



KUNA PLANNING AND ZONING COMMISSION  
Agenda for June 12, 2018

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

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

Chairman Lee Young  
Vice Chairman Dana Hennis  
Commissioner Cathy Gealy  
Commissioner Stephen Damron  
Commissioner John Laraway

**2. CONSENT AGENDA**

a. Meeting Minutes for May 22, 2018.

**3. PUBLIC HEARING**

a. **18-01-AN (Annexation)** – Cortez Annexation; The applicant, Stephanie Cortez, requests approval to annex approximately 3.06 acres located at 760 S. School Avenue, Kuna, Idaho with an R-2 residential zoning designation.

b. **18-02-AN (Annexation) & 18-02-CPF (Combination Pre-Plat & Final-Plat)** – Dynasty Estates Sub. No. 2; Applicant requests to annex approximately 10.001 acres into Kuna City with an R-2 (Low Density Residential), residential zone, and to subdivide the property into two single family residential lots through the combined preliminary and final plat process and have reserved the name Dynasty Estates Subdivision No. 2 with the County. This is a request for re-subdivision of Lot 5, Block 1, of Dynasty Estates Subdivision. The site is located at the southwest corner (SWC) of Linder and Lake Hazel Roads, site address is 4400 W Linder Road, Meridian, Idaho, In Section 2, T 2 N, R 1 W, APN #: R2004170050.

c. **18-08-SUP (Special Use Permit) & 18-15-DR (Design Review)** – PI Stem Academy; On behalf of PISA Land holdings, Brett Jensen with Ensign Development (applicant), requests SUP approval in order to place a new school (PiStem Charter Academy) at the southeast corner of Hubbard and future School Avenue in Kuna. Applicant seeks to add three (3), 60' X 60' manufactured buildings (approx. 3,600 square feet/ea.) for classroom and school purposes, a parking lot, a bus drop-off and to add improvements to two roadways. A Design Review application is included with this request. The site address is 2275 W. Hubbard Rd.

**4. COMMISSION REPORTS**

**5. ADJOURNMENT**

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

**MEETING MINUTES  
Tuesday, May 22, 2018**

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	Absent
Commissioner Cathy Gealy	X	Jace Hellman, Planner II	X
Commissioner Stephen Damron	Absent	Sam Weiger, Planner I	X
Commissioner John Laraway	X		

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

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

**Call to Order and Roll Call**

**1. CONSENT AGENDA**

- a. Meeting Minutes for May 8, 2018.

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

*Commissioner Gealy motions to move Case No. 18-13-DR (Design Review) to the end of New Business on the agenda; Commissioner Hennis Seconds, all aye and motion carried 3-0.*

**2. NEW BUSINESS**

- a. **18-13-DR (Design Review)** – Sunbeam Townhomes; On behalf of Oasis Properties LLC, the applicant, Steve Arnold with A Team Land Consultants seek Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for twelve (12) multifamily buildings (forty-eight (48) units), accompanying open space and landscaping, lighting and parking lot within the Sunbeam Townhouses Subdivision. The site is located on South School Avenue, Kuna, Idaho 83634 (APN# S1326428020).

**Marty Pieroni:** I am the owner of this property, my address is 475 S Thornwood Way, Meridian Idaho. I was asked to fill in tonight, so I am not sure what I am supposed to present, but if you have any questions at all I would be more than happy to answer them. **C/Young:** Looking at the elevations, I see the stone at the columns at the entry ways, and the only other place on the elevations were a tiny little strip at one of the entrances of the four. **Marty Pieroni:** They are all same, it is pin wheel design. So, each one looks the same all of the way around. So, you stone at the base of the pillars on each entry. **C/Young:** And you have the wainscot at each of the doors, and there is stone at each of the entries all the way around. **Marty Pieroni:** That is correct. **C/Young:** In some of the emails back and forth, I saw some communication about trash enclosure locations, how many are there. **Marty Pieroni:** There are two. **C/Young:** And those are CMU enclosures with steel gates? **Marty Pieroni:** Correct. We also implemented larger planter beds along the trash enclosures for more landscaping, which will help screen them a little more. **C/Young:** Are there any other questions for the applicant at this time? **C/Hennis:** I have no other questions. **Jace Hellman:** Chairman, commissioners for the record my name is Jace Hellman, Planner II Kuna Planning and Zoning Staff 751 W 4<sup>th</sup> ST. The application before you tonight is 18-13-DR (Design Review) which is seeking approval for 12 multifamily buildings (48 units), accompanying Open space, landscaping, lighting and parking within the newly created sunbeam townhouses subdivision. The preliminary plat for this project was approved on November 15<sup>th</sup>, 2016. The final plat was approved on October 3, 2017. Public improvements required with the creation of a subdivision are underway

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and are near completion. A common drive aisle will connect the multifamily units to West sunbeam street, which is being extended from its existing terminus to school avenue. The applicant has proposed 111 total parking stalls, six of which will be designated handicap parking. If they haven't already, the applicant will be required to have all parking lot drainage and storm water retention plans reviewed and approved by the City Engineer. Staff finds the parking lot to be in substantial conformance with KCC title 5, chapter 9 which requires one and a half spaces per unit for all multifamily type developments. This application features an abundance of landscaping, and open space amenities for residents including a gazebo and half basketball court. The applicant also has proposed a 25-foot landscape buffer along School Avenue, and a 25 to 30-foot buffer along Sunbeam St. Per the letter of intent, and the submitted landscape plan the applicant Proposes extensive landscaping within a 25 to 30-foot landscape strip separating the proposed multifamily development from the existing single-family units to the south. Staff would like to note that within your packet there is a letter from Chad Gordon with J&M Sanitation, this is exhibit C2. Within this letter there is conversation of reducing the number of trash enclosures from two to one, so long as it has the capacity for two dumpsters. The applicant has since opted to forgo the single enclosure and place two enclosures on site as shown on the site plan. Staff would like to note that because this application is for a Design Review, which is public meeting, no formal noticing procedures were needed. The application Complies with Kuna City Code and the Kuna Comprehensive plan. The applicant has submitted everything we have asked him to and has shown to be very willing to work with staff. Staff would forward a recommendation of approval for case 18-13-DR to the Design Review Committee. I will now stand for any questions you may have. **C/Young:** Was there any kind of a light study, to make sure the light poles didn't violate the dark sky policy. **Jace Hellman:** They did not, but we can require them to submit one if need be. **C/Young:** Are there any other questions for staff? **C/Gealy:** There is a condition, condition 6, which says are lighting within and for the site shall be LED lighting and establish dark sky practices, is that what you were asking about? **C/Young:** Well, I was just wondering if an actual photometric plan has been done that verifies the locations of their light poles and shows that they don't wash over into the neighboring subdivision. **Jace Hellman:** You can see the location of the pole lights on the site plan, as far as location, a lot of the lights are set forward in the development, and the closest lights to the subdivision to the south are the home style lights that are attached to the four-plex. **Marty Pieroni:** I was asked by some of the residents about the lighting, and I told them we have the shields on the light, and we have 50-watt LED bulbs, so it is as about as low as a lighting package that you can do. But, we do put shields on them, that way it doesn't do a 360-degree circle, and it keeps them focused on the parking lot. There is five of them in the entire parking lot. **C/Young:** Okay, and do you also have something similar, do you have any wall packs on the fourplexes themselves. **Marty Pieroni:** We actually thought about doing away with the street lights and having lights just on the buildings, but we were told by staff that that would not work. **C/Young:** I agree with Staff on that one. Any other questions for staff or the applicant? **C/Hennis:** I think overall, they look nice. **C/Gealy:** I like the pinwheel design and the abundant landscaping. **C/Young:** Any other concerns or thoughts? **C/Gealy:** I appreciate, that with the density you have, you have made it less dense to the south, with an abundance of open space. We appreciate the effort in transition. **C/Young:** I will stand for a motion.

*Commissioner Hennis motions to approve Case No. 18-13-DR with the conditions as stated in the staff report; Commissioner Gealy Seconds, all aye and motion carried 3-0.*

- b. 18-14-DR (Design Review) & 18-05-SN (Sign) –** KJ's Superstore Pole and Monument Signage; The applicant, Conrad & Bischoff, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build a 30-foot high, double face illuminated pole sign with an electronic message center and an approximately six-foot high, double face illuminated monument sign. The site is located at 1565 E. Deer Flat Road, Kuna, Idaho 83634 (Parcel No. S1324110231).

**Todd Taylor:** I am with Yesco, 416 E 41<sup>st</sup> St. Boise. We have a 30-foot freestanding pole sign on Highway 69 and a secondary monument sign on Deer Flat Road. Both signs fall within City Code, and I will answer any questions you may have. **Jace Hellman:** Good Evening Chairman and Commission, for the record Jace Hellman, Planner II, Kuna

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Planning and Zoning Staff, 751 W. 4<sup>th</sup> St. KJ's Superstore was brought to you as a special use permit and design review last year. They did not have their signage at the time, and as a part of the conditions of approval they were required to bring all proposed signage back for design review. The pole sign is 30 ft high and contains an electronic reader board, which mandates design review as well, the intent is to have the 30 ft pole sign on N. Meridian Road and the monument sign on East Deer Flat. Both signs are code compliant, and the applicant has worked diligently to bring both signs within compliance, and I will stand for any questions that you may have. **C/Hennis:** This one says it has what they call a full color electronic message center, is that going to be dimmable at night? **Jace Hellman:** Code does require, and we will have that discussion with the applicant. There is a section of code that says it can only be so bright and so flashy, and that after certain hours the lights must be dimmed or turned off. So, they are required to be in compliance with that. **C/Young:** Alright, thank you, and that brings up our discussion. This one seems pretty straight forward. **C/Hennis:** Can I have the applicant come up, did you hear the question that was asked about the dimmability of the sign? **Todd Taylor:** Yes, most signs today are designed with that internal, they automatically dim down at night. **C/Young:** If there is nothing else I could stand for a motion.

*Commissioner Hennis motions to approve Case No. 18-14-DR & 18-05-SN for KJ's Superstore with the conditions as stated in the staff report; Commissioner Gealy Seconds, all aye and motion carried 3-0.*

- c. **18-16-DR (Design Review) & 18-04-SN (Sign)** – KJ's Superstore Wall Signage; On behalf of the property owners Conrad & Bischoff, the applicant David Whitehead with Sign Pro, seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build a series of wall signs for KJ's Superstore and KJ's Superwash. The site is located at 1565 E. Deer Flat Road, Kuna, Idaho 83634 (Parcel No. S1324110231).

**Zane Powell:** I represent KJ's as the construction manager and owners rep., my address is 1885 Silver Horseshoe Dr in Rexburg, Idaho. I was driving over this morning to meet with Radix Construction, and Sign Pro called me asking if I can stand in for them tonight. **Jace Hellman:** Chairman, Commissioners, once again Jace Hellman, Planner II, 751 W. 4<sup>th</sup> St. Kuna Planning and Zoning Staff. This is the second round of applications for signage for KJ's Superstore, this one includes all of their wall signs. On your sight plan you will notice a bunch of different directional signs, and per Kuna City Code, those are technically exempt from design review, so we are here looking at the wall signs for the Superstore and the Superwash. There are three signs on each building, one per side. But, other than that if you have any specific questions, I would be more than happy to answer them. **C/Gealy:** I have no questions. **C/Hennis:** I have no questions. This one is pretty straight forward, they are actually pretty subtle signs. **C/Young:** Any other thoughts or questions? If not, I will stand for a motion.

*Commissioner Hennis motions to approve Case No. 18-16-DR & 18-04-SN for wall signage for KJ's Superstore with the conditions as stated in the staff report; Commissioner Gealy Seconds, all aye and motion carried 3-0.*

**3. COMMISSION REPORTS**

**4. ADJOURNMENT**

*Commissioner Gealy motions to adjourn; Commissioner Hennis Seconds, all aye and motion carried 3-0.*

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PLANNING & ZONING COMMISSION**

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Tuesday, May 22, 2018**

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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

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



# City of Kuna

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

## Staff Report – Planning and Zoning Commission

**To:** Planning and Zoning Commission

**Case Number:** 18-01-AN (Annexation)

**Location:** 760 S. School Ave.  
Kuna, ID 83634

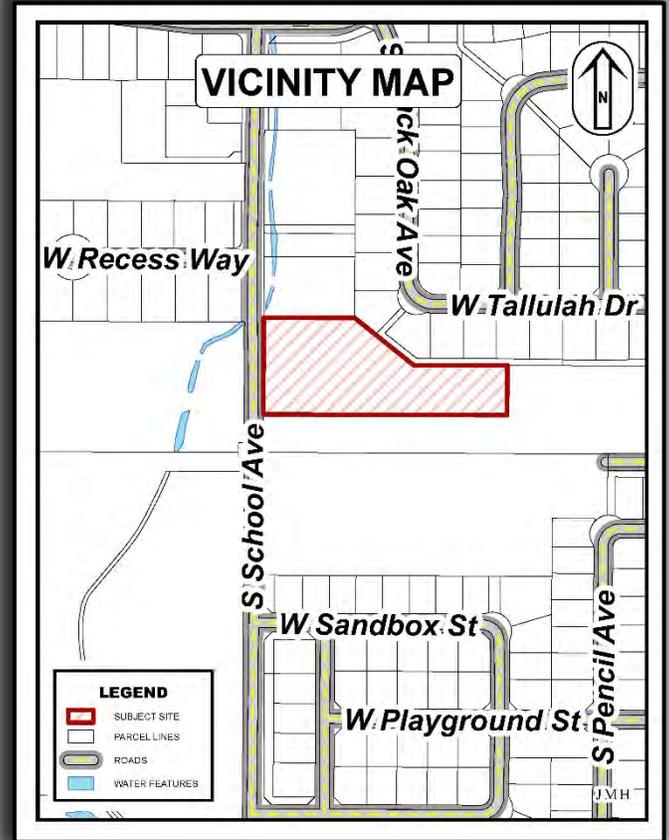
**Planner:** Jace Hellman, Planner II

**Hearing Date:** June 12, 2018

**Owner/applicant:** Stephanie Cortez  
760 S. School Ave.  
Kuna, ID 83634  
208.870.0033

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### A. Course of Proceedings

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

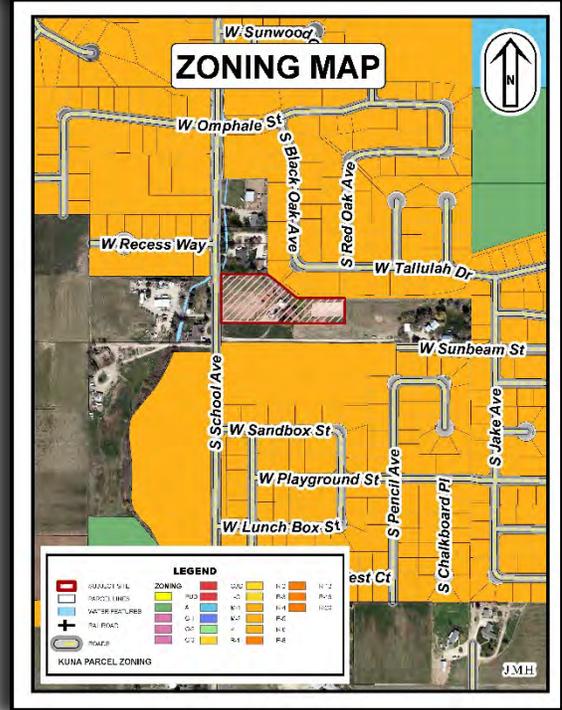
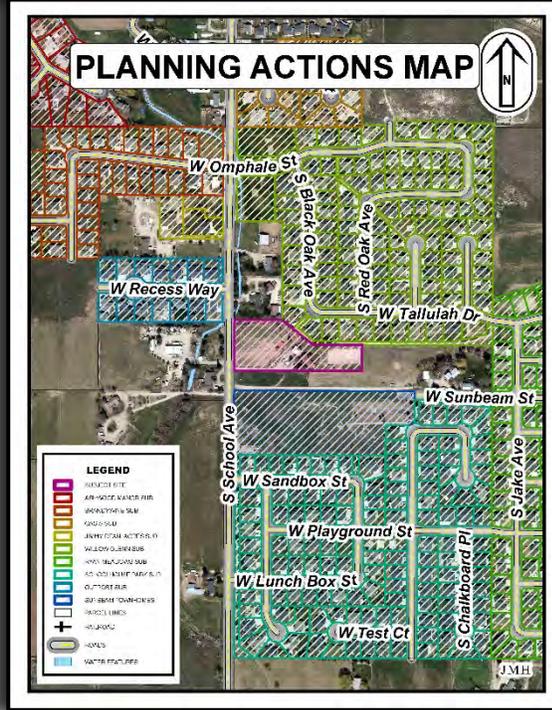
#### a. Notifications

- |                           |                |
|---------------------------|----------------|
| i. Neighborhood Meeting   | March 26, 2018 |
| ii. Agencies Notified     | April 23, 2018 |
| iii. 300' Property Owners | May 23, 2018   |
| iv. Kuna, Melba Newspaper | May 23, 2018   |
| v. Site Posted            | June 1, 2018   |
| vi. Agenda                | June 12, 2018  |

**B. Applicant Request:**

1. The applicant, Stephanie Cortez, requests approval to annex approximately 3.06 acres located at 760 S. School Avenue, Kuna, Idaho with an R-2 residential zoning designation.

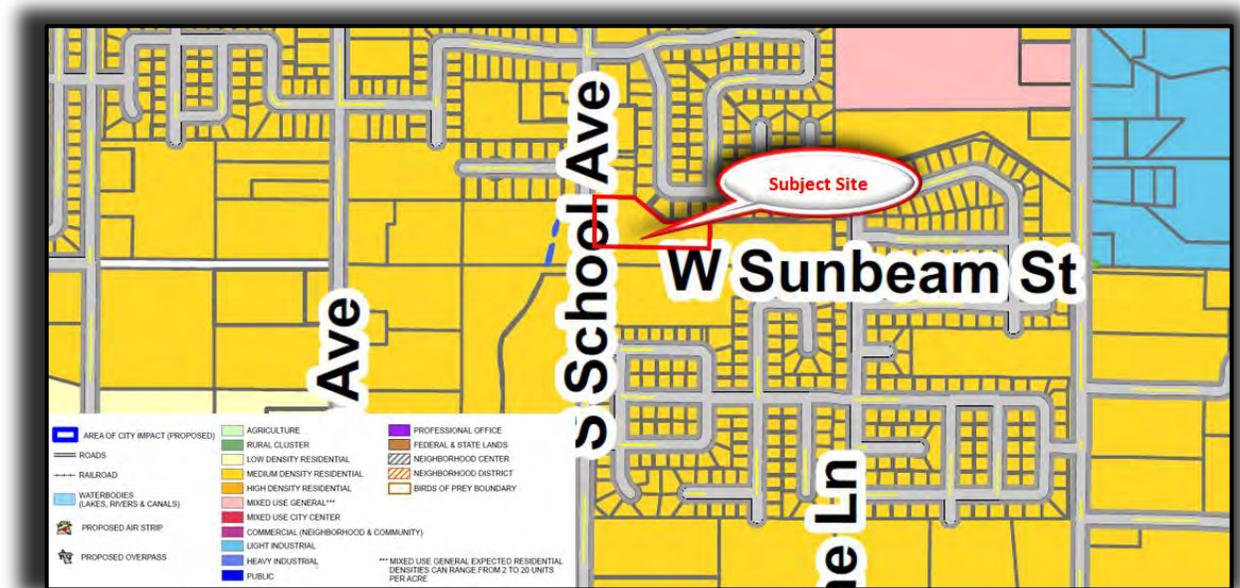
**C. Exhibit Maps:**



**D. History:** The parcel is contiguous to city limits along the northeastern boundary and is currently zoned R-1 (Estate Residential) within Ada County’s jurisdiction.

**E. General Projects Facts:**

**Comprehensive Plan Designation:** The Future Land Use Map identifies this site as Medium Density Residential.



**1. Surrounding Land Uses:**

<b>North</b>	RUT R-6	Rural Urban Transition – Ada County Medium Density Residential – City of Kuna
<b>South</b>	R1	Estate Residential – Ada County
<b>East</b>	RR	Rural Residential – Ada County
<b>West</b>	RUT	Rural Urban Transition – Ada County

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

- Approx. 3.06 total acres
- Zone: R1, Estate Residential (Ada County)
- Parcel # S1326131380

**3. Services:**

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

**4. Existing Structures, Vegetation and Natural Features:** The subject site currently contains an approximately 1,624 square foot single family home along with several outbuildings. A portion of

the site is currently used as pasture land. The site's topography is generally flat with a potential 0-2% slope in areas.

5. **Transportation / Connectivity:** The parcel does not have curb, gutter or sidewalks. The site is accessed via an existing driveway on South School Avenue.
6. **Environmental Issues:** The subject site lies within the designated 'Nitrate Priority Area' (NPA) for groundwater monitoring. Beyond the NPA, staff is not aware of any additional environmental issues, health or safety conflicts.
7. **Agency Responses:** The following agencies returned comments which are included as exhibits with this case file:
  - Department of Environmental Quality (Aaron Scheff; April 27, 2018) – Exhibit B2
  - Idaho Transportation Department (Ken Couch; May 4, 2018) – Exhibit B3
  - Nampa & Meridian Irrigation District (Greg G. Curtis; May 7, 2018) – Exhibit B4
  - Ada County Highway District (Stacey Yarrington; May 15, 2018) – Exhibit B5
  - Boise Project Board of Control (Bob Carter; May 14, 2018) – Exhibit B6
  - Kuna City Engineer (Paul Stevens; June 7, 2018) – Exhibit B7

#### **F. Staff Analysis:**

The subject site is directly South of Willow Glenn Subdivision and directly north of the recently approved Sunbeam Townhouses Subdivision. The subject site takes direct access from South School Avenue. The applicant requests to annex the 3.06-acre parcel into Kuna City limits with an R-2 (Low Density) zoning designation. The applicant has indicated that the only plans for future development would be to complete a lot split application in order to construct a new home for a relative. Future development of the site or any portions thereof shall be in accordance with the provisions set forth in Kuna City Code (KCC).

Potable water and sanitary sewer are within 300-feet of the subject site. Currently the property is served by a private septic system and well. Any future development shall be required to connect to City services, and that the existing home will be required to connect to City services at the time of current system failure. The applicants' property will need to show how they can maintain surface water rights for proper irrigation or they will be required to connect to the City's pressurized irrigation system. Staff is requiring connection to the City's pressurized irrigation system at the time of any future development.

Staff finds that the applicants proposed R-2 (low density residential) to be less of an impact than what is called for in the Comprehensive Plan Future Land Use Map. Staff views this annexation request to be consistent with the approved Future Land Use Map.

The applicant has indicated that the subject site does contain farm animals. Per the applicant, currently there are five horses, six sheep, five chickens, two pigs and usually six to seven calves. KCC 5-3-2 does allow farm animals within an R-2 zone, however Kuna City Code specifically allows for five animals. Staff has determined the applicant shall be allowed to maintain the current number of animals on site and should be classified as a nonconforming use subject to provisions set forth in KCC Title 5 Chapter 8.

Staff has determined this annexation application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and forwards a recommendation of approval for Case # 18-01-AN, subject to the recommended conditions of approval.

**G. Applicable Standards:**

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

**H. Kuna City Code Analysis:**

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

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

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

**Comment:** *The 3.06-acre parcel is suitable to accommodate a residential use.*

3. The annexation is 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, structures and open space already exist and will therefore not cause environmental damage or loss of habitat.*

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

**Comment:** *The proposed residential zoning designation will be required to connect to Kuna public sewer and water at the time of future development and at time of current system failure eliminating the occurrence of adverse public health problems.*

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

**Comment:** *The annexation considers the location of the property and adjacent uses. The adjacent uses are residential – as referenced in the Kuna Comprehensive Plan Future Land Use Map.*

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

**Comment:** *Correspondence from Kuna Public Works confirms that when the applicant is required to connect, the utility services are suitable and adequate for residential use.*

**I. Comprehensive Plan Analysis:**

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

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

## **2.0 – Private Property Rights**

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

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

## **6.0 – Land Use**

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

### **J. Proposed Findings of Fact:**

1. **Annexation:** Based on the record contained in Case No. 18-01-AN, including the exhibits, staff’s report and any public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval/conditional approval/denial* of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 18-01-AN (Annexation).

2. The Kuna Planning and Zoning Commission approves/conditionally approves/denies the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

**Comment:** *The Kuna Commission held a public hearing on the subject applications on June 12, 2018 to hear from the City staff, the applicant, and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

3. Based on the evidence contained in Case No. 18-01-AN, this proposal appears to generally comply with the Comprehensive Plan and Future Land Use Map.

**Comment:** *The Comp Plan Future Land Use Map designates the approximately 3.06 acres (subject property) as medium-density residential. With the annexation, the applicant proposes a zoning designation of R-2. The proposed zone change to low-density residential conforms with adjacent residential uses.*

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

**Comment:** *On June 12, 2018, Kuna’s Planning and Zoning Commission will vote to recommend approval/conditional approval/denial of application 18-01-AN.*

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

**Comment:** *As noted in the process and noticing section, notice requirements were met to hold a public hearing on June 12, 2018.*

**K. Proposed Conclusions of Law:**

1. Based on the evidence contained in Case No. 18-01-AN, the Kuna Planning & Zoning Commission finds Case No. 18-01-AN *complies/does not comply* with Kuna City Code.
2. Based on the evidence contained in Case No. 18-01-AN, the Kuna Planning & Zoning Commission finds Case No. 18-01-AN *is/is not* consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho State Code and Kuna City Ordinances.

**L. Proposed Decision by the Planning & Zoning Commission:**

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

Based on the facts outlined in staff's report and any public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval/conditional approval/denial* of Case No. 18-01-AN; a request for annexation from Stephanie Cortez, with the following conditions of approval:

1. At any point in time the subject property re-develops, all development submittals are required to include the lighting, landscaping, drainage and development plans as required by Planning and Zoning. All site improvements are prohibited prior to approval of the following agencies. The landowner/applicant/developer, and any future assigns having interest in the subject property, shall obtain written approval on letterhead or may be written/stamped on the approved construction plans from the agencies noted:
  - a. Central District Health Department (CDHD).
  - b. The City Engineer shall approve the future sewer and water, irrigation and drainage construction plans.
  - c. The Kuna Fire District shall approve all site development and building plans.
  - d. The Boise-Kuna Irrigation District shall approve any modifications to the existing irrigation system.
  - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permits for future development.
2. Potable water and sanitary sewer are within 300-feet of the subject site. Applicant shall enter into a Memorandum of Understanding with the City of Kuna regarding connection to City facilities. Applicant shall make ultimate connection to City facilities at the time of current system failure.
3. At the time of annexation in the City of Kuna, the landowner, applicant, and any future assigns having interest in the subject property shall be allowed to maintain the current number of farm animals on site. This use shall be classified as a nonconforming use subject to provisions set forth in KCC Title 5 Chapter 8.
4. For future development, all utilities shall be installed underground, unless otherwise approved (see KCC 6-4-2-W).
5. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
6. Any site improvements shall require the property owner to comply with the provisions set forth in Kuna City Code (KCC).
7. At the time of any future development, the landowner/applicant/developer, and any future assigns having interest in the subject property shall submit a petition to the City (as necessary and

confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation District (KMID).

8. The landowner/applicant/developer, and any future assigns having interest in the subject property shall follow Kuna staff, City Engineer and any other agency recommended requirements as applicable.
9. The landowner/applicant/developer, and any future assigns having interest in the subject property shall abide by all applicable federal, state and local laws and ordinances.

**DATED:** This \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**received**  
3/27/18



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

### Annexation Checklist

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

<b>Project name:</b> <i>Lopez Annexation</i>	<b>Applicant:</b> <i>Stephanie Cortez</i> <i>760 S. School Ave</i> <i>Kuna, ID 83634</i>
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All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
<input checked="" type="checkbox"/>	Completed and signed Commission & Council Review Application. <i>(3 pages) - 1</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Letter of Intent indicating reasons for proposed annexation and the availability of public services.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Vicinity map drawn to scale, showing the location of the subject property. Map shall contain the following information: Shaded area showing the annexation property, Street names and names of surrounding subdivisions. <i>+ Pictures + Names of subdivisions</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Legal description of the annexation area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	<input checked="" type="checkbox"/> *
<input checked="" type="checkbox"/>	<u>Recorded warranty deed</u> for the property. <i>in a loan papers 5</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Proof of ownership—A copy of your deed <u>and</u> Affidavit of Legal Interest (All parties involved) <i>6</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Development Agreement & Development Agreement Checklist	<input checked="" type="checkbox"/> N/A
<input checked="" type="checkbox"/>	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application). <i>(3 pages) 7</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Commitment of Property Posting form signed by the applicant/agent. <i>8</i>	<input checked="" type="checkbox"/>

*Deed of Trust?*

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

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

Exhibit  
A2

**received**  
3/27/18



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)	18-01-AN
Project name	Cortez Annexation
Date Received	3/27/18
Date Accepted/Complete	4/23/18
Cross Reference Files	
Commission Hearing Date	6/12/18
City Council Hearing Date	

**Contact/Applicant Information**

Owners of Record: <u>Stephanie Cortez</u>	Phone Number: <u>208-870-0033</u>
Address: <u>760 S. School Ave</u>	E-Mail: <u>Stephanie.Cortez@SaintAlphonsus.com</u>
City, State, Zip: <u>Kuna, ID 83634</u>	Fax #: _____
Applicant (Developer): <u>Same</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>N/A</u>	Phone Number: _____
Address: _____	F-Mail: _____
City, State, Zip: _____	Fax #: _____

**Subject Property Information**

Site Address: <u>760 S school ave, Kuna ID 83634</u>	
Site Location (Cross Streets): <u>W. Omphale st + W. Sandbox st</u>	
Parcel Number (s): <u>S1326131380</u>	
Section, Township, Range: <u>Sec: 26, Township: 2N, Range: 1W</u>	
Property size: <u>3.06 acres</u>	
Current land use: <u>Residential</u>	Proposed land use: <u>Residential</u>
Current zoning district: <u>R1</u>	Proposed zoning district: <u>R-2</u>

Exhibit  
A2a

**Project Description**

Project / subdivision name: Annexation of 760 S. School Ave  
 General description of proposed project / request: Annex into City to Avail Community services (sewer...)  
 Type of use proposed (check all that apply):  
 Residential + farm animals  
 Commercial \_\_\_\_\_  
 Office \_\_\_\_\_  
 Industrial \_\_\_\_\_  
 Other \_\_\_\_\_  
 Amenities provided with this development (if applicable): \_\_\_\_\_

**Residential Project Summary (if applicable)**

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

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

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

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

received  
3/27/18

## Letter of Intent

To Whom it may concern,

Hello, my name is Stephanie Cortez. I reside at 760 S. School Ave., Kuna ID. I am writing this letter to inform you that I wish to annex the above property into the Kuna city limits. I have 3.06 acres and would ultimately like to split the property and build a second home for my father. Services that are available in the area are water, sewer, trash, irrigation, fire department, police, library. paved roads...

Thank you for your consideration.

Stephanie Cortez  
208-870-0033  
760 S School Ave.  
Kuna, ID 83634  
Stephanie.Cortez@saintalphonsus.org

Exhibit  
A2b

# AERIAL MAP



**W Recess Way**

**Wack Oak Ave**

**W Tallulah Dr**

**S School Ave**

**W Sandbox St**

**W Playground St**

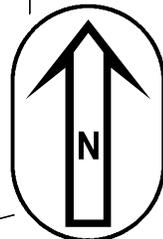
**S Pencil Ave**



**LEGEND**

-  SUBJECT SITE
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

# VICINITY MAP



**W Recess Way**

**Black Oak Ave**

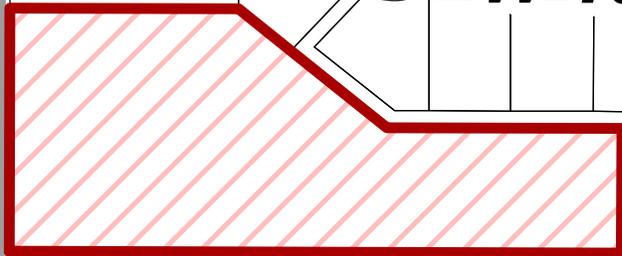
**W Tallulah Dr**

**S School Ave**

**W Sandbox St**

**W Playground St**

**S Pencil Ave**



**LEGEND**

-  SUBJECT SITE
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

760 S. School  
Ave

**EXHIBIT A**

A portion of the Southwest quarter of the Northeast quarter of Section 26, Township 2 North, Range 1 West, of the Boise Meridian, Ada County, Idaho, more particularly described as follows:  
Commencing at the Southeast corner of the Southwest quarter of the Northeast quarter of said section;  
Running thence North 231 feet;  
Thence West 900 feet, more or less, to a point 420 feet East of the West line of said Southwest quarter of the Northeast quarter;  
Thence Northwesterly to a point 264 feet East of and 355 feet North of the Southwest corner of said Southwest quarter of the Northeast quarter;  
Thence West 264 feet to the West line of the Southwest quarter of the Northeast quarter;  
Thence South 355 feet to the Southwest corner of the Southwest quarter of the Northeast quarter;  
Thence East on the South line of the Southwest quarter of the Northeast quarter 1,320 feet, more or less, to THE REAL POINT OF BEGINNING.

**EXCEPTING THEREFROM:**

A portion of Section 26, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:  
Commencing at the Southeast corner of the Southwest quarter of the Northeast quarter of Section 26, said point being the REAL POINT OF BEGINNING;  
Thence North along the East boundary of said Southwest quarter of the Northeast quarter 231 feet to a point;  
Thence West parallel to the South boundary of said Southwest quarter of the Northeast quarter, 654 feet, more or less, to a point 666 feet East of the West line of said Southwest quarter of the Northeast quarter;  
Thence South parallel to the East boundary of said Southwest quarter of the Northeast quarter, 131 feet to a point;  
Thence West parallel to the South boundary of said Southwest quarter of the Northeast quarter, 666 feet to a point on the West boundary of said Southwest quarter of the Northeast quarter;  
Thence South along the West boundary of said Southwest quarter of the Northeast quarter, 100 feet to a point being the Southwest corner of said Southwest quarter of the Northeast quarter;  
Thence East along the South boundary of said Southwest quarter of the Northeast quarter, 1320 feet to a point, said point being the REAL POINT OF BEGINNING.

EXCEPT ditch and road rights of way.

ALSO EXCEPT the West 25 feet for road right of way, as conveyed to Ada County by Deed recorded January 16, 1968 as Instrument No. 681978.

Exhibit  
A20



1872 S. Eagle Road / Meridian  
Idaho 83642 / (208) 888-7230

ADA COUNTY RECORDER J. DAVID NAVARRO  
BOISE IDAHO 02/08/10 02:31 PM  
DEPUTY Lisa Ball  
RECORDED - REQUEST OF  
Pioneer

AMOUNT 6.00 2



received  
3/27/13

311877 DS/SK

### WARRANTY DEED

For Value Received Paula Ann Pintar Trust, U/T/A dated the 17th day of February 1991

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Stephanie L. Cortez, an unmarried woman

hereinafter referred to as Grantee, whose current address is 760 S. School Avenue, Kuna, ID 83634  
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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

Dated: February 4, 2010

Paula Ann Pintar Trust, U/T/A dated the  
17th day of February 1991

Paula Ann Pintar, Trustee  
Paula Pintar, Trustee  
Ann

STATE OF IDAHO, County of ADA, ss.

On this 8th day of February, in the year of 2010, before me the undersigned, a notary public personally appeared Paula Pintar, known or identified to me to be the person whose name is subscribed to the within instrument as Trustee and acknowledged to me that he/she/they executed the same as such Trustee.



Angela K. Albert  
Angela K. Albert  
Notary Public of Idaho  
Residing at Meridian, ID  
Commission expires: April 5, 2013

Residing in: Boise, Idaho  
Commission Expires: 4/13/2013

Exhibit  
A2e

Copy  
received  
3/27/18

This instrument was prepared by:  
D.L. Evans Bank  
7450 West Emerald Street  
Boise, IDAHO 83704  
208-377-0050

WHEN RECORDED, MAIL TO:  
DL EVANS BANK, MORTGAGE LENDING SERVICES  
7450 W. EMERALD STREET  
BOISE, IDAHO 83704

[Space Above This Line For Recording Data]

State of Idaho

# DEED OF TRUST

FHA Case Number:  
1213068286703

MIN: 10005560000016013  
SIS Telephone #: (888) 679-MERS

THIS DEED OF TRUST ("Security Instrument") is made on **July 26, 2012**.

The Grantor is **STEPHANIE L CORTEZ, AN UNMARRIED WOMAN**, ("Borrower").

The trustee is **PIONEER TITLE - NAMPA**, ("Trustee").

The beneficiary is **Mortgage Electronic Registration Systems, Inc. ("MERS")**, (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns). MERS is organized and existing under the laws of **Delaware**, and has an address and telephone number of **P.O. Box 2026, Flint, MICHIGAN 48501-2026**, tel. **(888) 679-MERS**.

**D.L. Evans Bank, an Idaho Corporation**, ("Lender") is organized and existing under the laws of **IDAHO**, and has an address of **7450 West Emerald Street, Boise, IDAHO 83704**.

Borrower owes Lender the principal sum of **TWO HUNDRED TWENTY THOUSAND FIVE HUNDRED SEVENTY-EIGHT AND NO/100**, Dollars (U.S. **\$220,578.00**). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on **August 1, 2042**. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of

Exhibit  
Aze



the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to the Trustee, in trust, with power of sale, the following described property located in ADA County, Idaho:

**LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.**

Parcel ID Number: **S1326131380**

which has the address of **760 S SCHOOL AVE**  
**Kuna, IDAHO 83634**, ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument; but, if necessary to comply with law or custom, MERS, (as nominee for Lender and Lender's successors and assigns), has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing or canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

**1. Payment of Principal, Interest and Late Charge.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

**2. Monthly Payment of Taxes, Insurance and Other Charges.** Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required under paragraph 4. In any year in which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either: (i) a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary, in a reasonable amount to be determined by the Secretary. Except for the monthly charge by the Secretary, these items are called "Escrow Items" and the sums paid to Lender are called "Escrow Funds."

Lender may, at any time, collect and hold amounts for Escrow Items in an aggregate amount not to exceed the maximum amount that may be required for Borrower's escrow account under the Real Estate Settlement Procedures Act of 1974, 12 U.S.C. Section 2601 *et seq.* and implementing regulations, 24 CFR Part 3500, as they may be amended from time to time ("RESPA"), except that the cushion or reserve permitted by RESPA for unanticipated disbursements or disbursements before the Borrower's payments are available in the account may not be based on amounts due for the mortgage insurance premium.

If the amounts held by Lender for Escrow Items exceed the amounts permitted to be held by RESPA, Lender shall account to Borrower for the excess funds as required by RESPA. If the amounts of funds held by Lender at any time are not sufficient to pay the Escrow Items when due, Lender may notify the Borrower and require Borrower to make up the shortage as permitted by RESPA.

The Escrow Funds are pledged as additional security for all sums secured by this Security Instrument. If Borrower tenders to Lender the full payment of all such sums, Borrower's account shall be credited with the balance remaining for all installment items (a), (b), and (c) and any mortgage insurance premium installment that Lender has not become obligated to pay to the Secretary, and Lender shall

promptly refund any excess funds to Borrower. Immediately prior to a foreclosure sale of the Property or its acquisition by Lender, Borrower's account shall be credited with any balance remaining for all installments for items (a), (b), and (c).

**3. Application of Payments.** All payments under paragraphs 1 and 2 shall be applied by Lender as follows:

First, to the mortgage insurance premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary instead of the monthly mortgage insurance premium;

Second, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required;

Third, to interest due under the Note;

Fourth, to amortization of the principal of the Note; and

Fifth, to late charges due under the Note.

**4. Fire, Flood and Other Hazard Insurance.** Borrower shall insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, casualties, and contingencies, including fire, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. Borrower shall also insure all improvements on the Property, whether now in existence or subsequently erected, against loss by floods to the extent required by the Secretary. All insurance shall be carried with companies approved by Lender. The insurance policies and any renewals shall be held by Lender and shall include loss payable clauses in favor of, and in a form acceptable to, Lender.

In the event of loss, Borrower shall give Lender immediate notice by mail. Lender may make proof of loss if not made promptly by Borrower. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Lender, instead of to Borrower and to Lender jointly. All or any part of the insurance proceeds may be applied by Lender, at its option, either (a) to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order in paragraph 3, and then to prepayment of principal, or (b) to the restoration or repair of the damaged Property. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments which are referred to in paragraph 2, or change the amount of such payments. Any excess insurance proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

In the event of foreclosure of this Security Instrument or other transfer of title to the Property that extinguishes the indebtedness, all right, title and interest of Borrower in and to insurance policies in force shall pass to the purchaser.

**5. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds.**

Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument (or within sixty days of a later sale or transfer of the Property) and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender determines that requirement will cause undue hardship for Borrower, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall notify Lender of any extenuating circumstances. Borrower shall not commit waste or destroy, damage or substantially change the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Lender may inspect the Property if the Property is vacant or abandoned or the loan is in default. Lender may take reasonable action to protect and preserve such vacant or abandoned Property. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and fee title shall not be merged unless Lender agrees to the merger in writing.

**6. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in place of condemnation, are hereby assigned and shall be paid to Lender to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security Instrument. Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order provided in paragraph 3; and then to prepayment of principal. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments, which are referred to in paragraph 2, or change the amount of such payments. Any excess proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

**7. Charges to Borrower and Protection of Lender's Rights in the Property.** Borrower shall pay all governmental or municipal charges, fines and impositions that are not included in paragraph 2. Borrower shall pay these obligations on time directly to the entity which is owed the payment. If failure to pay would adversely affect Lender's interest in the Property, upon Lender's request Borrower shall promptly furnish to Lender receipts evidencing these payments.

If Borrower fails to make these payments or the payments required by paragraph 2, or fails to perform any other covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, for condemnation or to enforce laws or regulations), then Lender may do and pay whatever is necessary to protect the value of the Property and Lender's rights in the Property, including payment of taxes, hazard insurance and other items mentioned in paragraph 2.

Any amounts disbursed by Lender under this paragraph shall become an additional debt of Borrower and be secured by this Security Instrument. These amounts shall bear interest from the date of disbursement, at the Note rate, and at the option of Lender, shall be immediately due and payable.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

**8. Fees.** Lender may collect fees and charges authorized by the Secretary.

**9. Grounds for Acceleration of Debt.**

**(a) Default.** Lender may, except as limited by regulations issued by the Secretary, in the case of payment defaults, require immediate payment in full of all sums secured by this Security Instrument if:

(i) Borrower defaults by failing to pay in full any monthly payment required by this Security Instrument prior to or on the due date of the next monthly payment, or

(ii) Borrower defaults by failing, for a period of thirty days, to perform any other obligations contained in this Security Instrument.

**(b) Sale Without Credit Approval.** Lender shall, if permitted by applicable law (including Section 341(d) of the Garn-St. Germain Depository Institutions Act of 1982, 12 U.S.C. 1701j-3(d)) and with the prior approval of the Secretary, require immediate payment in full of all sums secured by this Security Instrument if:

(i) All or part of the Property, or a beneficial interest in a trust owning all or part of the Property, is sold or otherwise transferred (other than by devise or descent), and

(ii) The Property is not occupied by the purchaser or grantee as his or her principal residence, or the purchaser or grantee does so occupy the Property but his or her credit has not been approved in accordance with the requirements of the Secretary.

**(c) No Waiver.** If circumstances occur that would permit Lender to require immediate payment in full, but Lender does not require such payments, Lender does not waive its rights with respect to subsequent events.

**(d) Regulations of HUD Secretary.** In many circumstances regulations issued by the Secretary will limit Lender's rights, in the case of payment defaults, to require immediate payment in full and foreclose if not paid. This Security Instrument does not authorize acceleration or foreclosure if not permitted by regulations of the Secretary.

**(e) Mortgage Not Insured.** Borrower agrees that if this Security Instrument and the Note are not determined to be eligible for insurance under the National Housing Act within 60 days from the date hereof, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to 60 days from the date hereof, declining to insure this Security Instrument and the Note, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance premium to the Secretary.

**10. Reinstatement.** Borrower has a right to be reinstated if Lender has required immediate payment in full because of Borrower's failure to pay an amount due under the Note or this Security Instrument. This right applies even after foreclosure proceedings are instituted. To reinstate the Security Instrument, Borrower shall tender in a lump sum all amounts required to bring Borrower's account

current including, to the extent they are obligations of Borrower under this Security Instrument, foreclosure costs and reasonable and customary attorneys' fees and expenses properly associated with the foreclosure proceeding. Upon reinstatement by Borrower, this Security Instrument and the obligations that it secures shall remain in effect as if Lender had not required immediate payment in full. However, Lender is not required to permit reinstatement if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two years immediately preceding the commencement of a current foreclosure proceeding, (ii) reinstatement will preclude foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrument.

**11. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time of payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

**12. Successors and Assigns Bound; Joint and Several Liability; Co-Signers.** The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 9(b). Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

**13. Notices.** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

**14. Governing Law; Severability.** This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

**15. Borrower's Copy.** Borrower shall be given one conformed copy of the Note and of this Security Instrument.

**16. Hazardous Substances.** Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substances affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 16, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 16, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

**17. Assignment of Rents.** Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (a) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (b) Lender shall be entitled to collect and receive all of the rents of the Property; and (c) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph 17.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

**18. Foreclosure Procedure.** If Lender requires immediate payment in full under Paragraph 9, Lender may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 18, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold, and shall cause such notice to be recorded in each county in which any part of the Property is located. Lender or Trustee shall mail copies of the notice as prescribed by applicable law to Borrower and to other persons prescribed by applicable law. Trustee shall give public notice of sale to the persons and in the manner prescribed by applicable law. After the time required by applicable law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under Paragraph 9, the Secretary may invoke the nonjudicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 U.S.C. 3751 *et seq.*) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided in the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender under this Paragraph 18 or applicable law.

**19. Reconveyance.** Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty and without charge to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs.

**20. Substitute Trustee.** Lender may, for any reason or cause, from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by applicable law.

**21. Area and Location of Property.** Either the Property is not more than forty acres in area or the Property is located within an incorporated city or village.

**22. Riders to this Security Instrument.** If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es).]

- Condominium Rider       Graduated Payment Rider       Adjustable Rate Rider  
 Planned Unit Development Rider       Growing Equity Rider       Other [specify]:

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

\_\_\_\_\_  
-Witness

\_\_\_\_\_  
-Witness

Stephanie L. Cortez (Seal)  
STEPHANIE L CORTEZ -Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

**STATE OF IDAHO, ADA County ss:**

On this \_\_\_\_\_ day of \_\_\_\_\_, before me, **THE UNDERSIGNED**, a Notary Public in and for said county and state, personally appeared **STEPHANIE L CORTEZ**, known or proved to me to be the person(s) who executed the foregoing instrument, and acknowledged to me that he/she/they executed the same.  
In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public, residing at:

My Commission Expires: \_\_\_\_\_

received  
3/27/18



# City of Kuna AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho )  
                          ) ss.  
County of Ada )

I, Stephanie Cortez, 760 S. School Ave  
Name Address  
Kuna, ID 83634  
City State Zip Code

being first duly sworn upon oath, depose and say:

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

~~A. That I am the record owner of the property described on the attached, and I grant my permission to \_\_\_\_\_ Address 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 3/27/18 day of March, 2018

Stephanie Cortez  
Signature

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



Dawn Stephens  
Notary Public for Idaho  
Residing at: Kuna, Idaho  
My commission expires: 4-7-24

Exhibit  
A2f



# Neighborhood Meeting Certification

received  
3/27/18

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 5-1A-2 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

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

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

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

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

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

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

Description of proposed project: Annexation

Date and time of neighborhood meeting: 3/26/18 1900

Location of neighborhood meeting: subject property

### SITE INFORMATION:

Location: Quarter: SW4 NE4 Section: 26 Township: 2N Range: 1W Total Acres: 3.06

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

Site Address: 760 S. School Ave Tax Parcel Number(s): 51326131380  
Kuna, ID 83634

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

### CURRENT PROPERTY OWNER:

Name: Stephanie Cortez

Address: 760 S School Ave City: Kuna State: ID Zip: 83634

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

Name: Stephanie Cortez Business (if applicable): \_\_\_\_\_

Address: 760 S. School Ave City: Kuna State: ID Zip: 83634

Exhibit  
Azh

**PROPOSED USE:**

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

**Application Type**

**Brief Description**

Annexation

Annexation into Kuna City  
to avail community services  
(sewer)

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

**APPLICANT:**

Name: Stephanie Cortez

Address: 760 S. School Ave

City: Kuna State: ID Zip: 83634

Telephone: 208-870-0033 Fax: \_\_\_\_\_

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

Signature: (Applicant) S Cortez Date 3/26/18

### SIGN IN SHEET

**PROJECT NAME:** Annexation 760 S. School Ave

**Date:** 3/26/18

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	<u>Diane Rampelberg</u>	<u>795 W. Tallulah</u>	<u>83634</u>	<u>208-841-4910</u>
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# Neighborhood Meeting List Request

received  
3/27/18

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

## GENERAL INFORMATION:

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

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

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

The meeting cannot take place more than 6 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend.

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

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

## PROPOSED USE:

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

APPLICATION TYPE	BRIEF DESCRIPTION
<input type="checkbox"/> Subdivision (Sketch Plat and/or Prelim. Plat)	<u>Annex my property into Kuna</u>
<input type="checkbox"/> Conditional Use	<u>City</u>
<input type="checkbox"/> Variance	_____
<input type="checkbox"/> Expansion of Extension of a Nonconforming Use	_____
<input type="checkbox"/> Zoning Ordinance Map Amendment	_____

## SITE INFORMATION:

Location: Quarter: SW4NE4 Section: 26 Township: 2N Range: 1W Total Acres: 3.06  
 Subdivision Name: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_  
 Site Address: 760 S School Ave Tax Parcel Number(s): 1000  
Kuna, ID 83634 51326131380

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

## CURRENT PROPERTY OWNER:

Name: Stephanie Cortez  
 Address: 760 S School Ave city: Kuna State: ID Zip: 83634

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

Name: Stephanie Cortez Business (if applicable): \_\_\_\_\_  
 Address: 760 S School Ave city: Kuna State: ID Zip: 83634  
 Fax: \_\_\_\_\_ Phone: 208-870-0033 Cell: \_\_\_\_\_

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

Tuesday, March 13, 2018 5:19 PM

Hi Everyone,

My name is Stephanie Cortez. I live at 760 S School Ave. I would like to build a house for my father on my property, and in order to use the city services (sewer, water...) I need to annex my 3 acres into the Kuna city limits.

I am writing this letter to invite you to a "neighborhood meeting" (everyone who lives within 300 feet of the above property has been invited). The meeting will allow you to learn more about the annexation and to voice any concerns you may have.

If you would like to stop by, the meeting will be held at:

760 S. School Ave, Kuna on  
Monday March 26th at  
7:00 pm

Sincerely,  
Stephanie Cortez

receiver  
3/27/18



# City of Kuna COMMITMENT TO PROPERTY POSTING

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

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

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

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

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

S. Cortez  
Applicant/agent signature

3/26/18  
Date

Exhibit  
A2



# City of Kuna PROOF OF PROPERTY POSTING

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

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

This notice shall confirm that the Public Hearing Notice for 760 S. School Ave.  
(NAME OF SUBDIVISION OR ADDRESS) was posted as required per Kuna City Ordinance  
5-1-5B. Sign posted June 1, 2018 (DAY OF THE WEEK, MONTH,  
DATE AND YEAR). This form is required to be returned three (3) calendar days  
subsequent to posting and signs are to be removed from the site three (3) calendar  
days after the hearing.

DATED this June 6 day of June, ~~200~~ 2018

Signature,

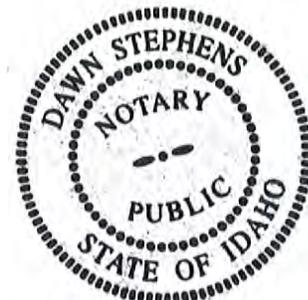
S. Cortez  
Owner/Developer

STATE OF IDAHO )  
 ) : ss  
County of Ada )

On this 6<sup>th</sup> day of June, 2018, before me the  
undersigned, a Notary Public in and for said State, personally appeared before me  
(Owner, Developer). Stepanie Cortez

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

Dawn Stephens  
Notary Public  
Residing at Kuna, Idaho  
Commission Expires 3-7-24



CITY OF KUNA  
PUBLIC HEARING  
NOTICE

Before the Kuna  
Planning and Zoning  
Commission

When: June 12, 2018 at 6pm  
the Kuna City Hall - 751  
W. 4th St. Purpose:  
Annexation of Parcel #  
S1326131380. Location:  
760 S. School Ave.  
Application by: S Cortez



## Jace Hellman

---

**From:** Jace Hellman  
**Sent:** Monday, April 23, 2018 10:08 AM  
**To:** ACHD; Ada County Engineer; Adam Ingram; Attorney Icloud; Becky Rone - Kuna USPS Addressing; Bob Bachman; Boise Project Board of Control; Boise Project Board of Control; Cable One t.v.; Central District Health Dept. CDHD; COMPASS; DEQ (Alicia.martin@deq.idaho.gov); Eric Adolfson; Idaho Power; Idaho Power; Idaho Power Easements 1; 'Idaho Power Easments 2'; Intermountain Gas; J&M Sanitation - Chad Gordon; Julie Stanely - Regional Address Mgmt.; Ken Couch: Idaho Transportation Department; Kuna Police; Kuna Postmaster - Marc C. Boyer; Kuna School District; Kuna School District; Kuna School District; Megan Leatherman; Nampa Meridian Irrigation District; New York Irrigation; Paul Stevens; Perry Palmer; Planning Mgr: Ada County Development Services; Terry Gammel  
**Subject:** Kuna Planning and Zoning Request for Comment - Case No. 18-01-AN ((Annexation) - Stephanie Cortez  
**Attachments:** Agency Packet 18-01-AN.PDF

April 23, 2018

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

<b>FILE NUMBER</b>	18-01-AN (annexation): Stephanie Cortez
<b>PROJECT DESCRIPTION</b>	Applicant is requesting her property be annexed into Kuna City Limits with an R-2 zoning designation.
<b>SITE LOCATION</b>	<b>760 S School Ave, Kuna, ID 83634</b>
<b>APPLICANT/ REPRESENTATIVE</b>	Stephanie Cortez 760 S School Ave Kuna, ID 83634 208-870-0033 Stephanie.Cortez@SaintAlphonsus.com
<b>SCHEDULED HEARING DATE</b>	<b>June 12, 2018</b> <b>6:00 p.m.</b>
<b>KUNA STAFF CONTACT</b>	Jace Hellman, Planner II <a href="mailto:jhellman@kunaid.gov">jhellman@kunaid.gov</a> Phone: 922-5274 Fax: 922-5989

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

**Jace Hellman**

Planner II  
City of Kuna  
751 W 4<sup>th</sup> Street  
Kuna, ID 83634  
[Jhellman@kunaID.gov](mailto:Jhellman@kunaID.gov)





RECEIVED  
MAY 01 2018  
CITY OF KUNA

## *DEQ Response to Request for Environmental Comment*

Date: April 27, 2018  
Agency Requesting Comments: City of Kuna  
Date Request Received: April 23, 2018  
Applicant/Description: 18-01-AN Cortez Annexation

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

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

### **1. Air Quality**

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

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

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

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

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

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

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

Exhibit

B2

*require separate permits as well.*

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

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

### **3. Drinking Water**

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

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

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

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

### **4. Surface Water**

- *A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.*
- *Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one*

acre, a stormwater permit from EPA may be required.

- *If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.*
- *The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at: <http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>*
- *The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.*

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

#### **5. Hazardous Waste And Ground Water Contamination**

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

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

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

*accordance with a permit, consent order or applicable best management practice, best available method or best practical method."*

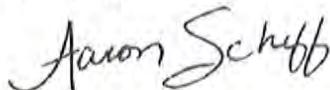
*For questions, contact Albert Crawshaw, Waste & Remediation Manager, at 373-0550.*

**6. Additional Notes**

- *If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at 373-0550, or visit the DEQ website (<http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx>) for assistance.*
- *If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.*

*We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any our technical staff at 208-373-0550.*

Sincerely,



Aaron Scheff  
[aaron.scheff@deq.idaho.gov](mailto:aaron.scheff@deq.idaho.gov)  
Regional Administrator  
Boise Regional Office  
Idaho Department of Environmental Quality

ec: TRIM 2018AEK53



**Your Safety • Your Mobility  
Your Economic Opportunity**

**IDAHO TRANSPORTATION DEPARTMENT**  
P.O. Box 8028 • Boise, ID 83707-2028  
(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

May 4, 2018

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

Development Application	18-01-AN
Project Name	ANNEXATION STEPHANIE CORTEZ
Project Location	760 South School Avenue, south and west of SH-69 milepost 0.0
Project Description	Annexation of the parcel with R-2 zoning
Applicant	Stephanie Cortez

The Idaho Transportation Department (ITD) reviewed the referenced annexation application and has the following comments:

1. This project 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 may contact Justin Pond, Right-of-Way Section Program Manager, at (208) 334-8832 for more information.
4. ITD does not object to the annexation of the parcel with R-2 zoning as described in the application.

If you have any questions, you may contact Tom Haynes at (208) 334-8944 or me at (208) 332-7190.

Sincerely,

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

Exhibit

B3



ORGANIZED 1904

# Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH  
FAX #208-463-0092

NAMPA, IDAHO 83651-4395  
nmid.org

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

April 9, 2018

City of Kuna  
Planning & Zoning Department  
PO Box 13  
Kuna, ID 83634

RECEIVED  
MAY 07 2018  
CITY OF KUNA

**RE: 18-01-AM/ Cortez Annexation; 760 S. School Avenue**

Planning & Zoning Department:

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Bob Carter, Boise Project- Board of Control, at (208) 344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

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

Sincerely,

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

Cc: Office/ File  
B. Carter, Board of Control



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

Exhibit  
B4



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

Date: May 15 2018

To: Stephanie Cortez  
760 S School Avenue  
Kuna, ID 83634

Subject: Cortez Annexation/ KUNA18-0013/ 18-01-AN  
760 S School Avenue

On May 15, 2018, the Ada County Highway District staff acted on your application for the above referenced project. The attached report lists site-specific requirements, conditions of approval and street improvements, which are required.

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

Sincerely,

Stacey Yarrington  
Planner III  
Development Services  
Ada County Highway District

CC: Project File  
City of Kuna (via email)



**Project/File:** Cortez Annexation/ KUNA18-0013/ 18-01-AN  
*This is an annexation and rezone application from R1 to R-2. The site is located on 3-acres.*

**Lead Agency:** City of Kuna  
**Site address:** 760 S School Avenue  
**Staff Approval:** May 15, 2018

**Applicant/  
 Representative:** Stephanie Cortez  
 760 S School Avenue  
 Kuna, ID 83634

**Staff Contact:** Stacey Yarrington, Planner III  
 Phone: 387-6171  
 E-mail: [syarrington@achdidaho.org](mailto:syarrington@achdidaho.org)



## A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of an annexation and rezone from R1 (Estate Residential) to R-2 (Low density Residential) to allow for redevelopment in the future. The site is located on 3-acres. The City of Kuna's Future Land Use Map designates this area as Medium density Residential.

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

Direction	Land Use	Zoning
North	Rural Urban Transition (Ada County), Medium density Residential (City of Kuna)	RUT, R-6
South	Estate Residential (Ada County)	R1
East	Estate Residential (Ada County)	R1
West	Rural Urban Transition (Ada County)	RUT

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

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

- School House, a 56-unit multi-family development located south of the site was approved by ACHD in June 2016.

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

6. **New Center Lane Miles:** The proposed development includes 0 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):**  
There are no roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP).

## **B. Traffic Findings for Consideration**

### 1. Trip Generation:

Land Use	Average Daily Trips (ADT)	PM Peak Hour (VPH)
Single Family Detached (unit)	9.52	1.00
Residential Condominium/ Townhouse (unit)	5.81	0.52

### 2. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
School Avenue	256-feet	Collector	N/A	N/A	N/A

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

### 3. Average Daily Traffic Count (VDT)

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

- There are no current traffic counts for School Avenue.

## **C. Findings for Consideration**

*This application is for annexation and rezone only. Listed below are some findings for consideration that the District may identify when it reviews a future development application. The District may add additional findings for consideration when it reviews a specific redevelopment application.*

### 1. School Avenue

- a. **Existing Conditions:** School Avenue is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for School Avenue (26-feet from centerline).
- 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.

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

**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 School Avenue is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 50-feet of right-of-way.

- c. **Staff Comments/Recommendations:** Consistent with the MSM, School Avenue should be constructed as ½ of a 36-foot street section with vertical curb, gutter, and either 7-foot wide attached or 5-foot wide detached sidewalk abutting the site when the property redevelops in the future.

The applicant should be required to provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any public sidewalk located outside of the dedicated right-of-way.

## 2. Driveways

### School Avenue

- a. **Existing Conditions:** There is an existing residential driveway onto School Avenue from the site.

**b. Policy:**

**Access Policy:** District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

**Driveway Location Policy:** District policy 7206.4.4 requires driveways located on collector roadways near a STOP controlled intersection to be located outside of the area of influence; OR a minimum of 150-feet from the intersection, whichever is greater. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

**Successive Driveways:** District policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 25 MPH and daily traffic volumes greater than 100 VTD to align or offset a minimum of 245-feet from any existing or proposed driveway.

**Driveway Width Policy:** District policy 7206.4.6 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

**Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7206.4.6, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

- c. Staff Comments/Recommendations:** Any future driveways should align with existing driveways or meet the minimum 245-foot offset from another existing driveway requirement. Driveways should be paved their entire width and at least 30-feet into the site beyond the edge of pavement of the roadway. Shared access is encouraged.

**3. 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.

**4. 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.

## **D. Site Specific Conditions of Approval**

*This application is for annexation and rezone only. Listed below are some findings for consideration that the District may identify when it reviews a future development application. The District may add additional findings for consideration when it reviews a specific redevelopment application.*

1. School Avenue should be constructed as ½ of a 36-foot street section with vertical curb, gutter, and either 7-foot wide attached or 5-foot wide detached sidewalk abutting the site when the property redevelops in the future.
2. A permanent right-of-way easement should be provided to 2-feet behind back of sidewalk for any public sidewalk located outside of the dedicated right-of-way.
3. Any future driveways should align with existing driveways or meet the minimum 245-foot offset from another existing driveway requirement. Driveways should be paved their entire width and at least 30-feet into the site beyond the edge of pavement of the roadway.
4. Payment of impact fees is due prior to issuance of a building permit.
5. 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.

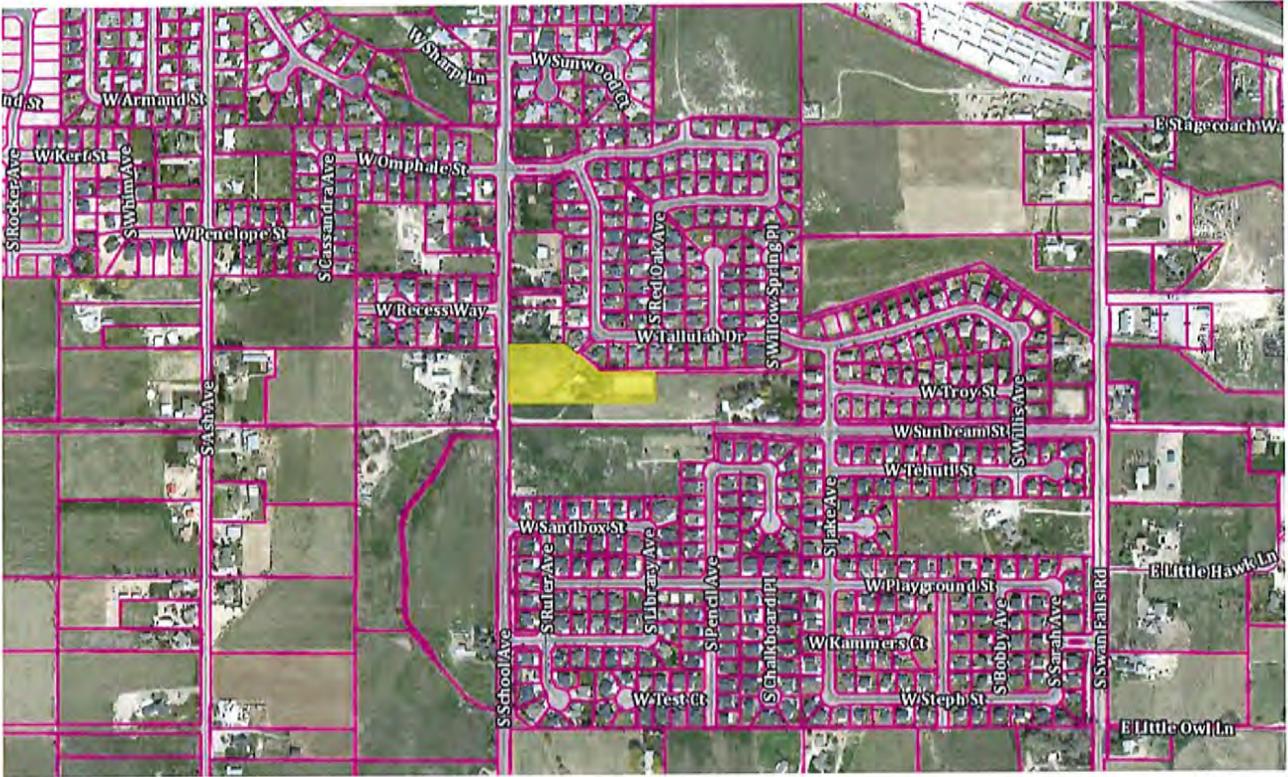
## **F. Conclusions of Law**

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. Utility Coordinating Council
3. Development Process Checklist
4. Appeal Guidelines

VICINITY MAP



# Ada County Utility Coordinating Council

## Developer/Local Improvement District Right of Way Improvements Guideline Request

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

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

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

# Development Process Checklist

## Items Completed to Date:

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

## **Items to be completed by Applicant:**

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

### DID YOU REMEMBER:

#### *Construction (Non-Subdivisions)*

#### **Driveway or Property Approach(s)**

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

#### **Working in the ACHD Right-of-Way**

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

#### *Construction (Subdivisions)*

#### **Sediment & Erosion Submittal**

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

#### **Idaho Power Company**

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

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

## Request for Appeal of Staff Decision

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

**RICHARD DURRANT**  
CHAIRMAN OF THE BOARD

**CLINTON PLINE**  
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

RECEIVED

MAY 14 2018

CITY OF KUNA

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

08 May 2018

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

RE: Stephanie Cortez **18-01-AN**  
760 S. School Ave.  
Boise-Kuna Irrigation District **BK-1299 C1**  
Charles Lateral 00+30  
Sec. 26, T2N, R1W, BM.

Jace Hellman, Planner II:

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

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

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

Sincerely,



Bob Carter  
Assistant Project Manager, BPBC

bdc/bc

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





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

Paul A. Stevens, P.E.  
Kuna City Engineer  
208-287-1727

## **ANNEXATION MEMORANDUM**

**Date:** 7 June 2018  
**From:** Paul A. Stevens, P.E.  
**To:** Wendy Howell, Planning and Zoning Director  
**RE:** Cortez Annexation

---

The City Engineer has reviewed the Cortez annexation request dated 27 March 2018. It is noted that while the application outlines the applicant's general development intent, specific development plans are not provided except those implied as allowed or permitted in an "R-2" zone. The application shows that city utilities are needed to complete the project.

Recommendation: proceed with this annexation consistent with the enclosed comments but to keep in mind that these comments may be expanded or refined in connection with the future land-use actions. The following comments apply:

### **1. Sanitary Sewer**

- a) The applicant's property to be annexed is presently used for residential and small agricultural purposes, is not connected to City services and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table. City Code (6-4-2) requires connection to the City sewer system for all sanitary sewer needs.
- b) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan, particularly to the providing of sewer mains and trunk lines in the master plan.
- c) The nearest Sewer Main capable of serving this property lies adjacent to the property in School House Subdivision.
- d) At all reasonable locations where sewer service could be extended to adjoining properties, sewer mains should be stubbed to the property line or extended in right-of-way in or adjacent to the project – both at useable depths.

### **2. Water**

- a) The applicant's property to be annexed is presently used for residential and small agricultural purposes, is not connected to City water service and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table. City Code (6-4-2X) requires connection to the City water system for all potable water needs. The City has sufficient potable water supply to serve this site.
- b) The nearest point of water connection for the property is in the adjacent School House Subdivision.

Exhibit  
B7

- c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- d) For any connected load, it is recommended this application be conditioned to conform to the water master plan.
- e) At least 8-inch water mains are to be extended and connected by developer to water trunk lines and mains through to the connection points.

### 3. Pressure Irrigation

- a) Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2). Connection to the Kuna pressurized irrigation system is required
- b) The development is subject to connection fees based on number of dwellings and lot size for the residential area as provided in City Resolutions.
- c) It is recommended this project be conditioned to require connection and annexation to the City Pressure Irrigation system. It is further recommended that annexation into the municipal irrigation district and pooling of water rights is a requirement at the time of final platting.
- d) For any connected load, it is recommended this application be conditioned to conform to the Pressure Irrigation Master Plan.

### 4. Grading and Storm Drainage

The following is not required for annexation but will be required when alteration of surface features is proposed (such as grading or paving) in connection with future land use applications:

- a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b) Runoff from public right-of-way is regulated by ACHD
- c) Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions of disposal at locations different than provided historically, approval of the operating entity is required. The City of Kuna relies on the ACHD Storm water Policy Manual to establish the requirements for design of any private disposal system.
- d) If impervious area is increased, provide a storm water disposal plan acceptable to the City Engineer which accounts for the increased storm water drainage. Provide detail drawings of drainage facilities for review.

### 5. General

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to water services, this property will be placing demand not only on constructed facilities but on water rights provided by others. It is the reasonable expectation, in return, that this property transfer to the City at time of connection (development) any conveyable water rights by deed and "Change of Ownership" form from IDWR that are presently associated with the property. The domestic water right associated solely with a residence and ½ acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.
- b) A plan approval letter will be required if this project affects any local irrigation districts.
- c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- d) State the vertical datum used for elevations on all drawings.
- e) Provide engineering certification on all final engineering drawings.

## **6. Inspection Fees**

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

## **7. Right-of-Way**

The subject property fronts on its west side by Schoolhouse Avenue - ACHD. The following conditions are related to Schoolhouse Avenue:

- a) Sufficient half right-of-way on the quarter line and section line for existing and future classified streets should be provided pursuant to City, ACHD standards.
- b) It is recommended approaches onto the classified streets comply with ACHD approach policies.
- c) It is recommended that sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, are provided in connection with property development.

## **8. As-Built Drawings**

As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat approval is granted.

## **9. Property Description**

- a) The applicant provided a preliminary plat and supporting documents as part of the application.

received  
3/27/18

S. School Ave

Stephanie Cortez  
760 S. School Ave  
Kuna, ID 83634  
March 2018

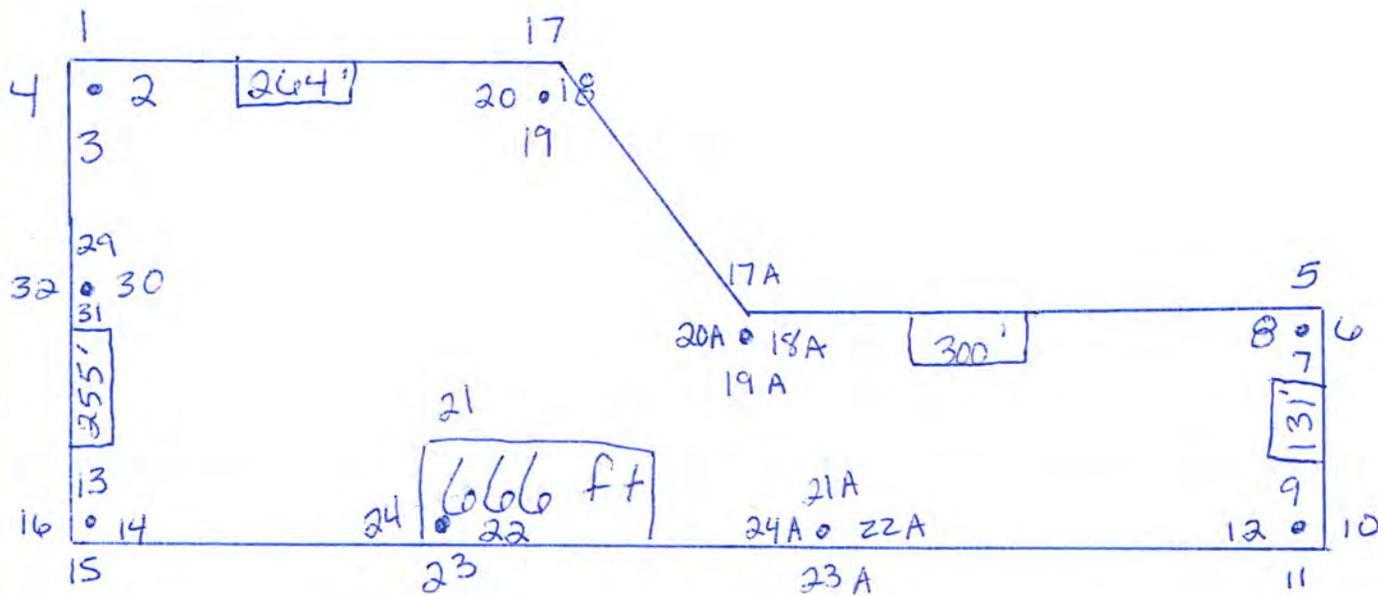


Exhibit  
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Received  
3.27.18



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Received  
3.27.18



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Received  
3-27-18



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23 A



24 A



21A



22A

3. 27. 18



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30



**CITY OF KUNA**  
PLANNING & ZONING DEPARTMENT

751 West 4<sup>th</sup> Street  
P.O. Box 13  
Kuna, ID 83634  
Phone: 208-922-5274  
Fax: 208-922-5989  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

**CERTIFICATE OF MAILING**

Date: 5/23/18

To:  300' Property Owners  Other \_\_\_\_\_

Planner: Jace Hellman

Case Name: 18-01-Ann; Cortez Annexation

---

I HEREBY CERTIFY that on this 23<sup>rd</sup> day of May 2018, I caused a true and correct copy of the foregoing instrument to be deposited in the United States mail, with prepaid postage.

\_\_\_\_\_  
Signature

Dawn Stephens  
Attest



Bryce & Kathleen Baker ✓  
975 W Recess Way  
Kuna, ID 83634

Daniel & Sherrill Bakken ✓  
703 S Black Oak Ave  
Kuna, ID 83634

Ronald & Kathleen Bollinger ✓  
980 W Recess Way  
Kuna, ID 83634

William & Joleen Burton ✓  
709 W Tallulah Dr  
Kuna, ID 83634

Eric & Deondra Buschlen ✓  
660 S School Ave  
Kuna, ID 83634

Carlin Family Trust 4-21-2015 ✓  
Donald Carlin Trustee  
951 W Recess Way  
Kuna, ID 83634

Stephanie Cortez ✓  
760 S School Ave  
Kuna, ID 83634

Harold & Jill Degraff ✓  
7940 Stone River Dr  
Frisco, TX 75034

Casey & Jack Forest ✓  
646 S Black Oak Ave  
Kuna, ID 83634

Jeffery & Janice Foster ✓  
805 S School Ave  
Kuna, ID 83634

Lee Ann Hartley ✓  
667 S Red Oak Ave  
Kuna, ID 83634

Timothy & Amanda Johnson ✓  
701 S Glenn Brook PI  
Kuna, ID 83634

Landen Martin ✓  
669 S Black Oak Ave  
Kuna, ID 83634

Francisco Mateos ✓  
731 W Tallulah Dr  
Kuna, ID 83634

Jeremy & Alexis Mell ✓  
677 S Glenn Brook PI  
Kuna, ID 83634

Shane Nelson ✓  
809 E Jefferson St  
Boise, ID 83712

Oasis Properties LLC ✓  
475 SE Thornwood Way  
Meridian, ID 83642

Bryon & Elizabeth Olacsi ✓  
603 W Tallulah Dr  
Kuna, ID 83634

Outpost Homeowners Association ✓  
PO Box 214  
Kuna, ID 83634

Dennis & Tina Peck ✓  
779 W Tallulah Dr  
Kuna, ID 83634

Kelly Pecora ✓  
753 W Tallulah Dr  
Kuna, ID 83634

Michael & Diane Rampelberg ✓  
795 W Tallulah Dr  
Kuna, ID 83634

James & Sheri Russell ✓  
781 S School Ave  
Kuna, ID 83634

Joel Schmidt ✓  
651 S Black Oak Ave  
Kuna, ID 83634

Catherine Seamons ✓  
668 S Black Oak Ave  
Kuna, ID 83634

Keith Severy ✓  
18915 ED LN  
Caldwell, ID 83607

Lawrence & Debra Smith ✓  
685 S Red Oak Ave  
Kuna, ID 83634

Kevin & Tiffany Trader ✓  
687 S Black Oak Ave  
Kuna, ID 83634

Bart & Marcia Van Ry ✓  
954 W Recess Way  
Kuna, ID 83634

Theresa Verhunce ✓  
David Ary  
670 S Red Oak Ave  
Kuna, ID 83634

**Christopher Vorhes** ✓  
Katelyn Harper  
861 S Pencil Ave  
Kuna, ID 83634

**Michael Wheeler** ✓  
780 S School Ave  
Kuna, ID 83634

**Willow Glenn Sub HOA Inc** ✓  
PO Box 825  
Kuna, ID 83634

**John Wittenberg** ✓  
702 W Tallulah Dr  
Kuna, ID 83634

**Jake & Rebecca Woolley** ✓  
657 W Tallulah Dr  
Kuna, ID 83634

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
BAKER BRYCE ROBERT	BAKER KATHLEEN B	975 W RECESS WAY	KUNA, ID 83634-0000
BAKKEN DANIEL C	BAKKEN SHERRILL L	703 S BLACK OAK AVE	KUNA, ID 83634-0000
BOLLINGER RONALD W	BOLLINGER KATHLEEN M	980 W RECESS WAY	KUNA, ID 83634-0000
BURTON WILLIAM E	BURTON JOLEEN K	709 W TALLULAH DR	KUNA, ID 83634-0000
BUSCHLEN ERIC M	BUSCHLEN DEONDRA L	660 S SCHOOL AVE	KUNA, ID 83634-0000
CARLIN FAMILY TRUST 4-21-2015	CARLIN DONALD TRUSTEE	951 W RECESS WAY	KUNA, ID 83634-0000
CORTEZ STEPHANIE L		760 S SCHOOL AVE	KUNA, ID 83634-0000
DEGRAFF HAROLD R	DEGRAFF JILL A	7940 STONE RIVER DR	FRISCO, TX 75034-0000
FOREST CASEY	FOREST JACK	646 S BLACK OAK AVE	KUNA, ID 83634-0000
FOSTER JEFFERY L	FOSTER JANICE S	805 S SCHOOL AVE	KUNA, ID 83634-1745
HARTLEY LEE ANN		667 S REDOAK AVE	KUNA, ID 83634-2469
HATCH GREGORY F	HATCH KATHLEEN	930 W RECESS WAY	KUNA, ID 83634-0000
JOHNSON AMANDA J	JOHNSON TIMOTHY A	701 S GLENN BROOK PL	KUNA, ID 83634-0000
MARTIN LANDEN		669 S BLACK OAK AVE	KUNA, ID 83634-0000
MATEOS FRANCISCO JAVIER		731 W TALLULAH DR	KUNA, ID 83634-0000
MELL JEREMY S	MELL ALEXUS	677 S GLENN BROOK PL	KUNA, ID 83634-0000
NELSON SHANE COLBY		809 E JEFFERSON ST	BOISE, ID 83712-0000
OASIS PROPERTIES LLC		475 SE THORNWOOD WAY	MERIDIAN, ID 83642-0000
OLACSI BYRON M	OLACSI ELIZABETH A	603 W TALLULAH DR	KUNA, ID 83634-0000
OUTPOST HOMEOWNERS ASSOCIATION		PO BOX 214	KUNA, ID 83634-0214
PECK TINA	PECK DENNIS	779 W TALLULAH DR	KUNA, ID 83634-0000
PECORA KELLY		753 W TALLULAH DR	KUNA, ID 83634-0000
RAMPELBERG MICHAEL R	RAMPELBERG DIANE	795 W TALLULAH DR	KUNA, ID 83634-0000
RUSSELL JAMES D	RUSSELL SHERI J	781 S SCHOOL AVE	KUNA, ID 83634-0000
SCHMIDT JOEL D		651 S BLACK OAK AVE	KUNA, ID 83634-0000
SEAMONS CATHERINE		668 S BLACK OAK AVE	KUNA, ID 83634-0000
SEVERY KEITH		18915 ED LN	CALDWELL, ID 83607-0000
SMITH LAWRENCE RUSSELL	SMITH DEBRA S	685 S RED OAK AVE	KUNA, ID 83634-0000
SNIDER STEVEN J	SNIDER MARY A	600 S SCHOOL AVE	KUNA, ID 83634-2312
TRADER KEVIN G	TRADER TIFFANY SUE	687 S BLACK OAK AVE	KUNA, ID 83634-0000
VAN RY BART M	VAN RY MARCIA	954 W RECESS WAY	KUNA, ID 83634-0000
VERHUNCE THERESA	ARY DAVID	670 S RED OAK AVE	KUNA, ID 83634-2469
VORHES CHRISTOPHER	HARPER KATELYN	861 S PENCIL AVE	KUNA, ID 83634-0000
WHEELER MICHAEL D		780 S SCHOOL AVE	KUNA, ID 83634-2314
WILLOW GLENN SUB HOA INC		PO BOX 825	KUNA, ID 83634-0000
WITTENBERG JOHN J		702 W TALLULAH DR	KUNA, ID 83634-0000
WOOLLEY JAKE	WOOLLEY REBECCA	657 W TALLULAH DR	KUNA, ID 83634-0000



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

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Kuna **Planning and Zoning Commission** is scheduled to hold a public hearing on **June 12, 2018**, beginning at **6:00 pm** on the following case:

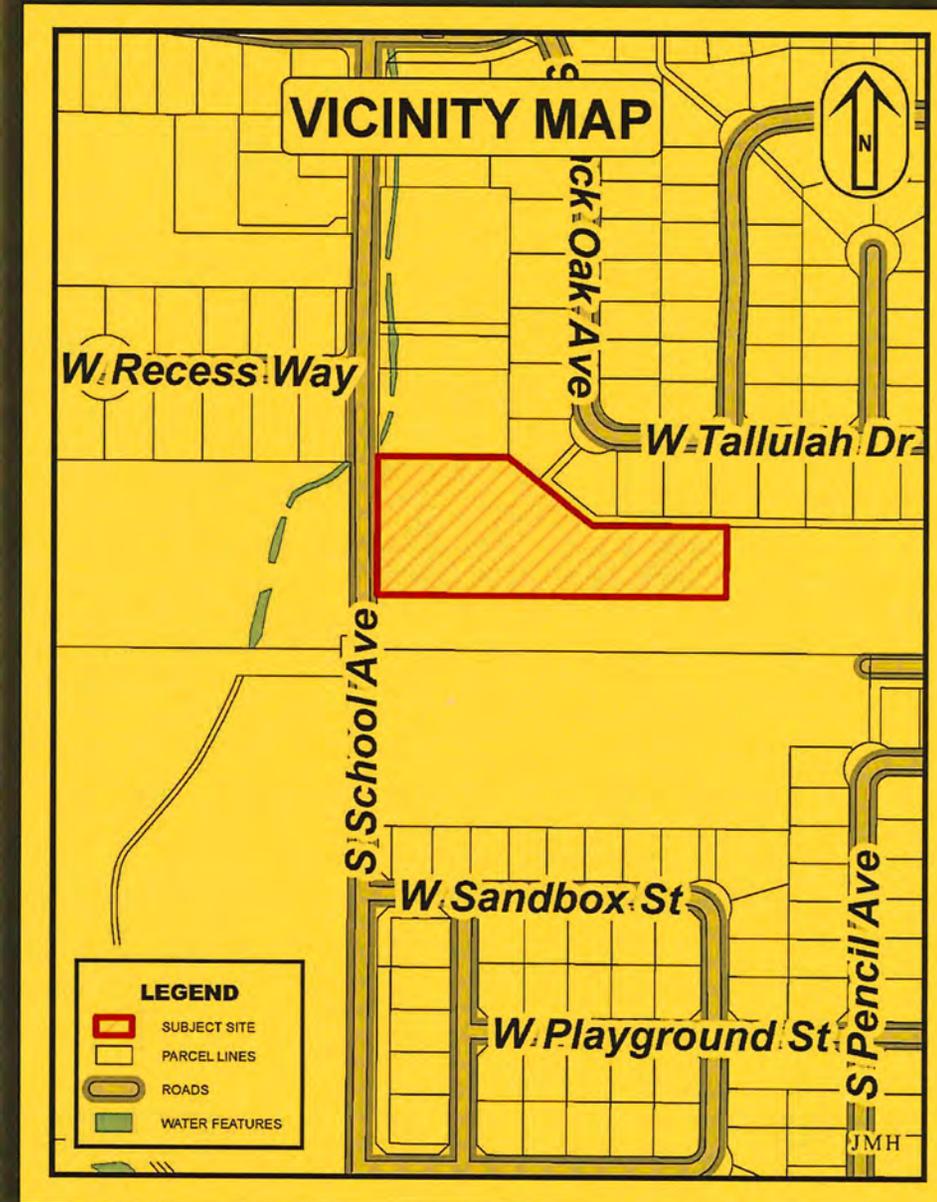
An **Annexation (AN)** request from Stephanie Cortez to annex approximately 3.06 acres into Kuna City limits with an 'R-2' (Residential) zoning designation. The site is located at 760 S. School Avenue, Kuna, Idaho 83634.

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

All documents concerning public hearing items may be reviewed at Kuna City Hall, 751 W. 4th Street, Kuna, Idaho, 83634. Office hours are 8:00 am to 5:00 pm, Monday through Friday, except holidays. If you have questions or would like additional information, please contact the Planning and Zoning Division at (208) 922-5274.

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

In all correspondence concerning this case, please refer to the case name: **18-01-AN (Annexation) – Cortez Annexation**.



MAILED 05/23/18

**Jace Hellman**

---

**From:** Jace Hellman  
**Sent:** Wednesday, May 16, 2018 2:03 PM  
**To:** 'IDAHO PRESS TRIBUNE'  
**Subject:** City of Kuna Request for Legal Publication  
**Attachments:** KMN publish Req P&Z 18-01-AN.docx

Greetings:

We would like to request that you publish the attached legal notification in the **May 23<sup>rd</sup>, 2018** cycle of Kuna Melba News on behalf of the City of Kuna, Planning & Zoning Department.  
This notification needs to only be published for one (1) cycle.

The Kuna P.O. for this request is #7055 (if you need it).  
Thank you.

**Jace Hellman**

Planner II  
City of Kuna  
751 W 4<sup>th</sup> Street  
Kuna, ID 83634  
[Jhellman@kunaID.gov](mailto:Jhellman@kunaID.gov)



IDAHO PRESS TRIBUNE  
MERIDIAN PRESS, KUNA MELBA NEWS  
C/O ISJ PAYMENT PROCESSING CENTER  
PO BOX 1570  
POCATELLO ID 83204  
(208)467-9251  
Fax (208)475-2338

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 05/17/18 10:03 by sje14

Acct #: 345222

Ad #: 1765566

Status: New WHOLD

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

Start: 05/23/2018 Stop: 05/23/2018  
Times Ord: 1 Times Run: \*\*\*  
LEG 1.00 X 54.00 Words: 214  
Total LEG 54.00  
Class: 0006 GOVERNMENT NOTICES  
Rate: LG Cost: 44.96  
# Affidavits: 1

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

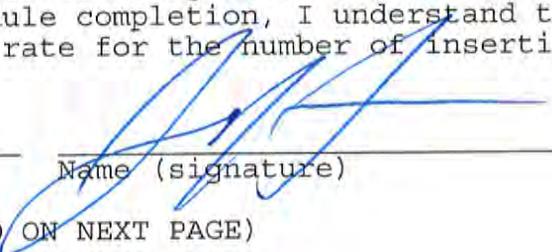
Ad Descript: 18-01-AN  
Given by: JACE HELLMAN  
P.O. #:  
Created: sje14 05/17/18 09:59  
Last Changed: sje14 05/17/18 10:02

PUB ZONE EDT TP RUN DATES  
KMN A 96 S 05/23

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Jace Hellman  
Name (print or type)

  
Name (signature)

(CONTINUED ON NEXT PAGE)

IDAHO PRESS TRIBUNE  
MERIDIAN PRESS, KUNA MELBA NEWS  
C/O ISJ PAYMENT PROCESSING CENTER  
PO BOX 1570  
POCATELLO ID 83204  
(208)467-9251  
Fax (208)475-2338

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 05/17/18 10:03 by sjel4

Acct #: 345222

Ad #: 1765566

Status: New WHOLD WHOI

LEGAL NOTICE

File #18-01-AN  
(Annexation) Stephanie Cortez

NOTICE IS HEREBY GIVEN, that the Kuna Planning and Zoning Commission will hold a public hearing, Tuesday, June 12, 2018 at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th St., Kuna, ID; in connection with a request from Stephanie Cortez to annex approximately 3.06 acres into Kuna City limits with an "R-2" (Residential) zoning designation. The site is located at 760 S. School Avenue, Kuna, Idaho 83634.

Look  
sent

The public is invited to present written and/or oral comments at the hearing. Any written testimony must be received by close of business on June 6, 2018, or it may not be considered. Please mail comments to PO Box 13 Kuna, ID 83634, or drop off at City Hall: 751 W. 4th Street, Kuna, ID.

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

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

Kuna Planning & Zoning  
Department

May 23, 2018 1765566

345222 1765566

1 KUNA, CITY OF

P.O. BOX 13  
KUNA ID 83634

**AFFIDAVIT OF PUBLICATION  
STATE OF IDAHO**

County of Ada )  
                          )SS.

Sharon Jessen  
of Nampa, Canyon County, Idaho, being  
first duly sworn, deposes and says:

1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Kuna Melba News, a weekly newspaper published in the City of Kuna, in the County of Ada, State of Idaho; that the said newspaper is in general circulation in the said County of Ada, and in the vicinity of Kuna and Melba, and has been uninterruptedly published in said County during a period of seventy-eight consecutive weeks prior to the first publication of this notice, a copy of which is hereto attached.
3. That the notice, of which the annexed is a printed copy, was published in said newspaper 1 time(s) in the regular and entire issue of said paper, and was printed in the newspaper proper, and not in a supplement.

That said notice was published the following:  
05/23/2018

*Sharon Jessen*  
\_\_\_\_\_  
STATE OF IDAHO)  
County of Canyon)

On this 23rd day of May in the year of 2018 before me a Notary Public, personally appeared Sharon Jessen, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he/she executed the same.

*Colleen R. Nielsen*  
\_\_\_\_\_  
Notary Public for Idaho  
Residing at Canyon County  
My Commission expires 06/28/2023



**LEGAL NOTICE**

File #18-01-AN  
(Annexation) Stephanie Cortez

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

Kuna Planning & Zoning  
Department

May 23, 2018 1765566



# City of Kuna

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

## Planning & Zoning Commission Staff Report

**To:** Planning and Zoning Commission

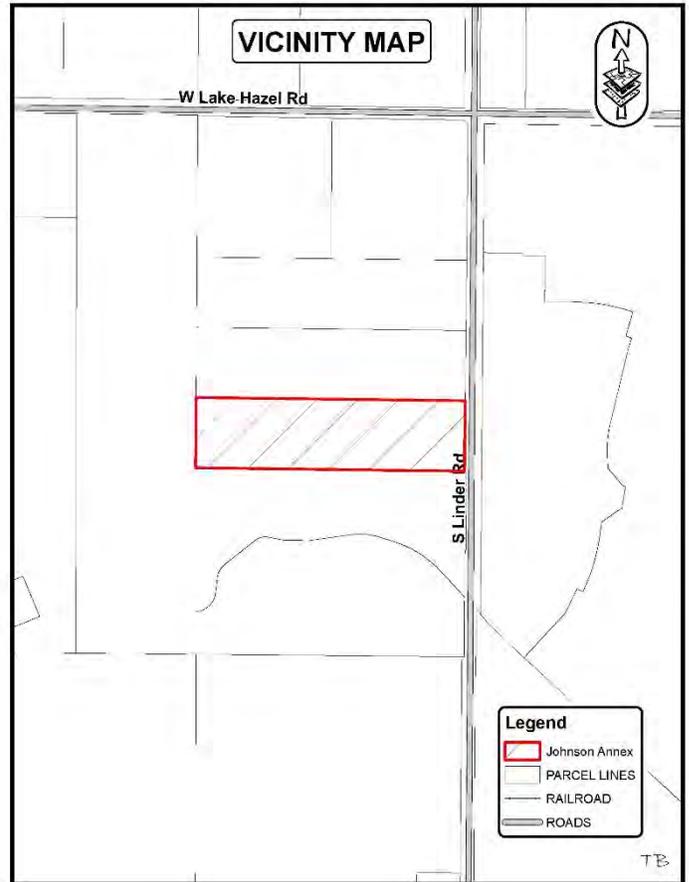
**Case Number(s):** 18-02-AN (Annexation),  
18-02-CPF (Combo PP & FP)  
Dynasty Estates Sub. No. 2

**Location:** South West Corner (SWC) of  
Linder Rd. & Lake Hazel Rd.  
Meridian, Idaho 83642

**Planner:** Troy Behunin, Planner III

**Hearing Date:** June 12, 2018

**Owner:** **Steve & Deborah Johnson**  
6801 S. Linder Road  
Meridian, ID 83642  
208.866.2369  
[debannjohnson@gmail.com](mailto:debannjohnson@gmail.com)



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- A. Course Proceedings
- B. Applicant Request
- C. Site History
- D. General Project Facts
- E. Staff Analysis
- F. Applicable Standards
- G. Procedural Background
- H. Proposed Factual Summary
- I. Proposed Comprehensive Plan Analysis
- J. Proposed Conclusions of Law by the Commission
- K. Proposed Findings of Fact
- L. Proposed Decision by the Commission

### A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that annexation and combination plat 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   | March 10, 2018 (four persons attended) |
| ii. Agencies              | May 4, 2018                            |
| iii. 350' Property Owners | June 4, 2018                           |
| iv. Kuna, Melba Newspaper | May 23, 2018                           |
| v. Site Posted            | May 19, 2018                           |

**B. Applicant Request:**

1. Applicant requests to annex approximately 10.00 acres into Kuna City with an R-2 (Low Density Residential), residential zone, and to subdivide the property into two single family residential lots through the combined preliminary and final plat process, and have reserved the name Dynasty Estates Subdivision No. 2 with the County. This is a request for re-subdivision of Lot 5, Block 1, of Dynasty Estates Subdivision. The site is located at the southwest corner (SWC) of Linder and Lake Hazel Roads, site address is 4400 W Linder Road, Meridian, Idaho, In Section 2, T 2 N, R 1 W, APN #: R2004170050.

**2. Site Location Map:**



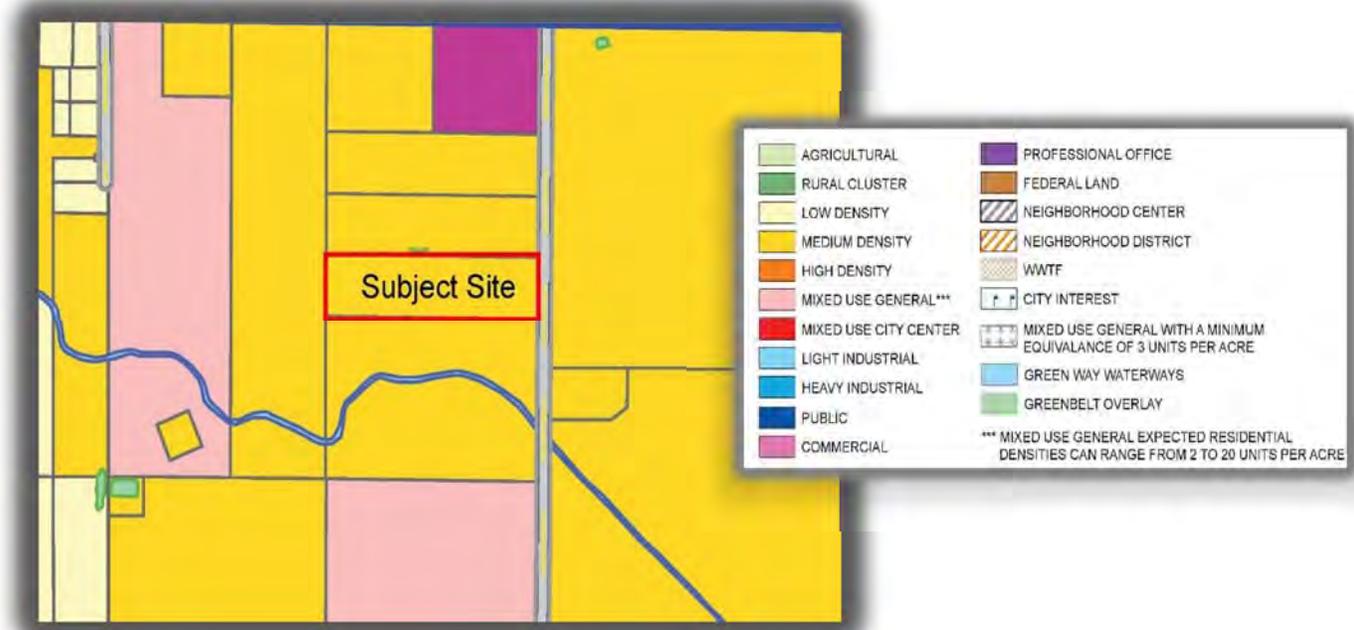
©COPYRIGHTED

- C. History:** The approximately 10.00 acre subject site is within the Ada County subdivision called Dynasty Estates, however, it is contiguous to Kuna City limits on the west and east property lines and has been a residential subdivision since 1994.

**D. General Projects Facts:**

1. **Comprehensive Plan Designation:** The City of Kuna's Future Land Use Map identifies the subject site as Medium Density Residential (4-8 Units per acre). Staff views this land use request to be consistent with the approved Future Land Use Map.

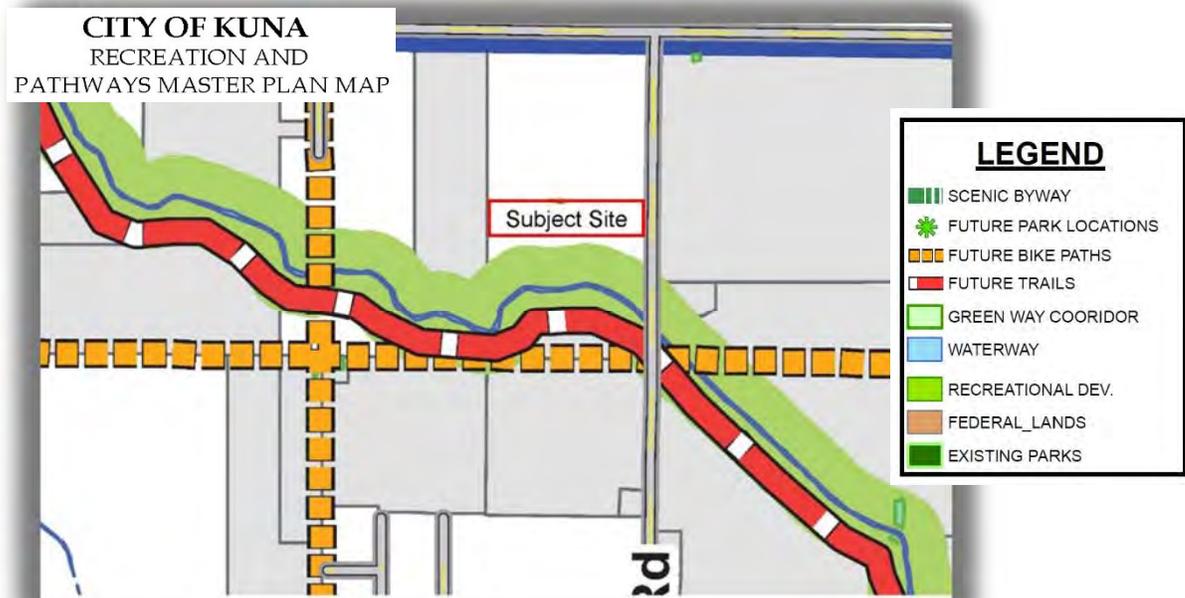
2. **Kuna Comprehensive Plan Future Land Use Map:**



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

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

The Kuna Recreation and Master Pathways Plan map identifies a future trail in the general area, however, this lot does not have a touch to the Mason Creek Feeder. Future development (to the south – other parcels) will need to submit plans accommodating this trail along the Mason Creek Feeder.



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

<b>North</b>	RR	Rural Residential – Ada County
<b>South</b>	RR	Rural Residential – Ada County
<b>East</b>	R-6	Medium Density Residential – City of Kuna
<b>West</b>	Ag	Agriculture – Ada County

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

- Approx. 10.001 (Approx.) acres total
- RR (Rural Residential) – Ada County
- Parcel # R2004170050 R1928150022

6. **Services:**

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

7. **Existing Structures, Vegetation and Natural Features:** Currently there is a house, a mother-in-law quarters and three outbuildings on site. This site slopes east and west near the mid-point of the site. On-site vegetation is consistent with a residential and agricultural lot.

8. **Transportation / Connectivity:** The applicant proposes access from the existing private driveway for the site, by extending the asphalt drive as far west as needed.

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

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

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

**E. Staff Analysis:**

Applicant requests approval to annex approximately 10.001 total acres (currently zoned Rural Residential (RR) in Ada County), into Kuna City limits with an R-2 (Low Density Residential) zone; and to subdivide the subject property, creating a two lot, single family subdivision, known as Dynasty Estates No. 2 Subdivision. This request includes a re-subdivision of Lot 5, Block 1 in the Dynasty Estates Subdivision. Applicant proposes to provide access to the proposed lot by extending an existing private lane that touches Linder Road, a public road.

The site is eligible for annexation, as it touches current City limits on the west and east sides of the site. The applicant seeks an R-2 (Low Density Residential) zone for the subdivision in connection with this annexation request. Applicant is also proposing the creation of two single family lots and will be known as the Dynasty Estates No. 2 Subdivision.

Staff recommends that the applicant provide a plan demonstrating permanent and continuous maintenance and care of the private lane, if provided, then staff has no concerns with the private lane.

This site is in the Nitrate Priority Area and should only be granted the ability to install a new septic system based on the criteria established in Kuna Code. It has been determined that this property does have extraordinary constraints (distance to existing and near-future facilities and a high point in the middle of the site that divides east from west), preventing connection to public services immediately and/or with reasonable costs. Staff recommends that in the future if the lands west of this site develop, that the proposed new lot connect to public services from Kuna City. Staff recommends that if gravity sewer becomes available in Linder, the existing home be conditioned to connect to Kuna City services at time of failure, or at the property owner's choice ahead of failure of either sewer or domestic well; Connection will be at the lot owner's expense in accordance with Kuna City Code. Staff anticipates that proposed lot 2 will build a home before the lands west develop. Therefore, staff recommends that the newly created lot be conditioned to run dry lines for sewer and domestic water from house to the western lot line at building permit, in anticipation of a future connection so that if/when a critical system fails and there is a developed subdivision west of this site or services become available, it will connect at lot owners expense, in accordance with Kuna City Code.

Staff has determined these applications comply with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards Case No.'s 18-02-AN and 18-02-CPF, to the Commission with the recommended conditions of approval.

**F. Applicable Standards:**

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

**G. Procedural Background:**

The Commission held a Public Hearing on June 12, 2018, to consider Cases No.'s 18-02-AN and 18-02-CPF, including the submitted application documents, agency comments, staffs report, application exhibits and public testimony presented at the hearing.

**H. Factual Summary:**

This site is located near the southwest corner (SWC) of Linder and Lake Hazel Roads. Applicant proposes to annex approximately 10.001 acres into the City of Kuna with an R-2 (Low Density Residential) zone. Applicant has submitted a combination preliminary and final plat to re-subdivide lot 5, block 1, within the Dynasty Estates Subdivision.

**I. Proposed Comprehensive Plan Analysis:**

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

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

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

Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property

owner from taking advantage of a fundamental property right and evaluate with guidance from the City attorney and the Idaho Attorney General's six criterion established to determine the potential for property takings.

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

Economic Development Goals and Objectives - Section 5 - Summary:

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

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

Land Use Goals and Objectives - Section 6 - Summary:

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

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

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

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

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

Housing Goals and Objectives - Section 12 - Summary:

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

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

**J. Proposed Commissions Conclusions of Law:**

Based on the evidence contained in Case No's 18-02-AN and 18-02-CPF, the Kuna Planning and Zoning Commission finds Case No's 18-02-AN and 18-02-CPF **do/ do not** comply with Kuna City Code, the goals of the Kuna Comprehensive Plan, as proposed or conditioned.

1. This request **appears/doesn't** appear to be consistent **and/or** in compliance with Kuna City Code (KCC).

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

2. The site **is/is not** physically suitable for a subdivision.

**Comment:** *The 10.00 acre subdivision is large enough to include a mix of lot sizes.*

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

**Comment:** *The land to be annexed is not used as wildlife habitat. Staff is not aware of any environmental damage or loss of habitat associated with the proposed development.*

4. The annexation and subdivision application **is/is not** likely to cause adverse public health problems.

**Comment:** *The annexation of the property requires a zoning designation per Kuna Code 5-13-9. The low density zone requires connection (at time of availability) to public sewer and water, therefore eliminating the occurrence of adverse public health problems. Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.*

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

**Comment:** *The annexation, and design of the subdivision did consider the location of the property adjacent to classified roadways (Lake Hazel, Linder & Columbia Road) and the system. The subject property cannot be connected to the City's public sewer, water and pressure irrigation facilities at this time due to unreasonable constraints. The adjacent uses are complimentary uses (City and County) 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 private drive and utility services are suitable and adequate for this project. ACHD confirms that the existing streets adjacent to the re-subdivision are adequate for the proposed development.*

#### **K. Proposed Commission Findings of Fact:**

Based upon the record in Case No's 18-02-AN and 18-02-CPF, including the Comprehensive Plan, Kuna City Code, Staff's report, including the exhibits, and the testimony elicited during the public hearing, the Commission hereby recommends **approval/conditional approval/denial** for Case No's 18-02-AN and 18-02-CPF, a request for annexation and combination preliminary and final plat to Council as follows:

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

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

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

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

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

2. The Commission has the authority to *recommend approval/denial* for Case No's 18-02-AN and 18-02-CPF. The Commission voted to recommend **approval/denial** for Case No's 18-02-AN and 18-02-CPF.
3. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on June 12, 2018, with the Commission.

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

Note: 18-02-AN (Annexation) and 18-02-CPF (Combo Plat): *The proposed motion is to recommend **approval, conditional approval, or denial** for these requests to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.* Based on the facts outlined in staff's report and public testimony during the public hearing the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (**approval / conditional approval / denial**) for Case No's 18-02-AN and 18-02-CPF; annexation and a combo plat (**with or without**) the following conditions of approval:

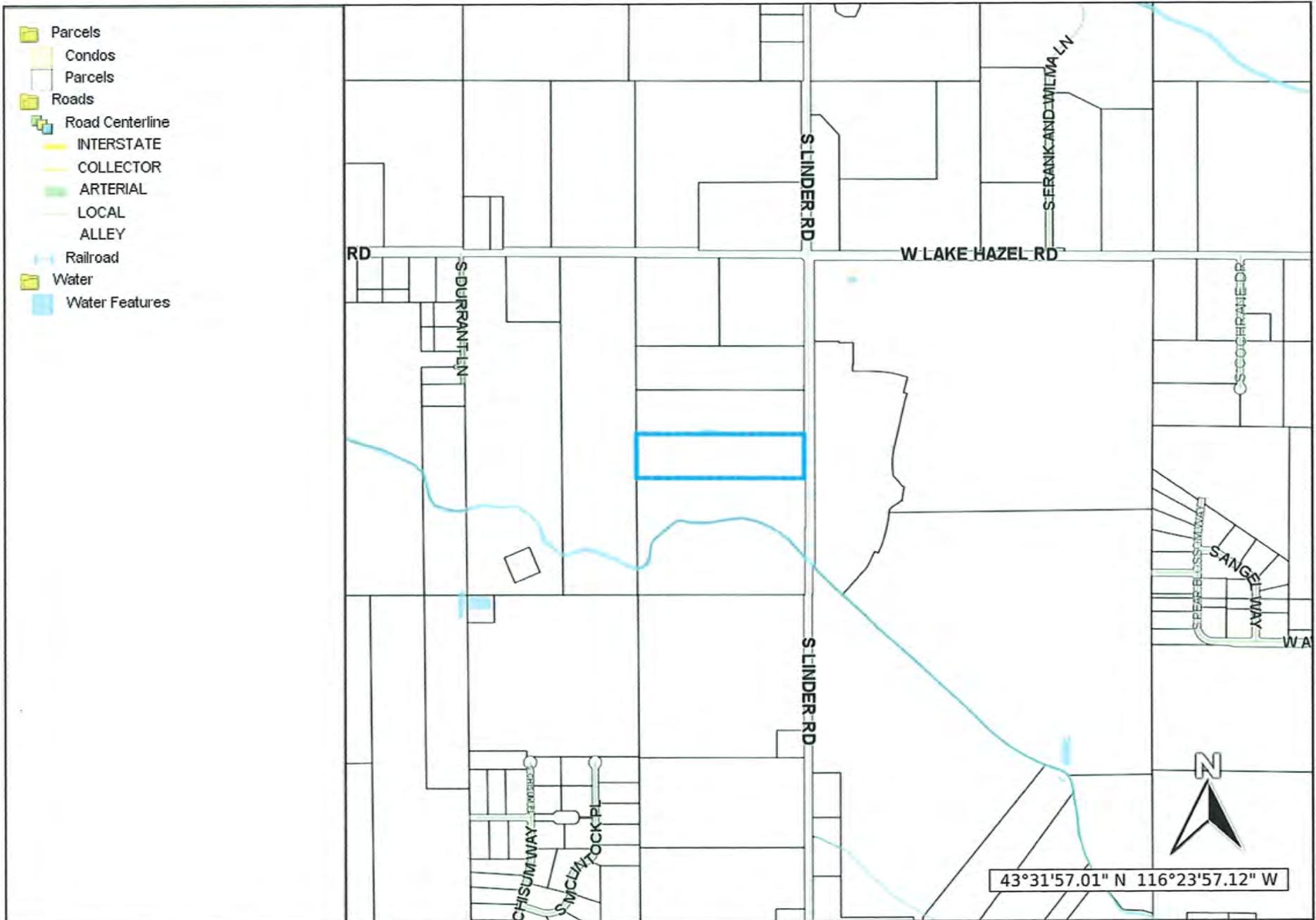
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are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

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

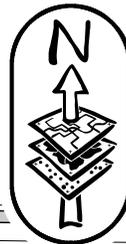
2. Installation of utility service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. Submit a petition to the City (if necessary and confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID) prior to requesting final plat signature from the City Engineer.

5. The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and/or Council, or seek amending them through public hearing processes.
6. The applicant's proposed preliminary plat (dated 04/11/18) and final plat (dated 04/11/18) shall be considered binding site plans, or as modified and approved through the public hearing process.
7. In the event gravity sewer becomes available in Linder Road, the existing home on proposed lot 1 shall connect to Kuna City services at time of failure, or at the property owner's choice, ahead of a failure of sewer or domestic water, at lot owner's expense, in accordance with Kuna City Code.
8. Proposed Lot 2, at time of home construction, shall install dry lines for sewer and domestic water from house to the western edge of the lot, in anticipation for future connections in the event that if/when a critical system fails and there is a developed subdivision west of this site, or services become available, proposed lot 2 will connect to Kuna's public services at lot owners expense, in accordance with Kuna City Code.
9. Applicant shall demonstrate permanent access, maintenance and care for the private lane and the responsibilities of each proposed lot through language in an agreement.
10. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
11. Compliance with all local, state and federal laws is required.

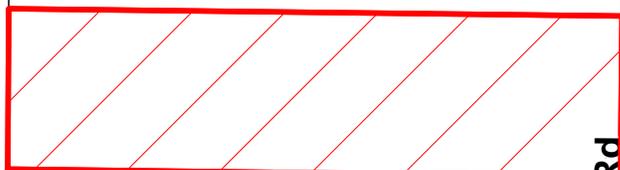
**DATED:** This \_\_\_\_ day of June, 2018.



# VICINITY MAP



W Lake Hazel Rd



S Linder Rd

## Legend

-  Johnson Annex
-  PARCEL LINES
-  RAILROAD
-  ROADS



Subject Site

February 20, 2018

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

RE: 6801 S Linder Road – Meridian, ID  
Dynasty Estates Subdivision, Lot 5, 10.001 acres  
Annexation and Re-plat Review Applications

Dear Mr. Behunin:

As owners of record, we would like to submit the attached applications and required supplements for annexation, re-platting plan for the above mentioned property.

Our property is 10.001 acres as parcel number R2004170050. Of the 10.001 acres, 7.851 is used for growing grass hay. The remaining parcel is residential.

Annexation

Our property will be contiguous to Kuna City limits on the west and east boundaries. We are requesting annexation of our property. The purpose of annexation is to allow us to apply for re-platting at the same time.

Re-plat, Preliminary Plat

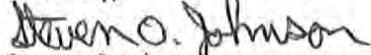
The attached preliminary plat proposes re-platting the 10.001 acreage into two pieces, one being 7.501 acres and the other 2.5 acres. The existing home, an in-laws home, shop, horse barn and RV storage would remain as is on the 7.501 acres. The 2.5 acre split would be on the back area of the 10.001 acres.

The existing road into the property would be used by both property owners as well as jointly maintained. No other landscaping is required on the front property as it is landscaped currently and irrigation piping across the front of the property.

Kuna City does not have public services available at this time and may not for some time. We would request, if the re-plat is approved for the 2.5 acres, to install septic and well for the new property. It is our desire to remain in this area, downsize from our current home, and build a more suitable home and shop as we near retirement.

We would greatly appreciate your consideration for annexation and re-platting of our property.

Sincerely,

  
Steven O Johnson  
Property Owner

**received**  
4.16.18



# DYNASTY ESTATES SUBDIVISION

## CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT ANTHONY J. MOREDA IS THE OWNER OF THE PROPERTY HEREINAFTER DESCRIBED:

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

Commencing at the North 1/4 corner of said section 2, said corner being marked by an aluminum cap;  
thence, S 89°51'00" E 1326.74 feet to the East 1/16 corner of said Section 2, marked by a 5/8 inch iron pin with 2 inch aluminum cap;  
thence, S 0°21'46" E 30.00 feet to a 2 inch pipe marking the initial point of "Dynasty Estates Subdivision", said point being THE POINT OF BEGINNING;  
thence, S 89°51'00" E 1276.62 feet along the southerly sideline of West Lake Hazel Road to a 5/8 inch iron pin;  
thence, S 44°58'32" E 28.35 feet;  
thence, S 0°06'03" E 1665.71 feet along the westerly sideline of South Linder Road to a 5/8 inch iron pin;  
thence, S 89°58'30" W 1288.88 feet to a 5/8 inch iron pin;  
thence, N 00°21'46" W 1689.70 feet to the POINT OF BEGINNING.

Said Parcel contains 50.08 acres of land more or less.

IT IS THE INTENTION OF ANTHONY J. MOREDA AND HE DOES HEREBY INCLUDE SAID LAND IN THIS PLAT; THAT HE DOES BY THESE PRESENTS DEDICATE TO THE PUBLIC FOREVER ALL STREETS AS SHOWN ON THIS PLAT THAT ARE DESIGNATED AS PUBLIC STREETS; THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SUCH UTILITY OR IRRIGATION PURPOSE SHALL BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS. THE INDIVIDUAL LOTS DESCRIBED IN THIS PLAT WILL NOT BE SERVED BY ANY WATER SYSTEM COMMON TO ONE OR MORE OF THE LOTS, BUT WILL BE SERVED BY INDIVIDUAL WELLS.

BY Anthony J. Moreda  
ANTHONY J. MOREDA

## ACKNOWLEDGMENT

STATE OF IDAHO } S.S.  
COUNTY OF ADA }

ON THIS 26 DAY OF MAY, 1994, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANTHONY J. MOREDA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING "CERTIFICATE OF OWNER" AND THAT HE ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME.

Jon Carter  
NOTARY PUBLIC FOR THE STATE OF IDAHO  
RESIDING AT MERIDIAN, IDAHO  
MY COMMISSION EXPIRES 01 APR 98



## CERTIFICATE OF SURVEYOR

I, JOHN S. AUSTIN DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT OF "DYNASTY ESTATES SUBDIVISION", AS DESCRIBED IN THE "CERTIFICATE OF OWNER" HEREON WAS DRAWN FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THAT THE POINTS PLATTED HEREON ARE ACCURATE AND THAT THE PLAT IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

JOHN S. AUSTIN  
IDAHO NO. 5081



## CERTIFICATE OF THE COUNTY COMMISSIONERS

ACCEPTED AND APPROVED THIS 7th DAY OF July, 1994, BY THE BOARD OF COUNTY COMMISSIONERS, ADA COUNTY, IDAHO.

Vernon L. Bisterfeldt

## ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 18th DAY OF MAY, 1994

John E. Priestler  
ADA COUNTY HIGHWAY DISTRICT

## APPROVAL OF THE COUNTY SURVEYOR

I, JOHN E. PRIESTER, REGISTERED LAND SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ADA COUNTY SURVEYOR



## APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL.

Thomas E. Kenney 5.25.94  
APPROVAL

## CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE July 7, 1994  
Robert Bandy  
COUNTY TREASURER  
Chris Deputy

## CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } S.S.  
COUNTY OF IDAHO }

# 94064438

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF ANTHONY J. MOREDA, AT 08 MINUTES PAST 4 O'CLOCK P.M. ON THIS 7th DAY OF July, 1994 BOOK 65 PAGES 6698-6699

Joann Hooper  
DEPUTY 11.00

J. David Navarro  
EX OFFICIO RECORDER



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

## Commission & Council Review Application

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

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

### Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	18-02-AN 18-02-CPF
Project name	DYNASTY ESTATES NO.2
Date Received	4.16.18
Date Accepted/ Complete	5.1.18
Cross Reference Files	-
Commission Hearing Date	6.12.18
City Council Hearing Date	

### Contact/Applicant Information

Owners of Record: <u>Steven O &amp; Deborah Johnson</u>	Phone Number: <u>208-866-2369</u>
Address: <u>6801 S Linder Road</u>	E-Mail: <u>debannjohnson@gmail.com</u>
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: _____
Applicant (Developer): <u>Steven O &amp; Deborah Johnson</u>	Phone Number: <u>208-866-2369</u>
Address: <u>6801 S Linder Road</u>	E-Mail: <u>debannjohnson@gmail.com</u>
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: _____
Engineer/Representative: <u>EAGLE LAND SURVEYING</u>	Phone Number: <u>208-861-7513</u>
Address: <u>106 W Main St, Unit D</u>	E-Mail: <u>pls12220@yahoo.com</u>
City, State, Zip: <u>Middleton, ID 83644</u>	Fax #: <u>866-337-4925</u>

### Subject Property Information

Site Address: <u>6801 S Linder Road, Meridian, ID 83642</u>	
Site Location (Cross Streets): <u>Lake Hazel &amp; Linder Road</u>	
Parcel Number (s): <u>R2004170050</u>	
Section, Township, Range: <u>2N1W02 S2 T2NRIW</u>	
Property size: <u>10.001 acres</u>	
Current land use: <u>RR Residential/AG</u>	Proposed land use: <u>RR Residential/AG</u>
Current zoning district: <u>Ada County RR</u>	Proposed zoning district: <u>RR Kuna City</u>

**received**  
4.16.2018

**Project Description**

Project / subdivision name: Dynasty Estate Sub No 2

General description of proposed project / request: Annex and re-plat 10.001 acres into two pieces  
lot split (minor plat) in annexation request.

Type of use proposed (check all that apply):

Residential \_\_\_\_\_

Commercial \_\_\_\_\_

Office \_\_\_\_\_

Industrial \_\_\_\_\_

Other \_\_\_\_\_

Amenities provided with this development (if applicable): \_\_\_\_\_

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No Residential & out buildings

Please describe the existing buildings: Main Home, Small Cottage, Shop, RV Garage, Horsebarn

Any existing buildings to remain?  Yes  No

Number of residential units: 2 3 Number of building lots: 2

Number of common and/or other lots: 0

Type of dwellings proposed:

Single-Family \_\_\_\_\_

Townhouses \_\_\_\_\_

Duplexes \_\_\_\_\_

Multi-Family \_\_\_\_\_

Other \_\_\_\_\_

Minimum Square footage of structure (s): Existing homes 2100 s/f & 875 s/f

Gross density (DU/acre-total property): 2/10 Net density (DU/acre-excluding roads): 2/10

Percentage of open space provided: 0 Acreage of open space: 0

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

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

Number of building lots: \_\_\_\_\_ Other lots: \_\_\_\_\_

Gross floor area square footage: \_\_\_\_\_ Existing (if applicable): \_\_\_\_\_

Hours of operation (days & hours): \_\_\_\_\_ Building height: \_\_\_\_\_

Total number of employees: \_\_\_\_\_ Max. number of employees at one time: \_\_\_\_\_

Number and ages of students/children: \_\_\_\_\_ Seating capacity: \_\_\_\_\_

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

Proposed Parking:

a. Handicapped spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

b. Total Parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

c. Width of driveway aisle: \_\_\_\_\_

Proposed Lighting: \_\_\_\_\_

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

Applicant's Signature: *Steven O. Johnson* Date: 4/16/18

# Exhibit B - 1



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

Paul A. Stevens, P.E.  
Kuna City Engineer  
208-287-1727

## **ANNEXATION MEMORANDUM**

**Date:** 7 June 2018  
**From:** Paul A. Stevens, P.E.  
**To:** Wendy Howell, Planning and Zoning Director  
**RE:** Dynasty Subdivision No. 2

---

The City Engineer has reviewed the Dynasty Subdivision No. 2 annexation and Combined Preliminary & Final Plat request dated 16 April 2018. It is noted that while the application outlines the applicant's general development intent, specific development plans are not provided except those implied as allowed or permitted in an "R-2" zone. The applicant requests the continued use of well and septic tank disposal on the existing lot and a new well and septic disposal system for the newly created lot.

Recommendation: proceed with this annexation consistent with the enclosed comments but to keep in mind that these comments may be expanded or refined in connection with the future land-use actions. The following comments apply:

### **1. Sanitary Sewer & Potable Water**

- a) The applicant's property to be annexed is presently used for residential and agricultural purposes, is not connected to City services and would be subject to connection fees for the demand of the ultimate connected sewer load and water demand as provided in the City's Standard Tables. City Code (6-4-2) requires connection to the City sewer system for all sanitary sewer needs. City Code (6-4-2X) requires connection to City water services.
- b) City code 5-16-3: B.2 states that applicant shall extend public sewer and water to each parcel when water and sewer are available within three hundred (300) feet of the parcels.
- c) 5-16-3: B.2.a & (1) allow that if the owner does not connect, at the time of the lot split, the owner will enter into a memorandum of understanding (MOU) with the City of Kuna that connection will be made when the water and sewer utilities become available.
- d) In this case, the water and sewer utilities are available in Spring Hill Subdivision on the east side of Linder Road about 900 -1200 feet from the site.
- e) Recommendation: develop a MOU that requires connection to and participation in the construction of water, sewer, and pressurized irrigation when it becomes available in accordance with City Code.

## **2. Pressure Irrigation**

- a) The property's irrigation needs are presently served by local canals from surface water rights. The applicant's property is not connected to the City pressure irrigation system. Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2). However, the pressurized irrigation also is extended to Spring Hill Subdivision which lies between 900 and 1200 feet away from the existing and proposed lot.
- b) The development is subject to connection fees based on number of dwellings and lot size for the residential area and based on ultimate landscaped area and lot size for the commercial area and common lots, as provided in City Resolutions.
- c) It is recommended this project be conditioned to require connection and annexation to the City Pressure Irrigation system when pressure irrigation becomes available (within 300 feet) to the subdivision. It is further recommended that annexation into the municipal irrigation district and pooling of water rights is a requirement at the time of final platting.
- d) For any connected load, it is recommended this application be conditioned to conform to the Pressure Irrigation Master Plan.

## **3. Grading and Storm Drainage**

The following is not required for annexation but will be required when alteration of surface features is proposed (such as grading or paving) in connection with future land use applications:

- a) Please provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b) Runoff from public right-of-way is regulated by ACHD
- c) Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions of disposal at locations different than provided historically, approval of the operating entity is required. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of any private disposal system.
- d) If impervious area is increased, please provide a storm water disposal plan acceptable to the City Engineer which accounts for the increased storm water drainage. Provide detail drawings of drainage facilities for review.

## **4. General**

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to water (and perhaps irrigation) services, this property will be placing demand not only on constructed facilities but on water rights provided by others. It is the reasonable expectation, in return, that this property transfer to the City at time of connection (development) any conveyable water rights by deed and "Change of Ownership" form from IDWR that are presently associated with the property. The domestic water right associated solely with a residence and ½ acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.
- b) A plan approval letter will be required if this project affects any local irrigation districts.
- c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- d) State the vertical datum used for elevations on all drawings.
- e) Provide engineering certification on all final engineering drawings.

# Exhibit B - 1

## 5. Inspection Fees

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

## 6. Right-of-Way

The subject property fronts on its north side by a section line principal arterial street (Linder Road - ACHD). The following conditions are related to Linder Road:

- a) Sufficient half right-of-way on the quarter line and section line for existing and future classified streets should be provided pursuant to City, ACHD standards.
- b) It is recommended approaches onto the classified streets comply with ACHD approach policies.
- c) It is recommended that sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, are provided in connection with property development.

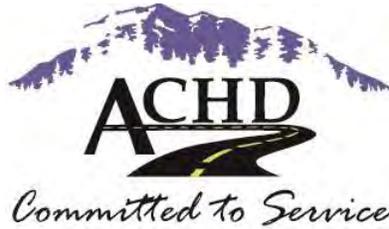
## 7. As-Built Drawings

As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat approval is granted.

## 8. Property Description

- a) The applicant provided a preliminary plat and supporting documents as part of the application.

# Exhibit B - 2



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

May 24, 2018

To: Steve & Deborah Johnson  
6801 S. Linder Road  
Meridian, ID 83642

Subject: KPP18-0006 / 18-02-CPF  
6801 S. Linder Road  
Dynasty Subdivision 2 – annexation & two-lot residential subdivision

The Ada County Highway District has reviewed the submitted application for the preliminary plat referenced above and has determined that there are no improvements required to the adjacent street. The proposed preliminary plat is approved without conditions.

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

If you have any questions, please contact me at (208) 387-6335.

Sincerely,

A handwritten signature in black ink that reads 'Austin Miller'.

Austin Miller  
Planner II  
Development Services

cc: City of Kuna, via e-mail

# Exhibit B - 2

## Traffic Information

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
Linder Road	338-feet	Minor Arterial	276	Better than "E"

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

Average Daily Traffic Count (VDT):

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

- The average daily traffic count for Linder Road south of Lake Hazel Road was 2,620 on October 27, 2015.

# Exhibit B - 3

**RICHARD DURRANT**  
CHAIRMAN OF THE BOARD

**CLINTON PLINE**  
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

08 May 2018

RECEIVED

MAY 14 2018

CITY OF KUNA

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

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

RE: Steve & Deborah Johnson- Dynasty Estates Sub.  
SW Crnr. of Linder & Lake Hazel Rds.  
New York Irrigation District  
Catherine Lateral 42+50 Rot.  
Sec. 02, T2N, R1W, BM.

18-02-CPF

NY-386-009-00

Troy Behunin:

The Boise Project has no objection to a Combination Preliminary & Final Plat for the above-mentioned property, as there are no project facilities located there.

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

Developers of this property must contact the New York Irrigation District to discuss the assessment of the newly formed lots.

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

Sincerely,



Bob Carter  
Assistant Project Manager- BPBC  
bdc/bc

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



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Kuna
Meridian
Star

Rezone # 18-02-CPF

Conditional Use #

Preliminary / Final / Short Plat

Dynasty No 2

Exhibit B - 4

- 1. We have No Objections to this Proposal.
2. We recommend Denial of this Proposal.
3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
4. We will require more data concerning soil conditions on this Proposal before we can comment.
5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
high seasonal ground water
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: 5/21/98

# Exhibit B - 5



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: May 23, 2018  
Agency Requesting Comments: City of Kuna  
Date Request Received: May 4, 2018  
Applicant/Description: Dynasty Subdivision No. 2 18-02-CPF

*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) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.*

*Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.*

*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.*

# Exhibit B - 5

- *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](mailto:aaron.scheff@deq.idaho.gov)  
Regional Administrator  
Boise Regional Office  
Idaho Department of Environmental Quality

ec: TRIM 2018AEK66

# Exhibit B - 6



**Your Safety • Your Mobility  
Your Economic Opportunity**

**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

May 11, 2018

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

## VIA EMAIL

Development Application	18-02-CPF
Project Name	DYNASTY ESTATES SUBDIVISION NO 2
Project Location	Near the SWC Linder Road and Lake Hazel Road, west of SH-69 milepost 5.84
Project Description	Annexation and approval for a Combined Preliminary & Final Plat for Dynasty Estates as well as a lot split
Applicant	Steve and Deborah Johnson

The Idaho Transportation Department (ITD) reviewed the referenced combined preliminary and final application and has the following comments:

1. This project does not abut the State highway system.
  2. The City is reminded that the SH-69 corridor is already becoming congested and this project will increase the number of vehicle trips in the corridor. ITD currently has a signal listed in the Idaho Transportation Improvement Plan (ITIP) for construction at the intersection of SH-69 and Hubbard Road.
  3. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
  4. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant may contact Justin Pond, Right-of-Way Section Program Manager, at (208) 334-8832 for more information.
-

# Exhibit B - 6



**Your Safety • Your Mobility  
Your Economic Opportunity**

**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

5. ITD does not object to the annexation and approval for combined preliminary & final plat for Dynasty Estates Subdivision and lot split as presented in the application.

If you have any questions, you may contact Tom Haynes at (208) 334-8944 or me at (208) 332-7190.

Sincerely,

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

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







Job No. 2018-037  
4-12-18

BOUNDARY DESCRIPTION  
FOR  
DYNASTY ESTATES SUBDIVISION NO. 2

Overall Boundary

All of Lot 5, Block 1 of the Dynasty Estates Subdivision that is located in Section 2, Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho described as:

Commencing at a the Northeast Corner of Section 2, Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho and running thence  $S00^{\circ}06'03''E$  2610.62 feet along the East line of said Section; thence  $S89^{\circ}58'30''W$  30.00 feet to the Northeast corner of Lot 5, Block 1 of Dynasty Estates Subdivision (said Point being the Point of Beginning); thence  $S00^{\circ}06'03''E$  337.78 feet along the East line of said Lot to the Southeast corner of said Lot; thence  $S89^{\circ}58'30''W$  1288.92 feet along the South line of said Lot to the Southwest corner of said Lot; thence  $N00^{\circ}21'46''E$  337.79 feet along the West line of said Lot to the Northwest corner of said Lot; thence  $N89^{\circ}58'30''E$  1290.47 feet along the North line of said Lot to the Point of Beginning.

Subdivision contains 435,639 square feet or 10.00 acres.





Job No. 2018-037  
4-12-18

**BOUNDARY DESCRIPTION  
FOR  
DYNASTY ESTATES SUBDIVISION NO. 2**

**Annexation Boundary**

All of Lot 5, Block 1 of the Dynasty Estates Subdivision that is located in Section 2, Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho described as:

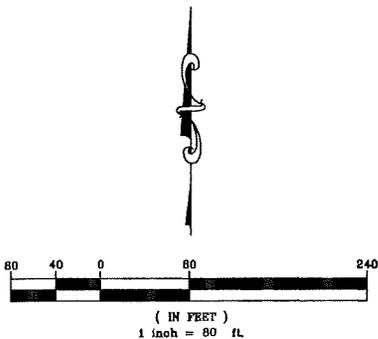
Commencing at a the Northeast Corner of Section 2, Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho and running thence S00°06'03"E 2610.62 feet along the East line of said Section to Point being the Point of Beginning; thence S00°06'03"E 337.78 feet along the East line of said Lot to the Southeast corner of said Lot; thence S89°58'30"W 1318.92 feet along the South line of Lot 5, Block 1 of the Dynasty Estates Subdivision to the Southwest corner of said Lot; thence N00°21'46"E 337.79 feet along the West line of said Lot to the Northwest corner of said Lot; thence N89°58'30"E 1320.47 feet along the North line of said Lot to the Point of Beginning.

Annexation contains 445,772 square feet or 10.23 acres.



# Proposed Final Plat

FINAL PLAT OF  
**DYNASTY ESTATES SUB. NO. 2**  
 REPLAT OF LOT 5, BLOCK 1 OF  
 DYNASTY ESTATES SUBDIVISION  
 SECTION 2, T. 2 N., R. 1 W., B.M.  
 CITY OF KUNA, IDAHO  
 2018



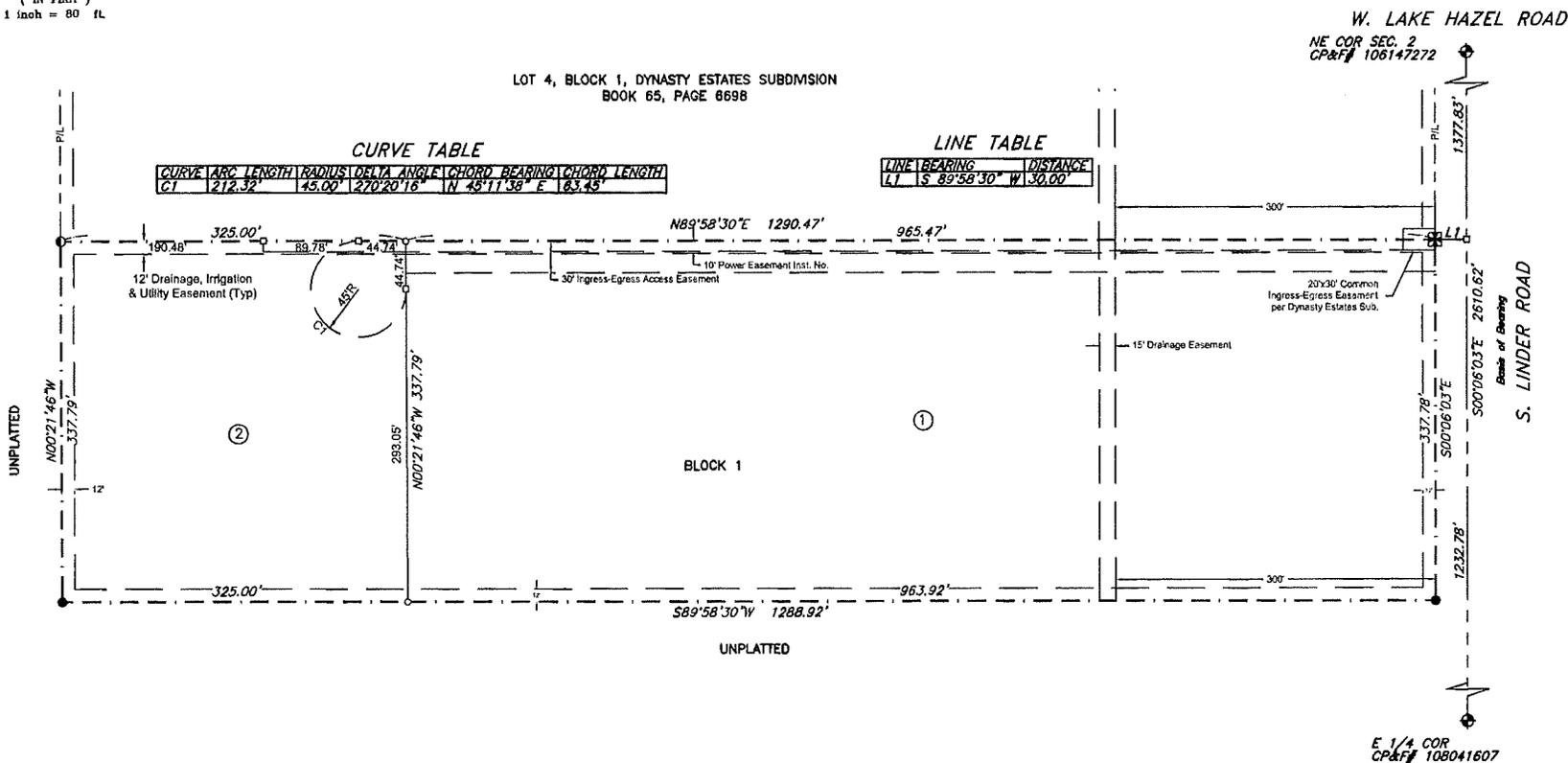
LOT 4, BLOCK 1, DYNASTY ESTATES SUBDIVISION  
 BOOK 65, PAGE 6698

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	212.32'	45.00'	270°20'16"	N 48°11'38" E	163.45'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 89°58'30" W	30.00'



**LEGEND**

- ⊠ Found 1/2" rebar. Set new  
2" Aluminum cap labeled  
"PLS 12220"
- ⊙ Found 1/2" rebar replaced with  
5/8"x30" rebar with plastic cap  
labeled "PLS 12220"
- Set 1/2"x24" rebar with plastic  
cap labeled "PLS 12220"
- Calculated Point and Nothing Set
- ⊕ Found Aluminum Cap
- Found 5/8" rebar as noted
- ⓪ Lot Number
- PA --- Existing Property Line
- Lot Line
- Subdivision Boundary Line
- Easement Line
- Section Line



**EAGLE LAND SURVEYING, LLC.**  
 106 W MARY ST. UNIT D, WOODLETON, ID 83644  
 (208) 861-7513; pls12220@eplsa.com

SEC. 2, T. 2 N., R. 1 W., B.M.		SHEET <b>1</b>
214-02-1-0065-0698		OF <b>3</b>
DATE:	4-11-18	PROJECT:
DRAWN BY:	JBF	18-037
CHECKED BY:	JBF	ALL RIGHTS RESERVED

# Proposed Final Plat

# FINAL PLAT OF DYNASTY ESTATES SUB. NO. 2

## CERTIFICATE OF OWNERS

KNOW ALL PEOPLE BY THESE PRESENT: THAT WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THAT REAL PROPERTY TO BE KNOWN AS "DYNASTY ESTATES SUB. NO. 2", AND THAT WE INTEND TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAT:

All of Lot 5, Block 1 of the Dynasty Estates Subdivision that is located in Section 2, Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho described as:

Commencing at a the Northeast Corner of Section 2, Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho and running thence S00°06'03"E 2610.62 feet along the East line of said Section; thence S89°58'30"W 30.00 feet to the Northeast corner of Lot 5, Block 1 of Dynasty Estates Subdivision (said Point being the Point of Beginning); thence S00°06'03"E 337.78 feet along the East line of said Lot to the Southeast corner of said Lot; thence S89°58'30"W 1288.92 feet along the South line of said Lot to the Southwest corner of said Lot; thence N00°21'46"E 337.79 feet along the West line of said Lot to the Northwest corner of said Lot; thence N89°58'30"E 1290.47 feet along the North line of said Lot to the Point of Beginning.

Subdivision contains 435,639 square feet or 10.00 acres.

THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, HOWEVER THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR THE USES SPECIFICALLY DEPICTED ON THE PLAT, AND FOR OTHER PURPOSES DESIGNATED HEREON, AND NO PERMANENT STRUCTURES, OTHER THAN FOR SUCH USES AND PURPOSES, ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS. ALL INDIVIDUAL LOTS WITHIN THIS SUBDIVISION WILL NOT BE SERVED BY ANY WATER SYSTEM COMMON TO ONE OR MORE OF THE LOTS, BUT WILL BE SERVED BY INDIVIDUAL WELLS.

IN WITNESS WHEREOF: WE HAVE HEREUNTO SET OUR HAND:

STEVEN O. JOHNSON  
HUSBAND

DEBORAH A. JOHNSON  
WIFE

## ACKNOWLEDGMENT

STATE OF IDAHO )  
                          ) s.s.  
COUNTY OF ADA )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEVEN O. JOHNSON AND DEBORAH A. JOHNSON, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO SAID INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING AT \_\_\_\_\_

## NOTES

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
2. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONTRACTED PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
3. THIS SUBDIVISION FALLS WITHIN THE NEW YORK IRRIGATION DISTRICT AND ALL LOTS REMAIN SUBJECT TO THE ASSESSMENTS OF SAID DISTRICT. IRRIGATION WATER HAS BEEN PROVIDED TO EACH LOT THROUGH A GRAVITY IRRIGATION SYSTEM THAT IS OWNED AND MAINTAINED BY THE DYNASTY ESTATES HOMEOWNERS ASSOCIATION, IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b).
4. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER, UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
5. ALL LOTS SHALL HAVE A DESIGNATED TWELVE (12) FOOT WIDE EASEMENT CONTIGUOUS TO FRONT, SIDE AND REAR LOT LINES FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION.
6. THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR DYNASTY ESTATES SUBDIVISION NO. 2, RECORDED AS INSTRUMENT NO. 2018-\_\_\_\_\_, RECORDS OF ADA COUNTY, IDAHO.
7. BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
8. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF STAR APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
9. DEVELOPMENT STANDARDS FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENTS SHALL COMPLY WITH THE EFFECTIVE BUILDING AND ZONING REQUIREMENTS AT TIME OF BUILDING PERMIT ISSUANCE.
10. STORM WATER SHALL BE RETAINED ON SITE.

## SURVEYOR'S CERTIFICATE

I, JEREMIAH B. FIELDING, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

JEREMIAH B. FIELDING, P.L.S.  IDAHO LICENSE NO. 12220

**EAGLE LAND SURVEYING, LLC.**

106 W MAIN ST. UNIT D, MIDDLETON, ID 83644  
(208) 661-7513; pl12220@eagle.com

SEC. 2, T. 2 N., R. 1 W., B.M.			
INDEX # 214-02-1-0085-6898			SHEET 2
DATE:	4-11-18	PROJECT:	18-037
DRAWN BY:	JBF	CHECKED BY:	JBF
COPYRIGHT © 2018 ELS			OF 3
ALL RIGHTS RESERVED.			



Deb Johnson

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**From:** Sub Name Mail <subnamemail@adaweb.net>  
**Sent:** Friday, March 16, 2018 3:06 PM  
**To:** Deb Johnson  
**Cc:** Jeremy Fielding (pls12220@yahoo.com); Jason Boal  
**Subject:** Dynasty Estates Sub No 2 Name Reservation

March 16, 2018

Jeremy Fielding, Eagle Land Surveying  
Deborah Johnson

RE: Subdivision Name Reservation: **DYNASTY ESTATES SUBDIVISION NO 2**

At your request, I will reserve the name **Dynasty Estates Subdivision No 2** 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*

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**From:** Deb Johnson [<mailto:debannjohnson@gmail.com>]  
**Sent:** Thursday, March 15, 2018 3:50 PM  
**To:** Sub Name Mail  
**Subject:** Subdivision Name Reservation

Glen,

Thank you for that explanation. We would like Dynasty Estates Subdivision No.2.

Deborah

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**From:** Sub Name Mail [<mailto:subnamemail@adaweb.net>]  
**Sent:** Thursday, March 15, 2018 3:48 PM  
**To:** Deb Johnson <[debannjohnson@gmail.com](mailto:debannjohnson@gmail.com)>  
**Subject:** RE: Subdivision Name Reservation

Ms. Johnson;

Any primary name (not primary plat) is the first name of the subdivision.



# Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING \* 763 W. Avalon, Kuna, Idaho, 83634 \* [www.cityofkuna.com](http://www.cityofkuna.com) \* (208) 922-5274 \* Fax: (208) 922-5989

## GENERAL INFORMATION:

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

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

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

The meeting cannot take place more than 6 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

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

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

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

Description of proposed project: Annexation to Kuna City and Re-plat of 10 acre parcel

Date and time of neighborhood meeting: March 10, 2018, at 12:00 noon

Location of neighborhood meeting: 6801 S Linder Road (subject property)

## SITE INFORMATION:

Location: Quarter: NE 1/4 Section: 2 Township: 2N Range: 1W Total Acres: 10.001

Subdivision Name: Dynasty Estates Subdivision

Lot: 5 Block: 1

Site Address: 6801 S Linder Road, Meridian, ID

Tax Parcel Number(s): R2004170050

NE 1/4 of Section 2, T2NR1W, BM, Lot 5

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

## CURRENT PROPERTY OWNER:

Name: Steven O & Deborah A Johnson

Address: 6801 S Linder Road City: Meridian State: ID Zip: 83642

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

Name: Steven O Johnson Business (if applicable): \_\_\_\_\_

Address: 6801 S Linder Road City: Meridian State: ID Zip: 83642

**PROPOSED USE:**

***Application Type***

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

***Brief Description***

Annex into Kuna City

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Re-plat 10.001 acres into two pieces

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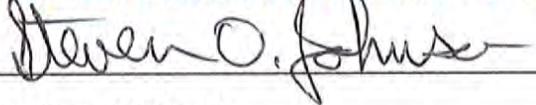
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**APPLICANT:**

Name: Steven O & Deborah A Johnson  
Address: 6801 S Linder Road  
City: Meridian State: ID Zip: 83642  
Telephone: 208-866-2369 Fax: \_\_\_\_\_

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



Signature: (Applicant)

Date 4/16/2018

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
586844 S1302142014	586845 S1302142014		BOISE, ID 83704-0000
DB DEVELOPMENT LLC		2228 W PIAZZA ST	MERIDIAN, ID 83646-0000
FEIST RANDALL D	FEIST SHERRIE I	7165 S LINDER RD	MERIDIAN, ID 83642-0000
JOHNSON STEVEN O &	JOHNSON DEBORAH A	6801 S LINDER RD	MERIDIAN, ID 83642-0000
LAWLER HELEN	TIMOTHY LINDELL	6799 S LINDER RD	MERIDIAN, ID 83642-0000
PETERSON CHARLES L	PETERSON DANA L	6655 S LINDER RD	MERIDIAN, ID 83642-0000
VANLITH JOEL	VANLITH MICHELLE G	18641 CHICKEN DINNER RD	CALDWELL, ID 83607-0000
TUCKER JOHN	TUCKER CHERI	6991 S LINDER RD	MERIDIAN, ID 83642

Neighborhood Meeting Letter sent to all individuals listed above.

Meeting held March 10th, 2018 @ 12:00 noon

Discussed our purpose to annex into Kuna City and our goal to split our property.

There were no objections.

Meeting took approximately 30 min.

Steve spoke to Michelle VanLith on March 6, 2018 as the VanLith's were going to be out of town.

Michelle stated she and her husband had no objection to our plans.

# SIGN IN SHEET

**PROJECT NAME:** Annexation and Re-plat, 6801 S Linder Road

**Date:** 3/10/2018

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	Lindell Timothy	6799 S LINDER	83642	208-914-0504
2	HELEN LAWLER	6799 S LINDER	83642	208-914-4200
3	John Tucker	6991 S. LINDER	83642	208-921-0508
4	Cherri Tucker	6991 S Linder Rd	83642	208-484-0538
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**March 8, 2018**

**Joel & Michelle VanLith  
18641 Chicken Dinner Road  
Caldwell, ID 83607**

**RE: Neighborhood meeting March 10<sup>th</sup>**

**Michelle,**

**Thank you for your letter and our telephone discussion on March 6, 2018 in regards to our annexation into Kuna and property split.**

**As I discussed with you, we are annexing with Kuna City to make it possible to split 2.5 acres off our 10 acre piece. We would like to stay in the area and have a small acreage to manage.**

**As you said, you will not be at the Saturday, March 10<sup>th</sup> meeting; however, I think we covered everything that we will discuss in the meeting.**

**If you have any other questions, please feel free to give me a call.**

**Thanks,**

A handwritten signature in black ink that reads "Steve Johnson". The signature is written in a cursive, slightly slanted style.

**Steve Johnson  
6801 S Linder Road  
Meridian, ID 83642  
208-866-2369**

3-3-18

Dear Steven + Deborah,

We received your letter dated  
Feb. 14, 2018 on Mar. 1, 2018.  
We will not be in town on  
Sat. Mar. 10. Could you give us  
a call this week so we can  
discuss what you will address  
at your meeting?

208-949-9616 Michelle

208-850-5751 Joel

Thank you.

Michelle Van Lith

PROPOSED  
RESTRICTIVE AND PROTECTIVE COVENANTS  
OF  
DYNASTY ESTATES SUBDIVISION NO. 2

WHEREAS, the undersigned, hereinafter referred to as the "Declarant," is the owner of both of the lots, parcels and property embraced in the DYNASTY ESTATES SUBDIVISION, according to the official plat thereof filed in Book \_\_\_\_\_ of Plats at Page (s) \_\_\_\_\_, as Instrument No. \_\_\_\_\_, records of Ada County, Idaho, hereinafter referred to as the "Premises"; and

WHEREAS, the Declarant desires to and does hereby place certain restrictions, limitations and regulations as to the use of said Premises on all future purchasers or assigns of an interest in any lot or parcel located within the Premises.

NOW, THEREFORE, the Declarant does hereby establish, dedicate, declare, publish and impose upon the Premises the following protective covenants which shall run with the land and be binding upon and be for the benefit and value of all persons claiming under them, their grantees, successors and assigns and shall be for the purpose of maintaining a uniform and stable value, character, architectural design, use and development of the Premises, have perpetual existence unless terminated or amended as herein provided.

1. ACCEPTANCE: By acceptance of the conveyance of any interest in any lot or parcel of the Premises, the grantees thereof and each of their heirs, executors, administrators, successors, assigns and transferees, covenant with the Declarant and their transferees that they will be bound by the restrictions, covenants, and conditions contained herein.
  
2. STRUCTURES:
  - A. All lots in this subdivision shall be residential lots and shall be owned and improved exclusively for residential agricultural use. No lot or any part thereof shall be used for anything other than residential agricultural purposes, except with the written permission of the Declarant. No buildings or improvements shall be erected, placed, altered or permitted to remain on any lot except improvements incident to a single family residence. Such improvements may include a private garage, necessary outbuildings, including animal housing buildings, fencing, and facilities to furnish water or other utility service. Each single family unit on all lots must contain a minimum of one thousand (1,000) square feet of living space, excluding patios, garages, porches, carports or decks. Each dwelling unit shall have a private garage with a minimum of two car stalls. No mobile home, prefabricated home, trailer, modular home or other pre-built or pre-manufactured home shall be permitted without the written consent of the Declarant.
  
  - B. The exterior work and finish of a structure must be completed within three hundred sixty five (365) days after construction is started so that the structure presents a completed appearance when viewed from any exterior point, and be maintained free of all weeds and rubbish.

- C. No structure of a temporary character shall be allowed on any lot unless approved by the Declarant.
  - D. No dwelling or other building shall be located on any lot nearer than fifty (50') feet from the lot line adjoining the road indicated on the plat or nearer than 10 (10') feet from any other lot line, as set forth on the official plat of the subdivision.
  - E. The buildings and grounds of each lot shall be kept in a safe and reasonable state of repair, cleanliness and neatness. Any outbuilding must be erected and maintained at least ten (10') feet from the nearest boundary line of the lot or parcel on which said outbuilding is located.
  - F. Installation of an outbuilding or structure shall first be approved by the undersigned prior to installation.
3. ENTRANCE TO PARCELS: (Linder Road, Common Drive Ways). Both parcels shall use the same ingress and egress access to Linder Road as approved by the Ada County Highway.
  4. ANTENNAE. Exterior radio antennae, television antennae, satellite dishes, other antennae, or similar devices shall be maintained and kept so as not to cause an eyesore or become a nuisance to the rest of the residents of Dynasty Estates Subdivision, Dynasty Estates Subdivision No 2, or to the general public.
  5. FENCES: All fences and walls shall not exceed six (6') feet in height and shall be of natural materials.
  6. ANIMALS: Any owner may keep and maintain a maximum number of animals equal to the number of acres contained with its lot, plus the normal 1 year offspring. If any animal is kept or maintained on a lot or parcel, the owner of said lot or parcel must construct and maintain at all times adequate fencing to keep said animal (s) on said lots. No pets, animals or poultry can be kept on any lot if they become a nuisance to other residents with Dynasty Estates Subdivision and Dynasty Estates Subdivision No 2.
  7. DRIVEWAYS: Any driveway constructed on any lot shall have a pipe thereunder at least twelve (12") inches in diameter of a permanent nature near the street line of said lot and at any point where said driveway crosses any ditch or pipe used for the conveyance of water. The owner or other person in control or possession of the driveway shall keep said pipe unobstructed and in good operating condition. All pipe installations made within a dedicated right-of-way shall be made only after plans therefor shall have been submitted to, and approval thereof granted, by the Ada County Road Supervisor with respect to adequacy of such installation for drainage purposes.
  8. DRAINAGE: Natural drainage patterns shall not be altered in a manner which will result in the diversion of additional water onto adjoining lots.

9. BOATS, CAMPERS, OR OTHER VEHICLES: Trailers, motor homes, boats, and all other equipment shall be maintained at all times and kept in an orderly fashion. Junk cars or other unsightly vehicles are prohibited. At no time shall any of said vehicles or equipment be parked or stored on a public right-of-way within Dynasty Estates Subdivision No 2.

10. NUISANCES:

A. No trash, garbage, ashes, refuse, ruins or other remains of any kind (including disabled vehicles), shall be thrown, dumped, placed, dispose of or permitted to remain on any lot, whether vacant or otherwise. The owner of any lot shall, irrespective of fault, be responsible for the prompt removal therefrom of all trash, solid waste, garbage or other waste shall only be kept, pending its prompt removal, in sanitary containers, properly screened to shield same from public view or view by any other residents in the subdivision. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a safe, clean and sanitary condition.

B. No substance exuding noxious odors shall be thrown, dumped, placed, disposed of or permitted to remain or accumulate on any lots whether above or below the surface thereof.

C. No noxious, illegal or offensive use of property shall be carried on upon any lot, nor shall anything be done thereon which may be or becomes an annoyance or nuisance to the neighborhood. No owner of any lot shall at any time conduct, or permit to be conducted, on said lot any trade or business of any description, either commercial or religious, nor shall said lot be used for any other purpose whatsoever except for the purpose of a private dwelling or residence.

D. No commercial ventures, businesses or regular large gatherings of people for such use as horse arena activities shall be permitted.

E. Any commercial business trucks, equipment, storage or anything connected with an outside business shall be confined to an enclosed structure or areas as permitted by the Declarant.

F. Parcel owners are to abide by the "Right to Farm Law" of adjoining properties.

11. EASEMENTS: Easements for drainage and utilities shall be within the roadways or other areas as shown on the face of the subdivision plat.

12. WATER: The Declarant is under no obligation to deliver domestic water and/or irrigation water or to furnish rights-of-way in connection with the delivery of domestic water to any lot in this subdivision. It is contemplated that domestic water for use in any building erected upon a building site shall be supplied by the owner of each lot and originated from a well to be drilled and excavated by grantee at his expense. Such well shall be located a minimum distance of one hundred (100') feet from the individual sewage disposal facilities and minimum of ten (10') feet from any lot line.

13. IRRIGATION WATER:

- A. Irrigation water run off shall be the responsibility of each individual parcel owner as to containment or runoff ditches as provided in the easements of the subdivision plat.
- B. Each parcel owner is responsible, on an equal share basis, for the maintenance, repair and installation of the necessary irrigation water delivery system to their parcel from the point of the irrigation district delivery irrigation gate. The delivery system within the subdivision shall be within the easements provided.

14. UTILITIES: All utility lines must be underground and comply with Idaho state codes and Ada County codes. In cases of undue hardship, the Declarant may waive part or all of this provision regarding utility lines.

15. SEWAGE DISPOSAL: No sewage disposal system of any kind shall be permitted on any lot unless it is designed, located, and constructed in accordance with the requirements and standards of the Idaho State Health Department, Kuna City, and the Ada County Health Department. The use of privies or other pit toilets is prohibited. All bathroom sinks and toilet facilities shall be located inside the dwelling house. Drainage from said septic tank or disposal unit shall be controlled so that no flagrant evidence of possible pollution of the water courses adjacent thereto will occur. The Declarant shall have no obligation to construct any sewer system or provide connection thereto.

16. ENVIRONMENT:

- A. Every attempt shall be made to preserve and protect the environment indigenous to the premises.
- B. The owner or owners of any lot shall not build, install, or otherwise allow a structure or non-solar friendly tree on that lot where it would block sunlight from solar panels or windows of any adjoining parcel.

17. RESUBDIVISION: Resubdivision of any of the lots located within the subdivision shall be prohibited, unless approved by a majority of the parcel owners in the subdivision and Ada County or Kuna regulations at said time.

18. ENFORCEMENT: If the parties hereto, or any of them, or their heirs or assigns, or persons claiming under or through them, or any other person, whether such person be the owner of any property in said tract or not shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said tract or any first mortgagee to prosecute any proceedings at law or in equity against the person or persons violating, or attempting to violate, any such covenant and either to prevent him or them from so doing or to recover damages for such violation. Any person bringing such an action shall be entitled upon judgement in his favor to recover from the violator reasonable attorney's fees and allowable costs.

19. DURATION: These protective and restrictive covenants shall run with the land and shall be binding upon all persons owning land in Dynasty Estates Subdivision No. 2 for a period of ten (10) years from the date these covenants are recorded, after which time said covenants shall automatically be renewed for successive periods of ten (10) years unless an instrument signed by the then owners of three-fourths (3/4) of the lots has been recorded, agreeing to change said covenants in whole or in part.

20. SEVERABILITY: Invalidation by judgement or other court order of any provision, sentence or paragraph, contained in these covenants shall not in any way affect or invalidate any other sentence or paragraph of these covenants and the remaining portion shall continue in full force or effect.

IN WITNESS WHEREOF, the Declarant, being the owner herein, have hereunto set their hands this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
\_\_\_\_\_

STATE OF IDAHO )

)

County of Ada )

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year of 2018, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared \_\_\_\_\_, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that \_\_\_\_\_ executed the same.

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

\_\_\_\_\_

Notary Public for Idaho

Residing at

My Commission expires:



# City of Kuna

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

## Planning & Zoning Commission - Staff Report

**To:** Kuna Planning and Zoning Commission

**File Numbers:** 18-08-SUP - (Special Use Permit) & 18-15-DR (Design Review); PiStem Academy

**Location:** 441 E. Porter Street, Kuna, Idaho 83634

**Planner:** Troy Behunin, Planner III

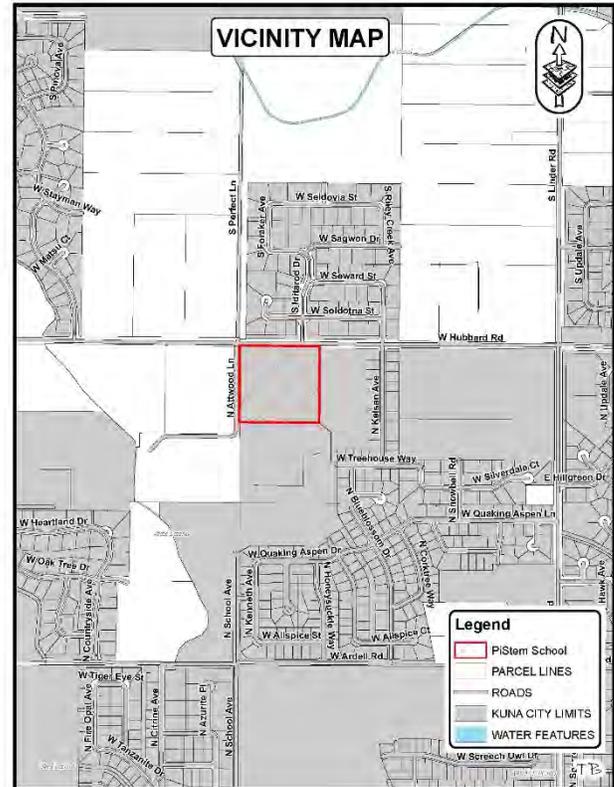
**Hearing date:** June 12, 2018

**Owner/Applicant:** PISA Land Holdings  
Jeremy Terry  
2694 N. 920 E.  
North Logan, UT 84341  
801.671.9349

[Jeremy@ensigndevelopmentgroup.com](mailto:Jeremy@ensigndevelopmentgroup.com)

**Representative:** Brett Jensen  
2964 N. 920 E.  
North Logan, UT 84341  
435.881.9040

[brett@ensigndevelopmentgroup.com](mailto:brett@ensigndevelopmentgroup.com)



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| F. Staff Analysis        | L. Proposed Decision by the Commission  |

### A. Course of Proceedings:

1. In accordance with Kuna City Code (KCC); Title 5, Chapter 6, the applicant seeks approval of a Special Use Permit (SUP) in order to place a new charter school at 2275 W. Hubbard Road. The request for SUP approval requires the public hearing process where the Commission is the decision making body.

2. KCC 5-4-2, Title 5, Chapter 4, Section 2, states that all new commercial shall also go through design review. A school is considered commercial. Accordingly, the applicant has submitted an application for design review for the new Pi Stem Academy, the parking lot, and landscaping. The Commission is the decision making body for the design review application.

**a. Notifications**

- |                                     |  |
|-------------------------------------|--|
| i. Neighborhood Meeting             | March 17, 2018 (Five persons attended) |
| ii. Agencies                        | May 10, 2018                           |
| iii. 350' Notice to Property Owners | June 4, 2018                           |
| iv. Kuna, Melba Newspaper           | May 23, 2018                           |
| v. Site Posted                      | May 24, 2018                           |

**B. Applicants Request:**

On behalf of PISA Land holdings, Brett Jensen with Ensign Development (applicant), requests SUP approval in order to place a new school (PiStem Charter Academy) at the southeast corner of Hubbard and future School Avenue in Kuna. Applicant seeks to add three (3), 60' X 60' manufactured buildings (approx. 3,600 square feet/ea.) for classroom and school purposes, a parking lot, a bus drop-off and to add improvements to two roadways. A Design Review application is included with this request. The site address is 2275 W. Hubbard Rd. (See Map Below).

**C. Aerial Map:**



*@Copyrighted*

- D. History:** The property is within City limits and is currently zoned R-6 (Medium Density Residential). This parcel has historically been used for agriculture and residential uses.

**E. General Project Facts:**

**1. Surrounding Land Uses:**

<b>North</b>	R-5	Medium Density Residential (MDR) – Kuna City
<b>South</b>	R-4	Medium Density Residential (MDR) – Kuna City
<b>East</b>	R-4	Medium Density Residential (MDR) – Kuna City
<b>West</b>	RR	Rural Residential – Ada County

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

- Parcel Size: Approximately 9.62 acres.
- Zoning: R-6 (Medium Density Residential [MDR] )
- Parcel #: S1314120890

**3. Services:**

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

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

There is a house and out building on site and vegetation typical with an Agriculture field.

**5. Transportation / Connectivity:**

The site has significant frontage to Hubbard Road and future School Avenue. The project proposes access to Hubbard and a new segment on School Avenue which they will improve for those purposes.

**6. Environmental Issues:**

Apart from being in the nitrate priority area, staff is not aware of any environmental issues, health or safety conflicts at this time. This site’s topography is generally flat.

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

The Future Land Use Map (FLU) identifies this site as MDR. Staff views this proposed Special Use Modification request to be consistent with the stated use on the Council approved Comprehensive Plan Future Land Use Map.



**8. Agency Responses:**

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

- City Engineer.....Exhibit B1
- Ada County Highway District .....Exhibit B2
- Central District Health Department .....Exhibit B3
- COMPASS (Community Planning Association) .....Exhibit B4
- Department of Environmental Quality .....Exhibit B5
- Kuna Police Department (Ada County Sheriff).....Exhibit B4

**F. Staff Analysis:**

All schools are required to obtain a Special Use Permit in the R-6 zone. Additionally, all new commercial buildings must submit for design review of the buildings’ composition, color(s), materials choices, parking lot, and site landscaping.

The applicant is requesting approval to place a new school in response to interested people calling for a STEM school in Kuna. This request, if granted will add approximately 10,800 SF for office and classrooms purposes, a parking lot while improving part of Hubbard Road, and beginning a new segment of School Avenue.

The applicant proposes three (3) buildings approximately 3,600 SF each, for a total of 10,800 SF. The buildings will be modular buildings designed for school uses. The applicant proposes multiple phases to develop the nearly 10 acres of land, beginning with approximately five (5) acre of the site at this time. Staff supports phasing this project and recommends conditioning the applicant to return for modification to this SUP (if approved) at time of future expansion and/or alterations. Enrollment will be begin with up to 297 students and up to 420 students at full build out. As the needs change, the modular units will be removed and brick and mortar building(s) will be built on site. The applicant intends to construct permanent buildings within three (3) years from opening.

Staff agrees with the Site Specific Conditions listed in the ACHD report in section D, page 10. Staff recommends the applicant work with the City and ACHD to provide the necessary Rights-of-Way (ROW) for future widening and round-a-bout needs without reducing or compromising the required landscape buffers along frontages. This may require moving the buildings and/or parking lot. Staff recommends the proposed eight foot (8’) sidewalks along both frontages be conditioned. Staff agrees that curb and gutter may be avoided along arterials (Hubbard) for the reasons stated in the ACHD report. In lieu of curb and gutter, staff recommends that the applicant enter into a license agreement with ACHD and provide sod/grass between sidewalk and the edge of road, including a watering system to complete the street section. Staff agrees with ACHD, and recommends that curb and gutter be installed along School Avenue’s frontage. Staff recommends that the site plan dated 4.25.18 be considered a binding site plan.

This application includes a Design Review application for the buildings composition, color and materials, landscaping and parking lot for the Commissions’ review, comments and suggestions. Staff finds that the proposed materials for the building *generally* follow Kuna’s architectural guidelines. Staff would recommend that sod be placed in the common areas listed as section 5 and 6. As they are listed as possible area(s) for future expansion, staff would support limited trees in that area, but keep sod as a requirement for play areas. Staff would recommend that additional landscaping be placed along School Avenue to follow KCC 5-17 closer than proposed. Staff recommends that the applicant be required to follow all street and parking lot lighting requirements, employing LED light fixtures according to KCC. Staff noticed that an application for signage was not included; staff reminds the applicant that all signage must also go through design review by the DRC.

Staff has determined that this application generally complies with Title 5, Chapters 4 and 6 of Kuna City Code, and the Kuna Comprehensive Plan, and forwards a recommendation of approval for Case No’s 18-08-SUP and 18-15-DR to the Planning and Zoning Commission, subject to the recommended conditions of approval.

**G. Applicable Standards:**

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

**H. Proposed Comprehensive Plan Analysis:**

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

1. The proposed Special Use Permit application for the site is consistent with the following comprehensive plan components:

**2.0 – Property Rights**

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

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

**4.0 – School Facilities**

**Goal 1: Provide high-quality education.**

Objective 1.1.a:

Provide adequate school capacity for present and future enrollment.

**Goal 3: Ensure that the location of school facilities is incorporated into the long range comprehensive planning process so that schools may serve as the neighborhood focal point.**

Objective 3.1: Support the efforts to the School District and Charter School to ensure that adequate school sites are provided.

**6.0 – Land Use**

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

Objective 2.2:

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

**I. Proposed Findings of Fact:**

1. Based on the record contained in Case No’s 18-08-SUP and 18-15-DR, including the exhibits, staff’s report and any public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby **approves/conditionally approves/denies** the Findings of Fact and Conclusions of Law, and the conditions of approval for Case No’s 18-08-SUP and 18-15-DR.
2. The Kuna Planning and Zoning Commission **approves/conditionally approves/denies** the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

**Comment:** *The Kuna Commission held a public hearing on the subject applications on June 12, 2018, to hear from the City staff, the applicant, and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written*

3. Based on the evidence contained in Case No's 18-08-SUP and 18-15-DR, this proposal **does / does not** appear to generally comply with the Comprehensive Plan and Future Land Use Map.

**Comment:** *The Comp Plan Future Land Use Map designates the approximately 9.62 acres (project site) as MDR. The proposed school facility is allowed in this zone after obtaining an SUP.*

4. The Kuna Planning and Zoning Commission has the authority to approve or deny these applications.

**Comment:** *On June 12, 2018, Kuna's Planning and Zoning Commission will vote to **approve/conditionally approve/deny** Case No's 18-08-SUP and 18-15-DR.*

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

**Comment:** *As noted in the process and noticing section, notice requirements were met to hold a public hearing on June 12, 2018.*

#### **J. Proposed Kuna City Code Analysis:**

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

**Comment:** *The proposed application adheres to the applicable requirements of Title 5, Chapters 4 and 6, of the KCC.*

2. The site is physically suitable for the proposed new charter school.

**Comment:** *The approximately 9.62 acre project site remains suitable for a school facility.*

3. The Special Use Permit **is / is not** likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat

**Comment:** *The land to house the school is not used as wildlife habitat. Roads, structures and open space already exist and will therefore not cause environmental damage or loss of habitat.*

4. The Special Use Permit application **is / is not** likely to cause adverse public health problems.

**Comment:** *The proposed charter school is hereby required to connect to Kuna public sewer and water eliminating the occurrence of adverse public health problems.*

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

**Comment:** *The Special Use Permit request considers the location of the property and adjacent uses. The adjacent uses are residential – as referenced in the Kuna Comprehensive Plan Future Land Use Map.*

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

**Comment:** *Utility services are available and nearby to the school facility and adequate for this school.*

**K. Proposed Conclusions of Law:**

1. Based on the evidence contained in Case No's 18-08-SUP and 18-15-DR, Commission finds Case No's 18-08-SUP and 18-15-DR, generally **do / do not** comply with Kuna City Code.
2. Based on the evidence contained in Case No's 18-08-SUP and 18-15-DR, Commission finds Case No's 18-08-SUP and 18-15-DR **are/are not** generally consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

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

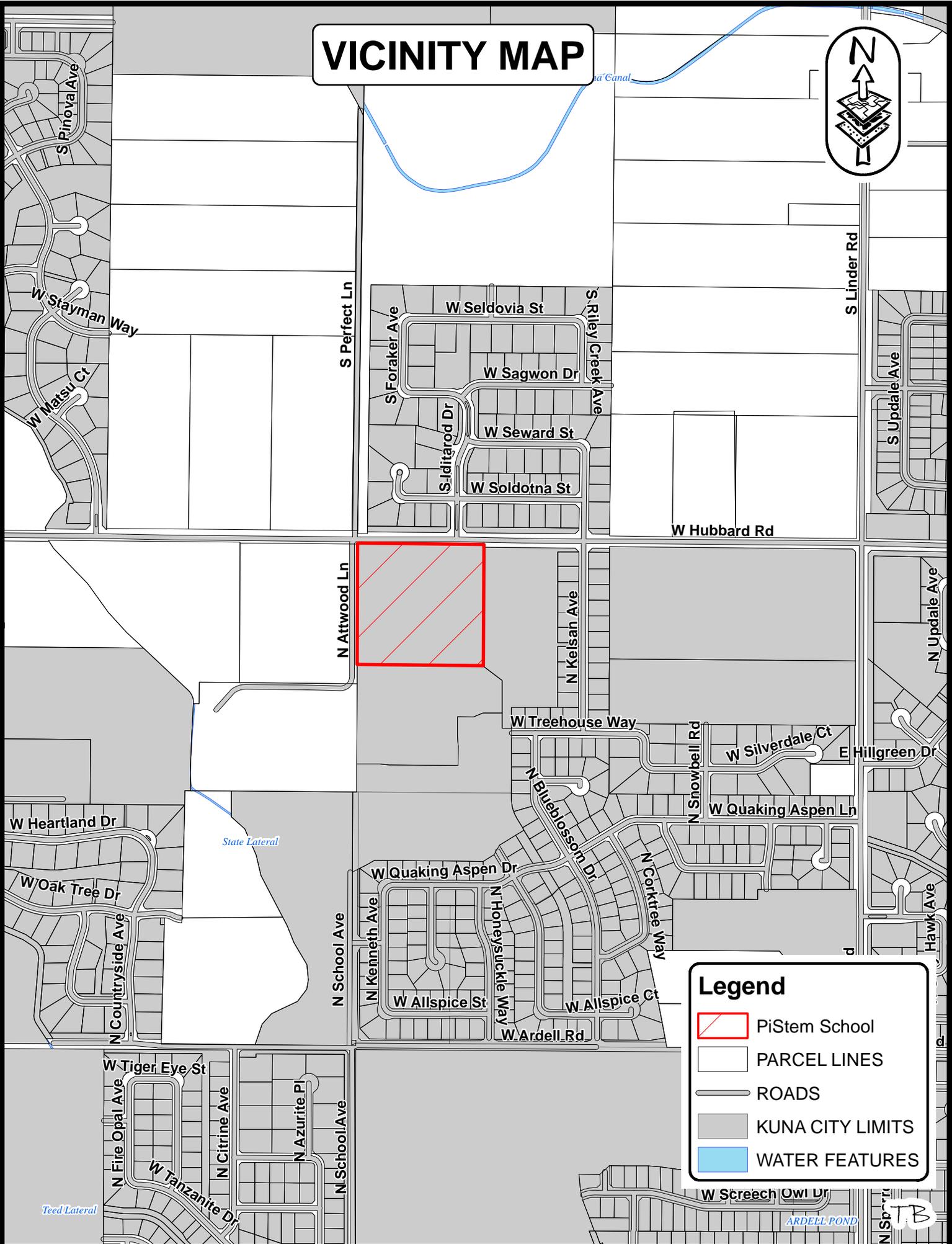
*Note: This motion is for approval, conditional approval or denial of these requests. However, if the Planning and Zoning Commission wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.*

Based on the facts and exhibits outlined in staff's report, the public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby **approves, conditionally approves or denies** Case No's 18-08-SUP and 18-15-DR, a Special Use Permit request by PISA Land holdings (**with or without**) the following conditions of approval:

1. In the event the uses or the building on this parcel are enlarged, expanded upon or altered in anyway (even for temporary purposes), the landowner/applicant/developer, and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this Special Use Permit through the public hearing process.
2. All easements and public right-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. Any work within the Ada County Highway District right-of-way requires a permit.
3. **Applicant shall pay all ACHD impact fees prior to issuance of a building permit from the City of Kuna.**
4. Applicant shall make/improve connections to city services and utilities, and pay any differences that may arise with the expansion of the building, for sewer, potable water and/or pressure Irrigation connection fees.
5. Installation of service facilities shall comply with the requirements of the public utility and irrigation district providing the services. All utilities shall be installed underground.
6. 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.
7. Applicant shall provide eight foot (8') sidewalks along both road frontages.
8. Applicant shall provide street and parking lot LED lighting according to KCC.
9. This SUP is valid as long as the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed; the SUP approval may be revoked by the Planning and Zoning Commission.
10. This development is subject to Design Review inspections for the landscaping, lighting, signage, parking and buildings (as applicable), prior to the issuance of any Certificate of Occupancy.
11. The applicant shall return for modification to this SUP at time of future expansion and/or alterations.
12. The site plan and landscape plans dated 4.25.18 shall be considered binding, except as altered and/or approved by the Design Review Committee.
13. Applicant shall enter into a licenses agreement for sod and irrigation system between the sidewalk and edge of road.
14. Design Review is required for all signage through a separate application.
15. This SUP is not transferable to another property.
16. The applicant shall follow all staff and agency recommendations.
17. The applicant shall comply with all local, state and federal laws.

**DATED: this \_\_\_\_\_ day of \_\_\_\_\_, 2018.**

# VICINITY MAP



**Legend**

-  PiStem School
-  PARCEL LINES
-  ROADS
-  KUNA CITY LIMITS
-  WATER FEATURES



PROJECT BOUNDARY  
5.00-ACRES

Project Impact STEM Academy  
1577 N. Linder Road  
MB 162  
Kuna, Idaho 83634

Planning & Zoning Department  
751 W. 4<sup>th</sup> Street  
PO Box 13  
Kuna, Idaho 83634

Dear Sirs:

As a growing bedroom community in the Treasure Valley, Kuna's growth rate is outpacing the ability to provide learning environments that are personalized to individual student's needs. As the city of Kuna and its school district continues to grow, the need for families to be able to choose a form of education that fits their student's needs will also continue to grow.

Desire from the community for additional education options is evident. In a recent survey completed by KSD, nearly 36% of respondents expressed a desire to see STEM/STEAM integrated into each school within the district. The only other local charter school, Falcon Ridge Charter School, although not using a STEM integrated model, saw over 500 applications in their last lottery and has nearly 300 students on a waiting list.

Project Impact STEM Academy (PiSA) will offer a much needed and desired additional choice for the families of Kuna and their student's educational needs. This was all too evident in the school's first lottery proceedings where we had ~450 applications for the 297 positions available. PiSA currently has a waitlist of nearly 150 students.

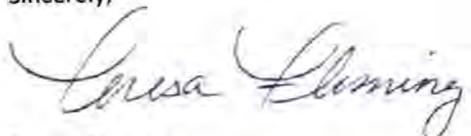
PiSA's administration envisions the campus as a community center of learning, reaching far beyond that of the enrolled students. PiSA's students, families and staff will be engaged, active members of the community. Educational projects will be developed with Kuna in mind and ask questions of our students such as:

- How can I add value to my community?
- What is best for Kuna? Where are the needs?
- How do we best honor our history and shape our future?
- How can I share my learning, and love of learning with others of my community?

The school campus will be a visualization of these concepts. While funding does not permit an immediate permanent structure or elaborate landscaping designs, our students, families and staff will be actively involved developing a campus that enhances the area. Lessons of sweat equity, grit, and 'can-do' will be evident from the start. PiSA believes the pride developed from this involvement, being able to see their own individual impact, will spread beyond the school and beyond the campus.

We appreciate your consideration and look forward to working with you.

Sincerely,



Teresa Fleming  
Board Chairman  
Project Impact STEM Academy  
[www.pistem.org](http://www.pistem.org)  
208-576-4811



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

## Commission & Council Review Application

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

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

For Office Use Only	
File Number (s)	18-08-SUP 18-15-DR
Project name	KUNA PISTON CHARTER
Date Received	5.7.2018
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

### Type of Review (check all that apply):

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

### Contact/Applicant Information

Owners of Record: <u>PISA Land Holdings</u>	Phone Number: <u>801-671-9349</u>
Address: <u>2694 N 920 East</u>	E-Mail: <u>jeremy@ensightdevelopmentgroup.com</u>
City, State, Zip: <u>North Logan, UT 84341</u>	Fax #: <u>N/A</u>
Applicant (Developer): <u>Same as above</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>Michael Taylor</u>	Phone Number: <u>435-213-3762</u>
Address: <u>540 W Golf Course RD. STE B1</u>	E-Mail: <u>mtaylor@CSG.WORK</u>
City, State, Zip: <u>Providence, UT 84332</u>	Fax #: <u>N/A</u>

### Subject Property Information

Site Address: <u>2275 West Hubbard RD</u>	
Site Location (Cross Streets): <u>Hubbard &amp; Atwood LN</u>	
Parcel Number (s): <u>S 1314 120890</u>	
Section, Township, Range: _____	
Property size: <u>9.62 Acres</u>	
Current land use: <u>Residential</u>	Proposed land use: <u>School</u>
Current zoning district: <u>R6</u>	Proposed zoning district: <u>R6</u>



**Project Description**

Project / subdivision name: N/A  
General description of proposed project / request: Charter School

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

Amenities provided with this development (if applicable): \_\_\_\_\_

**Residential Project Summary (if applicable)**

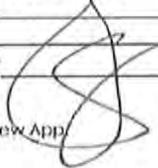
Are there existing buildings?  Yes  No  
Please describe the existing buildings: 1 home 1 garage  
Any existing buildings to remain?  Yes  No  
Number of residential units: \_\_\_\_\_ Number of building lots: \_\_\_\_\_  
Number of common and/or other lots: \_\_\_\_\_  
Type of dwellings proposed:  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

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

Number of building lots: 1 Other lots: 1  
Gross floor area square footage: Phase 1 - 10,800 Existing (if applicable): 1  
Hours of operation (days & hours): 7 - 5 Building height: Phase 1 - 20'  
Total number of employees: 20 Max. number of employees at one time: 20  
Number and ages of students/children: Phase 1 - 299 Seating capacity: 437  
Fencing type, size & location (proposed or existing to remain): \_\_\_\_\_

Proposed Parking: a. Handicapped spaces: 2 Dimensions: \_\_\_\_\_  
b. Total Parking spaces: 32 Dimensions: \_\_\_\_\_  
c. Width of driveway aisle: 25'

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

Applicant's Signature:  Date: 5-1-18





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

**MICHAEL L. BORZICK**  
**GIS MAPPING**

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

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## **MEMORANDUM**

**TO:** Director of Kuna Planning and Zoning

**FROM:** Bob Bachman ~ Public Works Director  
Paul Stevens ~ City Engineer  
Michael L. Borzick ~ GIS Manager/Plan Review

**RE:** PiStem School Project  
South of Hubbard Road and West of Arbor Ridge Park  
Construction of 3 Temporary classrooms

**DATE:** May 14, 2018

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Public works staff has reviewed the request of the above applicant dated January 23, 2018. It is noted that specific development plans are not provided except those implied as allowed or permitted in a “P” zone. The recommendation of Public Works is to proceed with this Project and address any issues and conditions raised below in connection with this application during plan review. Accordingly, Public works provides the following comments:

### **1. Sanitary Sewer System**

- a. The property is served by the North Wastewater Treatment Plant. It is recommended this application be conditioned to require connection to the City sewer system for all sanitary sewer needs.
- b. This property was not included in Local Improvement District 2006-1 nor did it pre-pay sewer connection fees, and consequently, has no connection fee credits and no reserved treatment capacity.
- c. For any connected load, it is recommended this application be conditioned to conform to the sewer master plan. In this instance, a frontage or trunk line needs to be constructed from the existing manhole to the West only in Hubbard Road.
- d. At all reasonable locations where sewer service could be extended to adjoining properties, sewer mains should be stubbed to the property line or extended in right-of-way in or adjacent to the project – both at useable depths.

- e. For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager at 208-287-1726
- f. At this time the current sewer treatment connection fee is \$4,326 and the sewer interceptor fee \$829 per equivalent dwelling unit (Resolution R25-2008). The number of equivalent dwelling units will be determined at the time of building permit application, at which time connection fees will be due and payable.

## **2. Potable Water System**

- a) Water supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
- b) It is recommended this application be conditioned to require connection to the City water system for all potable water needs.
- c) For any connected load, it is recommended this application be conditioned to conform to the water master plan. In this instance, a frontage or 12” trunk line needs to be constructed from the existing blow-off across the entire frontage of said project.
- d) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development. No fire Hydrants are shown on the submitted utility plan.
- e) The current water connection fee is \$1,085 for supply per equivalent dwelling unit and \$1,173 for trunk mains per equivalent dwelling unit. Fees for any new or additional meter and service are also applicable but are dependent on the size of the meter. The number of equivalent dwelling units will be determined at the time of building permit application, at which time the connection fees will be due and payable.
- f) For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager at 208-287-1726.
- g) Please verify there is adequate separation between potable water service lines and all non-potable water lines (storm drains, sewer services, etc.).
- h) The City Engineer concludes redundancy of water transmission route to the development site is not provided by existing facilities.
- i) Please provide easements for all Watermains on this site as prior easements are not shown on site plans or recorded with the City.

## **3. Pressure Irrigation**

- a) The applicant’s property is not connected to the City pressure irrigation system.
- b) The property’s irrigation needs are presently served by the Boise-Kuna Irrigation District. The City Engineer has evaluated the distribution of irrigation pump stations and available supply in the vicinity of the project and concludes there is not a need for a pump station and reservoir within the bounds of the project.
- c) Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2I) and the public interest and is not accounted for in the approved Water Master Plan. It is recommended this project be conditioned to require connection and annexation to the City Pressure Irrigation system at the time of development.
- d) For any connected load, it is recommended this application be conditioned to conform to the water master plan. In this instance, no frontage or trunk line needs to be constructed just the lines needed to provide adequate service to said project. Or an appropriate irrigation plan needs to be provided. Using the square footage amounts supplied in the landscaping plan the connection fee for this project is around - \$22,039.67

- e) It is further recommended that annexation into the municipal irrigation district and pooling of water rights is a requirement at the time in which the building permit is issued.
- f) For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager at 208-287-1726

#### **4. Grading, Gravity Irrigation Storm Drainage**

The following is required because alteration of surface features is proposed (such as grading or paving) in connection with this application:

- a) Runoff from public right-of-way is regulated by ACHD. Plans are required to conform to ACHD standards.
- b) Design of the storm water disposal system for the private property portion of the development, if applicable, is subject to the review of the City Engineer and any affected drainage entity. Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions or disposal at locations different than provided historically, approval of the operating entity is required.
- c) The city is now requiring with every new development, a documentation map that illustrates the surface and sub-surface water irrigation supply as well as drainage ways that exist in the applicant's property and in the right-of-way adjacent to the proposed development to be submitted with construction plans. The map must include 2-foot contours, a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within and adjacent to the proposed development. Open and piped facilities should be noted. The map should include any proposed changes to the systems.

#### **5. General**

- a) A plan approval letter will be required if this project affects any local irrigation districts.
- b) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application.
- c) Verify that existing and proposed elevations match sufficiently at property boundaries to not impose a slope burden on adjacent properties.
- d) State the vertical datum used for elevations on all plans.
- e) Provide engineering certification on all final engineering drawings.

#### **6. Public Works Inspection Fees**

An inspection fee will be required for any **public** water, sewer and irrigation construction work associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to the City of Kuna the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation main and payment is due and payable prior to City's scheduling of a pre-construction conference. It is noted that plans for public facility construction are not prepared at this point and extension of public facilities are expected.

## 7. As-Built Drawings

As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes, but will not be responsible for the finished product. As-built drawings will be required before occupancy is granted.

We look forward to working with you on this project. If we may be of further assistance, feel free to contact me at 208-287-1726.

Sincerely,

*Michael L Borzick*

Michael L Borzick  
GIS Manager/Plan Review



**Project/File:** **PiStem Academy/ KUNA18-0014/ 18-08-SUP**  
*This is a special use permit allow for the development of a 420 student K-8<sup>th</sup> grade STEM school.*

**Lead Agency:** City of Kuna

**Site address:** 2275 W. Hubbard Road

**Staff Approval:** June 6, 2018

**Applicant:** Brett Jensen  
 Ensign Development  
 2694 N. 920 E.  
 North Logan, UT 84341

**Representative:** Same as above

**Staff Contact:** Mindy Wallace, AICP  
 Phone: 387-6178  
 E-mail: [mwallace@achdidaho.org](mailto:mwallace@achdidaho.org)

## **A. Findings of Fact**

1. **Description of Application:** The applicant is requesting approval of a special use permit to allow for the development of a new STEM charter school. At build out, the K-8<sup>th</sup> grade school is anticipated to have 420 students. The school is proposed to be constructed in multiple phases with the first phase consisting of 3 modular buildings. The applicant intends to construct the permanent buildings within 3 years of opening.

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

<b>Direction</b>	<b>Land Use</b>	<b>Zoning</b>
North	Single family residential	R-4/R-5
South	Single family residential	R-4
East	Single family residential	R-4
West	Single family residential	RR

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

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

5. **New Center Lane Miles:** The proposed development includes 0.12 centerline miles of new public road.

6. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**  
The intersection of Hubbard Road and Ten Mile Road is listed in the CIP to be widened to a single land roundabout between 2031 and 2035.

## **B. Traffic Findings for Consideration**

1. **Trip Generation:** This development is estimated to generate 777 vehicle trips per day; 466 vehicle trips per hour in the AM peak hour, and 59 vehicle trips per hour in the AM peak hour, based on the traffic impact study.
2. **Traffic Impact Study**  
Thompson Engineers prepared a traffic impact study (TIS) for the proposed PiStem, Academy. The traffic impact study can be found as attachment 3. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices, and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.

### **Staff Comments/Recommendations:**

**School Bus Plan:** The TIS notes that the school will have four buses to provide bus service for approximately 100 students. The bus drop off is along the western side of the site and is separated from the parking lot and parent drop off/pick up area. Staff is supportive of this proposal.

**Internal Traffic Circulation:** The proposed plan is to have vehicles enter the site from Hubbard Road and queue in the parking aisle while waiting for the drop off/pick up of children. The TIS notes there will be 300-feet of vehicle storage for parent drop off/pick up queuing. The site plan provided in the study shows only one lane for parent drop off/pick up which allows for children to exit vehicles curbside so they don't have to walk in front or behind parked vehicles to access the site.

The site plan included in the application materials shows 3 lanes of vehicle storage for parent drop off/pick up area. This is different from the information provided in the TIS and of significant concern, as students will need to cross up to 2 travel lanes to access the school. The site plan did not include a striping or crosswalk plan to show how students would navigate the parent drop off/pick up area and crossing guards are not recommended in the TIS.

If the City of Kuna approves the proposed parent drop off/pick up area with 3 lanes of vehicle storage, as proposed and issues arise, such as a student is hit by a car, the drop off/pick up area isn't clearly striped and signed to define the pedestrian areas, there aren't any crossing guards or parking attendants, then modifications may need to be made to ensure the parent drop off/pick up area is safe for all students. This may include reducing the parent drop off/pick up area to 1 lane, as shown in the TIS which would warrant the construction of a dedicated right turn lane on Hubbard Road to allow stacking for vehicles waiting to enter the parent drop off/pick up area. This may impact landscaping and sidewalks. The parent drop off/pick up area should be signed for "NO PARKING" and school personnel should provide on-site monitoring for student safety and traffic flow.

**Signage:** The applicant should be required to install school zone signage on Hubbard Road. Coordinate a signage program with District Development Review staff. The installation of School Zone flashing beacons is not recommended, as students will primarily arrive by bus and parent drop off/pick up.

**Turn Lanes:** The TIS recommends the construction of a center left turn lane at the school’s driveway onto Hubbard Road. Staff is supportive of this proposal.

The PiStem Academy shall be responsible for all costs associated with the design, hardware, and construction of any additional pedestrian facilities needed to accommodate future pedestrian needs of the school. This includes flashing beacons, crosswalk striping and signage, and HAWK signals or RRFBs.

**3. 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
Hubbard Road	665-feet	Minor Arterial	68	Better than “E”
Linder Road	N/A	Minor Arterial	333	Better than “E”
Ten Mile Road	N/A	Minor Arterial	370	Better than “E”

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

**4. Average Daily Traffic Count (VDT)**

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

- The average daily traffic count for Hubbard Road east of Ten Mile Road was 1,666 on 9/20/16.
- The average daily traffic count for Linder Road south of Columbia Road was 7,444 on 3/22/17.
- The average daily traffic count for Ten Mile Road south of Columbia Road was 6,424 on 9/20/16.

**C. Findings for Consideration**

**1. Hubbard Road**

**a. Existing Conditions:** Hubbard Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 50 to 60-feet of right-of-way for Hubbard Road (25-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 Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

**Right-of-Way Dedication:** District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along

arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

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

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

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

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

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

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

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Hubbard Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 74-feet of right-of-way.

- c. **Applicant Proposal:** The applicant has proposed to widen Hubbard Road to provide a center left turn lane at the site's entrance and to construct vertical curb, gutter, and an 8-foot wide attached sidewalk on Hubbard Road within the influence area of the two-way left turn lane. East and west of the turn lane the vertical curb and gutter transitions to a gravel shoulder and an 8-foot wide detached concrete sidewalk.
- d. **Staff Comments/Recommendations:** Consistent with the MSM, the applicant should be required to dedicate additional right-of-way to total 37-feet from the centerline of Hubbard Road abutting the site. The applicant will not be compensated for this right-of-way dedication as this segment of Hubbard Road is not listed in ACHD's CIP.

The applicant's proposal to construct a center left turn lane on Hubbard Road at the site access is consistent with the findings of the traffic impact study and should be approved, as proposed.

The applicant's proposal to construct vertical curb, gutter, and an 8-foot wide attached sidewalk on Hubbard Road within the influence area of the two-way left turn lane should not be approved. ACHD policy doesn't require the construction of curb and gutter on arterial roadways.

This section of Hubbard Road is planned to be widened to 3 lanes in the future and any curb and gutter would be torn out as part of the roadway widening process. Additionally, there is no curb and gutter on this segment of Hubbard Road and there will be future improvements at the west property line at the collector/Hubbard Road intersection (turn lanes and/or single lane

roundabout), which would also require the removal of curb and gutter constructed abutting the site.

The applicant should be required to construct a minimum 3-foot wide gravel shoulder and a minimum 5-foot wide detached concrete sidewalk located a minimum of 30-feet from the centerline of Hubbard Road abutting the site. The sidewalk should tie into the existing sidewalk located at the site's east property line.

The applicant should be required to provide a permanent right-of-way easement for detached sidewalks located outside of the dedicated right-of-way.

## 2. North/South Mid-Mile Collector

a. **Existing Conditions:** There is no north/south mid mile collector abutting or through 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.

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

**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. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should intersection Hubbard Road at the half mile between Ten Mile and Linder Road. The new collector should run along the west property line stubbing to the south. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 54-feet of right-of-way.

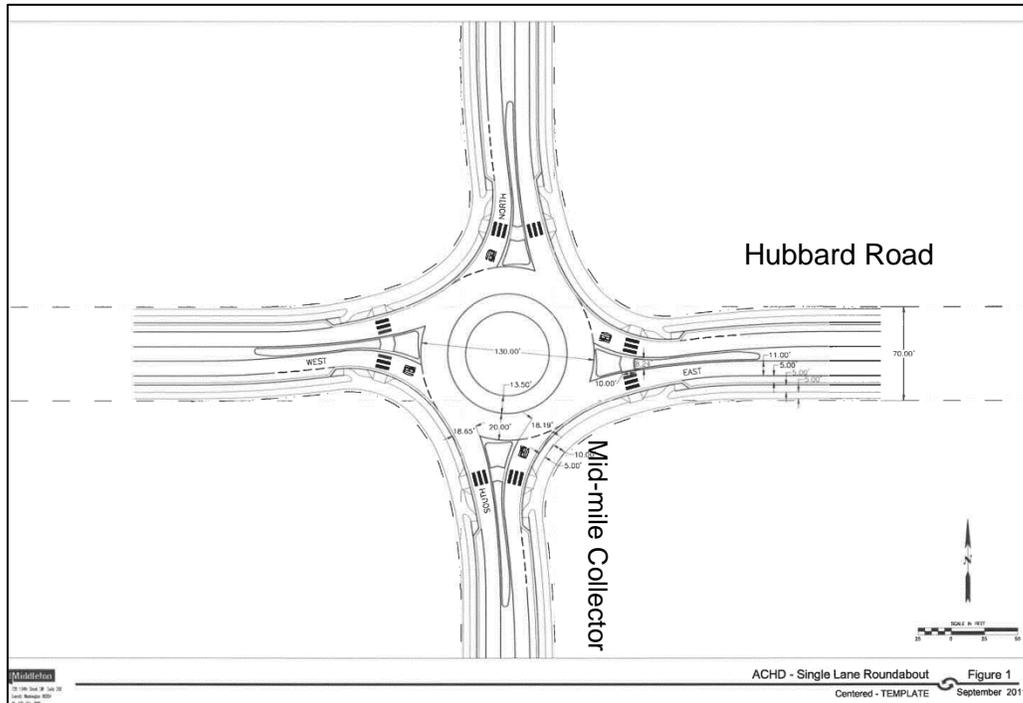
- c. **Applicant Proposal:** The applicant has proposed to construct half of a north/south mid-mile collector abutting the site's west property line with 30-feet of pavement, with vertical curb, gutter, and an 8-foot wide attached concrete sidewalk continuing approximately 100-feet south of Hubbard Road. The applicant has then proposed to construct an 8-foot wide detached concrete sidewalk that wraps around a bus loop driveway and terminates at the south property line. Vertical curb, and gutter is proposed to be constructed within the bus loop.
- d. **Staff Comments/Recommendations:** The applicant's proposal to construct a new north/south mid-mile collector abutting the site's west property line is consistent with the MSM and should be approved, as proposed. The applicant should be required to construct the new north/south mid-mile collector as half of a 36-foot collector street section with vertical curb, gutter, and sidewalk, plus 12-feet of additional pavement (to total 30-feet) widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff should be constructed on the west side of the roadway. To accommodate these improvements the applicant should be required to dedicate right-of-way to extend 2-feet behind the back of an attached sidewalk or 2-feet behind the back of the curb if the sidewalk is detached extending west to encompass the borrow ditch.

The applicant's proposal to construct an 8-foot wide attached concrete sidewalk that transitions to an 8-foot wide detached concrete sidewalk exceeds District policy, which requires a 7-foot wide attached or 5-foot wide detached sidewalk and should be approved as proposed. The sidewalk needs to transition west to be attached at the south property line to allow for its future extension when the parcel to the south develops.

### 3. Mid-Mile Collector/Hubbard 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 Mid-Mile Collector and Hubbard Road intersection.
- b. **Staff Comments/Recommendations:** As noted above, the intersection of the Mid-Mile Collector and Hubbard Road is shown as a single lane roundabout on the MSM. Construction of a roundabout at the Mid-Mile Collector and Hubbard Road intersection is not required at this time. However, the applicant should be required to dedicate right-of-way at the Mid-Mile Collector and Hubbard Road intersection consistent with the template shown below to accommodate the future construction of a single lane roundabout at the intersection.



#### 4. Stub Streets

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

b. **Policy:**

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

In addition, stub streets must meet the following conditions:

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

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

c. **Applicant Proposal:** The applicant has proposed to construct one stub street to the south, a mid-mile north/south collector roadway located at the site's west property line.

d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. The applicant should be required to install a sign at the

terminus of the stub street stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."

Typically, a temporary cul-de-sac turnaround would be required at the terminus of the stub street, as it greater than 150-feet in length. In lieu of constructing a temporary cul-de-sac turnaround at the terminus of the stub street, the applicant should be required to provide a public use easement over the bus loop driveway which will allow the public turnaround at the end of the street. The easement may be removed when the stub street is extended.

## 5. Driveways

### 5.1 Hubbard Road

a. **Existing Conditions:** There are 3 driveways onto Hubbard Road from the site.

b. **Policy**

**Access Points Policy:** District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

**Access Policy:** District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

**Driveway Location Policy:** District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

**Successive Driveways:** District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 45 MPH to align or offset a minimum of 380-feet from any existing or proposed driveway.

**Driveway Width Policy:** District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

**Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

**Cross Access Easements/Shared Access Policy:** District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

c. **Applicant's Proposal:** The applicant has proposed to construct one 32-foot wide full access driveway onto Hubbard Road to provide access to the parent drop-off/pick-up loop for the school. The driveway is proposed to align centerline to centerline with Iditarod Drive located on the north side of Hubbard Road across from the site.

- d. **Staff Comments/Recommendations:** The applicant's proposal to construct a 32-foot wide full access driveway aligned centerline to centerline with Iditarod Drive located on the north side of Hubbard Road meets District policy and should be approved, as proposed.

## 5.2 North/South Mid-Mile Collector

- a. **Existing Conditions:** The north/south mid-mile collector roadway does not exist abutting the site.

- b. **Policy:**

**Access Policy:** District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

**Driveway Location Policy:** District policy 7206.4.3 requires driveways located on collector roadways near a signalized intersection to be located outside the area of influence; OR a minimum of 440-feet from the signalized intersection for a full-access driveway and a minimum of 220-feet from the signalized intersection for a right-in/right-out only driveway. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway

**Driveway Location Policy:** District policy 7206.4.4 requires driveways located on collector roadways near a STOP controlled intersection to be located outside of the area of influence; OR a minimum of 150-feet from the intersection, whichever is greater. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

**Successive Driveways:** District policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 25 MPH and daily traffic volumes greater than 100 VTD to align or offset a minimum of 245-feet from any existing or proposed driveway.

**Driveway Width Policy:** District policy 7206.4.6 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

**Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7206.4.6, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

- c. **Applicant's Proposal:** The applicant has proposed to construct two 30-foot wide driveways onto the new north/south mid-mile collector roadway. The driveways are proposed to be located 145 and 315-feet south of Hubbard Road (measured centerline to centerline). The southern driveway is proposed as an enter only driveway and the northern driveway is exit only; these driveways are proposed to provide access for the bus only drop-off/pick-up loop.
- d. **Staff Comments/Recommendations:** The applicant's proposal does not meet District Driveway location or Successive Driveway policies, which requires driveway on collector roadways to located a minimum of 150-feet from a stop controlled intersection and to offset by 245-feet. However, staff recommends a modification of policy to allow the driveways to be

located, as proposed. Staff's recommendation is due to the fact that the northern driveway is only 5-feet shy of meeting the required offset and will be a bus only, exit only driveway. The southern driveway will be a bus only, enter only driveway, and the bus loop driveway is necessary to separate the parent drop-off/pick-up traffic from the buses.

The applicant should be required to sign both driveways as BUS ONLY, and sign the northern driveway as DO NOT ENTER, EXIT ONLY, and the southern driveway as ENTER ONLY.

## 6. 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.

## 7. 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.

## 8. Other Access

Hubbard Road is classified as an arterial roadway and the north/south roadway abutting the west property line is classified as a collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways.

## D. Site Specific Conditions of Approval

1. Sign the parent drop off/pick up area for "NO PARKING".
2. Install School Zone signage on Hubbard Road. Coordinate a signage program with District Development Review staff.
3. The PiStem Academy shall be responsible for all current and future costs associated with the design, hardware, and construction of any additional pedestrian facilities needed to accommodate future pedestrian needs of the school. This includes flashing beacons, crosswalk striping and signage, and HAWK signals or RRFBs.
4. Dedicate additional right-of-way to total 37-feet from the centerline of Hubbard Road abutting the site. Compensation will not be provided for this right-of-way dedication.
5. Construct a center left turn lane on Hubbard Road at the site's access, as proposed.
6. Construct a detached concrete sidewalk a minimum of 5-feet in width located a minimum of 30-feet from the centerline of Hubbard Road abutting the site. The sidewalk shall tie into the existing sidewalk at the east property line.
7. Construct one new north/south collector roadway to intersect Hubbard Road at the ½ mile, as proposed.

8. Construct the new north/south mid-mile collector as half of a 36-foot collector street section with vertical curb, gutter, and sidewalk, plus 12-feet of additional pavement (to total 30-feet) widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. Construct a 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff on the west side of the roadway. Dedicate right-of-way to extend 2-feet behind the back of an attached sidewalk or 2-feet behind the back of the curb if the sidewalk is detached extending west to encompass the barrow ditch.
9. Construct an 8-foot wide attached concrete sidewalk on the new north/south collector that transitions to an 8-foot wide detached concrete sidewalk, as proposed. The sidewalk needs to transition to be attached at the south property line.
10. Provide a permanent right-of-way easement for any sidewalks located outside of the dedicated right-of-way.
11. Dedicate right-of-way at the Mid-Mile Collector and Hubbard Road intersection consistent with the template shown on page 7 to accommodate the future construction of a single lane roundabout at the intersection. Compensation will not be provided for this right-of-way dedication.
12. Construct one stub street to the south, a mid-mile north/south collector roadway located at the site's west property line. Install a sign at the terminus of the stub street stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."
13. In lieu of constructing a temporary cul-de-sac turnaround at the terminus of the stub street provide a public use easement over the bus loop driveway. The easement may be removed when the stub street is extended.
14. Construct a 32-foot wide full access driveway on Hubbard Road aligned centerline to centerline with Iditarod Drive located on the north side of Hubbard Road, as proposed.
15. Construct two 30-foot wide driveways onto the new north/south mid-mile collector roadway located 145 and 315-feet south of Hubbard Road. Sign both driveways as BUS ONLY, and sign the northern driveway as DO NOT ENTER, EXIT ONLY, and the southern driveway as ENTER ONLY.
16. Other than the access specifically approved with this application, direct lot access is prohibited to Hubbard Road and the north/south collector roadway.
17. Payment of impact fees is due prior to issuance of a building permit.
18. 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.

# Traffic Impact Study

RECEIVED  
APR 04 2018  
CITY PLANNING DEPT

**Thompson Engineers**  
Traffic and Civil  **inc.**

181 East 50<sup>th</sup> St. Garden City, ID 83714  
(208) 484-4410  
thompsonengineers@cableone.net

March 29, 2018

Christy Little  
Ada County Highway District  
3775 Adams St  
Garden City ID 83714

RE: Hubbard Road Charter School  
Kuna, Idaho

Dear Ms. Little:

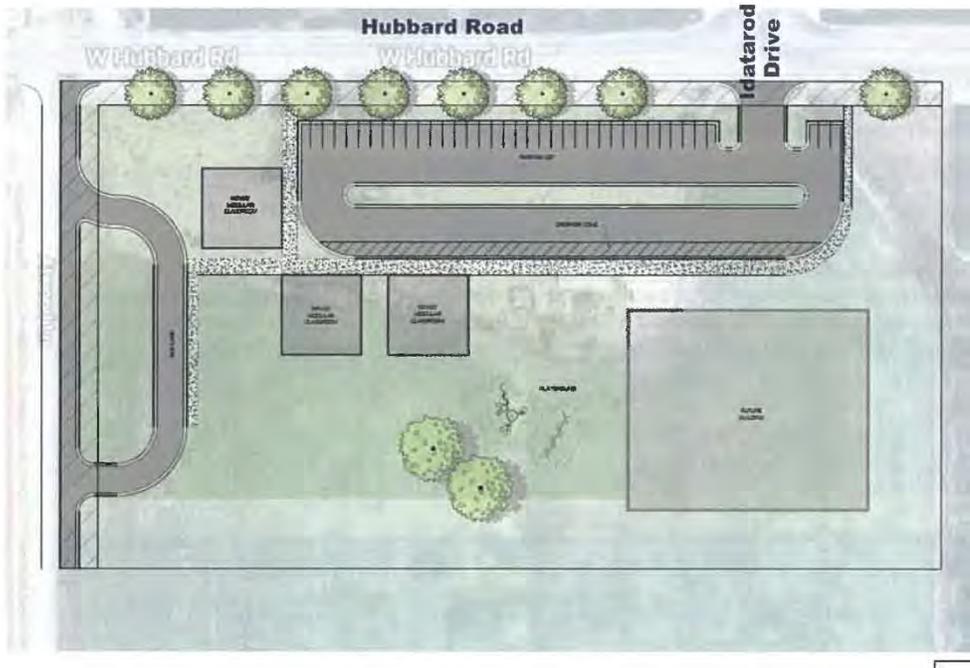
Thompson Engineers, Inc. has been retained to review the site plan for the above referenced charter school, and offer an assessment of the impact on increased vehicular, bicycle and pedestrian volumes on adjacent roads and highways. The proposed school site is located on Hubbard Road between Linder Road and Ten Mile Road in Kuna, Idaho. The location is shown on the vicinity map below.



1

The school is anticipated to serve up to 420 students in grades K-8. Our assessment will address each item on the School Site Checklist in Idaho Code 67-6519(3) as follows:

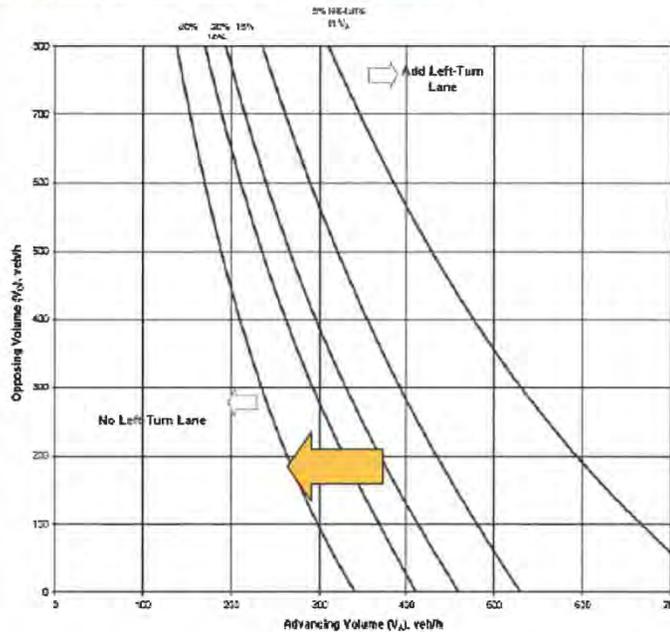
1. Land Use Master Plan: The proposed school site is located on a vacant parcel. The proposed site plan is shown below.



2. School Bus Plan: The school will have four buses to provide bus service for approximately 100 of the students. The bus drop-off location will be along the western side of the site on Atwood Lane and will be completely separated from the parking lot and parent drop-off/pick-up area.
3. Access Safety: Children will be able to exit the bus and enter the school on the west side without any vehicle conflicts. Parents will drop off children on the north side of the building at a designated drop-off/pick-up area. This will allow children to enter and exit vehicles on the passenger side of the vehicle and enter the school without any conflicts with other vehicles.
4. Pedestrian Plan: The project is proposing to install sidewalk on their frontage on Hubbard Road. This will connect to the existing sidewalk east of the site. There is also a separated sidewalk on the north side of Hubbard Road. A logical crossing of Hubbard Road would be at Kelsan Avenue, just east of the site, which serves existing subdivisions north and south of the site.

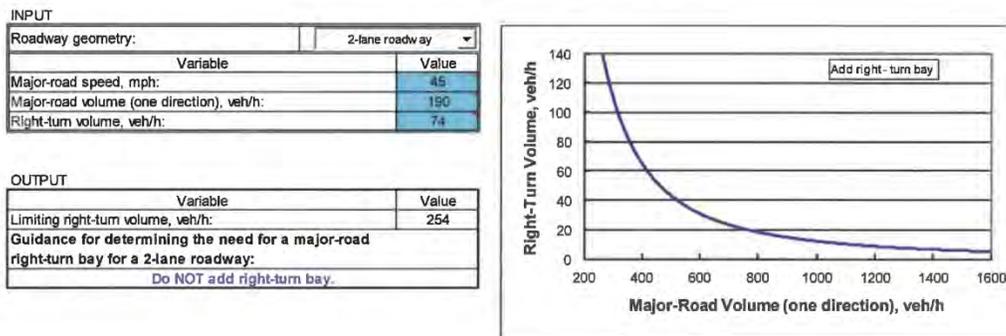
5. **Crossing Guard Plan:** Children will come to the school primarily via bus and automobile. A small number of students may come from the nearby neighborhood. Students that do walk to and from the school should be accompanied by an adult.
6. **Barriers between Highways and Schools:** Hubbard Road is an arterial road. In front of the school it has two lanes with a posted speed limit of 45 mph. ACHD has a published traffic count of 1,666 vehicles per day in September of 2016. Students should be discouraged from accessing Hubbard Road directly. A fence on the property frontage is recommended.
7. **Location of School Zone:** Any school zone should follow Kuna School District Policy, which basically states that all schools should have a school zone. A school zone should be created with the installation of flashing beacons in accordance with the ACHD standard practices.
8. **Need for a Flashing Beacon:** The Ada County Highway District requires that school zones be delineated with a flashing beacon. Therefore the flashing beacon should be installed in accordance with ACHD standards to delineate the school zone. →
9. **Need for a Traffic Control Signal:** The nearest cross street intersections are Hubbard Road and Ten Mile Road, and Hubbard Road and Linder Road. The Manual on Uniform Traffic Control Devices (MUTCD) recommends a minimum of 20 students to meet a signal warrant for a school. These intersections should not have significant student pedestrian traffic to warrant a signal.
10. **Anticipated Future Improvements:** At this time, there are no anticipated improvements to the transportation system in the vicinity of the school. In the 20 year plan, the intersection of Hubbard Road and Ten Mile Road is anticipated to be a roundabout.
11. **Speed on Adjacent Highways:** The posted speed limit on Hubbard Road is 45 mph.
12. **Traffic Volumes on Adjacent Highways:** The published traffic count on Hubbard Road is 1,666 vehicles per day, with 211 in the AM peak hour and 133 in the PM peak hour. A print out of the traffic data is enclosed with this report. The peak hour volumes fall well below the acceptable level of traffic for a two-lane arterial per the ACHD Development Policy Manual.
13. **Effect Upon the Highway's Level of Service:** An overview of the traffic impacts can be summarized by the increase in traffic on the existing street. Based on the Trip Generation Manual published by the Institute of Transportation Engineers, the number of trips generated by the site can be estimated using the number of students for a charter school. 100 students are expected to ride the bus and were excluded in the trip generation estimate. A copy of the calculations are attached to this report.  
  
 Based on this value, this site will add 247 entering vehicles in the AM peak hour. If 70% of the traffic travels from the east, this will add 173 vehicles to the existing westbound volume of 95 vehicles, for a total of 268 vehicles per hour. The eastbound direction will add 74 new trips to the existing 116, for a total of 190 trips per hour. The site will have 219 exiting vehicles. Adding 70% of this traffic to the existing eastbound volume of 116 will result in a total of 306 vehicles per hour. The maximum volume allowed by ACHD on a 2 lane arterial road is 690 vehicles per hour in the peak direction. This volume will not be exceeded. The level of service will be LOS D or better.
14. **Need for Acceleration and Deceleration Lanes:** Based on the above data, in the AM peak hour, there will be 173 left turning vehicles, 95 through vehicles and 190 opposing vehicles at the entrance to the site. This point is plotted on the ACHD Guideline for Left Turn Lanes below. A left turn lane is warranted for eastbound Hubbard Road to the entrance to the site.

- Left-Turn Lane Guidelines for Two-Lane Roads, 45 mph



The right turn is analyzed using the automated version of the ACHD Guideline for a Right Turn Lane. In the eastbound direction there are 190 through vehicles with 74 turning left. Based on this review, a right turn lane is not warranted on eastbound Hubbard Road at the entrance to the site.

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.



15. Internal Traffic Circulation: The proposed plan is to have vehicles enter the site from Hubbard Road and queue in the parking aisle while waiting to pick up and drop off children.

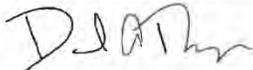
They would exit without having to cross a drive aisle. The bus drop off is separate from the parent drop off. There are no conflicts in the circulation plan.

16. **Anticipated Development on Surrounding Undeveloped Parcels:** The adjacent surrounding properties are essentially undeveloped. It is likely that these areas will be developed with residential subdivisions within the next ten years.
17. **Zoning in the Vicinity:** The site is classified as mixed use in the Kuna Comprehensive Plan. A school would be an acceptable use under this classification.
18. **Access Control on Adjacent Highways:** Hubbard Road is an arterial road with access control. The proposed school is planning to access the site about 550 feet from Atwood Lane, and align with an existing approach, Iditarod Drive.
19. **Required Striping and Signing Modifications:** The school zone should be signed and striped in accordance with MUTCD and ACHD standards.
20. **Funding of Highway Improvements to Accommodate Development:** No highway improvements are required due to the construction of the proposed school.
21. **Proposed Highway Projects in the Vicinity:** No Highway projects are proposed in the vicinity which would alter traffic patterns.

**Any Other Issues:** Parents queuing to pick up and drop off their children usually creates congestion on public streets. This usually only occurs for a brief period of time and is difficult to mitigate. The site provides a drive aisle for queuing that is over 300 feet long, and a pick up/drop off area that is also over 300 feet. The long pick up/drop off area will allow up to 12 cars to drop off children at a time, which should reduce the length of the queue. The drivers could double stack in the queue to provide additional storage. The anticipated circulation plan is attached to this report.

Should you have any question, please feel free to call.

Sincerely,  
Thompson Engineers, Inc.



Daniel A. Thompson, P.E.  
Idaho Civil Engineer 7310



Enclosures  
cc

**Table 1A - Summary of Trip Generation**  
Average Weekday Driveway Volumes

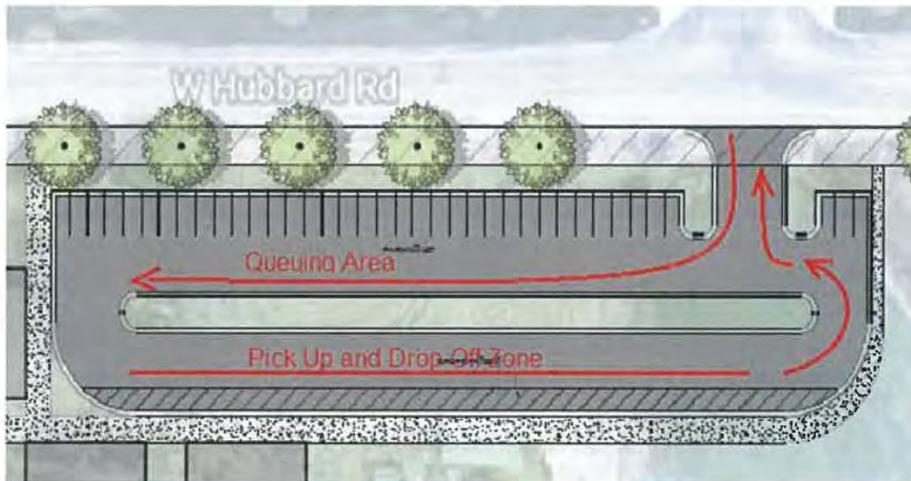
ITE Code	Land Use	No.	Units	24 hr 2-Way		Total
				Rate	Total	
537	Charter School	420	Students	1.85	777	777

Average Weekday **AM** Peak Hour Driveway Volumes

ITE Code	Land Use	No.	Units	Enter		Enter Total	Exit		Exit Total	Total
				Rate	Total		Rate	Total		
537	Charter School	420	Students	0.59	247	247	0.52	219	219	466

Average Weekday **PM** Peak Hour Driveway Volumes

ITE Code	Land Use	No.	Units	Enter		Enter Total	Exit		Exit Total	Total
				Rate	Total		Rate	Total		
537	Charter School	420	Students	0.05	21	21	0.09	38	38	59



# Ada County Utility Coordinating Council

## Developer/Local Improvement District Right of Way Improvements Guideline Request

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

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

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



**CENTRAL DISTRICT HEALTH DEPARTMENT**  
**Environmental Health Division**

Return to:

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

Rezone # 1B-08-Sup **RECEIVED**  
 Conditional Use # \_\_\_\_\_ **MAY 24 2018**  
 Preliminary / Final / Short Plat \_\_\_\_\_ **CITY OF KUNA**

*City of Kuna*

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

14. \_\_\_\_\_ Reviewed By: \_\_\_\_\_  
 \_\_\_\_\_ Date: 5/21/18

*Paul Bailey*  
 Date: 5/21/18

# 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: PiStem Academy (18-08-SUP)**

**Agency: Kuna**

**CIM Vision Category: Future Neighborhoods**

**New households: 0**

**New jobs: 25**

**Exceeds CIM forecast: No**

	<p>CIM Corridor: <b>N/A</b>                  Pedestrian level of stress: <b>R--Hubbard</b>                  Bicycle level of stress: <b>R--Hubbard</b></p>	<p>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with <b>G or PG</b> ratings better support bicyclists and pedestrians of all ages and comfort levels.</p>
	<p>Housing within 1 mile: <b>1,686</b>                  Jobs within 1 mile: <b>292</b>                  Jobs/Housing Ratio: <b>0.2</b></p>	<p>A good jobs/housing balance – a ratio between <b>1 and 1.5</b> – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p>
	<p>Nearest police station: <b>2.2 miles</b>                  Nearest fire station: <b>2.0 miles</b></p>	<p>Developments within <b>1.5 miles</b> 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: <b>No</b>                  Farmland within 1 mile: <b>929 acres</b></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: <b>&gt;4 miles</b>                  Nearest public school: <b>1.4 miles</b>                  Nearest public park: <b>0.1 miles</b>                  Nearest grocery store: <b>2.0 miles</b></p>	<p>Residents who live or work less than <b>½ mile</b> 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 site plan for the proposed Pisa Charter School indicates two access locations along Hubbard Road. Hubbard Road is identified as an arterial road. Arterials typically carry most of the traffic entering and leaving urban areas. Access should be controlled or limited, which allows for better traffic flow and reduces conflict points for pedestrians and bicyclists.

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

Web: [www.compassidaho.org](http://www.compassidaho.org)

Email [info@compassidaho.org](mailto:info@compassidaho.org)

More information about the development review process:

<http://www.compassidaho.org/dashboard/devreview.htm>





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: May 23, 2018  
Agency Requesting Comments: City of Kuna  
Date Request Received: May 11, 2018  
Applicant/Description: 18-08-SUP (Special Use Permit) – PiStem Academy

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

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

### **1. Air Quality**

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

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

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

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

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

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

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

*require separate permits as well.*

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

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

### **3. Drinking Water**

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

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

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

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

### **4. Surface Water**

- *A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.*
- *Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one*

acre, a stormwater permit from EPA may be required.

- *If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.*
- *The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at: <http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>*
- *The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.*

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

#### **5. Hazardous Waste And Ground Water Contamination**

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

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

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

*accordance with a permit, consent order or applicable best management practice, best available method or best practical method.”*

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

**6. Additional Notes**

- *If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at 373-0550, or visit the DEQ website (<http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx>) for assistance.*
- *If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.*

*We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at 208-373-0550.*

Sincerely,



Aaron Scheff  
[aaron.scheff@deq.idaho.gov](mailto:aaron.scheff@deq.idaho.gov)  
Regional Administrator  
Boise Regional Office  
Idaho Department of Environmental Quality

ec: TRIM 2018AEK63

## Troy Behunin

---

**From:** Jon McDaniel <so4217@adaweb.net>  
**Sent:** Monday, June 04, 2018 2:22 PM  
**To:** Troy Behunin  
**Subject:** PISA Charter School

Hi Troy,

Concerning the site plans you received on 5/7/18 from the board of PISA Charter School, I do have a couple of recommendations:

- The ability to electronically lock and unlock all exterior doors to their campus buildings is suggested
- In addition to the electronic remote locks, it is also suggested camera's with audio also be installed at each exterior door. This would allow someone in the admin office to question anyone wanting to enter prior to unlocking the doors.

When PISA Charter School is designing their permanent building, I would suggest they use the same technology for all exterior doors if there are multiple buildings. If there will be one large building utilized for their campus, I would recommend they have a locked receiving vestibule like Falcon Ridge Charter uses.

Please let me know if you have an questions or concerns.

Thanks, Jon

*Jon McDaniel*  
*Kuna Police Chief*

1450 W. Boise St. Kuna, Idaho 83634 (208) 577-3850 [jmcdaniel@adaweb.net](mailto:jmcdaniel@adaweb.net) [www.adasheriff.org](http://www.adasheriff.org)

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





# City of Kuna Design Review Application

P.O. Box 13  
Kuna, Idaho 83634  
(208) 922.5274  
Fax: (208) 922.5989  
Website: [www.cityofkuna.com](http://www.cityofkuna.com)

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](http://www.cityofkuna.com)) or are picked up in the City's Planning and zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

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

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

### Application Submittal Requirements

Applicant Use		Staff Use
<input type="checkbox"/>	Date of pre- application meeting : _____ <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 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 type="checkbox"/>	One (1) Vicinity Map (8 1/2" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input type="checkbox"/>
<input type="checkbox"/>	One 8 1/2" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input type="checkbox"/>
<input type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an <b>original</b> notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input type="checkbox"/>

**received**  
5.7.2018

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 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 checked="" 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 checked="" type="checkbox"/>	Location and dimension of off-street parking	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Trash storage areas and exterior mechanical equipment, with proposed method of screening	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Sign locations (a separate sign application must be submitted with this application)	<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 (Note: all buffers must be located outside the public right-of-way)	<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"/>	Locations of subdivision lines (if applicable)	<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 checked="" 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, quantify, 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. 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"/>	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 checked="" type="checkbox"/>	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 checked="" type="checkbox"/>	Identify the elevations as to north, south, east, and west orientation	<input type="checkbox"/>
<input type="checkbox"/>	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"/>	Screening/treatment of mechanical equipment	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Provide a cross-section of the building showing any roof top mechanical units and their roof placement	<input type="checkbox"/>
<input checked="" type="checkbox"/>	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"/>	Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration)	<input type="checkbox"/>
<input type="checkbox"/>	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"/>	Placement of all light fixtures shown on elevations and landscaping plans	<input type="checkbox"/>

### Roof Plans

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

# Design Review Application

Applicant: PISA Land Holdings Phone: 801-671-9349

Owner  Representative Fax/Email: jeremy@ensigndevelopmentgroup.com

Applicant's Address: 2694 North 920 East,

North Logan, UT Zip: 84341

Owner: PISA Land Holdings Phone: 801-671-9349

Owner's Address: 2694 North 920 East Email: jeremy@ensigndevelopmentgroup.com

North Logan, UT Zip: 84341

Represented By: *(if different from owner)* \_\_\_\_\_ Phone: \_\_\_\_\_

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

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

Address of Property: 2275 West Hubbard Rd

Kuna, ID Zip: 84341

Distance from Major Cross Street: 0.6 Miles from Ten Mile Rd. Street Name(s): Hubbard & Atwood Ln.

*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.)*

We would like to place 3 temporary modular units on the property for the use of a Charter School.

1. Dimension of Property: 675' of frontage x 330' of depth
2. Current Land Use(s): Residential
3. What are the land uses of the adjoining properties?
- North: Residential across Hubbard
- South: Agricultural
- East: Park
- West: Residential
4. Is the project intended to be phased, if so what is the phasing time period? Yes, 2 - 3 years  
 Please explain: The State of Idaho will only allow Charter Schools to grow so fast, we intend to apply to the city and start construction of a permanent structure within 3 years.
5. The number and use(s) of all structures: We are proposing 3- 60' X 60' modular units on the property for phase I of this project.

6. Building heights: 14' 11" Number of stories: 1  
 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? 5%
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: EPDM rubber roof / Black

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): smart panel metal siding / Cream
- List all other materials: \_\_\_\_\_
- Windows/Doors: 15 windows and 3 exterior doors per building / \_\_\_\_\_  
*(Type of window frames & styles / doors & styles, material)*
- Soffits and fascia material: Metal Panel Siding / Cream
- Trim, etc.: \_\_\_\_\_ / \_\_\_\_\_

Other: \_\_\_\_\_ / \_\_\_\_\_

9. Please identify Mechanical Units: each unit will have 5, 3 ton 10 KW HVAC units

Type/Height: \_\_\_\_\_

Proposed Screening Method: Mounted to the back of modular units

10. Please identify trash enclosure: *(size, location, screening & construction material)* 10' deep 22' long enclosure located on the south side of the bus drop off area chain link

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

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

12. Fencing: *(Please provide information about new fencing material as well as any existing fencing material)*  
N/A

Type: \_\_\_\_\_

Size: \_\_\_\_\_

Location: \_\_\_\_\_

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

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

14. Percentage of Site Devoted to Building Coverage: 9.6% for phase I

% of Site Devoted to Landscaping: <i>(including landscaped rights-of-way)</i>	<u>17.32%</u>	Square Footage:	<u>18,828 Sf</u>
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% of Site that is Hard Surface: <i>(Paving, driveways, walkways, etc.)</i>	<u>68.4%</u>	Square Footage:	<u>74,367 Sf</u>
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% of Site Devoted to other uses:	<u>4.68% of site will be natural scape</u>
----------------------------------	--

Describe: \_\_\_\_\_

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

15. For details, please provide dimensions of landscaped areas within public rights-of-way:  
3017 SF - Polygon Shape starting at 14' x 115' going to 0 at driveway entrance

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: N/A

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* N/A on first phase

19. Setbacks of the proposed building from property lines:

Front 67.72' -feet      Rear 90.86' -feet      Side 91.01' W -feet      Side 360.22' E -feet

20. Parking requirements: \_\_\_\_\_

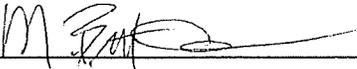
Total Number of Parking Spaces: 32      Width and Length of Spaces: 9' x 18'

Total Number of Compact Spaces 8'x17': N/A

21. Is any portion of the property subject to flooding conditions?      Yes \_\_\_\_\_      No X

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

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

Signature of Applicant       Date 5/2/2018

City staff comments:  
\_\_\_\_\_  
\_\_\_\_\_

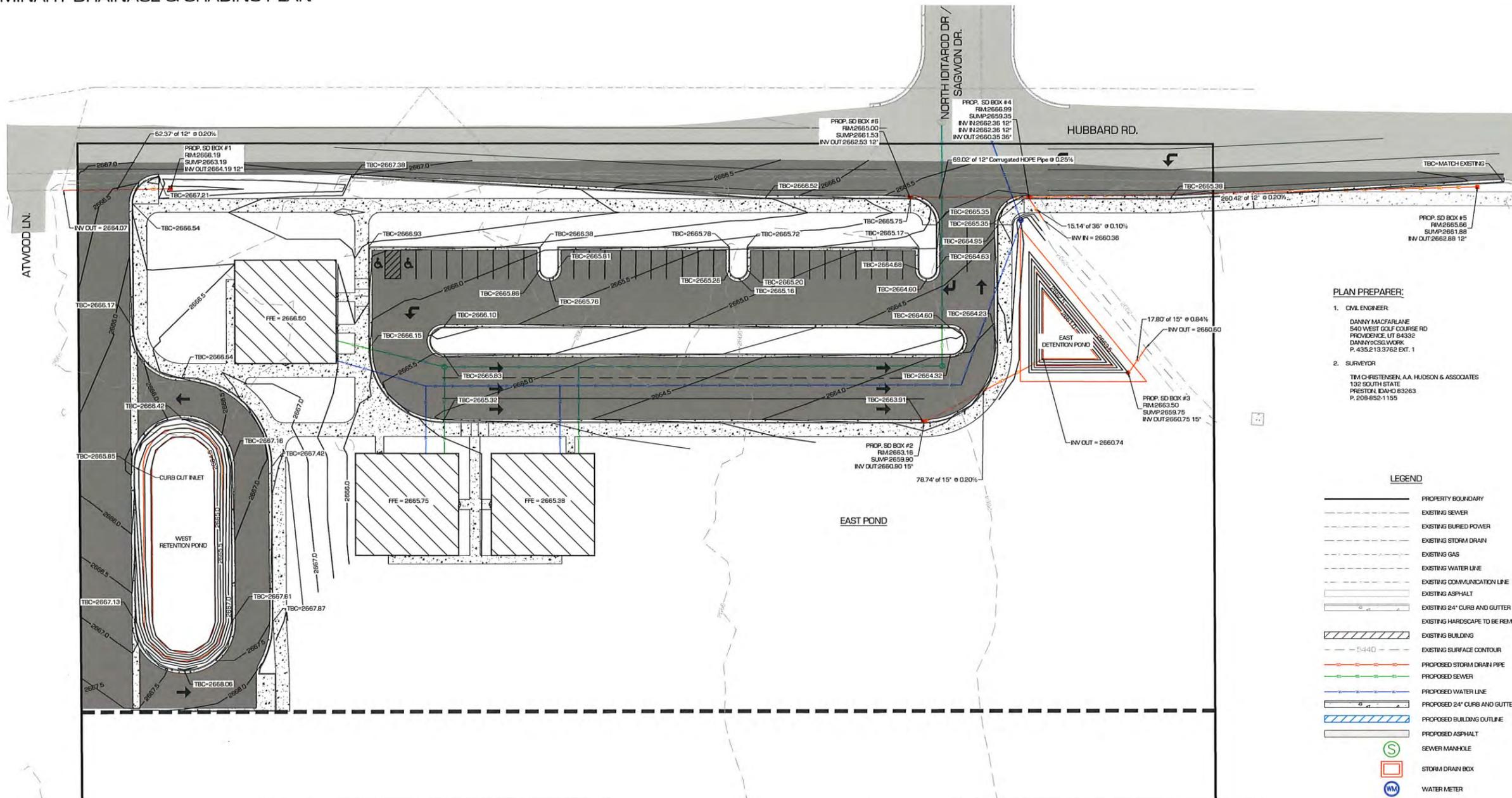
Signature of receipt by City Staff \_\_\_\_\_      Date \_\_\_\_\_

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

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PRELIMINARY DRAINAGE & GRADING PLAN



PLAN PREPARER:

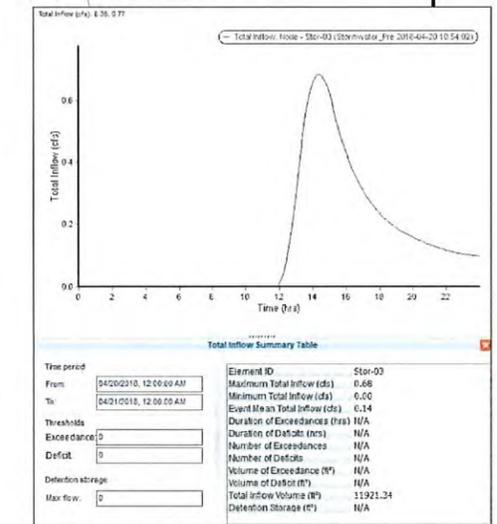
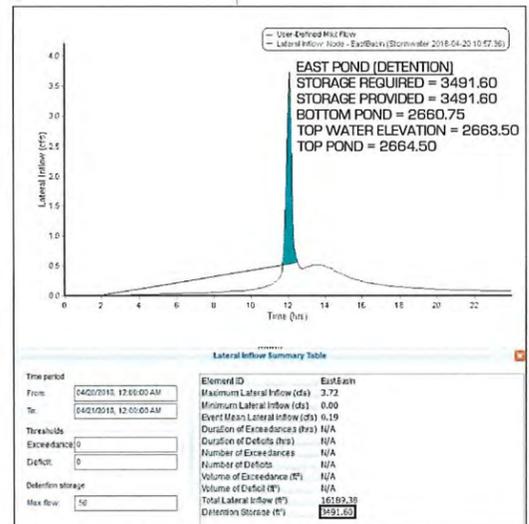
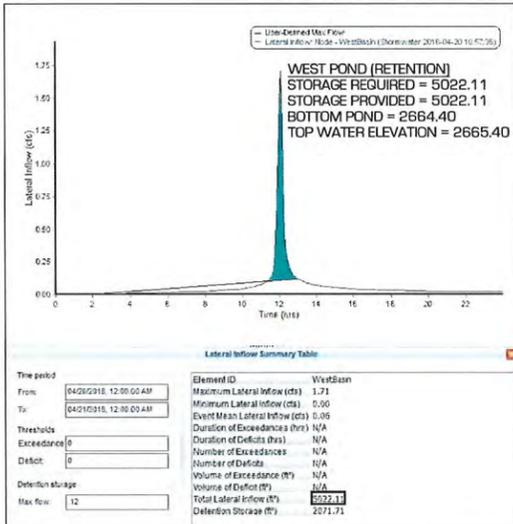
- CIVIL ENGINEER  
DANNY MACFARLANE  
540 WEST GOLF COURSE RD  
PROVIDENCE, UT 84332  
DANNY@CIVILSOLUTIONSGROUP.COM  
P. 435.213.3762 EXT. 1
- SURVEYOR  
TIM CHRISTENSEN, A.A. HUDSON & ASSOCIATES  
132 SOUTH STATE  
PRESTON, IDAHO 83263  
P. 209.852.1155

LEGEND

- PROPERTY BOUNDARY
- EXISTING SEWER
- EXISTING BURIED POWER
- EXISTING STORM DRAIN
- EXISTING GAS
- EXISTING WATER LINE
- EXISTING COMMUNICATION LINE
- EXISTING ASPHALT
- EXISTING 24" CURB AND GUTTER
- EXISTING HARDSCAPE TO BE REMOVED
- EXISTING BUILDING
- EXISTING SURFACE CONTOUR
- PROPOSED STORM DRAIN PIPE
- PROPOSED SEWER
- PROPOSED WATER LINE
- PROPOSED 24" CURB AND GUTTER
- PROPOSED BUILDING OUTLINE
- PROPOSED ASPHALT
- SEWER MANHOLE
- STORM DRAIN BOX
- WATER METER
- LIGHTPOLE
- SEWER MANHOLE

SHEET NOTES:

- GRADING NOTES
- TBC = TOP BACK OF CURB
- STORMWATER NARRATIVE
- ACHD ROW (HUBBARD ROAD): RUNOFF FROM THE PORTION WITH CURB WILL BE CONVEYED TO THE HUBBARD REAL DRAIN AS IT HAS HISTORICALLY. A SWP WILL BE INSTALLED IN THE OUTLET BOX TO CLEAN WATER PRIOR TO DISCHARGE INTO THE CHANNEL. RUNOFF FROM THE WESTERN PORTION WILL BE STORED IN AN OPEN ROADSIDE SWALE AND THEN CONVEYED TO THE WEST AS IT HAS BEEN HISTORICALLY.
- SITE: THE EAST DETENTION BASIN HAS BEEN SIZED USING SCS TR-55 METHODOLOGY TO RECEIVE RUNOFF FROM THE 100-YEAR 24-HOUR STORM (2.8 INCHES). THE PRE-DEVELOPMENT RUNOFF RATE WAS CALCULATED TO BE 0.16 CFS/ACRE ASSUMING HYDROLOGIC SOIL GROUP C AND A CURVE NUMBER OF 74 (PASTURE IN GOOD CONDITION). DETAINED STORMWATER RUNOFF WILL BE RELEASED AT THIS RATE PRIOR TO DISCHARGE TO HISTORICAL RESERVING WATERS. THE WEST STORMWATER POND WILL RETAIN THE 100-YEAR 24-HOUR STORM VOLUME IN ITS ENTIRETY. THE EMERGENCY OVERFLOW PATHWAY IS INTO HUBBARD ROAD.



received  
5.7.2018



**civilsolutionsgroupinc.**  
 CACHE VALLEY | P: 435.213.3762  
 SALT LAKE | P: 801.216.3192  
 UTAH VALLEY | P: 801.874.1432  
 info@civilsolutionsgroup.net  
 www.civilsolutionsgroup.net

PISA CHARTER SCHOOL  
 2275 WEST HUBBARD ROAD  
 KUNA, ID 83634

MARK	DATE	DESCRIPTION

PROJECT #: 18-064  
 DRAWN BY: C. BOWN  
 PROJECT MANAGER: D. MACFARLANE  
 ISSUED: 04.25.18



PRELIMINARY  
 DRAINAGE &  
 GRADING PLAN

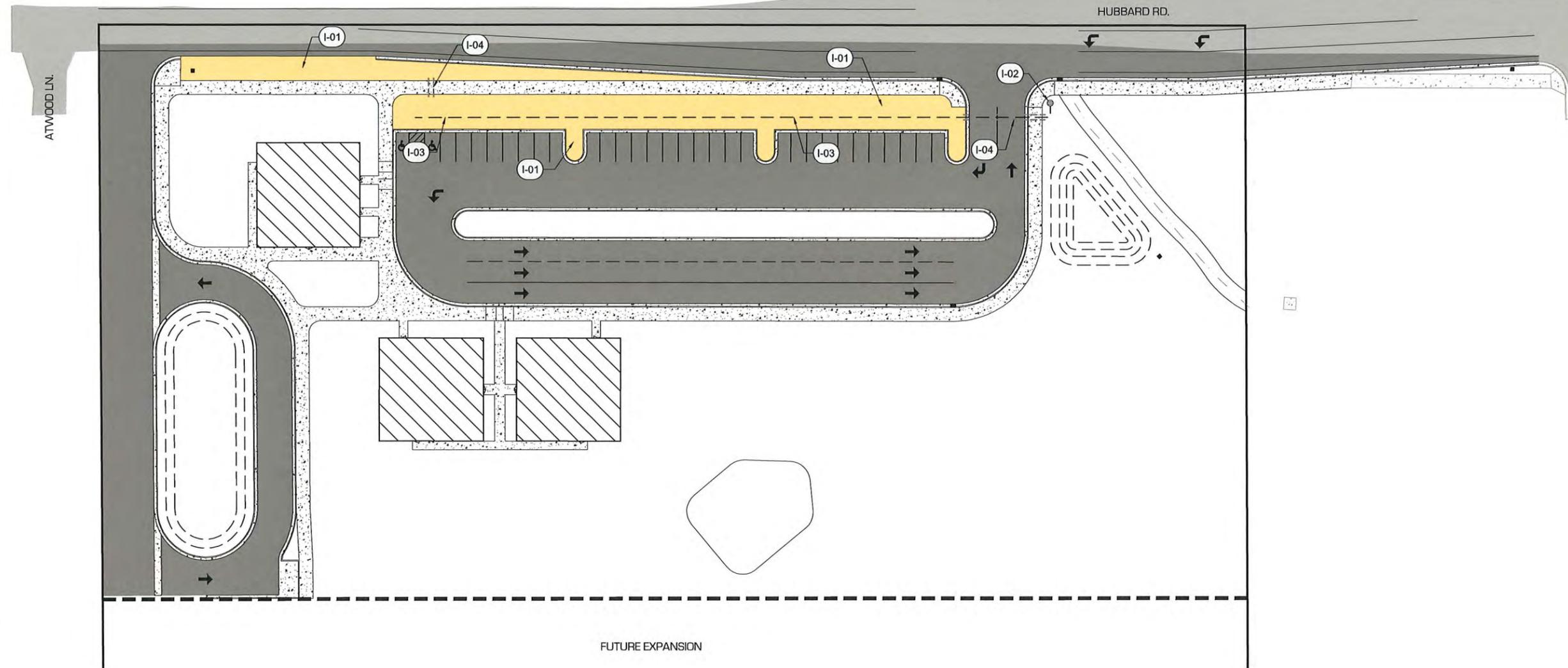
C-102

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AN SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR. WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.



PISA CHARTER SCHOOL  
METHOD OF IRRIGATION  
SCALE: 1"=30'

PLAN PREPARER:  
1. LANDSCAPE ARCHITECT:  
KEM ALHOUSE  
540 WEST GOLF COURSE RD  
PROVENCE, UT 84332  
KALHOUSE@CSS.WORK  
P. 435.213.3762 EXT. 4



IRRIGATION NOTES

SYMBOL	IRRIGATION DESCRIPTION	QTY
	I-01 DRIP IRRIGATION: Xeri-bug emitters, micro-sprays, or dripline	10,048 sf
	I-02 METER LOCATION	1
	I-03 IRRIGATION MAINLINE: PVC Schedule 40 pipe (size to be determined when irrigation system is designed)	372 lf
	I-04 PIPE SLEEVE: PVC Schedule 40 pipe	

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CACHE VALLEY | P: 435.213.3762  
SALT LAKE | P: 801.216.3192  
UTAH VALLEY | P: 801.874.1432  
info@civilsolutionsgroup.net  
www.civilsolutionsgroup.net

PISA CHARTER SCHOOL  
2275 WEST HUBBARD ROAD  
KUNA, ID 83634

MARK	DATE	DESCRIPTION

PROJECT #: 18-064  
DRAWN BY: M. POWELL  
PROJECT MANAGER: K. ALHOUSE  
ISSUED: 04.25.18

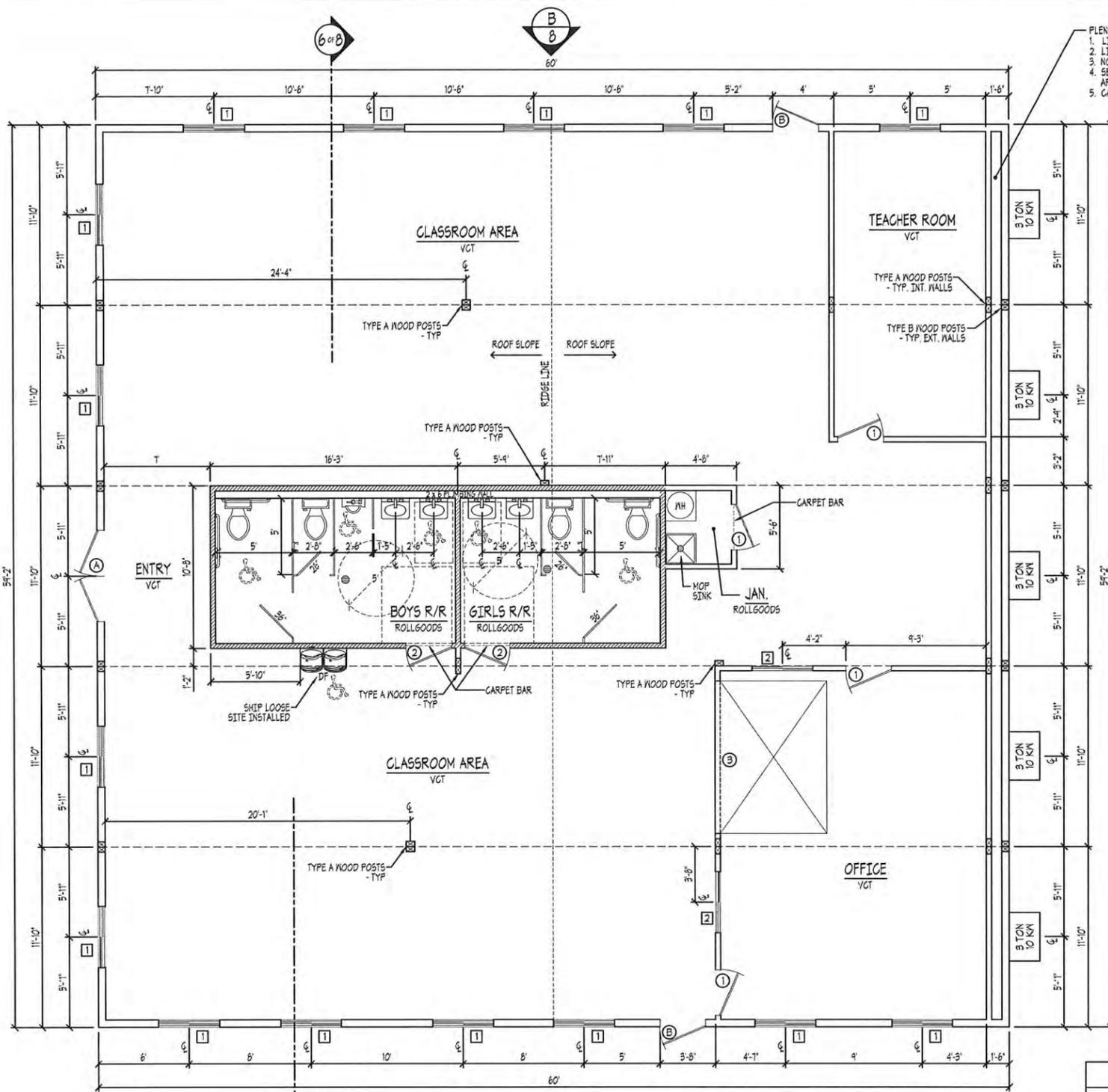


received  
5.7.2018

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METHOD OF IRRIGATION

L-102



WALLS INSULATED W/ R-11 BATT INSULATION.  
 FULL HEIGHT WALLS ALL MOD-LINE WALLS ARE TO BOTTOM OF BEAM

**CUSTOMER APPROVAL**

APPROVED  
 APPROVED EXCEPT AS NOTED  
 REVISE AS NOTED AND RESUBMIT

APPROVAL BY: \_\_\_\_\_ DATE: \_\_\_\_\_

IT IS UNDERSTOOD THAT THIS APPROVAL REPRESENTS THE FINAL AGREEMENT BETWEEN ALL PARTIES AS TO PROJECT SPECIFICATIONS AND METHODS OF CONSTRUCTION. ANY MODIFICATION TO THESE PLANS MUST BE MADE BY CHANGE ORDER AND HAVE THE SIGNATURE OF ALL PARTIES INVOLVED. THIS APPROVAL SUPERSEDES ALL OTHER PLANS AND SPECIFICATIONS.

THIS PRINT MUST BE SIGNED, DATED AND RETURNED TO: ADVANCED MODULAR MANUFACTURING, 1168 S. LEGACY VIEW ST., SALT LAKE CITY, UTAH 84104

- PLENUM NOTES: - TYP.
1. LINE PLENUM WALLS W/ MIN. 1/2" GYPSUM.
  2. LINE PLENUM FLOOR W/ GALVANIZED SHEET METAL/EG.
  3. NO EXPOSED WOOD IN R/A OPENING.
  4. SEAL ALL PENETRATIONS INTO PLENUM W/ APPROVED FIRE RATED SEALANT.
  5. CAP TOP OF PLENUM WALL W/ MIN. 1/2" GYPSUM.



(1) AAHU-1264-5XXX A  
(2) AAHU-1264-5XXX A

(1) AAHU-1264-5XXX B  
(2) AAHU-1264-5XXX B

(1) AAHU-1264-5XXX C  
(2) AAHU-1264-5XXX C

(1) AAHU-1264-5XXX D  
(2) AAHU-1264-5XXX D

(1) AAHU-1264-5XXX E  
(2) AAHU-1264-5XXX E

OCCUPANCY LOAD PER IBC/TABLE 1004.1.1  
 CLASSROOM AREA = 20 SQ. FT. NET = 150 OCCUPANTS  
 OFFICE AREA = 100 SQ. FT. GROSS = 6 OCCUPANTS  
 TOTAL OCCUPANT LOAD PER TABLE 1004.1.1 = 156 OCCUPANTS

**GENERAL NOTES -- IDAHO --**

1. CODES: 2015 IBC, 2012 IMC, 2011 IESRP FC, 2011 NEC, 2015 IECC.
2. OCCUPANCY: E DIVISION:
3. CONSTRUCTION TYPE: VB USEABLE SQ. FT.: 3,660
4. OCCUPANCY LOAD: 156 MAX.
5. HANDICAP REQUIREMENTS: ANSI A117.1-2009
6. DESIGN LOADS: LIVE FLOOR: 50 LBS/SQ. FT. 2000# CONC. EXIT WAY: N/A LBS/SQ. FT. ROOF SNOW: 30 LBS/SQ. FT. GROUND SNOW: 43 LBS/SQ. FT. ULT. WIND: 115 MPH; EXPOSURE 'C' SEISMIC DESIGN: D, SDS=150g, SDI=0.60g.
7. ELECTRICAL SYSTEMS: AS SHOWN
8. PLUMBING SYSTEMS: AS SHOWN
9. MECHANICAL SYSTEMS: AS SHOWN
10. ADA CODES REQUIRE ACCESSIBILITY FOR THE PHYSICALLY CHALLENGED. ACCESSIBILITY IS THE RESPONSIBILITY OF THE LOCAL USER. ANY RAMP STRUCTURE SHOULD BE APPROVED BY THE LOCAL BUILDING AUTHORITY.
11. STATE INSPECTIONS: (SRD. PARTY) ICC CERTIFIED, STATE OF IDAHO INSPECTIONS

**GENERAL SPECIFICATIONS**

1. REFER TO THESE PLANS FOR SPECIFICATIONS & LOCATIONS OF ALL WALLS, PARTITIONS, DOORS, WINDOWS, & OTHER ARCHITECTURAL ELEMENTS.
2. BUILDING TO HAVE A GENERAL MANUFACTURER WARRANTY OF ONE (1) YEAR.
3. BUILDING TO HAVE A ROOFING WARRANTY OF A MIN. TWENTY-FIVE (25) YEARS.
4. BUILDING SECTIONS TO BE DELIVERED TO SITE WATER TIGHT.
5. ALL LUMBER SHALL BE GRADED STAMPED BY AN APPROVED AGENCY (NWPA, NCLG, OR EQUAL), WHERE THE GRADE IS SPECIFIED ON THE PLANS, THE SAME GRADE OF DOUGLAS FIR-LARCH MAY BE USED.
6. ALL SHEATHING SHALL BE APA APPROVED OSB.
7. ALL NAILS SHOWN ON PLANS ARE BOX NAILS (UNLESS NOTED OTHERWISE). NAIL SIZES TO BE AS FOLLOWS:  
 6d BOX NAILS: 0.091" Ø X 2" LONG  
 8d BOX NAILS: 0.113" Ø X 2-1/2" LONG  
 10d BOX NAILS: 0.135" Ø X 3" LONG  
 16d BOX NAILS: 0.195" Ø X 3-1/2" LONG
8. "PNEUTEK" FASTENERS MUST BE INSTALLED PER ICC-ES ESR-2441
9. HILTI POWDER DRIVEN FASTENERS MUST BE INSTALLED IN COMPLIANCE PER ICC-ES ESR-1663 OR ESR-2284
10. SELF DRILLING, SELF TAPPING SCREWS MUST BE INSTALLED IN ACCORDANCE W/ MFG'S RECOMMENDATIONS.
11. LAG SCREWS MUST BE INSTALLED W/ 3/16" Ø PILOT HOLES.
12. METAL FRAMING CONNECTORS MUST BE MANUFACTURED BY SIMPSON OR MUST BE EQUIVALENT. FASTENERS MUST BE INSTALLED IN COMPLIANCE W/ THE MFG'S LISTING.
13. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36.
14. ALL LIGHT GAGE STEEL SHALL CONFORM TO ASTM A-510.
15. ALL WELDING SHALL BE BY ELECTRIC ARC PROCESS PER AWS D11. ALL WELDING SHALL BE W/ E70XX ELECTRODE. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS.
16. ALL BOLTS SHALL CONFORM TO ASTM A307.
17. ALL HOLES IN CHASSIS TO BE FINISHED OR DRILLED. ALL HOLES TO BE 1/16" Ø OVER BOLT SIZE.
18. CHASSIS SHALL BE COATED W/ 3 MIL. BLACK LATEX PAINT.

**FRAMING SPECIFICATIONS**

1. FRAME: 12" PACO I-BEAM, OUTRIGGER TYPE, DETACHABLE HITCH, 4-AXLES (4-BRAKE), (8) 14-PLY TIRES.
2. FLOOR: JOISTS: 2x8 (DFL #2/BETTER) @ 16" O.C.; INSULATION: R-30 UNFACED FIBERGLASS BATT; FLOOR BOTTOM: SHEPHEAVE II" 5-MIL CLASS 'A' PLASTIC; NOTES: (1) PLASTIC LOOPED TO ACCOMMODATE R-30 INSULATION; (2) SEAL ALL PENETRATIONS THROUGH FLOOR BOTTOM FOR RODENT PROTECTION. SEE FINISHES FOR FLOOR PREPARATION.
3. ROOF: COMPLEX STYLE; SLOPE 8" IN 30" TO EACH END; JOISTS: 2x12 (DFL #2/BETTER) @ 24" O.C.; INSULATION: R-30 UNFACED FIBERGLASS BATT; ROOF BOTTOM: SHEPHEAVE II" 5-MIL CLASS 'A' PLASTIC; NOTE: PLASTIC LOOPED TO ACCOMMODATE R-30 INSULATION; SHEATHING: 1/2" APA RATED OSB EQ.
4. SUPPORT POSTS: SEE DETAILS ON SHEET 6, FOR MATERIALS AND CONSTRUCTION.
5. WALLS: EXTERIOR: 2x6 @ 16" O.C.; INTERIOR: 2x4 @ 16" O.C. (W.N.O.); PLATES: TOP: DOUBLE 2x; BOTTOM: SINGLE 2x.
6. RETURN AIR: 24" x 24" GRILLES IN T-GRID CEILING DUCTED TO PLENUM WALLS, SEE SHEET 4.

**FINISH SPECIFICATIONS**

1. EXTERIOR WALLS: INSULATION: R-19 UNFACED FIBERGLASS BATT; SHEATHING: N/A; BUILDING WRAP: TYVEK OR EQUAL; SIDING: 4" x 4" x 3/8" L.P. SMART SIDING W/ 1/8" O.C. GROOVE PATTERN (COLOR: SHERVIN WILLIAMS' T8D); NOTE: 2" METAL FLASHING REQUIRED AT ALL HORIZONTAL SEAMS. TRIM: 4" x 5/8" L.P. SMART TRIM (COLOR: SW T8D); ROOF: ROOFING: 45-MIL 'WHITE' DIRECT GLUE EPDM RUBBER ROOFING SYSTEM;
2. INTERIOR FLOOR: VCT: ARMSTRONG'S 'IMPERIAL' 12" X 12" X 1/8" VINYL-COMP (COLOR: T8D); ROLLGOODS: ARMSTRONG'S 'CONNECTION CORLON' 60-MIL IV WELDED SEAMS (COLOR: T8D); ROD: (IF APPL. CABLE) (COLOR: TO MATCH ROLLGOODS); WALLS: INSULATION: R-11 UNFACED FIBERGLASS BATT IN WALLS AS SHOWN ON PLAN; FINISH: (A) 5/8" VCG W/ BATTENS & SEAMS (COLOR: T8D); (B) FLOOR TO CEILING 1/8" NUDO 'CLASS-A' FRP OVER 1/16" APA RATED OSB IN RESTROOMS AND JAN. ROOM (COLOR: WHITE); BASE MOULDING: FLEXCO 4" RUBBER COVE (COLOR: T8D); MOULDINGS: VINYL WRAP BATTENS, FRP AND FACTORY STANDARD PRE-FINISHED 'WOODGRAIN' STYLE WHERE APPLICABLE; CEILING: T-GRID SUSPENDED CEILING SYSTEM @ 45" A.F.F. SEE SHEET 3.

**DOORS & WINDOWS**

1. EXTERIOR DOORS: (A) 6068 ARTEK 20-GA. STEEL DOOR W/ 6" x 27" VISION KIT IN 18-GA. ADJUSTABLE STEEL FRAME; (COLOR: T8D)(TOTAL: 1); HARDWARE: HINGES: 4.5x4.5 NRP #26D; MULLION: REMOVABLE STYLE; PANIC: CAL-ROYAL' GRADE-1, 2200 SERIES IV EXT. LEVER TRIM. WEATHERSTRIP: HAGER #845V, #AL, (HEAD & JAMB); S/WEEP: HAGER #1505XN, #AL, DOOR WIDTH; THRESHOLD: HAGER #4125A, #AL, DOO, #AL; CLOSURE: S-PARKER' #441, #AL; (B) 3068 ARTEK 20-GA. STEEL DOOR W/ 6" x 27" VISION KIT IN 18-GA. ADJUSTABLE STEEL FRAME; (COLOR: T8D)(TOTAL: 2); HARDWARE: HINGES: 4.5x4.5 NRP #26D; MULLION: REMOVABLE STYLE; PANIC: CAL-ROYAL' GRADE-1, 2200 SERIES IV EXT. LEVER TRIM. WEATHERSTRIP: HAGER #845V, #AL, (HEAD & JAMB); S/WEEP: HAGER #1505XN, #AL, DOOR WIDTH; THRESHOLD: HAGER #4125A, #AL, DOO, #AL; CLOSURE: S-PARKER' #441, #AL;
2. INTERIOR DOORS: (C) 3068 1-3/4" 5G MASONITE 'WALKERTON' PREFINISHED OAK DOORS W/ 'BROWN/TON' TIMELY STEEL FRAME, & WALL MOUNTED DOOR STOPS, (DOOR COLOR: GOLDEN LEGACY II); HARDWARE: (D) LOCKSET: S-PARKER' GRADE 2 KEYS LEVER (TOTAL: 4); (E) GRADE 2 PUSH/PULL, S-PARKER' #900 CLOSURE; 10" x 34" KICKPLATE ON PUSH SIDE (TOTAL: 2); (F) 10" x T ALUMINUM GARAGE DOOR W/ GLASS PANELS (TOTAL: 1); (G) 3068 1-3/4" 5G MASONITE 'WALKERTON' PREFINISHED OAK DOORS W/ 'BROWN/TON' TIMELY STEEL FRAME, & WALL MOUNTED DOOR STOPS, (DOOR COLOR: GOLDEN LEGACY II); HARDWARE: (H) LOCKSET: S-PARKER' GRADE 2 KEYS LEVER (TOTAL: 4); (I) GRADE 2 PUSH/PULL, S-PARKER' #900 CLOSURE; 10" x 34" KICKPLATE ON PUSH SIDE (TOTAL: 2); (J) 10" x T ALUMINUM GARAGE DOOR W/ GLASS PANELS (TOTAL: 1); (K) 3068 1-3/4" 5G MASONITE 'WALKERTON' PREFINISHED OAK DOORS W/ 'BROWN/TON' TIMELY STEEL FRAME, & WALL MOUNTED DOOR STOPS, (DOOR COLOR: GOLDEN LEGACY II); HARDWARE: (L) LOCKSET: S-PARKER' GRADE 2 KEYS LEVER (TOTAL: 4); (M) GRADE 2 PUSH/PULL, S-PARKER' #900 CLOSURE; 10" x 34" KICKPLATE ON PUSH SIDE (TOTAL: 2); (N) 10" x T ALUMINUM GARAGE DOOR W/ GLASS PANELS (TOTAL: 1); (O) 3068 1-3/4" 5G MASONITE 'WALKERTON' PREFINISHED OAK DOORS W/ 'BROWN/TON' TIMELY STEEL FRAME, & WALL MOUNTED DOOR STOPS, (DOOR COLOR: GOLDEN LEGACY II); HARDWARE: (P) LOCKSET: S-PARKER' GRADE 2 KEYS LEVER (TOTAL: 4); (Q) GRADE 2 PUSH/PULL, S-PARKER' #900 CLOSURE; 10" x 34" KICKPLATE ON PUSH SIDE (TOTAL: 2); (R) 10" x T ALUMINUM GARAGE DOOR W/ GLASS PANELS (TOTAL: 1); (S) 3068 1-3/4" 5G MASONITE 'WALKERTON' PREFINISHED OAK DOORS W/ 'BROWN/TON' TIMELY STEEL FRAME, & WALL MOUNTED DOOR STOPS, (DOOR COLOR: GOLDEN LEGACY II); HARDWARE: (T) LOCKSET: S-PARKER' GRADE 2 KEYS LEVER (TOTAL: 4); (U) GRADE 2 PUSH/PULL, S-PARKER' #900 CLOSURE; 10" x 34" KICKPLATE ON PUSH SIDE (TOTAL: 2); (V) 10" x T ALUMINUM GARAGE DOOR W/ GLASS PANELS (TOTAL: 1); (W) 3068 1-3/4" 5G MASONITE 'WALKERTON' PREFINISHED OAK DOORS W/ 'BROWN/TON' TIMELY STEEL FRAME, & WALL MOUNTED DOOR STOPS, (DOOR COLOR: GOLDEN LEGACY II); HARDWARE: (X) LOCKSET: S-PARKER' GRADE 2 KEYS LEVER (TOTAL: 4); (Y) GRADE 2 PUSH/PULL, S-PARKER' #900 CLOSURE; 10" x 34" KICKPLATE ON PUSH SIDE (TOTAL: 2); (Z) 10" x T ALUMINUM GARAGE DOOR W/ GLASS PANELS (TOTAL: 1);

**CABINETRY & APPLIANCES**

1. WATER HEATER: SEE SHEET 4.
2. FIRE EXTINGUISHER: N.I.C. (PROVIDED AND INSTALLED ON-SITE BY OTHERS).

**SKIRTING**

1. OPTIONAL

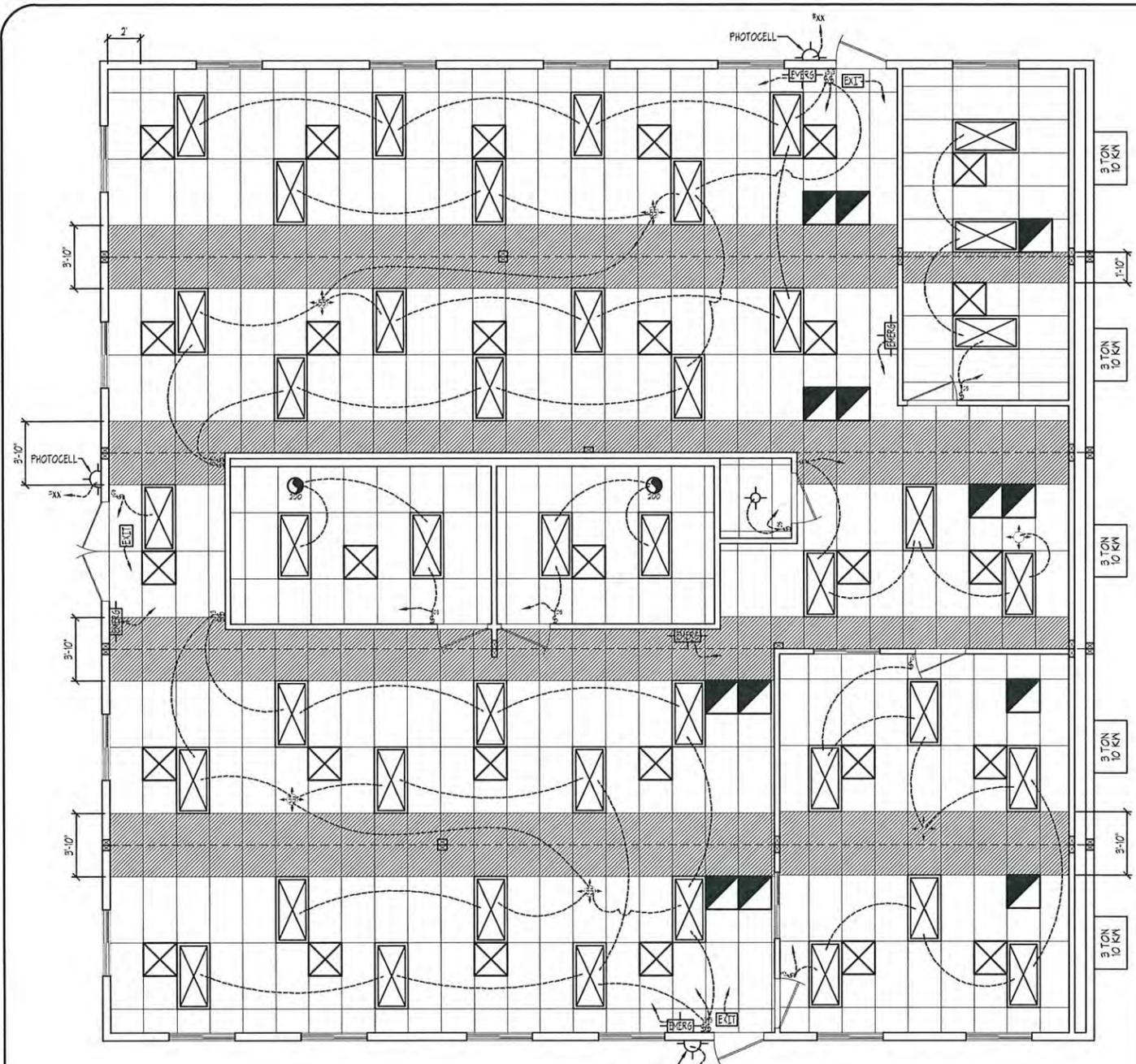
received  
5.7.2018

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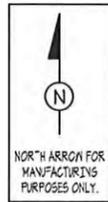
DATE	
REVISIONS	(1)
SHEET CONTENTS:	FLOOR PLAN
PROJECT TITLE:	60' X 60' KUNA CHARTER SCHOOL MODULAR CLASSROOM BUILDING (B-PLAN)
PRESENTED BY:	PACIFIC MOBILE STRUCTURES - BOISE, ID.
ADVANCED MODULAR MANUFACTURING	1168 SOUTH LEGACY VIEW STREET SALT LAKE CITY, UTAH 84104 PH: (801) 571-9841 FAX: (801) 456-1699
DRAWN BY: THE GHOST	CHECKED BY: C.J.L.
DATE:	APRIL 16, 2018
SHEET	1 OF 8
	FMS6060KUNAB

SCALE: 1/4" = 1'-0"

**FLOOR PLAN**



NOTE:  
SEE SHEET 2, FOR ELECTRICAL  
PANEL SCHEDULES.

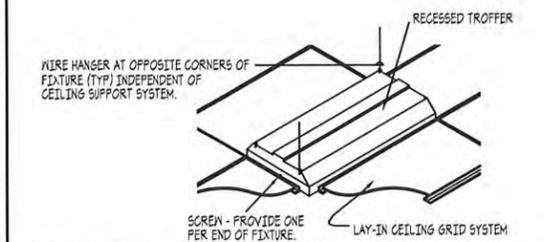


**CUSTOMER APPROVAL**  
 APPROVED  
 APPROVED EXCEPT AS NOTED  
 REVISE AS NOTED AND RESUBMIT

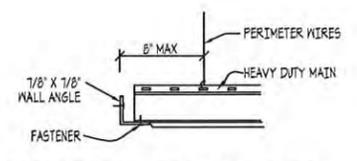
APPROVAL BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 IT IS UNDERSTOOD THAT THIS APPROVAL REPRESENTS THE FINAL AGREEMENT BETWEEN ALL PARTIES AS TO PROJECT SPECIFICATIONS AND METHODS OF CONSTRUCTION. ANY MODIFICATION TO THESE PLANS MUST BE MADE BY CHANGE ORDER AND HAVE THE SIGNATURE OF ALL PARTIES INVOLVED. THIS APPROVAL SUPERSEDES ALL OTHER PLANS AND SPECIFICATIONS.  
 THIS PRINT MUST BE SIGNED, DATED AND RETURNED TO:  
 ADVANCED MODULAR MANUFACTURING  
 1168 S. LEGACY VIEW ST. • SALT LAKE CITY, UTAH 84104

NOTE: UNAUTHORIZED USE OF THIS  
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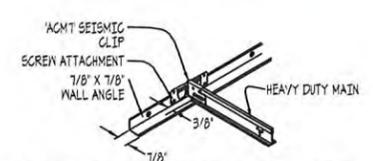
■ SITE INSTALLED CEILING AREAS - TYP.  
 NOTE: IF APPLICABLE  
ALL CEILING MOUNT LIGHT FIXTURES, EXIT SIGNS  
S/A DIFFUSERS, R/A GRILLES, ETC. ETC.  
SHOWN IN SHADED AREAS TO BE INSTALLED AND  
TESTED ON SITE BY OTHERS - NOT FACTORY.



**RECESSED FIXTURE MOUNTING DETAIL**  
--SCALE: NONE--



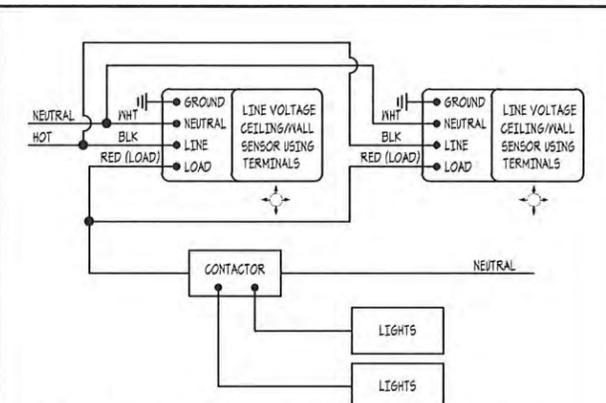
**RIGID PERIMETER CONNECTION**  
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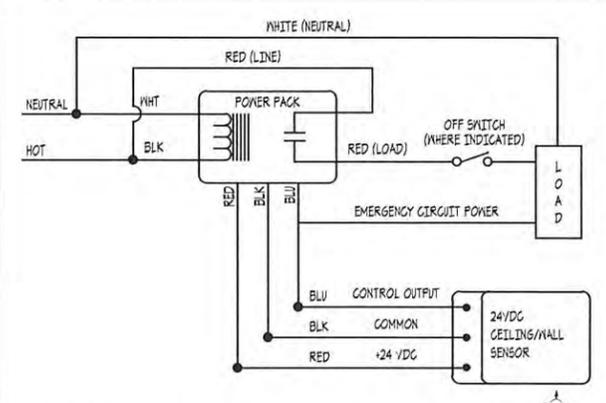
**FREE-END PERIMETER CONNECTION**  
--SCALE: NONE--

SCALE:  
1/4" = 1'-0"

REFLECTED CEILING PLAN



**THREE-WAY SENSORS W/ TWO CIRCUITS DIAGRAM**  
--SCALE: NONE--



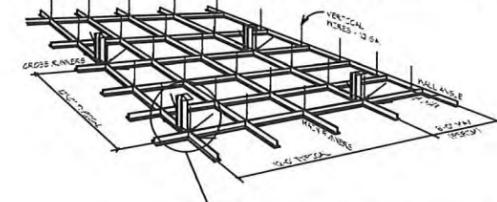
**SINGLE SWITCH LOAD OCCUPANCY SENSOR WIRING DIAGRAM**  
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REFLECTED CEILING SPECIFICATIONS

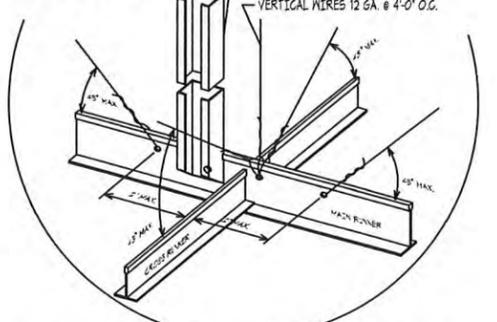
- REFLECTED CEILING TO CODES LISTED ON SHEET 1 AND ASTM C695 AND C696.
- TYPICAL 2' x 4' SUSPENDED T-GRID PATTERN.
- 2' x 4' ACOUSTICAL CEILING TILES; CERTAINTED 'BAROQUE' #BET-191/EG;
- SUSPEND 1/8" x 1/8" x 1/8" HEAVY DUTY TRACK W/ #12 GAUGE WIRE.
- BRACE TRACK PER SEISMIC ZONE D2.
- LIGHTS TO BE MECHANICALLY FASTENED TO T-GRID W/ SCREWS - PROVIDE ONE (1) PER END OF FIXTURE; 4 HAVE TWO (2) LIGHT WIRES INDEPENDENT OF T-GRID PROVIDE ONE (1) AT OPPOSITE CORNERS OF EACH LIGHT.
- FINISH CEILING HEIGHT: 9'5" A.F.F.
- ENVIRONMENTAL: #E-VTR24BL40PD; 2' x 4' (42") LED LAY-IN TROFFER (TOTAL: 43).
- ROYAL PACIFIC #4336NH; 11" LED SURFACE MOUNT PAN LIGHT (15% TOTAL) W/ GLOBE (TOTAL: 1).
- PORCH LIGHT:  
#RAB, MODEL #SLIM18/PC (22W) WALL MOUNT LED FIXTURE @ 84" A.F.F. W/ PHOTOCELL (TOTAL: 3).
- EXIT SIGN:  
ROYAL PACIFIC #RXL56N (5W); CEILING MOUNT, ELECTRIC ILLUMINATED W/ BATTERY BACK-UP & DIRECTIONAL ARROWS (TOTAL: 3).
- EMERGENCY LIGHT:  
ROYAL PACIFIC #REL1VH (12W); WALL MOUNT @ 80" A.F.F. 2-LIGHT W/ BATTERY BACK-UP (TOTAL: 5).
- OCCUPANCY SENSORS:  
#WATTSTOPPER #CI-205; CEILING MOUNT PIR SENSOR W/ #WATTSTOPPER #B2-150 POWER PACK (TOTAL: 2);  
#WATTSTOPPER #DT-355; CEILING MOUNT DUAL TECHNOLOGY (TOTAL: 4);  
#WATT STOPPER #WS-250; PIR WALL SWITCH SENSOR @ 42" A.F.F. (COLOR: WHITE).
- SWITCHES:  
#15-AMP TOGGLE TYPE @ 42" A.F.F. (COLOR: WHITE);  
#15-AMP 3-WAY TOGGLE TYPE @ 42" A.F.F. (COLOR: WHITE);
- HIDDEN LINE DENOTES LIGHT SWITCHING.
- SEE SHEET 4 FOR EXHAUST FAN SPECS.

CEILING GRID NOTES

- A HEAVY DUTY T-BAR GRID SYSTEM SHALL BE USED.
- THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NOT LESS THAN 7/8" IN. IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A SEISMIC CLIP WITH A 3/8" IN. CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON A SEISMIC ANGLE.
- FOR CEILING AREAS EXCEEDING 1000 SQ. FT. (92.9 M<sup>2</sup>), HORIZONTAL RESTRAINT OF THE CEILING TO THE STRUCTURAL SYSTEM SHALL BE PROVIDED PER DETAIL SHOWN BELOW.
- FOR CEILING AREAS EXCEEDING 2500 SQ. FT. (232 M<sup>2</sup>), A SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITION THAT BREAKS THE CEILING UP INTO AREAS NOT EXCEEDING 2500 SQ. FT. SHALL BE PROVIDED UNLESS STRUCTURAL ANALYSES ARE PERFORMED OF THE CEILING BRACING SYSTEM FOR THE PRESCRIBED SEISMIC FORCES WHICH DEMONSTRATE CEILING SYSTEM PENETRATIONS AND CLOSURE ANGLES PROVIDE SUFFICIENT CLEARANCE TO ACCOMMODATE THE ADDITIONAL MOVEMENT. EACH AREA SHALL BE PROVIDED WITH CLOSURE ANGLES IN ACCORDANCE WITH ITEM B AND HORIZONTAL RESTRAINTS OR BRACING IN ACCORDANCE WITH ITEM C.



PROVIDE VERTICAL 5" RUT OF CONTINUOUS LENGTH OF CEILING GRID OR OTHER APPROVED LIGHT METAL FRAMING ATTACHED TO MAIN RUNNER AND TO STRUCTURE ABOVE TO COUNTER-ACT UPLIFTING FORCES OF SPLAYED WIRES.



- EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTIONS, SPRINKLER HEADS AND OTHER PENETRATIONS SHALL HAVE A 2 IN. (50mm) OVERSIZE RING, SLEEVE, OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1 IN. (25 mm) OF CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS ARE PERMITTED TO BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION.
- CHANGES IN CEILING PLAN ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACINGS.
- CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING.
- CEILING AREAS OF 144 SQ. FT. OR LESS SURROUNDED BY WALLS WHICH CONNECT DIRECTLY TO THE STRUCTURE ABOVE SHALL NOT REQUIRE THE DIAGONAL BRACING WIRES.
- EACH VERTICAL WIRE SHALL BE ATTACHED EACH END WITH MIN. 3 TURNS.
- CEILING GRID SHALL BE INSTALLED LEVEL TO WITHIN 1/8" IN 12 FEET.
- LOCAL KINKS OR BENDS SHALL NOT BE MADE IN HANGER WIRES AS A MEANS OF LEVELING MAIN RUNNERS.
- ALL WIRE LOOPS SHALL BE TIGHTLY WRAPPED AND SHARPLY BENT. IS. INTEGRAL.
- CEILING/SPRINKLER CONSTRUCTION.  
AS AN ALTERNATIVE TO PROVIDING LARGE CLEARANCES AROUND SPRINKLER SYSTEM PENETRATIONS THROUGH CEILING SYSTEMS, THE SPRINKLER SYSTEM AND CEILING GRID ARE PERMITTED TO BE DESIGNED AND TIED TOGETHER AS AN INTEGRAL UNIT. SUCH A DESIGN SHALL CONSIDER THE MASS AND FLEXIBILITY OF ALL ELEMENTS INVOLVED, INCLUDING: CEILING SYSTEM, SPRINKLER APPURTENANCES. THE DESIGN SHALL BE PERFORMED BY A REGISTERED DESIGN PROFESSIONAL.
- CEILING MOUNTED LIGHT FIXTURES  
ALL CEILING MOUNTED LIGHT FIXTURES SHALL BE ATTACHED TO SUSPENDED CEILING GRID. IN ADDITION 12 GA. HANGER WIRES SHALL BE ATTACHED AT OPPOSITE CORNERS TO THE GRID WITHIN 3" OF EACH CORNER OF THE FIXTURE. TWO ADDITIONAL WIRES SHALL BE CONNECTED TO THE LIGHT HOUSING AND TO THE STRUCTURE ABOVE (THESE WIRES MAY BE SLACK). WIRES SHALL NOT ATTACH TO OR BEND AROUND INTERFERING MATERIAL OR EQUIPMENT. NOR SHALL THEY BE CLOSER THAN 6" FROM ANY UN-BRACED HORIZONTAL PIPING OR DUCTWORK. A TRAPEZOIDAL DEVICE SHALL BE USED WHERE OBSTRUCTIONS OCCUR. IBC 1621.2.2.2 SEISMIC DESIGN CATEGORIES D, E, OR F

REVISIONS	DATE
(1)	

SHEET CONTENTS:  
REFLECTED CEILING PLAN

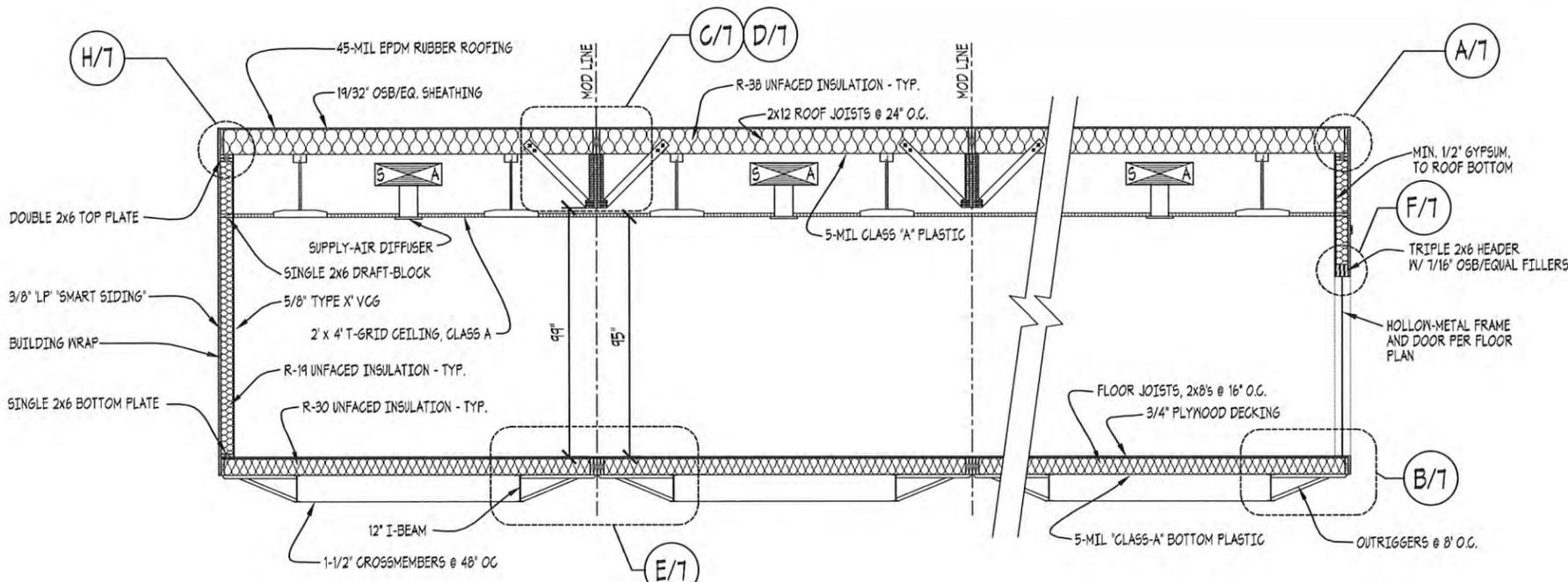
PROJECT TITLE:  
60' X 60'  
KUNA CHARTER SCHOOL  
MODULAR CLASSROOM BUILDING (B-PLAN)  
PRESENTED BY:  
PACIFIC MOBILE STRUCTURES - BOISE, ID.

ADVANCED MODULAR MANUFACTURING  
1168 SOUTH LEGACY VIEW STREET  
SALT LAKE CITY, UTAH 84104  
PH: (801) 571-9841  
FAX: (801) 456-7699  
DRAWN BY: THE GHOST  
CHECKED BY: G.J.J.



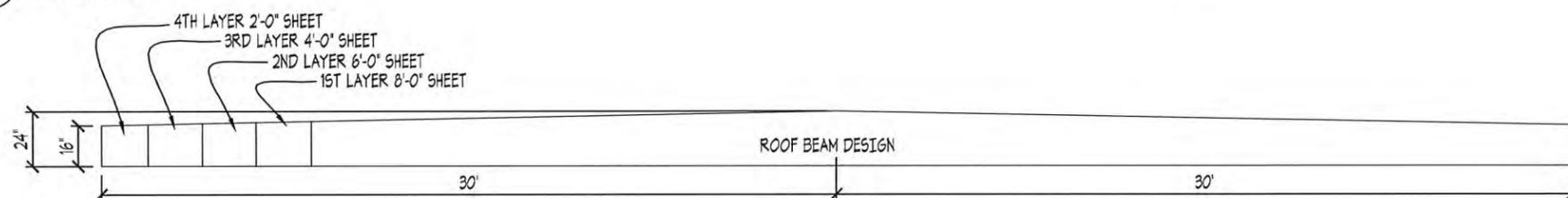
DATE:  
APRIL 26, 2018

SHEET  
3 OF 8  
PMS6060KUNAB



**A CROSS SECTION - TYP.**

SCALE: 1/4" = 1'-0"



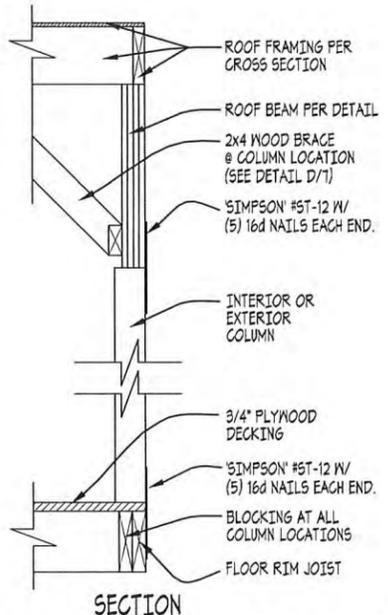
**B ROOF BEAM DESIGN**

SCALE: NONE

**BEAM ASSEMBLY:**

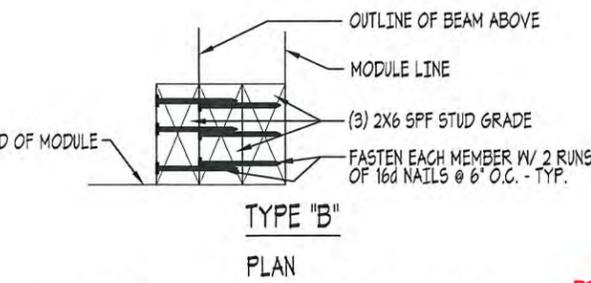
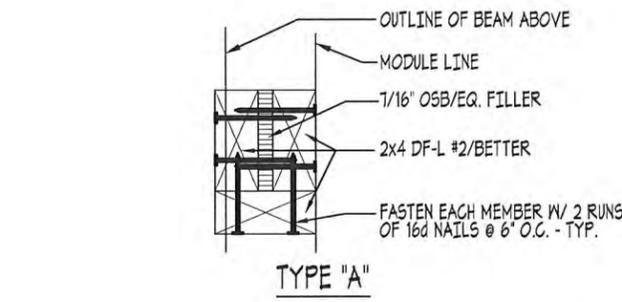
- CUT PLYWOOD TO DIMENSIONS NEEDED.
- OFFSET SPLICES AT LEAST 24"
- ARRANGE 1ST LAYER ON ASSEMBLY TABLE.
- APPLY APA SPEC. AFG-01 WOOD ASSEMBLY GLUE TO MATING SURFACES OF TWO(2) LAYERS OF 3/4" PLYWOOD.
- APPLY #16 GA. X 1-1/2" LG X 7/16" CROWN STAPLES TO CONNECT (2) LAYERS TOGETHER. USE A MINIMUM OF 25 STAPLES PER FOOT TO A MAXIMUM OF 35 STAPLES PER FOOT AT EACH LAYER CONNECTION.
- APPLY APA SPEC. AFG-01 WOOD ASSEMBLY GLUE TO MATING SURFACES OF LAYERS 2 & 3 OF 3/4" PLYWOOD.
- STAPLE AS NOTED IN (5) ABOVE.
- (IF APPLICABLE) APPLY APA SPEC. AFG-01 WOOD ASSEMBLY GLUE TO LAYERS 3 & 4 AS NOTED IN (4) AND (6) ABOVE.
- STAPLE AS NOTED IN (5) ABOVE.
- TURN BEAM OVER AND STAPLE FIRST SIDE TO OTHER ASSEMBLED BEAM AS NOTED IN (5) ABOVE.
- DO NOT INSTALL BEAM UNTIL ADHESIVE HAS SET (SEE MFG'S INSTRUCTIONS).

NOTE: GROUP I STRUCTURAL PLYWOOD (DOUG FIR 5-PLY) MUST BE USED!!



**D COLUMN INSTALLATION DETAIL**

SCALE: NONE



**E COLUMN (POST) DETAILS**

SCALE: NONE

FASTENING SCHEDULE		
CONNECTION	FASTENING	SPACING
<b>FLOORS</b>		
1. FLOOR JOIST TO FRAME.	3/8" X 3" LAG SCREW.	32' OC.
2. RIM JOIST TO FLOOR JOIST.	4 EACH 16d NAIL	16' OC.
3. DOUBLE RIM JOIST TO FLOOR JOIST.	4 EACH 16d NAIL	16' OC.
4. 40-MIL CLASS 'A' VAPOR BARRIER.	1-1/2" X 16-GAUGE STAPLE.	8' OC.
5. FLOOR DECK TO FLOOR JOIST.	GLUED & SCREWED W/ #8 SCREWS	10' OC. FIELD, 6' OC. EDGES.
<b>WALLS</b>		
1. BOTTOM PLATE TO FLOOR.	3 EACH 16d NAIL.	16' OC.
2. STUD TO BOTTOM PLATE.	16d NAIL: EXT: 3 EA; INT: 2 EA.	
3. TOP PLATE TO STUD.	16d NAIL: EXT: 3 EA; INT: 2 EA.	
4. DOUBLE TOP PLATE TO STUD.	2 EACH 16d NAIL.	16' OC.
5. TOP PLATE; LAP & INTERSECTION.	16d NAIL: EXT: 3 EA; INT: 2 EA.	
6. HEADER W/ FILLER.	2 EACH 16d NAIL	16' OC. EDGES.
7. SILL TO STUD.	2 EACH 16d NAIL.	
8. STUD TO HEADER.	EXT: 3 EACH 16d NAIL/EACH 2x6. INT: 2 EACH 16d NAIL/EACH 2x4.	
9. SILL TO STUD.	EXT: 3 EACH 16d NAIL. INT: 2 EACH 16d NAIL.	
10. INTERIOR SHEATHING TO STUD.	N/A.	
11. INTERIOR PANEL TO STUD.	1-1/2" DRYNAILS NAILS OR EQUAL SCREEN CONSTRUCTION ADHESIVE	6' OC. EDGES. FIELD
12. EXTERIOR SHEATHING TO STUD.	N/A.	
13. EXTERIOR SIDING TO STUD.	8d GALVANIZED NAILS	8' OC. FIELD 4' OC. EDGES
14. 1x TRIM TO EXTERIOR SIDING.	8d GALVANIZED NAILS	6' OC. FIELD
15. WALL TIE-IN TO FLOOR.	EXTERIOR SIDING	PER MFG. SPECS
16. INTERIOR TRIM.	4d FINISH NAILS.	8' OC. FIELD.
<b>ROOF</b>		
1. RIM JOIST TO TOP PLATE.	16d TOE-NAIL.	6' OC.
2. RIM JOISTS TO ROOF TRUSS.	6 EACH 16d NAIL	24' OC.
3. CEILING TO ROOF TRUSS.	#12 WIRE W/ LAG FASTENER.	AS PER 2012 IBC.
4. ROOF SHEATHING TO ROOF TRUSS.	10d NAIL	10' OC. FIELD 6' OC. EDGES.
5. UNDERLAYMENT	N/A.	
6. ROOFING TO ROOF.	COMPATIBLE W/ ROOFING.	PER MFG. SPECS
7. WALL TIE-IN TO ROOF.	EXTERIOR SIDING	
8. ROOF CAP TO ROOF @ MODULE LINE.	COMPATIBLE W/ ROOFING.	CONTINUOUS

**STRUCTURAL NOTES:**

- ROOF JOISTS: 2x12; SFF LUMBER #2/BETTER; PLACE @ 24' OC.; USE 2x RIM JOISTS.
- STRUCTURAL LUMBER REQUIRED:
  - A. FLOOR JOISTS: 2x8 (DFL #2) @ 16' O.C.
  - B. WALL STUDS: EXT: 2x6 SFF STUD GRADE; INT: 2x4 SFF STUD GRADE. ADDITIONAL 2x6: SFF #2/BETTER. ALL SHEATHING: APA RATED.
  - C. FLOOR DECKING: 3/4" T&G PLYWOOD/EQUAL; 20' MINIMUM SPAN INDEX APA RATED; GLUED AND SCREWED
  - D. WALL SHEATHING: 3/8" LP "SMART SIDING.
  - E. ROOF SHEATHING: 19/32" APA RATED OSB/EQUAL W/ 24" SPAN INDEX.
- STRUCTURAL MEMBERS CANNOT BE RIPPED OR ALTERED W/ OUT PRIOR APPROVAL FROM ENGINEER ON RECORD.

**CUSTOMER APPROVAL**

APPROVED  
 APPROVED EXCEPT AS NOTED  
 REVISE AS NOTED AND RESUBMIT

APPROVAL BY: \_\_\_\_\_ DATE: \_\_\_\_\_

IT IS UNDERSTOOD THAT THIS APPROVAL REPRESENTS THE FINAL AGREEMENT BETWEEN ALL PARTIES AS TO PROJECT SPECIFICATIONS AND METHODS OF CONSTRUCTION. ANY MODIFICATION TO THESE PLANS MUST BE MADE BY CHANGE ORDER AND HAVE THE SIGNATURE OF ALL PARTIES INVOLVED. THIS APPROVAL SUPERSEDES ALL OTHER PLANS AND SPECIFICATIONS.

THIS PRINT MUST BE SIGNED, DATED AND RETURNED TO: ADVANCED MODULAR MANUFACTURING 1168 S. LEGACY VIEW ST. SALT LAKE CITY, UTAH 84104

**C BEAM CROSS SECTION**

SCALE: NONE

CROSS SECTIONS

DATE: \_\_\_\_\_

REVISIONS: (1)

SHEET CONTENTS: CROSS SECTION

PROJECT TITLE: 60' X 60' KUNA CHARTER SCHOOL MODULAR CLASSROOM BUILDING (B-PLAN)

PRESENTED BY: PACIFIC MOBILE STRUCTURES - BOISE, ID.

ADVANCED MODULAR MANUFACTURING  
 1168 SOUTH LEGACY VIEW STREET  
 SALT LAKE CITY, UTAH 84104  
 PH: (801) 571-9841  
 FAX: (801) 456-1699

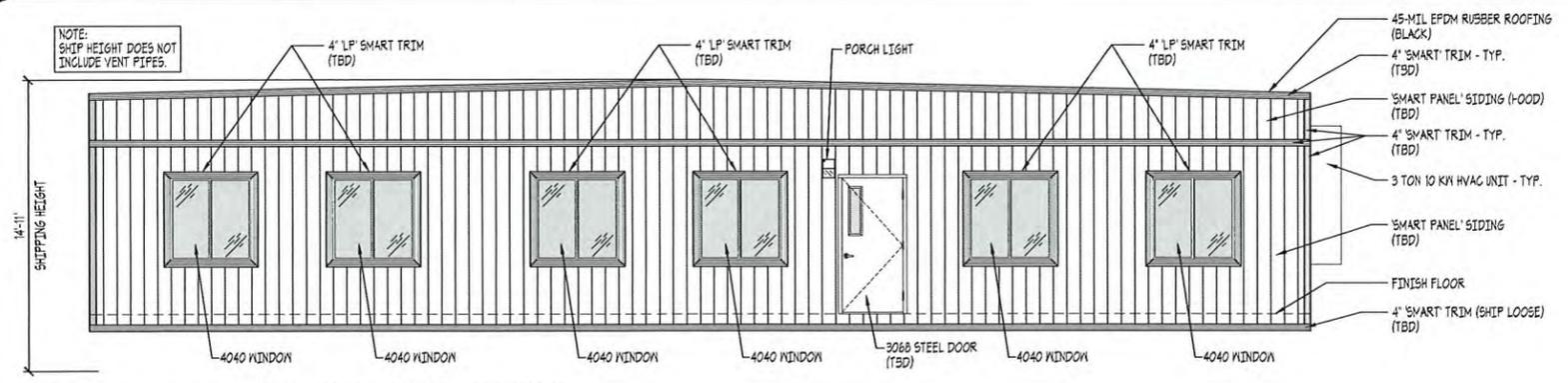
DRAWN BY: THE GHOST  
 CHECKED BY: C.J.J.

DATE: APRIL 24, 2018

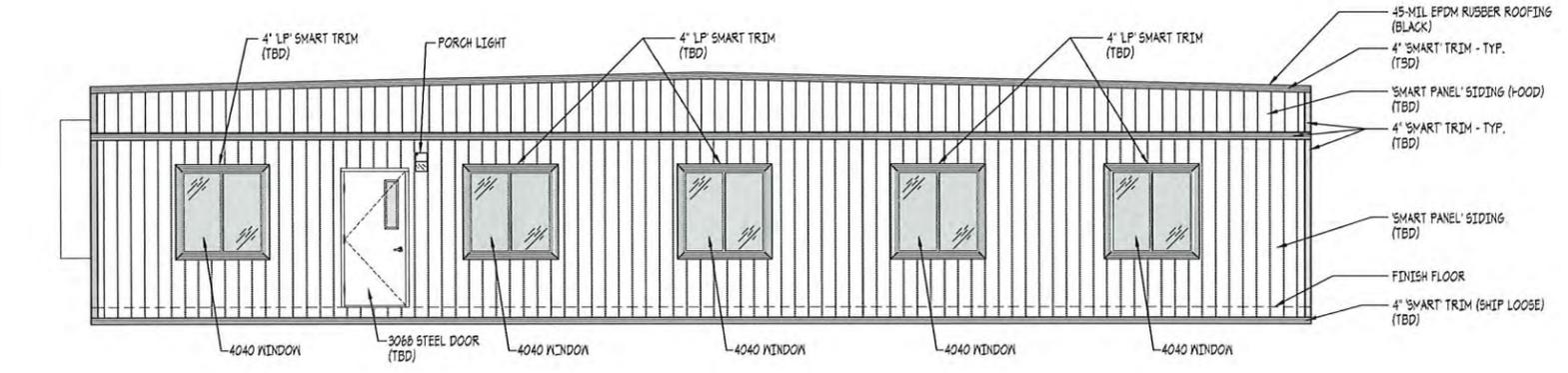
SHEET 6 OF 8  
 PMS6060KUNAB

received  
5.7.2018

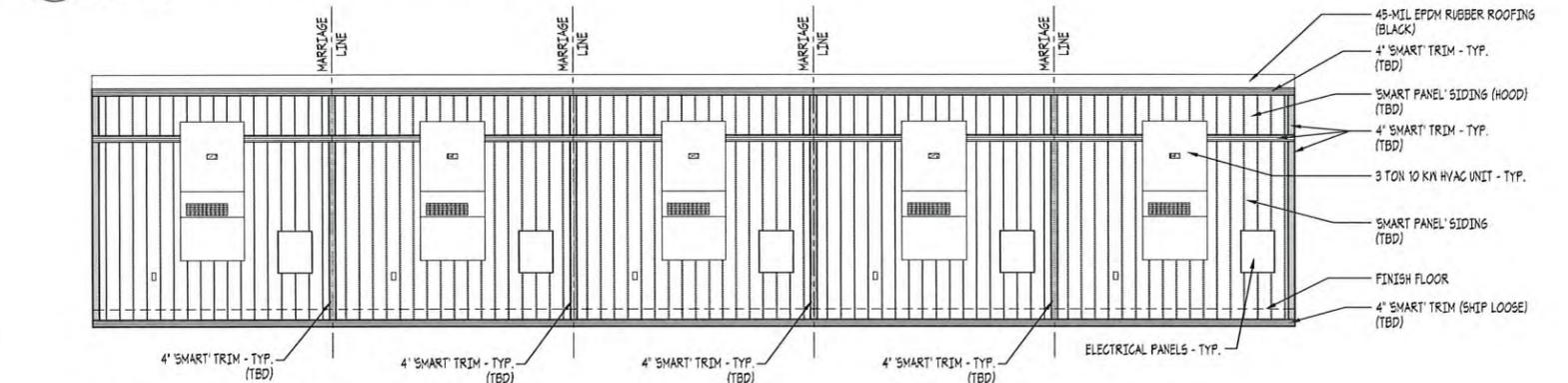
NOTE: UNAUTHORIZED USE OF THIS ADVANCED MODULAR MANUFACTURING PLAN, OR MAKING COPIES OF THIS PLAN, IS PROHIBITED BY LAW. WRITTEN PERMISSION FROM ADVANCED MODULAR MANUFACTURING IS REQUIRED TO REPRODUCE ANY PART OF THIS PLAN.



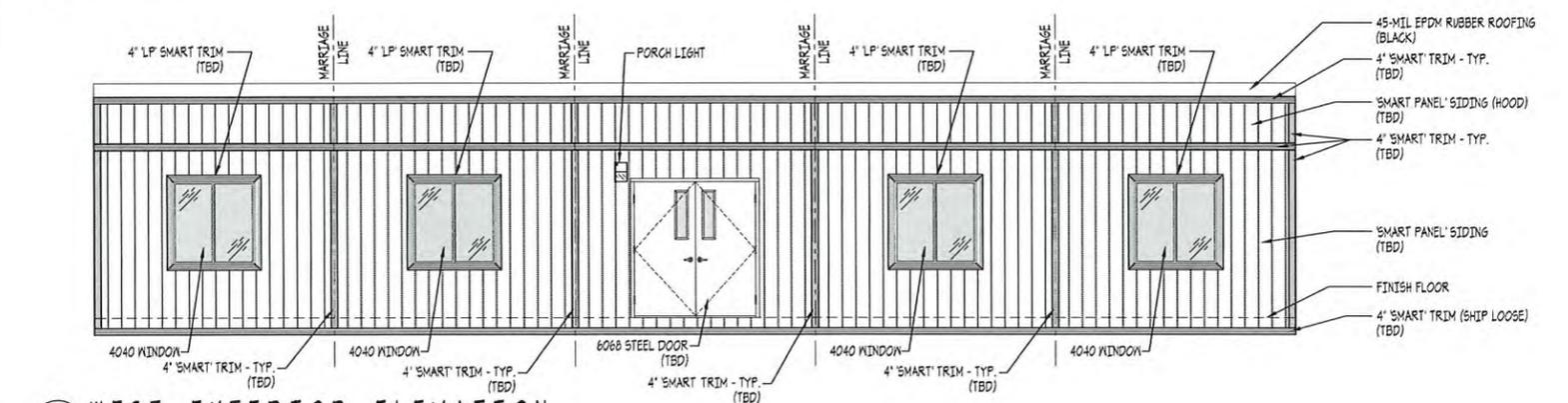
**A SOUTH EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



**B NORTH EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



**C EAST EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



**D WEST EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"

SCALE:  
NOTED

EXTERIOR ELEVATIONS

**CUSTOMER APPROVAL**  
 APPROVED  
 APPROVED EXCEPT AS NOTED  
 REVISE AS NOTED AND RESUBMIT  
 APPROVAL BY \_\_\_\_\_ DATE \_\_\_\_\_  
 IT IS UNDERSTOOD THAT THIS APPROVAL REPRESENTS THE FINAL AGREEMENT BETWEEN ALL PARTIES AS TO PROJECT SPECIFICATIONS AND METHODS OF CONSTRUCTION. ANY MODIFICATION TO THESE PLANS MUST BE MADE BY CHANGE ORDER AND HAVE THE SIGNATURE OF ALL PARTIES INVOLVED. THIS APPROVAL SUPERSEDES ALL OTHER PLANS AND SPECIFICATIONS. THIS PRINT MUST BE SIGNED, DATED AND RETURNED TO ADVANCED MODULAR MANUFACTURING 1168 S. LEGACY VIEW ST. - SALT LAKE CITY, UTAH 84104  
 DRAWN BY: THE GHOST  
 CHECKED BY: C.J.J.

**received**  
5.7.18

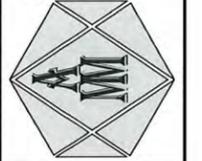
NOTE: UNAUTHORIZED USE OF THIS ADVANCED MODULAR MANUFACTURING PLAN, OR MAKING COPIES OF THIS PLAN, IS PROHIBITED BY LAW. WRITTEN PERMISSION FROM ADVANCED MODULAR MANUFACTURING IS REQUIRED TO REPRODUCE ANY PART OF THIS PLAN.

REVISED	DATE
(1)	

SHEET CONTENTS:  
EXTERIOR ELEVATIONS

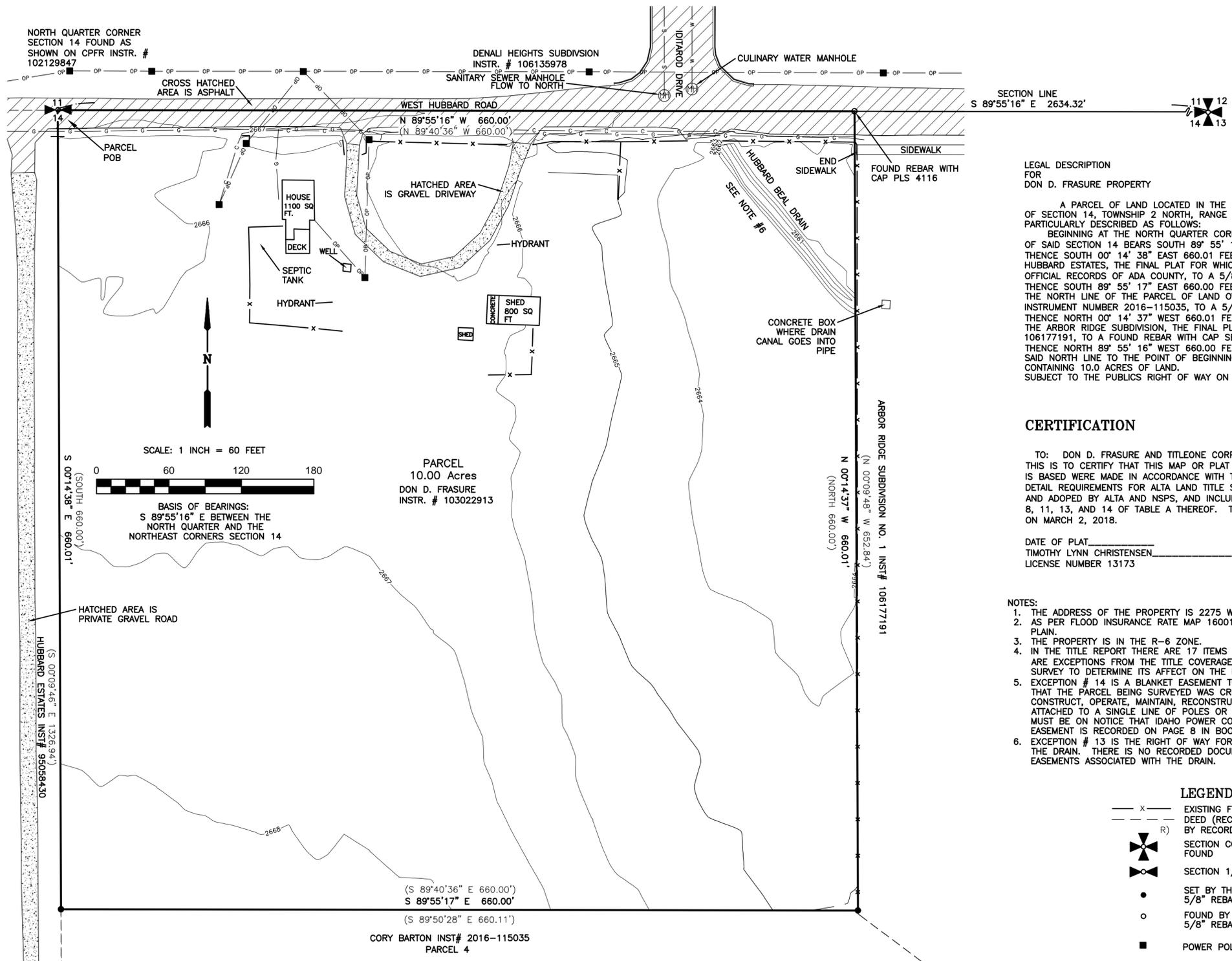
PROJECT TITLE:  
60' X 60'  
KUNA CHARTER SCHOOL  
MODULAR CLASSROOM BUILDING (B-PLAN)  
PRESENTED BY:  
PACIFIC MOBILE STRUCTURES - BOISE, ID.

ADVANCED MODULAR MANUFACTURING  
1168 SOUTH LEGACY VIEW STREET  
SALT LAKE CITY, UTAH 84104  
PH: (801) 571-9641  
FAX: (801) 456-7699  
DRAWN BY: THE GHOST  
CHECKED BY: C.J.J.



DATE:  
APRIL 27, 2018

SHEET  
8 OF 8  
PMS6060KUNAB



LEGAL DESCRIPTION FOR DON D. FRASURE PROPERTY

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4NE1/4) OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 14, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 14 BEARS SOUTH 89° 55' 16" EAST 2634.32 FEET;  
 THENCE SOUTH 00° 14' 38" EAST 660.01 FEET (SOUTH 660.00 FEET BY RECORD) ALONG THE EAST LINE OF HUBBARD ESTATES, THE FINAL PLAT FOR WHICH IS RECORDED AS INSTRUMENT NUMBER 95058430, IN THE OFFICIAL RECORDS OF ADA COUNTY, TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON PLS 13173";  
 THENCE SOUTH 89° 55' 17" EAST 660.00 FEET (SOUTH 89° 40' 36" EAST 660.00 FEET BY RECORD) ALONG THE NORTH LINE OF THE PARCEL OF LAND OWNED BY CORY BARTON, WHICH PARCEL IS DESCRIBED IN INSTRUMENT NUMBER 2016-115035, TO A 5/8" REBAR WITH CAP;  
 THENCE NORTH 00° 14' 37" WEST 660.01 FEET (NORTH 660.00 FEET BY RECORD) ALONG THE WEST LINE OF THE ARBOR RIDGE SUBDIVISION, THE FINAL PLAT FOR WHICH IS RECORDED AS INSTRUMENT NUMBER 106177191, TO A FOUND REBAR WITH CAP SET ON THE NORTH LINE OF SAID SECTION 14;  
 THENCE NORTH 89° 55' 16" WEST 660.00 FEET (NORTH 89° 40' 36" WEST 660.00 FEET BY RECORD) ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.  
 CONTAINING 10.0 ACRES OF LAND.  
 SUBJECT TO THE PUBLICS RIGHT OF WAY ON WEST HUBBARD ROAD.

CERTIFICATION

TO: DON D. FRASURE AND TITLEONE CORPORATION,  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD REQUIREMENTS FOR ALTA LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7B, 8, 11, 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 2, 2018.

DATE OF PLAT \_\_\_\_\_  
 TIMOTHY LYNN CHRISTENSEN \_\_\_\_\_  
 LICENSE NUMBER 13173

NOTES:

1. THE ADDRESS OF THE PROPERTY IS 2275 WEST HUBBARD ROAD KUNA, IDAHO 83634
2. AS PER FLOOD INSURANCE RATE MAP 16001C0250J THIS PROPERTY IS NOT IN A FLOOD PLAIN.
3. THE PROPERTY IS IN THE R-6 ZONE.
4. IN THE TITLE REPORT THERE ARE 17 ITEMS THAT AFFECT THE TITLE OF THE PROPERTY. THEY ARE EXCEPTIONS FROM THE TITLE COVERAGE. ONLY ITEM #14 NEEDS THE BENEFIT OF A SURVEY TO DETERMINE ITS AFFECT ON THE PROPERTY.
5. EXCEPTION # 14 IS A BLANKET EASEMENT TO IDAHO POWER COMPANY ON A LARGE PARCEL THAT THE PARCEL BEING SURVEYED WAS CREATED FROM. IT IS FOR THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, RECONSTRUCT AND REMOVE ELECTRIC APPURTENANCES ATTACHED TO A SINGLE LINE OF POLES OR OTHER SUPPORTS. THE OWNER OF THE PARCEL MUST BE ON NOTICE THAT IDAHO POWER COMPANY STILL HAS THIS EASEMENT. THE EASEMENT IS RECORDED ON PAGE 8 IN BOOK OF DEEDS 152.
6. EXCEPTION # 13 IS THE RIGHT OF WAY FOR HUBBARD BEAL DRAIN. THIS SURVEY SHOWS THE DRAIN. THERE IS NO RECORDED DOCUMENT THAT LISTS THE SPECIFIC RIGHTS OR EASEMENTS ASSOCIATED WITH THE DRAIN.

LEGEND

- x - EXISTING FENCE
- - - DEED (RECORD) LINE BY RECORD
- (R)
- ⊕ SECTION CORNER FOUND
- ⊙ SECTION 1/4 CORNER
- SET BY THIS SURVEY 5/8" REBAR W/ CAP
- FOUND BY THIS SURVEY 5/8" REBAR W/ CAP
- POWER POLE
- C- UNDERGROUND COMMUNICATIONS
- G- UNDERGROUND GAS
- OP- OVERHEAD POWER
- W- UNDERGROUND CULINARY WATER
- S- UNDERGROUND SANITARY SEWER

NARRATIVE:  
 THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN ALTA STANDARD SURVEY FOR THE PARCEL OF LAND OWNED BY DON D. FRASURE. THE PARCEL IS CURRENTLY DESCRIBED IN INSTRUMENT # 103022913 IN THE OFFICIAL RECORDS OF ADA COUNTY. THIS SURVEY USED THE NORTH LINE OF SECTION 14 AS THE NORTH PROPERTY LINE. THE SECTION LINE IS THE CENTERLINE OF HUBBARD ROAD. THE PARCEL IS SUBJECT TO THE PUBLICS RIGHTS ON HUBBARD ROAD. THE WEST LINE OF ARBOR RIDGE SUBDIVISION NO. 1 WAS USED AS THE EAST PROPERTY LINE. THE PLAT IS RECORDED AS INSTRUMENT # 106177191. THE NORTH DEED LINE OF THE PARCEL OF LAND OWNED BY CORY BARTON WAS USED AS THE SOUTH PROPERTY LINE. THE BARTON PROPERTY IS DESCRIBED IN INSTRUMENT # 2016-115035. THE EAST LINE OF HUBBARD ESTATES WAS USED AS THE WEST PROPERTY LINE. THE PLAT IS RECORDED AS INSTRUMENT # 95058430.

<p>LAND SURVEYORS</p> <p style="text-align: center;"><b>A. A. HUDSON AND ASSOCIATES</b></p>	<p>132 SOUTH STATE PRESTON, IDAHO 83263 (208)852-1155</p>	<p style="text-align: center;">ALTA STANDARD RECORD OF SURVEY FOR</p> <p style="text-align: center;"><b>DON D. FRASURE</b></p> <p style="text-align: center;">SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN ADA COUNTY, IDAHO</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>REVISIONS</td> <td>SURVEYED BY: TC DB</td> </tr> <tr> <td>1</td> <td>OFFICE WORK BY: LM</td> </tr> <tr> <td>2</td> <td>FIELD BOOK NO. ---</td> </tr> <tr> <td>PROJECT NO. 18038</td> <td>COMPLETION DATE MAR 2018</td> </tr> </table>	REVISIONS	SURVEYED BY: TC DB	1	OFFICE WORK BY: LM	2	FIELD BOOK NO. ---	PROJECT NO. 18038	COMPLETION DATE MAR 2018	<p style="text-align: center;">SURVEYOR'S CERTIFICATE</p> <p>I, TIMOTHY LYNN CHRISTENSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF IDAHO, THAT I HOLD CERTIFICATE NUMBER 13173 AND THAT BY THE AUTHORITY OF THE OWNERS OF THIS PROPERTY I HAVE CAUSED A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAT.</p> <p style="text-align: right;">DATE _____ TIMOTHY LYNN CHRISTENSEN</p>	<p style="text-align: center;">RECORDER'S CERTIFICATE</p> <p>INSTRUMENT NO. _____</p> <p>DATE _____ TIME _____</p> <p>RECORD OF SURVEY NO. _____</p> <p>REQUESTED BY _____</p> <p>RECORDED BY _____</p> <p>FEE _____</p> <p style="text-align: right;">DRAWING: 18038.dwg</p>
REVISIONS	SURVEYED BY: TC DB											
1	OFFICE WORK BY: LM											
2	FIELD BOOK NO. ---											
PROJECT NO. 18038	COMPLETION DATE MAR 2018											



# 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 5-1A-2 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: Project Impact STEM Academy SUP  
 Date and time of neighborhood meeting: March 17, 2018 between 11am-1pm  
 Location of neighborhood meeting: Kuna Library

### SITE INFORMATION:

Location: Quarter: \_\_\_\_\_ Section: 14 Township: 2N Range: 1W Total Acres: 9.62  
 Subdivision Name: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_  
 Site Address: 2275 W. Hubbard Road Tax Parcel Number(s): 51314120890  
Kuna, ID 83634

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

### CURRENT PROPERTY OWNER:

Name: Don. D. Frasure  
 Address: 2275 W. Hubbard Rd. City: Kuna State: ID Zip: 83634

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

Name: Teresa Fleming Business (if applicable): Project Impact STEM Academy  
 Address: 1577N. Linder Rd. MB162 City: Kuna State: ID Zip: 83634

**PROPOSED USE:**

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

**Application Type**

**Brief Description**

Annexation

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ charter school location \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**APPLICANT:**

Name: Teresa Fleming

Address: 1577 N. Linder Rd. MB 162

City: Kuna State: ID Zip: 83634

Telephone: 208-576-4811 Fax: \_\_\_\_\_

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

Signature: (Applicant) Teresa Fleming Date 3/17/18

# SIGN IN SHEET

**PROJECT NAME:** Project Impact STEM Academy

**Date:** 3/17/18

	Name	Address	Zip	Phone
1	<u>[Signature]</u>	<u>9975 W. HUBBARD</u>		<u><del>836-3136</del></u>
2	<u>FAT MCGUIRE</u>	<u>2299 W. SAGWON</u>	<u>841-6270</u>	<u>855-2136</u>
3	<u>MARGARET MCGUIRE</u>	<u>2299 W. SAGWON</u>	<u>83684</u>	<u>208-841-6266</u>
4	<u>KUSA BENNETT</u>	<u>2132 W Seward</u>	<u>83634</u>	
5	<u>[Signature]</u>	<u>2958 ATWOOD LN</u>	<u>83639</u>	<u>208-922-2138</u>
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# City of Kuna AFFIDAVIT OF LEGAL INTEREST

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

Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: www.cityofkuna.com

State of Idaho )  
                          ) ss.  
County of Ada )

I, M. Brett Jensen , 2694 N 920 E  
Name Address  
North Logan , UT 84341  
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 \_\_\_\_\_  
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 8th day of May, 2018

M. Jensen  
Signature

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

Karrie Shelton  
Notary Public for ~~Idaho~~ Utah

Residing at: Logan, UT

My commission expires: 08-04-20



**June 7, 2018**

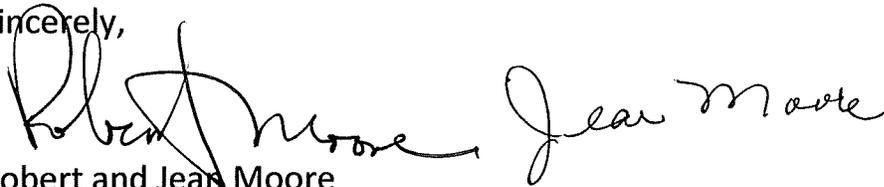
RE: Public Notice for property at 2275 W. Hubbard Road

We received the notice today so were not given 8 days to respond.

We live at 2955 Attwood Lane and own and maintain the Attwood Lane road. It is a private drive and we want to make sure the school understands that. Our road is not to be used as an access road for the school or during construction of the school.

Thank you for allowing our input.

Sincerely,

Handwritten signature of Robert and Jean Moore in cursive script.

Robert and Jean Moore

Email: [moorebobjeean@hotmail.com](mailto:moorebobjeean@hotmail.com)