Villas: Applicant requests approval from the Design Review Committee (DRC) to MODIFY the original 2014, DRC approvals concerning the trash enclosures and the building materials used for their screening.

Kirsti Grabow: Thank you, my name is Kirsti Grabow, I am here tonight on behalf of DV Development and CBH Homes, who are the developers of Crimson Point. My address is 9233 W State Street in Boise. So, Crimson Point originally came through back in 2014, at that point they had set vinyl fencing around the trash enclosures within the project, that was approved with the general design review approval. When the developer went to build the project, he started discussion with his fencing contractors and the trash folks and both parties said, vinyl fencing is not great around a trash enclosure. For starters, you bump it once with the trash receptacle and you will crack or break it. The fence guys said they wouldn't even warranty one if they were going to do it around the trash enclosure. So, what they recommended was chain-link, with the slats in it so that it is still screened, but open for safety. Not knowing the design review had approved the vinyl, my client went ahead and made the decision in the field and went with the chain link and it wasn't until troy went out to conduct one of his inspections that he noticed as it was set on the plans. So, at this point in time, six of them have been

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built that way and there is six more to go. Basically, the application in front of you is to modify the design review approval and to allow for the chain-link with the slats in it for the trash enclosures. There are some pictures in your packet. they look nice and clean and they are well constructed, and I did notice as I was driving in to town, I noticed a few other places where the same style was used, in fact School just up the street has the same chain link with the slates in to screen their trash receptacles. I think in terms durability and the fact that trash folks said please don't use vinyl we will tear it to pieces in no time. I think that is a pretty good argument to do the chain link over the vinyl. If you have any questions for me I would be happy to try and answer them.

Lee Young: are there any questions for the applicant? **C/Gealy:** I have no questions. **C/Damron:** I have a question, you said your client didn't know what the criteria was for the fence. **Kirsti Grabow:** Well he didn't realize that the fencing had been approved to be vinyl at design review before, and so he thought he could make the decision in the field to change the style, and because he had seen the chain link with the slats around town, in fact I believe the city uses it around several of their pump stations, and so he didn't realize it wasn't an allowed screening method for trash enclosures. So that is why he made the decision in the field, and then troy said actually your specs that went through design review said vinyl, and so we realized we had a problem.

C/Damron: Okay. **C/Young:** Anything else for the applicant at this time? Okay thanks. We will have Troy come on up. **Troy Behunin:** Good evening commissioners, Troy Behunin, Planner III, Kuna Planning and Zoning Department. I really don't know what else I can say, staff really went through the code book to find out if there was something that would prevent this request from even being considered, or if it fell in line with everything. You will notice that in your staff report staff did point out that there are a few places in code that talk about what types of materials we would like to see for screening methods. In fact, the design review guideline book that is available for all of our applicants, I believe it is page 18, shows pictures of types of desirable screening methods. However, the design review guide book it is not part of code, it is more of this is what we would like to see. I hate to say that this is only I suggestion, I would like to say that this is more than that. We have a lot of other commercial projects that do have the cinder block or they have another method that is not chain-link, or it is not vinyl. However, for this project it was difficult for staff to find anything that says thou shall not do this. Now if this was another application then, it might warrant it, but staff has nothing in terms of thou shall not. **C/Young:** Any questions for Troy at this time? **C/Hennis:** I thought we had a specific code ordinance that said what to use or at least what not to use. But chain link is not advised against or how does that read? **Troy Behunin:** There is a code that talks about the type of fencing that goes around the perimeters of subdivisions or maybe divides up phases, but that is a perimeter fence application, this is a screening application. **C/Hennis:** Well I thought we had a code that was specifically addressing trash enclosures, because I know it had to be durable material. **Troy Behunin:** I could not find anything. **C/Hennis:** We don't have one? **Troy Behunin:** We do have something that says how they need to be constructed in terms of placement, and size and things like that and that the J&M sanitation group should have review over them. I don't recall why we didn't get J&M comments on this application from 2014 but... **C/Hennis:** If I remember right, they kind of advise against vinyl in the past haven't they? **C/Young:** Yeah, in fact in our previous hearing for this one specifically, we talked about how flimsy vinyl is. But, we also discussed how the chain link with the slats in a residential condition is not something that we want to see, that it is more industrial like the applicant suggested at our pump stations, but in these residential areas it is not something that we like to see. I remember that the wearability of the vinyl was a topic at the first hearing and there was also a discussion about a CMU for trash enclosures, and the applicant at that time had indicated that they do this in other places and that it is fine and we will just take care of it as a repair thing if it is a vinyl issue, and that is where we ended up with this as far as my recollection of how that hearing went. **C/Hennis:** I mean it doesn't look all that bad and I think as the arborvitaes grow in it is going to block a lot of it. But I think vinyl, knowing the trash guys, doesn't last that long. But, typically like you said, chain link is something that we don't like to see in the subdivisions. **C/Hennis:** And, I think in other C-1 applications where we had housing of this type, we have pushed for more of the durable CMU. For me, and it

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is just my thought, I know these are in place and it's not something that we wanted, because I know we talked about that previously, but I don't know about tearing out something that is there, but I think anything going forward should be CMU in lieu of the chain link knowing that in the past we have said we don't want this and we have forced others to do the CMU. **C/Gealy:** Is CMU the blocks? **C/Young:** The concrete block, yeah. We have had them do a split face, that kind of has a textured face to it, and it would come in a colored block that would be a warm color that blends in with the rest of the subdivision. That is my thought anyway. **C/Gealy:** When they do that, what do they do for a gate? **C/Young:** In the past we have had them do something similar to a metal decking material. It is not corrugated metal, but it is more of a metal gate, it is more heavy duty and they have cane bolts that keep them in place. They are durable and they are used in everything from this application in a residential area to commercial uses in strip centers. They wear well, they look good and they don't have any of the issues that vinyl does. Once the strips dry out and crack away, you are just left with chain link. **C/Hennis:** Would the applicant please come on up. Would you be opposed to doing the remaining ones out of CMU like we are indicating. **Kirsti Grabow:** You know I think at the end of the day if that is what it comes down to, I think they would comply, I think they kind of need to right? Their argument against it, is that they feel that it becomes a safety hazard, because you can't see through the metal, and it becomes a place where kids could hide out and get into trouble because you can't see through the cinderblock at all. The perk of the chain link is while it provides screening, you can actually see through it a little bit and it provides an extra level of public safety. That would be there argument against it in addition to the fact that continuity throughout this apartment complex. You have six so far that are this chain link with the slats, they would like would like to finish it out with chain link and slats. **C/Hennis:** Okay, thank you. **C/Young:** I am just fearful of setting a precedent as well of something that we don't like to see. **C/Hennis:** Yeah, but having half of them one way and half of them another way is just as bad in my eyes at that point. We could just have them add additional landscape screening. I am not necessarily against the vinyl and just carrying it through, but it is just a cheap way out at that point. Safety I can kind of see, but being it also if it is controlled by an HOA, it has to be in good care. If the slats break they have to repaired or replaced, etc. **C/Damron:** I mean if we had vinyl required before they can always go up. I don't know material prices or anything if this is a direct ***Inaudible*** or if it is less money, I can understand the durability of vinyl, I would say go something with even a better structure if they are worried about breaking it or banging it into stuff. If some of these start getting bent and the gates don't get repaired they look horrible. **C/Hennis:** But again, still it is going to be required by the covenant, whoever is controlling this that that would have to be maintained. Visibility is an interesting though to. **C/Young:** Yeah, but at the same time we got the same type of enclosures at some of the schools and in commercial areas and back areas. **C/Hennis:** Well it is the same type as the chain link. **C/Young:** Well I guess some of the commercial areas have the CMU and I don't know if there has been an issue with them. **C/Damron:** Do we know how many more of these trash units are going in? **C/Hennis:** I think she said six. **C/Damron:** Six more? **C/Young:** Are the six that are installed are they all at the one end of the parcel. **Troy Behunin:** The six that are existing are in the south half of the project. The north half remains. The entire project is actually paved with curb, gutter sidewalk and street lights and most of the parking lots are paved. But, the six remaining trash enclosure sites have either been paved around or are open still. **C/Young:** So, no concrete has been poured for them yet. **Troy Behunin:** I am unaware of any concrete being poured for anything. **C/Damron:** Are these trash enclosures invisible or visible from the road? **Troy Behunin:** From Madderlake, the one that runs through the project? **C/Damron:** Actually, the one that runs to the subdivision to the west of it? **Troy Behunin:** One of them, the existing ones is viewable somewhat from Deer Flat road, but it does have a hill between the roadway and the trash enclosure and then there is landscaping up against it. The remaining trash enclosures, most of them I believe are at the end of the parking lot. **C/Young:** So, Crenshaw, that goes into the next subdivision along there, there would be others viewable from Crenshaw as we are going through. Like right out here, it is almost on the side walk. **Troy Behunin:** I believe there might be a total of three that could be viewable, however there is an existing 6-foot,

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solid vinyl fence already along the north portion of this project. So, from the road way, unless you are in a lifted truck, or a delivery truck no one will ever see them. Like I said most of the trash enclosures are at the other end of these parking lot pods. Madderlake runs north and south through the middle of the project and then at the northern end connects into Crenshaw. You will see that most of these pods, four buildings share a parking lot and the trash enclosures are at the end of those parking lots. **C/Young:** I am still in the mind that given the south end of that is developed and the north isn't, I almost think we should go CMU, that is my thought anyway, on the remaining half. **C/Hennis:** I like the idea of going to the CMU, but I just don't know if I like the discontinuity. I don't like the look of chain link, but being able to see in it is one thing. **C/Gealy:** I guess at this point my opinion is that they finish it out with what they started with and not change in the middle, but I would also like to ask staff to meet with J&M and determine a suitable material for these trash enclosures that is acceptable for them, so that going forward we can avoid this. **Troy Behunin:** Commissioner Gealy I can tell you that staff has conferenced with Chad Gordon of J&M and their preference is for durability and esthetics really plays no part in theirs. So, that is not in any of their considerations. But, in order of preference there first choice would be the most durable which is steal gates with CMU Block, they are both very durable both in terms of wear and tear and weather and they last the longest but, it would go CMU, then chain link and then the vinyl. When I talked to Chad about this he said they would be replacing those vinyl fences within a short period of time. Not just from the abuse of trash enclosure, but of people. But, perhaps we need to shore up the trash enclosure code and revisit that in terms of acceptable uses of material. **C/Gealy:** I think so, I would like us to look at what other communities do, trash enclosures aren't a new thing and how they balance the esthetics with the safety and the durability. But, as I have said, I am inclined to say finish what you have started, but let's fix it for the future. I am not inclined to say let's change in the middle of this. I am waffling a little bit because it is a multi-family development it is a commercial development, it is in a C-1 Zone. The application of the chain link is not uncharacteristic in this commercial application from what I understand. But, I would like for us to be able to address it deliberately and intentionally in the future. **C/Young:** I can see both side you know, finishing it out. I don't want to set a precedent where somebody can come back and say whoops. But, I think I agree that there is some consistency I think we need to have. So, I guess in this one instance I wouldn't be opposed to finishing this out, but as far as other jurisdiction and agencies that I work with, CMU is the only one they will use period. You don't have a choice to go another direction. Our intent with what we talked about previously was specifically so we can avoid this situation, and chain link is not something that we want, even though it is a C-1 in a residential condition, we don't want it, and we haven't wanted it and we don't want it going forward. But, I think we have maybe painted our self in a corner in this instance. **C/Gealy:** This is beyond the scope of the application maybe, but I wondered about some of the other applications we have seen and approved without really considering the materials that the trash enclosures are made up of. We have seen a lot of multifamily development come through here. **C/Young:** I think every one of them had CMU, because after this one came through I was kicking myself for not speaking up more about the vinyl that was there. **Troy Behunin:** That is correct, Chairman Young, that is what has happened with the other three that has been proposed. And it specifically calls out CMU. **C/Hennis:** Well if we allow this variance, do we want to have the applicant provide a little more landscape screening? **C/Gealy:** I think that is a great idea. **C/Young:** I think so. **C/Hennis:** I think that is at least a happy medium. **C/Young:** I mean they have definitely saved cost with the chain link versus other applications so, maybe something that is something they can work with staff on in terms of the density. **C/Hennis:** I think that is kind of fair, that way it fills in so it's not too terribly visible.

Commissioner Hennis motions to approve the modification of 14-04-DR (Design Review) for Crimson Point Villas for the trash enclosure with the conditions as outlined in the staff report, and with the condition that the applicant work with staff to provide additional landscape screening around all 12 existing (6) and future (6) trash enclosures; Commissioner Damron Seconds, all aye and motion carried 4-0.

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3. PUBLIC HEARING

- a) **17-06-AN (Annex), 17-08-S (Pre-Plat), and 17-18-DR (Design Review);** A request from Steve Arnold (A-Team Land Consultants) representing Yuji Matsuyama (Owner) to annex approximately 15.82 acres into Kuna City with an R-4, residential zone, and to subdivide the property into 42 single family residential lots and 4 common lots and have reserved the name Wapiti Creek Subdivision. A Design Review application for the common areas and buffer landscaping accompanies this application. The site is located at the north-east corner of Ten Mile and Ardell Roads, the site address is 2480 S. Ten Mile Rd., Kuna, Idaho, In Section 14, T 2N, R 1W, APN #: S1314244345.
- **Staff requests this item be tabled to the regular Planning & Zoning Commission meeting on November 14, 2017**

Commissioner Hennis Motions to approve 17-06-AN, 17-08-S and 17-18-DR until the next regularly scheduled planning and zoning meeting on November 18, 2017; Commissioner Gealy Seconds, all aye and motion carried 4-0.

4. COMMISSION DISCUSSION AND REPORTS

5. ADJOURNMENT

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

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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



City of Kuna

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Planning & Zoning Commission Staff Report

To: Planning and Zoning Commission

Case Number(s): 17-06-AN (Annex), 17-08-S (Subdivision) & 17-18-DR (Design Review):
Wapiti Creek Subdivision

Location: North East Corner (NEC) of Ten Mile and Ardell Roads, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: Oct. 24, 2017 (Tabled until 11.14.17)
November 14, 2017

Owner: **Yuji Matsuyama**
P.O. Box 2768
McCall, ID 83638

Representative: **A Team Land Consultants**
Steve Arnold
1785 S. Whisper Cove Ave.
Boise, ID 83709
208.871.7020
steve@ateamboise.com

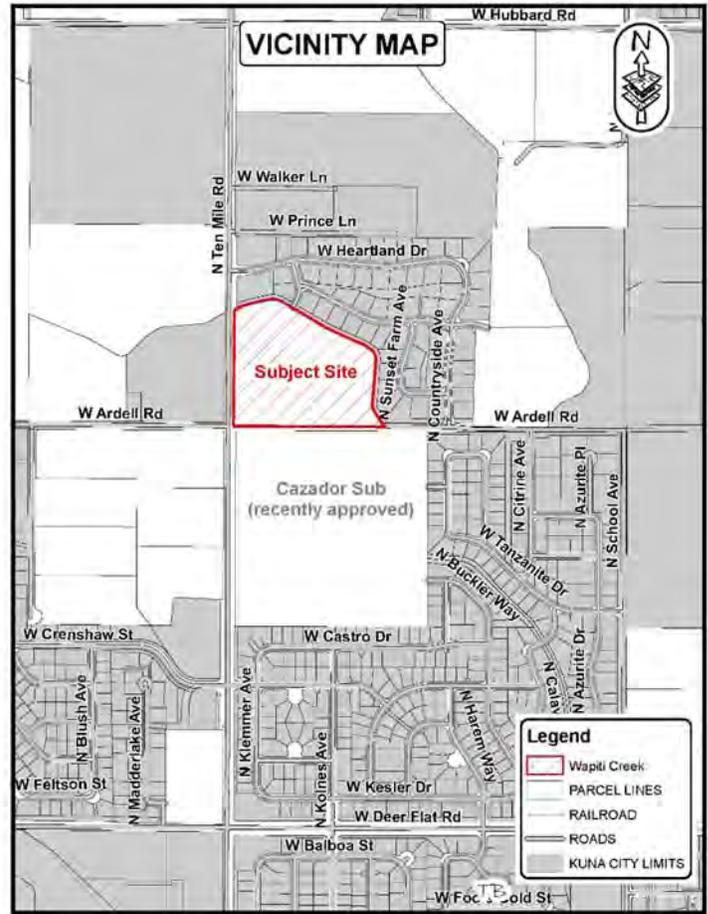


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A. Course of Proceedings

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

a. Notifications

- | | |
|---------------------------|--|
| i. Neighborhood Meeting | July 11, 2017 (seven persons attended) |
| ii. Agencies | September 9, 2017 |
| iii. 300' Property Owners | October 10, and November 2, 2017 |
| iv. Kuna, Melba Newspaper | September 27, 2017 (<i>tabled to date certain</i>) |
| v. Site Posted | October 5, and November 3, 2017 |

B. Applicant Request:

1. Applicant, Steve Arnold with A-Team Land Consultants, requests to annex approximately 15.82 acres into Kuna City with an R-4, residential zone, and to subdivide the property into 42 single family residential lots and 4 common lots and have reserved the name Wapiti Creek Subdivision. A Design Review application for four common areas and buffer landscaping accompanies this application. The site is located at the north east corner of Ten Mile and Ardell Roads, The site address is 2480 S. Ten Mile Rd., Kuna, Idaho; In Section 14, T 2N, R 1W, APN #: S1314244345.

2. Site Location Map:

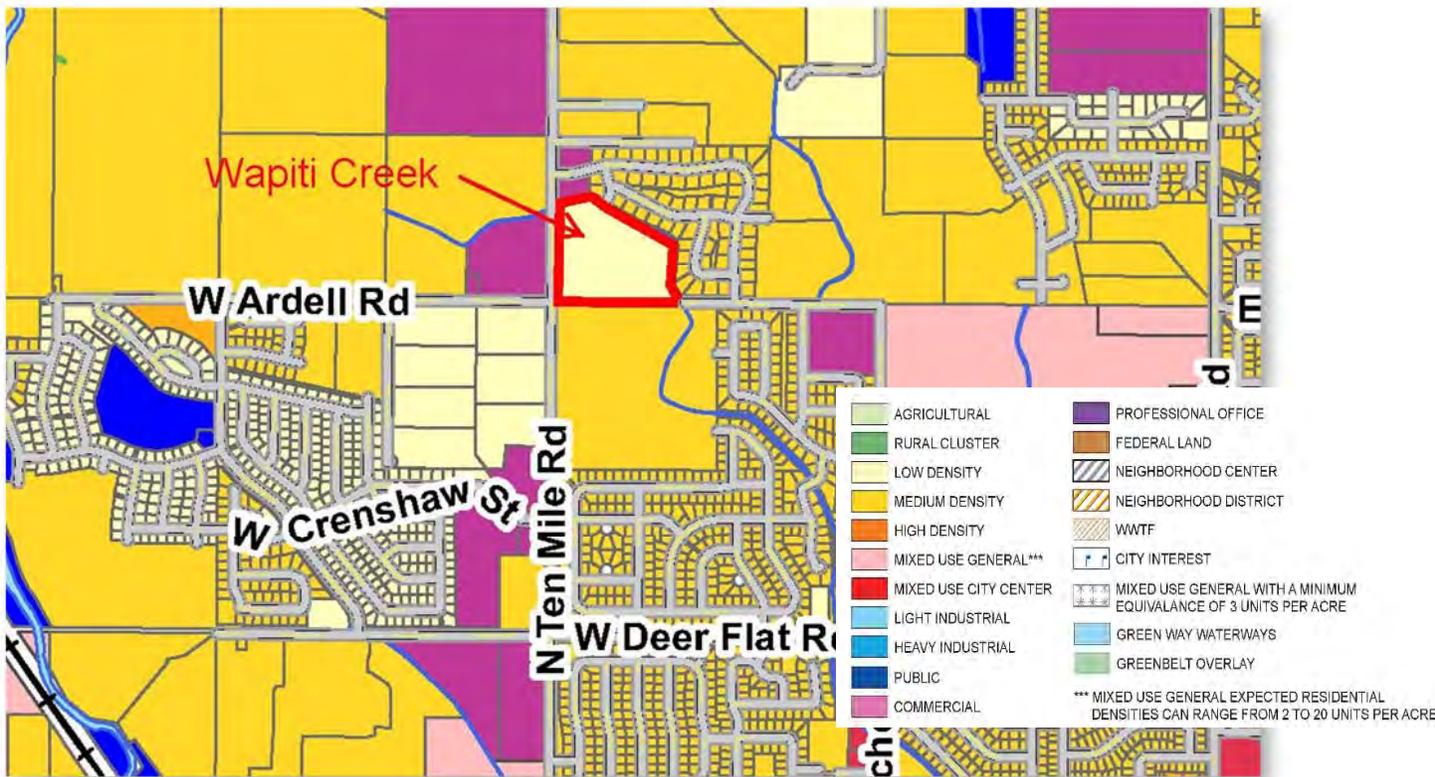


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- C. History:** The approximate 15.82-acre subject site is currently in Ada County, however, it is contiguous to Kuna City limits on all sides of the parcel (parcel south was recently approved for annexation), and has historically been used for a single family residence and the remainder for Agricultural purposes.

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.



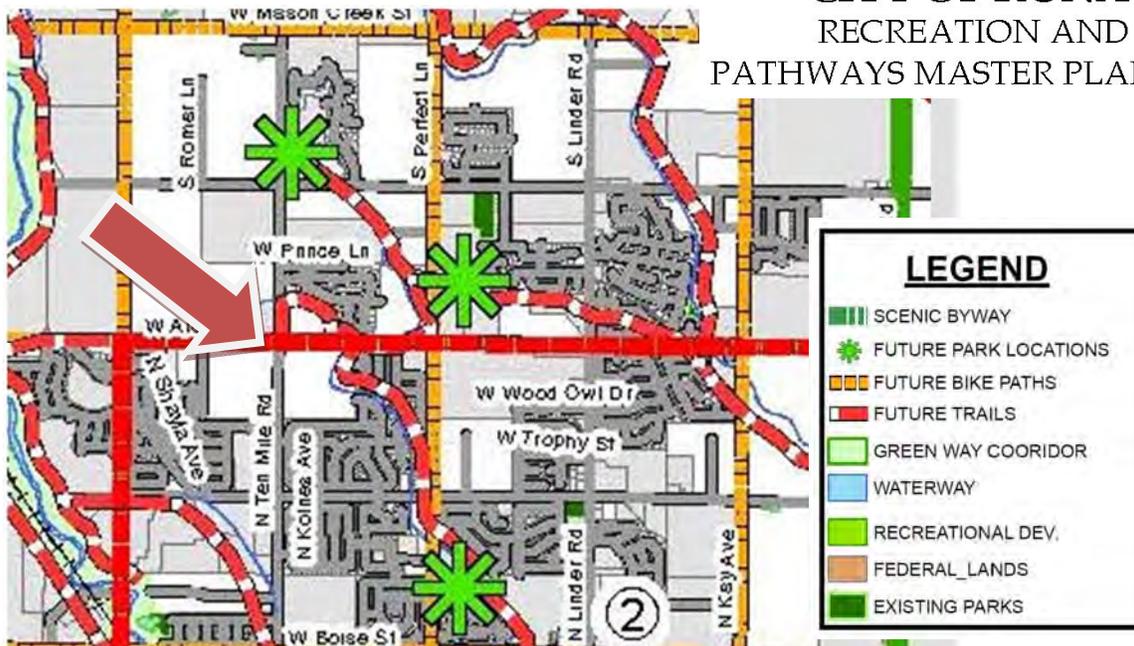
2. **Kuna Comprehensive Plan Future Land Use Map:**

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

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

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

**CITY OF KUNA
RECREATION AND
PATHWAYS MASTER PLAN MAP**



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

North	C-1 and R-4	Neighborhood Commercial and Low Density Residential – Kuna City
South	R-6	Medium Density Residential – Kuna City
East	R-4	Low Density Residential – Kuna City
West	AG	Agriculture – City of Kuna

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

- Approx. 15.82 acres total
- RR (Rural Residential) – Ada County
- Parcel # S1314233800

6. **Services:**

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

7. **Existing Structures, Vegetation and Natural Features:** Currently vacant use is on site. This site slopes slightly to the southwest, towards Ten Mile Road, but is otherwise generally flat. Teed Lateral flows south to north on the east side of the subject parcel, on-site vegetation is consistent with typical agricultural fields.

Transportation / Connectivity: ACHD recommends Rights-of-Way (ROW) acquisition along Ten Mile Road (17 feet from centerline and three feet for a possible gravel shoulder) to serve the needs of the site and in sufficient amounts for a future roundabout at the Ten Mile and Ardell intersection. ACHD’s Master Street Map (MSM) calls for five lanes on Ten Mile Road within a 96 foot ROW corridor, and 72 feet of total improvements including on-street bike lanes.

The applicant proposes to construct a portion of Ardell Road as a half street section from Ten Mile Road along the south frontage, to serve the subdivision, which provided connection to an arterial road. Also, applicant proposes connection to Morning Sun Avenue on the north side of the property, within the Walnut Creek Subdivision expanded circulation. Applicant proposes 48 feet of ROW from centerline for Ten Mile and 30 feet for Ardell Road.

Applicant proposes construction of Ardell Road on the southern frontage and ACHD recommends conditioning their participation in building a crossing over the Teed Lateral on the east side of Ardell Road. ACHD recommends the applicant provide a trust that amounts to ¼ of the crossing to complete this segment of Ardell Road, a residential mid-mile collector road, and to dedicate a minimum of 30’ for ROW and sidewalks, curb and gutter. Staff concurs with ACHD’s recommendation.

There are several multiuse pathway connections within this development to support alternative transportation choices for residents, and create a more walkable and pedestrian friendly neighborhood environment.

8. **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.

9. **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
- Community Planning Association of Southwest Idaho (COMPASS) – Exhibit B-4
- Department of Environmental Quality – Exhibit B-5
- Idaho Transportation Department (ITD) – Exhibit B-6
- Kuna Rural Fire District – Exhibit B-7

E. Staff Analysis:

Applicant requests approval to annex approximately 15.82 total acres with a current county zoning designation of Rural Residential (RR) into Kuna City limits with an R-4 (Low Density Residential) zone; and subdivide the subject property creating a 42 lot, single family subdivision, known as *Wapiti Creek* Subdivision. Applicant also proposes to develop four additional lots, into common lots for the use by residents. Applicant proposes one of these four common lots to be developed as a multi-use pathway along the Teed Lateral. The pathway is proposed to be built by the developer (see Letter of Intent), and is proposed to be dedicated to the City. A Homeowners Association (HOA) will be established for the care and maintenance for the common lots and landscape buffers.

The site is eligible for annexation, as it touches current City limits on all sides of the project. Applicant is proposing two (2) phases of development which will largely be driven by the consumer market.

Public services will be extended to the property at the developers cost, by extending existing City facilities.

A design review application accompanies the applicant's request for the common area landscaping and buffers. Staff recommends through-connections for pedestrians and non-motorized transportation between home lots for better pedestrian access. Staff notes that a monument sign is called out for the subdivision, but was not included with the design review application, all monument signs are required to go through design review. This process can be accomplished at a later date without any delay to the project. Staff finds that the proposed landscaping does not appear to be compliant for the buffers on Ten Mile and Ardell Roads. Staff recommends the applicant be conditioned to become compliant with KCC 5-17-15. Those changes are requested in the proposed conditions of approval – Condition # 12, staff recommends that the applicant resubmit a plan bearing these changes.

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 17-06-AN, 17-08-S and 17-18-DR, to the Commission with recommended conditions of approval listed in section 'L' of this report.

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 November 14, 2017, to consider Cases No.'s 17-06-AN, 17-08-S and 17-18-DR, including the submitted application documents, agency comments, staff report, application exhibits and public testimony presented at the hearing.

H. Factual Summary:

This site is located at the northeast corner (NEC) of Ten Mile and Ardell Roads. Applicant proposes to annex approximately 15.82 acres into the City of Kuna with an R-4 (Low density residential) zone. Applicant has submitted a preliminary plat to subdivide the parcel into 42 buildable lots and four common lots, 14% open space, a pathway along Teed Lateral, and proposes to improve Ten Mile, Ardell and all internal Roads to City and ACHD standards.

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, and a pathway along the Teed Lateral and sidewalks and outside connections 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; landscape buffers, utilization of the Teed Lateral corridor for a future pathway, varied larger housing densities and types and promotes desirable, cohesive community character and a quality neighborhood.

Natural Resources Goals and Objectives - Section 7 - Summary:

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

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

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

Provide adequate services, facilities, and utilities for all City residents and annex contiguous properties who request City services. Ensure that development within Kuna connects into the City's sanitary sewer and potable

water systems and continue expansion of the City's sewer systems as resources allow.

Comment: *Kuna has adequate services for this development and the authority to annex the requested lands into the City. This application will expand the City's sanitary sewer system, potable water and adds to the pressure irrigation mainline in an orderly fashion.*

Transportation Goals and Objectives - Section 9 - Summary:

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

Comment: *ACHD, and COMPASS have provided a report. The project meets with the transportation goals of the City by extending public rights-of-way on South Ten Mile and West Ardell Roads to create additional transportation connections.*

Recreation Goals and Objectives - Section 10 - Summary:

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

Comment: *Applicant's proposed subdivision incorporates trails along Teed Lateral, and landscape buffers for residents, meeting the goals of the City.*

Housing Goals and Objectives - Section 12 - Summary:

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

Comment: *Applicant has proposed 42 single family lots which will contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development adds a trail and open space, connections to other subdivisions, creating a pleasant neighborhood environment.*

Community Design Goals and Objectives - Section 13 - Summary:

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

Comment: *The application incorporates sound community design and landscape features to buffer incompatible uses to create a sense of place for the community to foster neighborhood interactions and activities.*

J. Proposed Commissions Conclusions of Law:

Based on the evidence contained in Case No's 17-06-AN, 17-08-S and 17-18-DR, the Kuna Planning and Zoning Commission finds Case No's 17-06-AN, 17-08-S and 17-18-DR comply with Kuna City Code, the Kuna Comprehensive Plan and the goals of the Design Review Committee, 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 15.82 acre subdivision is large enough to include a mix of lot sizes, community open space(s), and a pathway along Teed Lateral.*

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. Roads, homes and open spaces are planned for construction according the City requirements and best practices. Staff is not aware of any environmental damage or loss of habitat associated with the proposed development.*

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 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, rezone and design of the subdivision did consider the location of the property adjacent to Teed Lateral, classified roadways (Ten Mile and Ardell.) and the system. The subject property can be connected to the City's public sewer, water and pressure irrigation facilities. 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 proposed streets within and adjacent to the subdivision are adequate for the proposed development.*

K. Proposed Commission Findings of Fact:

Based upon the record in 17-06-AN, 17-08-S and 17-18-DR, including the Comprehensive Plan, Kuna City Code, Staff's report, including the exhibits, and the testimony elicited during the public hearing, the Commission hereby recommends *approval/conditional approval/conditional approval/denial* for Case No's 17-06-AN and 17-08-S, a request for annexation and subdivision preliminary plat to Council, and approves/conditionally approves/denies Case No. 17-18-DR Subdivision Design Review request by the applicant as follows:

The Commission concludes that the Application does/does not comply with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the Subdivision regulations outlined in title 6 of KCC 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 17-06-AN and 17-08-S. On November 14, 2017 the Commission voted to recommend approval/ denial of these applications to Council.
3. The Commission has the authority to *approve / deny* Case No. 17-18-DR. On November 14, 2017, the Commission voted to approve / deny Case No. 17-18-DR.
4. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on November 14, 2017, with the Commission.

L. Proposed Decision by the Commission:

Note: 17-06-AN (Annexation) and 17-08-S (Subdivision): The proposed motion is to recommend approval, conditional approval, or denial for these requests to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.

Note: 17-18-DR (Design Review): The proposed motion is to approve or deny the design review request. If the Planning and Zoning Commission wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony during the public hearing the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (*approval / conditional approval / denial*) for Case No's 17-06-AN and 17-08-S; annexation and preliminary plat and hereby (*approves / conditionally approves / denies*) 17-18-DR; Design Review (*with or without*) the following conditions of approval:

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

- h. Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.
 - i. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District,
- 2. Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.
- 3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
- 4. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P&Z approval in concert with the prepared construction drawings for the project.
- 5. Parking within the site shall comply with KCC 5-9-3. A separate Design Review application is required for the community clubhouse and parking lot.
- 6. Fencing within and around the site shall comply with Kuna City standards – KCC 5-5-5- A-J and KCC 6-4-2-E.
- 7. A sign permit is required prior to any subdivision entrance sign construction and shall comply with KCC 5-10-4. Monument signs will require a separate design review.
- 8. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits as required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.
- 9. Submit a petition to the City consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID) prior to requesting final plat signature from the City Engineer.
- 10. The 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.
- 11. The applicant's proposed preliminary plat (dated 06/19/17) and landscape plan (dated 06/19/2017) shall be considered binding site plans, or as modified and approved through the public hearing process.
- 12. Applicant shall bring landscape buffers into compliance as described in Kuna City Code 5-17, and submit a PDF bearing these changes for approval.
- 13. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
- 14. Applicant shall demonstrate permanent access, maintenance and care for all lots affected by shared driveways as proposed on the preliminary plat bearing the same date as above.
- 15. Compliance with all local, state and federal laws is required.

DATED: This ____ day of _____, 2017.

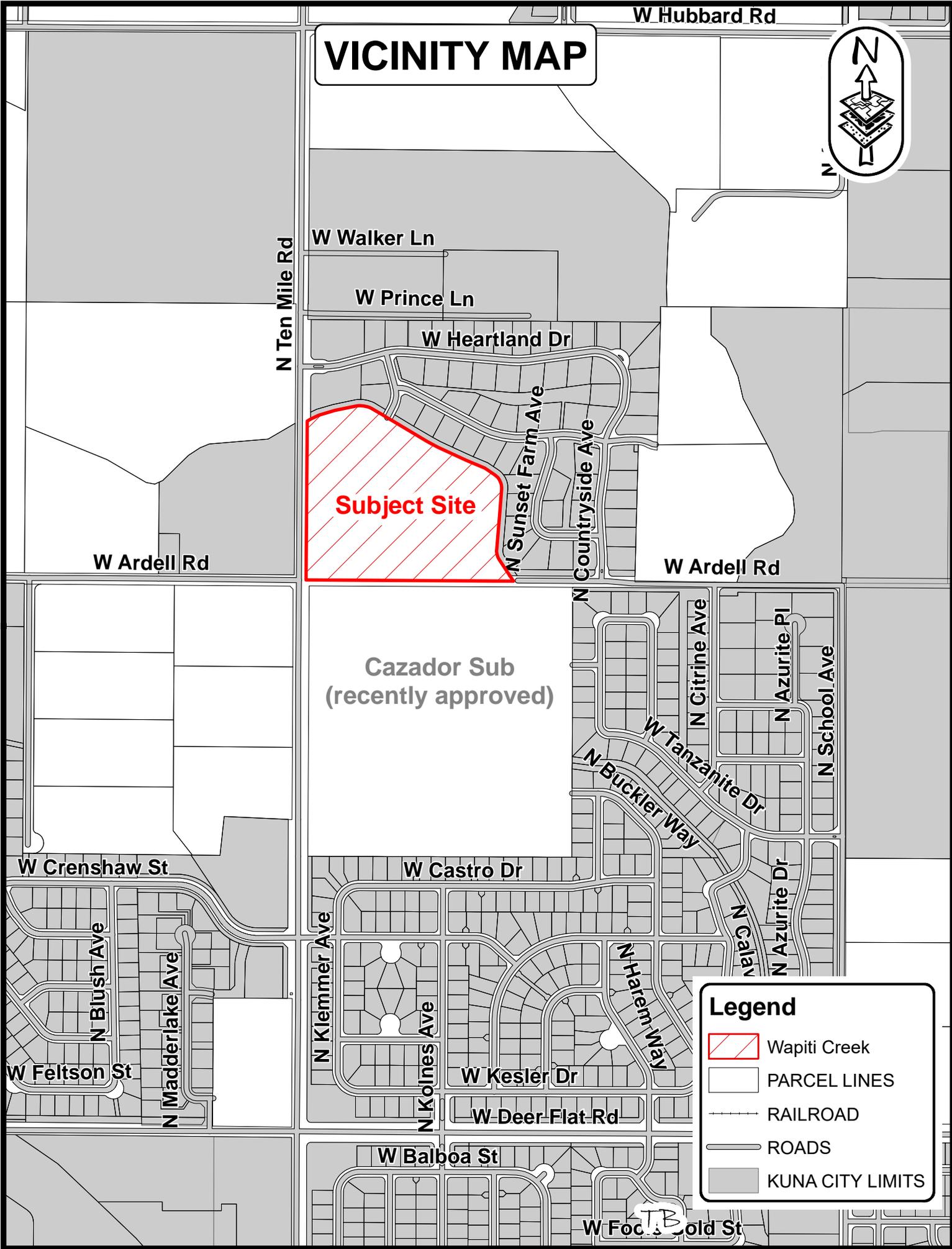
VICINITY MAP



Cazador Sub
(recently approved)

Legend

-  Wapiti Creek
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  KUNA CITY LIMITS





Wapiti Creek

W Herdwick Dr

W Caravan St

Ardell Rd

W Walker Ln

W Tiger Eye St

N Fire Opal Ave

N Star Garnet Ave



August 11, 2017

Mr Trevor Kesner, Planner II
City of Kuna
751 W. 4th Street
Kuna, Idaho 83634

Dear Trevor:

Subject: Wapiti Creek Subdivision

On behalf of AP Developments LLC., A Team Land Consultants presents to the City of Kuna, an Annexation, Rezone, and Preliminary Plat application for the proposed Wapiti Creek Subdivision. The subject property is located at the northeast corner of Ten Mile Road and Ardell Road. The property contains 15.82 total acres and is identified as Ada County Assessor's Tax Parcel Number S1314244345.

Project Summary

The applicant is proposing 42 single family lots and 4 common lots. The site is currently zoned RR, and we are requesting a rezone to R-4. The application that are being submitted are an annexation with a rezone and preliminary plat. The site consists of larger estate lots that are planned to have higher end homes constructed on them. The lots range from just under 9,000 square feet to nearly 1/3 of an acre. The developer will be extending a pathway along the Teed Lateral, it will be constructed then donated to the City of Kuna.

Access Roads and Connectivity

Primary access to the proposed development will be off Ardell Road extended along our southern boundary, and extensions of an existing stub street from the north into the site. The roads within the subdivision will be constructed as public roads, with curbs, gutters, and five foot wide detached sidewalks. All the roadways have been designed so that speeding and cut through traffic will not occur. Block lengths have been broken up and curves and bends have been placed to discourage excessive speeding.

Proposed Single Family Buildings

In order to protect the quality and value of the homes built in the project and for the continued protection of the Owners thereof, an Architectural Control Committee (ACC) will be established. No building will be erected without written approval from the ACC. The ACC will require strict architectural controls, monitoring item such as:

1. Exterior paint and trim colors must be approved by the ACC
2. Roofing material must be a 25-year architectural grade composition shingle.
3. The roof and front elevation of the principle residence and garage must have a minimum slope of 5/12.
4. Minimum a floor area of not less than 1,600 square feet if single Level.
5. Front elevations must have a minimum of at least three textures such as, Stucco façade with stone accents or brick, shutters, or different textures in siding.

The intent of the developer is to build a high-end development and monitoring the construction of the homes will ensure this high quality. By building quality homes in the initial phase of the development it will ensure the later phases values will be higher than the initial values; this is building equity by design.

Landscaping and Amenities

There is approximately 2.06 acres of open space being proposed throughout the development. There are 20-foot landscape buffers provided along Ten Mile and Ardell Roads. These landscape areas will have extensive planting, berms and fencing. A landscape plan has been prepared in accordance with the City standards. Along with the landscape buffers we are also providing a 10-foot pathway along the Teed Lateral. That pathway will be located within a 25-30-foot common lot and extensively landscaped. Detached sidewalks are being provided along all the internal roads within the subdivision, thus giving pedestrian connectivity throughout the development. All of the landscaping will be maintained by a subdivision owner's association. It is the intention of the developer to install landscaping that exceeds the City requirements in order to support the quality of development that is proposed.

Utilities, Irrigation, and Storm Drainage

There is existing sewer and water adjacent to the site, along with pressure irrigation. Dry utilities are adjacent to this site's west and north property line. All wet and dry utilities will be extended to all proposed building lots. Portions of the common areas will be utilized for storm drain; subsurface seepage beds will dispose of the storm water. All storm drain will be designed to accommodate the 100-year event. During the construction of the site, a storm water pollution prevention plan will be provided and best management practices will be implemented. Pressurized irrigation is proposed to all common areas within this development, and to all building lots.

Neighborhood Meetings

There was a neighborhood meeting conducted prior to submitting this application on July 11, 2017. There were several adjacent land owners that showed up to that meeting. The one concern of the neighbors was the homes affecting their view to the west. However, it was explained that there will be approximately 50-feet of buffer with the Teed Lateral and our proposed lots in addition to the setbacks, which will significantly lessen that impact. Overall the lot sizes, site layout and densities were welcomed.

Vision Statement

Our vision is to promote a high end residential development with strict building criteria governed by our Architectural Control Committee. We will be providing very nice landscaping adjacent to Ten Mile and Ardell Road. The landscape entrances at the intersection of Ten Mile and Ardell Road will be created as to provide an esthetic approach as people turn east down Ardell to the site.

The Developer will have a mix of architectural styles that will provide a varied streetscape. This mix of development product will enhance the subdivision and provide value to the subdivision years after it has been developed. The detached sidewalk and landscape boulevards will provide the residents of this development a private feel and create a sense of community. This development will enhance the community and the project will be an asset to the City.

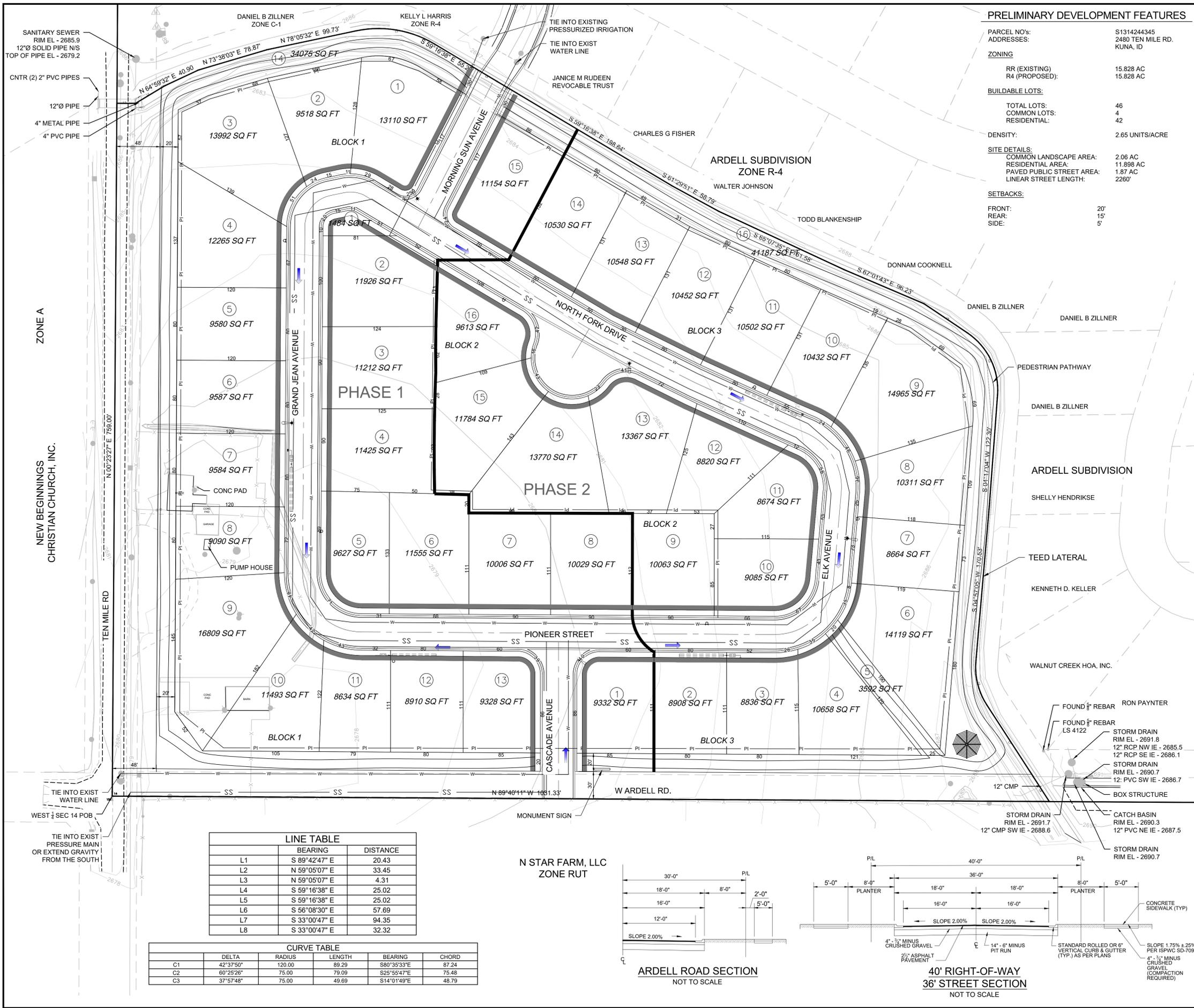
It is anticipated that the applications are in compliance with all applicable plans and codes adopted by the City. Please notify us as early as possible if you should need additional clarification or information regarding this application. The proposed development will be a great addition to the City, I look forward to working with the City as this development moves forward in the process.

Sincerely,
A Team Land Consultants



Steve Arnold
Project & Real Estate Manager

Cc: Kelly Perryman
Lee Abrams



PRELIMINARY DEVELOPMENT FEATURES

PARCEL NO'S:	S1314244345
ADDRESSES:	2480 TEN MILE RD. KUNA, ID
ZONING	
RR (EXISTING):	15.828 AC
R4 (PROPOSED):	15.828 AC
BUILDABLE LOTS:	
TOTAL LOTS:	46
COMMON LOTS:	4
RESIDENTIAL:	42
DENSITY:	2.65 UNITS/ACRE
SITE DETAILS:	
COMMON LANDSCAPE AREA:	2.06 AC
RESIDENTIAL AREA:	11.898 AC
PAVED PUBLIC STREET AREA:	1.87 AC
LINEAR STREET LENGTH:	2260'
SETBACKS:	
FRONT:	20'
REAR:	15'
SIDE:	5'



- NOTES**
- KUNA CITY SEWER AND WATER WILL BE EXTENDED TO ALL LOTS.
 - ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO ANY PUBLIC OR PRIVATE STREET. THERE SHALL BE A 5 (FIVE) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO A PUBLIC OR PRIVATE 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.
 - EACH LOT WILL BE PROVIDED WITH PRESSURIZED IRRIGATION.
 - STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE AND SUBSURFACE FACILITIES AS APPROVED BY ACHD.
 - ALL COMMON LOTS SHALL BE OWNED AND MAINTAINED BY THE WAPITI CREEK HOME OWNERS ASSOCIATION.
 - DIRECT LOT ACCESS TO ARDELL ROAD AND TEN MILE ROAD SHALL BE PROHIBITED.

LEGEND

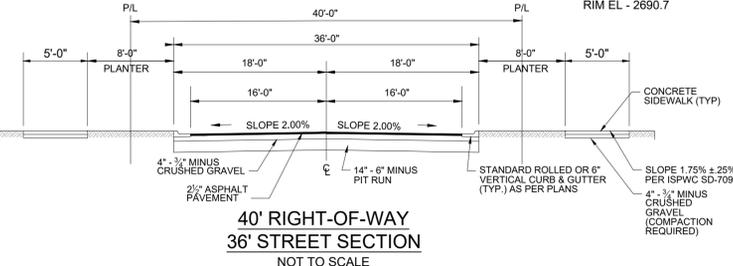
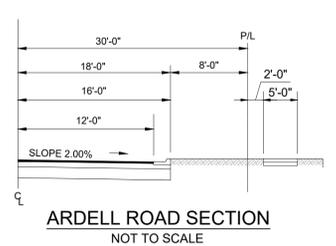
—	SITE BOUNDARY LINE	⊕	FOUND ALUMINUM CAP MONUMENT
---	LOT LINE	⊕	CALCULATED POINT
---	RIGHT-OF-WAY LINE	⊕	SURVEY CONTROL POINT
SS	8" SANITARY SEWER LINE	⊕	SANITARY SEWER MANHOLE
---	WATER LINE	⊕	STORM DRAIN MANHOLE
---	PRESSURE IRRIGATION LINE	⊕	CATCH BASIN
---	STORM DRAINAGE RETENTION SYSTEM	⊕	SURFACE FLOW DIRECTION
---	ZONING BOUNDARY	⊕	FIRE HYDRANT
---	EXISTING PARCEL/LOT LINE	⊕	WATER VALVE
---	ACHD SLOPE EASEMENT LINE	⊕	WATER SERVICE
---	CENTERLINE	⊕	IRRIGATION VALVE
---	SECTION LINE	⊕	WATER METER
---	EXISTING FENCE LINE	⊕	EXISTING LOT NUMBER
---	TOP OF WATER LINE	⊕	NATURAL GAS LINE MARKER
---	EXISTING SANITARY SEWER LINE	⊕	TELEPHONE SERVICE RISER
---	EXISTING STORM DRAIN LINE	⊕	ELECTRIC TRANSFORMER BOX
---	EXISTING OVER HEAD POWER LINE	⊕	SIGNAL JUNCTION BOX
---	EXISTING WATER LINE	⊕	GUY WIRE ANCHOR
---	EXISTING IRRIGATION LINE	⊕	POWER/UTILITY POLE
---	EXISTING EDGE OF PAVEMENT	⊕	STREET SIGN
---	EXISTING EDGE OF GRAVEL	⊕	DECIDUOUS TREE
---	EXISTING CURB LINE	⊕	CONIFEROUS TREE
		⊕	MAILBOX
		⊕	STREET LIGHT

LINE TABLE

	BEARING	DISTANCE
L1	S 89°42'47" E	20.43
L2	N 59°05'07" E	33.45
L3	N 59°05'07" E	4.31
L4	S 59°16'38" E	25.02
L5	S 59°16'38" E	25.02
L6	S 56°08'30" E	57.69
L7	S 33°00'47" E	94.35
L8	S 33°00'47" E	32.32

CURVE TABLE

	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	42°37'50"	120.00	89.29	S80°35'33"E	87.24
C2	60°25'26"	75.00	79.09	S25°55'47"E	75.48
C3	37°57'48"	75.00	49.69	S14°01'49"E	48.79



SURVEYOR
DAVID EVANS AND ASSOCIATES INC.
GEOMATICS CENTER OF EXCELLENCE
SEAN SULLIVAN PLS. PROJECT SURVEYOR
4 NORTH VIKING AVE
MIDDLETON, IDAHO 83644

OWNER
YULI MATSUYAMA
P.O. BOX 2768
MCCALL, ID 83638

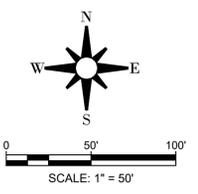
PLANNER / CONTACT
STEVE ARNOLD
A-TEAM LAND CONSULTANTS
1785 WHISPER COVE AVE.
BOISE, ID 83709
208-871-7020

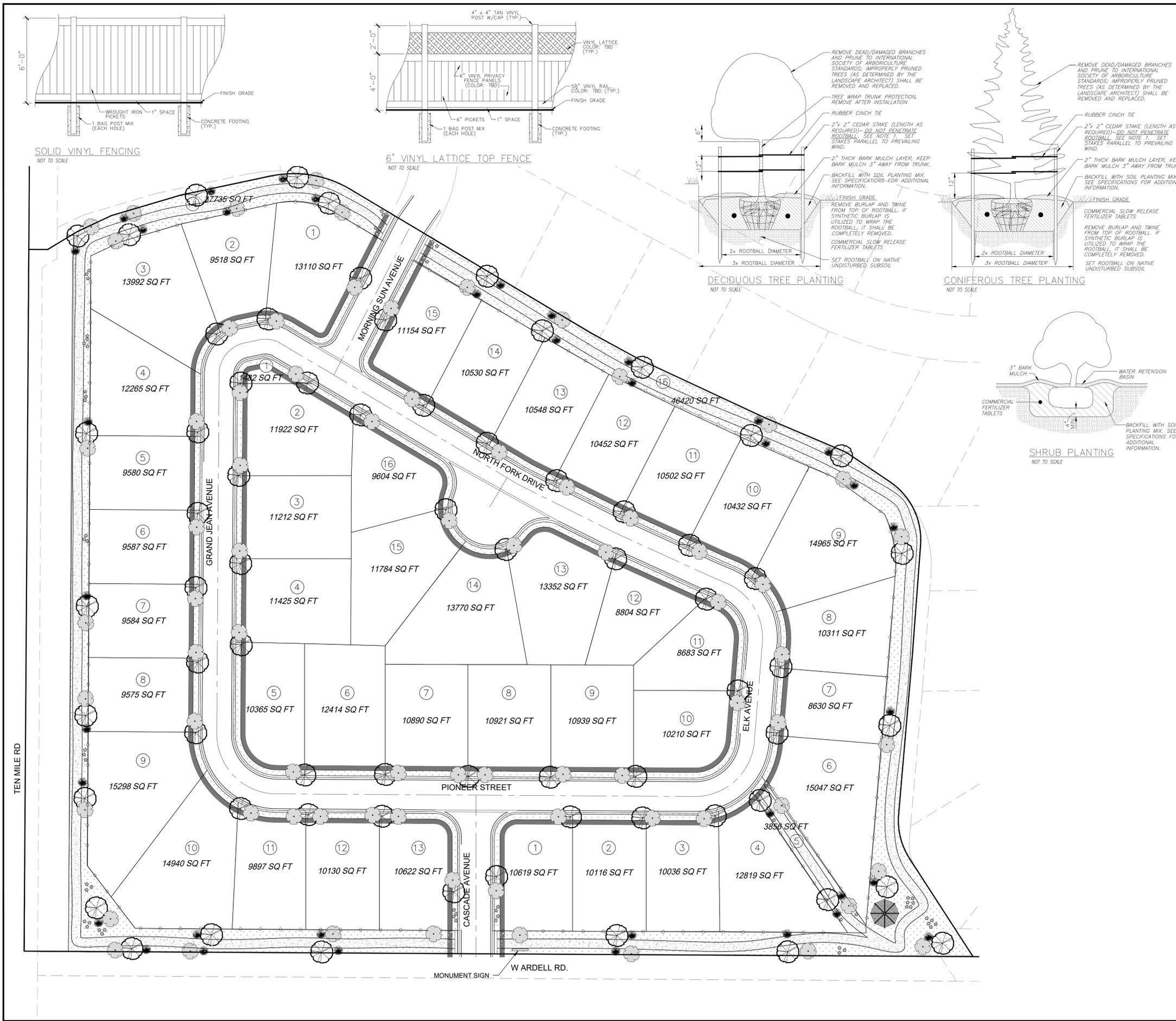
DEVELOPER
AP DEVELOPMENTS, LLC
P.O. BOX 1656
BOISE, ID 83701

PRELIMINARY PLAT MAP
WAPITI CREEK SUBDIVISION
SW 1/4 of the NW 1/4 of Section 14, Township 2 North, Range 1 West,
Boise Meridian, Ada County, ID

TEAM
Land Development & Real Estate Services

SHEET 1 OF 1
DRAWN BY: CJ SHERLOCK
DATE: 11/02/2017
FILE: WAPITI_CREEK_PLAT.DWG





LANDSCAPE & IRRIGATION NOTES:

- Contractor shall report to landscape architect all conditions which impair or prevent the proper execution of this work, prior to beginning work.
- Coordinate work schedule and observations with landscape architect prior to construction start-up.
- New conifer and deciduous tree planting, see detail B and C.L.1.0. Contractor shall stake all trees deemed necessary, i.e., from being blown over, planted with loose root ball, etc. Contractor's option.
- New shrub planting. See detail A.L.1.0.
- All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be rejected if not in a sound and healthy condition.
- All planting beds shall be covered with a minimum of 3" of small (1" minus) bark chips. Submit for approval.
- All plant material shall be guaranteed for a period of eighteen months beginning at the date of acceptance by Owner. Replace all plant material found dead or not in a healthy condition immediately with the same size and species at no cost to the Owner.
- Finish grades to be smooth and even gradients with positive drainage in accordance with site grading plan.
- In all planter bed and lawn areas, the top 6 inches of topsoil will be amended at a ratio of 3 cubic yards of organic matter per 1000 square feet. Roto-till organic matter a minimum of 6 inches into topsoil.
- Fertilize all trees and shrubs with Agrifert planting tablets. Quantity per manufacturer's recommendations.
- All planting beds shall have a minimum of 18" of topsoil. Lawn areas shall have a minimum of 12" topsoil. Spread, compact and fine grade topsoil to a smooth and uniform grade 3" below surface of walks and curbs in planting bed areas, 1 1/2" at sod lawn areas, and 1" at seed lawn areas.
- Raise existing surface topsoil stockpiled on the site. Verify suitability of surface soil to produce topsoil meeting requirements and amend when necessary. Topsoil shall be a loose, friable, sandy loam, clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign material and a pH of 5.5 to 7.0. If on-site topsoil does not meet these minimum standards, contractors are responsible to either: a) provide approved imported topsoil, or b) improve on-site topsoil with methods approved by landscape architect. Supplement with imported topsoil when quantities are insufficient. Clean topsoil of roots, plants, sods, stones, clay lumps and other extraneous materials harmful to plant growth. If imported topsoil from off-site sources is required, provide new topsoil that is fertile, friable, natural loam, surface soil, reasonably free of sods, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 2 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
- Obtain topsoil from local sources or from areas having similar soil characteristics to that found at project site. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth of not less than 4 inches.
- Representative samples shall be tested for acidity, fertility and general texture by a recognized commercial or government agency and copies of the testing agency's findings and recommendations shall be furnished to the Architect's representative by the contractor. No topsoil shall be delivered in a frozen or muddy condition. Acidity/alkalinity range - Ph. 5.5 to 7.6.
- Immediately clean up any topsoil or other debris on the site created from landscape operations and dispose of properly off site.
- All landscaped areas shall have an automatic underground sprinkler system which insures complete coverage and properly zoned for required water uses. Each hydrozone is to be irrigated with separate individual stations.
- Planter beds and lawn areas are to have separate hydro-zones.
- Pop-up sprinkler heads shall have a minimum riser height of 4 inches at lawn areas and 18" at planter beds.
- Planter beds are to have drip irrigation systems or pop-up spray systems. Annuals, perennials ground covers or shrub massings shall have a pop-up spray system.
- Electronic water distribution/ timing controllers are to be provided. Minimum controller requirements are as follows:
 - Precise individual station timing
 - Run time capabilities for extremes in precipitation rates
 - At least one program for each hydrozone
 - Sufficient multiple cycles to avoid water run-off
 - Power failure backup for all programmed individual valved watering stations will be designed and installed to provide water to respective hydro-zones.

TREE PLANTING NOTES

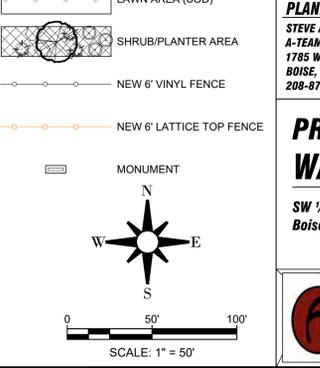
- The staking of trees is to be the contractor's option; however, the contractor is responsible to insure that all trees are planted straight and that they remain straight for a minimum of 1 year. All staking shall be removed at the end of the one year warranty period.
- Removal of burlap and twine from top of rootball may be postponed for 90 days at contractor's option.
- In the event of a question or lack of clarity on the drawings, the contractor is to notify the landscape architect before proceeding.
- Landscape contractor is to notify the landscape architect and owner prior to installation of plant material.
- Wrap rubber cinch ties around the tree trunks and stakes using either the standard or figure eight tying method.
- Secure the ties to the stakes with galvanized nails to prevent slippage.
- Deep soak tree twice within the first 24 hours.
- In the event hardpan soils prevent tree planting as detailed, notify the landscape architect immediately.

PLANT SCHEDULE

TREES (GRADE #1)			SHRUBS		
KEY	COMMON/BOTANICAL NAME	PLANTING SIZE CLASS	KEY	COMMON/BOTANICAL NAME	PLANTING SIZE
AA	COLUMNAR NORWAY MAPLE <i>Acer Platanoides 'Columnar'</i>	2" B&B I	1	DWARF BURNING BUSH <i>Eurospora Matae Compacta</i>	2 Gal.
AR	ROYAL RED MAPLE <i>Acer Platanoides 'Royal Red'</i>	2" B&B II	2	CRIMSON PYGMY JAPANESE BARBERRY <i>Cornus Japonica 'Barberry'</i>	2 Gal.
BN	RIVER BIRCH <i>Betula Nigra</i>	2" B&B II	3	IVORY HALO DOGWOOD <i>Cornus Alba 'Bathurst'</i>	2 Gal.
CC	GOLD DECODAR CEDAR <i>Cedrus Secotaria 'Aurea'</i>	5"-6"ht. B&B Conifer	4	BLUE CHIP JUNIPER <i>Juniperus Horizontalis 'Blue Chip'</i>	2 Gal.
FP	CIMMARON ASH <i>Fraxinus pennsylvanica 'Cimmaron'</i>	2" B&B II	5	GOLD STAR POTENTILLA <i>Potentilla Fruticosa 'Gold Star'</i>	2 Gal.
GT	SKYLINE HONEYLOCUST <i>Gleditsia Triacanthos 'Immo Spycok'</i>	2" B&B II	6	EMERALD ARBORVITAE <i>Thuja Occidentalis 'Emerald'</i>	4"-6" B&B
MR	RED BARRON CRABAPPLE <i>Malus X 'Red Barron'</i>	2" B&B I	7	WHITE GROUNDCOVER ROSE <i>Rosa X 'Naschotter'</i>	2 Gal.
MS	RED JEWEL CRABAPPLE <i>Malus X 'Jewelcole'</i>	2" B&B I	8	MERLOT FLOWER CARPET ROSE <i>Rosa X 'Flower Carpet'</i>	2 Gal.
PB	BACHERI SPRUCE <i>Picea Fungosa 'Bacheri'</i>	5"-6"ht. B&B Conifer	9	NEON FLASH SPIRAEA <i>Spiraea Japonica 'Neon Flash'</i>	2 Gal.
10	BLUE SHAG EASTERN WHITE PINE <i>Pinus Strobus 'Blue Shag'</i>	5 Gal. Conifer			
11	Dwarf Globe Blue Spruce <i>Picea Fungosa 'Globe'</i>	5 Gal. Conifer			
PR	COLUMNAR SARGENT CHERRY <i>Prunus Sargentii 'Columnaris'</i>	2" B&B I			
PP	COLORADO BLUE SPRUCE <i>Picea Fungosa 'Colorado'</i>	6" B&B Conifer			
TC	GREENSPIRE LINDEN <i>Tilia Cordata 'Greenspire'</i>	2" B&B II			

GROUND COVERS / GRASSES / PERENNIALS		
KEY	COMMON/BOTANICAL NAME	PLANTING SIZE
1	DWARF FEATHER GRASS <i>Calamagrostis X. Acutiflora 'Overdam'</i>	1 Gal. @ 36" O.C.
2	MOONBEAM THREADLEAF TICKSEED <i>Crotophaga Vittifolia 'Moonbeam'</i>	
3	ELLIAN BLUE FESCUE <i>Festuca Ovina 'Glaucia Elyan'</i>	
4	STELLA DE ORO DAYLILY <i>Hemerocallis X 'Stella De Oro'</i>	
5	DILLY DILLY ENGLISH LAVENDER <i>Lavandula Angustifolia 'Dilly Dilly'</i>	
6	LITTLE BUNNY DWARF FOUNTAIN GRASS <i>Festuca Agrostoides 'Little Bunny'</i>	
7	FRANCEE PLANTAIN LILY <i>Hosta 'Francee'</i>	
8	GOLDSTRUM BLACK EYED SUSAN <i>Rudbeckia Fulgida 'Goldstrum'</i>	

LANDSCAPE LEGEND



PLANNER / CONTACT
 STEVE ARNOLD
 A-TEAM LAND CONSULTANTS
 1785 WHISPER COVE AVE.
 BOISE, ID 83709
 208-871-7020

LANDSCAPE DESIGNER
 POWER ENTERPRISES
 16131 FRANKLIN BLVD
 HANNA, ID 83687

PRELIMINARY LANDSCAPE PLAN WAPITI CREEK SUBDIVISION

SW 1/4 of the NW 1/4 of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County, ID

A-TEAM
 Land Development & Real Estate Services

SHEET 1 OF 1
 DRAWN BY: CJ SHERLOCK
 DATE: 08/09/2017
 FILE: WAPITI_CREEK_LSCAPE.DWG

WAPITI CREEK SUBDIVISION KUNA, ID



STEVE ARNOLD
1785 WHISPER COVE AVE.
BOISE, ID 83709
208-871-7020



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)	17-06-AN, 17-08-S 17-18-DR
Project name	Wapiti Creek Sub.
Date Received	
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	Oct. 24, 2017
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Yuji Matsuyama</u>	Phone Number: <u>321-0525</u>
Address: <u>P.O. Box 2768</u>	E-Mail: <u>steve@ateamboise.com</u>
City, State, Zip: <u>McCall, ID 83638</u>	Fax #: <u>401-0977</u>
Applicant (Developer): <u>A Team Land Consultants</u>	Phone Number: <u>321-0525</u>
Address: <u>1785 Whisper Cove Avenue</u>	E-Mail: <u>steve@ateamboise.com</u>
City, State, Zip: <u>Boise, ID 83709</u>	Fax #: <u>401-0977</u>
Engineer/Representative: <u>A Team Land Consultants</u>	Phone Number: <u>321-0525</u>
Address: <u>1785 Whisper Cove Avenue</u>	E-Mail: <u>steve@ateamboise.com</u>
City, State, Zip: <u>Boise ID. 83709</u>	Fax #: <u>401-0977</u>

Subject Property Information

Site Address: <u>2480 S. Ten Mile Road, Kuna Id. 83634</u>	
Site Location (Cross Streets): <u>Ten Mile Road and Ardell Road</u>	
Parcel Number (s): <u>S1314244345</u>	
Section, Township, Range: <u>2N 1W SEC 14</u>	
Property size : <u>15.82 Acres</u>	
Current land use: <u>Single Family/Agriculture</u>	Proposed land use: <u>Single Family</u>
Current zoning district: <u>RR</u>	Proposed zoning district: <u>R-4</u>

Project Description

Project / subdivision name: Wapiti Creek Subdivision

General description of proposed project / request: The applicant is requesting a rezone from RR to R-4 for approximately 15.82-acres for 42 single family dwelling units.

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): Walking pathways and street buffers

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: Existing single family and out buildings to be removed.

Any existing buildings to remain? Yes No

Number of residential units: 42 Number of building lots: 42

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): 1,600 s.f.

Gross density (DU/acre-total property): 2.65 Net density (DU/acre-excluding roads): 3

Percentage of open space provided: 14-percent Acreage of open space: 2.06

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

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____

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

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

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

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

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

Proposed Parking:

a. Handicapped spaces: _____ Dimensions: _____

b. Total Parking spaces: _____ Dimensions: _____

c. Width of driveway aisle: _____

Proposed Lighting: _____

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

Applicant's Signature: _____ Date: 8/10/17



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.: _____

CROSS REF.: _____

FILES: _____

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

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

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

Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Date of pre- application meeting : <u>June 12, 2017</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input type="checkbox"/>
<input 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 type="checkbox"/>

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

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

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

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

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

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

Site Plan

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	North Arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Property lines	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Existing structures, identify those which are to be relocated or removed	<input type="checkbox"/>
<input checked="" type="checkbox"/>	On-site and adjoining streets, alleys, private drives and rights-of-way	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Drainage location and method of on-site retention / detention	<input type="checkbox"/>
<input type="checkbox"/>	Location of public restrooms	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Existing / proposed utility service and any above-ground utility structures and their location	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and width of easements, canals and drainage ditches	<input type="checkbox"/>
<input type="checkbox"/>	Location and dimension of off-street parking	<input type="checkbox"/>
<input type="checkbox"/>	Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas	<input type="checkbox"/>
<input type="checkbox"/>	Trash storage areas and exterior mechanical equipment, with proposed method of screening	<input type="checkbox"/>
<input type="checkbox"/>	Sign locations <i>(a separate sign application must be submitted with this application)</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations and uses of ALL open spaces	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations, types and sizes of sound and visual buffers <i>(Note: all buffers must be located outside the public right-of-way)</i>	<input type="checkbox"/>
<input type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations of subdivision lines <i>(if applicable)</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location of walls and fences and indication of their height and material of construction	<input type="checkbox"/>
<input type="checkbox"/>	Roofline and foundation plan of building, location on the site	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and designation of all rights-of-way and property lines	<input 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 type="checkbox"/>
<input checked="" type="checkbox"/>	To scale drawings	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Boundaries, property lines and dimensions	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of "Plan Preparer" with contact information	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Name of project and date	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Type and location of all plant materials and other ground covers. <i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Method of irrigation. <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Sign locations <i>Note: A separate sign application must be submitted with this application</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations and uses for open spaces	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<i>n/a</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and designations of all sidewalks	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	<input type="checkbox"/>

Building Elevations

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

Lighting Plan

Applicant Use		Staff Use
<input type="checkbox"/> n/a	Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration)	<input type="checkbox"/>
<input type="checkbox"/> n/a	Types and wattage of all light fixtures <i>Note: The City encourages use of "dark sky" lighting fixtures</i>	<input type="checkbox"/>
<input type="checkbox"/> n/a	Placement of all light fixtures shown on elevations and landscaping plans	<input type="checkbox"/>

Roof Plans

Applicant Use		Staff Use
<input type="checkbox"/> n/a	Size and location of all roof top mechanical units	<input type="checkbox"/>

Design Review Application

Applicant: A Team Land Consultants Phone: 321-0525

Owner

Representative

Fax/Email: steve@ateamboise.com

Applicant's Address: 1785 Whisper Cove Avenue

Boise ID

Zip: 83709

Owner: Yuji Matsuyama Phone: 321-0525

Owner's Address: P.O. Box 2768 Email: steve@ateamboise.com

McCall ID

Zip: 83638

Represented By: *(if different from above)* A Team Land Consultants Phone: 321-0525

Address: 1785 Whisper Cove Avenue Email: _____

Boise ID

Zip: 83709

Address of Property: 2480 S. Ten Mile Road

Kuna ID

Zip: 83634

Distance from Major Cross Street: Ten Mile Road and Ardell Road Street Name(s): _____

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.)*

The applicant is requesting a rezone from RR to R-4 for 42 single family dwelling units on 15.82 acres.

1. Dimension of Property: 1,000' by 900'

2. Current Land Use(s): Agriculture and single family

3. What are the land uses of the adjoining properties?
 North: Commercial land Single Family
 South: Agriculture
 East: Single Family
 West: Agriculture and a Church site

4. Is the project intended to be phased, if so what is the phasing time period? Yes, two phases.
 Please explain: After the completion of phase one the applicant will design and construct phase two.

5. The number and use(s) of all structures: 42-Single Family Homes

6. Building heights: 35' Number of stories: 2 Maximum

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? 40-Percent Max.

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: N/A

Type/Height: _____

Proposed Screening Method: N/A

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

11. Are there any irrigation ditches/canals on or adjacent to the property? Teed Lateral

If yes, what is the name of the irrigation or drainage provider? Boise Project Board of Control

12. Fencing: *(Please provide information about new fencing material as well as any existing fencing material)*
Vinyl Exterior and internal to all lots.

Type: Vinyl

Size: 6-foot

Location: Perimeter and adjacent to lot lines at the time of building permit.

(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:
Subsurface Seepage Beds

14. Percentage of Site Devoted to Building Coverage: 40-percent maximum.

% of Site Devoted to Landscaping: 14-percent Square Footage: 89,733 s.f.
(Including landscaped rights-of-way)

% of Site that is Hard Surface: 12-percent Square Footage: 81,457 s.f.
(Paving, driveways, walkways, etc.)

% of Site Devoted to other uses: N/A

Describe: _____

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

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

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

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

Method of screening: _____

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

19. Setbacks of the proposed building from property lines:



Project/File: **Wapiti Creek/ KPP17-0013/17-06-AN/17-08-S**
This is an annexation, rezone, and preliminary plat application to allow for the development of 42 single family building lots and 4 common lots on approximately 16 acres.

Lead Agency: City of Kuna

Site address: 2480 S. Ten Mile Road

Staff Approval: November 2, 2017

Applicant: Steve Arnold
 A-Team Land consultants
 1785 Whisper Cove Avenue
 Boise, ID 83709

Representative: Same as above

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

A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of an annexation, rezone, and preliminary plat application to allow for the development of 42 single family building lots and 4 common lots on approximately 16 acres.

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

Direction	Land Use	Zoning
North	Single family residential	R-4
South	Single family residential	RUT
East	Single family residential	R-4
West	Single family residential	A

3. **Site History:** ACHD has not previously reviewed this site for a development application.

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

- Cazador Subdivision, consisting of 164 single family building lots and 18 common lots on 40 acres, located directly south of the site, was approved by ACHD on August 17, 2017.

5. **Transit:** Transit services are not available to serve this site.

6. **New Center Lane Miles:** The proposed development includes 0.4 centerline miles of new public road.
7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
 - Ten Mile Road is listed in the CIP to be widened to 3-lanes from Deer Flat Road to Hubbard Road between 2031-2035.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 400 vehicle trips per day; 42 vehicle trips per hour in the PM peak hour, 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
Ten Mile Road	765-feet	Minor Arterial	341	Better than "E"
Deer Flat Road	N/A	Minor Arterial	253	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)

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

C. Findings for Consideration

1. **Ten Mile Road/Ardell Road Intersection**
 - a. **Policy:**
ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, roundabout requirements, and specific roadway features required through development. A new roundabout was identified on the MSM. The new single lane roundabout is planned at the mid-mile at the School Street and Mason Creek Street intersection.
 - b. **Staff Comments/Recommendations:** The intersection of Ten Mile Road and Ardell Road is shown as a roundabout on the MSM. Therefore, the applicant should be required to dedicate right-of-way at the Ten Mile Road/Ardell Road intersection consistent with the template shown on attachment 3 to accommodate the future construction of the multi-lane roundabout at the intersection.

2. Ten Mile Road

a. **Existing Conditions:** Ten Mile Road is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 58-feet of right-of-way for Ten Mile Road (35-feet from centerline).

b. **Policy:**

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

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

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

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

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

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

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

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

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

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

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

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

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

3. Ardell Road

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

- b. **Policy:**

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

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

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

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

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

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway

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

- c. **Applicant Proposal:** The applicant has proposed to construct an 8-foot wide detached concrete sidewalk on Ardell Road abutting the site.
- d. **Staff Comments/Recommendations:** Ardell Road currently terminates east of the site on the east side of the Teed Lateral. The extension of Ardell Road west over the Teed Lateral intersecting Ten Mile Road is consistent with the MSM and is needed to complete Ardell Road as a mid-mile collector roadway running east/west between Ten Mile Road and School Street. To accommodate the extension of Ardell Road over the Teed Lateral, the applicant should be required to dedicate 30-feet of right-of-way from the centerline of Ardell Road abutting the entire site (from Ten Mile Road to the east property line) and provide a road trust deposit in the amount of \$37,500.00 for $\frac{1}{4}$ of the crossing of the Teed Lateral prior to ACHD's signature on the first final plat.

Consistent with the proposed subdivision phasing, the applicant should be required to dedicate right-of-way and construct Ardell Road as half of 36-foot wide street section with vertical curb, gutter, and a 5-foot wide detached (or 7-foot wide attached) concrete sidewalk, plus 12 additional feet of pavement (to total 30-feet) on the unimproved side of the roadway from Ten Mile Road east to Cascade Avenue to match phase 1. Ardell Road should align centerline to centerline with Ardell Road on the west side of Ten Mile Road across from the site.

If the parcel to the south (Cazador Subdivision) has developed prior to construction of phase 2, then for phase 2 of the development, from Cascade Avenue east to the bridge, the applicant should be required to complete Ardell Road as a 36-foot residential collector street section with 6-feet of pavement, vertical curb, gutter, and 8-foot wide detached concrete sidewalk abutting the site.

If the parcel to the south (Cazador Subdivision) hasn't developed and the bridge crossing of the Teed Lateral hasn't been constructed, then the applicant should be required to provide a road trust deposit in the amount of \$109,380.00 for 16-feet of pavement, vertical curb, gutter, and an 8-foot wide attached concrete sidewalk. The road trust deposit will allow for Ardell Road to be constructed as a complete street when the parcel to the south develops.

4. Internal Local Streets

- a. **Existing Conditions:** There are no internal local streets within the site.
- b. **Policy:**
 - Local Roadway Policy:** District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.
 - Street Section and Right-of-Way Policy:** District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 50-feet wide and that the standard street section shall be 36-feet (back-of-curb to back-of-curb). The District will consider the utilization of a street width less than 36-feet with written fire department approval.
 - Standard Urban Local Street—36-foot to 33-foot Street Section and Right-of-way Policy:** District Policy 7207.5.2 states that the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot concrete sidewalks on both sides and shall typically be within 50-feet of right-of-way.

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

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

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

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

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

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

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

- c. Applicant's Proposal:** The applicant has proposed to construct the internal local streets, as 36-foot street sections with rolled curb, gutter within 40-feet of right-of-way and an 8-foot wide planter strip and 5-foot wide concrete sidewalks located outside of the right-of-way within an easement.

The applicant is proposing to extend 1 stub streets into the site, Morning Sun Avenue.

The applicant has proposed to construct 1 knuckle within the site.

- d. Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. The applicant should be required to provide a permanent right-of-way easement for the sidewalks located outside of the dedicated right-of-way.

The applicant may construct the local streets at 33 to 43-foot wide street sections.

5. Roadway Offsets

- a. **Existing Conditions:** There are no roadway offsets within the site.
- b. **Policy:**
 - Local Street Intersection Spacing on Minor Arterials:** District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).
 - Local Offset Policy:** District policy 7206.4.5, requires local roadways to align or offset a minimum of 330-feet from a collector roadway (measured centerline to centerline).
 - District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).
- c. **Applicant's Proposal:** The applicant has proposed to construct 1 local street to intersect Ardell Road, Cascade Avenue, located approximately 480-feet east of Ten Mile Road.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy for the offset from Ten Mile Road, however, as part of ACHD's August 17, 2017, approval of Cazador Subdivision located directly south of the site, a local street intersection with Ardell Road was approved, 510-feet east of Ten Mile Road. To ensure the local streets on the north and south side of Ardell Road align, the applicant should be required to construct Cascade Avenue to intersect Ardell Road 510-feet east of Ten Mile Road, aligned centerline to centerline with local street on the south side of Ardell Road.

6. Bridge for the Teed Lateral

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

7. Tree Planters

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

8. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

9. Other Access

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

D. Site Specific Conditions of Approval

1. Dedicate additional right-of-way at the Ten Mile Road/Ardell Road intersection consistent with the template shown on attachment 3 to accommodate the future construction of the multi-lane roundabout at the intersection.
2. Dedicate 48-feet of right-of-way from the centerline of Ten Mile Road abutting the site. The applicant will be compensated for the right of way dedication which is in addition to existing right-of-way on Ten Mile Road.
3. Construct an 8-foot wide detached concrete sidewalk located a minimum of 41-feet from the centerline of Ten Mile Road abutting the site. Provide a permanent right-of-way easement for detached sidewalks located outside of the dedicated right-of-way.
4. Widen the pavement on Ten Mile Road to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder abutting the entire site.
5. Dedicate 30-feet of right-of-way from the centerline of Ardell Road abutting the entire site (from Ten Mile Road to the east property line) prior to ACHD's signature on the first final plat.
6. Provide a road trust deposit in the amount of \$37,500.00 for $\frac{1}{4}$ of the crossing of the Teed Lateral prior to ACHD's signature on the first final plat.
7. For the 1st phase of the development, from Ten Mile Road to Cascade Avenue, construct Ardell Road as half of 36-foot wide street section with vertical curb, gutter, and a 8-foot wide detached concrete sidewalk, plus 12 additional feet of pavement (to total 30-feet) on the unimproved side of the roadway. Ardell Road should align centerline to centerline with Ardell Road on the west side of Ten Mile Road across from the site.
8. For the 2nd phase of the development, from Cascade Avenue east to the Teed Lateral bridge crossing, complete Ardell Road as a 36-foot residential collector street section with 6-feet of pavement, vertical curb, gutter, and 8-foot wide detached concrete sidewalk abutting the site.
9. If the parcel to the south (Cazador Subdivision) hasn't developed and the bridge crossing of the Teed Lateral hasn't been constructed, prior to moving forward with the 2nd phase of the development, then provide a road trust deposit in the amount of \$109,380.00 for 16-feet of pavement, vertical curb, gutter, and an 8-foot wide attached concrete sidewalk.
10. Extend 1 stub street into the site, Morning Sun Avenue, as proposed.
11. Construct the internal local streets, as 36-foot street sections with rolled curb, gutter within 40-feet of right-of-way, with an 8-foot wide planter strip and 5-foot wide detached concrete sidewalks within a permanent right-of-way easement, as proposed.
12. Construct 1 knuckle within the site, as proposed.
13. Construct one local street, Cascade Avenue to intersect Ardell Road, located 510-feet east of Ten Mile Road, aligned centerline to centerline with an approved local street on the south side of Ardell Road (Cazador Subdivision).
14. Submit the bridge plans for the crossing of the Teed Lateral (Morning Sun Avenue and Ardell Road) for review and approval prior to the pre-construction meeting and final plat approval.
15. Direct lot access is prohibited to Ten Mile Road and Ardell Road and shall be noted on the final plat.
16. Payment of impact fees is due prior to issuance of a building permit.
17. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

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

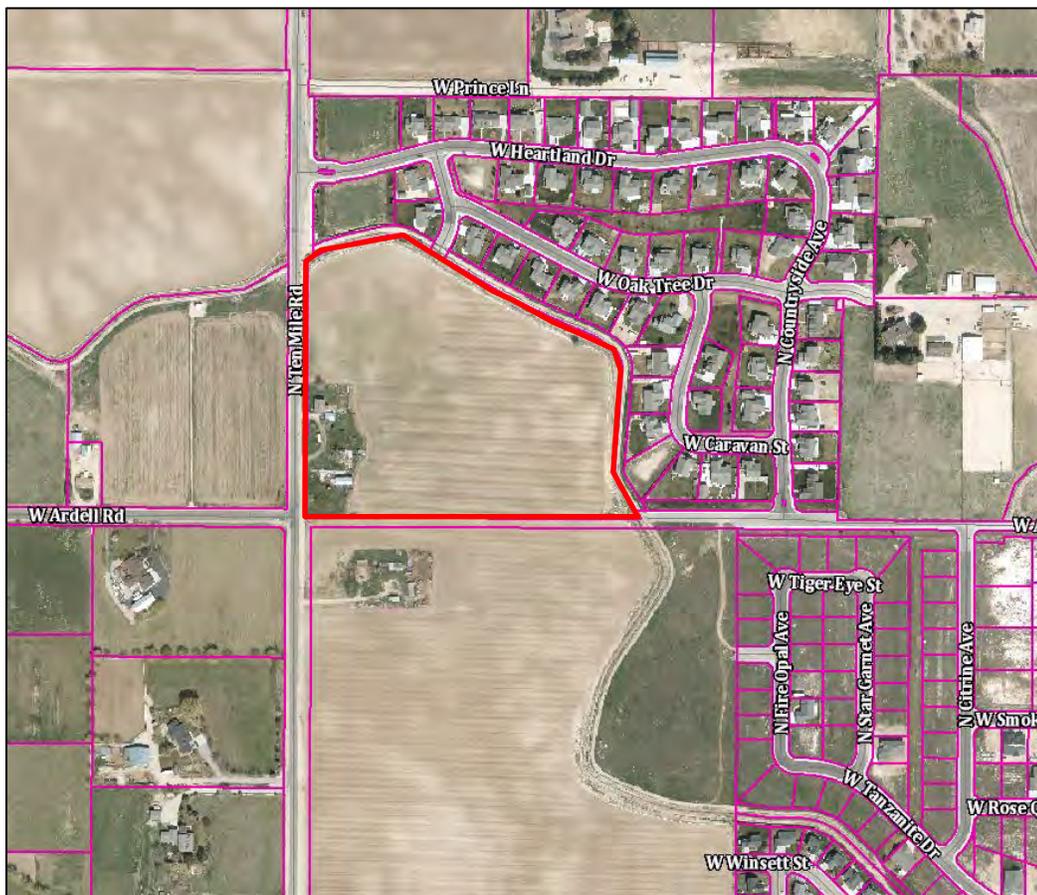
F. Conclusions of Law

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

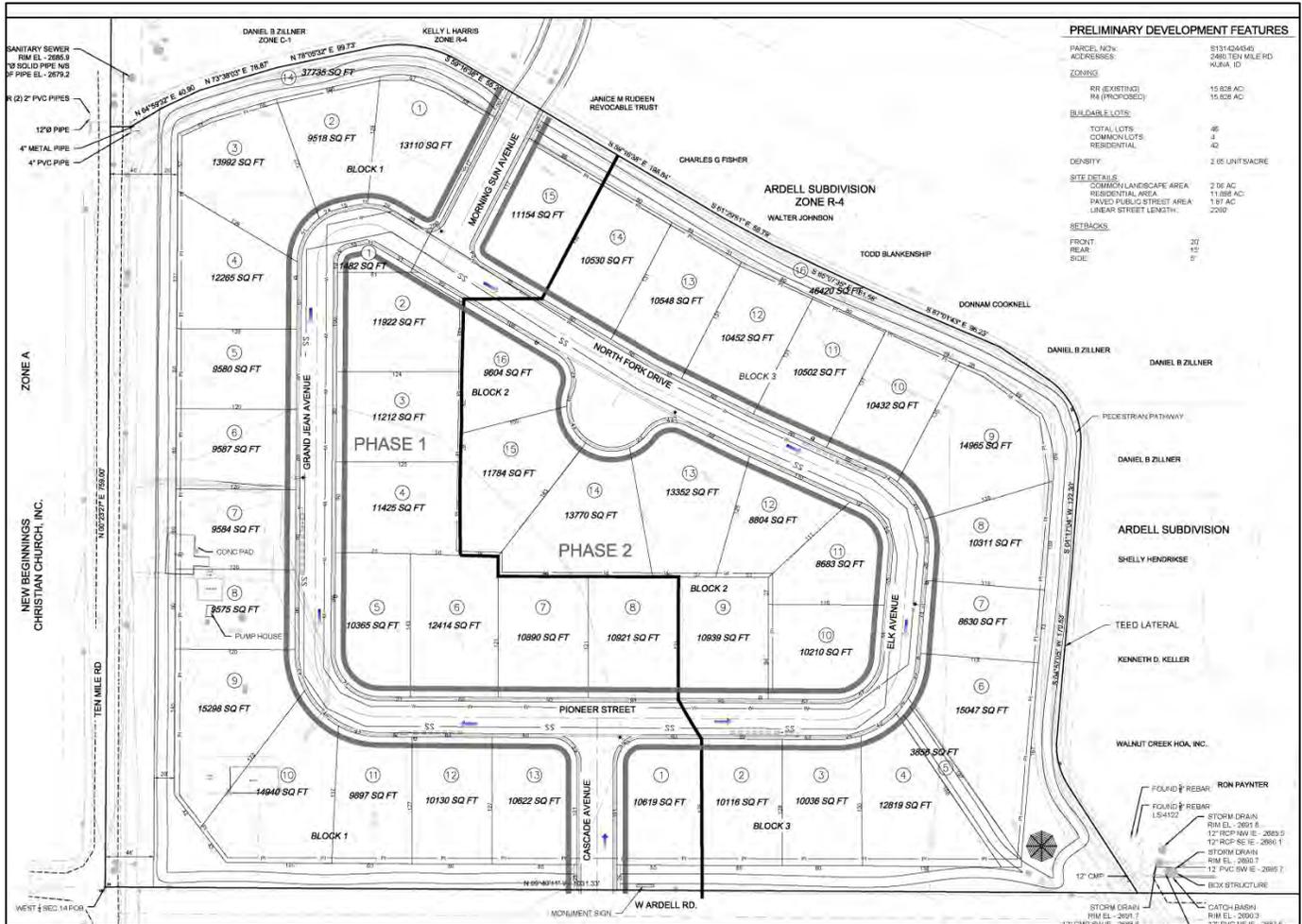
G. Attachments

1. Vicinity Map
2. Site Plan
3. Multi-lane Roundabout Template
4. Utility Coordinating Council
5. Development Process Checklist
6. Request for Reconsideration Guidelines

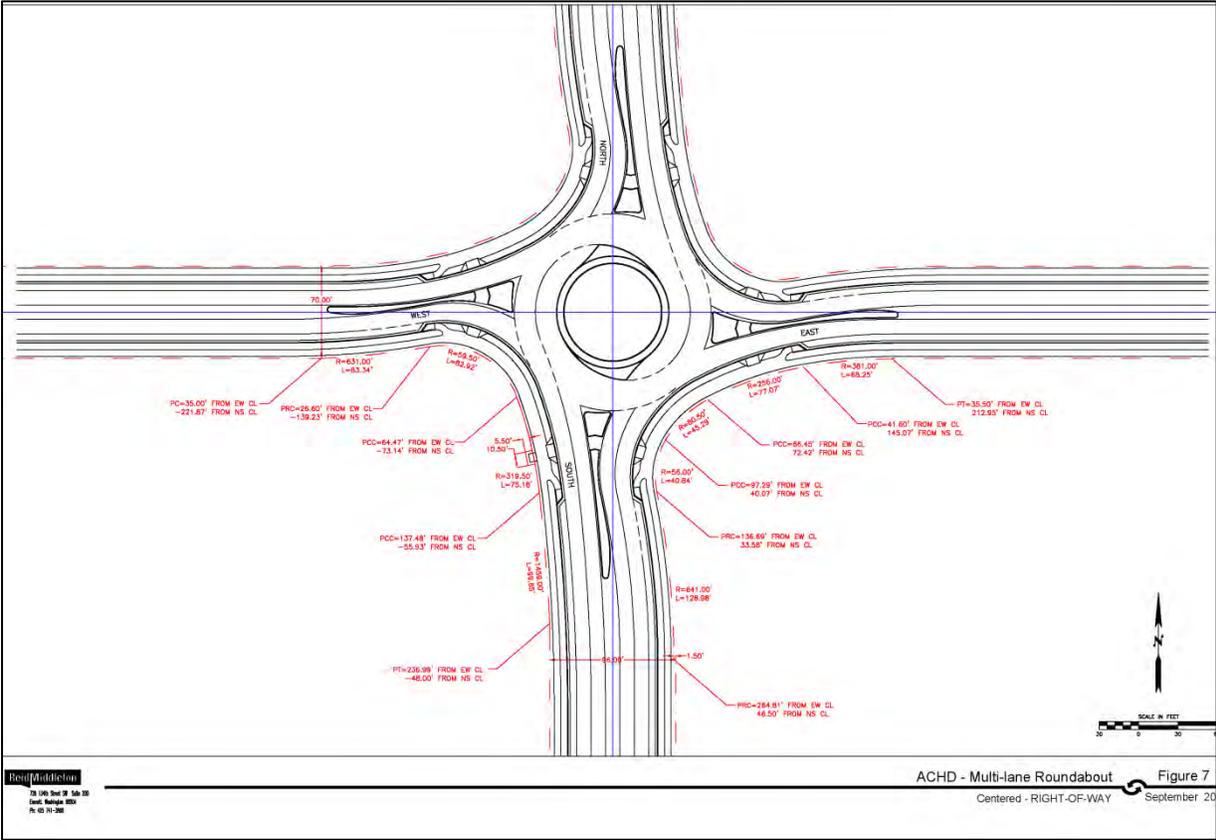
VICINITY MAP



SITE PLAN



Multi-Lane Roundabout Template



BRIAN McDEVITT
CHAIRMAN OF THE BOARD

RICHARD DURRANT
VICE CHAIRMAN OF THE BOARD

TIMOTHY M. PAGE
PROJECT MANAGER

ROBERT D. CARTER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

JERRI FLOYD
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

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

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

RECEIVED

SEP 20 2017

CITY OF KUNA
13 September 2017

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

RE: Yuji Matsuyama- A-Team Land Consultants
2480 S. Ten Mile Rd. **17-06-AN, 17-08-S**
Boise-Kuna Irrigation District
State Lateral 09+30 **BK-276**
Sec.14, T2N, R1W, BM.

Troy Behunin, Planner III:

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

The Boise Project Board of Control is contracted to operate and maintain this facility. We assert the federal easement 25 feet northerly and 25 feet southerly of the lateral's centerline. Whereas this area is for the operation and maintenance of our facilities, no activity should hinder our ability to do so.

Project easements must be called out on the final plat.

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

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

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

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

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

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

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

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

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

NO DISCHARGE into any live irrigation system is permitted.

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

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

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

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

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

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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Carter", with a stylized flourish at the end.

Bob Carter
Assistant Project Manager- BPBC

bdc/bc

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



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Kuna
Meridian
Star

RECEIVED

SEP 20 2017

CITY OF KUNA

Rezone # 17-06-AM

Conditional Use #

Preliminary / Final / Short Plat 17-08-S

Wapiti Creek

- 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: 9/13/17

Communities in Motion 2040 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review 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. This checklist is not intended to be prescriptive, but rather a guidance document based on [CIM 2040 goals](#).

Development Name: Wapiti

Agency: Kuna

CIM Vision Category: Future Neighborhood

New jobs: 0

New households: 42

Exceeds CIM forecast: No

	<p>CIM Corridor: N/A Pedestrian level of stress: PG13. Ten Mile Bicycle level of stress: R. Ten Mile</p>	<p>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with G or PG ratings better support bicyclists and pedestrians of all ages and comfort levels.</p>
	<p>Housing within 1 mile: 1,920 Jobs within 1 mile: 195 Jobs/Housing Ratio: 0.1</p>	<p>A good jobs/housing balance – a ratio between 1 and 1.5 – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p>
	<p>Nearest police station: 1.1 miles Nearest fire station: 2 miles</p>	<p>Developments within 1.5 miles of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.</p>
	<p>Farmland consumed: No Farmland within 1 mile: 880 acres Farmland Value: N/A</p>	<p>Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.</p>
	<p>Nearest bus stop: 7.1 miles Nearest public school: 0.7 miles Nearest public park: 1.2 miles Nearest grocery store: 2 miles</p>	<p>Residents who live or work less than ½ mile from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.</p>

Recommendations

The proposal provides good access management by providing egress to Ardell Road, not Ten Mile Road. The proposal also uses the Teed Lateral as a multi-use, non-motorized path per the City of Kuna's Bicycle and Pedestrian Plan.

Additional employment, grocery stores, public parks, and other services are needed in this area to reduce vehicular trips.

More information about COMPASS and *Communities in Motion 2040*:

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

www.compassidaho.org/dashboard/newpage





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: September 12, 2017
Agency Requesting Comments: City of Kuna: Planning & Zoning Department
Date Request Received: September 6, 2017
Applicant/Description: Yuji Matsuyama/ 17-06-AN (Annexation); 17-08-S (Prelim Plat); Wapiti Creek 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).*

The property owner, developer, and their contractor(s) are responsible for ensuring that reasonable controls to prevent fugitive dust from becoming airborne are used during all phases of construction activities per IDAPA 58.01.01.651

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

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 2017AEK122



IDAHO TRANSPORTATION DEPARTMENT

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

(208) 334-8300
itd.idaho.gov

September 18, 2017

Troy Behunin
City of Kuna, Planning and Zoning Department
P.O. Box 13
Kuna, ID 83634

VIA EMAIL

RE: 17-06-AN, 17-08-S WAPITI CREEK SUBDIVISION

The Idaho Transportation Department has reviewed the referenced annexation and preliminary plat applications by Steve Arnold of A-Team Land Consultants representing Yuji Matsuyama for Wapiti Creek Subdivision located in the northwest corner of West Ardell Road and North Ten Mile Road, west of SH-69 milepost 3.67. 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, zoning, preliminary plat and design review 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". The signature is written in a cursive style and is positioned to the left of a vertical line.

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

Troy Behunin

From: ppalmer@kunafire.com
Sent: Wednesday, September 06, 2017 3:48 PM
To: Troy Behunin
Cc: tgammel@kunafire.com
Subject: RE: Wapiti Creek Sub - Agency Request for Comments

Categories: Agency Comments

Troy,

Kuna Fire has no issues at this point.

Thanks,
Perry

From: Troy Behunin [mailto:tbehunin@kunaid.gov]
Sent: Wednesday, September 6, 2017 11:18 AM
To: Bob Bachman <bbachman@kunaid.gov>; agilman@adaweb.net; Amanda Morse <agmorse@adaweb.net>; Jason Boal <jboal@adaweb.net>; Lauren Boehlke <laurenboehlke@yahoo.com>; tpage@boiseproject.org; bcarter@boiseproject.org; terri@terrishroeder.com; Cheryl.Goettsche@cableone.biz; Lori Badigian <LBadigian@cdhd.idaho.gov>; Carl Miller <CMiller@compassidaho.org>; Alicia.Martin@deq.idaho.gov; Alandt, Mary <MALandt@idahopower.com>; ahawkins@idahopower.com; Ken Couch <Ken.Couch@itd.idaho.gov>; Bryce.Ostler@intgas.com; robert.miller@mdu.com; Chad Gordon <chad.gordon@jmsanitation.com>; ppalmer@kunafire.com; Terry Gammel <tgammel@kunafire.com>; Kim Bekkedahl <kbekkedahl@kunaschools.org>; Brenda Saxton <bsaxton@kunaschools.org>; Boyer, Marc C - Boise, ID <marc.c.boyer@usps.gov>; Jon McDaniel <so4217@adaweb.net>; Dawn Stephens <dstephens@kunaid.gov>; Attorney Icloud <kunaattorney@icloud.com>
Cc: Mike Borzick <mborzick@kunaid.gov>
Subject: Wapiti Creek Sub - Agency Request for Comments

Morning Greetings everyone,

Please review the annexation & subdivision packet attached with this email and return relevant agency comments to our office about the services your agency provides, and how this proposed annexation and subdivision will impact your service. Please return your comments *on agency letterhead*, and a PDF is sufficient for quick returns. However, please snail-mail the original.

If you have questions, [need more time](#), or need a packet mailed to your office, please let me know. If your agency can not return comments to our office within the 15 day comment period, for whatever reason, *please let our office know* as soon as possible. It may affect the public hearing date that has been set for this to go to our Commission.

Thank you in advance, 😊

Troy

Troy Behunin
Planner III
City of Kuna
751 W. 4th Street
Kuna, ID 83634
TBehunin@Kunald.Gov

CONFIDENTIALITY NOTICE

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



DAVID EVANS
AND ASSOCIATES INC.

DESCRIPTION FOR
CITY OF KUNA ANNEXATION

The following describes a parcel of real property lying within the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

BEGINNING at the southwest corner of said SW1/4 NW1/4; Thence, along the west boundary line of said SW1/4 NW1/4, North 00°23'27" East, 759.00 feet to the intersection of the Teed Lateral;

Thence, departing said west boundary line, along the centerline of said Teed Lateral the following courses and distances:

South 89°42'47" East, 20.43 feet;

North 59°05'07" East, 33.45 feet to the southwest corner of Lot 1, Block 4 of Galiano Estates Subdivision, recorded in Book 99 at Page 12780 thru 12783, having Instrument Number 107150335;

North 59°05'07" East, 4.31 feet along the southerly boundary of said Galiano Estates Subdivision and said Teed Lateral;

North 64°59'32" East, 40.90 feet along said southerly boundary and said Teed Lateral;

North 73°38'03" East, 78.87 feet along said southerly boundary and said Teed Lateral;

North 78°05'32" East, 99.73 feet along said southerly boundary and said Teed Lateral;

89.29 feet along a tangent curve to the right, said curve having a radius of 120.00 feet, a long chord which bears, South 80°35'33" East, 87.24 feet;

Continuing along said Teed Lateral and said southerly boundary of said Galiano Estates Subdivision, South 59°16'38" East, 303.91 feet;

South 61°29'51" East, 58.79 feet;

South 65°07'35" East, 151.58 feet;

South 67°01'43" East, 96.23 feet;

South 56°08'30" East, 57.69 feet;

79.09 feet along a tangent curve to the right, said curve having a radius of 75.00 feet, a long chord which bears, South 25°55'47" East, 75.48 feet;

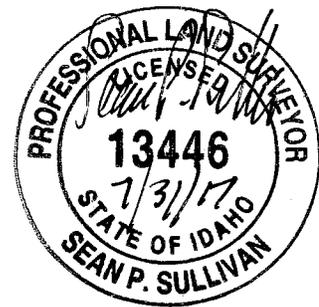
South 04°17'04" West, 122.30 feet;

South 04°57'05" West, 170.53 feet;

49.69 feet along a tangent curve to the left, said curve having a radius of 75.00 feet, a long chord which bears, South 14°01'49" East, 48.79 feet;

South 33°00'47" East, 126.67 feet to the intersection of said Teed Lateral and said southerly boundary of said Galiano Estates Subdivision and the south boundary line of said SW1/4 NW1/4;

Thence, departing said Teed Lateral and said Galiano Estates Subdivision, North 89°40'11" West, 1031.33 feet along said south boundary line of said SW1/4 NW1/4 to the **POINT OF BEGINNING**, containing 15.828 acres more or less and is subject to any easements or reservations.





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: A proposed subdivision with 42 single family lots.

Date and time of neighborhood meeting: July 11, 2017 at 6:00pm.

Location of neighborhood meeting: Kuna Rural Fire District, Station #1, 150 W. Boise Street.

SITE INFORMATION:

Location: Quarter: NW Section: 14 Township: 2N Range: 1W Total Acres: 15.82

Subdivision Name: N/A Lot: Block:

Site Address: 2480 S. Ten Mile Road Tax Parcel Number(s): S1314244345
Kuna ID 83634

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

CURRENT PROPERTY OWNER:

Name: Yuji Matsuyama

Address: P.O. Box 2768 City: McCall State: ID Zip: 83638

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

Name: Steve Arnold Business (if applicable): A Team Land Consultants

Address: 1785 Whisper Cove Ave. City: Boise State: ID Zip: 83709

PROPOSED USE:

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

Application Type

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

Brief Description

The applicant is requesting a rezone and preliminary plat approval for 42 single family dwelling lots.

APPLICANT:

Name: A Team Land Consultants

Address: 1785 Whisper Cove Ave.

City: Boise State: ID Zip: 83709

Telephone: 321-0525 Fax: 401-0977

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 8/11/17

SIGN IN SHEET

PROJECT NAME: Wapiti Creek Subdivision

Date: July 11, 2017

	Name	Address	Zip	Phone
1	BDFIELD CARLEONE NEA BRUCE FIELD	1369 W. HENETLAND DR	83634	208-590-9120
2	Dave Hendrikse	2435 N. SUNSET TRM	83634	631-9769
3	Shelly Hendrikse	" "	"	"
4	BACK WHEELER	2725 N. FIREHILL	83713	283-9883
5		New Beginnings Ch. church		
★ 6	Robert Peterson	1767 W. Andell	83634	208-922-3432
7	JUSTIN STURGEON	193 W STEIN ST	83634	208-249-5293
8	Ed Bankensky	1341 W. Oak Tree	83634	208-697-3464
9				
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Troy Behunin

From: Sub Name Mail <subnamemail@adaweb.net>
Sent: Wednesday, June 07, 2017 3:13 PM
To: Steve Arnold
Subject: Wapiti Creek Subdivision Name Reservation

June 7, 2017

Steve Arnold – A Team Land Development

RE: Subdivision Name Reservation: **WAPITI CREEK SUBDIVISION**

At your request, I will reserve the name **Wapiti Creek 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: Steve Arnold [<mailto:steve@ateamboise.com>]
Sent: Wednesday, June 07, 2017 11:53 AM
To: Sub Name Mail
Subject: RE: [EXTERNAL] Wapiti Creek Subdivision Name Reservation

Oops, it is S1314233800.

Sorry for the confusion.

Thanks,



Steve Arnold, Project Manager
(208) 871-7020
1785 S Whisper Cove, Boise, Idaho 83709
steve@ateamboise.com





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

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

City of Kuna AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, Yuji Matsuyama , PO Box 2768
Name Address
McCall ID. 83638
City State Zip Code

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my

Permission to A Team Land Consultants 1785 Whisper Cove Avenue, Boise ID 83709 Name Address
to submit the accompanying application pertaining to that property.

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

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

Dated this 5th day of June, 20 17

Yuji Matsuyama
Signature

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

Jennifer L. Ford
Notary Public for Idaho

Residing at: McCall, ID

My commission expires: 4/23/20

