



KUNA PLANNING AND ZONING COMMISSION Agenda for August 27, 2019

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

1. CALL TO ORDER AND ROLL CALL

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

2. CONSENT AGENDA: *All Listed Consent Agenda Items are Action Items*

- a. Meeting Minutes for August 13, 2019.
- b. **Findings of Fact and Conclusions of Law** for 16-13-DR (Design Review) Mod – Winfield Springs Landscape Modification

3. PUBLIC HEARING:

- a. **19-05-ZC (Rezone), 19-03-S (Preliminary Plat)** - Athleta Subdivision; The applicant, Epic Development Idaho, LLC, requests to rezone approximately 4.11 acres in Kuna City from C-1 (Neighborhood Commercial) to R-20, (High Density Residential) zone; and to subdivide the approx. 4.11 acres into 63 total lots (single-family home lots & common lots) and have reserved the name *Athleta Subdivision*. A Design Review Application for the common areas and buffer landscaping accompanies this application. The site is near the northwest corner of Ten Mile Road and Crenshaw Street, Kuna, Idaho in Section 15, Township 2N, Range 1W, APN #: S1315449223. **ACTION ITEM**
- b. **19-08-AN (Annexation), 19-04-S (Preliminary Plat), 19-19-DR (Design Review)** - Indian Creek at Crimson Point Subdivision; ACME, LLC requests to annex approximately 8.68 acres located west of Ten Mile Road and south of Hubbard Road with an R-8 (Medium Density Residential) zone; and to subdivide approximately 8.68 acres into 39 total lots, (33 buildable single-family lots, and six common lots). A Design Review application preceded this application. The subject site is located at 3001 West Ardell Road, Kuna, ID 83634, within Section 15, Township 2 North, Range 1 West; (APN# S1315325550). **ACTION ITEM**
- c. **19-04-ZC (Rezone)** – Kuna Rural Fire District; On behalf of Cloverdale Ranch (owner), the Kuna Rural Fire District is requesting to rezone approximately 1.63 acres from an “A” (Agriculture) zoning district classification to a “P” (Public) zoning district classification. The subject site is located at the southwest corner of South Cloverdale Road and East Kuna Road, Kuna, ID 83634 (APN: S1428111010). **ACTION ITEM**

4. COMMISSION REPORTS

- a. None

5. ADJOURNMENT

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, August 13, 2019**

| PZ COMMISSION MEMBER | PRESENT | CITY STAFF PRESENT: | PRESENT |
|-----------------------------|---------|---------------------------------|---------|
| Chairman Lee Young | X | Wendy Howell, Planning Director | X |
| Commissioner Dana Hennis | X | Troy Behunin, Senior Planner | X |
| Commissioner Cathy Gealy | X | Jace Hellman, Planner II | N/A |
| Commissioner Stephen Damron | X | Sam Weiger, Planner I | X |
| Commissioner John Laraway | X | | |

6:00 pm – COMMISSION MEETING

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

Call to Order and Roll Call

1. CONSENT AGENDA

Meeting Minutes for July 23, 2019.

Findings of Fact and Conclusions of Law For 19-21-DR (Design Review) – Panda Express

Findings of Fact and Conclusions of Law For 19-15-DR (Design Review) – Downtown Tabby Addition

Findings of Fact and Conclusions of Law For 19-03-SUP (Special Use Permit) – Johns In-Home Salon

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

2. NEW BUSINESS

16-13-DR (Design Review) Modification – Winfield Springs Design Review Modification; On behalf of Sterling Ranch HOA, Coleman Homes requests approval of a design review modification to the landscape buffer. The site is located near the northwest corner of Meridian Road and Deer Flat Road. Kuna, Idaho 83634 (APN # S1313428000).

Troy Behunin: Chairman and Commissioners, for the record, Troy Behunin, Planner III, Kuna Planning and Zoning Department, 751 West 4th Street. The application before you tonight is for the previously approved Winfield Springs Subdivision. As you know, this subdivision is well under way. They recently had phase four record. They are really moving along. The applicant has submitted a request to modify their previous approval back from 2017. They would like to change the buffer along Deer Flat Road across two different common lots. It's just the frontage along Deer Flat. We've had some challenges with Steve Gray and a couple of other things that were unanticipated. This used to follow our design review guidelines and try to make it nicer than what they thought this would turn out to be. Staff supports it and has no issue, conditions, requests or other information than what has been provided in the packets. I will stand for any questions. **C/Gealy:** Would there be any lessons that we might learn to avoid someone having to come back with a change from the initial review as a condition. **Troy Behunin:** We are reviewing how steep we're going to allow slopes in the future. That's one part of it. Another design consideration is probably going to be coming forward soon is the rock inside a required buffer. The lessons that they learned, we're going to have to learn from them, that's certain. **Kim Siegenthaler:** Kim Siegenthaler, Jensen Belts Associates, 1509 South Tyrell Lane, Suite 130, Boise, ID 83706. We are the landscape architects of this project, as Troy stated in 2017, the applicant submitted a preliminary plat with the buffer design. As the project moved forward, we made some changes that Coleman Homes with Toll Brothers requested with some berming and use of existing rock that could be crushed and used. Once that was all in place, we decided that the rock was pretty harsh. We wanted to change some of that out with some softening of grasses that would look really great along the buffer area. It's approximately 1500 linear feet for that

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, August 13, 2019**

Deer Flat Road buffer area. There's a mockup of what that will look like. We added more plant materials to soften that wall and then the grass behind the wall. **C/Young:** Is that the L2 sheet that you're referring to? **Kim Siegenthaler:** It's detail seven, that's an existing picture of the buffer along that. It was enhanced with Photoshop to show what the plant material would look like here. Adding pictures and adding that grass behind the wall. **C/Young:** The intent is to still keep the rock wall as you go down. It's just the modification of the plantings, correct? **Kim Siegenthaler:** Correct. **C/Hennis:** It's pretty straightforward. I like the fact that they're trying to improve it over what it already is to make it look really nice. **C/Young:** We like the grasses and desert vegetation.

Commissioner Hennis motions to approve Case No. 16-13-DR Mod with the conditions as outlined in the staff report; Commissioner Damron seconds, all aye and motion carried 4-0.

3. PUBLIC HEARING

19-03-S (Preliminary Plat) & 19-14-DR (Design Review) – Robinhood Subdivision; On behalf of Falcon Crest, LLC and M3 Companies, Scott Wonders with JUB Engineers requests preliminary plat approval to subdivide approximately 36.72 acres into 137 total lots with a gross density of 3.44 dwelling units per acre and a proposed net density of approximately 5.83 dwelling units per acre. The application also includes a Design Review application for the common lots. The subject site is located at 11102 S. Cloverdale Road, Kuna, ID, 83634 in Section 22, T 2 N, R 1 E (APN #'s S1422212410, S142212000, S1422233700).

- **Staff requests this item be tabled to a future date; ACHD staff report was not received.**

C/Young: Does ACHD have an estimated time of arrival? **Troy Behunin:** I received an email from Austin Miller, who is preparing the Robinhood Subdivision preliminary plat report. He has submitted a draft report that will be going to the ACHD Commission. However, that meeting cannot actually be held until August 28th. Tentatively we are looking at the first meeting in September. **C/Gealy:** Is that enough time? Or do we need to push it out further? **Troy Behunin:** September 10 would give staff enough time to digest the report. They're trying to keep the existing infrastructure as intact as they possibly can.

Commissioner Hennis motions to table Case Nos. 19-03-S & 19-14-DR until the September 10th Commission Meeting; Commissioner Damron seconds, all aye and motion carried 4-0.

4. COMMISSION REPORTS

5. ADJOURNMENT

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

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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



City of Kuna

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

P&Z Findings of Fact & Conclusions of Law

To: Planning & Zoning Commission
(DRC)

Case Number(s): 16-13-DR (Design Review):
Winfield Springs Subdivision

Location: North of Deer Flat Road, east of
Kay Avenue and west of Meridian
Road/Highway 69,
Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Meeting Date: August 13, 2019
Findings of Fact: **August 27, 2019**

Applicant: **Coleman Homes, A Toll Bro's Comp.**
Lyle Dennison-Swisse
3103 W. Sheryl Dr. Ste. 100
Meridian, ID 83642
208.424.0020
ldennison-swisse@tollbrothers.com

Owner: **Sterling Ranch, HOA**
3140 W. Belltower Dr.
Meridian, ID 83642

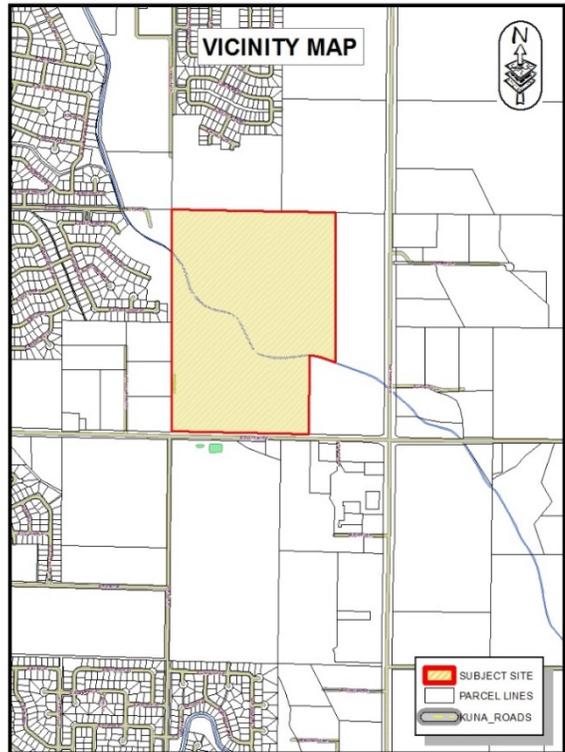


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| B. Applicant Request | F. Applicable Standards |
| C. Site History | G. Decision By the Commission |
| D. General Project Facts | H. Conditions of Approval |

A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as public meetings, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body. As a public meeting item, this action requires no formal public noticing actions.

a. Notifications

- i. Commission Agenda August 13, 2019

B. Applicant Request:

1. Applicant requests Modification of the existing Design Review approval for approximately 1.18 acres of landscape buffer on the north side of Deer Flat Road, adjacent to the Winfield Springs Subdivision, phases 1 and 2 as the applicant has encountered several setbacks with the final installed product. A Design Review

application for this common area was approved March 28, 2017. The site is located near the northeast corner of Kay Avenue and Deer Flat Road, Kuna, Idaho.

2. **Site Location Map:**

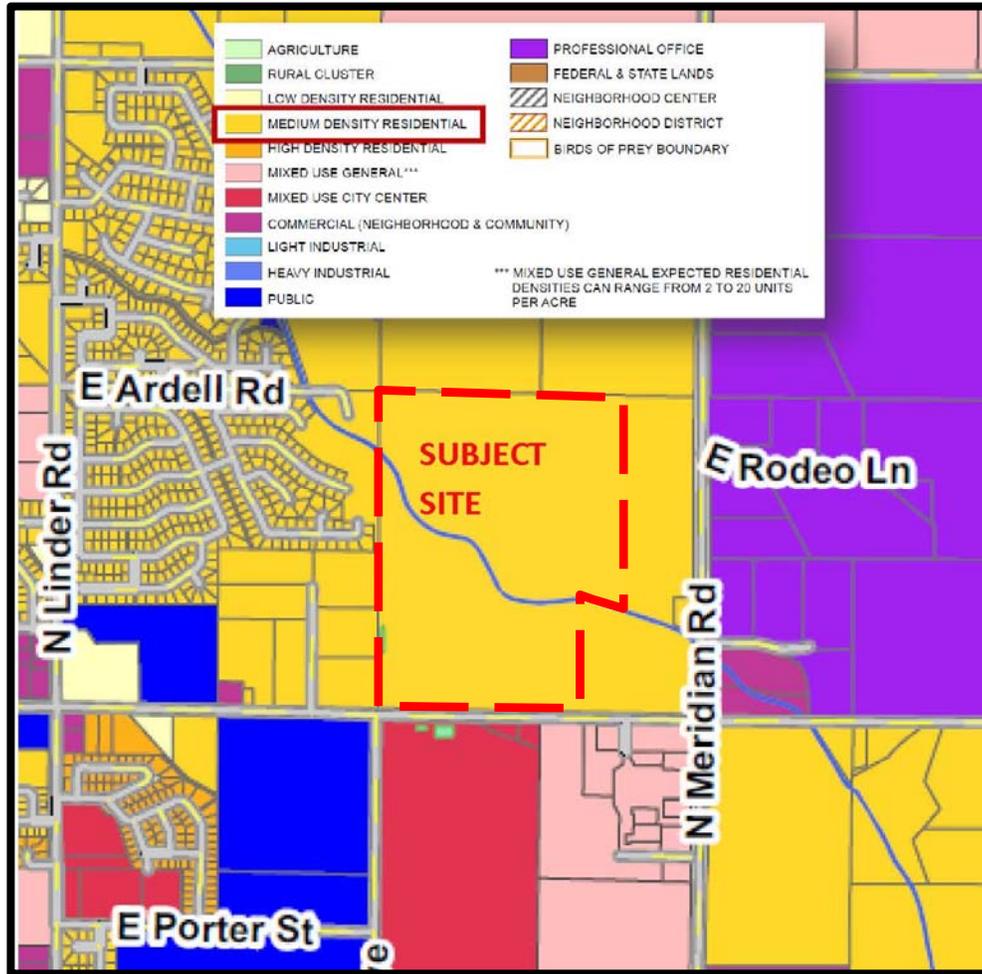


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C. **History:** The subject site is part of Sterling Ranch (Winfield Springs) phases 1 and 2 and has been under subdivision development for the last 2 years.

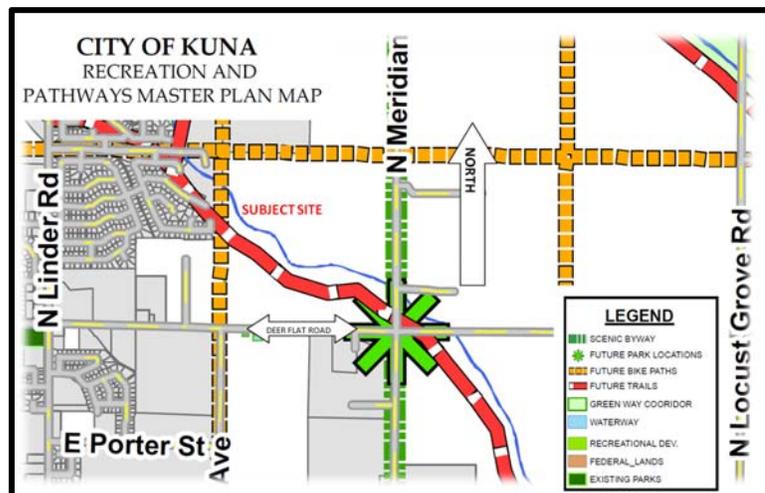
D. **General Projects Facts:**

1. **Comprehensive Plan Designation:** The City of Kuna's Future Land Use Map identifies the subject parcel as Medium Density Residential. 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 below in conjunction with the map legend indicates that the subject site is designated as Medium Density Residential. The applicant's request is consistent with the Future Land Use Map designation. *See Next Page.*



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

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



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

| | | |
|--------------|-------------|--|
| North | R-6 | Medium Density Residential – City of Kuna |
| South | RUT/ C-1 | Rural Urban Transitional – Ada County/ Neighborhood Business District (commercial) – City of Kuna |
| East | RUT | Rural Urban Transitional – Ada County |
| West | RUT/ R-6 | Rural Urban Transitional – Ada County/ Medium Density Residential – City of Kuna |

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

- Approximately 1.18 total acres
- RUT (Rural Urban Transitional) – Ada County
- Parcel # R9466230020, R9466230700 & R9466240360.

6. **Services:**

Sanitary Sewer– City of Kuna
 Potable Water – City of Kuna
 Irrigation District – Boise-Kuna Irrigation District
 Pressurized Irrigation – KMIS (Kuna Municipal Irrigation System)
 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 are two subdivision entry signs on the subject site with street lights along Deer Flat Road. Some landscaping is on site, however, the applicant has encountered issues with the final product and wishes to remedy it.

8. **Transportation / Connectivity:** The applicant has already constructed a wider Deer Flat Road along the frontage and added a new segment of Sailor Place on the north side of Deer Flat Road.

There are multiple pedestrian and bicycle pathway connections throughout the development to support alternative transportation choices for citizens, and create a more walkable and pedestrian friendly neighborhood environment.

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

E. **Staff Analysis:**

Applicant requests approval to modify the Design Review approval from March 2017. Once installed, the applicant feels that the originally approved landscaping scheme did not meet the goals or the intent of the developer to create a pleasing and enhanced feel for the residents. Applicant requests approval to modify the landscaping as described in their letter of intent and as shown on their updated landscape plans. A Homeowners Association (HOA) has been established for the care and maintenance for all common lots.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards Case No. 16-13-DR (MOD), 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 & Landscape 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. Decision by the Commission:

Based on the evidence contained in Case No. 16-13-DR (MOD), the Kuna Planning and Zoning Commission finds Case No. 16-13-DR (MOD) complies with Kuna City Code and the Kuna Comprehensive Plan.

H. Conditions of Approval:

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 of Case No's 16-03-S and 16-06-AN; annexation and preliminary plat and hereby *approves* 16-13-DR; Design Review with the following conditions of approval:

- *Applicant shall follow the conditions as outlined in the staff report.*
1. 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.
 2. 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.
 3. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P&Z approval in concert with the prepared construction drawings for the project.
 4. Fencing within and around the site shall comply with KCC standards.
 5. A sign permit is required prior to any subdivision entrance sign construction and shall comply with KCC 5-10-4. Monument signs will require a separate design review.
 6. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits as required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.
 7. 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 or seek amending them through the proper DRC processes.
 8. The applicant's proposed landscape plan (dated 06/19/2019) shall be considered a binding site plan, or as modified and approved through the proper DRC processes.
 9. Applicant shall follow staff, and other agency recommended requirements as applicable.
 10. Compliance with all local, state and federal laws is required.

DATED: this 27th day of August 2019.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Planner III
Kuna Planning and Zoning Department



City of Kuna

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

P & Z Commission Staff Report

To: Planning and Zoning Commission

Case Numbers: 19-03-ZC (Rezone), 19-05-S (Subdivision):
Athleta Subdivision

Location: Northwest Corner (NWC) of Ten Mile and Crenshaw Street, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: August 27, 2019

Representative: **WHPacific**
Jane Suggs
2141 W. Airport Way, Ste. 104
Boise, Idaho 83705
208.275.8729
jsuggs@whpacific.com

Owner: **Epic Development Idaho, LLC**
Jarron Langston
11785 Valley Sage Dr.
Sparks, NV 89411
208.724.6239
Jarronlangston@gmail.com



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| E. General Project Facts | K. Proposed Commission's Recommendation |
| F. Staff Analysis | L. Proposed Conditions of Approval |

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that rezones and subdivision applications are designated as *public hearings*, with the Planning and Zoning Commission as the recommending body, and the City Council as the decision-making body.
2. 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 | April 23, 2019 (Five persons attended) |
| ii. Agencies | July 17, 2019 |
| iii. 400' Property Owners | August 15, 2019 |

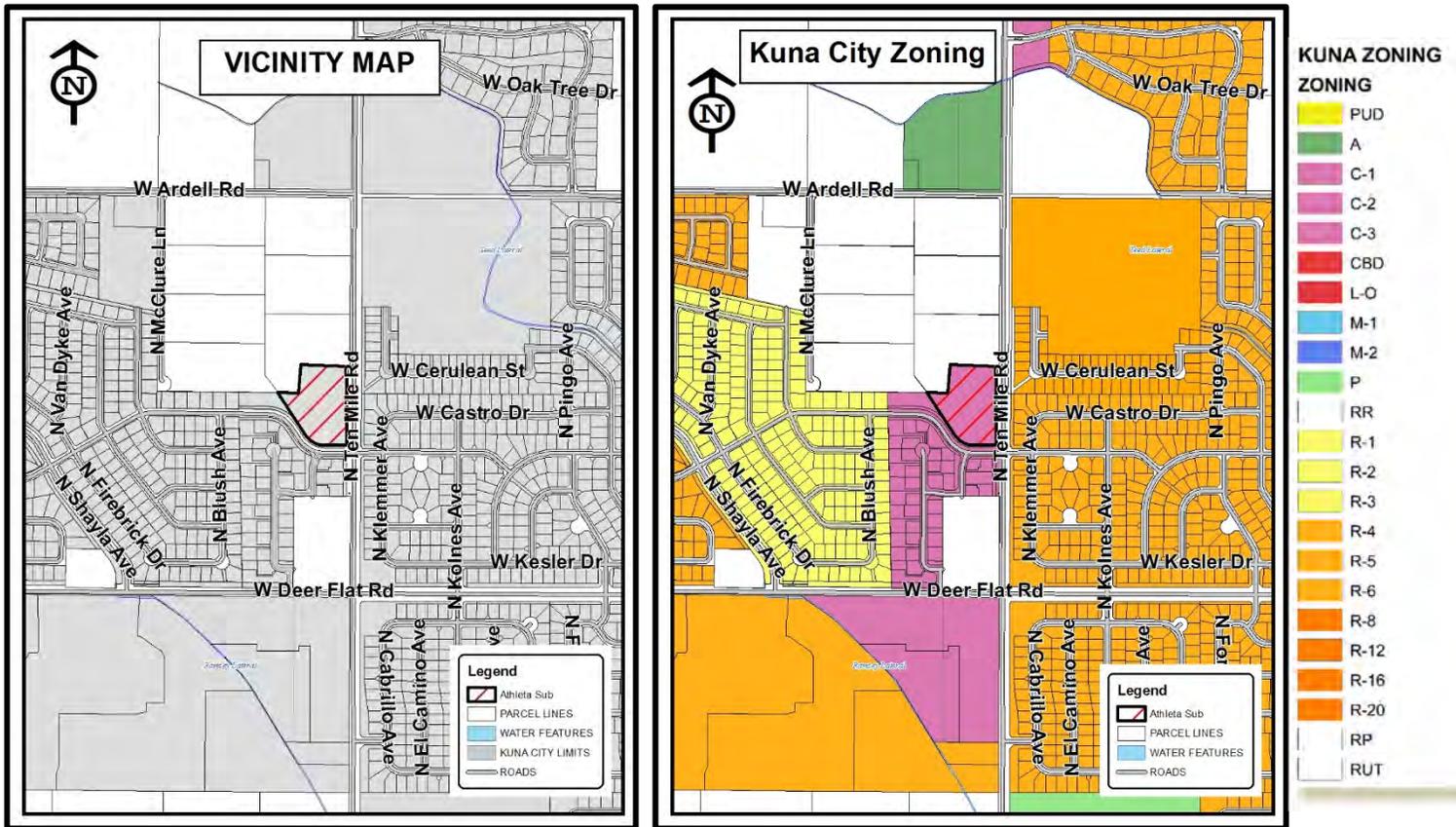
- iv. Kuna, Melba Newspaper
- v. Site Posted

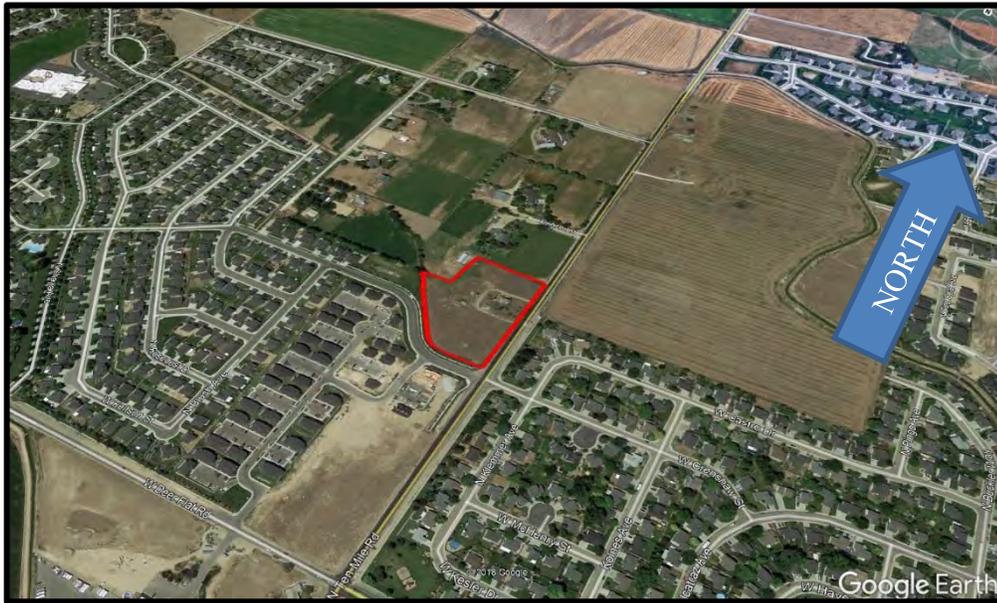
August 7, 2019
 August 16, 2019

B. Applicant Request:

1. The applicant, Epic Development Idaho, LLC, requests to rezone approximately 4.11 acres in Kuna City from C-1 (Neighborhood Commercial) to R-20, (High Density Residential [HDR]) zone; and to subdivide the approx. 4.11 acres into 63 total lots (Home lots & Common lots) and have reserved the name *Athleta Subdivision*. A Design Review application for the common areas & buffer landscaping preceded this application (19-05-DR). The site is near the northwest Corner of Ten Mile Rd. and Crenshaw Street, Kuna, Idaho; In Section 15, T 2N, R 1W, APN #: S1315449223.

C. Exhibit Maps:



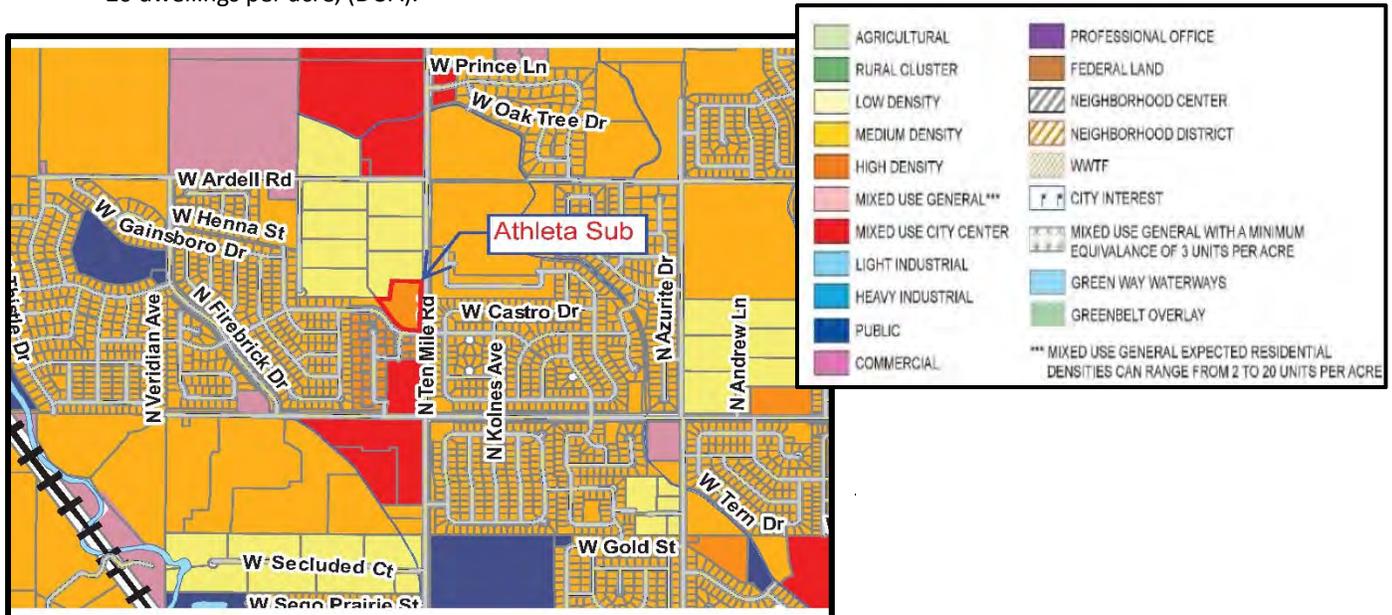


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D. History: The subject site is approximately 4.11 acres in size and is currently zoned C-1 (Neighborhood Commercial) and in Kuna City limits. The subject site has historically been used for a single family residence.

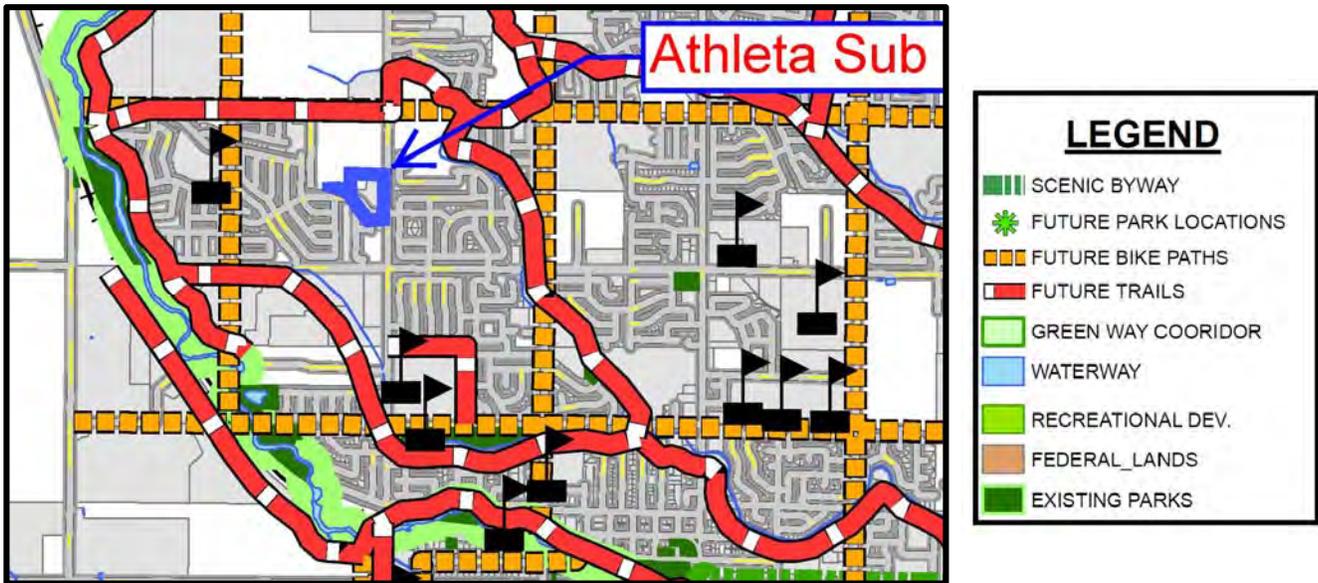
E. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The FLUM identifies the approximately 4.11-acre site as High Density Residential, or 8 – 20 dwellings per acre, (DUA).



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

The Kuna Recreation and the Master Pathways Plan maps do not identify a future park, bike or walking /path trail near the subject property. Although the applicant has proposed several internal pathways for residents.



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

| | | |
|--------------|-----------------|---|
| North | RUT | Rural Urban Transition – Ada County |
| South | C-1 | Neighborhood Commercial - KUNA CITY |
| East | R-6 | Medium Density Residential - KUNA CITY |
| West | C-1, R-3 RUT | Commercial, Low Density Residential – KUNA CITY AND Rural Urban Transition – Ada County |

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

| Property Owner | Parcel Size | Current Zone | Parcel Number |
|------------------|------------------|-----------------|---------------|
| Epic Development | Approx. 4.11 ac. | C-1; Commercial | S1315449223 |

5. **Services:**

| | |
|---|---|
| Sanitary Sewer– City of Kuna | Fire Protection – Kuna Rural Fire District (KRFD) |
| Potable Water – City of Kuna | Police Protection – Kuna City Police (ACSO) |
| Irrigation District – Boise-Kuna Irrigation District | Sanitation Services – J & M Sanitation |
| Pressure Irrigation–Kuna Municipal Irr. System (KMIS) | |

6. **Existing Structures, Vegetation and Natural Features:** Currently there is a residence on the parcel, with approximately two other out-buildings, with agriculture uses on site. This parcel is generally flat and on-site vegetation is consistent with typical residence and agricultural fields.

Transportation / Connectivity: The site has limited frontage along Ten Mile Road. Applicant shall work with the City and ACHD to place a Ten Mile Road connection as far north as possible to serve the connection/traffic needs of the site. Applicant shall satisfy Kuna City and ACHD’s requirements for roadway improvements, including road widening and vertical/ rolled curb, gutter and sidewalks appropriately. Applicant attempted to gain access to Crenshaw Street across Lot 17, Block 25 in Crimson Point No. 5, however the Homeowners

Association denied the applicants access. The Applicant shall work with the Emergency Medical Services (EMS) to provide emergency access in the southeast part of the site as shown on their preliminary plat dated 6.12.2019 and at proper widths and a surface approved by the KRFD.

7. **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.
8. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:
 - City Engineer (Paul Stevens) Exhibit B-1
 - Ada County Highway District (ACHD) Exhibit B-2
 - Boise Project Board of Control Exhibit B-3
 - Central District Health Department (CDHD) Exhibit B-4
 - COMPASS Exhibit B-5
 - Department of Environmental Quality (DEQ) Exhibit B-6
 - Idaho Transportation Department (ITD) Exhibit B-7
 - Kuna School District No. 3 (KSD 3) Exhibit B-8

F. Staff Analysis:

Applicant requests approval to rezone approximately 4.11 acres already in Kuna City limits from C-1 (Neighborhood Commercial) to an R-20 (High Density Residential [HDR]) zone. Applicant proposes to subdivide the approximately 4.11 acres in order to create a 63 total lot subdivision known as *Athleta* Subdivision. Originally, the applicant planned to build 16 separate buildings to house 64 total dwelling units (four-plexes). However, after many meetings with staff, the idea was conceived to create a for-sale subdivision of townhomes. This application is a direct result of the applicant and staff working together to bring a new and unique housing product that does not exist in Kuna at this time.

The applicant proposes to rezone the approximately 4.11 acres from C-1 Commercial to R-20 HDR. The FLUM and the Comprehensive Plan for Kuna identifies this parcel as High Density Residential uses, which equals eight (8) to 20 dwelling units per acre (DUA). This application requests seventeen (17) DUA. Staff views this proposal to be compliant with the FLUM and Comprehensive Plan.

The *Athleta* preliminary plat proposes 57 home lots, 6 common lots (63 total) with a gross density (total property) of 13 DUA and net density (land that can be developed) of 17 DUA including 63,283 square feet of open space (1.45 acres or 35% of the project). The applicant should be conditioned to work with the Public Works department in order to bring utilities to the site in conformance with Kuna's regulations. Public utilities shall be provided at the developers cost, by extending existing utilities/facilities with sufficient sizes. Staff recommends the applicant be conditioned to provide street lights throughout the Sub that comply with KCC for distance, style and wattage, including street lights at all intersections and hydrants. The applicant's proposal is for a new single-family townhome community and features groups of buildings with 4, 5, 6 or 7 attached single-family homes and will be platted as other subdivisions. Front doors will face open spaces to encourage community interaction, and will have alley style driveways behind the units for access. The applicant has proposed significant open spaces (35%), including a large number of pathways, *additional parking*, a pavilion, tot-lot, dog-park and outdoor places for the residents.

The Design Review for this project was approved earlier this spring with application 19-05-DR (Design Review). An HOA will be established for the care and maintenance for the common lots and landscape buffers. Applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping, buildings, street lights and parking lot compliance prior to signature on the final plat or receiving Certificates of Occupancy. It is also noted that any changes to the landscape or street light plans must receive staff approval *prior* to changes being made. At the time of inspections, if field conditions

are different than the approved plans, changes will be required until field conditions are compliant, and will be made at developers' expense.

Staff has determined these applications comply with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan and FLUM; and forwards Case No's 19-03-ZC and 19-05-S, to the Commission with recommended conditions of approval listed in section 'M' of this report.

G. Applicable Standards:

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

H. Procedural Background:

On August 27, 2019, the Commission **will consider** the Athleta subdivision project, Case No's 19-03-ZC & 19-05-S, including the applications, agency comments, staff's report and public testimony presented or given.

I. Proposed Comprehensive Plan Analysis:

The Commission may accept or reject the Comprehensive Plan components, and **have/have not** determined the proposed preliminary plat request for the site **is/is not** consistent with the following Comprehensive Plan components as described below:

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.

2.0 – Property Rights and Summary

Goal 1: 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.

5.0 Economic Development Goals and Objectives - 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 unique set and arrangement of lot sizes, sidewalks, pathways and open spaces throughout to meet this goal.

6.0 Land Use Goals and Objectives - Summary:

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

Comment: *The project complies with the land use plan as adopted by the City by incorporating the following; landscape buffers, a pathway/greenbelt, sidewalks, unique/varied housing densities and types and promotes desirable, cohesive community character and a possibility for a quality neighborhood.*

8.0 - Public Services, Facilities and Utilities Goals and Objectives - Summary:

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

Comment: *Kuna has adequate services for this development and the authority to rezone the requested. This application will expand the City's sanitary sewer system, potable water and adds to the pressure irrigation mainline in an orderly fashion and adds amenities and significant open space for its residents.*

9.0 - Transportation Goals and Objectives - Summary:

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

Comment: *The project meets the transportation goals of the City by extending and improving Ten Mile with expanded rights-of-way along its frontage, adding sidewalks for public use and internal roads for transportation connections.*

12.0 - Housing Goals and Objectives - 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 57 total lots which will possibly contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development proposes varied and unique housing types, open spaces, additional parking and amenities, therefore creating a pleasant neighborhood environment.*

13.0 - Community Design Goals and Objectives - Summary:

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

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

J. Proposed Kuna City Code Analysis:

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

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

2. The site is physically suitable for a subdivision.
Comment: *The approx. 4.11 acre subdivision has sufficient size to include a mix of lot sizes, community landscape buffer(s).*

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

4. The rezone and subdivision application **is/is not** likely to cause adverse public health problems.
Comment: *The rezone of the property follows the zoning designation per Kuna Code 5-13-9. The High density zone requires connection to public sewer and water, therefore eliminating the occurrence of adverse public health problems. Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.*

5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
Comment: *The rezone and subdivision design did consider the location of the property, classified roadways (Ten Mile & Crenshaw) and the system. The subject property can be connected to the City's public sewer, water and pressure irrigation facilities. The adjacent uses are complimentary uses 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.

K. Proposed Recommendation of the Commission:

Based upon the record contained in Case No's 19-03-ZC and 19-05-S including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby recommends **approval/conditional approval/denial** of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 19-03-ZC and 19-05-S a request for rezone and preliminary plat approval by Epic Development Idaho, LLC.:

L. Proposed Conditions of Approval:

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

- g. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
 - h. Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.
 - i. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District,
2. Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.
 3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
 4. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P & Z approval in concert with the prepared construction drawings for the project.
 5. Parking within the site shall comply with KCC 5-9-3.
 6. Fencing within and around the site shall comply with Kuna City standards – KCC 5-5-5- A-J and KCC 6-4-2-E.
 7. A sign permit is required prior to subdivision entrance sign construction and shall comply with KCC 5-10-4. *Monument signs will require a separate design review.*
 8. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits as required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.
 9. Submit a petition to the City consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID) prior to requesting final plat signature from the City Engineer.
 10. The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and/or Council, or seek amending them through public hearing processes.
 11. The applicant's proposed preliminary plat (dated 06/12/19) shall be considered a binding site plan, or as modified and approved through the public hearing process.
 12. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
 13. Compliance with all local, state and federal laws is required.



City of Kuna

Planning and Zoning Commission
Findings of Fact and Conclusions of Law

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

M. Based upon the record contained in Case No's 19-03-ZC and 19-05-S, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna City Council hereby **approves/conditionally approves/denies** the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 19-03-ZC and 19-05-S, a request for a rezone and preliminary plat from Epic Development Idaho, LLC:

1. The Kuna City Council approves the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: The Commission **will hold** a public hearing on the subject applications on August 27, 2019, to hear from City staff, the applicant and to accept public testimony. The decision by the Council is based on the application, staff report and public testimony, both oral and written.

2. Based on the evidence contained in Case No's 19-03-ZC and 19-05-S, this proposal **is/is not** generally complies with the Comprehensive Plan and City Code.

Comment: The Comp Plan has listed numerous goals for promoting and supporting a diverse and sustainable economy that will allow more Kuna residents to work in their community and encouraging a balance of land uses to ensure that Kuna remains desirable, stable and a self-sufficient community.

3. Based on the evidence contained in Case No's 19-03-ZC and 19-05-S, this proposal **is/is not** generally complies with the Kuna City Code.

Comment: The applicant has submitted a complete application, and following staff review the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.

4. The Planning and Zoning Commission has authority to recommend **approval/conditionally approval/denial** Case No's 19-03-ZC and 19-05-S.

Comment: On August 27, 2019, the Commission **will vote** to **approve/conditionally approve/deny** Case No's 19-03-ZC and 19-05-S.

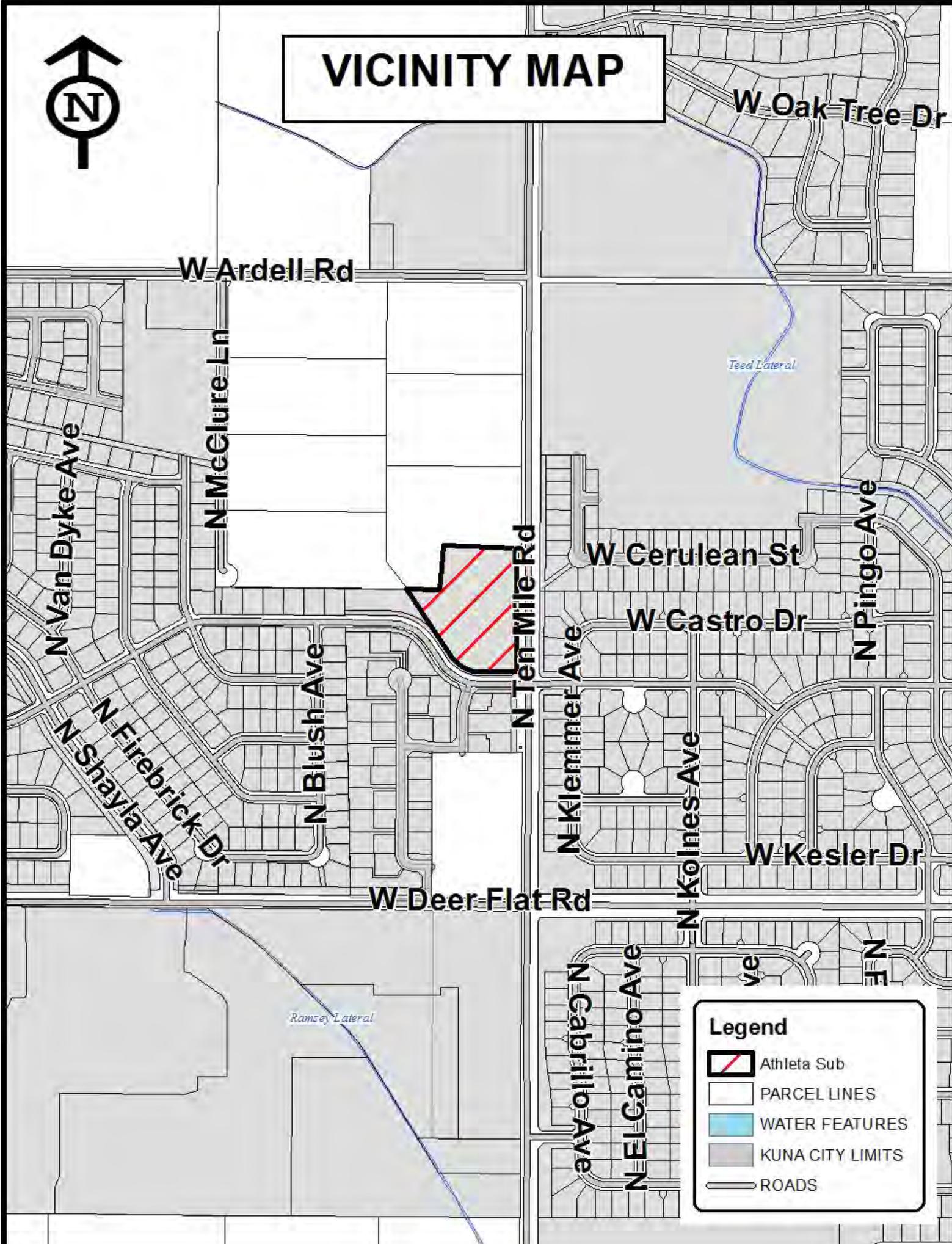
5. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Comment: Neighborhood Notices were mailed out to residents within 400-FT of the proposed project site on August 15, 2019, and a legal notice was published in the Kuna Melba Newspaper on August 7, 2019. The applicant placed a sign on the property on August 16, 2019.

DATED: this ___ day of _____, 2019.



VICINITY MAP



W Oak Tree Dr

W Ardell Rd

N McClure Ln

N Van Dyke Ave

W Cerulean St

W Castro Dr

N Pingo Ave

N Blush Ave

N Ten Mile Rd

N Klemmer Ave

N Kolnes Ave

W Kesler Dr

N Firebrick Dr
N Shayla Ave

W Deer Flat Rd

N Cabrillo Ave

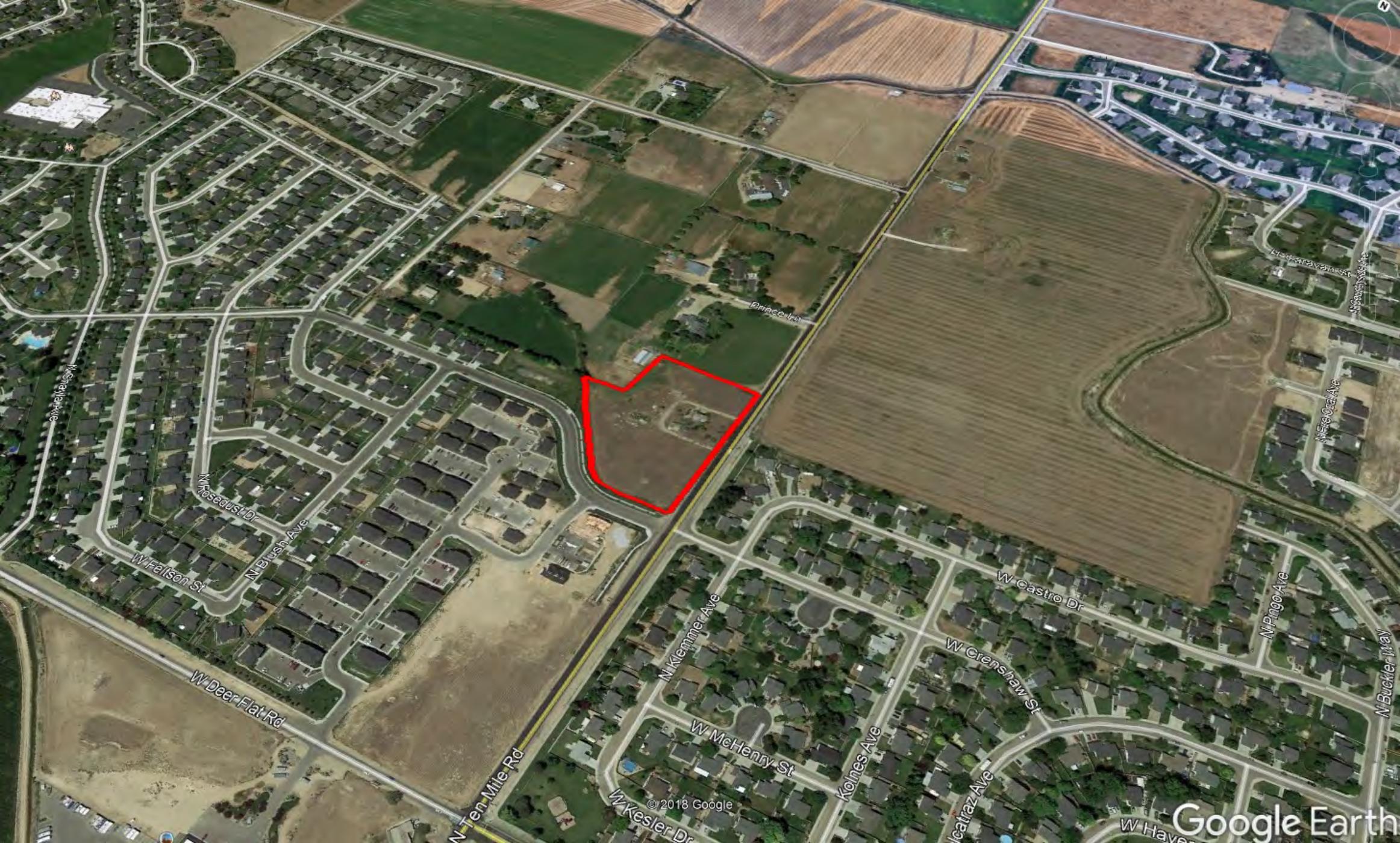
N El Camino Ave

ve

N E

Legend

-  Athleta Sub
-  PARCEL LINES
-  WATER FEATURES
-  KUNA CITY LIMITS
-  ROADS



Google Earth

© 2018 Google

N S. Ten Mile Rd

N Rosebud Dr

N Brush Ave

W Falson St

W Deer Flat Rd

N Ten Mile Rd

N Klemmer Ave

W McHenry St

W Kesler Dr

Kolnes Ave

W Crenshaw St

W Catraz Ave

W Castro Dr

N Pingo Ave

N Sycamore Ave

N Buckler Way

W Haven

June 13, 2019

Ms. Wendy Howell, Director
Mr. Troy Behunin, Senior Planner
Kuna Planning and Zoning Department
751 W. 4th Street
Kuna, Idaho 83634

Subject: Athleta Subdivision, also known as Mulberry Place and Olivia's Garden
Applications for rezone and preliminary plat

Dear Ms. Howell and Mr. Behunin:

On behalf of our client, Epic Development Idaho, LLC, we are pleased to submit applications for rezone and preliminary plat for Athleta Subdivision. The 4.1-acre site is located at 2003 N. Ten Mile Road, at the northwest corner of Ten Mile Road and W. Crenshaw Street (2N, 1W, 15) and is currently within the Kuna City limits with a zoning designation of C-1. The property has been used as a single-family residence with outbuildings and is presently unoccupied.

The Crimson Point Villas, a 4-plex development, is currently under construction south of the property, across Crenshaw Street. To the east, across Ten Mile Road, are the Palomar Heights Subdivision and the new Cazador Subdivision. To the north is the McClure Subdivision with 7 larger lots in Ada County and to the west is the Crimson Point Subdivision. This area of Kuna already boasts a good mix of home and lot sizes and Athleta homes will add to that mix.

Athleta is providing a new housing lifestyle in Kuna. The homes are single family attached and have minimal yard space to maintain, which is very attractive to first time home buyers and down-sizers. As shown on the site/landscape plan and plat, each of the 57 homes will be on its own lot and will be for sale to individuals/families. Athleta Subdivision is an opportunity to purchase a reasonably priced home, build equity and create wealth.

Each home will have a 2-3 bedrooms, 2 baths and a 2-car garage. There will also be a 20' x 20' driveway in front of the garage that will provide 2 guest parking spaces. The homes will face either Ten Mile Road, Crenshaw Street or common open space. The garages are on the rear of the homes and accessed by private service drives.

Athleta residents can gather at the central park that includes a tot lot and picnic pavilion or they can walk the pathway loop around the entire neighborhood. Residents and their furry friends will appreciate the dog park.

Design Review

The Design Review for Athleta Subdivision (previously known a Mulberry Place) was approved by the Planning and Zoning Commission, acting as the Design Review Committee, on April 9, 2019. The approval was conditioned on applications for preliminary plat and rezone of the property.

received
6-14-19

Rezone

As noted in the Design Review hearing, this property was originally planned for 16 four-plex units, for a total of 64 units for rent. The C-1 zone on the property allowed multi-family development, including the four-plexes, as a permitted use, subject to design review. The development team, led by Epic Development and NeuDesign Architects, worked with the City planning staff to plan and design a different and much improved housing opportunity for Kuna residents.

During the months of project planning and discussions with the staff, the Kuna zoning ordinance was revised. City Council approved changes to Kuna's zoning ordinance on February 5, 2019. The revisions removed the allowance for multifamily in the C-1 zone, including the allowance for townhomes (single family attached) and condominiums. Due to those changes we now request that the property be rezoned to allow the attractive single family attached homes that were approved by the Design Review Committee.

There is only one current zoning designation in Kuna's code that meets the dimensional standards for these attached single-family homes. The R-20 zone allows a lot size of 1300 sf – 2200 sf. The minimum lot size in Athleta Subdivision is 1453 sf, and the average lot size is . The recently revised zoning ordinance now allows for zero side yard setbacks in R-20 zone with the City Engineer's approval; allowing attached housing. We expect and welcome a condition that will limit the number of homes to 57.

Open Space and Buffers

As noted previously, Athleta features open space that is usable to all residents. Lot 1, Block 1 is the open space area of 16,860 sf (0.39 acres) that surrounds the north, west and south sides of the of the neighborhood and includes the sidewalk that encircles the neighborhood and provides front door access to the homes. It is a great walking path of approximately 1/3 mile. In the center of the neighborhood is the gathering spot of 14,825 sf (that includes a tot lot, picnic pavilion and guest parking spots. And a dog park of 6455 sf for our furry friends.

In addition, a 30' buffer along Ten Mile Road is approximately 15,000 sf and provides ample room for landscaping and internal sidewalk access to Athleta homes.

Service Drives and Utilities

A 22'-wide private service drive with ribbon curb (Lot 13, Block 1) provides vehicular access to the rear loaded garages. The north service drive that intersects Ten Mile Road will provide access to Athleta homes. The southern service drive onto Ten Mile Road is for emergency vehicles only and the access will be controlled with bollards. The service drive meets the requirements for a fire apparatus access and will be clearly signed for no parking to maintain clear access for residents, emergency vehicles and trash collection.

Potable water and sewer will be extended throughout the development along the private service drive as shown on the preliminary plat. Pressurized irrigation will be provided to each buildable lot and to all open space lots.

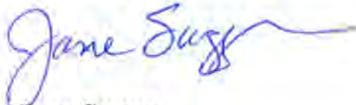
Trash service will be individual pick up for single family homes with access from a maintained service drive. Lots 9-12, 18-20 and 34-36 will roll their trash bins to the edge of the service drive for pick up.

Neighborhood Meeting

A neighborhood meeting was held on Tuesday, April 23 at 6 pm at the Kuna Public Library. The sign-up sheet is included in our application package. Neighbors were concerned with rentals, the animals/farming on the properties to the north, maintaining irrigation water during and after construction, and the location of the homes along the north and west sides of Athleta. We also discussed the property currently being developed across Ten Mile Road and the future roundabout on Ten Mile Road.

Athleta Subdivision provides a special housing opportunity in Kuna and builds a community with shared open spaces and lifestyle. Our appreciation is extended to the staff as we seek to create a community of unique homes in a new home community and thanks also to the Design Review Committee's approval of these attractive homes. We look forward to working with staff on the next steps of rezoning and subdividing the property.

Sincerely,



Jane Suggs

cc: Jarron Langston, Epic Development Idaho, LLC



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

| For Office Use Only | |
|------------------------------|--------------------------|
| File Number (s) | 19-03-ZC & 19-05-S |
| Project name | Athleta Townhome Sub. |
| Date Received | 6.14.2019 |
| Date Accepted/ Complete | 7.12.2019 |
| Cross Reference Files | |
| Commission Hearing Date | 8.27.2019 |
| City Council Hearing Date | |

Contact/Applicant Information

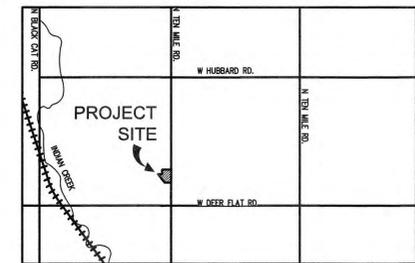
| | |
|--|---|
| Owners of Record: <u>Epic Development Idaho LLC</u> | Phone Number: <u>208-724-6239</u> |
| Address: <u>11785 Valley Sage Drive</u> | E-Mail: <u>jarronlangston@gmail.com</u> |
| City, State, Zip: <u>Sparks, NV 89441</u> | Fax #: _____ |
| Applicant (Developer): <u>Epic Development Idaho LLC</u> | Phone Number: <u>208-724-6239</u> |
| Address: <u>11785 Valley Sage Drive</u> | E-Mail: <u>jarronlangston@gmail.com</u> |
| City, State, Zip: <u>Sparks, NV 89441</u> | Fax #: _____ |
| Engineer/Representative: <u>Jane Suggs / WHPacific</u> | Phone Number: <u>208-275-8729</u> |
| Address: <u>2141 W. Airport Way, Suite 104,</u> | E-Mail: <u>jsuggs@whpacific.com</u> |
| City, State, Zip: <u>Boise, ID 83705</u> | Fax #: _____ |

Subject Property Information

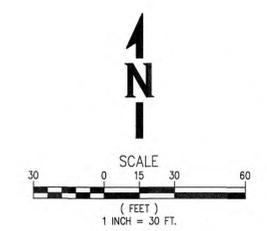
| | |
|---|--|
| Site Address: <u>2003 N. Ten Mile Road</u> | |
| Site Location (Cross Streets): <u>Ten Mile Road and Crenshaw Street</u> | |
| Parcel Number (s): <u>S1315449223</u> | |
| Section, Township, Range: <u>15, 2N, 1W,</u> | |
| Property size : <u>4.11 acres</u> | |
| Current land use: <u>single family home and outbuildings - unoccupied</u> | Proposed land use: <u>single family attached homes</u> |
| Current zoning district: <u>C-1</u> | Proposed zoning district: <u>R-20</u> |

[DATE: 6/12/2019 11:20 AM] [AUTHOR: mmm] [PLOTTER: DWG To PDF.pc3] [STYLE: WHP-Standard_Land.dwt] [LAYOUT: PP-1]
 [PATH: P:\Epic Development\Ibids, LLC\0023554W\Execution\Drawings\0023554W-PP-01.dwg]

McCLURE SUBDIVISION
 LOT 3, BLOCK 1



VICINITY MAP
 -NTS-



LEGEND

- FOUND MONUMENT, AS NOTED
- FOUND 5/8" REBAR OR AS NOTED
- SET 5/8" X 30" REBAR WITH PLASTIC CAP, PLS 10729
- CALCULATED POINT, NOTHING SET
- PARCEL BOUNDARY LINE
- - - SECTION/ALLOTMENT LINE
- () RECORD INFORMATION
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- EXISTING ROAD CENTERLINE
- EXISTING LOT LINE
- EXISTING SEWER LINE W/ MANHOLE
- EXISTING WATER MAIN W/ GATE VALVE
- EXISTING COMMUNICATION LINE
- EXISTING STORM DRAIN LINE
- EXISTING POWER LINE
- EXISTING GAS LINE
- EXISTING TOP OF BERM
- EXISTING DITCH
- EXISTING TREE
- EXISTING STREETLIGHT
- EXIST. VERT. CURB, GUTTER & SIDEWALK
- EXIST. SIGN/BARRICADE
- ROAD CENTERLINE
- ROAD RIGHT OF WAY
- INTERIOR LOT LINE
- BLOCK AND LOT NUMBER
- CONSTRUCT VERTICAL CURB, GUTTER & SIDEWALK
- CONSTRUCT STREET LIGHTING
- SURFACE DRAINAGE

BLOCK 5 5

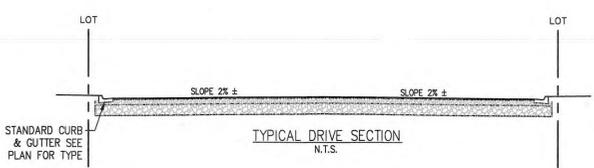
PROJECT NOTES:

1. ALL LOTS COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A 10' UTILITY EASEMENT ADJACENT TO THE RIGHT-OF-WAY.
2. SANITARY SEWER MAINS SHALL BE 8" UNLESS OTHERWISE SHOWN.
3. WATER MAINS SHALL BE 8" UNLESS OTHERWISE SHOWN.
4. PRESSURE IRRIGATION SYSTEM TO CONNECT TO CITY OF KUNA PRESSURE IRRIGATION SYSTEM, LOCATED IN TEN MILE ROAD.
5. STORM WATER DRAINAGE SHALL BE MANAGED BY ON-SITE SUBSURFACE DISPOSAL FACILITIES IN ACCORDANCE WITH CITY OF KUNA REQUIREMENTS.
6. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
7. SUBDIVISION RECOGNIZES SECTION 22-4503 OF IDAHO CODE, THE RIGHT TO FARM ACT.
8. ALL LOTS ARE TO BE DESIGNATED SINGLE FAMILY ATTACHED RESIDENTIAL EXCEPT LOTS 1, 13, 23, 30, 37 & 52; BLOCK 1, SHALL BE DESIGNATED OPEN LOTS.
9. A BLANKET INGRESS/EGRESS, UTILITY EASEMENT, OVER LOT 13, BLOCK 1, PARKING AREAS ARE TO BE DEDICATED IN FAVOR OF THE PROPERTY OWNERS.
10. A UTILITY EASEMENT OVER LOT 23, BLOCK 1, IS TO BE DEDICATED IN FAVOR OF THE PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO: SEWER, POWER, TELEPHONE, CATV AND GAS FOR MAINTENANCE.
11. EXISTING WELL TO BE ABANDONED PER IDAHO DEPARTMENT OF WATER RESOURCES.

DEVELOPMENT FEATURES

- TOTAL ACRES: 4.10 ACRES
 - TOTAL LOTS: 74
 - COMMON AREA: 1.98 ACRES= 48%
 - USABLE OPEN SPACE: 0.92 ACRES= 22%
 - BUILDING LOTS: 57 LOTS
 - AVERAGE BUILDING LOT SIZE: 1628 SF
 - DENSITY DU/AC: 13.8 UNITS/AC
 - EXISTING ZONING: C-1
 - MINIMUM BUILDING LOT SIZE: 1,453.00 sf
- SITE**
 EXISTING ZONING: C1
 PROPOSED ZONING: SAME
- SEWER**
 CITY OF KUNA
- WATER**
 CITY OF KUNA
- IRRIGATION**
 CITY OF KUNA
- SCHOOL**
 KUNA SCHOOL DISTRICT
- EMERGENCY SERVICES**
 FIRE - KUNA RURAL FIRE DISTRICT
 POLICE - CITY OF KUNA

| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|-------------|-----------|
| CURVE # | LENGTH | RADIUS | DELTA | CH. BEARING | CH. DIST. |
| C1 | 157.98 | 161.36 | 56°05'44" | N61°42'16"W | 151.75 |



E1/4 CORNER SECTION 15
 2" ALUMINUM CAP
 CORNER RECORD
 NO. 2015-077010

30'
 LANDSCAPE
 BUFFER

N. TEN MILE ROAD

30'
 LANDSCAPE
 BUFFER

SE CORNER SECTION 15
 3.5" ALUMINUM CAP
 CORNER RECORD
 NO. 10212985

WHPacific
 2141 W Airport Way, Ste 104
 Boise, ID 83705
 (208) 342-5400
 www.whpacific.com



| REVISIONS | NO. | BY | DATE | REMARKS |
|-----------|-----|----|------|---------|
| | | | | |

| SHEET INFO | MM | MM | MM | MM | MM | MM | MM |
|------------|-------|---------|----------|-----------|-----------|-----------|----|
| ISSY | DRAWN | CHECKED | APPROVED | LAST EDIT | PLOT DATE | SUBMITTAL | |

SCALE
 AS SHOWN

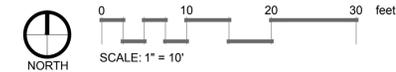
PRELIMINARY PLAT
 EPIC DEVELOPMENT IDAHO, LLC
 ATHLETA SUBDIVISION
 PROJECT NUMBER
 P0023554W

SHEET NUMBER
 PP-1

| PLANT SCHEDULE | | | | | | |
|----------------|--|--------|-----|---------|-----|---------------------------|
| TREES | BOTANICAL NAME / COMMON NAME | CONT | CAL | SIZE | QTY | REMARKS |
| | <i>Cercis canadensis</i> / Eastern Redbud | B & B | 2" | | 6 | 30' h x 25' w Class I |
| | EXISTING TREE | 25 gal | | | 14 | |
| | <i>Liquidambar styraciflua</i> 'Worplesdon' / Worplesdon Sweet Gum | B & B | 2" | | 5 | 40' h x 25' w Class II |
| | <i>Liriodendron tulipifera</i> 'Emerald City' TM / Emerald City Tulip Tree | B&B | 2" | | 22 | 50' h x 25' w Class II |
| | <i>Pinus flexilis</i> 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine | B & B | | 6'-7' H | 11 | 25' h x 12' w |
| | <i>Pinus nigra</i> / Austrian Black Pine | 25 gal | | | 3 | 40' h x 20' w |
| | <i>Quercus nuttallii</i> 'MonPowe' / Charisma Nuttall Oak | B&B | 2" | | 2 | 60' h x 50' w Class II |
| SHRUBS | BOTANICAL NAME / COMMON NAME | CONT | | | QTY | REMARKS |
| | <i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Feather Reed Grass | 1 gal | | | 144 | 5' h x 3' w |
| | <i>Forsythia x intermedia</i> 'Kolgold' / Magical Gold Forsythia | 5 gal | | | 31 | 5' h x 4' w |
| | <i>Helictotrichon sempervirens</i> 'Blue Oats' / Blue Oat Grass | 1 gal | | | 38 | 3' h x 3' w |
| | <i>Lavandula angustifolia</i> 'Hidcote Blue' / Hidcote Blue Lavender | 1 gal | | | 135 | 3' h x 3' w |
| | <i>Pennisetum alopecuroides</i> 'Red Head' / Red Head Fountain Grass | 1 gal | | | 188 | 3' h x 3' w |
| | <i>Phlox x 'Opening Act Pink-a-Dot'</i> / Opening Act Pink-a-Dot Phlox | 1 gal | | | 21 | 24" h x 30" w |
| | <i>Physocarpus opulifolius</i> 'Little Devil' TM / Dwarf Ninebark | 5 gal | | | 33 | 4' h x 4' w |
| | <i>Pinus strobus</i> 'Blue Shag' / Blue Shag White Pine | 5 gal | | | 78 | 3' h x 4' w |

LANDSCAPE MATERIALS LEGEND:

- SOD LAWN
- LANDSCAPE MULCH
- EXISTING LANDSCAPE TO REMAIN - RETAIN AND PROTECT
- PROPOSED 6' WHITE VINYL FENCE



neUdesign
ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824



CONSULTANT
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© NEUDESIGN ARCHITECTURE LLC

CLIENT:
**JARRON LANGSTON
MULBERRY PLACE
4 HOME TOWNHOME**
10 Mile Rd.
Kunco, Idaho



NO. DESCRIPTION DATE

LANDSCAPE PLAN

L100



neUdesign
ARCHITECTURE
725 E 2nd St
Meridian, ID 83642
208.884.2824

CONSULTANT



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© NEUDESIGN ARCHITECTURE LLC

CLIENT:
JARRON LANGSTON
MULBERRY PLACE
4 HOME TOWNHOME
10 Mile Rd.
Kunco, Idaho

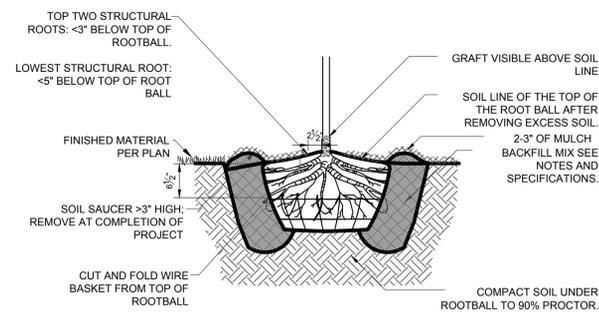
PROFESSIONAL SEAL
PRELIMINARY



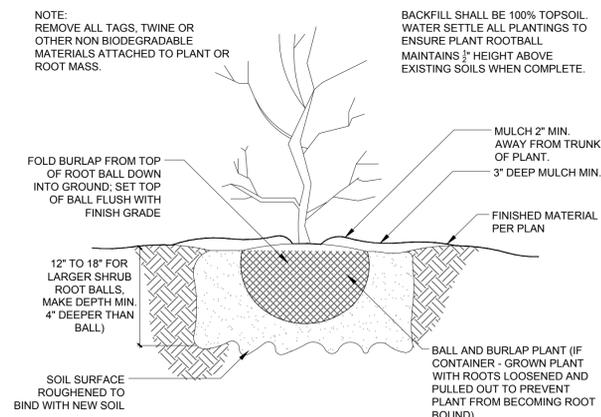
NOT FOR CONSTRUCTION

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |

- NOTES:
- DO NOT DAMAGE OR CUT LEADER
 - DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
 - TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
 - WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.
 - REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP 1/4 OF THE ROOTBALL.
 - 4' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL AND BURLAP TREE PLANTING
3/4" = 1'-0" 329343.33-04

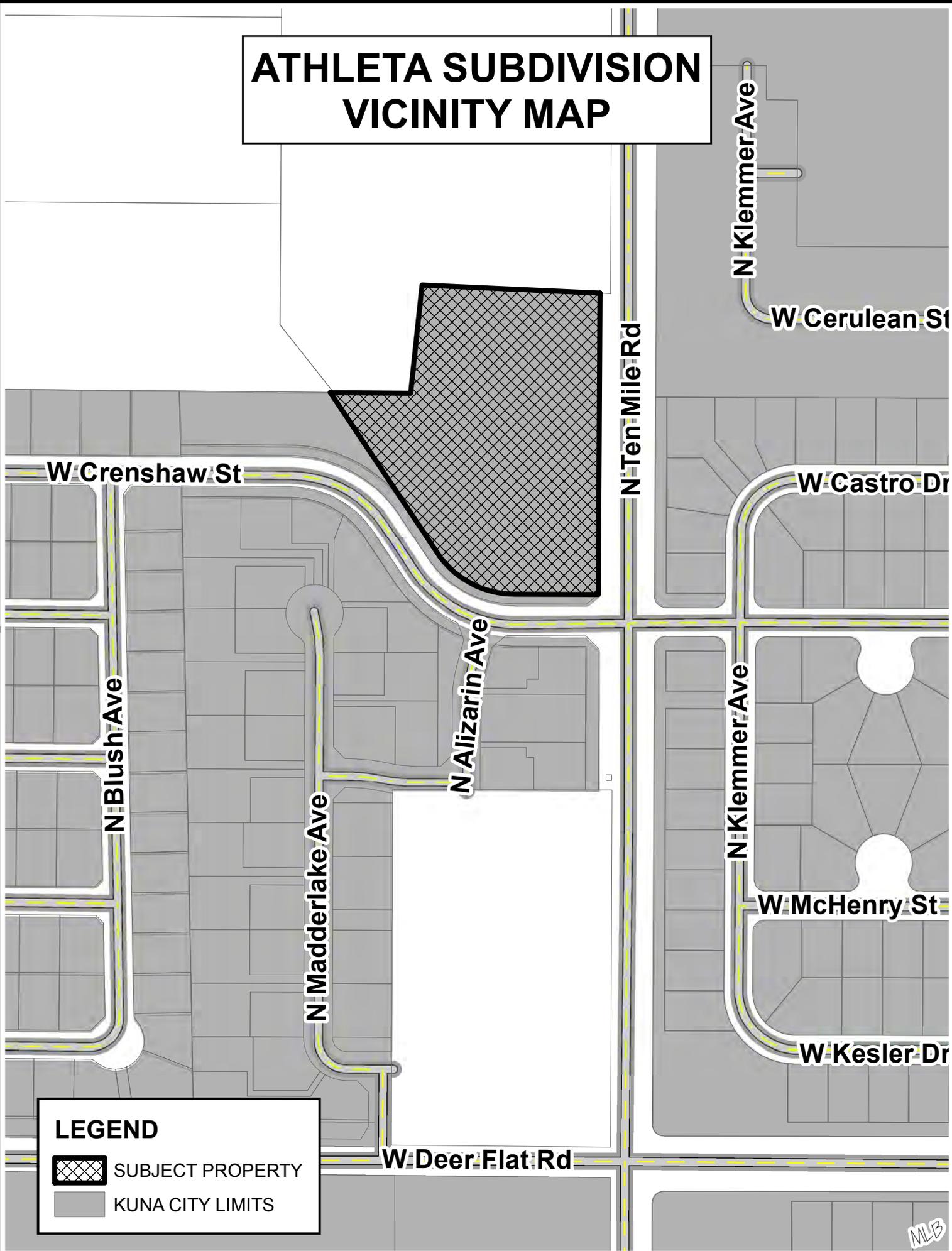


2 SHRUB PLANTING
1" = 1'-0" 329333.16-01

LANDSCAPE
DETAILS

L150

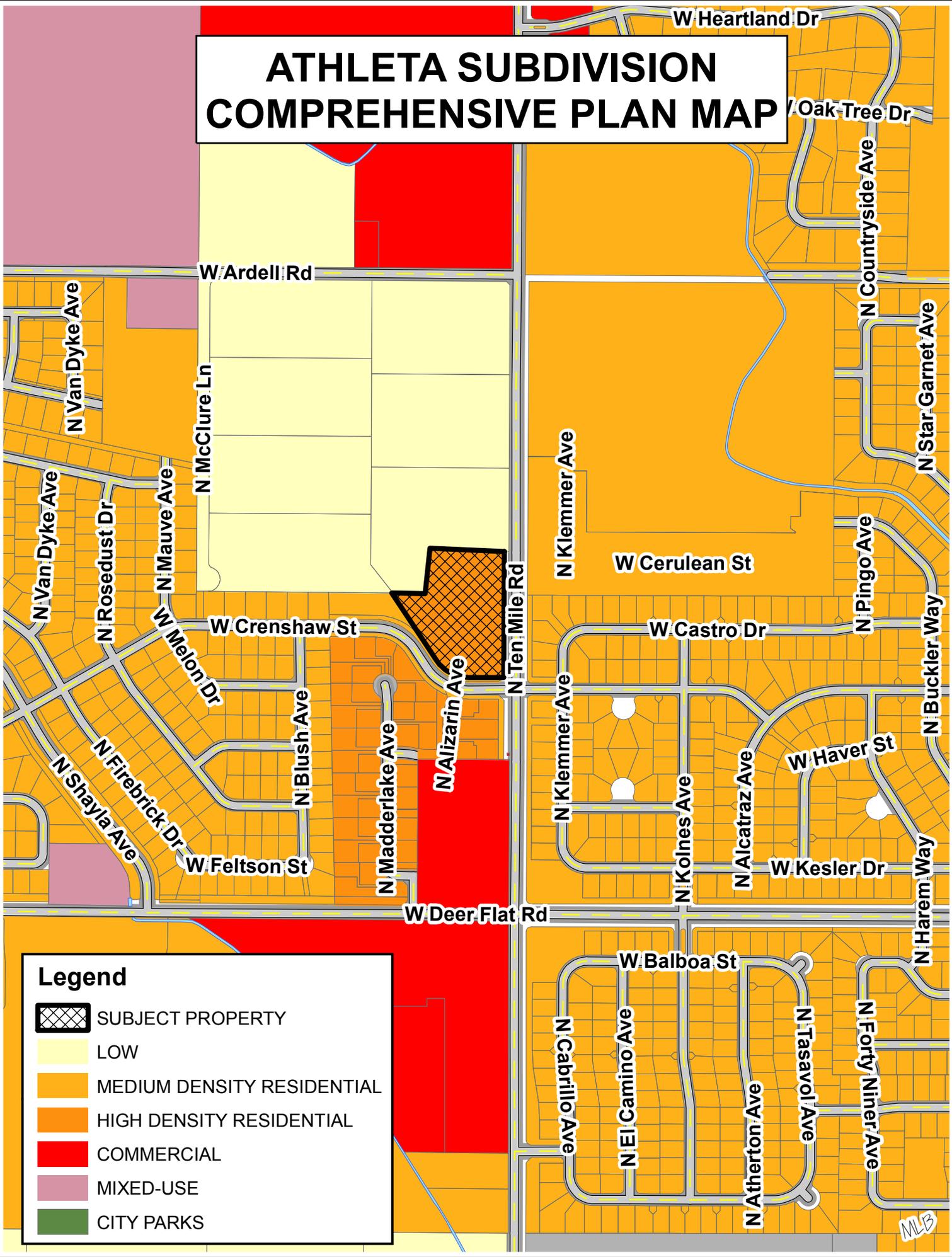
ATHLETA SUBDIVISION VICINITY MAP



LEGEND

-  SUBJECT PROPERTY
-  KUNA CITY LIMITS

ATHLETA SUBDIVISION COMPREHENSIVE PLAN MAP

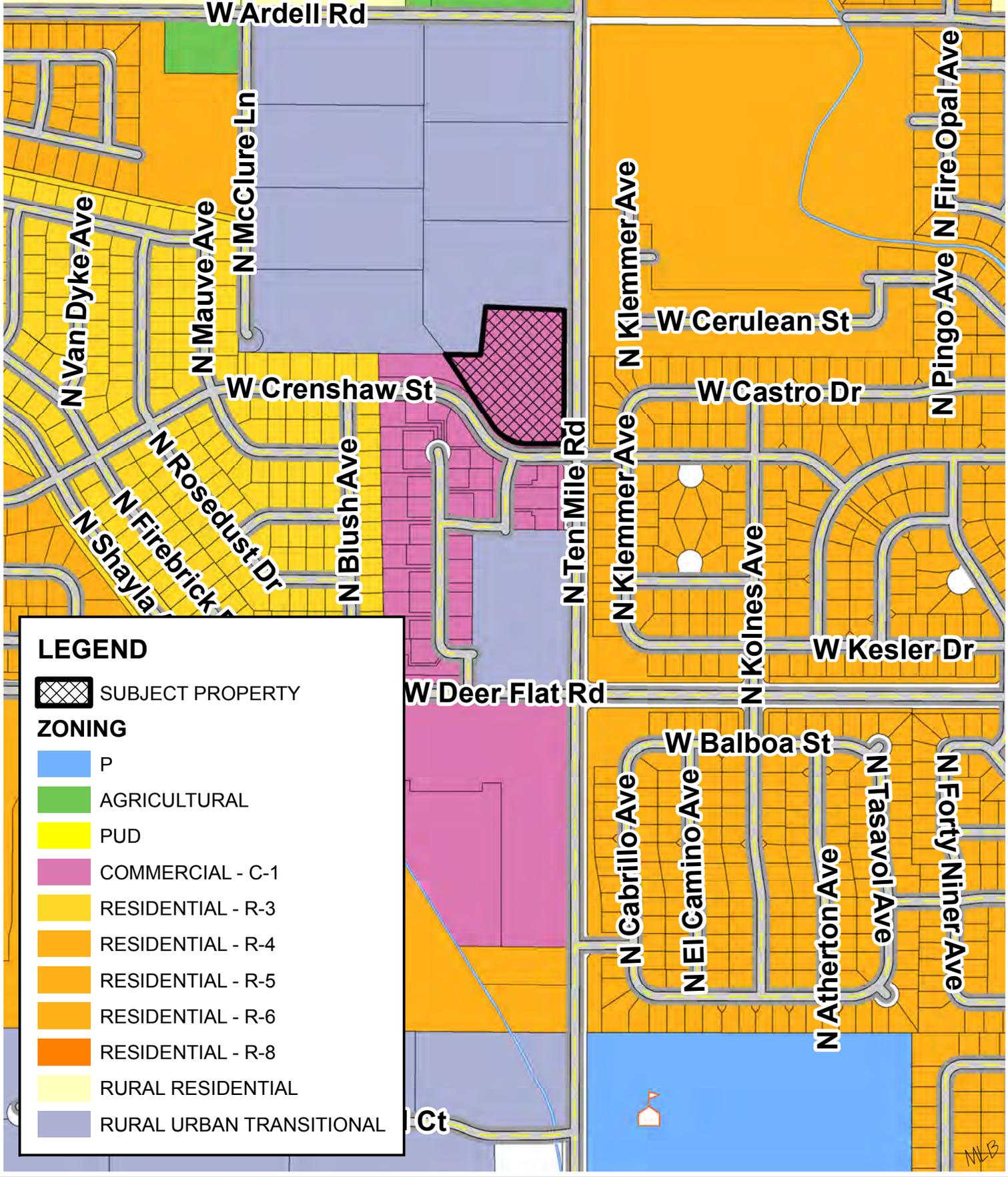


Legend

-  SUBJECT PROPERTY
-  LOW
-  MEDIUM DENSITY RESIDENTIAL
-  HIGH DENSITY RESIDENTIAL
-  COMMERCIAL
-  MIXED-USE
-  CITY PARKS

MLB

ATHLETA SUBDIVISION ZONING MAP



LEGEND

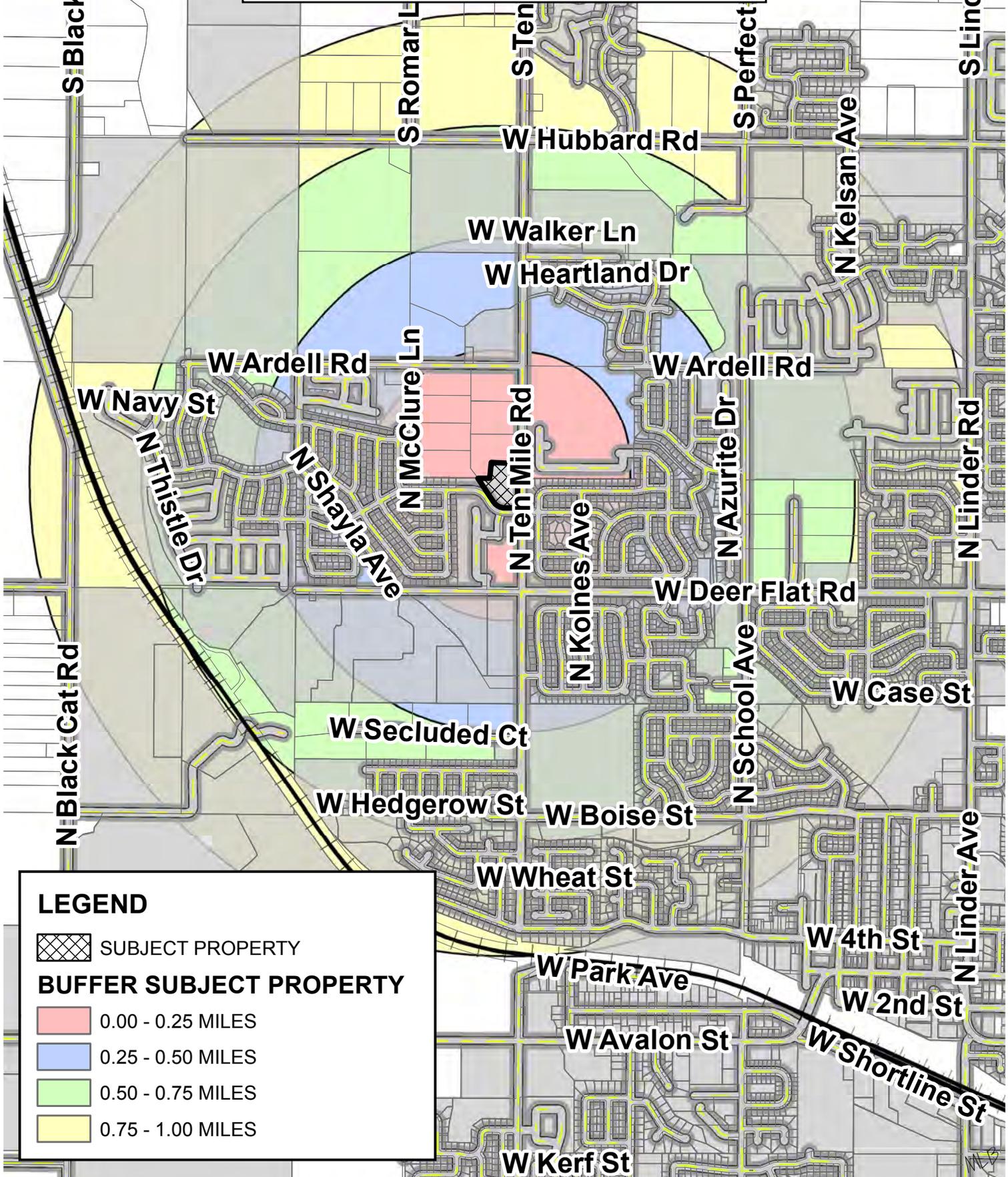
 SUBJECT PROPERTY

ZONING

-  P
-  AGRICULTURAL
-  PUD
-  COMMERCIAL - C-1
-  RESIDENTIAL - R-3
-  RESIDENTIAL - R-4
-  RESIDENTIAL - R-5
-  RESIDENTIAL - R-6
-  RESIDENTIAL - R-8
-  RURAL RESIDENTIAL
-  RURAL URBAN TRANSITIONAL

MLB

ATHLETA SUBDIVISION PROPERTY RANGE MAP



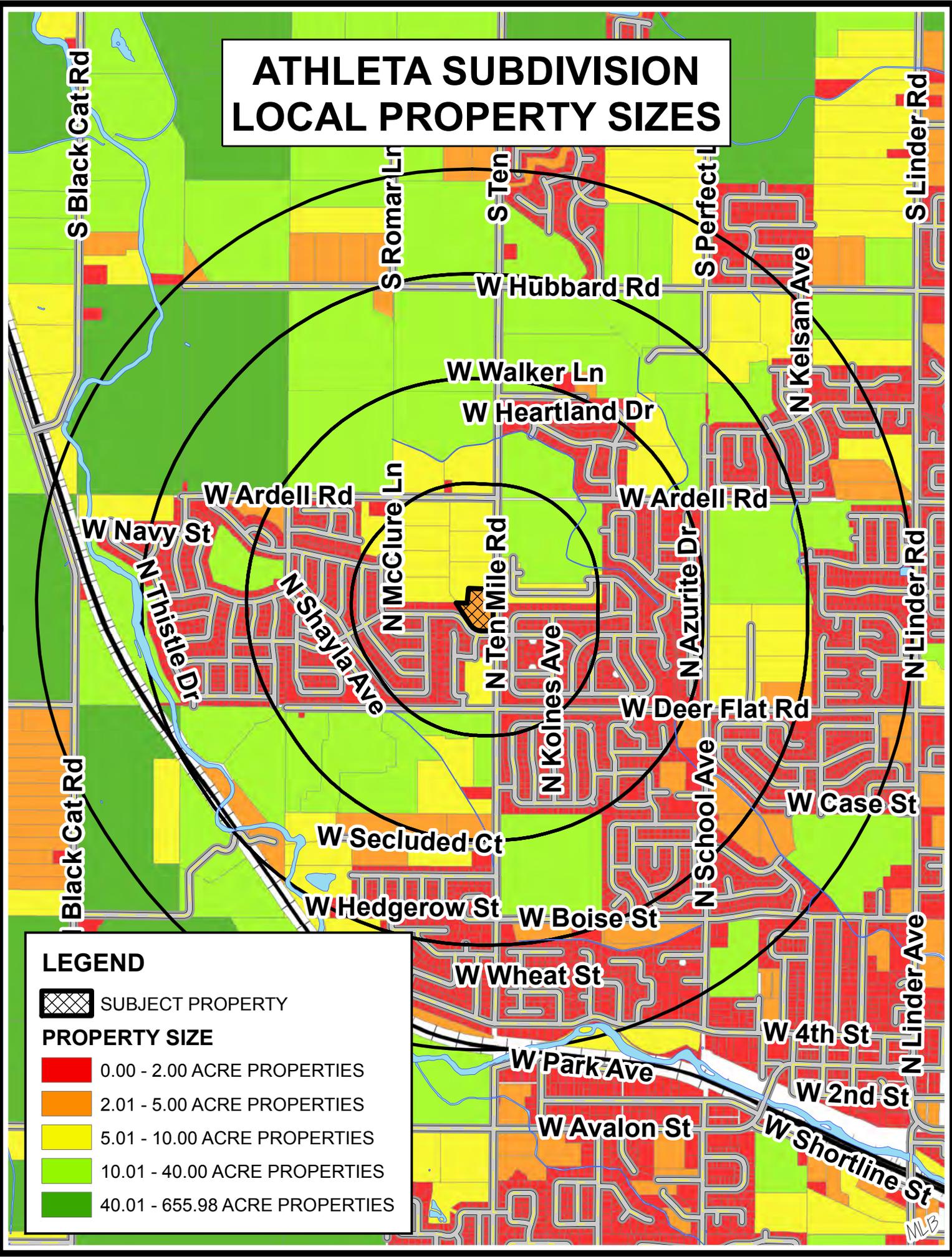
LEGEND

 SUBJECT PROPERTY

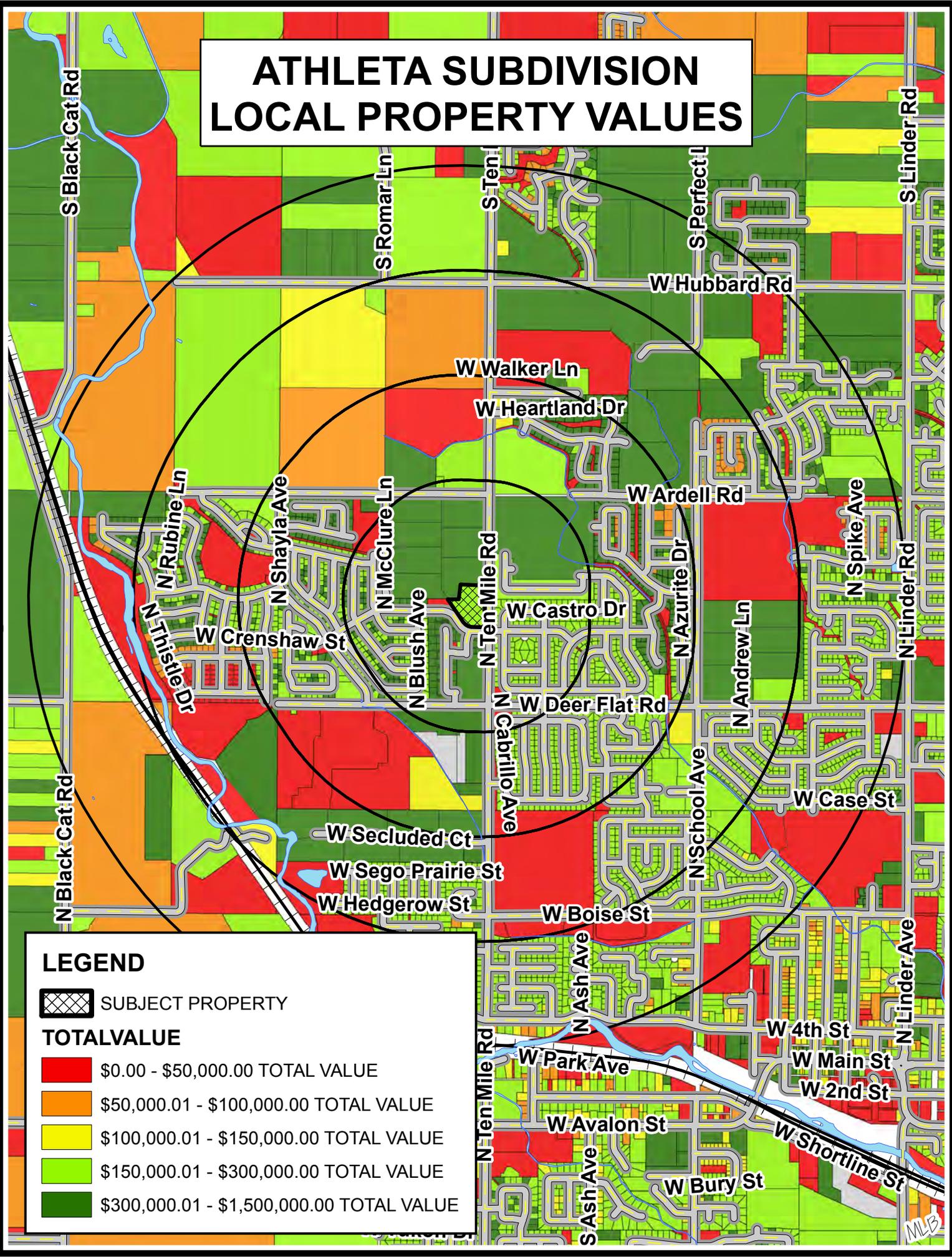
BUFFER SUBJECT PROPERTY

-  0.00 - 0.25 MILES
-  0.25 - 0.50 MILES
-  0.50 - 0.75 MILES
-  0.75 - 1.00 MILES

ATHLETA SUBDIVISION LOCAL PROPERTY SIZES



ATHLETA SUBDIVISION LOCAL PROPERTY VALUES



LEGEND

 SUBJECT PROPERTY

TOTAL VALUE

| | |
|---|---|
|  | \$0.00 - \$50,000.00 TOTAL VALUE |
|  | \$50,000.01 - \$100,000.00 TOTAL VALUE |
|  | \$100,000.01 - \$150,000.00 TOTAL VALUE |
|  | \$150,000.01 - \$300,000.00 TOTAL VALUE |
|  | \$300,000.01 - \$1,500,000.00 TOTAL VALUE |

N Black Cat Rd
S Black Cat Rd

S Romar Ln

S Ten Mile Rd

S Perfect Ln

S Linder Rd

W Hubbard Rd

W Walker Ln

W Heartland Dr

W Ardell Rd

N Rubine Ln
N Thistle Dr

N Shayla Ave

N McClure Ln

N Blush Ave

N Ten Mile Rd

W Castro Dr

N Azurite Dr

N Spike Ave

N Linder Rd

W Crenshaw St

W Deer Flat Rd

N Andrew Ln

W Case St

W Secluded Ct

N Cabrillo Ave

W Sego Prairie St

W Hedgerow St

W Boise St

N School Ave

N Black Cat Rd

N Ash Ave

W 4th St

W Main St

W 2nd St

N Linder Ave

W Park Ave

W Avalon St

W Shortline St

S Ash Ave

W Bury St

N Ten Mile Rd

MLB

ATHLETA SUBDIVISION PATHWAYS MASTER PLAN

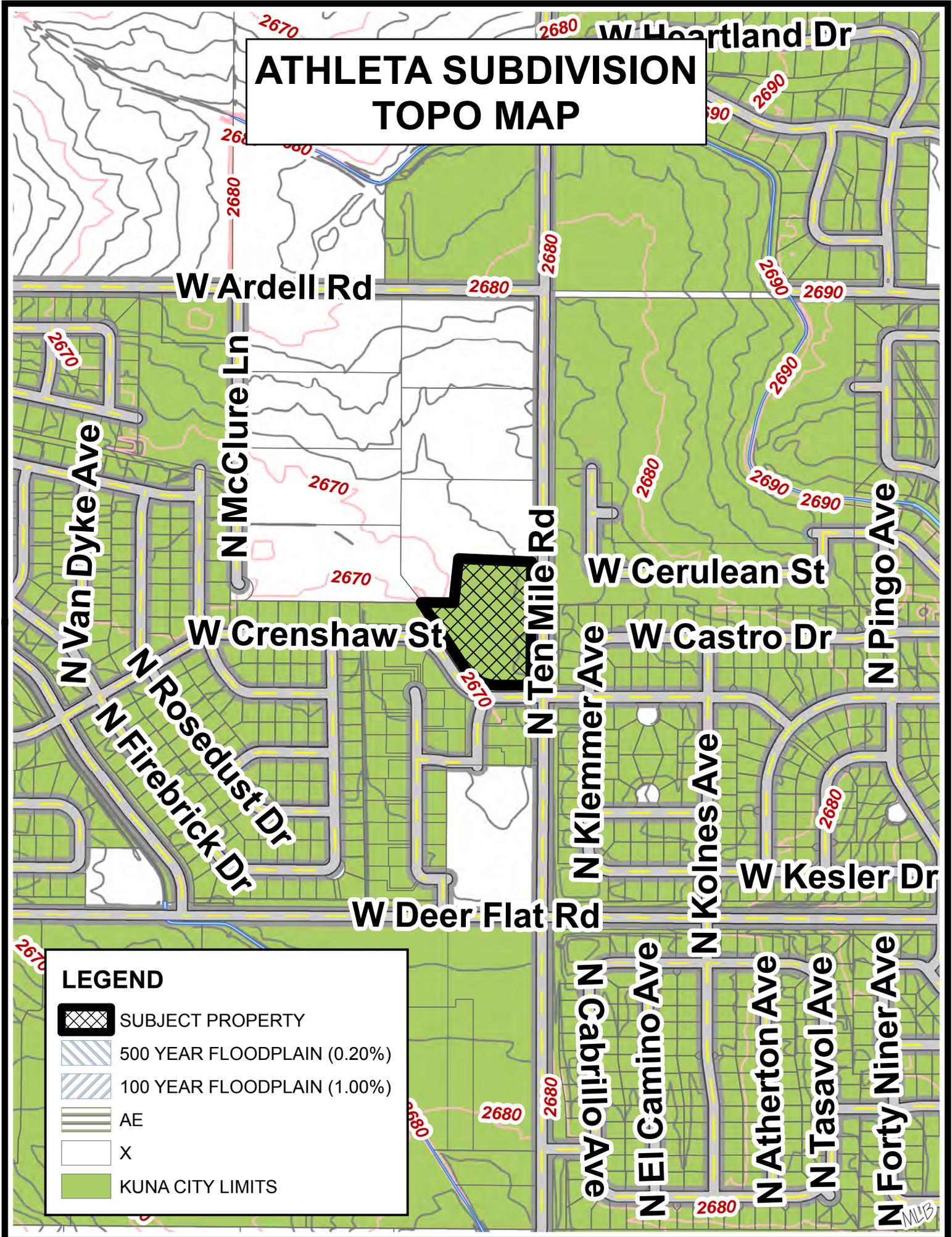


Legend

-  FUTURE TRAILS
-  BIKE ROUTES
-  SCENIC_BYWAY
-  BIRDS OF PREY
-  GREEN BELT OVERLAY
-  SUBJECT PROPERTY
-  KUNA PARKS

M.L.B.

ATHLETA SUBDIVISION TOPO MAP

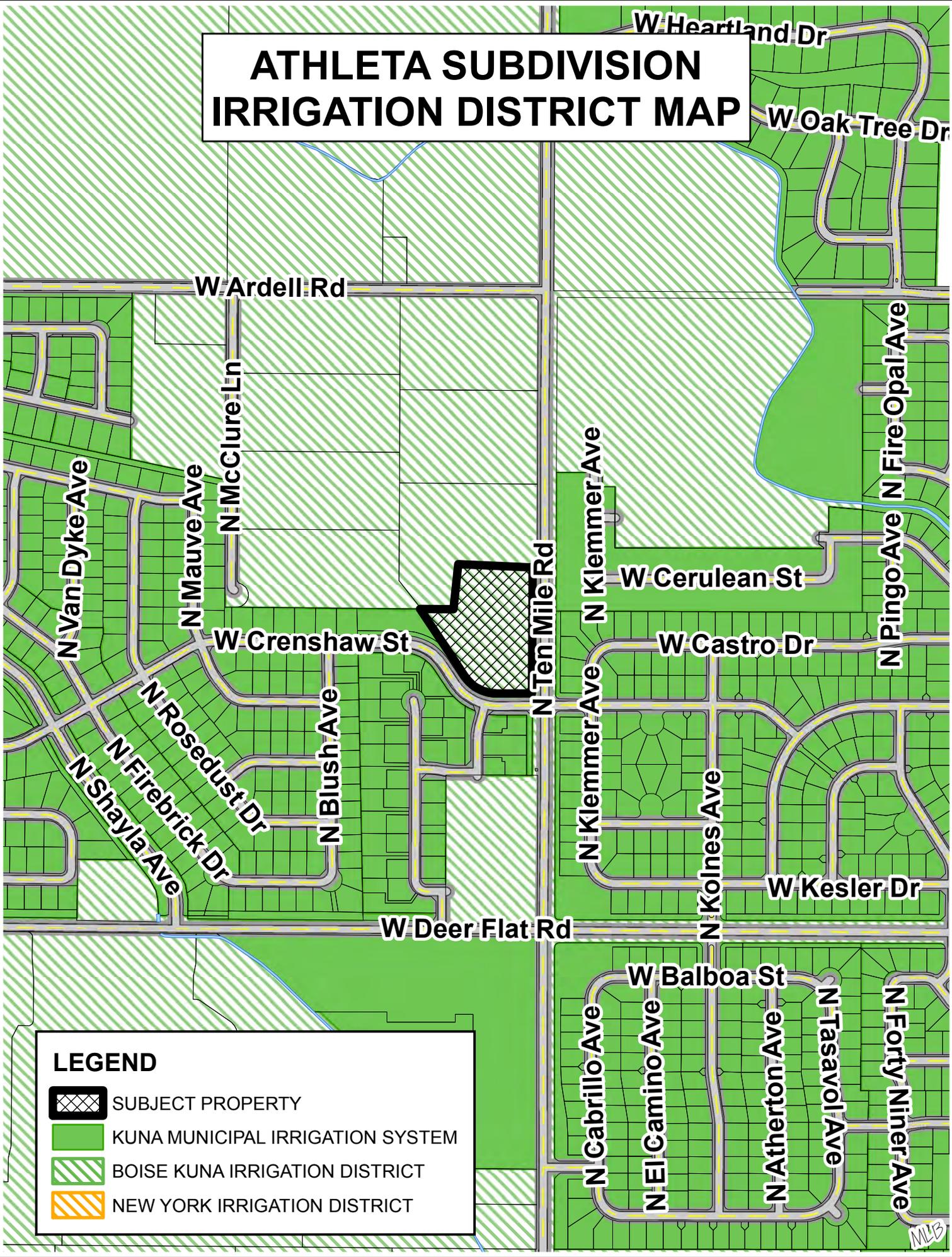


LEGEND

-  SUBJECT PROPERTY
-  500 YEAR FLOODPLAIN (0.20%)
-  100 YEAR FLOODPLAIN (1.00%)
-  AE
-  X
-  KUNA CITY LIMITS

MLB

ATHLETA SUBDIVISION IRRIGATION DISTRICT MAP

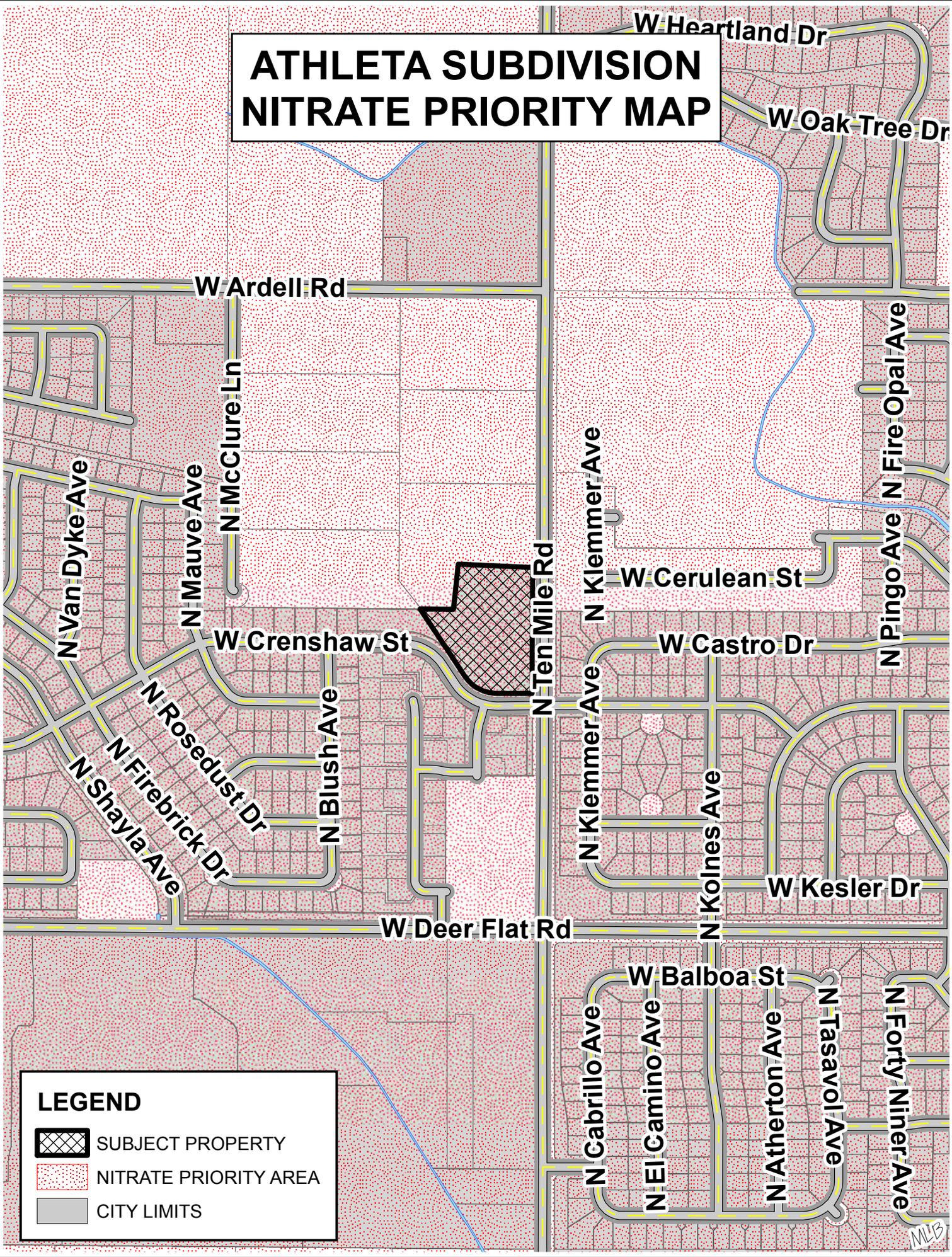


LEGEND

-  SUBJECT PROPERTY
-  KUNA MUNICIPAL IRRIGATION SYSTEM
-  BOISE KUNA IRRIGATION DISTRICT
-  NEW YORK IRRIGATION DISTRICT

MLB

ATHLETA SUBDIVISION NITRATE PRIORITY MAP



LEGEND

-  SUBJECT PROPERTY
-  NITRATE PRIORITY AREA
-  CITY LIMITS

ATHLETA SUBDIVISION SEWER DRAINAGE BASIN

W Hubbard Rd

SMALL SECTION OF
GRAVITY MAIN AT CAPACITY ~ ISSUE

CRIMSON POINT
EDUS COMMITTED: 3117
EDUS CONNECTED: 1174
CAPACITY REMAINING: 65%

W Ardell Rd

W Ardell Rd

W Gainsboro Dr

N Firebrick Dr

N Shayla Ave

N Ten Mile Rd

W Castro Dr

N Buckler Way

W Kesler Dr

W Deer Flat Rd

N Black Cat Rd

N Thistle Dr

N School Ave

W Deer Flat Rd

W Secluded Ct

W Boise St

LEGEND



LIFT STATIONS



SUBJECT PROPERTY



CRIMSON BASIN



KUNA CITY LIMITS

MLB

Exhibit B-1



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

Paul A. Stevens, P.E.
Kuna City Engineer

MEMORANDUM

Date: 12 July 2019
From: Paul A. Stevens, P.E.
To: Wendy Howell, Planning and Zoning Director
RE: Athleta Subdivision 19-03-ZC Rezone & Preliminary Plat – 19-05-S

The Athleta 19-03-ZC Rezone & Preliminary Plat – 19-05-S request dated 14 June 2019 has been reviewed. The application provides a preliminary plat, a narrative explaining the developers vision for the subdivision, a landscape plan, and various explanatory maps and pictures. These comments apply to the preliminary plat and the rezone as they affect public works infrastructure. Landscaping, population density, parking requirements, emergency access, intense pedestrian and vehicular traffic and similar topics are evaluated by the Planning and Zoning Department. Review and evaluation of civil design drawings is accomplished separately, when received.

These comments may be expanded or refined based on future land-use actions. The following comments apply considering current, effective requirements:

1. General

- a. Athleta Subdivision is zoned C-1, Neighborhood Commercial. The site is approximately 4.11 acres. The rezone requests changing the zoning to R-20, High Density. The preliminary plat contains 63 total lots. The proposed net density is 16.76 Dwelling Units per Acre (DUA).
- b. Typical dwelling units are reckoned at approximately 3.18 people per household. At this rate the projected population for this subdivision will be approximately 220 people or 53 people per acre. This population density is much higher than planned for and anticipated in a C-1 zone.
- c. A commensurate impact on the City of Kuna's pressurized irrigation, sewer, and water utilities will result.
- d. A commensurate impact to traffic volumes and densities will follow.
- e. Access to Athleta Subdivision is from one permanent access point on N Ten Mile Road. A second "emergency" access point is located on the southern end of the development also accessing N Ten Mile Road. A second, permanent access point from the west side of the development that would connect to W Crenshaw Street should be considered.
- f. While a walking path and other areas for outside activities are incorporated into the project, connection to the City of Kuna pathways is not available.
- g. A plan approval letter will be required if this project affects any local irrigation districts.
- h. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- i. State the vertical datum used for elevations on all drawings.

Exhibit B-1

- j. Provide engineering certification on all final engineering drawings.

2. Inspection Fees

- a. An inspection fee will be levied for City inspection of water, sewer and irrigation facilities construction associated with this development. The current inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation pipe. Payment is due and payable prior to City's approval of final construction plans.
- b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. IDAPA 10.01.02 lists the professional engineer's project responsibilities.
- c. The developer's engineer and the City's inspector are permitted to coordinate inspections.

3. Right-of-Way

- a. Athleta Subdivision will impact travel on N Ten Mile Road.
- a. All street construction must meet or exceed ACHD and City of Kuna development standards.
- b. Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
- c. Approaches onto classified streets must comply with ACHD approach policies.
- d. Sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.
- e. All city mainlines crossing proposed lots, running along the back of lots and sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.

4. Sanitary Sewer & Potable Water

- a. It is recommended that this application be conditioned to conform to the sewer and water master plans as applicable.
- b. The applicant's property is presently uninhabited, is not connected to City services and is subject to connection fees for 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.
- c. 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.
- d. All sewer and water infrastructure must meet or exceed City of Kuna requirements.
- e. Water and sewer flow models will be required to verify adequate water supply and fire suppression and sewage removal.
- f. Sewer and water connection fees apply to each lot containing a home or other facility.
- g. All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.
- h. All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.

5. Pressurized Irrigation

- a. It is recommended that this application be conditioned to conform to the Pressure Irrigation Master Plan.
- b. The applicant's property is not connected to the City's pressurized irrigation system. Relying on drinking water for irrigation purposes conflicts with City Code (6-4-2).

Exhibit B-1

- c. Condition this project to require connection and annexation to the City's Pressurized Irrigation system.
- d. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- e. Annexation into the municipal irrigation district and pooling of water rights is a requirement of the final plat approval. This site is served by Boise Kuna Irrigation District.
- f. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
- g. Pressurized irrigation flow model will be required to verify adequate pressurized irrigation supply.
- h. All residential, common lots and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection fee.

6. Grading and Storm Drainage

- a. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
- b. 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.
- c. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
- d. Provide a storm water disposal & treatment plan which accounts for increased storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.
- e. Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed by the City Engineer in conjunction with the Civil Engineering construction improvements review.

7. As-Built Drawings

- a. 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-3

CLINTON C. PLINE
CHAIRMAN OF THE BOARD

RON PLATT
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

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

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

19 July 2019

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

RECEIVED
JUL 22 2019
CITY OF KUNA

RE: Jane Sugs, Athleta Sub.
Ten Mile and Crenshaw Kuna 83634
Boise-Kuna Irrigation District
Teed Lateral 242+00
Sec. 15, T2N, R1W, BM.

19-03-ZC, 19-05-S

BK-291

Troy Behunin, Planner:

There are no Boise 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 an appropriate easement.

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

Sincerely,



Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Clint McCormick
Lauren Boehlke
File

Watermaster, Div; 2 BPBC
Secretary – Treasurer, BKID

Exhibit B-4



CENTRAL DISTRICT HEALTH DEPARTMENT Environmental Health Division

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 19-05-S

Athleta

RECEIVED
JUL 25 2019
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
 - 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: Row Boedig

Date: 7/23/19



CENTRAL DISTRICT HEALTH DEPARTMENT Environmental Health Division

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 19-04-5

Indian Creek @ Crimson Point

RECEIVED
JUL 25 2019

- 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. **CITY OF KUNA**
- 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:
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 - 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

N/A

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: 7/28/19

Exhibit B-5

Communities in Motion 2040 2.0 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 2.0* (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 2.0 goals.

Development Name: Athleta

Agency: Kuna

CIM Vision Category: Existing Neighborhoods

New households: 57

New jobs: 0

Exceeds CIM forecast: No

| | | |
|--|--|--|
|  | <p>CIM Corridor: Ten Mile Rd Pedestrian level of stress: R Bicycle level of stress: PG-13</p> | <p>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with G or PG ratings better support bicyclists and pedestrians of all ages and comfort levels.</p> |
|  | <p>Housing within 1 mile: 2,580 Jobs within 1 mile: 340 Jobs/Housing Ratio: 0.1</p> | <p>A good jobs/housing balance – a ratio between 1 and 1.5 – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p> |
|  | <p>Nearest police station: 0.8 miles Nearest fire station: 1.7 miles</p> | <p>Developments within 1.5 miles of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.</p> |
|  | <p>Farmland consumed: No Farmland within 1 mile: 767 acres</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: >4 miles Nearest public school: 0.5 miles Nearest public park: 0.9 miles Nearest grocery store: 2.2 miles</p> | <p>Residents who live or work less than ½ mile from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.</p> |

Recommendations

Ten Mile Road is a project identified in *Communities in Motion 2040* plan as a long term funded project. This project would widen Ten Mile Road from Deer Flat Road to Hubbard Road from two lanes to three lanes, however, a construction year has not been identified. Currently, the nearest public transportation is more than four miles from the site. ValleyConnect 2.0 identifies a future bus route along Linder Road, from downtown Kuna to the Boise Research Center, via downtown Meridian, with 20-minute frequencies. This route would approximately one mile from the site. The higher density proposed is supportive of bus service. Safe bicycle and pedestrian infrastructure along Deer Flat Road and/or Ardell Road will be critical to providing access to this route. Initial Point High School is ½ mile away, making it available for students to walk or bike. However, sidewalks are only available on the east side of Ten Mile Road. Consider a safe, signalized crossing at or near Crenshaw Street to facilitate non-motorized travel to school and public transportation.

More information about COMPASS and *Communities in Motion 2040 2.0*:

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

<http://www.compassidaho.org/dashboard/devreview.htm>



Exhibit B-6



STATE OF IDAHO
DEPARTMENT OF ENVIRONMENTAL QUALITY
BOISE REGIONAL OFFICE
1445 North Orchard Street • Boise, ID 83706-2239 • (208) 373-0550

DEQ Response to Request for Environmental Comment

Date: August 2, 2019
Agency Requesting Comments: City of Kuna
Date Request Received: July 18, 2019
Applicant/Description: Athleta Subdivision 19-03-ZC, 19-05-S

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).

All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities/and or operations per IDAPA 58.01.01.651.

DEQ recommends the city/county require the development and submittal of a dust prevention and control plan prior to approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

Information on fugitive dust control plans can be found at:
http://www.deq.idaho.gov/media/61833-dust_control_plan.pdf

- 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.

Exhibit B-6

4. Surface Water

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

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

5. Hazardous Waste And Ground Water Contamination

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

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@deg.idaho.gov
Regional Administrator
Boise Regional Office
Idaho Department of Environmental Quality

ec: CM#2019AEK143

Exhibit B-7

Troy Behunin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, July 31, 2019 4:53 PM
To: Troy Behunin
Subject: 19-03-ZC, 19-05-S Athleta Subdivision

Good afternoon,

ITD has received application 19-03-ZC, 19-05-S for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338

From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Thursday, July 18, 2019 12:26 PM
To: ACHD <clittle@achdidaho.org>; Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaid.gov>; Boise Project Brd Cntrl <TRitthaler@boiseproject.org>; Boise-Kuna Irrigation Distr. <laurenboehlke@yahoo.com>; Cable One Business <Adam.ingram@cableone.biz>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; COMPASS <cmiller@compassidaho.org>; D. Reinhart <Dreinhart@kunaschools.org>; DEQ <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <bwatson2@idahopower.com>; Idaho Power <ahawkins@idahopower.com>; Idaho Power - Jacky Chris <easements@idahopower.com>; Intermountain Gas <robert.miller@mdu.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Jim O. - KSD <Jim@kunaschools.org>; Julie Stanley - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Kuna Police Chief <so4217@adaweb.net>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Kuna School District <kbekkedahl@kunaschools.org>; Kuna School District <wjohanson@kunaschools.org>; Kuna School District <bsaxton@kunaschools.org>; Mike Borzick <mborzick@kunaid.gov>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation District <terri@nyid.org>; Paul Stevens <PStevens@kunaid.gov>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>; Lisa Holland <lholland@kunaid.gov>
Subject: [EXTERNAL] Athleta Sub Packet

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

Good afternoon everyone,

Please review the included packet for the proposed **Athleta Subdivision** here in Kuna. Please respond within 15 business days. if you need additional information or hard copies please let us know as soon as possible.

Thanks so much!

Troy

Troy Behunin
Planner III
City of Kuna

751 W. 4th Street
Kuna, ID 83634
TBehunin@Kunald.Gov

CONFIDENTIALITY NOTICE

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

Exhibit B-8

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.



July 24, 2019

Subject: Athleta Subdivision

Dear Honorable Members of the Planning and Zoning Commission,

After reviewing the plans for the Athleta development, we submit the following response.

We recognize the need for a variety of housing styles to meet a variety of needs in our community. We have two primary points. First we recognize this development may bring additional children to Crimson Point Elementary and Kuna Middle School. We anticipate this may be as many as 38 children. This along with other proposals that we are aware of will bring Crimson Point to capacity in the near future. Once it is at capacity, the Board will have to determine whether or not another bond vote is needed to expand our current schools or build new.

Secondly, we are concerned about bus circulation and the safety of children. In order to address this, we ask the developer to install and pay for a covered bus stop for students on Crenshaw Road within the "open space / amenity area".

Our transportation department is beginning to move toward picking up children at one or two common points on the outside of sub-divisions. Because of this, we will be asking other developers to do the same. It keeps students in a well lit and marked area which makes them visible and keeps them in a safe environment.

Regards,

Jim Obert

David Reinhart

Kuna School District Planners

711 E. Porter Rd., Kuna, Idaho 83634

Phone: (208) 922-1000

FAX: (208) 922-5646

Wendy Johnson
Superintendent

Kim Bekkedahl
Assistant Superintendent

Dr. Catherine Beals
Administrator of CIA

Eileen O'Shea
Administrator of Student
Services

David Reinhart
Administrator of HR

Jane Suggs

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Thursday, April 25, 2019 4:30 PM
To: Jane Suggs
Cc: kent brown; Travis Foster
Subject: Athleta Subdivision / PKA Olivias Garden Sub Name Reservation

April 24, 2019

Kent Brown, Kent Brown Planning Services
Travis Foster, WHPacific
Jane Suggs, WHPacific

RE: Subdivision Name Reservation: **ATHLETA SUBDIVISION** (PKA Olivias Garden Sub)

The Subdivision Name Olivia's Garden Subdivision was previously reserved for parcel S1315449223 on 1/26/2018 by Kent Brown of Kent Brown Planning Services, and at your request, I will replace and reserve the name **Athleta Subdivision** for your project on this parcel. 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
E-mail: jhastings@adacounty.id.gov

From: Jane Suggs [mailto:JSuggs@whpacific.com]
Sent: Monday, April 22, 2019 4:42 PM
To: Sub Name Mail
Cc: Jarron Langston; Cara Duskey; Matt Munger
Subject: Athleta Subdivision in Kuna - new sub name requests

Hi Subnamemail,

I'd like to reserve the name Athleta Place Subdivision for a property located in Kuna at 2003 N. Ten Mile Road (2N, 1W, Section 15). The property is located in the northwest corner of Ten Mile Road and Crenshaw Street.

The parcel number is: S1315449223

The owner/developer is: Epic Development Idaho LLC

The surveyor is: Travis Foster, WHPacific

Let me know if you need additional information.

Thanks,

Jane





NORTH 21



NORTH 1



NORTH 9



NORTH 13

received
0.14.19



WEST 28



WEST 8



West 4



WEST 12



EAST 14

SOUTH 3



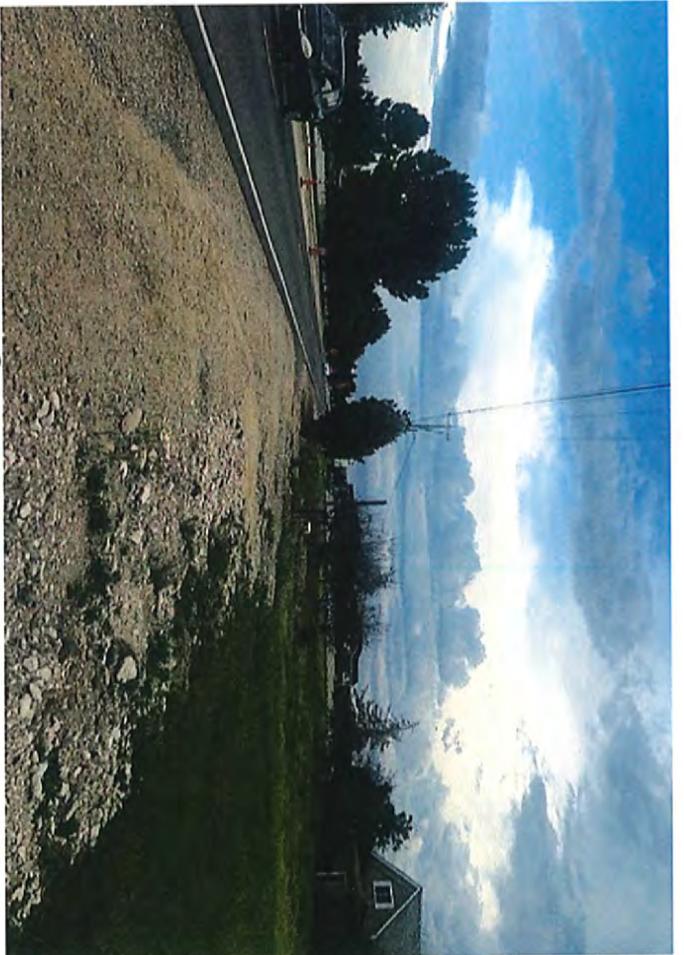
SOUTH 31

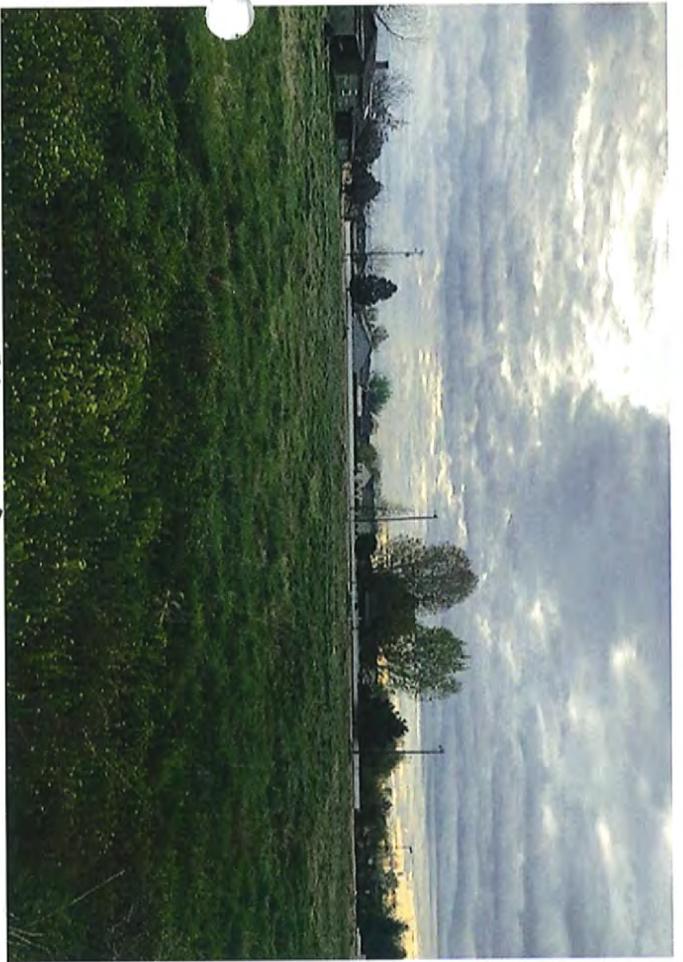


SOUTH 11



SOUTH 7





EAST 30



NORTH 5



EAST 40



EAST 10



Neighborhood Meeting Certification

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

GENERAL INFORMATION:

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

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

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

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

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

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

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

Description of proposed project: rezone property for subdivision for 57 single family attached homes, plus amenities

Date and time of neighborhood meeting: Tuesday, April 23, 2019, 6 pm

Location of neighborhood meeting: Kuna Public Library

SITE INFORMATION:

Location: Quarter: _____ Section: 15 Township: 2N Range: 1W Total Acres: 4.11 acres

Subdivision Name: Athleta Subdivision (proposed) Lot: _____ Block: _____

Site Address: 2003 N. Ten Mile Road Tax Parcel Number(s): S1315449223

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

CURRENT PROPERTY OWNER:

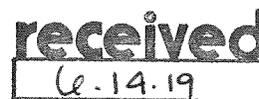
Name: Epic Development Idaho LLC

Address: 11785 Valley Sage Drive City: Sparks State: NV Zip: 89441

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

Name: Jane Suggs Business (if applicable): WHPacific

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



PROPOSED USE:

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

Application Type

Brief Description

Annexation

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

rezone to R-20 (for lot size dimensions)

preliminary plat for 57 buildable lots for sf attached homes

APPLICANT:

Name: Jane Suggs / WHPacific

Address: 2141 W. Airport Way, Suite 104

City: Boise State: Idaho Zip: 83705

Telephone: 208-275-8729 Fax: _____

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

Signature: (Applicant) Jane Suggs Date 4/30/19

April 16, 2019

Subject: Mulberry Place – a new subdivision at 2003 N. Ten Mile Road

Dear Neighbor:

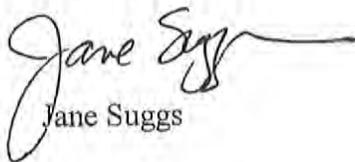
You and your family are invited to attend a neighborhood meeting to discuss the plans to develop a subdivision at 2003 N. Ten Mile Road, at the corner of Ten Mile Road and Crenshaw Street.

The subdivision is being planned for 57 single family attached homes with a mix of 2 bed/2 bath and 3 bed/2 bath designs. Each home will be on its own lot and will have a two-car garage accessed by a service drive in the rear of the home. There will be room to park two additional vehicles on the garage driveway/apron. The subdivision will include a tot-lot, gazebo, guest parking and a dog park.

Our neighborhood meeting will be held on Tuesday, April 23, 2019, at 6:00 pm at the Kuna Library at 457 N. Locust Avenue. We will meet in the conference room.

If you have any questions about the meeting or the proposed project, please do not hesitate to call me at 208-275-8729 or e-mail me at jsuggs@whpacific.com.

Sincerely,


Jane Suggs

received
6.14.19

New Subdivision at 2003 Ten Mile Road
Neighborhood Meeting
Tuesday, April 23, 2018
6 pm

Name Address Email

- 1. Scott Edwards 1534 W Castro Drive Kuna ID 83634 email examples
- 2. JONATHAN & Ivy DURFEE 2255 N Ten Mile Rd KUNA ID 83634 ivydurfee@msn.com
- 3. Amy Harding 1952 W Genshaw St Kuna amy.harding@hcahoallstate.com
- 4. Steven Nelson 2082 N. McClune Ln Kuna steves23t@gmail.com
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____
- 12. _____
- 13. _____
- 14. _____
- 15. _____
- 16. _____
- 17. _____
- 18. _____
- 19. _____
- 20. _____
- 21. _____
- 22. _____



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

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

City of Kuna AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, Jarron Langston / Epic Development Idaho, LLC, 11785 VALLEY SAGE DR.
Name Address
SPARKS NV 89441
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 Jane Suggs / WHPacific, 2141 W. Airport Way, Suite 104, Boise, ID 83705 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 22ND day of APRIL, 2019

Signature [Handwritten Signature]

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

[Handwritten Signature]
Notary Public for Idaho

Residing at: Meridian, ID

My commission expires: 10/22/19

REBECCA JENSEN
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 62470
MY COMMISSION EXPIRES 10-22-2019

received
6-14-19

PARCEL DESCRIPTION

Date: June 10, 2019

Project: Epic Development Idaho, LLC – Zoning Legal

A parcel of land being a portion of the SE1/4 of Section 15, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the southeast corner of said Section 15, monumented by a 3.5" aluminum cap (Corner Record No. 10212985), from which the E1/4 corner of said Section 15, monumented by a 2" aluminum cap (Corner Record No. 2015-077010), bears North 00°14'52" East, a distance of 2661.45 feet;

Thence North 00°14'52" East, coincident with the east line of said Section 15, a distance of 984.42 feet to the **POINT OF BEGINNING**

Thence North 89°45'08" West, perpendicular to said east line, a distance of 195.25 feet to the beginning of a tangent curve to the right;

Thence northwesterly along the arc of said curve the right, an arc distance of 157.98 feet, said curve having a radius of 161.36 feet, a central angle of 56°05'44" and a chord bearing of North 61°42'16" West a distance of 151.75 feet;

Thence North 33°39'24" West, a distance of 334.67 feet to the southerly line of the Amended Plat of McClure Subdivision, Book 58, Pages 5637-5638, Ada County Records;

Thence South 89°22'45" East, coincident with said southerly line, a distance of 139.47 feet;

Thence North 06°06'03" East, coincident with said southerly line, a distance of 188.79 feet;

Thence South 87°21'08" East, coincident with said southerly line, a distance of 309.40 feet to said westerly right of way line;

Thence South 00°14'52" West, coincident with said westerly right of way line, a distance of 523.06 feet to the **POINT OF BEGINNING**.

The above described parcel contains 178,750 square feet or 4.104 acres, more or less.

Together with and subject to covenants, easements, and restrictions of record.

The basis of bearings for this parcel is North 00°14'52" East between the southeast corner and the E1/4 corner of said Section 15.

Travis P. Foster, P.L.S.
End of Description



License No. 10729

received
6.14.19



McCLURE SUBDIVISION

LOT 3, BLOCK 1

LOT 4, BLOCK 1

CRIMSON POINT SUBDIVISION
PHASE 5
BLOCK 1

LOT 16

LOT 17

LOT 40

±203,808 sft
4.679 Ac.



| CURVE TABLE | | | | | |
|-------------|-----------|--------|--------|---------------|-----------|
| CURVE # | DELTA | RADIUS | LENGTH | CH. BEARING | CH. DIST. |
| C1 | 56°05'44" | 161.36 | 157.98 | N61°42'16"W | 151.75 |
| | | | | (N62°01'06"W) | |

LEGEND

- FOUND MONUMENT, AS NOTED
- PARCEL BOUNDARY LINE
- SECTION/ALIQUOT LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- RECORD INFORMATION ROS 6138

E1/4 CORNER SECTION 15
2" ALUMINUM CAP
CORNER RECORD
NO. 2015-077010

N07°45'2"E
1155.98'
(1155.93')

(S87°39'58"E)
S87°21'08"E 357.44'

(N54°47'13"E)
N6°05'03"E 188.79'

(S89°41'35"E)
S89°22'45"E 139.47'

S07°45'2"W 521.05'
N. TEN MILE ROAD
S07°45'2"W 2661.45'
(S07°35'6"E 2661.39')

P.O.B.

N89°45'08"W 195.25'
(S89°56'02"W 195.24')

W. CRENSHAW STREET

S07°45'2"W
984.42'

SE CORNER SECTION 15
3.5" ALUMINUM CAP
CORNER RECORD
NO. 10212985

SHEET NUMBER

EX-2

ATHLETA SUBDIVISION ZONING EXHIBIT

EPIC DEVELOPMENT IDAHO, LLC
ATHLETA SUBDIVISION

DRAWING INFO

P0023554W
P0023554W_REZONE
AS NOTED

SHEET INFO

| | |
|-----------|-----------|
| DRAWN | MMM |
| CHECKED | BD |
| LAST EDIT | 6/12/2019 |
| PLOT DATE | 6/12/2019 |

WHPacific

2141 W Airport Way, Ste 104
Boise, ID 83705
208-342-5400 Fax 208-342-5353
www.whpacific.com

PARCEL DESCRIPTION

Date: June 10, 2019

Project: Epic Development Idaho, LLC – Athleta Subdivision

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COMMENCING at the southeast corner of said Section 15, monumented by a 3.5" aluminum cap (Corner Record No. 10212985), from which the E1/4 corner of said Section 15, monumented by a 2" aluminum cap (Corner Record No. 2015-077010), bears North 00°14'52" East, a distance of 2661.45 feet;

Thence North 00°14'52" East, coincident with the east line of said Section 15, a distance of 984.42 feet;

Thence North 89°45'08" West, perpendicular to said east line, a distance of 48.00 feet to the westerly right of way line of North Ten Mile Road and the **POINT OF BEGINNING**;

Thence continuing North 89°45'08" West, perpendicular to said east line, a distance of 147.25 feet to the beginning of a tangent curve to the right;

Thence northwesterly along the arc of said curve the right, an arc distance of 157.98 feet, said curve having a radius of 161.36 feet, a central angle of 56°05'44" and a chord bearing of North 61°42'16" West a distance of 151.75 feet;

Thence North 33°39'24" West, a distance of 334.67 feet to the southerly line of the Amended Plat of McClure Subdivision, Book 58, Pages 5637-5638, Ada County Records;

Thence South 89°22'45" East, coincident with said southerly line, a distance of 139.47 feet;

Thence North 06°06'03" East, coincident with said southerly line, a distance of 188.79 feet;

Thence South 87°21'08" East, coincident with said southerly line, a distance of 309.40 feet to said westerly right of way line;

Thence South 00°14'52" West, coincident with said westerly right of way line, a distance of 523.06 feet to the **POINT OF BEGINNING**.

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Together with and subject to covenants, easements, and restrictions of record.

The basis of bearings for this parcel is North 00°14'52" East between the southeast corner and the E1/4 corner of said Section 15.



Travis P. Foster, P.L.S.
End of Description

License No. 10729



McCLURE SUBDIVISION

LOT 3, BLOCK 1

E1/4 CORNER SECTION 15
2" ALUMINUM CAP
CORNER RECORD
NO. 2015-077010

LOT 4, BLOCK 1

CRIMSON POINT SUBDIVISION
PHASE 5
BLOCK 1

LOT 16

LOT 17

±178,750 sft
4.104 Ac.



| CURVE TABLE | | | | | |
|-------------|-----------|--------|--------|---------------|-----------|
| CURVE # | DELTA | RADIUS | LENGTH | CH. BEARING | CH. DIST. |
| C1 | 56°05'44" | 161.36 | 157.98 | N61°42'16"W | 151.75 |
| | | | | (N62°01'06"W) | |

LEGEND

- FOUND MONUMENT, AS NOTED
- PARCEL BOUNDARY LINE
- SECTION/ALIQUOT LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- RECORD INFORMATION ROS 6138

SHEET NUMBER

EX-1

ATHLETA SUBDIVISION ZONING EXHIBIT

EPIC DEVELOPMENT IDAHO, LLC
ATHLETA SUBDIVISION

DRAWING INFO

P0023554W
P0023554W_EXHIBIT
AS NOTED

SHEET INFO

DRAWN MIM
CHECKED BD
LAST EDIT 6/12/2019
PLOT DATE 6/12/2019

WHPacific

2141 W Airport Way, Ste 104
Boise, ID 83705
208-342-5400 Fax 208-342-5353
www.whpacific.com

Jane Suggs

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Thursday, April 25, 2019 4:30 PM
To: Jane Suggs
Cc: kent brown; Travis Foster
Subject: Athleta Subdivision / PKA Olivias Garden Sub Name Reservation

April 24, 2019

Kent Brown, Kent Brown Planning Services
Travis Foster, WHPacific
Jane Suggs, WHPacific

RE: Subdivision Name Reservation: **ATHLETA SUBDIVISION** (PKA Olivias Garden Sub)

The Subdivision Name Olivia's Garden Subdivision was previously reserved for parcel S1315449223 on 1/26/2018 by Kent Brown of Kent Brown Planning Services, and at your request, I will replace and reserve the name **Athleta Subdivision** for your project on this parcel. 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
E-mail: jhastings@adacounty.id.gov

From: Jane Suggs [mailto:JSuggs@whpacific.com]
Sent: Monday, April 22, 2019 4:42 PM
To: Sub Name Mail
Cc: Jarron Langston; Cara Duskey; Matt Munger
Subject: Athleta Subdivision in Kuna - new sub name requests

Hi Subnamemail,

I'd like to reserve the name Athleta Place Subdivision for a property located in Kuna at 2003 N. Ten Mile Road (2N, 1W, Section 15). The property is located in the northwest corner of Ten Mile Road and Crenshaw Street.

The parcel number is: S1315449223

The owner/developer is: Epic Development Idaho LLC

The surveyor is: Travis Foster, WHPacific

Let me know if you need additional information.

Thanks,

Jane





Justin Hubble
1214 North Tasavol Avenue
Kuna, Idaho 83634

March 6, 2017
Page 1 of 14
File 17072-A

Re: Geotechnical Recommendation Report
2003 North Ten Mile Road
Kuna, Idaho

Justin:

As per your authorization, on February 28, 2017, SITE Consulting, LLC, (SITE), personnel logged and sampled three test pits on the referenced property. The test pits were excavated in a vacant field at 2003 North Ten Mile in Kuna, Idaho. The property is north of West Crenshaw Street and west of North Ten Mile Road. A tax parcel number of S1315449223 was located for the property on the Ada County Assessor's website. The site indicates the property includes 4.11 acres and is in sections 15, T2N, R1E.

Subsurface conditions were similar in the three test pits. In general, the site surface is a shallow non-plastic sandy silt or silty sand. This layer contains a four to six inch rootzone and is typically 1.0 to 1.5 feet thick. Tan, dry to moist, cemented, silts are then present and extend to three to four feet below the surface. At this depth, a very rigid and structural hardpan was encountered. This layer could not be penetrated during our first field effort with a large rubber-tire Case backhoe. This layer caused a return trip with a large track mounted excavator. The excavator took, over an hour to penetrate the hardpan layer that is 1.5 to 2.0 feet thick in each of the test pit locations. Either silty sand or sandy silt was encountered below the hardpan layer. This layer extends to the basalt bedrock, which was encountered at 13.0 feet in the south and west test pits. The north test pit was extended to 15.0 feet, the maximum reach of the excavator, and bedrock was not encountered. The lowest foot of silt / sand layer directly above the bedrock was cemented in the south test pit. Groundwater was not encountered in any of the test pits.

received
6.14.19



Well logs for nearby properties to the northwest (McClure Lane), southwest (Deer Flat Road) and north (Ten Mile Road), that surround the subject property, were selected and are included in the appendix. These well logs indicate the groundwater is 75 to 96 feet below the surface. It is noted that that the bedrock was encountered in three of the four well logs and is reported to be approximately ten feet deep and is 42 to 60 feet thick.

The following recommendations are based upon the proposed construction, observed conditions, and reported laboratory test results.

- Stripping of organic material for building pads and pavements will require only minor excavation; 2-4" of grubbing can be anticipated to completely remove all organic materials. This is to be adjusted as needed in the field at the time of construction. Deeper removal depths should be anticipated near ditches and where large bushes and trees are present.
- The surface soil is either silty sand or sandy silt with non-plastic fines and therefore can be used as structural fill within building pads. The use of heavily cemented silts or fractured hardpan as structural fill is not allowed.
- After grubbing and clearing, the building pad and any area that will support future pavements, driveways, sidewalks, etc., should be proof-rolled to confirm stability prior to the placement of structural fill.
- It should be anticipated that surface soil will rut or deflect severely if wet and then loaded with rubber tire equipment. Wet or deflecting areas are to be over-excavated and repaired with structural fill at the time of construction.



- After demolition of the four-on-site building structures, it should be confirmed by inspection that all foundation concrete and slab on grade concrete has been removed.
- Any well or septic tank encountered are to be properly abandoned in accordance with the last IDWR and IDEQ requirements.
- Each lift of structural fill used to backfill excavations left after demolition or to elevate building pads or pavement areas is to be compacted to a minimum of 95% of the maximum dry density as determined by ASTM D698, "Standard Proctor".
- Inplace testing to confirm proper compaction is required. One test each lift, (minimum of three), for every 5000 square feet or three tests per building pad are recommended.
- The upper one foot of structural fill used to repair over excavations or to elevate the building pad, support slab on grade concrete, foundations, or other site concrete, and beneath future pavements should meet the "Sub Base" specifications of the ISPWC Specifications.
- A design bearing capacity of 2000 psf is appropriate for this site provided foundations bear on inspected and approved native soils or upon structural fill extending to approved native soils. It is anticipated that foundations will be constructed atop the cemented silt.
- Inspection after excavation of foundation trenches is to confirm removal of all organic materials and undocumented or non-structural fill. Proof rolling and / or compaction testing may be required at that time based upon observed conditions.



- Compacted native soil and structural fill must pass both testing and inspection requirements. Deflecting and / or excessively wet soils fail regardless of compaction test results.
- Unacceptable soils are to be removed to firm bearing or a maximum depth of 1.5' and replaced with structural fill. Over excavation of wet or soft areas must extend laterally outside foundations a distance equal to the depth of fill.
- Based upon anticipated traffic loads, it is recommended that driveway and entrance areas consist of the following section.

| Structural Layer | Recommended Thickness |
|-------------------------|------------------------------|
| HMA | 3.0" |
| Base Course | 4.0" |
| Sub Base | 10.0" |

This section can be reduced to 2.5" / 4.0" /10.0" in parking areas that limit access by large trucks. HMA, base, and subbase used in pavement construction are to meet the materials quality and placement requirements of ISPWC.

- Based upon intended use, the following slab on grade floors sections are recommended for inside the building structures:

| Structural Layer | Living Space | Carport / Garage Floors |
|--------------------------|---------------------|--------------------------------|
| PCC w/ fiber mesh | 4.0" | 5.0" |
| Base Course | 4.0" | 6.0" |
| Subgrade | Compacted | and Inspected |

- Exterior flatwork, including sidewalks, patios, stoops, driveways, etc. are to be five inches thick and placed atop a minimum of four inches of granular fill. Organic material, excessively wet soils and any encountered clay soil are to be removed from beneath flatwork and replaced with at least 10" of granular fill.



- Stormwater disposal can best be accomplished with infiltration trenches or surface detention basins or swales. Either system must extend to below the structural hardpan layer or at least seven feet deep.
- Based upon our experiences and test results from the adjacent Crimson Point Development, SITE recommends a design percolation rate of $P=3.0$ inches / hour for facilities that extend to the native silty sands below the structural hardpan. This value may be improved by drilling and blasting the bedrock. If blasting occurs, it may allow for a design perc rate of $P=8$ in / hr. Percolation testing after blasting is recommended to confirm successful fracturing of the bedrock formation.
- Testing and inspection at the time of construction is critical to successful completion of this and all construction projects. Recommendations herein for specific testing and inspection are intended to insure acceptable completion of this project.

We appreciate this opportunity to be of service. When appropriate, we would like to discuss continuing our role as geotechnical consultant during construction. Please contact our office if additional information or services are required.

Respectfully submitted,
Bob J. Arnold, PE
SITE Consulting, LLC

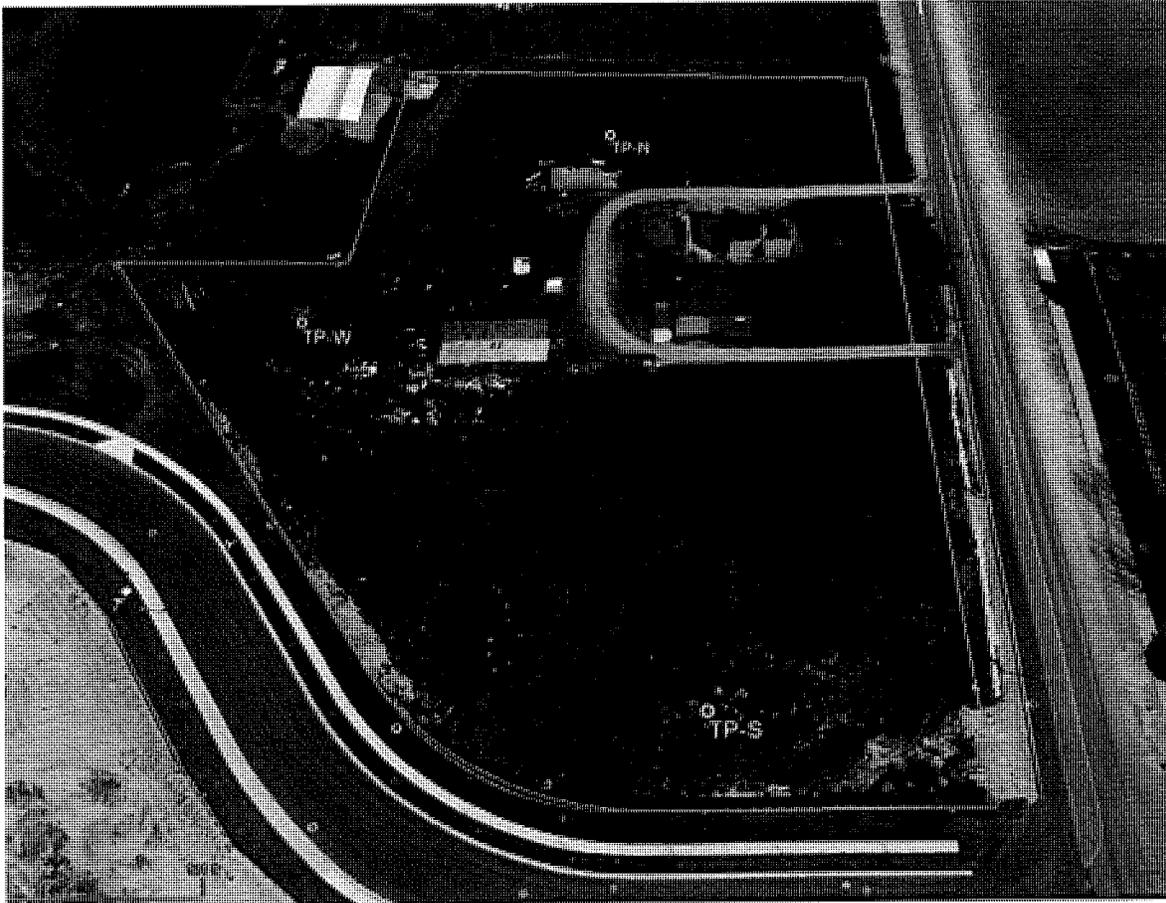




APPENDIX FOLLOWS

**SITE
CONSULTING, LLC**

AERIAL PHOTO



(Google Earth)
Test Pit Locations



TEST PIT LOG

| Test Pit #: | TP-S (South) | | File: | 1772-A | | | | | | | | |
|-------------|---|------|-----------------|--------------------|----|-----|-----|------|------|------|----|----|
| Client: | Justin Hubble | | Date Excavated: | 02/28/17 | | | | | | | | |
| Project: | 2003 North Ten Mile Road - Kuna, Idaho | | Digger: | BigBite Excavation | | | | | | | | |
| Location: | South End | | Logged By: | K. Arnold / SITE | | | | | | | | |
| DEPTH | SOILS DESCRIPTION | | | | | | | | | | | |
| | 1.0" | 3/4" | 1/2" | 3/8" | #4 | #10 | #40 | #100 | #200 | %M | LL | PI |
| 0.0-2.5 | Light Brown to Tan, Moist, Sand/ SILT - Topsoil with rootzone to 4-6" | | | | | | | | | | | |
| 2.5-4.0 | Tan, Moist, Cemented, SILT | | | | | | | | | | | |
| 4.0-6.0 | HARDPAN - Very Hard, Big Excavator Required | | | | | | | | | | | |
| 6.0-12.0 | Brown, Moist, Silty, SAND | | | | | | | | | | | |
| 11.0 | | | 100 | 99 | 98 | 97 | 93 | 70 | 31.0 | 17.6 | NP | NP |
| 12.0-13.0 | Brown, Moist, Cemented, Silty, SAND | | | | | | | | | | | |
| 12.0 | | | | | | 100 | 54 | 36 | 26.5 | 23.0 | NP | NP |
| 13.0 | BEDROCK, Basalt Bedrock Formation No Groundwater Encountered | | | | | | | | | | | |



TEST PIT LOG

| Test Pit #: | TP-W (West) | | File: | 1772-A | | | | | | | | | |
|-------------|--|------|-----------------|--------------------|----|-----|-----|------|------|------|------|----|----|
| Client: | Justin Hubble | | Date Excavated: | 02/28/17 | | | | | | | | | |
| Project: | 2003 North Ten Mile Road - Kuna, Idaho | | Digger: | BigBite Excavation | | | | | | | | | |
| Location: | West Side | | Logged By: | K. Arnold / SITE | | | | | | | | | |
| DEPTH | SOILS DESCRIPTION | | | | | | | | | | | | |
| | 1.0" | 3/4" | 1/2" | 3/8" | #4 | #10 | #40 | #100 | #200 | %M | LL | PI | |
| 0.0-1.5 | Brown, Moist to Wet, Sandy, SILT with rootzone to 4-6" | | | | | | | | | | | | |
| 1.5-3.0 | Tan, Moist, Cemented, SILT | | | | | | | | | | | | |
| 3.0-4.5 | HARDPAN - Very Hard, Big Excavator Required | | | | | | | | | | | | |
| 4.5-11.0 | Brown, White & Tan, Silty, SAND | | | | | | | | | | | | |
| 10.0 | | | | | | 100 | 51 | 37 | 26.3 | 24.7 | NP | NP | |
| 11.0-13.0 | White & Yellow, Dry, Moist, Coarse, SAND with silt | | | | | | | | | | | | |
| 12.0 | | | | | | 100 | 97 | 45 | 15 | 15.3 | 12.7 | NP | NP |
| 13.0 | Bottom of Excavation End of Excavation Due to Sloughing Soils | | | | | | | | | | | | |



TEST PIT LOG

| | | | | | | | | | | | | |
|-------------|---|------|-----------------|--------------------|-----|-----|-----|------|------|------|----|----|
| Test Pit #: | TP-N (North) | | File: | 1772-A | | | | | | | | |
| Client: | Justin Hubble | | Date Excavated: | 02/28/17 | | | | | | | | |
| Project: | 2003 North Ten Mile Road - Kuna, Idaho | | Digger: | BigBite Excavation | | | | | | | | |
| Location: | North End | | Logged By: | K. Arnold / SITE | | | | | | | | |
| DEPTH | SOILS DESCRIPTION | | | | | | | | | | | |
| | 1.0" | 3/4" | 1/2" | 3/8" | #4 | #10 | #40 | #100 | #200 | %M | LL | PI |
| 0.0-1.0 | Brown, Moist to Wet, Sandy, SILT with rootzone to 4-6" | | | | | | | | | | | |
| 1.0-3.0 | Tan, Moist, Cemented, SILT | | | | | | | | | | | |
| 3.0-4.5 | HARDPAN - Very Hard, Big Excavator Required | | | | | | | | | | | |
| 4.5-10.0 | Brown, White & Tan, Sandy, SILT (ML) | | | | | | | | | | | |
| 9.0 | | | | | | 100 | 97 | 91 | 75.9 | 24.4 | NP | NP |
| 10.0-12.0 | Brown, White, & Tan, Moist, Silty, SAND | | | | | | | | | | | |
| 11.0 | | | | | 100 | 98 | 65 | 37 | 20.2 | 15.6 | NP | NP |
| 12.0-15.0 | Brown, Moist, Sandy, SILT with Cemented Pieces | | | | | | | | | | | |
| 14.0 | | | | | 100 | 99 | 66 | 42 | 25.5 | 21.0 | NP | NP |
| 15.0 | Bottom of Hole No Groundwater or Bedrock Encountered | | | | | | | | | | | |



SOIL LOG LEGEND

UNIFIED SOIL CLASSIFICATION SYSTEM

(ASTM STANDARD TEST METHOD D 2487 FOR CLASSIFICATION OF SOIL FOR ENGINEERING PURPOSES)

| DIVISIONS | | | TYPICAL DESCRIPTIONS | |
|--|---|-----------------------------|----------------------|--|
| COARSE GRAINED SOILS < 50% - #200 | GRAVEL & GRAVELLY SOILS < 50% - #4 | < 5% - #200 | GW | Well-graded gravel, gravel-sand mixture, little or no fines. |
| | | | GP | Poorly-graded gravel, gravel sand mixture, little or no fines |
| | | > 5% - #200 > 12% - #200 | GM | Silty gravel, gravel-sand-silt mixtures |
| | | | GC | Clayey gravel, gravel-sand-clay mixtures |
| | SAND & SANDY SOILS ≥ 50% - # 4 | < 5% - #200 | SW | Well-graded sand, gravelly sand, little or no fines. |
| | | | SP | Poorly-graded sand, gravelly sand, little or no fines |
| | | > 5% - #200 > 12% - #200 | SM | Silty sand, sand-silt mixtures |
| | | | SC | Clayey sand, sand-clay mixtures |
| FINE GRAINED SOILS ≥ 50% - #200 | SILTS AND CLAYS LL < 50% | INORGANIC | ML | Inorganic silt and very fine sand, rock flour, silty or clayey fine sand or clayey silt with slight plasticity |
| | | | CL | Lean clay-low to medium plasticity, gravelly clay, sandy clay, silty clay |
| | | ORGANIC | OL | Organic silt and organic silty clay of low plasticity |
| | | | MH | Elastic silt, micaceous or diatomaceous fine sand or silty soil. |
| | SILTS AND CLAYS LL ≥ 50% | INORGANIC | CH | Fat clay - high plasticity |
| | | | OH | Organic clay-med. or high plasticity: organic silt |
| | | ORGANIC | PT | Peat, humus, swamp soil with high organic content |
| | | | | |
| ORGANIC SOILS | | | | |

ABBREVIATIONS AND ACRONYMS

| | |
|--------|--|
| AASHTO | American Association of State Highway & Transportation Officials |
| ACP | Asphaltic Concrete Pavement |
| ASTM | American Society for Testing and Materials |
| BH | Bore Hole |
| IBC | International Building Code |
| ISPWC | Idaho Standard for Public Works Construction |
| ITD | Idaho Transportation Department |
| NP | Non Plastic |
| PCC | Portland Cement Concrete |
| PCF | Pounds per Cubic Foot |
| PSF | Pounds per Square Foot |
| TP | Test Pit |
| USCS | Unified Soil Classification System |



WELL LOGS (4)

RECEIVED

Form 236-7, b90 AUG 17 1993 STATE OF IDAHO DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

Department of Water Resources **WELL DRILLER'S REPORT** RECEIVED

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well. **AUG 23 1993**

| <p>1. WELL OWNER</p> <p>Name <u>Leo McClure</u> Address <u>871 N. Ten Mile Kuna, Id 83634</u> Drilling Permit No. <u>63-93-C-0559-001</u> Water Right Permit No. _____</p> | <p>7. WATER LEVEL</p> <p>Static water level <u>84'</u> feet below land surface. Flowing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No G.P.M. flow _____ Artesian closed-in pressure _____ p.s.i. Controlled by: <input type="checkbox"/> Valve <input type="checkbox"/> Cap <input type="checkbox"/> Plug Temperature <u>65</u> °F. Quality <u>G.O.D.D.</u> <small>Describe artesian or temperature zones below</small></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|-------------------------------|--------------------------|--------------|-------------|-------------------------------|--------|--|-------------|---|--------|---------|--------|------|-------------|--------------------|------------|------------|--------------------|-------------|------------|--------------------|------------|------------|---|---|---|-----|-----|-------------------|---|---|-----|-----|------|---|
| <p>2. NATURE OF WORK</p> <p><input type="checkbox"/> New well <input checked="" type="checkbox"/> Deepened <input type="checkbox"/> Replacement <input type="checkbox"/> Well diameter increase <input type="checkbox"/> Abandoned (describe abandonment procedures such as materials, plug depths, etc. in lithologic log)</p> | <p>8. WELL TEST DATA</p> <p><input checked="" type="checkbox"/> Pump <input type="checkbox"/> Bailor <input type="checkbox"/> Air <input type="checkbox"/> Other _____</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Discharge G.P.M.</th> <th>Pumping Level</th> <th>Hours Pumped</th> </tr> <tr> <td style="text-align: center;">20</td> <td style="text-align: center;">85'</td> <td style="text-align: center;">3</td> </tr> </table> | Discharge G.P.M. | Pumping Level | Hours Pumped | 20 | 85' | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Discharge G.P.M. | Pumping Level | Hours Pumped | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | 85' | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>3. PROPOSED USE</p> <p><input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Test <input type="checkbox"/> Municipal <input type="checkbox"/> Industrial <input type="checkbox"/> Stock <input type="checkbox"/> Waste Disposal or Injection <input type="checkbox"/> Other _____ (specify type)</p> | <p>9. LITHOLOGIC LOG 70533</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Bore Diam.</th> <th>Depth From</th> <th>To</th> <th>Material</th> <th>Water Yield</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">88</td> <td style="text-align: center;">90</td> <td>Covered gravel</td> <td style="text-align: center;">X</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">90</td> <td style="text-align: center;">92</td> <td>Fine Gravel</td> <td style="text-align: center;">X</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">92</td> <td style="text-align: center;">97</td> <td>Yellow Silt</td> <td style="text-align: center;">X</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">97</td> <td style="text-align: center;">118</td> <td>Good Quality Yellow Clay</td> <td style="text-align: center;">X</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">111</td> <td style="text-align: center;">113</td> <td>Sandy Yellow Clay</td> <td style="text-align: center;">X</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">113</td> <td style="text-align: center;">114</td> <td>Sand</td> <td style="text-align: center;">X</td> </tr> </tbody> </table> | Bore Diam. | Depth From | To | Material | Water Yield | 4 | 88 | 90 | Covered gravel | X | 4 | 90 | 92 | Fine Gravel | X | 4 | 92 | 97 | Yellow Silt | X | 4 | 97 | 118 | Good Quality Yellow Clay | X | 4 | 111 | 113 | Sandy Yellow Clay | X | 4 | 113 | 114 | Sand | X |
| Bore Diam. | Depth From | To | Material | Water Yield | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | 88 | 90 | Covered gravel | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | 90 | 92 | Fine Gravel | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | 92 | 97 | Yellow Silt | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | 97 | 118 | Good Quality Yellow Clay | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | 111 | 113 | Sandy Yellow Clay | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | 113 | 114 | Sand | X | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>4. METHOD DRILLED</p> <p><input type="checkbox"/> Rotary <input type="checkbox"/> Air <input type="checkbox"/> Hydraulic <input type="checkbox"/> Reverse rotary <input checked="" type="checkbox"/> Cable <input type="checkbox"/> Dug <input type="checkbox"/> Other _____</p> | <p>10. WORK SCHEDULE</p> <p>Work started <u>7-8-93</u> finished <u>7-18-93</u></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>5. WELL CONSTRUCTION</p> <p>Casing schedule: <input checked="" type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> Other _____</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Thickness</th> <th>Diameter</th> <th>From</th> <th>To</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">.250 inches</td> <td style="text-align: center;">6 inches</td> <td style="text-align: center;">1 feet</td> <td style="text-align: center;">87 feet</td> </tr> <tr> <td style="text-align: center;">.250 inches</td> <td style="text-align: center;">4 inches</td> <td style="text-align: center;">3 feet</td> <td style="text-align: center;">99 feet</td> </tr> </tbody> </table> <p>Was casing drive shoe used? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Was a packer or seal used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Perforated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No How perforated? <input type="checkbox"/> Factory <input type="checkbox"/> Knife <input type="checkbox"/> Torch <input type="checkbox"/> Gun Size of perforation _____ inches by _____ inches</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Number</th> <th>From</th> <th>To</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">_____ perforations</td> <td style="text-align: center;">_____ feet</td> <td style="text-align: center;">_____ feet</td> </tr> <tr> <td style="text-align: center;">_____ perforations</td> <td style="text-align: center;">_____ feet</td> <td style="text-align: center;">_____ feet</td> </tr> <tr> <td style="text-align: center;">_____ perforations</td> <td style="text-align: center;">_____ feet</td> <td style="text-align: center;">_____ feet</td> </tr> </tbody> </table> <p>Well screen installed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Manufacturer's name _____ Type _____ Model No. _____ Diameter _____ Slot size _____ Set from _____ feet to _____ feet Diameter _____ Slot size _____ Set from _____ feet to _____ feet Gravel packed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Size of gravel _____ Placed from _____ feet to _____ feet Surface seal depth <u>87</u> Material used in seal: <input type="checkbox"/> Cement grout <input type="checkbox"/> Bentonite <input type="checkbox"/> Puddling clay <input type="checkbox"/> _____ Sealing procedure used: <input type="checkbox"/> Slurry pit <input checked="" type="checkbox"/> Temp. surface casing <input type="checkbox"/> Overbore to seal depth Method of joining casing: <input type="checkbox"/> Threaded <input type="checkbox"/> Welded <input type="checkbox"/> Solvent <input type="checkbox"/> Weld <input type="checkbox"/> Cemented between strata Describe access port <u>plug in well seal cap</u></p> | Thickness | Diameter | From | To | .250 inches | 6 inches | 1 feet | 87 feet | .250 inches | 4 inches | 3 feet | 99 feet | Number | From | To | _____ perforations | _____ feet | _____ feet | _____ perforations | _____ feet | _____ feet | _____ perforations | _____ feet | _____ feet | <p>11. DRILLERS CERTIFICATION</p> <p>I/We certify that all minimum well construction standards were complied with at the time the rig was removed.</p> <p>Firm Name <u>Johnston Drilling</u> Firm No. <u>92</u> Address <u>375-C S. S. Blvd. Melba, Id</u> Date <u>7-18-93</u> Signed by (Firm Official) <u>Steve D. Johnston</u> and (Operator) <u>Russell Johnston</u></p> | | | | | | | | | | | |
| Thickness | Diameter | From | To | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| .250 inches | 6 inches | 1 feet | 87 feet | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| .250 inches | 4 inches | 3 feet | 99 feet | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | From | To | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| _____ perforations | _____ feet | _____ feet | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| _____ perforations | _____ feet | _____ feet | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| _____ perforations | _____ feet | _____ feet | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>6. LOCATION OF WELL</p> <p>Sketch map location must agree with written location.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">N</td> <td colspan="2" style="text-align: center;">Subdivision Name _____</td> </tr> <tr> <td style="text-align: center;">W</td> <td style="text-align: center;">E</td> <td style="text-align: center;">Lot No. _____ Block No. _____</td> </tr> <tr> <td style="text-align: center;">S</td> <td colspan="2" style="text-align: center;">County <u>Ada</u> <u>2000 DEER FLAT ROAD</u></td> </tr> </table> <p>SE <input type="checkbox"/> NE <input type="checkbox"/> SW <input type="checkbox"/> NW <input checked="" type="checkbox"/> Sec. <u>15</u>, T. <u>02</u>, S. <u>01</u>, R. <u>01</u>, W. <u>01</u></p> | N | Subdivision Name _____ | | W | E | Lot No. _____ Block No. _____ | S | County <u>Ada</u> <u>2000 DEER FLAT ROAD</u> | | <p>USE ADDITIONAL SHEETS IF NECESSARY - FORWARD THE WHITE COPY TO THE DEPARTMENT</p> | | | | | | | | | | | | | | | | | | | | | | | | | | |
| N | Subdivision Name _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| W | E | Lot No. _____ Block No. _____ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S | County <u>Ada</u> <u>2000 DEER FLAT ROAD</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

SITE CONSULTING, LLC

Form 238-7
6/93

IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

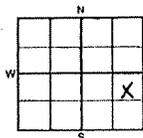
Use Typewriter
or
Ball Point Pen

092675

1. DRILLING PERMIT NO. 63-94-W-0075-000
Other IDWR No. _____

2. OWNER: KATHY SMITH
Name 6010 Overland Rd
Address Boise State ID Zip 83709
City _____ State _____ Zip _____

3. LOCATION OF WELL by legal description:
Sketch map location must agree with written location.



T. 2 North or South
E. 1 East or West
Sec. 15 1/4 NE 1/4 SE 1/4
Gov't Lot _____ County ADA

Address of Well Site 2173 S. Ten Mile, Kuna

(Give at least Direction + Distance to Road or Landmark)
Lot No. 2 Block No. 1 Subd. Name McClure

4. PROPOSED USE:
 Domestic Municipal Monitor Irrigation
 Thermal Injection Other _____

5. TYPE OF WORK
 New Well Modify or Repair Replacement Abandonment

6. DRILL METHOD
 Mud Rotary Air Rotary Cable Other _____

7. SEALING PROCEDURES

| SEAL/FILTER PACK | | AMOUNT | | METHOD |
|---------------------------------------|----------|-----------|-----------------|----------------------|
| Material | From | To | Sacks or Pounds | |
| <u>Bentonite</u> <u>(Gensulac)</u> | <u>0</u> | <u>30</u> | <u>100</u> | <u>Drill + Drive</u> |
| | | | | |

Was drive shoe seal tested? Y N How? _____

8. CASING/LINER:

| Diameter | From | To | Gauge | Casing | Liner | Steel | Plastic | Welded | Threaded |
|-----------|-----------|------------|------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <u>6"</u> | <u>12</u> | <u>205</u> | <u>.25</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | | | | | | | | | |

Final location of shoes 205
Top Packer or Headpipe 193 Bottom Tailpipe 207

9. PERFORATIONS/SCREENS

Perforations Method _____
 Screens Type Houston Material Stawlers

| From | To | Slot Size | Number | Diameter | Taper/Pipe Size | Casing | Liner |
|------------|------------|-------------|--------|-----------|-----------------|-------------------------------------|--------------------------|
| <u>207</u> | <u>212</u> | <u>.020</u> | | <u>5"</u> | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | | | | | | | |

10. WELL TESTS:

| Yield gal/min. | Drawdown | Pumping Depth | Time |
|----------------|----------|---------------|---------------|
| <u>75</u> | | | <u>14 min</u> |
| | | | |

Temperature of water 58 Was a water analysis done? Yes No
By whom? Adams
Water Quality (odor, etc.) Iron - 2; Gaus - 11; PH 8
Bottom Hole Temperature _____

11. STATIC WATER LEVEL:

78 ft. below surface Depth artesian flow found _____
Artesian pressure _____ lb. Describe access port _____
Describe Controlling Devices: _____

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

| Bore Dia. | From | To | Remarks: Lithology, Water Quality & Temperature | GPM | SWL |
|-----------|------------|------------|---|------------------|-------------------------------------|
| <u>6"</u> | <u>1</u> | <u>6</u> | <u>Top Soil</u> | | |
| | <u>6</u> | <u>54</u> | <u>Black Lava Rock</u> | | |
| | <u>54</u> | <u>60</u> | <u>Brown Clay</u> | | |
| | <u>60</u> | <u>62</u> | <u>Brown Clay</u> | | |
| | <u>62</u> | <u>95</u> | <u>Gravel</u> | <u>some</u> | <input checked="" type="checkbox"/> |
| | <u>95</u> | <u>100</u> | <u>Dry Sand</u> | | |
| | <u>100</u> | <u>102</u> | <u>Tan Clay</u> | | |
| | <u>102</u> | <u>107</u> | <u>Sandy Clay</u> | | |
| | <u>107</u> | <u>118</u> | <u>Clay</u> | | |
| | <u>118</u> | <u>155</u> | <u>Sand</u> | | |
| | <u>155</u> | <u>157</u> | <u>Clay</u> | | |
| | <u>157</u> | <u>158</u> | <u>Sand</u> | | |
| | <u>158</u> | <u>159</u> | <u>Clay</u> | | |
| | <u>159</u> | <u>186</u> | <u>Yellowish Sandy Clay</u> | | |
| | <u>186</u> | <u>192</u> | <u>Clay</u> | | |
| | <u>192</u> | <u>195</u> | <u>Mostly Sand</u> | | <input checked="" type="checkbox"/> |
| | <u>195</u> | <u>197</u> | <u>Clay</u> | | |
| | <u>197</u> | <u>201</u> | <u>Sand</u> | <u>r. little</u> | <input checked="" type="checkbox"/> |
| | <u>201</u> | <u>207</u> | <u>Clay</u> | | |
| | <u>207</u> | <u>212</u> | <u>Sand</u> | | <input checked="" type="checkbox"/> |

RECEIVED RECEIVED
MAR 11 1994 MAR 09 1994 FEB 08 1995
Department of Water Resources WATER RESOURCES WESTERN REGION
Date: Started 2/15/94 Completed 2/12/94

13. DRILLER'S CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name Adams Pump & Drill Firm No. 457
Firm Official Dave Adamson Date 2/28/94
and
Supervisor or Operator Dave Adamson Date 2/28/94
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

SITE CONSULTING, LLC

Form 2087
4/02

C

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT
State law requires that this report be filed with the Director, Department of Water Resources
within 30 days after the completion or abandonment of the well. AUG 25 1992

USE TYPEWRITER OR
BALLPOINT PEN

| <p>1. WELL OWNER</p> <p>Name: <u>BOCK, JAMES</u> Address: <u>TEN MILE & ARDELL</u> <u>MUNA, ID 83634</u> Drilling Permit No. <u>63-92-C-059-0772</u> Water Right Permit No. _____</p> | <p>7. WATER LEVEL</p> <p>Static water level: <u>96</u> feet below ground surface Flowing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No G.P.M. flow _____ Artesian closed-in pressure _____ p.s.i. Controlled by: <input type="checkbox"/> Valve <input type="checkbox"/> Cap <input type="checkbox"/> Plug Temperature _____ °F. Quality _____ <small>Describe artesian or temperature cones below.</small></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|------------------|---------------------|--------------|----------|-------|----|---|---|----------|----|----|---|----|------|----|----|----|----|------------------|----|----|----|----|---------|----|----|----|----|------------|----|----|----|-----|---------------|----|----|-----|-----|------|-----|----|-----|-----|------|----|----|-----|-----|------|-----|----|-----|-----|------|----|----|-----|-----|---------------------|-----|----|-----|-----|------|-----|----|-----|-----|------|----|----|-----|-----|------|-----|
| <p>2. NATURE OF WORK</p> <p><input type="checkbox"/> New well <input type="checkbox"/> Deepened <input type="checkbox"/> Replacement <input type="checkbox"/> Well diameter increase <input type="checkbox"/> Modification <input type="checkbox"/> Abandoned (describe abandonment or modification procedures such as liners, screen, materials, plug depths, etc. in lithologic log, section 9.)</p> | <p>B. WELL TEST DATA</p> <p><input type="checkbox"/> Pump <input type="checkbox"/> Bailor <input type="checkbox"/> AX <input type="checkbox"/> Other _____</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Discharge G.P.M.</th> <th>Pumping Level</th> <th>Hours Pumped</th> </tr> <tr> <td style="text-align: center;">100</td> <td style="text-align: center;">288</td> <td style="text-align: center;">2</td> </tr> </table> | Discharge G.P.M. | Pumping Level | Hours Pumped | 100 | 288 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Discharge G.P.M. | Pumping Level | Hours Pumped | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 100 | 288 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>3. PROPOSED USE</p> <p><input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Monitor <input type="checkbox"/> Industrial <input type="checkbox"/> Stock <input type="checkbox"/> Waste Disposal or Injection <input type="checkbox"/> Other _____ (specify type)</p> | <p>9. LITHOLOGIC LOG</p> <p style="text-align: right; font-weight: bold;">84970</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Bore Diam.</th> <th>Depth From</th> <th>To</th> <th>Material</th> <th>Water</th> </tr> </thead> <tbody> <tr><td>9"</td><td>0</td><td>6</td><td>TOP SOIL</td><td>NO</td></tr> <tr><td>9"</td><td>6</td><td>12</td><td>SAND</td><td>NO</td></tr> <tr><td>9"</td><td>12</td><td>42</td><td>LAVA ROCK/CRACKS</td><td>NO</td></tr> <tr><td>9"</td><td>42</td><td>49</td><td>CINDERS</td><td>NO</td></tr> <tr><td>9"</td><td>49</td><td>66</td><td>LAVA ROCKS</td><td>NO</td></tr> <tr><td>6"</td><td>66</td><td>102</td><td>SAND & GRAVEL</td><td>NO</td></tr> <tr><td>6"</td><td>102</td><td>129</td><td>SAND</td><td>YES</td></tr> <tr><td>6"</td><td>129</td><td>143</td><td>CLAY</td><td>NO</td></tr> <tr><td>6"</td><td>143</td><td>161</td><td>SAND</td><td>YES</td></tr> <tr><td>6"</td><td>161</td><td>165</td><td>CLAY</td><td>NO</td></tr> <tr><td>6"</td><td>165</td><td>252</td><td>HEAVY SAND/CLAY STR</td><td>YES</td></tr> <tr><td>6"</td><td>252</td><td>271</td><td>SAND</td><td>YES</td></tr> <tr><td>6"</td><td>271</td><td>290</td><td>CLAY</td><td>NO</td></tr> <tr><td>6"</td><td>290</td><td>293</td><td>SAND</td><td>YES</td></tr> </tbody> </table> | Bore Diam. | Depth From | To | Material | Water | 9" | 0 | 6 | TOP SOIL | NO | 9" | 6 | 12 | SAND | NO | 9" | 12 | 42 | LAVA ROCK/CRACKS | NO | 9" | 42 | 49 | CINDERS | NO | 9" | 49 | 66 | LAVA ROCKS | NO | 6" | 66 | 102 | SAND & GRAVEL | NO | 6" | 102 | 129 | SAND | YES | 6" | 129 | 143 | CLAY | NO | 6" | 143 | 161 | SAND | YES | 6" | 161 | 165 | CLAY | NO | 6" | 165 | 252 | HEAVY SAND/CLAY STR | YES | 6" | 252 | 271 | SAND | YES | 6" | 271 | 290 | CLAY | NO | 6" | 290 | 293 | SAND | YES |
| Bore Diam. | Depth From | To | Material | Water | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9" | 0 | 6 | TOP SOIL | NO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9" | 6 | 12 | SAND | NO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9" | 12 | 42 | LAVA ROCK/CRACKS | NO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9" | 42 | 49 | CINDERS | NO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9" | 49 | 66 | LAVA ROCKS | NO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6" | 66 | 102 | SAND & GRAVEL | NO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6" | 102 | 129 | SAND | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6" | 129 | 143 | CLAY | NO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6" | 143 | 161 | SAND | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6" | 161 | 165 | CLAY | NO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6" | 165 | 252 | HEAVY SAND/CLAY STR | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6" | 252 | 271 | SAND | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6" | 271 | 290 | CLAY | NO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6" | 290 | 293 | SAND | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>4. METHOD DRILLED</p> <p><input type="checkbox"/> Rotary <input type="checkbox"/> Air <input type="checkbox"/> Auger <input type="checkbox"/> Reverse rotary <input type="checkbox"/> Cable <input type="checkbox"/> Mud <input type="checkbox"/> Other _____ <small>(backhoe, hydraulic, etc.)</small></p> | <p style="text-align: center; font-weight: bold;">RECEIVED</p> <p style="text-align: center;">OCT 21 1992</p> <p style="text-align: center;">Department of Water Resources</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>5. WELL CONSTRUCTION</p> <p>Casing schedule: <input checked="" type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> Other _____ <small>Thickness</small> _____ inches <small>Diameter</small> <u>6</u> inches + <small>From</small> _____ feet to <small>To</small> <u>288</u> feet _____ inches _____ inches _____ feet _____ feet _____ inches _____ inches _____ feet _____ feet Was casing drive shoe used? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Was a packer or seal used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Perforated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No How perforated? <input type="checkbox"/> Factory <input type="checkbox"/> Knife <input type="checkbox"/> Torch <input type="checkbox"/> Gun Size of perforation? _____ inches by _____ inches <small>Number</small> _____ <small>From</small> _____ <small>To</small> _____ _____ perforations _____ feet _____ feet _____ perforations _____ feet _____ feet _____ perforations _____ feet _____ feet Well screen installed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Manufacturer _____ Type _____ Top Packer or Headpipe _____ Bottom of Tailpipe _____ Diameter _____ Slot size _____ Set from _____ feet to _____ feet Diameter _____ Slot size _____ Set from _____ feet to _____ feet Gravel packed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Size of gravel _____ Placed from _____ feet to _____ feet Surface seal depth <u>66</u> Material used in seal: <input type="checkbox"/> Cement grout <input checked="" type="checkbox"/> Bentonite <input type="checkbox"/> Puddling clay <input type="checkbox"/> Slurry pit Sealing procedure used: <input type="checkbox"/> Temp. surface casing <input checked="" type="checkbox"/> Overbore to seal depth Method of joining casing: <input type="checkbox"/> Threaded <input checked="" type="checkbox"/> Welded <input type="checkbox"/> Solvent Weld <input type="checkbox"/> Cemented between strata Describe access port: <u>SANITARY WELL CAP</u></p> | <p style="text-align: center; font-weight: bold;">RECEIVED</p> <p style="text-align: center;">AUG 3 1992</p> <p style="text-align: center;">Department of Water Resources</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>6. LOCATION OF WELL</p> <p>Sketch map location must agree with written location.</p> <p>Subdivision Name: <u>MOCLURE</u> Lot No. <u>4</u> Block No. <u>1</u> County: <u>ADA</u> Address of Well Site _____ <small>(give at least name of road)</small> <u>SE 1/4 SE 1/4 Sec. 15, T. 2, R. 1, E. 0 or W 1/4</u></p> | <p>10.</p> <p>Work started <u>6/1/92</u> finished <u>6/3/92</u></p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>11. DRILLER'S CERTIFICATION</p> <p>I/We certify that all minimum well construction standards were complied with at the time the rig was removed.</p> <p>Firm Name: <u>Can-Ada Well Drilling</u> Firm No. <u>304</u> Address: <u>4250 Murphy Road, 8/19/92</u> <u>Rima, Idaho</u> Signed by Drilling Supervisor: <u>Carl Skinner</u> and _____ (Operator) <u>Daniel A. Dehman</u> <small>(if different than the Drilling Supervisor)</small></p> | <p style="text-align: center; font-weight: bold;">RECEIVED</p> <p style="text-align: center;">DEC 04 1992</p> <p style="text-align: center;">Department of Water Resources</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

USE ADDITIONAL SHEETS IF NECESSARY — FORWARD THE WHITE COPY TO THE DEPARTMENT

Nothing Follows

Dear planning and zoning department

Hi I live right across from the proposed development. I'm a lifelong resident of Kuna so I have a few concerns. The first issue I have is there planned 63 lots in the 4.11 acres and that is not including roads or easements. Not only do I feel it is going to hurt property values around that area but also increase property taxes for home owners because of the schools and fire districts that are already complaining about not having enough resources. Unless the developer is going to pay for these impact fees to cover the school bonds and fire levies. The second issue I have is by looking at how small the properties are going to be is it a low income community that I feel crime rate will be going up as well and as a community we already deal with people breaking into cars. Then third would be the children in this town don't have enough to do from what the rest of the community is saying. The fourth is we don't need more small area developments we already have enough going up in this small community. The fifth would be the increased traffic for that area which is terrible already and you would be adding roughly 125 cars for that small of an area.

Thanks Jimmy

James Elmquist
1775 N Klemmer Ave
Kuna, Idaho
83634



City of Kuna
Planning and Zoning Commission
Staff Report

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

To: Planning and Zoning Commission

Case Numbers: 19-08-AN (Annexation),
 19-04-S (Subdivision), &
 19-19-DR (Design Review);
**Indian Creek at Crimson Point
 Subdivision**

Site Location: 3001 West Ardell Road
 Kuna, ID 83634

Planner: Troy Behunin, Planner III

Hearing Date: August 27, 2019

Owner: Arnold C & Delores Watkins Trust
 2829 South Givens Way
 Meridian, ID 83634

Applicant/Engineer: ACME, LLC – Marcel Lopez
 4824 West Fairview Avenue
 Boise, ID 83706
 208.336.5355
Acme208llc@gmail.com

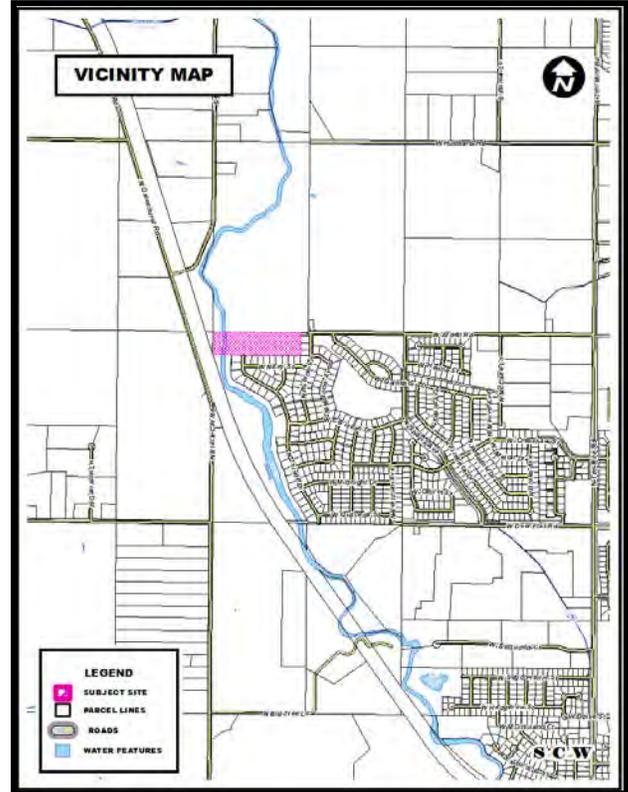


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| B. Applicant’s Request | H. Factual Summary |
| C. Aerial Map | I. Proposed Comprehensive Plan Analysis |
| D. Site History | J. Proposed Kuna City Code Analysis |
| E. General Project Facts | K. Proposed Commission’s Recommendation |
| F. Staff Analysis | L. Proposed Conditions of Approval |

A. Process and Noticing:

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

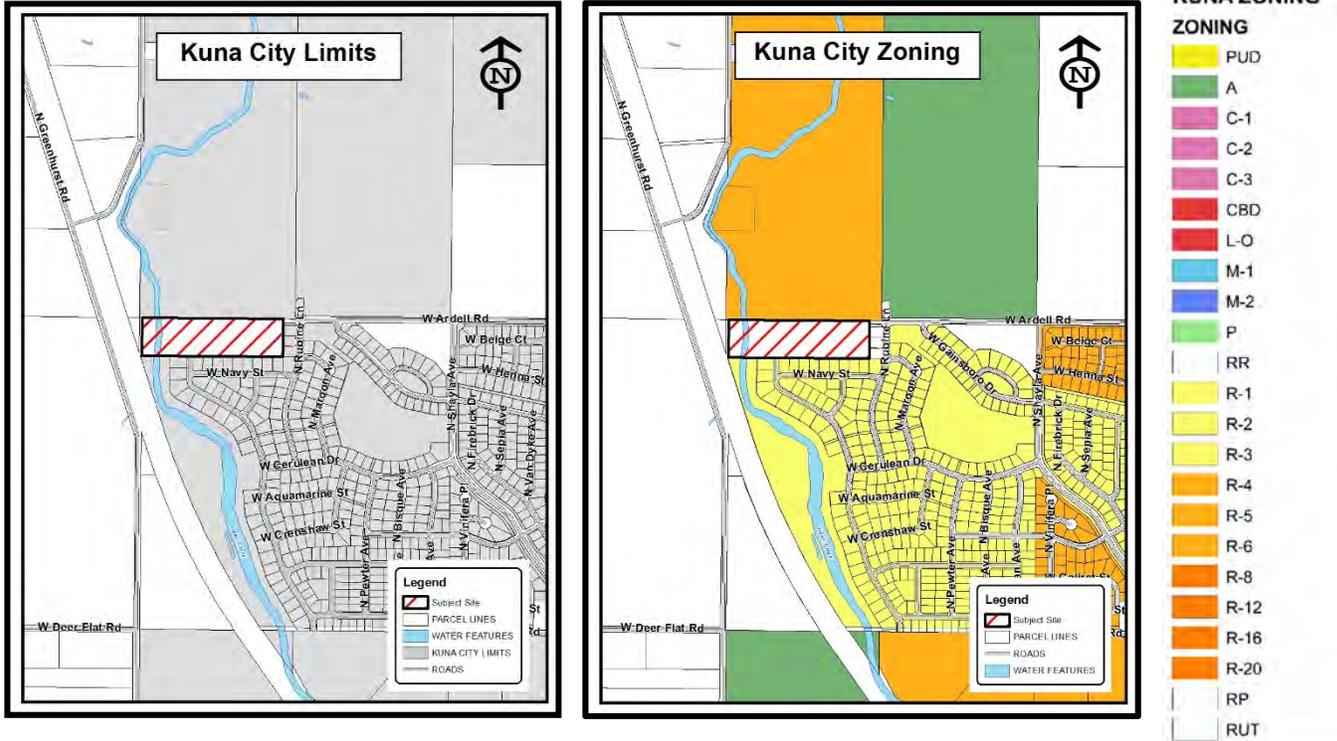
a. Notifications

- | | |
|---------------------------------|---------------------------------|
| i. Neighborhood Meeting | April 11, 2019 (nine attendees) |
| ii. Agency Comment Request | July 18, 2019 |
| iii. Kuna Melba Newspaper | August 7, 2019 |
| iv. 450’ Property Owners Notice | August 15, 2019 |
| v. Site Posted | August 17, 2019 |

B. Applicant's Request:

On behalf of Arnold C & Delores Watkins Trust, Marcel Lopez with ACME, LLC requests to annex a parcel approximately 8.68 acres located west of Ten Mile Road and south of Hubbard Road into Kuna City Limits with an R-8 (Medium Density Residential [MDR]) zone; and to subdivide the approx. 8.68 acres into 39 total lots, consisting of 33 buildable single-family lots, and six common lots. The subject site is located at 3001 West Ardell Road, Kuna, ID 83634, within Section 15, Township 2 North, Range 1 West; (APN# S1315325550).

C. Aerial Map:



©COPYRIGHTED

D. Site History:

This parcel is currently zoned RR (Rural Residential) within Ada County. Historically, this parcel has served as a single-family residence with outbuildings and used for small Agriculture purposes.

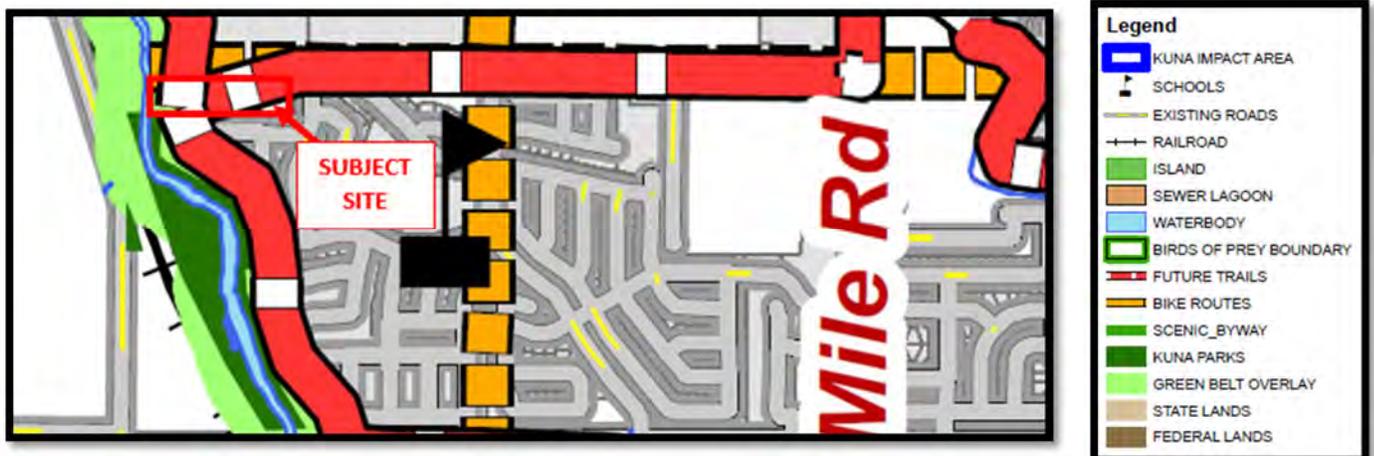
E. General Projects Facts:

1. **Comprehensive Plan Map:**

The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the 8.68-acre site as Medium Density Residential (MDR).



2. **Recreation and Pathways Map:** The Pathways Master Plan Map indicates two future trails near the proposed project site along the future extension of Ardell Road and along Indian Creek. Additionally, the Master Plan features a future City park and extension of the Indian Creek Greenbelt along the western boundary of the subject site. Accordingly, it is the City’s goal is to increase the number of trails and pathways and park spaces within Kuna. Staff highly recommends the developers design and construct trails and pathways to comply with the Master Plan’s goals by either starting a pathway, or extending current ones at time of development.



3. **Surrounding Land Uses:**

| | | |
|--------------|-----|--|
| North | R-4 | Medium Density Residential – Kuna City |
| South | R-3 | Medium Density Residential – Kuna City |
| East | R-3 | Medium Density Residential – Kuna City |
| West | RR | Rural Residential – Ada County |

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

| Property Owner | Parcel Size | Current Zone: | Parcel Number |
|----------------------------------|--------------------|------------------------|----------------------|
| Arnold C & Delores Watkins Trust | 8.68 acres | RR (Rural Residential) | S1315325550 |

1. **Services:**

- | | |
|---|---|
| Sanitary Sewer– City of Kuna | Fire Protection – Kuna Rural Fire District (KRFD) |
| Potable Water – City of Kuna | Police Protection – Kuna City Police (ACSO) |
| Irrigation District – Boise-Kuna Irrigation District | Sanitation Services – J & M Sanitation |
| Pressure Irrigation–Kuna Municipal Irr. System (KMIS) | |

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

The proposed project site consists of a single-family residence and several outbuildings. The majority of the site is flat, but a small portion of the parcel along the western boundary has a slope of 13 percent (+/-), and a small portion of the parcel along the eastern boundary has a slope of 6 percent (+/-). Bedrock depth along the western boundary is estimated to be between 10 to 20 inches, and the remainder of the parcel has a bedrock depth greater than 60 inches, according to the USDA Soil Survey for Ada County.

3. **Transportation / Connectivity:**

Access to the site is proposed via one temporary EMS access driveway on the east side, and one stub street connection. The temporary EMS access is on West Ardell Road and the stub street connection exists via North Thistle Drive from Crimson Point Subdivision No. 6.

4. **Environmental Issues:**

The subject site falls within the nitrate priority area. Additionally, the Federal Emergency Management Agency (FEMA) 100-year floodplain runs through the western boundary of the site. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

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

- Kuna City Engineer Exhibit B-1
- Ada County Highway District (ACHD)Exhibit X-X
- Boise Project Board of Control Exhibit B-3
- Central District Health Department.....Exhibit B-4
- Department of Environmental Quality Exhibit B-5
- Idaho Transportation Department Exhibit B-6
- Kuna Rural Fire Department..... Exhibit B-7
- Kuna School District.....Exhibit B-8

F. Staff Analysis:

The applicant proposes to annex one parcel that is approximately 8.68 acres into Kuna City Limits with an R-8 zoning district; and to subdivide the 8.68 acres into 39 total lots, consisting of 33 single-family buildable lots and six common lots. Additionally, the applicant is proposing approximately two acres of the entire 8.68-acre site is dedicated to open space and landscaping, this includes the Indian Creek water way.

The applicant has proposed a zoning designation of R-8, which falls under the classification of Medium Density Residential (**MDR**). However, the applicant proposes a net density of 5.61 DUA, and 3.8 Gross DUA. Staff finds the proposal in concert with the FLUM.

The applicant will provide access by connecting to a previously established Street (Thistle Drive) built with Crimson Point Subdivision No. 6. Additionally, the applicant will construct a new stub street for the lands north of this project and provide future connection to West Ardell Road and that will serve as a stub street connection from Crimson Point No. 6. The applicant will be required to install a sign at the terminus of the stub street stating these roads will continue in the future.

This project lies on the south of West Hubbard Road and west of North Ten Mile Road. All major public utilities located within 300 feet of the subject site. Connection to all city services and associated connection fees will be required at time of building permit submittal. Applicant is hereby notified that sidewalks need to install curb and gutter along all roadways and follow all Kuna City Code (KCC). Streetlights are a required public improvement listed under Kuna City Code 6-4-2. The applicant has not identified streetlight locations on the preliminary plat. Applicant will be required to work with staff in order to comply with Kuna City code and install street lights a maximum spacing of two hundred fifty (250) feet. Street Lights as well as other public improvements shall be shown on construction plans to be submitted to verified by staff and approved by the Public Works Department. Staff would note that these street lights must be designed and installed according to "Dark Skies" standards and follow KCC.

Kuna's Comprehensive Plan (Comp Plan), encourages a variety of housing types for all income levels numerous times throughout the document. Pertinent sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report. The City attempts to balance all housing types within the City. Staff has reviewed the proposed preliminary plat for technical compliance with Kuna City Code (KCC), and finds the pre-plat and landscape plan are in compliance with applicable codes. Staff would recommend that the applicant work with Kuna's staff, ACHD, and Kuna Rural Fire District (KRFD) to conform to each agency's requirements.

A design review application for common area landscaping and open space was included as a part of the overall application. The applicant proposes several dedicated landscaping and buffer areas throughout the project. Approximately 22%, or 1.94 acres of the project has been dedicated to common area. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. Staff would recommend the applicant be conditioned to place sod wherever the landscape plan identifies "Lawn", and provide staff an updated landscaping plan accommodating requested change.

The Pathways Master Plan Map indicates two future trails within proposed project site along the future extension of West Ardell Road and Indian Creek. Staff highly recommends the developers be conditioned to work with the parks and rec department in order to comply with the Master Plan's goals and design and construct the identified pathways along Indian Creek to the standards set in Kuna City Code 6-4-2 (Required Public Improvements).

All monument signage shall go to the Commission for review and approval. No application for signage was submitted with this application, and shall be approved through the design review process prior to installation.

Applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping and street light compliance prior to signature on the final plat.

Staff has determined the annexation, preliminary plat and design review applications comply with Title Five and Title Six of Kuna City Code; Idaho Statutes § 67-6511 & § 50-222; and the goals and policies set in the Comprehensive Plan; and forwards a recommendation for a recommendation of approval for Case Nos. 19-08-AN (Annexation) and 19-04-S (Preliminary Plat), and forward a recommendation of approval for 19-19-DR (Design

Review), subject to any conditions of approval outlined by Kuna’s Planning and Zoning Commission and City Council.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Subdivision Ordinance Title 6.
3. City of Kuna Comprehensive Plan.
4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.
5. Idaho Code, Title 50, Chapter 2 – General Provisions – Government – Territory.
6. City of Kuna Future Land Use Map (FLUM).

H. Factual Summary:

The proposed project site is located south of West Hubbard Road and west of North Ten Mile Road. The applicant proposes to annex one parcel of approximately 8.68 acres into Kuna City Limits with an R-8 zoning district; and to subdivide the 8.68 acres into 39 total lots, consisting of 33 single-family buildable lots and six common lots. The applicant proposes to complete this project in one phase.

I. Proposed Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission may accept or reject the Comprehensive Plan components, and has determined the proposed annexation and preliminary plat requests for the site (*is/is not*) consistent with the following Comprehensive Plan components as described below:

Chapter 3 – Kuna’s land use will support a desirable, district and well-designed community

- **Goal 3.A – Ensure community design directs growth and implements sustainable land use patterns**
 - Objective 3.A.1 - Use the Future Land Use Map and land use regulations to direct development, encourage complementary and compatible land uses, and achieve good community design.

- **Goal 3.D – Encourage development of housing options and strong neighborhoods**
 - Objective 3.D.1 – Encourage development of housing options for all citizens
 - *Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.*
 - *Policy 3.D.1.f: Evaluate the housing demand and supply and adjust policies and regulations, as needed, to encourage development of diverse housing types and densities to accommodate Kuna’s economic groups, lifestyles and ages.*
 - Objective 3.D.2 – Create strong neighborhoods through preservation, new development, connectivity and programming.
 - *Policy 3.D.2.d: Work to ensure that all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure.*

- **Goal 3.G – Respect and protect private property rights**
 - Objective 3.G.1 – Ensure land use policies, restrictions, and fees do not violate private property rights.
 - *Policy 3.G.1.c: Ensure land use actions, decisions, and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.*

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 applications (**adhere/do not adhere**) to the applicable requirements of Title 5 and Title 6 of KCC.*

2. The Planning and Zoning Commission feels the site (*is/is not*) physically suitable for the proposed development.

Comment: *The 8.68-acre (approximate) site (does/does not) appear to be suitable for the proposed development.*

3. The preliminary plat request (*is/is not*) likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

4. This application (*is/is not*) likely to cause adverse public health problems.

Comment: *The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

5. The application (*appears/does not appear*) 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 preliminary plat request considers the location of the property and adjacent uses. The adjacent uses are residential.*

6. The existing and proposed street and utility services in proximity to the site (*are/are not*) suitable or adequate for a commercial development.

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

K. Commission's Recommendation:

Note: These motions are for the approval, conditional approval or denial of the design review application and the recommendation of approval or denial of the annexation and preliminary plat applications. However, if the Planning and Zoning Commission wishes to change specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (**approval/denial**) of Case No's 19-08-AN (Annexation) and 19-04-S (Preliminary Plat), a subdivision request from ACME, LLC to annex and subdivide approximately 8.68 acres into 39 total lots (33 buildable single-family lots and six common lots), and (**approves/conditionally approves/denies**) Case No. 19-19-DR (Design Review), subject to the following conditions of approval listed in section "L" of this staff report.

L. Recommended 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 all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 - d. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
 - e. The Kuna Municipal Irrigation District and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
 - g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
 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. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMIS).
 5. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform to all corresponding Master Plans.
 6. Curb, gutter and sidewalk shall be installed along the proposed project sites frontages on West Ardell Road and North School Avenue.
 7. Applicant shall work with staff in order to provide locations of street lights as required by Kuna City Code.
 8. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
 9. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
 10. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
 11. All signage within/for the project shall comply with Kuna City Code and shall be approved through the design review process.
 12. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
 13. If any revisions are approved, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat, the pre plat with the date 6.10.2019, will be considered a binding site plan.
 14. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
 15. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
 16. Developer/owner/applicant shall comply with all local, state and federal laws.



City of Kuna

Planning and Zoning Commission Proposed Findings of Fact and Conclusions of Law

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

Based upon the record contained in Case No's 19-08-AN, 19-04-S, and 19-19-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby (**approves/conditionally approves/denies**) Case No's 19-19-DR and recommends (**approval / denial**) of the Findings of Fact and Conclusions of Law, and the conditions of approval for Case Nos. 19-08-AN (Annexation) and 19-04-S (Preliminary Plat), an request from ACME, LLC to annex one parcel comprising of approximately 8.68 acres on south of West Hubbard Road and west of North Ten Mile Road into Kuna City Limits with an R-8 zoning district; and to subdivide the 8.68 acres into 39 total lots (33 buildable single-family lots and six common lots), subject to the following conditions of approval listed in section "L" of this staff report.

If the Planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Facts and Conclusions of Law as detailed below, those changes must be specified.

1. Based on the evidence contained in Case Nos. 19-08-AN, 19-04-S, 19-19-DR, this proposal *does* generally comply with the City Code.

Staff Finding: *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.*

2. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: *Neighborhood Notices were mailed out to residents within 450-FT of the proposed project site on August 15, 2019 and a legal notice was run in the Kuna Melba Newspaper on August 7, 2019. The applicant posted a sign on the property on August 17, 2019.*

3. Based on the evidence contained in Case Nos. 19-08-AN, 19-04-S., 19-19-DR, this proposal **does/does not** generally comply with the Comprehensive Plan.

Staff Finding: *The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic group in Kuna. The Comp Plan Map designates this property as Medium Density, and the applicant proposed an R-8 (medium density) zoning district.*

4. The contents of the proposed preliminary plat application *does* contain all of the necessary requirements as listed in Kuna City Code 6-2-3: - Preliminary Plat.

Staff Finding: *Review by staff of the proposed preliminary plat confirms all technical requirements listed in KCC 6-2-3 were provided.*

5. The availability of existing and proposed public services *can* accommodate the proposed development.

Staff Finding: *Correspondence from Kuna Public Works confirms that the streets and utility services and suitable and adequate to accommodate the proposed project.*

6. The proposed development *is* continuous with Master Utility Plans (Sewer/Water/Pressurized Irrigation).

Staff Finding: *Correspondence from Kuna Public Works recommends the applicant be required to conform to the Master Sewer Plan, Master Water Plan and Master Pressurized Irrigation Plan, therefore satisfying this requirement.*

7. The public *does* have the financial capability to provide supporting services to the proposed development.

Staff Finding: *Throughout the development of the project and beyond, connection fees, impact fees (Fire, Park and Ada County Highway District), and property taxes will be collected, therefore satisfying the financial capability to provide supporting services.*

8. The proposed project *does* consider health and safety of the public and the surrounding area's environment.

Staff Finding: *Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, bike lanes, etc. are required to be implemented as a part of this project. No major wildlife habitats will be impacted by the proposed development.*

9. All private landowners *have* consented to annexation.

Staff Finding: *An affidavit of legal interest was signed by Arnold C & Delores Watkins Trust, allowing B&A Engineers to act on their behalf of this project, therefore consenting to the annexation of the proposed project site.*

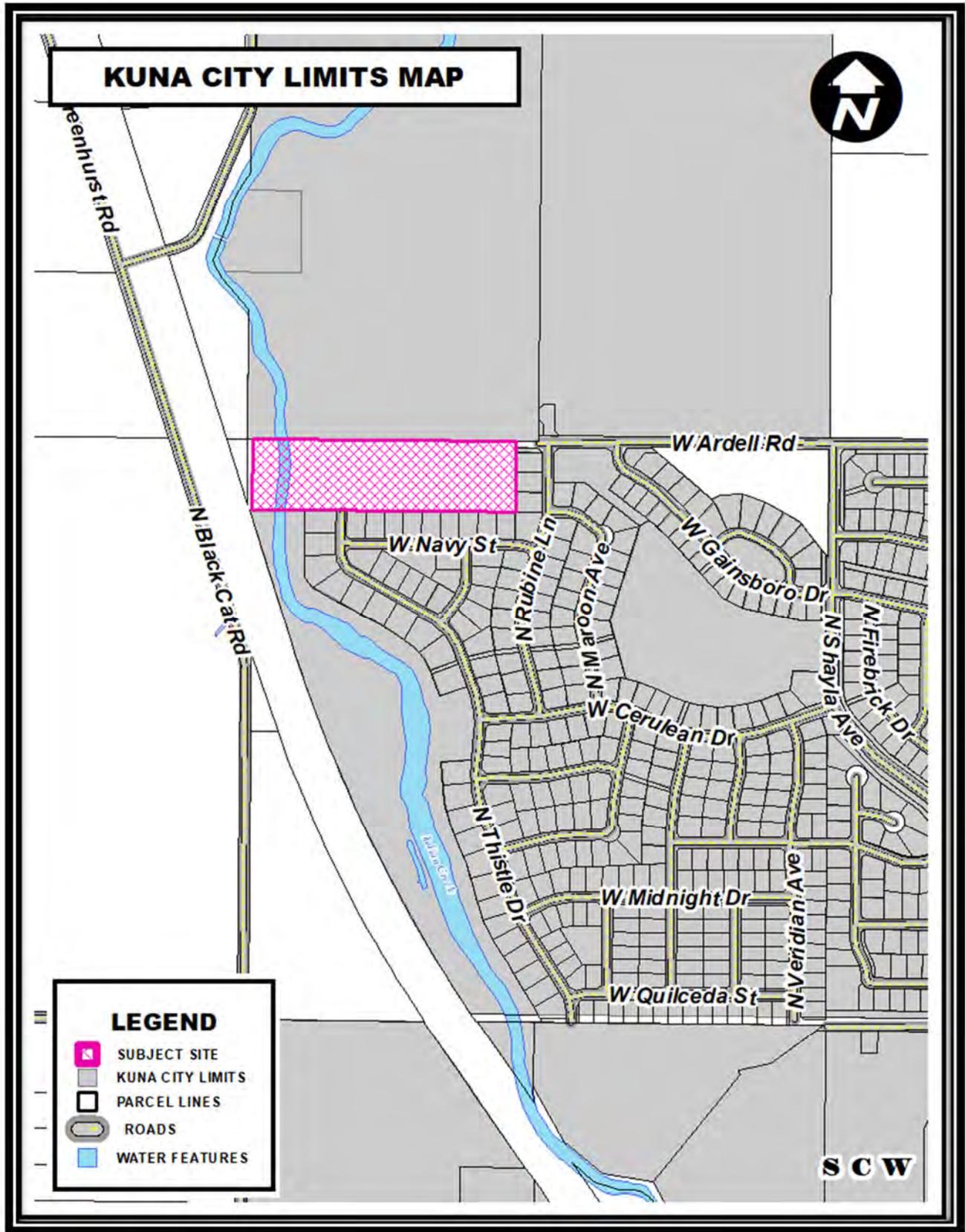
10. The proposed project lands *are* contiguous or adjacent to property within Kuna City Limits.

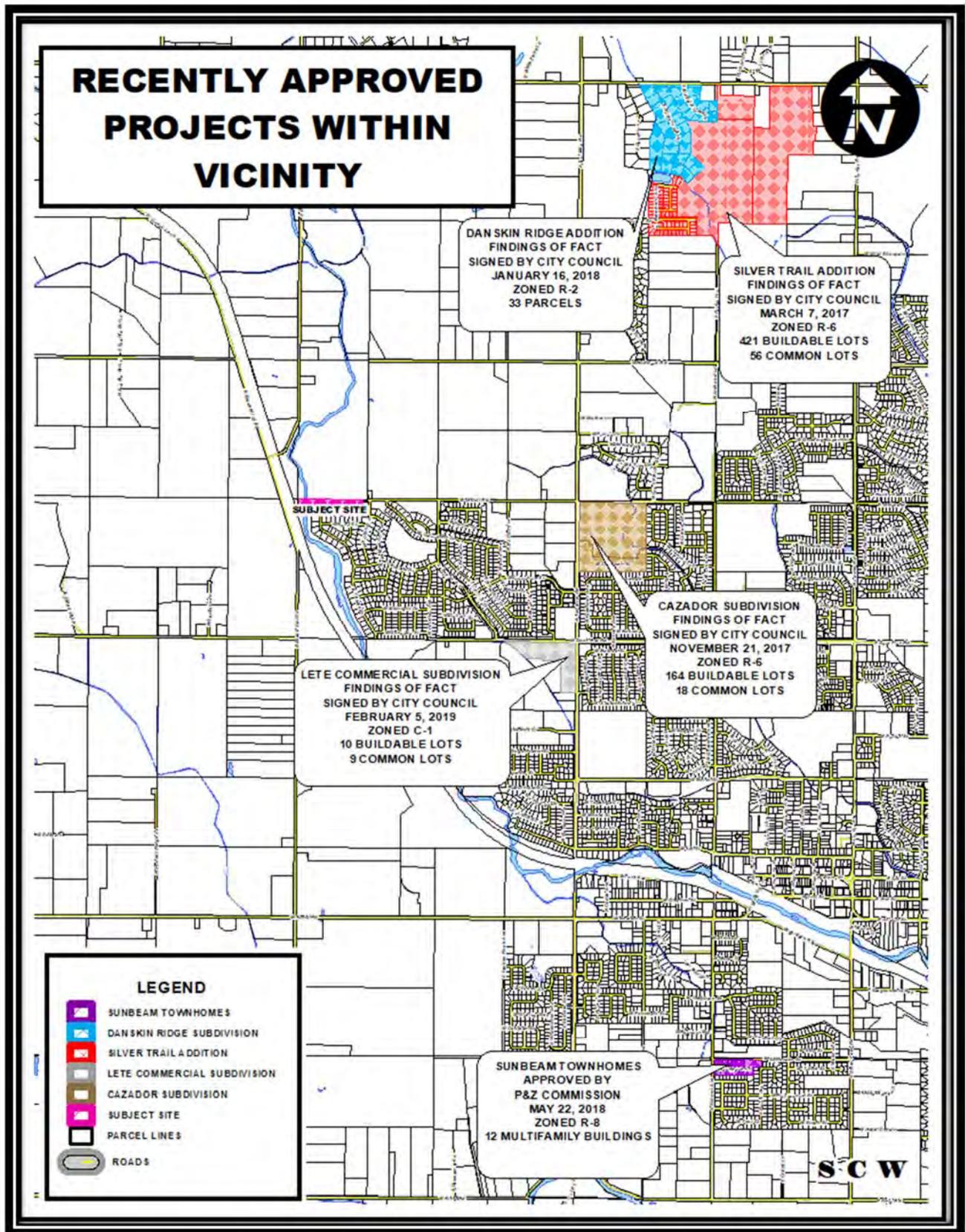
Staff Finding: *The parcel is contiguous with City limits to the north, west, and south.*

11. The site landscaping *does* minimize the impact on adjacent properties through the use of screening.

Staff Finding: *Per the submitted landscape plan, the applicant is proposing a 1.8-acre landscape buffer around the western property line, and several internal landscape buffers ranging from five feet to 25 feet throughout the development. A six-foot vinyl fence is proposed along the northern property line and a portion of the southern property lines. Existing fencing will remain along the remainder of the southern property line and the eastern property line.*

DATED this 27th day of August, 2019.





Indian Creek at Crimson Point

Narrative

Attached for your review and favorable consideration are the applications for the Indian Creek at Crimson Point Residential Community located south of Hubbard Rd and west of Ten Mile Road. We respectfully request approval of our Annexation, Zoning, Preliminary Plat, and Design Review applications.

For design and planning purposes, our design team used the Kuna City Pre-Application Meeting, Comprehensive Plan, and Zoning Code as the policy basis for the design of the Indian Creek at Crimson Point Community. We have purposefully designed this residential neighborhood with 33 residential dwellings on 8.68i acres. Located south of Hubbard Rd. and west of Ten Mile Rd, Indian Creek at Crimson Point will add to the mix of Kuna's available housing opportunities. Homeowners will have access to a pathway that will be constructed to provide access to Indian Creek as well as a section of multi-use pathway that will be built along the east side of Indian Creek.

SUMMARY OF APPLICATIONS

- Annexation and Zoning
- Preliminary Plat
- Design Review

Table of Contents

| | | Page |
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| Exhibit A – | Site Plan | 2 |
| Exhibit B – | Community Amenities and Open Space | 3 |
| Exhibit C – | Home Designs | 4 |
| Exhibit D – | Preliminary Plat | 6 |
| Exhibit E – | Transportation | 7 |

Exhibit B – Community Amenities and Open Space

PROJECT AMENITIES

The City of Kuna does not have a specific requirement for open space or amenities for their developments, however we will provide approximately 1.8 acres of natural open space as part of the development as well as a 5' asphalt pathway that will provide access to a 3' gravel pathway that will be provided on the east side of Indian Creek. This pathway will stub to the north and south and will eventually connect to a larger pathway network. The City of Kuna indicated that there might be potential for a partnership in the future as the City owns property on the west side of the Creek.

OPEN SPACE

We are providing over 20% of Open Space for the development, including a gravel pathway, a paved pathway and several internal open space lots.

| | | |
|-----------------------------|------------|--------|
| Required Open Space | None | None |
| Total Landscaped Open Space | 1.94 Acres | 22.34% |



Indian Creek



Indian Creek

Exhibit C – Home Designs



TRADITIONAL



CRAFTSMAN

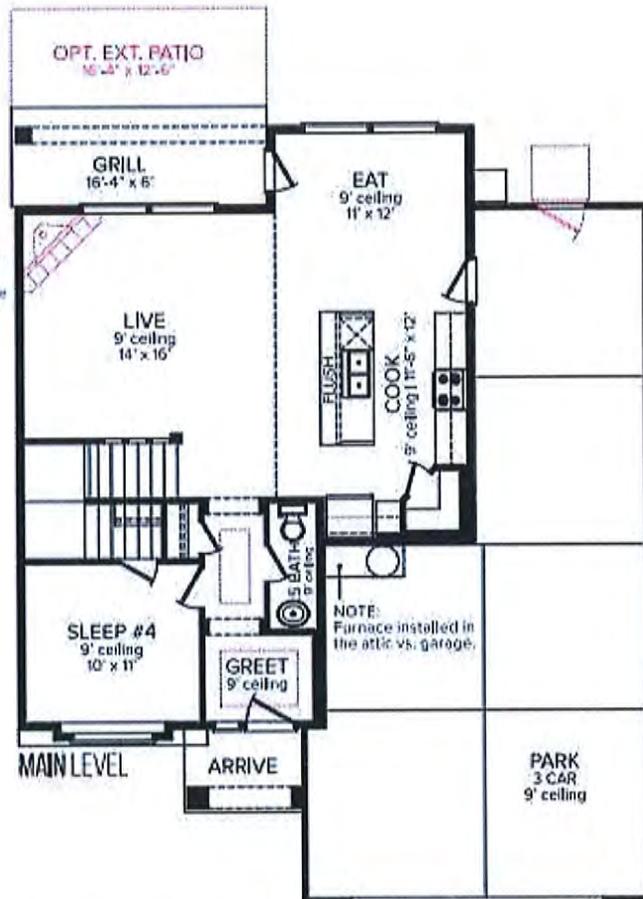


COTTAGE



BUNGALOW

*OPT. FIREPLACE
If corner fireplace is selected, windows are subject to change



The proposed homes are 1 and 2 story homes ranging in size from around 1,300 square feet to roughly 2,000 square feet. The front setbacks are 20 feet with a 15-foot rear setback and 5-foot side setbacks. We have designed homes to be similar in style and size to the homes in the surrounding area.

Exhibit C Cont. – Home Designs



TRADITIONAL



CRAFTSMAN



COTTAGE



BUNGALOW

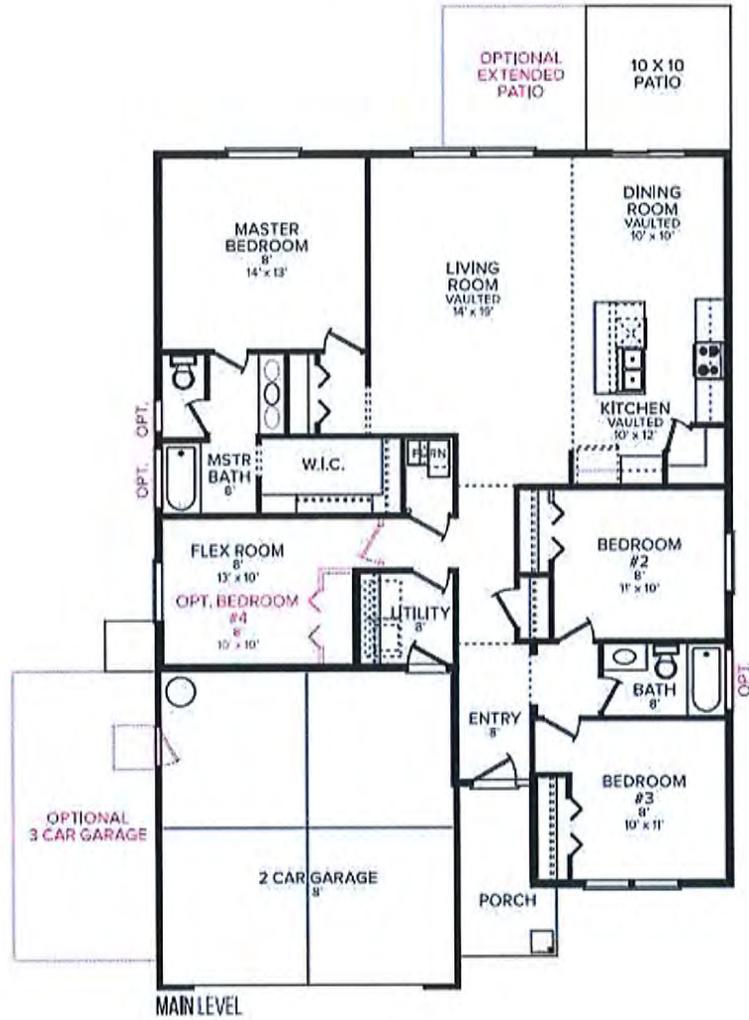


Exhibit C – Transportation

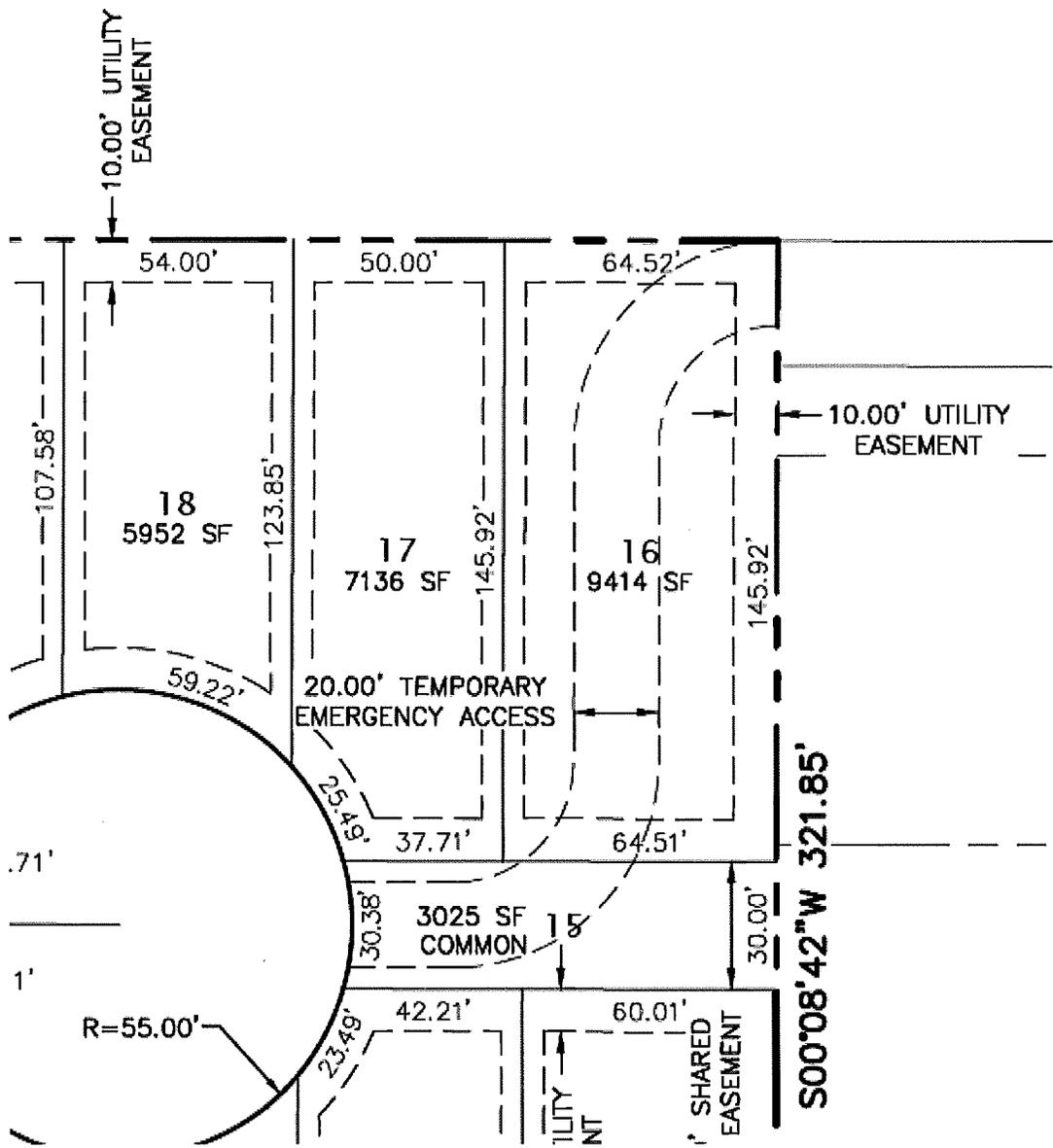
ACHD MEETINGS

Ardell road will not be a connection for this subdivision per ACHD. There is not enough ROW to continue Ardell road onto the site. The Indian Creek at Crimson Point neighborhood fronts some existing ROW along Ardell Road, but per ACHD, this will not be extended into the site and no improvements are required. Thistle drive is stubbed to the south side of the property and will be required to be extended. The proposed plat also provided one stub street to the north.

Per ACHD, there is not a requirement for a traffic study, nor are there any requirements for streetlight improvements with this project.

KUNA FIRE

With more than 30 lots in the subdivision, we are required to provide a temporary secondary emergency access. Per the Kuna fire Department, our proposed temporary emergency access out to Ardell Road meets the requirements of the International Fire Code. There is enough space to provide an emergency access, but not enough for a full street section. Once the property to the north (Arroyo Indio Subdivision) is built out, the temporary emergency access will go away and Lot 16 will become a buildable lot.





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) | 19-08-AN, 19-04-S 19-19-DR |
| Project name | Indian Creek at Crimson Point |
| Date Received | |
| Date Accepted/ Complete | |
| Cross Reference Files | |
| Commission Hearing Date | |
| City Council Hearing Date | |

Contact/Applicant Information

| | |
|---|-------------------------------------|
| Owners of Record: <u>Arnold C & Delores Watkins Trust</u> | Phone Number: _____ |
| Address: <u>2829 S. Givens Way</u> | E-Mail: _____ |
| City, State, Zip: <u>Meridian, ID 83634</u> | Fax #: _____ |
| Applicant (Developer): <u>ACME LLC</u> | Phone Number: <u>208-336-5355</u> |
| Address: <u>4824 W. Fairview Ave</u> | E-Mail: <u>acme208llc@gmail.com</u> |
| City, State, Zip: <u>Boise, ID 83706</u> | Fax #: _____ |
| Engineer/Representative: <u>Marcel Lopez</u> | Phone Number: <u>208-336-5355</u> |
| Address: <u>4824 W. Fairview Ave</u> | E-Mail: <u>acme208llc@gmail.com</u> |
| City, State, Zip: <u>Boise, ID 83706</u> | Fax #: _____ |

Subject Property Information

| |
|---|
| Site Address: <u>3001 W. Ardell Road Kuna, ID 83634</u> |
| Site Location (Cross Streets): <u>South of Hubbard Road and west of Ten Mile Road</u> |
| Parcel Number (s): <u>S1315325550</u> |
| Section, Township, Range: <u>Section 15, Township 2N, Range 1 W</u> |
| Property size : <u>8.681 acres</u> |
| Current land use: <u>Residential</u> Proposed land use: <u>Residential</u> |
| Current zoning district: <u>RUT</u> Proposed zoning district: <u>R-8</u> |

Project Description

Project / subdivision name: Indian Creek ant Crimson Point

General description of proposed project / request: A request for Annexation, Design Review and a Preliminary plat for a 33 lot residential subdivision.

Type of use proposed (check all that apply):

Residential 33 residential lots

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): A section of paved pathway and a section of gravel pathway along Indian Creek.

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: There is an existing single-family residence and several outbuildings.

Any existing buildings to remain? Yes No

Number of residential units: 33 Number of building lots: 33

Number of common and/or other lots: 6

Type of dwellings proposed:

Single-Family 33

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): 1,364

Gross density (DU/acre-total property): 3.8 DUA Net density (DU/acre-excluding roads): 3.8 5.61 DUA

Percentage of open space provided: 22.34 Acreage of open space: 1.94

Type of open space provided (i.e. landscaping, public, common, etc.): We are proposing 3 landscaped common lots, 2 common driveways and 1 common lot with natural vegetation

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: John Smith Date: 6-15-19

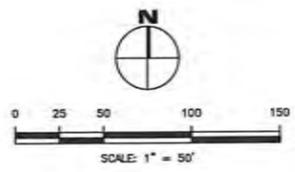
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| LEGEND | |
|--------|-----------------------|
| | SUBDIVISION BOUNDARY |
| | ROAD CENTERLINE |
| | PROPOSED LOT LINE |
| | EASEMENT LINE |
| | UTILITY EASEMENT LINE |
| | LOT NUMBER |

| LOT SUMMARY | | |
|---------------------------|--------|-----------|
| | NUMBER | AREA (AC) |
| SINGLE FAMILY RESIDENTIAL | 33 | 5.50 |
| COMMON | 6 | 2.08 |
| PUBLIC RIGHT-OF-WAY | N/A | 1.28 |
| TOTAL | 39 | 8.86 |

PRELIMINARY PLAT FOR INDIAN CREEK AT CRIMSON POINT SUBDIVISION

LOCATED IN THE NW 1/4 OF SECTION 15
TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M.
ADA COUNTY, IDAHO
2019



DEVELOPER
ACME LLC
4824 W. FAIRVIEW AVE.
BOISE, ID 83706
(208) 336-3355

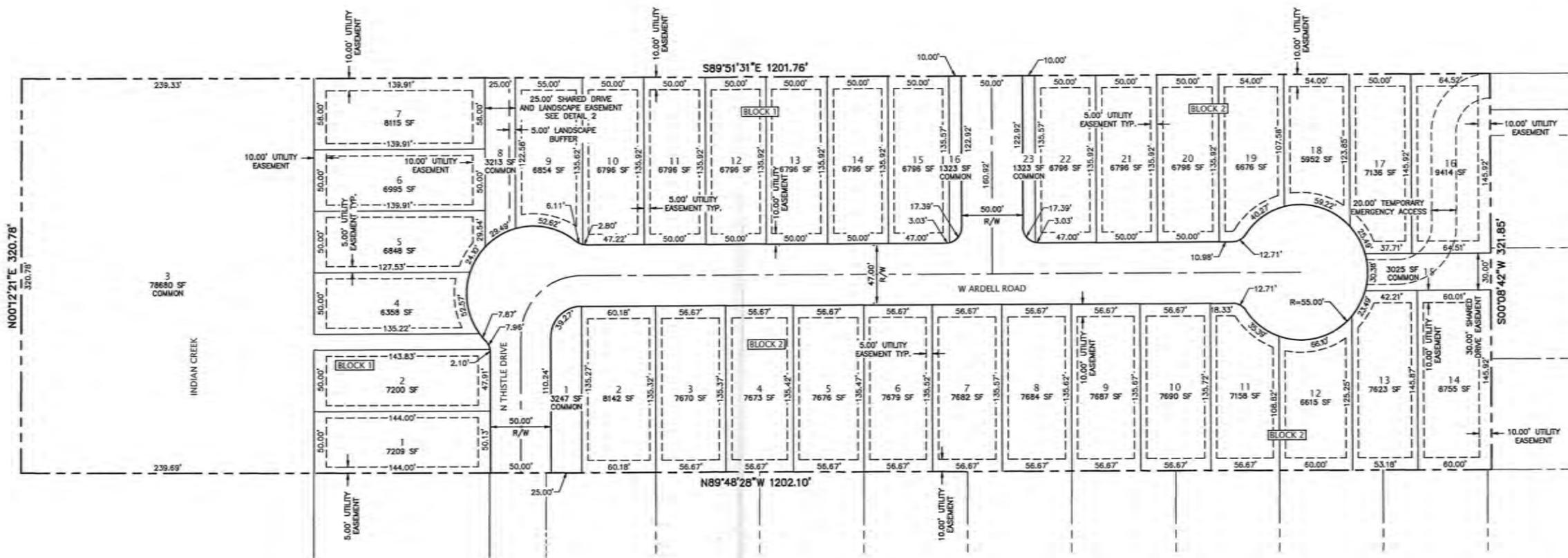
CIVIL ENGINEER
CORINNE GRAHAM, PE
CIVIL SITE WORKS LLC
804 W. RICHMOND STREET
BOISE, ID 83706
(208) 946-3874

SURVEYOR
CARL PORTER, PLS
SAWTOOTH LAND SURVEYING LLC
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104

| UTILITY / PUBLIC SERVICE PROVIDERS | |
|------------------------------------|----------------------------|
| ELECTRICITY | IDAHO POWER |
| GAS | INTERMOUNTAIN GAS |
| TELEPHONE | CENTURY LINK/CABLE ONE |
| SEWER | CITY OF KUNA |
| WATER | CITY OF KUNA |
| IRRIGATION | BOISE PROJECT/CITY OF KUNA |
| FIRE | KUNA FIRE DISTRICT |
| SCHOOL DISTRICT | KUNA SCHOOL DISTRICT |
| STREETS | ACHD |



CIVIL SITE WORKS
804 W. RICHMOND STREET
BOISE, ID 83706
cgraham@cswengineering.com
(208) 946-3874



SITE DATA

SITE AREA = ±8.86 ACRES
ADA COUNTY PARCEL #1315325550
CURRENT LAND USE ZONE: RR-RURAL RESIDENTIAL (ADA COUNTY)
PROPOSED LAND USE ZONE: R-6

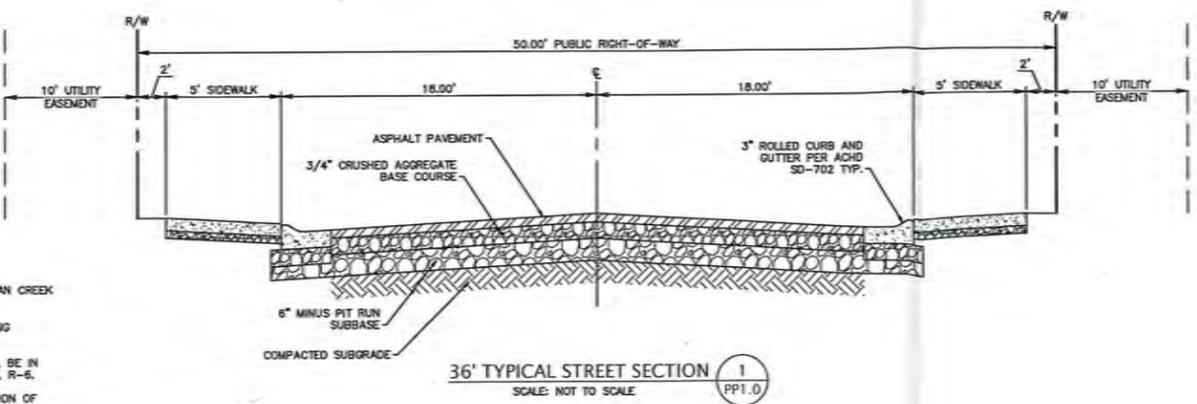
SETBACKS

| | |
|---------------|---------|
| FRONT SETBACK | 20 FEET |
| SIDE SETBACK | 5 FEET |
| REAR SETBACK | 15 FEET |

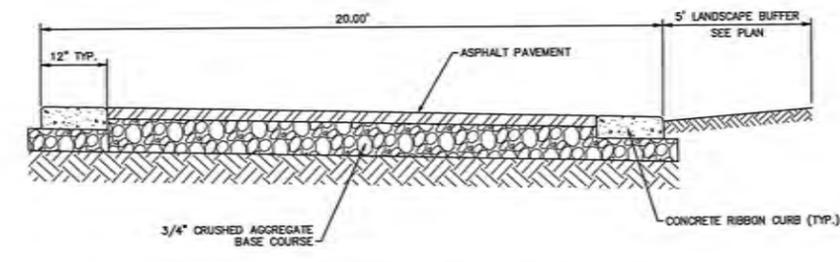
AREA CALCULATIONS

| | |
|---------------------|------------|
| MINIMUM LOT SIZE | 5,952 SF |
| AVERAGE LOT SIZE | 7,728 SF |
| RESIDENTIAL DENSITY | 3.50 DU/AC |

- NOTES**
- MAINTENANCE OF THE COMMON DRIVEWAYS SHALL BE BY THE ARDELL AT INDIAN CREEK HOMEOWNER'S ASSOCIATION.
 - ANY RESUBDIVISION OF THE PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
 - BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF KUNA STANDARDS FOR THE APPLICABLE ZONE, R-6.
 - ALL EXISTING BUILDINGS ON SITE WILL BE DEMOLISHED PRIOR TO CONSTRUCTION OF SUBDIVISION IMPROVEMENTS.
 - LOTS 1, 2, AND 4-7 BLOCK 1 WILL REQUIRE INDIVIDUAL GRINDER PUMPS AND PRESSURIZED SEWER SERVICES OUT TO THE SANITARY SEWER MAINLINE.



36' TYPICAL STREET SECTION
SCALE: NOT TO SCALE



SHARED DRIVE TYPICAL SECTION
SCALE: NOT TO SCALE

| DATE | DESCRIPTION |
|------|-------------|
| | |
| | |

DESIGNED: C. GRAHAM
DRAWN: C. GRAHAM
CHECKED: C. GRAHAM
APPROVED: C. GRAHAM

PREPARED FOR:
ACME LLC
4824 W. FAIRVIEW AVE
BOISE, ID 83706
(208) 336-5355

INDIAN CREEK AT CRIMSON POINT SUBDIVISION
3001 W. ARDELL ROAD, KUNA, ID
PRELIMINARY PLAT / LOT DIMENSIONS

CSW PROJECT NO. 19012
DRAWING DATE 05/03/2019

PP1.0

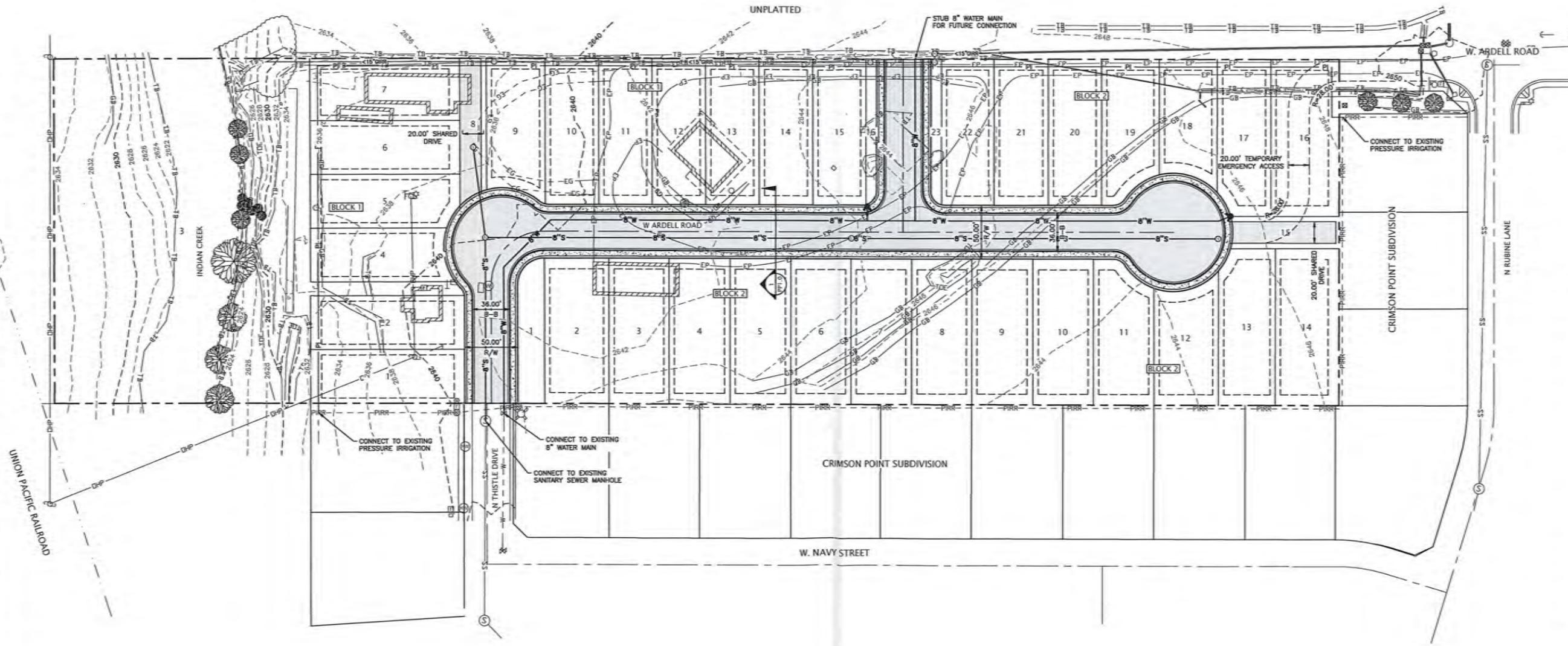
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LEGEND

- SUBDIVISION BOUNDARY
- ROAD CENTERLINE
- - - PROPOSED LOT LINE
- - - BUILDING SETBACK LINE
- - - EXISTING LOT LINE
- 1 LOT NUMBER
- 8" S PROPOSED SEWER MAIN
- 8" W PROPOSED WATER MAIN
- 8" F PROPOSED FIRE HYDRANT
- SS EXISTING SANITARY SEWER MAIN
- W EXISTING WATER MAIN
- OH P EXISTING OVERHEAD POWER
- EXISTING GRAVITY IRRIGATION
- - - EXISTING MAJOR CONTOUR (10')
- - - EXISTING MINOR CONTOUR (2')



CSW CIVIL SITE WORKS
 804 W. RICHMOND STREET
 BOISE, ID 83706
 cgraham@csweengineering.com
 (208) 946-3874



| REV. NO. | DESCRIPTION | DATE |
|----------|-------------|------|
| | | |
| | | |
| | | |

DESIGNED: C. GRAHAM
 DRAWN: C. GRAHAM
 CHECKED: C. GRAHAM
 APPROVED: C. GRAHAM

FILE NAME: 19012-C-SITE PLAN PP.DWG

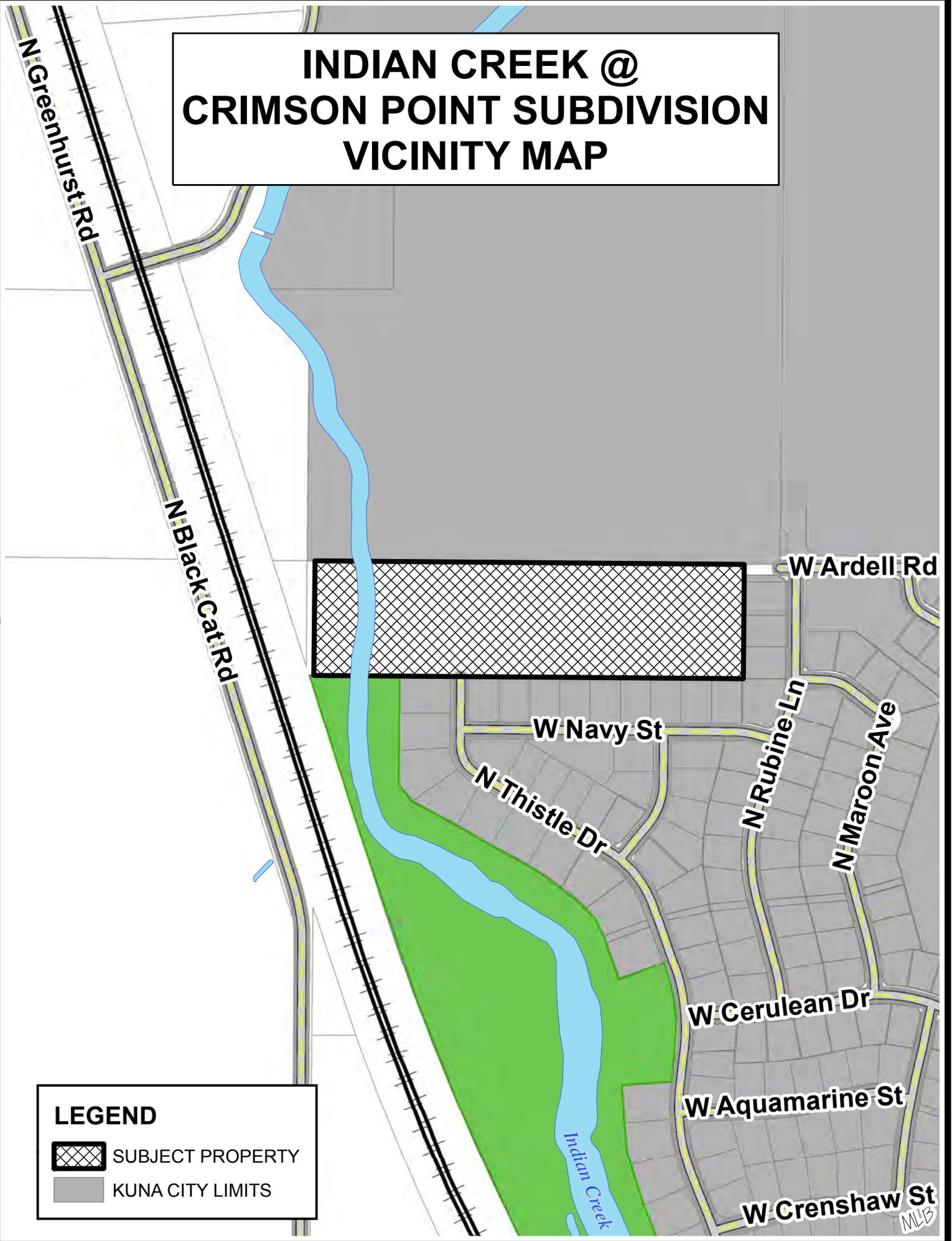
PREPARED FOR:
 ACME LLC
 4824 W. FAIRVIEW AVE
 BOISE, ID 83706
 (208) 336-5355

INDIAN CREEK AT CRIMSON POINT SUBDIVISION
 3001 W. ARDELL ROAD, KUNA, ID
PRELIMINARY SITE / UTILITY PLAN

CSW PROJECT NO. 19012
 DRAWING DATE 06/03/2019

PP2.0

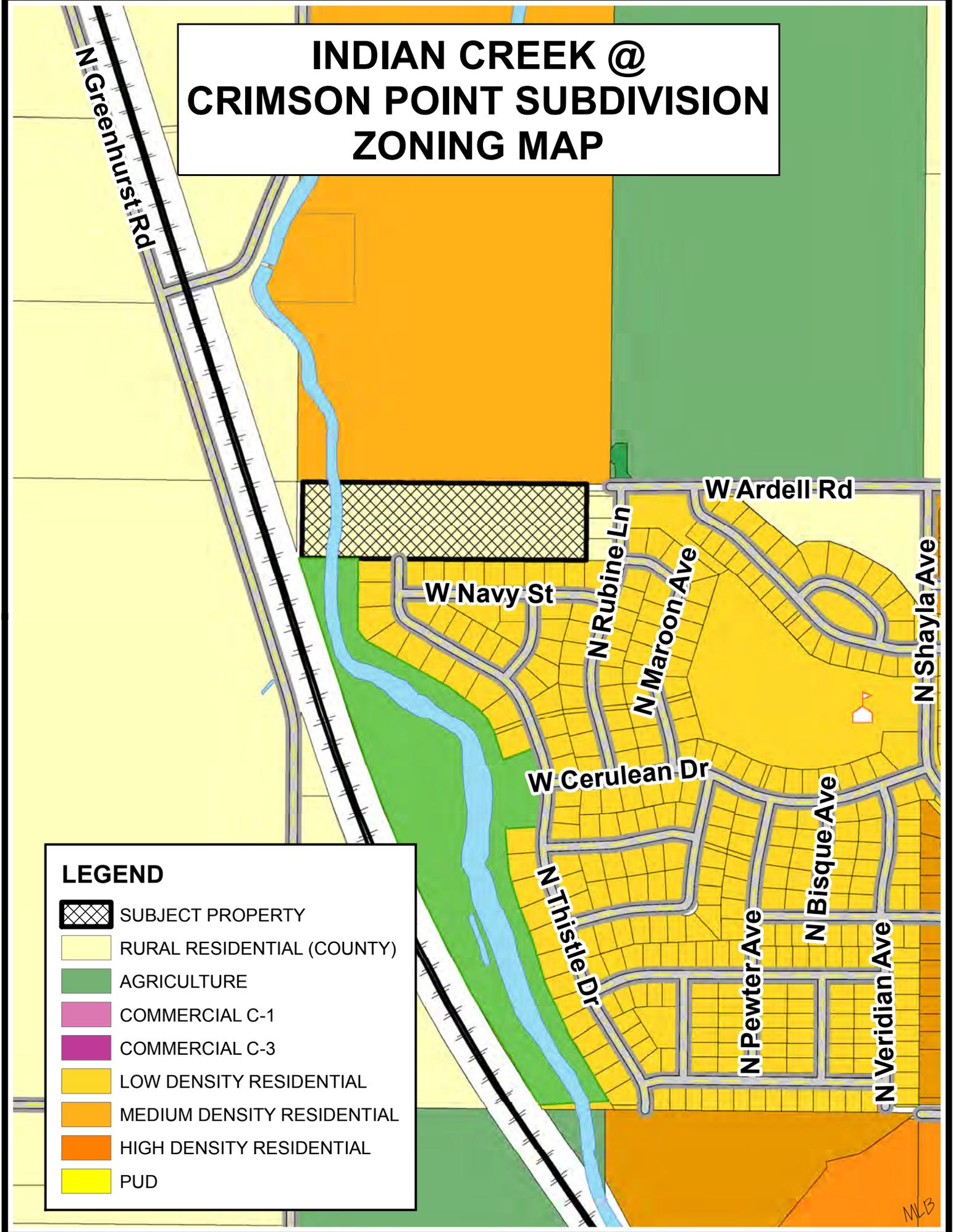
INDIAN CREEK @ CRIMSON POINT SUBDIVISION VICINITY MAP



LEGEND

-  SUBJECT PROPERTY
-  KUNA CITY LIMITS

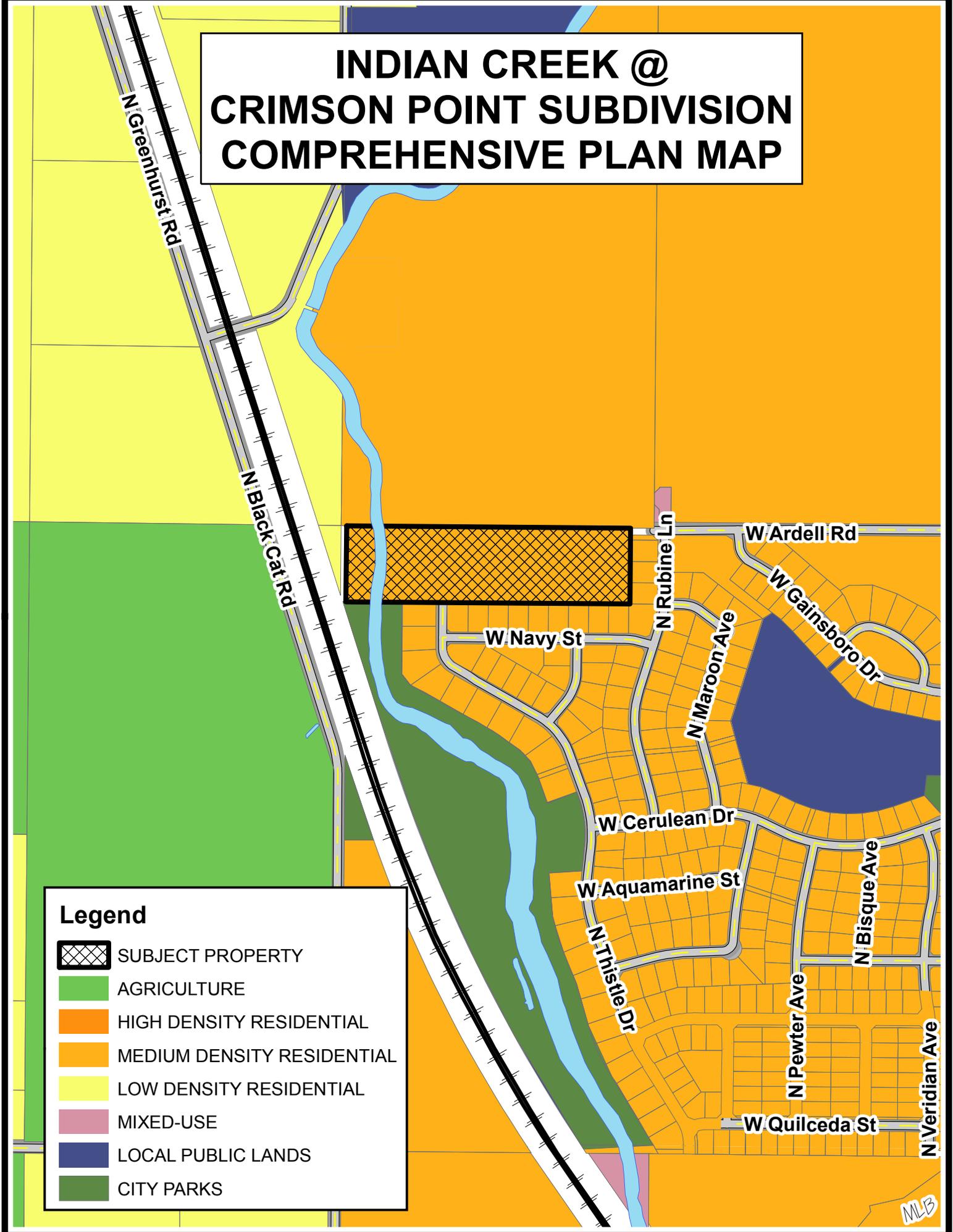
INDIAN CREEK @ CRIMSON POINT SUBDIVISION ZONING MAP



LEGEND

- SUBJECT PROPERTY
- RURAL RESIDENTIAL (COUNTY)
- AGRICULTURE
- COMMERCIAL C-1
- COMMERCIAL C-3
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PUD

INDIAN CREEK @ CRIMSON POINT SUBDIVISION COMPREHENSIVE PLAN MAP



Legend

- SUBJECT PROPERTY
- AGRICULTURE
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MIXED-USE
- LOCAL PUBLIC LANDS
- CITY PARKS

INDIAN CREEK @ CRIMSON POINT SUBDIVISION PATHWAYS MASTER PLAN

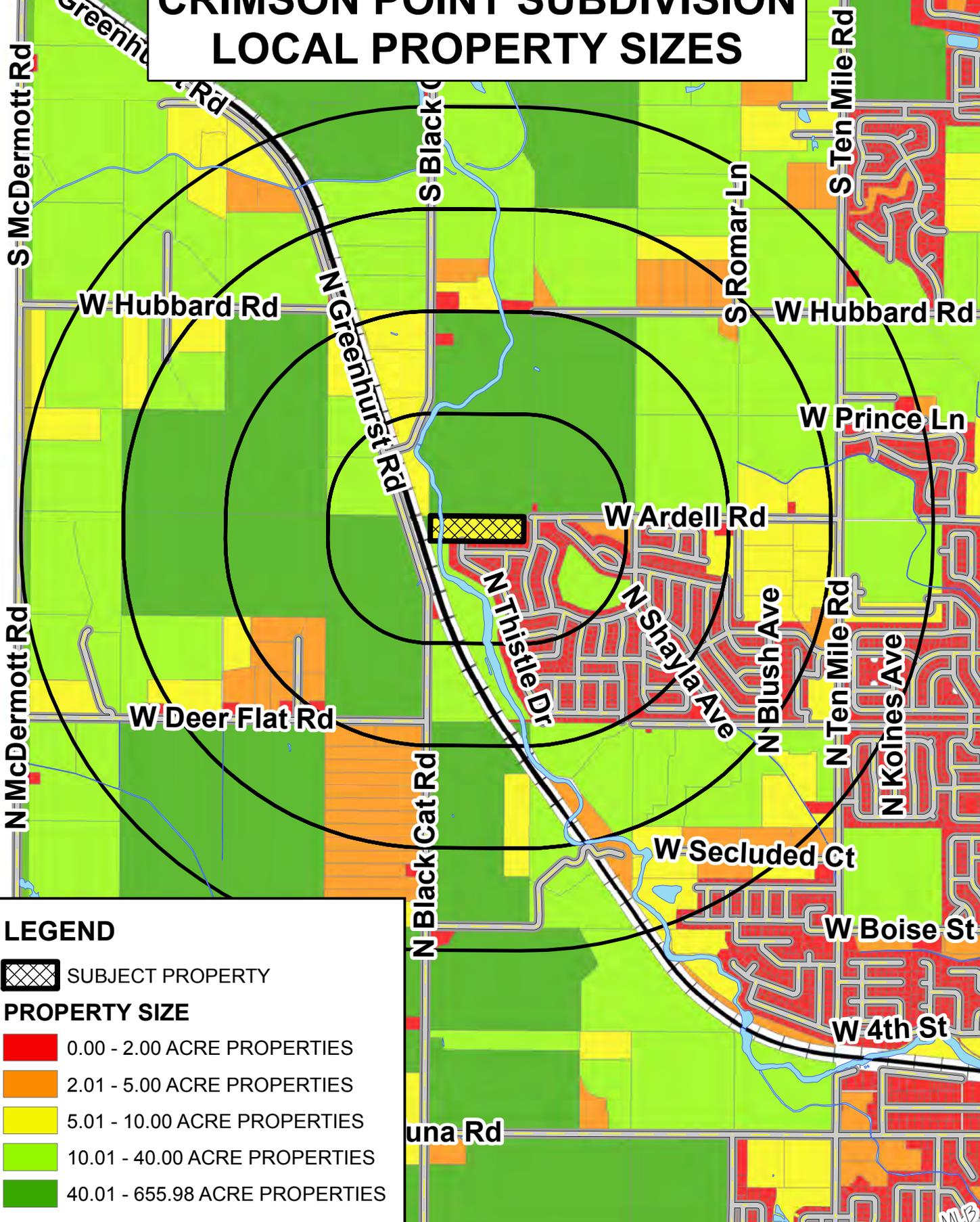
Legend

-  FUTURE TRAILS
-  BIKE ROUTES
-  SCENIC_BYWAY
-  SUBJECT PROPERTY
-  GREEN BELT OVERLAY
-  KUNA PARKS



MLB

INDIAN CREEK @ CRIMSON POINT SUBDIVISION LOCAL PROPERTY SIZES



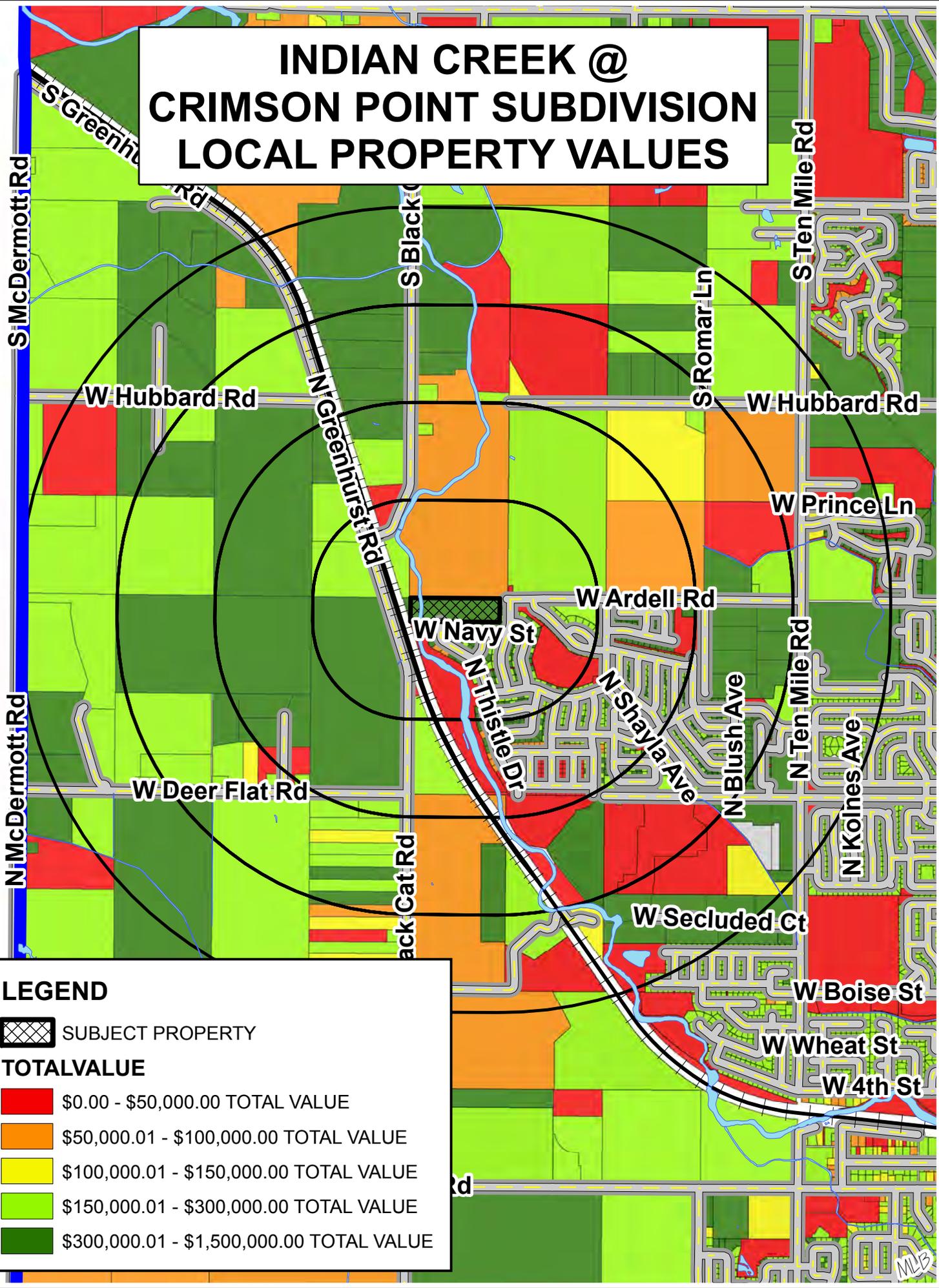
LEGEND

 SUBJECT PROPERTY

PROPERTY SIZE

-  0.00 - 2.00 ACRE PROPERTIES
-  2.01 - 5.00 ACRE PROPERTIES
-  5.01 - 10.00 ACRE PROPERTIES
-  10.01 - 40.00 ACRE PROPERTIES
-  40.01 - 655.98 ACRE PROPERTIES

INDIAN CREEK @ CRIMSON POINT SUBDIVISION LOCAL PROPERTY VALUES



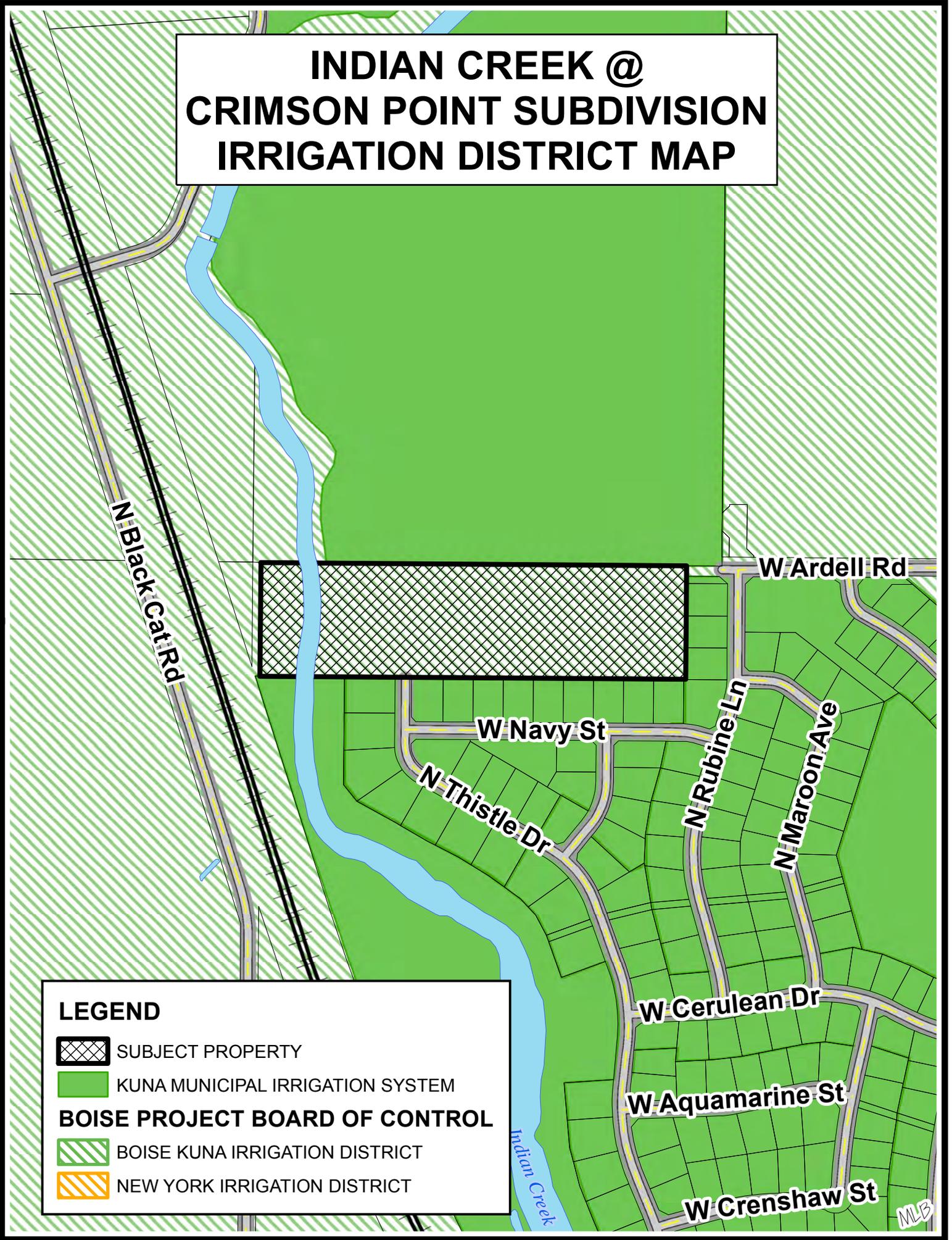
LEGEND

 SUBJECT PROPERTY

TOTAL VALUE

-  \$0.00 - \$50,000.00 TOTAL VALUE
-  \$50,000.01 - \$100,000.00 TOTAL VALUE
-  \$100,000.01 - \$150,000.00 TOTAL VALUE
-  \$150,000.01 - \$300,000.00 TOTAL VALUE
-  \$300,000.01 - \$1,500,000.00 TOTAL VALUE

INDIAN CREEK @ CRIMSON POINT SUBDIVISION IRRIGATION DISTRICT MAP



LEGEND



SUBJECT PROPERTY



KUNA MUNICIPAL IRRIGATION SYSTEM

BOISE PROJECT BOARD OF CONTROL



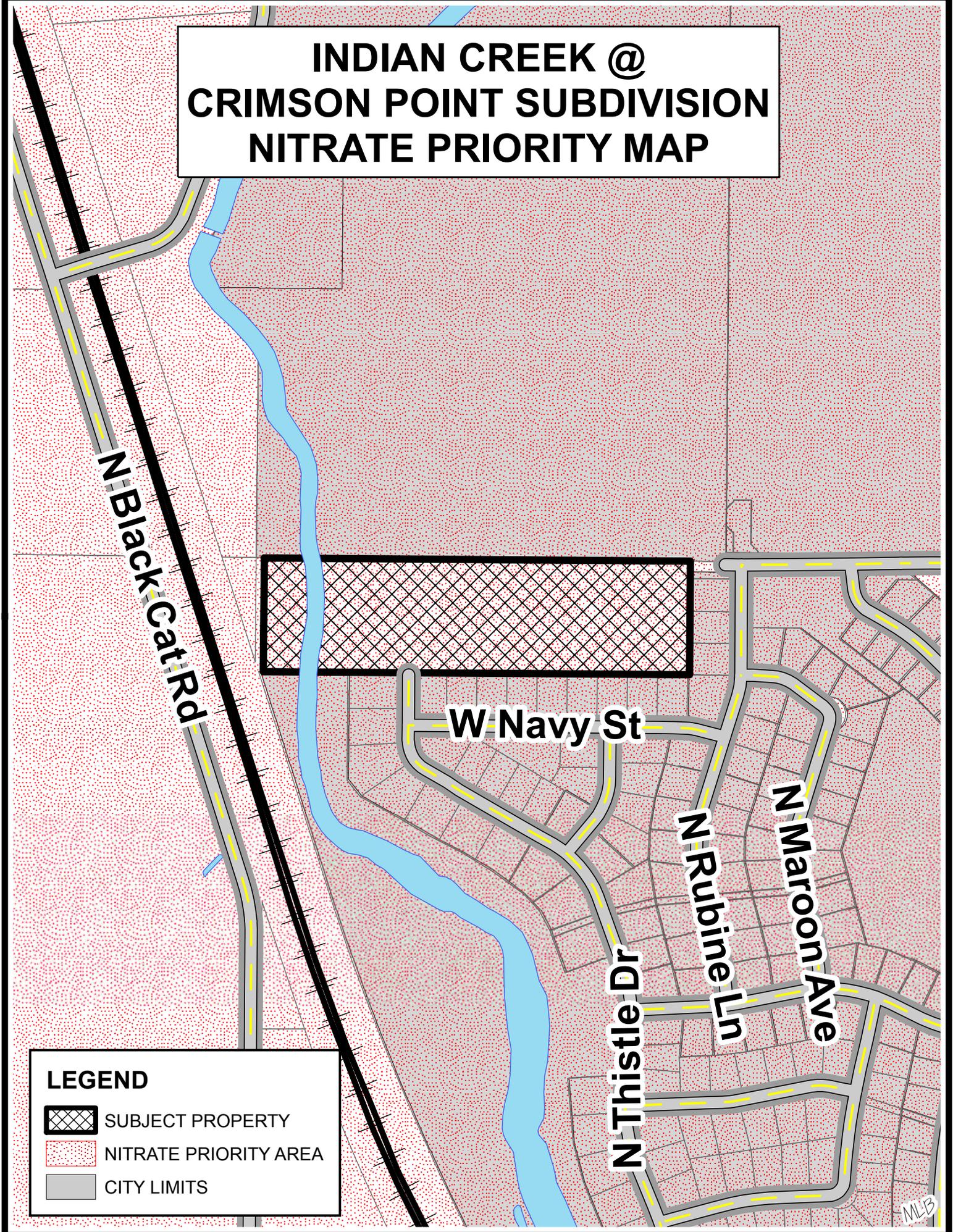
BOISE KUNA IRRIGATION DISTRICT



NEW YORK IRRIGATION DISTRICT

MLB

INDIAN CREEK @ CRIMSON POINT SUBDIVISION NITRATE PRIORITY MAP



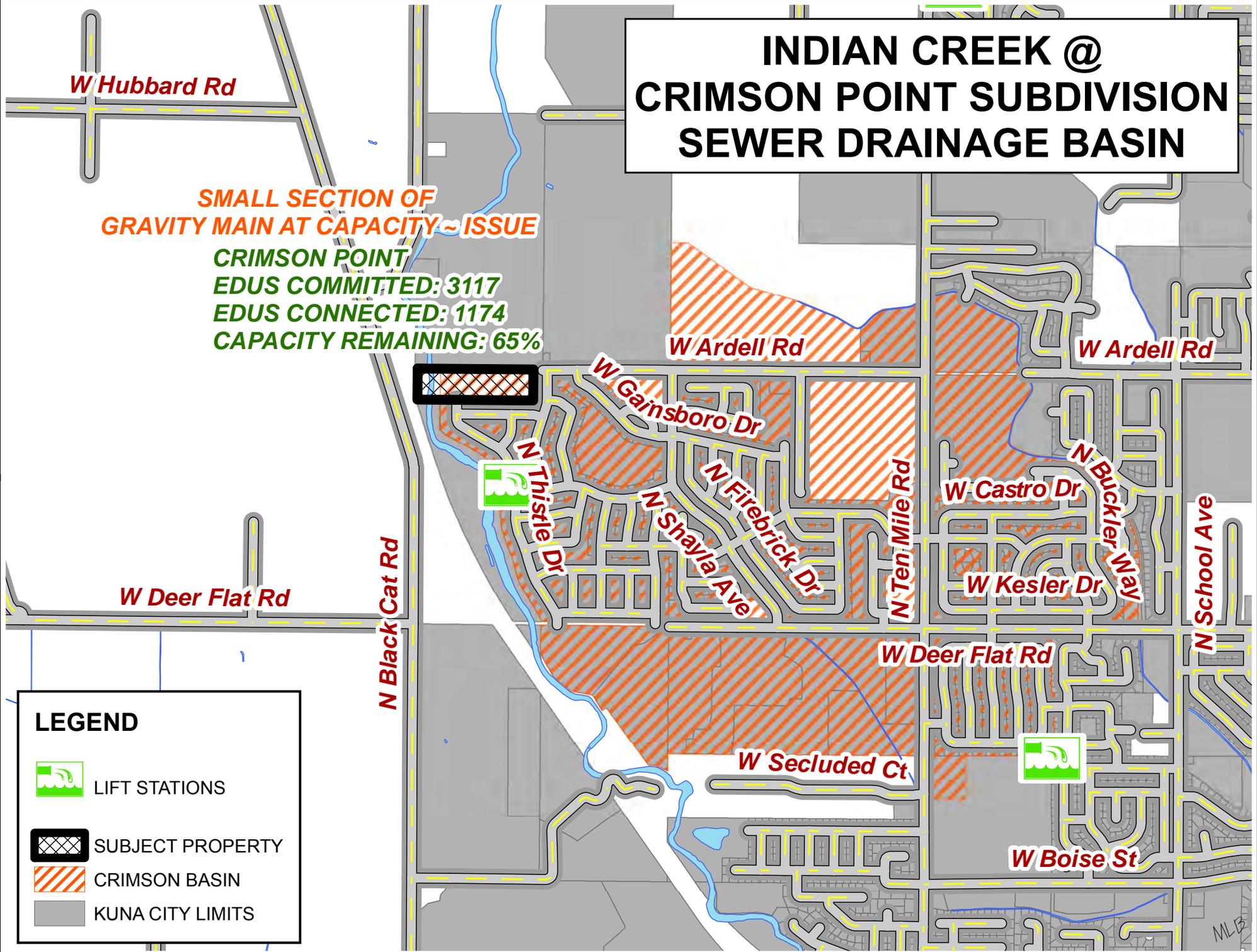
LEGEND

-  SUBJECT PROPERTY
-  NITRATE PRIORITY AREA
-  CITY LIMITS

INDIAN CREEK @ CRIMSON POINT SUBDIVISION SEWER DRAINAGE BASIN

**SMALL SECTION OF
GRAVITY MAIN AT CAPACITY ~ ISSUE**

**CRIMSON POINT
EDUS COMMITTED: 3117
EDUS CONNECTED: 1174
CAPACITY REMAINING: 65%**



LEGEND

-  LIFT STATIONS
-  SUBJECT PROPERTY
-  CRIMSON BASIN
-  KUNA CITY LIMITS

MLB

Exhibit B-1



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

Paul A. Stevens, P.E.
Kuna City Engineer

MEMORANDUM

Date: 5 August 2019
From: Paul A. Stevens, P.E.
To: Wendy Howell, Planning and Zoning Director
RE: Indian Creek at Crimson Point Subdivision Preliminary Plat – 19-04-S, 19-08-AN Annexation, & Design Review 19-19-DR

The Indian Creek at Crimson Point Preliminary Plat, annexation, and design review with Planning and Zoning acceptance date of July 17, 2019 has been reviewed. The applicant's development has been formatted to comply with "R-8" zone requirements. These comments apply to the preliminary plat and do not address the landscaping design review request. The landscaping design review request rests with the Planning and Zoning Department. Review of civil design drawings is accomplished separately, when received.

These comments may be expanded or refined based on future land-use actions.

1. General

- a. Indian Creek at Crimson Point Subdivision is currently zoned Rural Residential with 5 – 10 acre lots. Rural Residential is a County designation.
- b. The Developer requests R8, medium density residential. The land proposed for development has a gross area of 8.681 Acres as listed in the application and 8.86 acres as shown on the preliminary plat.
- c. The Developer shows a total of 33 residential lots. The actual area containing the 33 residential lots is approximately 5.50 acres as shown in the Lot Summary Table on sheet PP 1.0. making the realized density approximately 105 people in 5.5 acres or 19 people per acre. A commensurate impact on the City of Kuna's street infrastructure, pressurized irrigation, sewer, and water utilities will result.
- d. The preliminary plat shows access to Indian Creek at Crimson Point Subdivision is from North Thistle Drive and east from a temporary extension of Ardell Road.
- e. Pressurized irrigation is available along the south and east borders of the subdivision.
- f. Sewer and water are available in west Ardell Road at the northeast corner of the property and south in North Thistle Drive.
- g. A plan approval letter will be required if this project affects any local irrigation districts.
- h. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- i. State the vertical datum used for elevations on all drawings.

Exhibit B-1

- j. Provide engineering certification on all final engineering drawings.
- k. The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.

2. Inspection Fees

- a. An inspection fee will apply to City inspection of water, sewer and irrigation facilities construction associated with this development.
- b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
- c. The developer's engineer and the City's inspector are permitted to coordinate inspections. The current inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation pipe. Payment is due and payable prior to City's approval of final construction plans.

3. Right-of-Way

- a. Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
- b. Approaches onto classified streets must 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.
- d. All street construction must meet or exceed ACHD and City of Kuna development standards.
- e. All city mainlines crossing proposed lots, running along the back of lots and sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
- f. Access to Lots 6 & 7, Block 1 is long with limited turn around potential. Access to Lots 14 & 16, Block 2 is limited.
- g. West Ardell Road is a mid-mile collector and should extend to the west edge of the proposed subdivision or at the least to the currently depicted north stub street (not named) that presumably connects to Crimson South Subdivision.
- h. The current extension of west Ardell Road contains utilities and clearly was planned to continue. If this west Ardell Road stub is abandoned, an unmanaged and potentially unkept partial lot will result.

4. Sanitary Sewer & Potable Water

- a. The applicant's property is not connected to City services and is subject to connection fees for 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. All sewer and water infrastructure must meet or exceed City of Kuna requirements.
- d. Water and sewer flow models will be required to verify adequate water supply, fire suppression and sewage removal.
- e. Sewer and water connection fees apply to each lot containing a home or other facility.

Exhibit B-1

- f. All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.
- g. All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
- h.
- i. It is recommended that this application be conditioned to conform to the sewer and water master plans as applicable.
- j. Fire hydrants are required in a layout acceptable to the Kuna Fire Department.

5. Pressurized Irrigation

- a. The applicant's property is not connected to the City's pressurized irrigation system. Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2).
- b. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- c. Condition this project to require connection and annexation to the City's Pressurized Irrigation system.
- d. Annexation into the municipal irrigation district and pooling of water rights is a requirement of the final plat approval.
- e. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
- f. Pressurized irrigation flow model will be required to verify adequate pressurized irrigation supply.
- g. All residential, common lots and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection fee.
- h. It is recommended that this application be conditioned to conform to the Pressure Irrigation Master Plan where applicable.

6. Grading and Storm Drainage

The following provisions apply to Indian Creek at Crimson Point Subdivision:

- 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. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
- c. Provide a storm water disposal & treatment plan which accounts for increased storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.
- d. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
- e. Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the Civil Engineering construction improvements review.
- f. 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.

Exhibit B-1

7. As-Built Drawings

- a. 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-3

CLINTON C. PLINE
CHAIRMAN OF THE BOARD

RON PLATT
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

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

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

19 July 2019

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

RECEIVED
JUL 22 2019
CITY OF KUNA

RE: Marcel Lopez, Crimson Point Sub. 19-08-AN, 19-04-S
642 S Ash St., Kuna 83634
Boise-Kuna Irrigation District BK-294
Ramsey Lateral 114+50
Sec. 15, T2N, R1W, BM.

Troy Behunin, Planner:

There are no Boise 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 an appropriate easement.

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

Sincerely,



Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Ray Moore
Clint McCormick
File

Watermaster, Div; 2 BPBC
Secretary – Treasurer, BKID



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Kuna
Meridian
Star

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 19-04-5

Indian Creek @ Crimson Point

RECEIVED
JUL 25 2019
CDHP 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: _____

Rowland
Date: 7/23/19

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: August 2, 2019
Agency Requesting Comments: City of Kuna
Date Request Received: July 18, 2019
Applicant/Description: Indian Creek at Crimson Point Subdivision, 19-08-AN, 19-04-S

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).*

All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities/and or operations per IDAPA 58.01.01.651.

DEQ recommends the city/county require the development and submittal of a dust prevention and control plan prior to approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

*Information on fugitive dust control plans can be found at:
http://www.deq.idaho.gov/media/61833-dust_control_plan.pdf*

- *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.*

Exhibit B-5

- *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.

Exhibit B-5

4. Surface Water

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

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

5. Hazardous Waste And Ground Water Contamination

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

Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such

Exhibit B-5

Page 4 of 4

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@deg.idaho.gov
Regional Administrator
Boise Regional Office
Idaho Department of Environmental Quality

ec: CM#2019AEK142

Exhibit B-6

Troy Behunin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, July 31, 2019 5:00 PM
To: Troy Behunin
Subject: 19-08-AN, 19-04-S Crimson Point Subdivision

Good afternoon,

ITD has received application 19-08-AN, 19-04-S for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338

From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Thursday, July 18, 2019 1:08 PM
To: ACHD <clittle@achdidaho.org>; Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaid.gov>; Boise Project Brd Cntrl <TRitthaler@boiseproject.org>; Boise-Kuna Irrigation Distr. <laurenboehlke@yahoo.com>; Cable One Business <Adam.ingram@cableone.biz>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; COMPASS <cmiller@compassidaho.org>; D. Reinhart <Dreinhart@kunschools.org>; DEQ <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <bwatson2@idahopower.com>; Idaho Power <ahawkins@idahopower.com>; Idaho Power - Jacky Chris <easements@idahopower.com>; Intermountain Gas <robert.miller@mdu.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Jim O. - KSD <Jim@kunaschools.org>; Julie Stanley - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Kuna Police Chief <so4217@adaweb.net>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Kuna School District <kbekkedahl@kunaschools.org>; Kuna School District <wjohanson@kunaschools.org>; Kuna School District <bsaxton@kunaschools.org>; Mike Borzick <mborzick@kunaid.gov>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation District <terri@nyid.org>; Paul Stevens <PStevens@kunaid.gov>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>; Lisa Holland <lholland@kunaid.gov>
Subject: [EXTERNAL] Indian Creek @ Crimson Point Sub Packet

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

Good afternoon everyone,
Another one so soon. ☺

Please review the included packet for the proposed **Indian Creek @ Crimson Point Subdivision** here in Kuna. Please respond within 15 business days.

If you need additional information or you would like hard copies please let our office know as soon as possible.

Thanks so much!

Troy

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

CONFIDENTIALITY NOTICE

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

Exhibit B-7

Troy Behunin

From: Perry Palmer <ppalmer@kunafire.com>
Sent: Tuesday, July 30, 2019 11:35 AM
To: Troy Behunin
Cc: Josh Beach
Subject: Ardell project

Categories: Agency Comments

Troy,

I just got back from vacation and am know following up on emails.

I received an email from Josh Beach for the Conger project at the west end of Ardell. I have previously reviewed this project with Josh and Marcel and found no issues. They understand the need for a secondary access if they are to go over 30 building permits. The street widths, turning radius and turn arounds meet the fire code.

Please let me know if you have any questions (and I hope this isn't too late??)

Thanks,
Perry

Exhibit B-8

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.



July 24, 2019

Dear Honorable Members of the Planning and Zoning Commission,

Kuna School District has experienced approximately 2% growth over the last few years. Based on the 2016 Kuna School District Growth Report and Demographic Forecast, we predict that the homes at Indian Creek at Crimson Point, will house 25 school aged children based on our calculation of .65 students per household which is the Ada County standard calculation. Approval of the Indian Creek at Crimson Point Subdivision will affect enrollments at the following schools:

| | Enrollment | Capacity |
|---------------------------------|------------|----------|
| Crimson Point Elementary School | 461 | 600 |
| Kuna Middle School | 867 | 880 |
| Kuna High School | 1700 | 1500 |

The safety of our students is our first and foremost priority. With this in mind, we ask the developer to install and pay for a covered bus stop for students on Hubbard Road and encourage the developer to also provide safe, 4' sidewalks, cross walks, bike paths and pedestrian access for our students. School capacity and transportation is addressed in Idaho Code 67-6508.

Thank you for considering the needs of students in this request. Should the developer or the Planning and Zoning Commission have any questions, you may contact either of us.

Regards,

District Planners

Jim Obert and David Reinhart

711 E. Porter Rd., Kuna, Idaho 83634

Phone: (208) 922-1000

FAX: (208) 922-5646

Wendy Johnson
Superintendent

Kim Bekkedahl
Assistant Superintendent

Dr. Catherine Beals
Administrator of CIA

Eileen O'Shea
Administrator of Student
Services

David Reinhart
Administrator of HR



City of Kuna Design Review Application

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

FILE NO.: 19-19-DR

CROSS REF.: _____

FILES: _____

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

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

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

Application Submittal Requirements

| Applicant Use | | Staff Use |
|-------------------------------------|--|--------------------------|
| <input checked="" type="checkbox"/> | Date of pre- application meeting : <u>3/28/2019</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | One (1) Vicinity Map (8 1/2" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | One 8 1/2" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500'). | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application. | <input type="checkbox"/> |

received
6.14.19

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

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

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

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

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

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

Site Plan

| Applicant Use | | Staff Use |
|---|---|--------------------------|
| <input checked="" type="checkbox"/> | North Arrow | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | To scale drawings | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Property lines | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Name of "Plan Preparer" with contact information | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Name of project and date | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Existing structures, identify those which are to be relocated or removed | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | On-site and adjoining streets, alleys, private drives and rights-of-way | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Drainage location and method of on-site retention / detention | <input type="checkbox"/> |
| N/A <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"/> |
| N/A <input checked="" type="checkbox"/> | Location and width of easements, canals and drainage ditches | <input type="checkbox"/> |
| N/A <input checked="" type="checkbox"/> | Location and dimension of off-street parking | <input type="checkbox"/> |
| N/A <input checked="" type="checkbox"/> | Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas | <input type="checkbox"/> |
| N/A <input checked="" type="checkbox"/> | Trash storage areas and exterior mechanical equipment, with proposed method of screening | <input type="checkbox"/> |
| N/A <input checked="" type="checkbox"/> | Sign locations <i>(a separate sign application must be submitted with this application)</i> | <input type="checkbox"/> |
| N/A <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"/> |
| N/A <input checked="" type="checkbox"/> | Locations, types and sizes of sound and visual buffers <i>(Note: all buffers must be located outside the public right-of-way)</i> | <input type="checkbox"/> |
| <input 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 <i>(if applicable)</i> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Location of walls and fences and indication of their height and material of construction | <input type="checkbox"/> |
| N/A <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, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953</i> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Method of irrigation. <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc. | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Sign locations <i>Note: A separate sign application must be submitted with this application</i> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | Locations and uses for open spaces | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | 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 |
|-----|-------------------------------------|--|--------------------------|
| N/A | <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"/> |
| N/A | <input checked="" type="checkbox"/> | Identify the elevations as to north, south, east, and west orientation | <input type="checkbox"/> |
| N/A | <input checked="" 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"/> |
| N/A | <input checked="" type="checkbox"/> | Screening/treatment of mechanical equipment | <input type="checkbox"/> |
| N/A | <input checked="" type="checkbox"/> | Provide a cross-section of the building showing any roof top mechanical units and their roof placement | <input type="checkbox"/> |
| N/A | <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 |
|-----|-------------------------------------|--|--------------------------|
| N/A | <input checked="" type="checkbox"/> | Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration) | <input type="checkbox"/> |
| N/A | <input checked="" type="checkbox"/> | Types and wattage of all light fixtures <i>Note: The City encourages use of "dark sky" lighting fixtures</i> | <input type="checkbox"/> |
| N/A | <input checked="" type="checkbox"/> | Placement of all light fixtures shown on elevations and landscaping plans | <input type="checkbox"/> |

Roof Plans

| | Applicant Use | | Staff Use |
|-----|-------------------------------------|--|--------------------------|
| N/A | <input checked="" type="checkbox"/> | Size and location of all roof top mechanical units | <input type="checkbox"/> |

Design Review Application

Applicant: ACME LLC Phone: 208-336-5355

Owner Representative Fax/Email: marcel@congergroup.com

Applicant's Address: 4824 W. Fairview Ave.

Boise, ID Zip: 83706

Owner: Arnold C and Delores Watkins Trust Phone: _____

Owner's Address: 2829 S. Givens Way Email: _____

Meridian, ID Zip: 83642

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

Address: _____ Email: _____

Zip: _____

Address of Property: 3001 W. Ardell Road

Kuna, ID Zip: 83634

Distance from Major Cross Street: 4058 feet to the intersection of Ardell Road and Ten Mile Road Street Name(s): _____

Please check the box that reflects the intent of the application

- | | |
|---|---|
| <input type="checkbox"/> BUILDING DESIGN REVIEW | <input type="checkbox"/> DESIGN REVIEW MODIFICATION |
| <input checked="" type="checkbox"/> SUBDIVISION / COMMON AREA LANDSCAPE | <input type="checkbox"/> STAFF LEVEL APPLICATION |

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

33 residential & 6 common to neighborhood in northwest Kuna adjacent to Crimson Point..

1. Dimension of Property: 1200 feet x 380 feet
2. Current Land Use(s): Single Family Residential home
3. What are the land uses of the adjoining properties?
 North: planned for a subdivision (Arroyo Indio)
 South: Residential
 East: Residential
 West: Natural feature/Creek and railroad
4. Is the project intended to be phased, if so what is the phasing time period? There will be one phase.
 Please explain: The proposed 33 lots will all be constructed in one single phase.

5. The number and use(s) of all structures: This is a residential subdivision and the only proposed use is residential.

6. Building heights: In compliance with Kuna City code 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? TBD
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

N/A Roof: _____ / _____

N/A 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: <i>(Exterior Insulation Finish System)</i> | _____ / _____ |
| % Masonry: | _____ / _____ |
| % Face Block: | _____ / _____ |
| % Stucco: | _____ / _____ |
| & other material(s): | _____ / _____ |
| List all other materials: | _____ / _____ |
| Windows/Doors: <i>(Type of window frames & styles / doors & styles, material)</i> | _____ / _____ |
| Soffits and fascia material: | _____ / _____ |
| Trim, etc.: | _____ / _____ |

Other: _____ / _____

9. Please identify Mechanical Units: N/A
Type/Height: N/A
Proposed Screening Method: N/A

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

11. Are there any irrigation ditches/canals on or adjacent to the property? Yes
If yes, what is the name of the irrigation or drainage provider? Boise Project/Kuna

12. Fencing: *(Please provide information about new fencing material as well as any existing fencing material)*

A vinyl fence will be constructed around the perimeter of the subdivision where no fence yet exists. We will also construct vinyl fencing around all common areas.

Type: Vinyl is proposed on our subdivision boundary. There is some existing fencing on the south and east boundaries of the subdivision.

Size: 6 foot fencing on the perimeter and 4 foot fences on internal common lots.

Location: There will be fencing along the perimeter of the sub., and on the boundaries of common lots.

(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: Seepage Beds

14. Percentage of Site Devoted to Building Coverage: _____

% of Site Devoted to Landscaping: 22.34 Square Footage: 1.94 acres
(including landscaped rights-of-way)

% of Site that is Hard Surface: 20 Square Footage: 1.73 acres
(Paving, driveways, walkways, etc.)

% of Site Devoted to other uses: N/A

Describe: _____

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

N/A

15. For details, please provide dimensions of landscaped areas within public rights-of-way: 10' x 120' and 5' x 120'

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):*

There are no trees over 4 inches in caliper on the site.

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.)* We are providing a paved pedestrian pathway from Thistle to the creek as well as a gravel pathway along the east side of the creek.

19. Setbacks of the proposed building from property lines: _____

Front 20 -feet Rear 15 -feet Side 5 -feet Side 5 -feet

20. Parking requirements: N/A

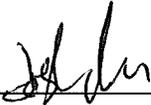
Total Number of Parking Spaces: N/A Width and Length of Spaces: N/A

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 6-13-19

City staff comments:

Signature of receipt by City Staff _____ Date _____

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



PLANT SCHEDULE

REFER TO SHEET L1-L3 FOR LANDSCAPE CONSTRUCTION PLANS, SCHEDULES AND NOTES.

| SYM | COMMON NAME | BOTANICAL NAME | SIZE | QUANTITY |
|-----------------------------------|---------------------|------------------------------------|------------|----------|
| SHADE TREES (CLASS II) | | | | |
| AP | AUTUMN PURPLE ASH | FRAXINUS AMERICANA 'AUTUMN PURPLE' | 2" CAL B#B | 2 |
| TT | TULIP TREE | LIRIODENDRON TULIPIFERA | 2" CAL B#B | 2 |
| ORNAMENTAL TREES (CLASS I) | | | | |
| CF | CHANTICLEER FEAR | PYRUS GALLERYANA 'CHANTICLEER' | 2" CAL B#B | 3 |
| SHRUBS/ORNAMENTAL GRASSES | | | | |
| CR | FLOWER CARPET ROSE | ROSA x FLOWER CARPET | 3 GAL | 3 |
| IH | IVORY HALO DOGWOOD | CORNUS ALBA 'BALHALO' | 5 GAL | 6 |
| KF | KARL FOERSTER GRASS | GALAMASROSTIS x ACUTIFOLIA 'K.F.' | 1 GAL | 4 |

- PLANT SCHEDULE NOTE:**
 1. QUANTITIES FOR INFORMATION ONLY. CONTRACTOR TO VERIFY AND ASSUME RESPONSIBILITY FOR ALL PLANT MATERIAL QUANTITIES.
- LAWN
- 6' SOLID VINYL PRIVACY FENCE PERIMETER (TYP). SEE DTL 3, THIS SHEET
- 6' VINYL LATTICE TOP FENCE ALONG CONNECTION PATH (TYP). SEE DTL 4, THIS SHEET
- EXISTING FENCING (TYP)

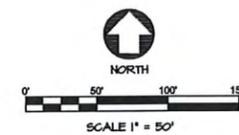
NOTES

- ALL PLANTING AREAS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF KUNA CODE. REFER TO SHEET L3 - SPEC SECTION 32 40 00 - LANDSCAPE SPECIFICATIONS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L3 - SPEC SECTION 32 04 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
- LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
- TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACID STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ACID ZONE. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR TRIMMING TREE CANOPIES TO MEET ACID REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
- TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
- CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
- PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

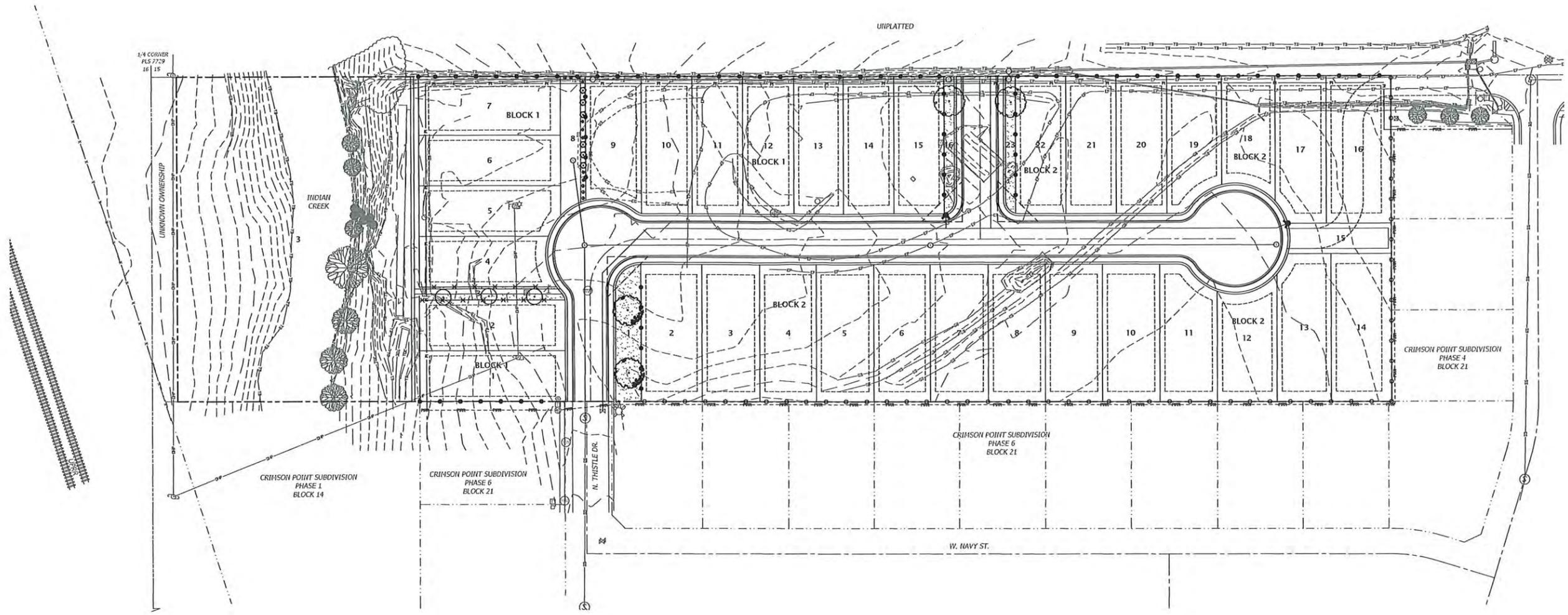
INDIAN CREEK AT CRIMSON POINT SUBDIVISION

KUNA, IDAHO

LANDSCAPE PLAN



JUNE 13, 2019



PLANT SCHEDULE

REFER TO SHEET LI-L3 FOR LANDSCAPE CONSTRUCTION PLANS, SCHEDULES AND NOTES.

| SYM | COMMON NAME | BOTANICAL NAME | SIZE | QUANTITY |
|-----------------------------------|---------------------|------------------------------------|------------|----------|
| SHADE TREES (CLASS II) | | | | |
| AP | AUTUMN PURPLE ASH | FRAXINUS AMERICANA 'AUTUMN PURPLE' | 2" GAL B4B | 2 |
| TT | TULIP TREE | LIRIODENDRON TULIPIFERA | 2" GAL B4B | 2 |
| ORNAMENTAL TREES (CLASS I) | | | | |
| CP | CHANTICLEER PEAR | PYRUS CALLERYANA 'CHANTICLEER' | 2" GAL B4B | 3 |
| SHRUBS/ORNAMENTAL GRASSES | | | | |
| CR | FLOWER CARPET ROSE | ROSA x FLOWER CARPET | 3 GAL | 3 |
| IH | IVORY HALO DOGWOOD | CORNUS ALBA 'BAIHALO' | 5 GAL | 6 |
| KF | KARL FOERSTER GRASS | CALAMAGROSTIS x ACUTIFOLIA 'K.F.' | 1 GAL | 4 |



LAWN

PLANT SCHEDULE NOTE:

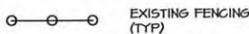
1. QUANTITIES FOR INFORMATION ONLY. CONTRACTOR TO VERIFY AND ASSUME RESPONSIBILITY FOR ALL PLANT MATERIAL QUANTITIES.



6' SOLID VINYL PRIVACY FENCE PERIMETER (TYP). SEE DTL 3, THIS SHT.



6' VINYL LATTICE TOP CONNECTION PATH (TYP). SEE DTL 4, THIS SHT.



EXISTING FENCING (TYP).

NOTES

- ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF KUNA CODE. REFER TO SHEET L3 - SPEC SECTION 32 40 00 - LANDSCAPE SPECIFICATIONS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L3 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
- LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
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- THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

received
6.14.19



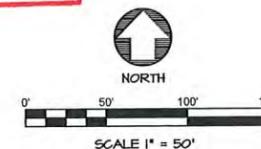
Site Planning / Landscape Architecture
4008 Tyrill Lane, Ste 300 Boise, ID 83708
www.jensensbelts.com

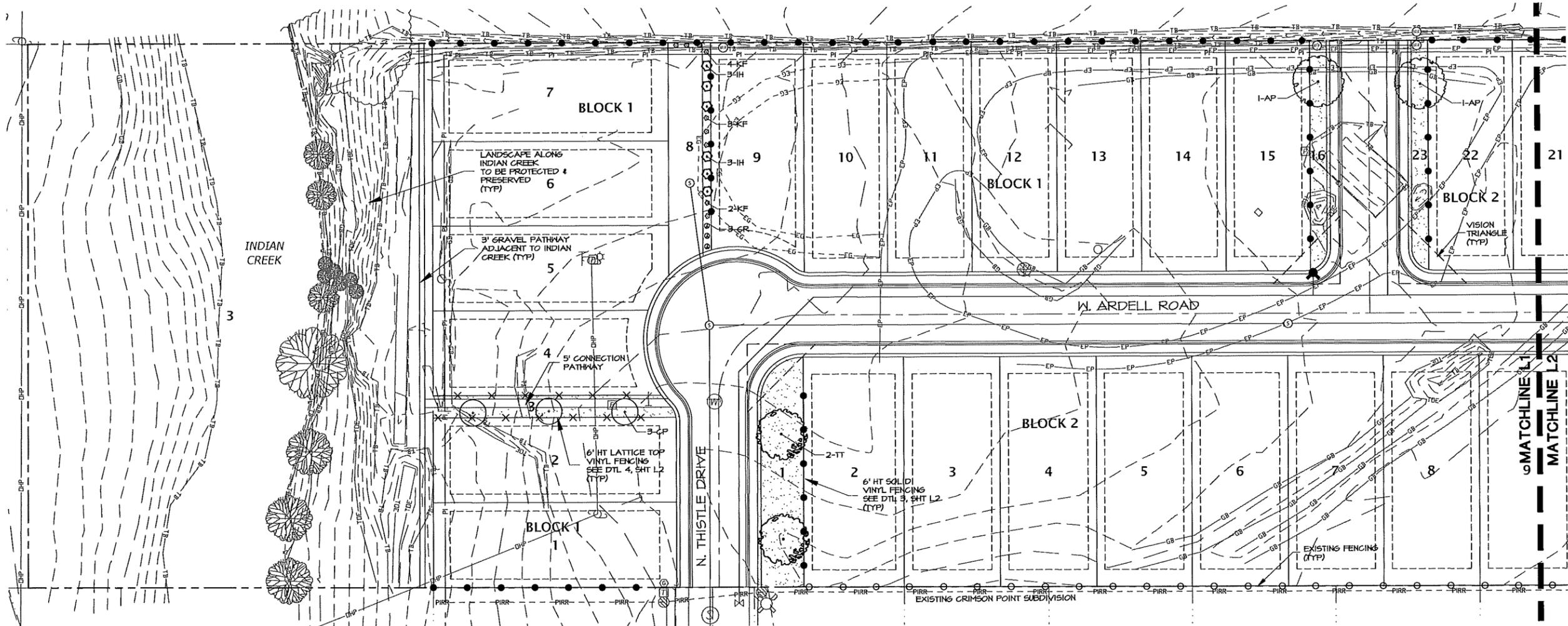
JUNE 13, 2019

INDIAN CREEK AT CRIMSON POINT SUBDIVISION

KUNA, IDAHO

LANDSCAPE PLAN





PLANT SCHEDULE

(REFERENCE SHT L2)

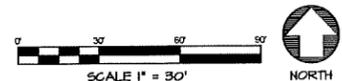
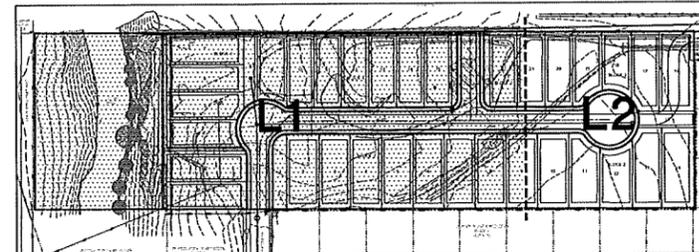
| SYM | COMMON NAME |
|-----------------------------------|--------------------------|
| SHADE TREES (CLASS II) | |
| AP | AUTUMN PURPLE ASH |
| TT | TULIP TREE |
| ORNAMENTAL TREES (CLASS I) | |
| CP | CHANTICLEER PEAR |
| SHRUBS/ORNAMENTAL GRASSES | |
| CR | FLOXYER CARPET ROSE |
| IH | IVORY HALO DOGWOOD |
| KF | KARL FOERSTER REED GRASS |

- 6' VINYL FENCE ALONG PROPERTY LINES (TYP). SEE DTL 4, SHT L2.
- ×××× 6' VINYL LATTICE TOP FENCE ALONG CONNECTION PATH (TYP). SEE DTL 5, SHT L2.
- EXISTING FENCING (TYP)

NOTES

1. REFER TO SHT L2 FOR PLANT SCHEDULE, LANDSCAPE DETAILS, NOTES, AND CALCULATIONS.
2. REFER TO SHT L3 FOR LANDSCAPE SPECIFICATIONS.

KEY MAP



| Issue Description | Date |
|-------------------|---------|
| ISSUE | 6-13-19 |



Site Planning
Landscape Architecture
1509 S. Tyrell Ln, Ste. 130
Boise, Idaho 83706
Ph. (208) 343-7175
e-mail jba@jensenbelts.com

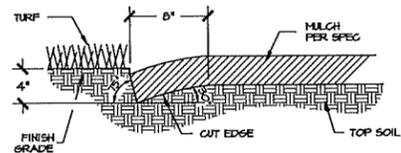
INDIAN CREEK AT CRIMSON POINT
FINAL PLAT LANDSCAPE PLAN
KUNA, IDAHO

Job Number 1927

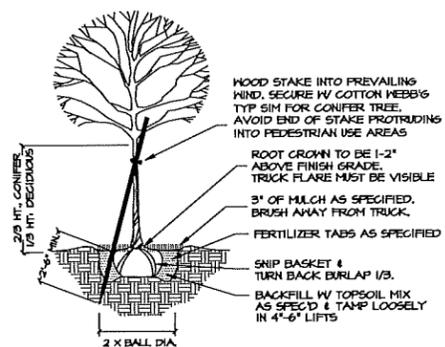
Drawn JUN
Checked KCS
Scale AS SHOWN

Sheet Title
LANDSCAPE PLAN

Sheet Number
L1
Of 3 Sheets

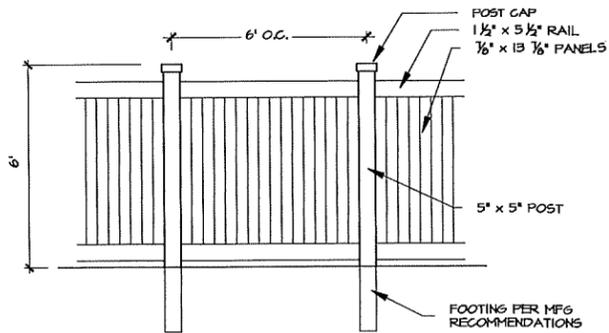


① **PLANTER CUT BED EDGE**
NOT TO SCALE



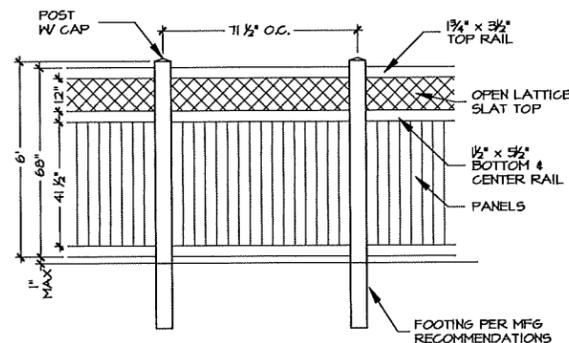
- NOTES:**
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
 2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING.
 3. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.

② **TREE PLANTING/STAKING**
NOT TO SCALE



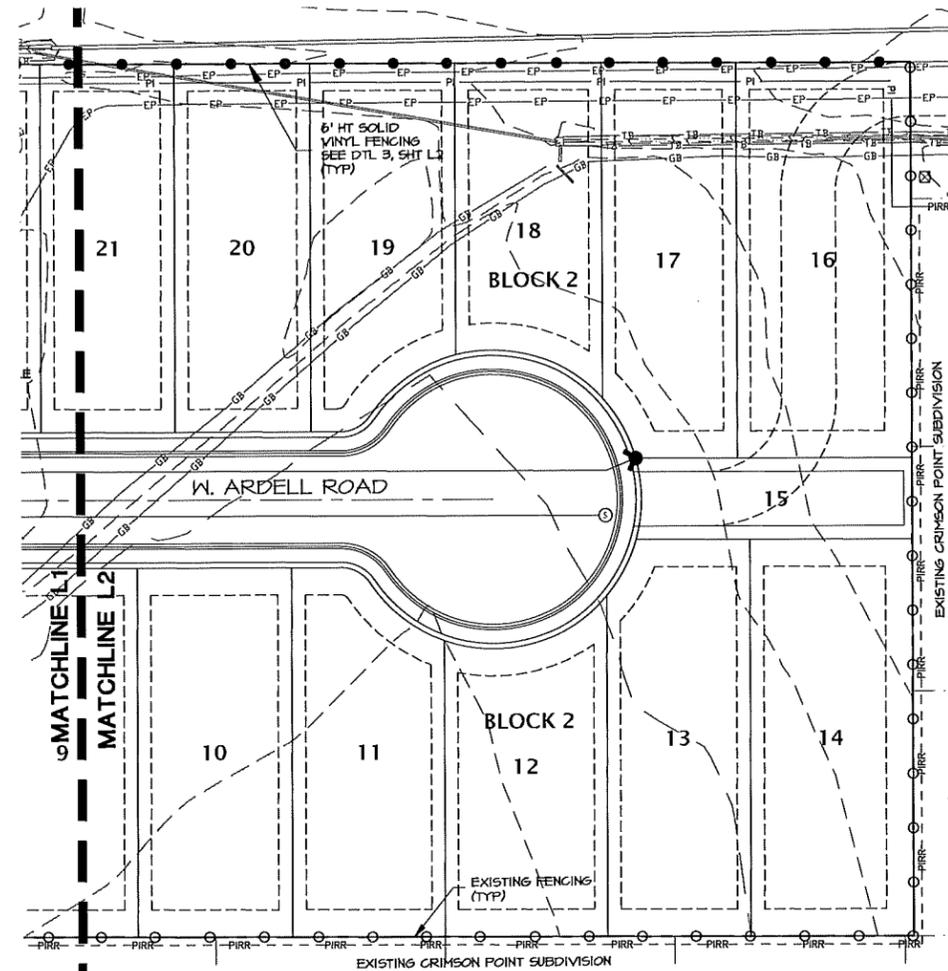
- NOTES:**
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS/REQUIREMENTS.
 2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
 3. STYLE AND COLOR TO MATCH EXISTING SUBDIVISION 6' VINYL PRIVACY FENCE.

③ **6' VINYL PRIVACY FENCE**
NOT TO SCALE



- NOTES:**
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS/REQUIREMENTS.
 2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
 3. FENCE STYLE AND COLOR TO MATCH EXISTING SUBDIVISION LATTICE TOP VINYL FENCING.

④ **6' VINYL LATTICE TOP FENCE**
NOT TO SCALE



PLANT SCHEDULE

| SYM | COMMON NAME | BOTANICAL NAME | SIZE | QUANTITY |
|-----------------------------------|---------------------|------------------------------------|------------|----------|
| SHADE TREES (CLASS II) | | | | |
| AP | AUTUMN PURPLE ASH | FRAXINUS AMERICANA 'AUTUMN PURPLE' | 2" CAL B#B | 2 |
| TT | TULIP TREE | LIRIODENDRON TULIPIFERA | 2" CAL B#B | 2 |
| ORNAMENTAL TREES (CLASS I) | | | | |
| CP | CHANTICLEER PEAR | PYRUS CALLERYANA 'CHANTICLEER' | 2" CAL B#B | 3 |
| SHRUBS/ORNAMENTAL GRASSES | | | | |
| CR | FLOWER CARPET ROSE | ROSA x FLOWER CARPET | 3 GAL | 3 |
| IH | IVORY HALO DOGWOOD | CORNUS ALBA 'BAILHALO' | 5 GAL | 6 |
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 6' VINYL LATTICE TOP FENCE ALONG CONNECTION PATH (TYP). SEE DTL 4, THIS SHT.
 EXISTING FENCING (TYP)

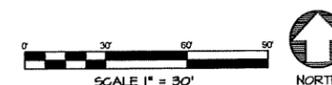
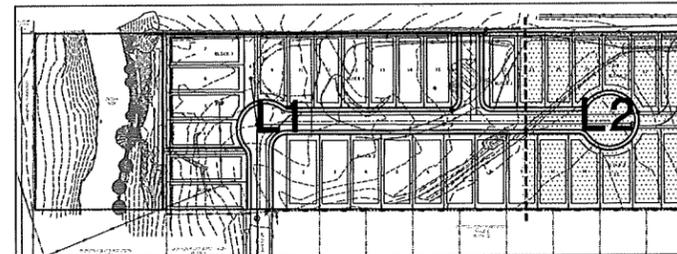
NOTES

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2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L3 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
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9. THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

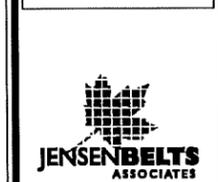
LANDSCAPE CALCULATIONS

NUMBER OF TREES PROVIDED IN BUFFERS/COMMON AREA: 9
THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

KEY MAP



| Issue Description | Date |
|-------------------|---------|
| ISSUE | 6-13-19 |



Site Planning
Landscape Architecture
1509 S. Tyrell Ln. Ste. 130
Boise, Idaho 83709
Ph. (208) 343-7175
e-mail jba@jensenbelts.com

INDIAN CREEK AT CRIMSON POINT
FINAL PLAT LANDSCAPE PLAN
KUNA, IDAHO

| |
|--|
| Job Number 1927 |
| Drawn JUN Checked KCS Scale AS SHOWN |
| Sheet Title LANDSCAPE PLAN |
| Sheet Number L2 Of 3 Sheets |

SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.

1.2 SUMMARY

This Section includes provisions for the following items:

1. Trees.
 2. Shrubs, Ground cover.
 3. Lawns.
 4. Topsoil and Soil Amendments.
 5. Miscellaneous Landscape Elements.
 6. Initial maintenance of landscape materials.
- B. Related Sections: The following sections contain requirements.
1. Underground sprinkler system is specified in Section 32 84 00, "Irrigation System."

1.3 QUALITY ASSURANCE

- A. Subcontract landscape work to a single firm specializing in landscape work.
- B. Source Quality Control:
 1. General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
 2. Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Architect, with proposal for use of equivalent material.
 3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.
 4. Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quantity, size, genus, species, and variety shown and scheduled for work complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, larvae, and defects such as knots, sun-scorch, injuries, abrasions, or disfigurement.
 5. Label at least one tree and one shrub of each variety with attached waterproof tag with legible designation of botanical and common name.
 - a. Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread.
 6. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting, for conformance with requirements for genus, species, variety, size, and quality. Architect retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

1.4 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
- B. Plant and Material Certifications:
 1. Certificates of inspection as required by governmental authorities.
 2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
 3. Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements.
- C. Munch: Submit 1 gal bag of mulch sample for approval.

1.5 DELIVERY, STORAGE AND HANDLING

- A. Sod: Time delivery so that sod will be placed within 24 hours after shipping. Protect sod against drying and breaking of rolled strips.
- B. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by Architect. Do not bend or bind trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.
- C. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, but not other acceptable means of retaining moisture.
- D. Do not remove container-grown stock from containers until planting time.
- E. Do not drop or dump materials from vehicles during delivery or handling. Avoid any damage to roadbeds during deliver, storage and handling.

1.6 JOB CONDITIONS

- A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage. Hand excavation, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.
- B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.
- C. Adjacent Landscape: Protect planted areas adjacent to construction area. Replace or recondition to prior conditions at project completion.

1.7 SEQUENCING AND SCHEDULING

- A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
 1. Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
 2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.
 - B. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.
- 1.8 SPECIAL PROJECT WARRANTY
- A. Warranty lawns through specified lawn maintenance period, until Final Project Acceptance.
 - B. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
 - C. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period, unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

PART 2 - PRODUCTS

2.1 TOPSOIL

- A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work. Topsoil shall be fertile, friable, natural loam, surface soil, reasonable free of subsoil, clay lumps, brush, weeds, roots, stumps, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.
 1. Contractor shall send a minimum of three (3) representative topsoil samples for testing. See testing requirements below. Contractor is responsible for whatever soil additives are recommended by the tests. Submit to Architect for approval. Compost will be added to other additives and added regardless of test results.
- B. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
 1. Obtain topsoil from local sources or areas with similar soil characteristics to that of project site. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth of not less than 4 inches. Do not obtain from bogs or marshes.
 2. Composition: Topsoil shall contain from 1 to 20% organic matter as determined by the Organic Carbon, 6A, Chemical Analysis Method described in USDA Soil Survey Investigation Report No. 1. Maximum particle size, 3/4-inch, with maximum 3% retained on 1/4-inch screen. Other components shall conform to the following limits:

| | |
|---------------|-----------------|
| pH | 6.5 to 7.5 |
| Soluble Salts | 600 ppm maximum |
| Silt | 25-50% |
| Clay | 10-30% |
| Sand | 20-50% |
 3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.

C. Soil Testing

- A. If general tests are required for this project (see above for requirements). Test shall be provided as follows:
 - a. Provide certified analysis at time of sample submitted (three samples imported topsoil). Amend soils per chemist's recommendations and as herein specified unless otherwise approved by Architect.
- 2. Test soil include, but not limited to recommendations of chemical distributions, organic contents, pH factors, and sieve analysis as necessary. Test #11 by Western Laboratories (1-800-658-3858) is required.
- 3. Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory.
- 4. Contractor shall coordinate, obtain and pay for all soil tests.
- 5. If regenerative noxious weeds are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

2.2 pH ADJUSTERS

- A. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.

2.3 SOIL AMENDMENTS

- A. Compost: Compost "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSol Compost (209) 529-9912 or approved equal in equal amounts by volume.
- B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer. It shall be free-flowing and packaged in new waterproof, non-overlaid bags clearly labeled as to weight, manufacturer, and content. Protect materials from deterioration during delivery and while stored at site.
 1. Commercial fertilizer "A" for trees and shrubs during planting; slow release Agriform Planting 5-grm tablets 20-10-4 type or equal.
 2. Commercial fertilizer "B" for lawn areas, applied to bed prior to sodding, to be 16-16-17 applied at the rate of ten pounds per acre.
 3. Commercial fertilizer "C" for lawn areas three to four weeks after planting sod. Organic Fertilizer Milorganite (8-2-2) type or equal.
- C. Herbicide: Pre-emergent for topical application in planting beds. Oxidiazon 2G brand or pre-approved equal. Use in accordance with manufacturer's recommendation on all planting beds.

2.4 PLANT MATERIALS

- A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
- B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required. Single stem trees except where special forms are shown or listed.
- C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
- D. Coniferous and Broadleafed Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramid, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.

2.5 GRASS MATERIALS

- A. Lawn sod: Provide strongly rooted sod, not less than 1 growing season old, and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant).
 1. Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on upper 10% of pad will be rejected.
- B. Provide sod composed of Rhizomatous Tall Fescue (RTF) from The Turf Company, Meridian, ID (208) 888-3760 or approved equal.

2.6 MISCELLANEOUS LANDSCAPE MATERIALS

- A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.
- B. Munch: Munch for planting beds shall be medium ground bark mulch, free of splinters, consistent in appearance, and shall contain no toxic substance detrimental to plant life.
- C. Stakes and Guy's: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 2 inch diameter rubber or plastic hose, cut to required lengths and end of uniform color, material, and size to protect tree trunks from damage by wires.

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL

- A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
 - B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.
- 3.2 PREPARATION OF PLANTING SOIL
- A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
 - B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if planting will not follow placing of planting soil in a few days.
 - Compost: Lawn Areas: 1/4 compost, 3/4 topsoil.
 - Shrub Areas: 1/3 compost, 2/3 topsoil.
 - Fertilizer: Per soil test and manufacturer's recommendations.
 - C. For shrub and lawn area, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

3.3 PREPARATION FOR PLANTING LAWNS

- A. After excavating and removing surface material to proper depth, loosen subgrade of lawn areas to a minimum depth of 4 inches. Remove stones measuring over 1-1/2 inches in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
 1. Spread topsoil mix to minimum depth of 4 inches for sodded lawns as required to meet lines, grades, and elevations shown, after light rolling, addition of amendments, and natural settlement. Place approximately 1/2 of total amount of topsoil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil. Add specified soil amendments as required and mix thoroughly into upper 4 inches of topsoil.
- 3.4 PREPARATION OF PLANTING BEDS
- A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a cult-mulcher or similar equipment. Remove stones measuring over 1 1/2 inches in any dimension. Remove sticks, stones, rubbish, and other extraneous matter.
 - B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Add 1 1/2 inches of specified compost over entire planting area and mix thoroughly into upper 6 inches of topsoil. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
 - C. Apply Pre-Emergent per manufacturer's recommendation.

3.5 PLANTING TREES AND SHRUBS

- A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Place fertilizer tablets in excavated area per manufacturer's written instructions. When excavation is approximately 2/3 full, water roughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove all ties from around base of trunk.
- B. Set container grown stock, as specified, for balled and burlapped stock, except cut cans on 2 sides with an approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
- C. Dish top of backfill to allow for mulching.
- D. Muck pits, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
 1. Provide 3 inches thickness of mulch.
- E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
- F. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees of any Prunus species to retain natural character.
- G. Remove and replace excessively pruned or malformed stock resulting from improper pruning.
- H. Guy and stake trees immediately after planting, as indicated.
- I. Apply approved herbicide to all shrub bed areas at manufacture specified rate. Re-apply as necessary for elimination of weeds.

3.6 SODDING NEW LAWNS

- A. General: Install lawn sod in all areas designated on the drawings.
- B. Soil Preparation
 1. Any sod lawn areas that may have become compacted prior to sodding must be scarified to a depth of eight (8) inches by approved means, then finish grade as hereinbefore described.
- C. Lay sod within 24 hours from time of shipping. Do not plant dormant sod or if ground is frozen.
- D. Sod Placement
 1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds. Sod layers shall be experienced, or if inexperienced, shall be constantly supervised by an experienced foreman. The Contractor shall insure that the base immediately ahead of sod layer is moist. Sod shall be laid tight with no gaps. Allowance shall be made for shrinkage. Lay sod with long edges perpendicular to primary slope.
 2. Lay to form a solid mass with tight fitted joints. Butt ends and sides of strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work on boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sealed into minor cracks between pieces; remove excess to avoid smothering of adjacent grass.
 3. Sod shall be rolled with a two hundred (200) pound roller after installation to insure proper contact between soil and sod. Final rolling must provide a uniform surface. After final rolling, the sod lawn shall be moved and watered. Approval of sod lawns shall be based on uniform, healthy and vigorous growth with no dry or dead spots.
 4. Add fertilizer "B" at the manufacturer's recommended application rate.
- E. Water sod thoroughly with a fine spray immediately after planting.
- F. Sodded Lawn Establishment
 1. The Contractor shall be responsible for first mowing, subsequent mowings and fertilizing of sod lawn areas until Final Acceptance of the project.
 2. Mowing shall be done by an approved "reel" type mower. Mower blades shall be set at two (2) inches high for all mowings.
 3. Subsequent fertilizing shall occur three to four weeks after installation. Apply fertilizer as per the Manufacturer's recommended application rate. Verify all methods of application. Contractor shall notify the Architect in writing that the fertilizer applications have occurred and on what dates.

3.7 MAINTENANCE

- A. Begin landscape maintenance immediately after planting. Maintenance shall continue until Project Final Acceptance.
- B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease.
- C. Maintain lawns by watering, fertilizing, weeding, mowing, thinning, and other operations such as rolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
- D. Maintain lawns for no less than period stated above, or longer as required to establish acceptable lawn.

3.8 CLEANUP AND PROTECTION

- A. During landscape work, keep pavements clean and work area in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

3.9 INSPECTION AND ACCEPTANCE

- A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
- B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

END OF SECTION

SECTION 02810 - SPRINKLER IRRIGATION

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS:

- A. General and Supplementary Conditions, and Division 1 General Requirements.

1.2 SUMMARY

- A. Work included:
 1. Provide and install a complete and operating automatic irrigation system for all lawn and planting areas.
 2. Connect to main water supply at existing site stubout as provided.
 3. Sleeving under paved areas (by others)
 4. Obtain and pay for all permits and fees for the work of this section.
 5. Perform work on a design/build basis, subject to the requirements of the Contract Documents, applicable codes, and good design practice.
 6. Winterization of system.

1.3 SUBMITTALS

- A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit:
 1. Manufacturer's printed product information and catalog cut sheets for all system components; five copies.
- B. Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, type and size of valve, piping circuits, circuit GPM, pipe size, controls, and accessories.
- C. Record Drawings: At completion of this work, submit to the Contractor:
 1. Record Drawings; reproducible and five prints.
 2. Operations and Maintenance information (2 copies), including:
 - a. Information including descriptive details, parts list, specifications, maintenance schedules and procedures for system components.
 - b. In to top of loosened subgrade to create a transition layer and then place remainder of planting soil. Add specified soil amendments as required and mix thoroughly into upper 4 inches of topsoil.
 3. Winterization procedures.
 4. Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.
 5. Warranties and guarantees.
 6. Submit five copies.

1.4 GUARANTEE

- A. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials. Within one year after date of Substantial Completion repair or replace all defective parts or workmanship that may be found at no additional cost to Owner.
- B. Fill and repair all depressions and replace all necessary lawn and planting which result from the settlement of irrigation trenches for one year after date of Substantial Completion.
- C. Supply all manufacturer's printed guarantees.

1.5 QUALITY ASSURANCE

- A. Contractor shall be licensed in the State in which this work is being performed.
- B. Contractor shall have at least two years prior experience in projects of equal or larger scope. Provide minimum of three references and list of similar projects with owners' names, addresses, and phone numbers, when requested by Owner.
- C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.

1.6 SYSTEM DESCRIPTION

- A. Design requirements:
 1. Minimum water coverage: Planting areas - 85%, Lawn areas - 100%
 2. Layout system to obtain optimum coverage using manufacturer's standard heads. Spray on walks, walls or paved areas is not acceptable.
 3. Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas.
 4. Design pressures: Install pressure regulating equipment as necessary.
 5. Provide/install approved fixed tee or coupling device for air blow winterization. Location shall be on main supply line downstream from main shut off valve.
 6. Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location. Provide for drainage without erosive damage.

1.7 EXTRA EQUIPMENT

- A. In addition to install system, furnish owner with the following:
 1. Valve operating key and marker key.
 2. Wrench for each sprinkler head cover type.
 3. Two (2) sprinkler head bodies of each size and type.
 4. Two (2) nozzles for each size and type used.
- B. Store above items safely until Substantial Completion.
- C. Deliver above items at Substantial Completion.

PART 2 - PRODUCTS

2.1 PIPE AND FITTINGS

- A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type, Solvent-weld type:
 1. Pipe:
 - a. Pressure Lines: Schedule 40 solvent-weld.
 - b. Lateral Lines: Class 200 pvc.
 - c. Sleeving: Class 200 pvc.
 2. Fittings: Schedule 40 PVC, solvent-weld type. Install threaded joints where required at valves, risers, etc.
 3. Risers: Lawn and shrub beds - flexible and damage-resistant plastic "poly-pipe" riser.
 4. Solvent NSF approved solvent for Type I & II PVC.
- B. Polyethylene Pipe
 1. Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used.
 2. Fittings: Schedule 80 PVC.
 3. Clamps: Stainless Steel.
- C. Drip Line: Netafim Techline Dripperline, with 6 GPH drippers at 18" spacing.

2.2 SPRINKLER HEADS

- A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer.
- 1. Lawn heads: pop-up type.
- B. Manufacturer: Rainbird, Hunter, Weathermatic Irrigation Company.

2.3 AUTOMATIC CONTROL SYSTEM

- A. General: Furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems. Provide unit of capacity to suit number of circuits as indicated.
- B. Control Enclosure: Manufacturer's standard wall mount with locking cover, complying with NFPA 70.
- C. Circuit Control: each circuit variable from approximately 5 to 60 minutes. Including switch for manual or automatic operation of each circuit.
- D. Timing Device: Adjustable 24-hour and 7 or 14 day clocks to operate any time of day and skip any day in a 7 or 14 day period.
- E. Wiring: Solid or stranded direct-burial type as recommended by manufacturer of control unit; type AWG-UF, UL approved.

2.4 VALVING

- A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key.
- B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts. Low power solenoid control, normally closed, with manual flow adjustment, same manufacturer as control unit.
 1. Valve for drip system shall be 3/4" Hardie 700 series UltraFlow.
 2. Standard sprinkler valve shall be Rainbird PEB-PRS-B.
- C. Quick coupler valve: brass or bronze construction with hinged top. One per zone.
- D. Manual drain valves:
 1. Bronze construction, straight type, 150 pound class, threaded connections, with cross type operating handle designed to receive operating key. Calko, Champion 100, or approved equal.
 2. Size: 3/4 inch.

- E. Pressure Regulator: Netafim Model PRV075HF35, 3/4", one per zones.
- F. Flushing Valve: Netafim Model TLFV-1, two per zone (each end).
- G. Filter: Netafim Model DF075-120, 3/4" filter, one per drip zone.
- H. Air Relief Valve: Netafim Model TLAURV.

2.5 MISCELLANEOUS

- A. Chemicals: primer and solvent glue as required by pipe manufacturer.
- B. Valve box - high impact plastic, green in color.
- C. Valve cover and frame - compatible with valve box with provision for locking.
- D. Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to 3/4" minimum.

PART 3 - EXECUTION

3.1 GENERAL

- A. Install system to provide for adequate protection against freeze damage.
- B. Install system in accordance with approved Contractor design drawings. All deviations from the plans must be approved, and clearly recorded on record drawing.
- C. Install system and components in strict accordance with manufacturer's recommendations.
- D. Install quick couple(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater. Locate adjacent to paved surfaces, at valve boxes where practical.

3.2 SURFACE CONDITIONS

- A. Examine the areas and conditions under which work will be performed. Notify Contractor of conditions detrimental to timely and proper completion of Section work. Do not proceed until satisfactory conditions are corrected.
- B. Locate all underground utilities and structures and notify Architect of any conflict with Section work. Protect structures and utilities. Repair or replace said structures or utilities damaged by this work at no cost to the Owner.

3.3 SLEEVING

- A. Sleeving installed by others. Coordinate with other trades.

3.4 TRENCHING AND BACKFILLING

- A. Trenching and backfilling shall be per applicable ISWPC Section.
- B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
 1. Main Lines and Sleeving: 18 inches.
 2. PVC Laterals: 12 inches.
- C. Surround lines with 2 inches of clean rock-free material on all sides.

3.5 MISCELLANEOUS VALVES

- A. Install manual drain valves up stream. Install device at mainline tap in accordance with manufacturer requirements for complete operation. Install backflow provision and connect to controller.

3.6 CIRCUIT VALVES

- A. Install in valve box, arranged for easy adjustment and removal.
 1. Provide union on downstream side.
 2. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3.7 PIPE INSTALLATION

- A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications. Install manual drains.
- B. PVC pipe joints, solvent welded, except as indicated. Cut pipe square, deburr, wipe from surface oil saw chips, dust, dirt, moisture and any foreign matter which may contaminate the cemented joint. Apply cleanser/ primer and solvent cement, make joints in accordance with manufacturer's recommendations. Use Teflon thread sealant (tape) at all threaded joints.
- C. Contractor shall use pipe according to schedule provided. Flow velocities shall not exceed 5 feet/second in all cases. Lateral lines shall be laid out and installed per zone to balance the pressure loss and provide minimum fluctuation in system operating pressures.

| Pipe Size | Pipe Section | Pipe Size | Pipe Section |
|-----------|--------------|-----------|--------------|
| 3/4" | 0-9 GPM | 1 1/2" | 26-34 GPM |
| 1" | 10-17 GPM | 2" | 35-50 GPM |
| 1 1/4" | 18-25 GPM | 2 1/2" | 51-80 GPM |

D. Techline Drip Line

- Place in shallow furrow at finish grade, below layer of specified mulch. Lay in uniform pattern in groundcover areas, or as per shrub pattern layout. Coil 20 linear feet at each balled and burlapped tree around base and to allow for tie removal if required. Flush all lines with full head of water prior to installation of flush valves at end of circuit runs.
- E. Flush Valves: Install flush valve at end of each drip line run.

3.8 SPRINKLER HEADS

- A. Flush circuit lines with full head of water prior to head installation.
 1. Install heads at level with mulch.
 2. Locate part-circle shubbbery heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated. Keep overspray to a minimum.



Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

Legal Description

A parcel of land located in the SW1/4 of Section 15, Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho, more particularly described as follows;

COMMENCING at the W1/4 corner of said Section 15, marked by an aluminum cap/PLS 7729, from which the C1/4 corner of said Section 15, marked by an aluminum cap/illegible, bears South 89°51'25" East, 2651.71 feet;

Thence South 89°51'25" East, coincident with the north line of said SW1/4 of Section 15, a distance of 25.00 feet to the **POINT OF BEGINNING**;

Thence continuing South 89°51'25" East, coincident with said north line, a distance of 1201.76 feet to the northwest corner of Block 21 of Crimson Point Subdivision-Phase 4, Book 96, Pages 11874-11877, Ada County Records;

Thence South 00°08'42" West, coincident with the west line of said Block 21, a distance of 321.85 feet to an angle point on said west line of Block 21;

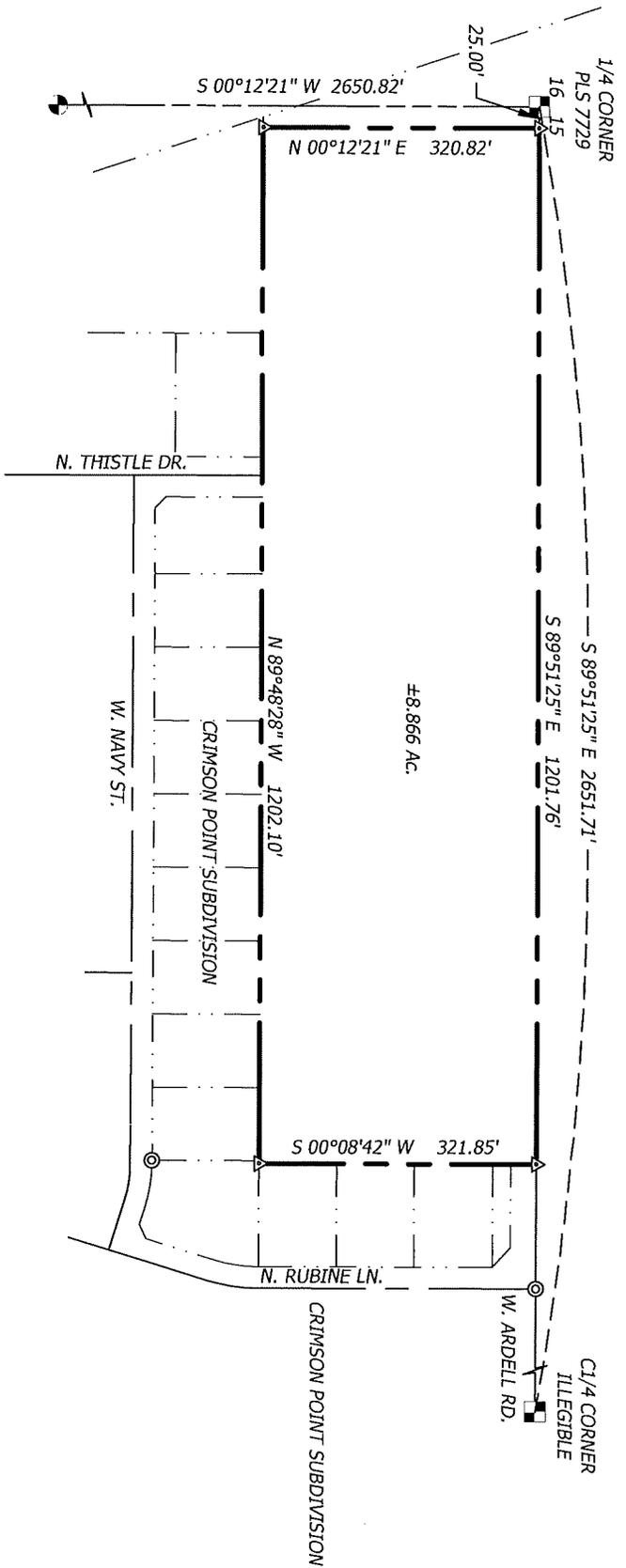
Thence North 89°48'28" West, coincident with the north line of Lot 5, Block 21 of said Crimson Point Subdivision-Phase 4, and the north lines of Crimson Point Subdivision-Phase 6, Book 107, Pages 14845-14848, and Crimson Point Subdivision-Phase 1, Book 90, Pages 10621-10626, Ada County Records, a distance of 1202.10 feet;

Thence North 00°12'21" East, parallel with and offset 25.00 feet east of the west line of said SW1/4 of Section 15, a distance of 320.82 feet to the **POINT OF BEGINNING**.

The above described parcel contains 8.866 acres, more or less.

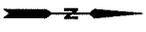
BASIS OF BEARINGS for this legal description is South 89°51'25" East between the W1/4 corner and the C1/4 corner of Section 15, T. 2 N., R. 1 W., B.M., Ada County, Idaho.

UNPLATTED

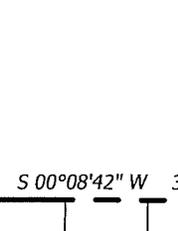


LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING DEED OR LOT LINE
- CENTERLINE
- SECTIONAL LINE
- FOUND 5/8" REBAR AS NOTED
- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- CALCULATED POINT



1 INCH = 200 FEET

| | | | | | |
|--|--|---|--|--|--------------------|
| PROJECT: ARDELL RD PROJECT PARCEL BOUNDARY | | OWNER/DEVELOPER: CONGER GROUP | |  SAWTOOTH Land Surveying, LLC 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM | DWG # 19095 |
| DATE: 5/28/19 | | | | | PROJECT # 19095 |
| | | | | | SHEET 1 OF 1 |



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: An application for annexation, design review and preliminary plat consisting of 33 residential building lots on 8.681 acres of land in the proposed R-8 zoning district.

Date and time of neighborhood meeting: April 11, 2019 at 6pm

Location of neighborhood meeting: The intersection of Ardell Road and Rubine Lane in Kuna.

Location: Quarter: NW Section: 15 Township: 2N Range: 1W Total Acres: 8.681

Subdivision Name: Indian Creek at Crimson Point Lot: _____ Block: _____

Site Address: 3001 W. Ardell Road Kuna, ID 83643 Tax Parcel Number(s): S1315325550

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

CURRENT PROPERTY OWNER:

Name: Arnold C. and Delores Watkins Trust

Address: 2829 S. Givens Way City: Meridian State: ID Zip: 83642

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

Name: Marcel Lopez Business (if applicable): ACME LLC

Address: 4824 W. Fairview Ave City: Boise State: ID Zip: 83706



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 of 8.681 acres of land to the R-8 zoning district

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

A 33 lot residential subdivision

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

APPLICANT:

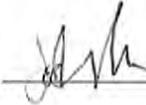
Name: ACME LLC

Address: 4824 W. Fairview Ave.

City: Boise State: ID Zip: 83706

Telephone: 208-336-5355 Fax: _____

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

Signature: (Applicant)  Date 6.13.19

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 4-11-19 Number of Attendees: 9
Meeting Location: Arnell RD and Robie LN

Description of Project Presented:

A residential subdivision consisting of 33 building lots and 6 comm on lots high include 2 common driveways. on 8.681 acres of land.

Attendee's comments:

- IS 50 foot the biggest you'll go on the width?
- Who is the builder?
- Will Arnell be converted to the subdivision.
- IS there an approval plan for the property to the north.
- Will you attach to our fence?
- Will all of the houses be built at the same time?
- Will C&H be the builder?
- Will the property be included in the crosstown point HOA?
- will they be single or 2 story?

I hereby certify that the above information is complete and correct to the best of my knowledge.

Joshua Beedy
Printed Name

[Signature]
Signature

6-13-19
Date

Ardell at Indian Creek
Neighborhood Meeting – 04.11.2019

- Welcome:
- Marcel Lopez & Josh Beach: with Conger Group – developer of this project

- Thank you for coming out.

- Explain project
 - Residential Community
 - Builder not selected yet
 - 35 residential lots – for detached homes
 - 50' Lots
 - 1 – 2 story homes – similar to existing

 - Site Plan:
 - Large Open Space – 1.8 acres (20%) with pedestrian path to creek

 - Comprehensive Plan Designation: Medium Density Residential – residential development densities generally range from four to seven units per acres. Area made of single-family home, may include townhomes, row houses duplexes and other types of multi-family land uses.

 - Zoning: Current – Rural Residential (Ada County)
 Planned - R-6; minimum lot 4,500 square feet;

- Next Steps
 - Applications (Annexation, Zoning, Preliminary Plat)

- We will address any final questions.



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

State of Idaho)
) ss.
County of Ada)

I, GAIL L. SINGH, 2829 S. GIVENS WAY
Name Address
MERIDIAN, ID 83642
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 ACME LLC 4824 W. Fairview Ave. Boise, ID 83706
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 5 day of June, 2019

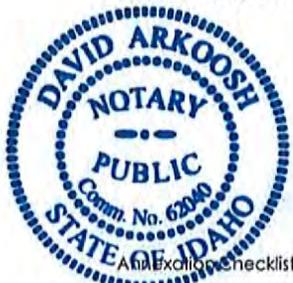
Gail L. Singh
Signature

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

[Signature]
Notary Public for Idaho

Residing at: BOISE

My commission expires: 8/9/19





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

State of Idaho)
) ss.
County of Ada)

I, Carol L. Anderson, 497 Marteeson Ave
Name Address *Kuna, ID*
Kuna ID 83634 *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 ACME LLC 4824 W. Fairview Ave. Boise, ID 83706
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.

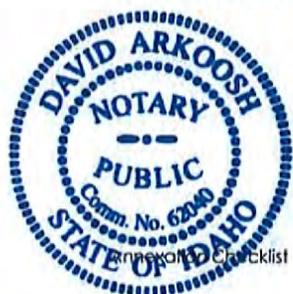
C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose
of site inspections related to processing said application(s),

Dated this 6 day of June, 2019

Carol Anderson
Signature

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

[Signature]
Notary Public for Idaho
Residing at: BOISE
My commission expires: 8/9/19





City of Kuna

Planning and Zoning Commission
Staff Report

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

To: Planning and Zoning Commission

Case Numbers: 19-04-ZC (Rezone)
Kuna Rural Fire District

Site Location: East Kuna Road, Kuna, ID 83634

Planner: Jace Hellman, Planner II

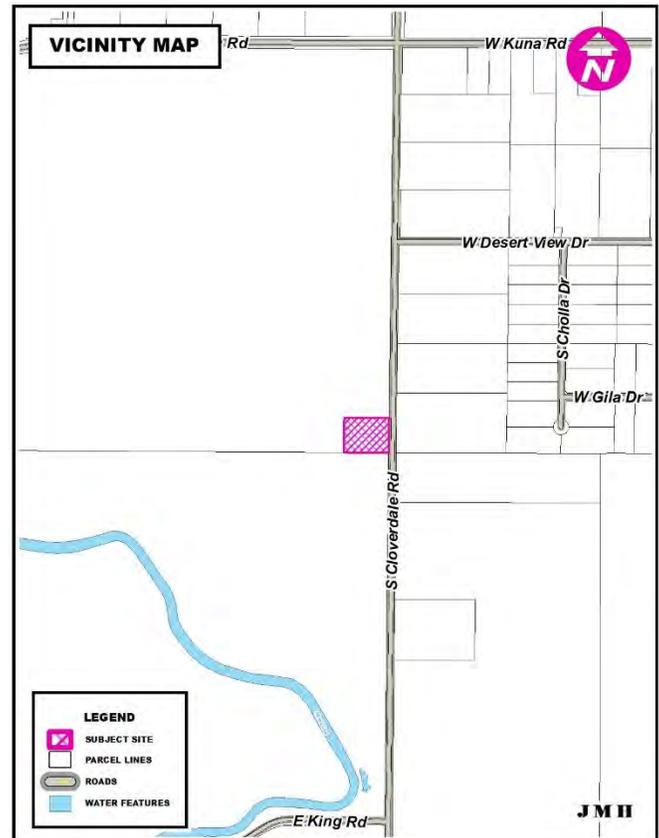
Hearing Date: August 27, 2019

Owner: Cloverdale Ranch
2528 N. Cloverdale Rd.
Boise, ID 83713
208.375.5262

Applicant: Kuna Rural Fire District
150 W. Boise St.
Kuna, ID 83634
208.922.1144
Office@Kunafire.com

Table of Contents:

- A. Process and Noticing
- B. Applicant's Request
- C. Site History
- D. General Project Facts
- E. Staff Analysis
- F. Applicable Standards
- G. Proposed Comprehensive Plan Analysis



- H. Proposed Kuna City Code Analysis
- I. Commission's Recommendation

A. Process and Noticing:

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

a. Notifications

- | | |
|----------------------------------|------------------------------|
| i. Neighborhood Meeting | June 18, 2019 (No attendees) |
| ii. Agency Comment Request | July 16, 2019 |
| iii. 700' Property Owners Notice | August 7, 2019 |
| iv. Kuna Melba Newspaper | August 7, 2019 |
| v. Site Posted | August 16, 2019 |

B. Applicant's Request:

On behalf of Cloverdale Ranch (owner), the Kuna Rural Fire District is requesting to rezone approximately 1.63 acres from an "A" (Agriculture) zoning district classification to a "P" (Public) zoning district classification. The

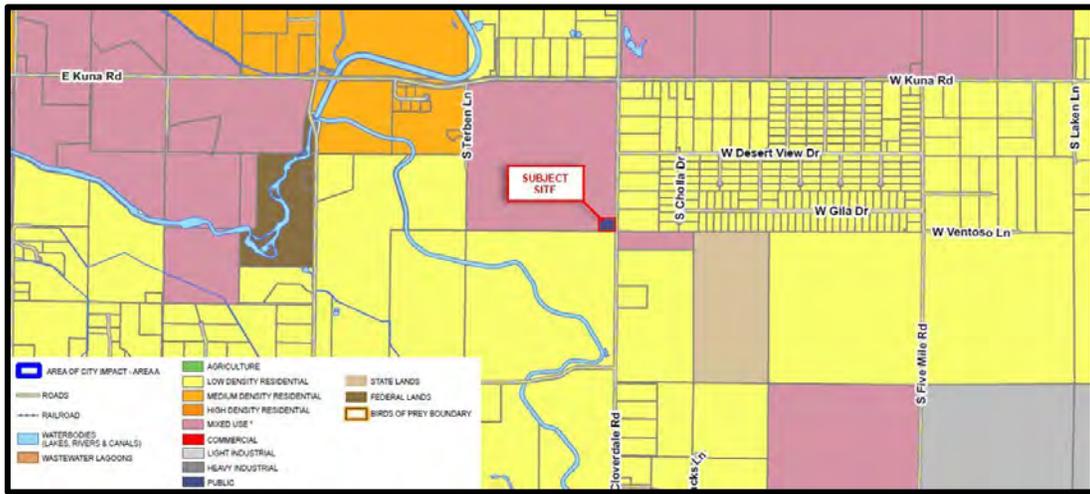
subject site is located at the southwest corner (SWC) of S. Cloverdale Road and E. Kuna Road, Kuna, ID 83634 (APN: S1428111010).

C. Site History:

On December 18, 2018, the Kuna City Council approved request to split this 1.63-acre parcel from a larger 157.17-acre parcel. Historically, the parcel has served as farm land.

D. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision-making body for the City. The Future Land Use Map indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the subject site as having a Public zoning designation.



2. **Surrounding Land Uses:**

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

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

| Property Owner | Parcel Size | Current Zone: | Parcel Numbers |
|------------------|-------------|-----------------|----------------|
| Cloverdale Ranch | 1.63-acres | A (Agriculture) | S1428111010 |

4. **Services:**

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

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

Currently, there are no structures on site. Agricultural fields account for all of the sites vegetation. The site is relatively flat with an estimated average slope of 1% to 6%. Bedrock depth is estimated to be between twenty (20) and forty (40) inches according to the USDA Soil Survey for Ada County.

6. **Transportation / Connectivity:**

The site is currently accessed via an existing driveway onto Kuna Road.

7. **Environmental Issues:**

Staff is unaware of any environmental issues surrounding the subject site.

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

- Boise Project Board of Control Exhibit C-1
- Kuna City Engineer Exhibit C-2
- Idaho Transportation Department Exhibit C-3
- Ada County Highway District Exhibit C-4

E. **Staff Analysis:**

On December 18, 2018, the Kuna Rural Fire District was approved for a lot split of 1.63 acres in preparation to purchase the subject site, and apply to rezone said property from Agriculture (A) to Public (P). A public facility such as a fire station is permitted in a public zoning district. However, at this time the Kuna Rural Fire District has not yet determined whether or not this site will host a new fire station. The Kuna Rural Fire District held a neighborhood meeting with residents within 700 feet of the subject site on June 18, 2019. According to the applicants "Neighborhood Meeting Certification", there were no attendees.

The Kuna Street Circulation Map identifies a proposed east/west mid-mile collector running along the subject site's southern property line. Staff notes, at the time of future development, the applicant will be responsible to construct a portion of the newly proposed road. Standard right-of-way for collector streets is typically 50 to 70-feet.

Staff has determined the applicant's rezone request is in compliance with Kuna City Code, Title Five; Idaho Statutes § 67-65 and the goals and policies set in Kuna's Comprehensive Plan. Staff forwards a recommendation to the Planning and Zoning Commission to recommend approval to City Council, subject to the conditions of approval listed in section "I" of this report.

F. **Applicable Standards:**

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

G. **Proposed Comprehensive Plan Analysis:**

The Kuna Planning and Zoning Commission may (accept or reject) the Comprehensive Plan components, and has determined the proposed annexation and preliminary plat requests for the site (*are/are not*) consistent with the following Comprehensive Plan components as described below:

Goal Area 2: Kuna will be a healthy, safe community.

- Goal 2.F: Provide public safety and emergency services (police, fire, ambulance).
 - Objective 2.F.1: Provide safety and emergency services that meet the need of all Kuna residents
 - Policy 2.F.1.c: Support the Kuna Rural Fire District in locating sites for construction of new facilities necessary to retain or improve emergency response time.

Goal Area 3: Kuna's Land uses will support a desirable, distinctive and well-designed community.

- Goal 3.G: Respect and protect private property rights.
 - Objective 3.G.1: Ensure land use policies, restrictions, and fees do not violate private property rights.

- Policy 3.G.1.b: Ensure City land use actions, decisions and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.
- Policy 3.G.1.c: Ensure City land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

Goal Area 4: Kuna will be a connected community through strong transportation and infrastructure systems.

- Goal 4.D: Promote a connected street network that incorporates mid-mile collectors and crossing for improved neighborhood connectivity.
 - Objective 4.D.2: Ensure the continued expansion/development of a mid-mile collector system throughout the community.
 - Policy 4.D.2.a: Extend and expand mid-mile roads as growth occurs.

H. Proposed Kuna City Code Analysis:

1. This request appears to *(be/not be)* consistent and in compliance with all Kuna City Code (KCC).

Comment: *The proposed applications (adhere/not adhere) to the applicable requirements of KCC Title 5.*

2. The annexation request *(is/is not)* likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

3. This application *(is/is not)* likely to cause adverse public health problems.

Comment: *The project will connect to public sewer and potable water systems at the point of future development, therefore eliminating the occurrence of adverse public health problems.*

I. Commission’s Recommendation

Based on the facts outlined in staff’s report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *(approval/conditional approval/denial)* of Case No. 19-04-ZC *(Rezone)*; a request from the Kuna Rural Fire District to rezone approximately 1.63 acres from its current “A” (Agriculture) zoning district to a “P” (Public) zoning district, subject to the following conditions of approval:

1. At time of development the applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved 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 all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, “Catalog for Best Management Practices for Idaho Cities and Counties”.
 - d. The Kuna Fire District shall approve fire flow requirements and/or construction plans. Installation of fire protection facilities as required by Kuna Fire District are required.
 - e. The Kuna Municipal Irrigation District and Boise Project Board of Control shall approve any modifications to the existing irrigation system.

- f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
 - g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities at the time of future development 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. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. At time of development all City services shall be brought to and through the subject property. The applicant shall conform to all corresponding Master Plans.
4. Any future site improvements the property owner shall comply with the provisions set forth in Kuna City Code (KCC).
5. Any site improvements and/or building construction shall be subject to Design Review prior to commencement.
6. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
7. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
8. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 27th day of August, 2019.



City of Kuna

Planning and Zoning Commission Proposed Findings of Fact and Conclusions of Law

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

Based upon the record contained in Case No. 19-04-ZC (Rezone) including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, exhibits, and the testimony during the public hearing, the Kuna Planning and Zoning Commission hereby (*approves/conditionally approves/denies*) the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 19-04-ZC, a request from the Kuna Rural Fire District to rezone approximately 1.63 acres from its current "A" (Agriculture) zoning district to a "P" (Public) zoning district.

1. *Based on the evidence contained in Case No. 19-04-ZC, this proposal does generally comply with the City Code.*

Staff Finding: *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with Kuna City Code Title 5.*

2. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: *Neighborhood notices were mailed to residents within 700-ft of the proposed project site on August 7, 2019 and a legal notice was published in the Kuna Melba Newspaper on August 7, 2019. The applicant posted a sign on the property on August 16, 2019.*

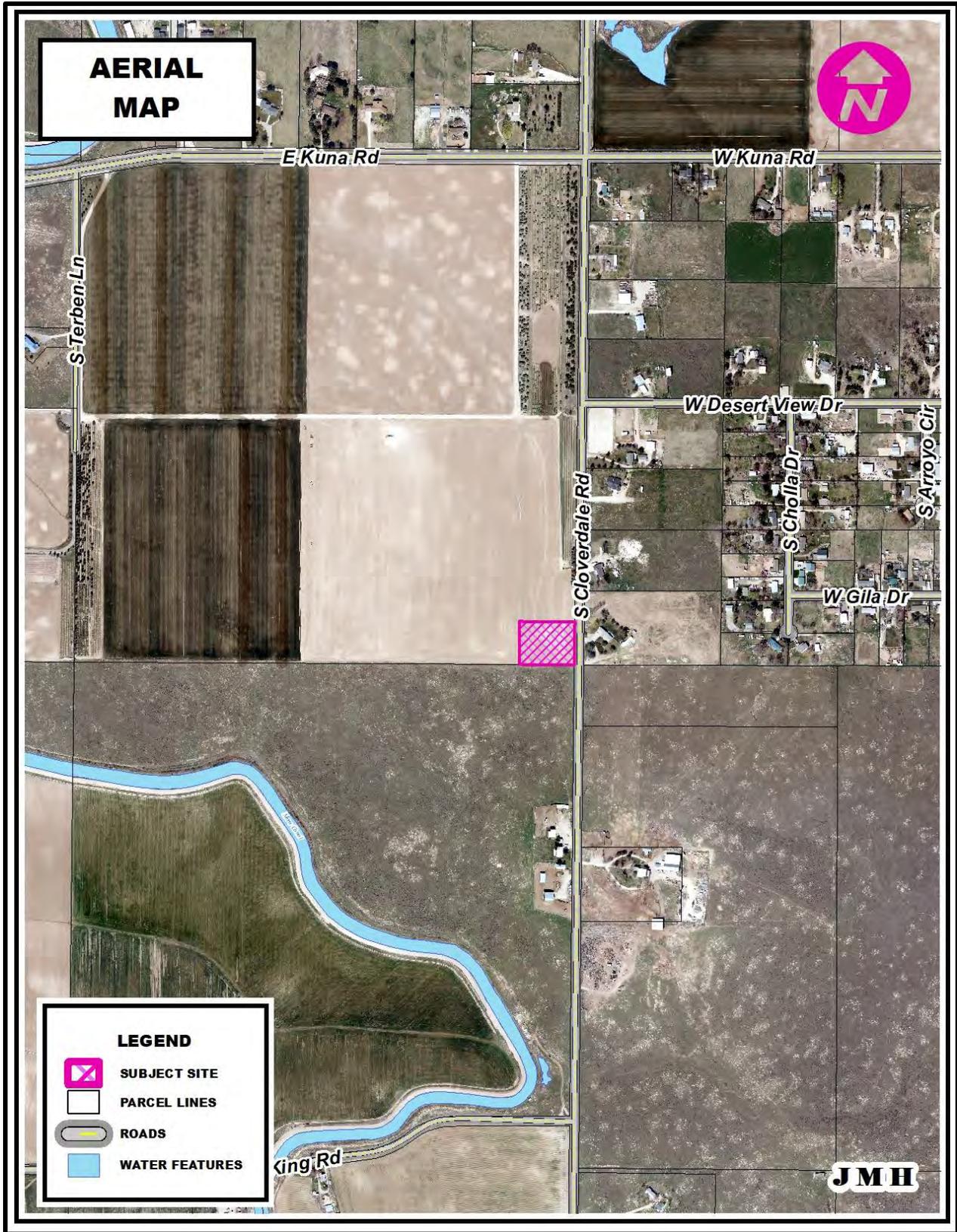
3. Based on the evidence contained in Case No. 19-04-ZC, this proposal does generally comply with the Comprehensive Plan.

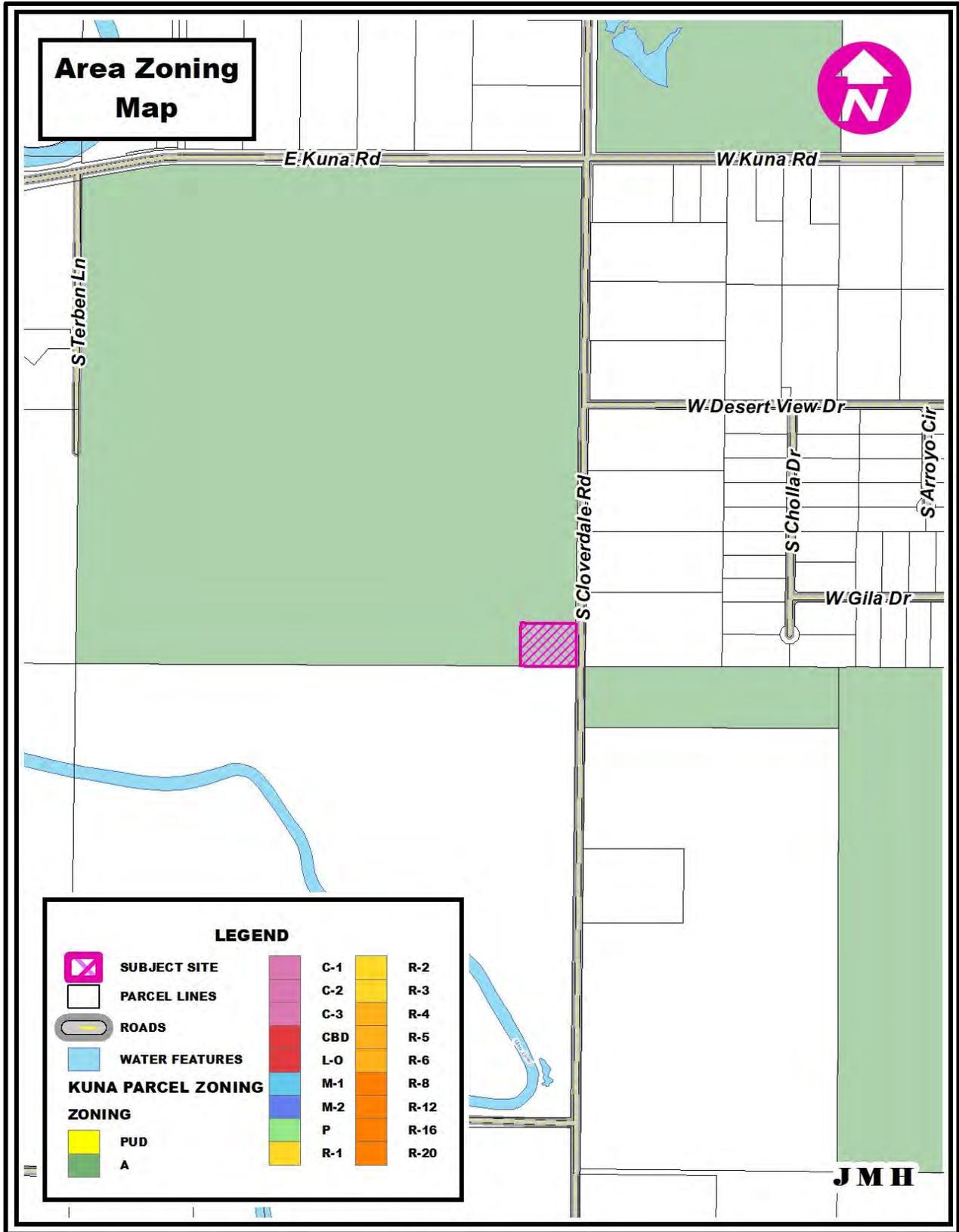
Staff Finding: *The Comprehensive Plan has listed goals, objectives and policies for providing safety and emergency services that meet the need of all Kuna residents and supporting the Kuna Rural Fire District in locating sites for construction of new facilities necessary to retain or improve emergency response time.*

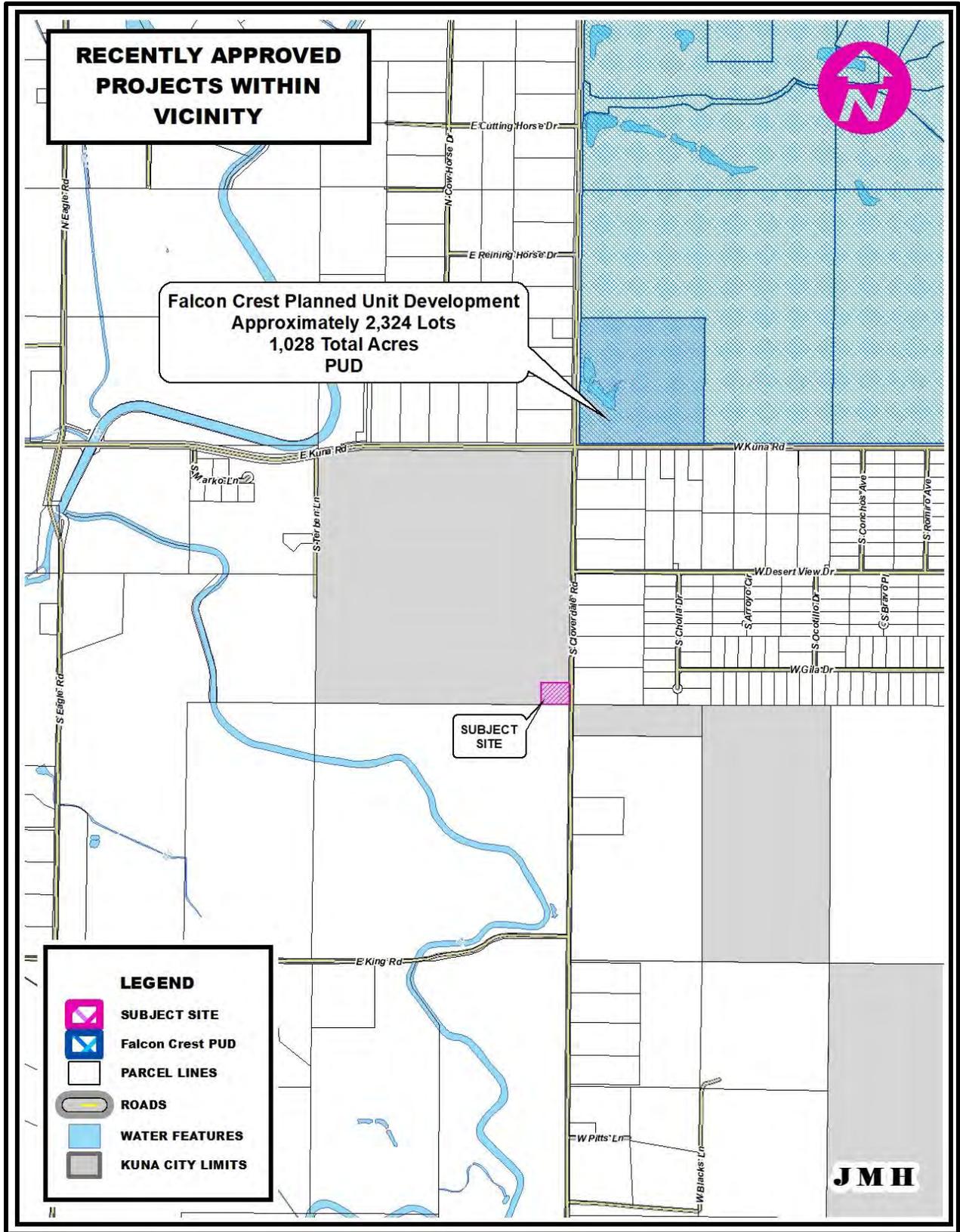
4. Based on evidence contained in Case No. 19-04-ZC, this proposal does generally comply with the Future Land Use Map.

Staff Finding: *The Future Land Use Map identifies the subject site as Public (P). The applicants proposed zoning designation of Public is in conformance with the City of Kuna's Future Land Use Map.*

DATED this 27th day of August, 2019.







received
6.25.19



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

| For Office Use Only | |
|---------------------------|-------------------------|
| File Number (s) | 19-04-2C, 19-22-DR |
| Project name | Cloverdale Fire Station |
| Date Received | 06.25.19 |
| 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>Cloverdale Ranch</u> | Phone Number: <u>208.375.5262</u> |
| Address: <u>2528 N. Cloverdale Road</u> | E-Mail: _____ |
| City, State, Zip: <u>Boise, Idaho 83713</u> | Fax #: <u>208.375.9130</u> |
| Applicant (Developer): <u>KUNA FIRE DISTRICT</u> | Phone Number: <u>208-922-1144</u> |
| Address: <u>150 W. BOISE ST.</u> | E-Mail: <u>office@kunafire.com</u> |
| City, State, Zip: <u>KUNA, ID 83634</u> | Fax #: <u>208-922-1135</u> |
| Engineer/Representative: _____ | Phone Number: _____ |
| Address: _____ | F-Mail: _____ |
| City, State, Zip: _____ | Fax #: _____ |

Subject Property Information

| | |
|--|--|
| Site Address: <u>APPROXIMATELY ACROSS FROM 13340 S. CLOVERDALE</u> | |
| Site Location (Cross Streets): <u>DESERT VIEW</u> | |
| Parcel Number (s): <u>51418114010</u> | |
| Section, Township, Range: _____ | |
| Property size: <u>1.627 ACRES</u> | |
| Current land use: <u>FARM</u> | Proposed land use: <u>FIRE STATION/STORAGE</u> |
| Current zoning district: <u>FARM</u> | Proposed zoning district: <u>PUBLIC USE</u> |



Project Description

Project / subdivision name: _____
General description of proposed project / request: ERECT A STEEL BLDG. 40X50 TO HOUSE FIRE APPARATUS AS A UNMANNED FIRE STATION.
Type of use proposed (check all that apply):
 Residential _____
 Commercial _____
 Office _____
 Industrial _____
 Other FIRE STATION
Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
Please describe the existing buildings: _____
Any existing buildings to remain? Yes No
Number of residential units: 0 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: 0
Gross floor area square footage: 2000 Existing (if applicable): _____
Hours of operation (days & hours): VARIABLE Building height: 14 FT EAVE HEIGHT
Total number of employees: 3-8 Max. number of employees at one time: 3
Number and ages of students/children: _____ Seating capacity: _____
Fencing type, size & location (proposed or existing to remain): _____
Proposed Parking: a. Handicapped spaces: _____ Dimensions: _____
b. Total Parking spaces: _____ Dimensions: _____
c. Width of driveway aisle: _____
Proposed Lighting: _____
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature: [Signature] Date: 4-30-19



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

Rezone Checklist

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

| | |
|---|---|
| Project name: Cloverdale Fire Station | Applicant: Kuna Fire District |
|---|---|

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

| Applicant (✓) | Description | Staff (✓) |
|---------------|--|-----------|
| Y | Completed and signed Commission & Council Review Application. | ✓ |
| Y | Letter of Intent indicating reasons for proposed rezone. | |
| Y | Vicinity map drawn to scale, showing the location of the subject property. Map shall contain the following information: Shaded area showing the rezone property, Street names and names of surrounding subdivisions. | |
| Y | Legal description of the rezone 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. | |
| No | Development Agreement & Development Agreement Checklist | |
| Y | Recorded warranty deed for the property. | |
| Y | Proof of ownership—A copy of your deed <u>and</u> Affidavit of Legal Interest. (All parties involved) | |
| Y | Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application). | |
| Y | Commitment of Property Posting form signed by the applicant/agent. | |

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

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



KUNA RURAL FIRE DISTRICT
EST. 1951

PERRY PALMER, FIRE CHIEF
150 WEST BOISE STREET
KUNA, ID 83634
PHONE: (208) 922-1144
FAX: (208) 922-1135
WWW.KUNAFIRE.COM

received
6.25.19

To: Jace Hellman

From: Perry Palmer

Date: 5-16-19

Subject: Fire Station Property on Cloverdale

In 1981, the Kuna Rural Fire District consolidated an existing fire station in Desert View located at Kuna Road and Five Mile. Fast forward to 2018 and the station was in need of extensive repairs, was too small to fit any of our apparatus and was poorly located for emergency responses.

The District sold the station and land and has since made a conditional offer for 1.63 acres of land on S. Cloverdale approximately .5 miles south of Kuna Road.

The intentions of the District will be to erect a 40 x 50 foot pre-engineered metal, two bay station. Initially, this will be an un-staffed station housing a fire engine and will provide for some storage of unused items and equipment. At some point beyond 5 years in the future, this location will likely change status for us and would have living quarters added to accommodate full time firefighters to address the anticipated growth in that area.

What the District will be seeking is approval for a zone change to allow for the construction of a community fire station.

Respectfully,

Perry S. Palmer

Fire Chief

Kuna Rural Fire District

received
6.25.19



City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

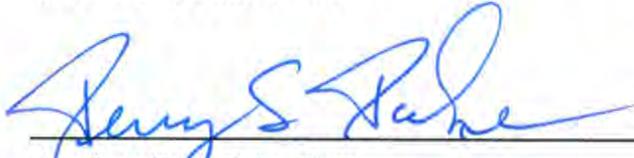
City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

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

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

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

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



Applicant/agent signature

4-30-19

Date

6/25/18

Agreement, as Optionee, party herein and whose address is 150 W Boise Street, Kuna, Idaho 83634 and mailing address is P.O. Box 607, Kuna, Idaho 83634.

- 1.12 Option Consideration:** means and refers to that sum of ONE THOUSAND AND NO/100 DOLLARS (\$1,000.00), herein provided for to be paid by the Fire District to Optionor, as consideration for the exclusive option to purchase the Real Property, as herein provided in Section 3.
- 1.13 Optionor:** Means and refers to Borbonus, Cook and Cloverdale Ranch owners of the Real Property and parties to this Agreement as Optionor.
- 1.14 Party/Parties:** means and refers to the Optionor and the Fire District.
- 1.15 Real Property:** means and refers to that certain Real Property depicted in **Exhibit A** attached hereto and by this reference incorporated herein this definition and which is legally described as follows:

The following describes a parcel of real property lying within a portion of the Northeast Quarter (NE ¼) of Section 28, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows;

BEGINNING at the Southeast corner of said NE ¼, thence, along the south boundary line of said NE ¼, South 89°57'05" West, 315.00 feet;

Thence, departing said south boundary line, parallel with the east boundary line of said NE ¼, North 00°15'17" East, 225.00 feet;

Thence, parallel with said south boundary line, North 89°59'05" East, 315.00 feet, to said east boundary line of said NE ¼;

Thence, along said east boundary line, South 00°15'17" West, 225.00 feet, to the **POINT OF BEGINNING**, containing 1.627 acres more or less and is subject to any easements or reservations.

SECTION 2 RECITALS

The Parties recite and declare:

- 2.1** The Fire District has the authority, pursuant to Idaho Code Section 31-1417 (2) to purchase, hold, sell and convey real property, make such contracts, and purchase, ... as may be necessary or convenient for the purposes of the Fire District; and
- 2.2** Optionor is the sole owner of the Real Property and has the exclusive authority to sell and convey the Real Property; and
- 2.3** The Commissioners of the Fire District have determined that the Real Property, because it is size and location, would be beneficial to the District as a site for the development and construction of a fire station and related uses; and

received
6-25-19



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

State of Idaho)
County of Ada)

x I, Terry L. Cook, 401 S. Terken
Name Address
Kuna Idaho 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 KUNA FIRE DISTRICT 150 W. BOISE ST. KUNA
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 17th day of April, 2019

Terry L. Cook
Signature

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

x Connie L. Gracolice
Notary Public for Idaho
Residing at: Melba, Idaho
My commission expires: 09.16.22



From: William F. Gigray <wfg@WHITEPETERSON.com>
Sent: Sunday, November 18, 2018 3:28 PM
To: Perry Palmer (ppalmer@kunafire.com)
Cc: Joan Howell
Subject: City of Kuna Applications for Lot Split and Zoning

Hi Chief: This e-mail is in follow up to the applications you provided at the meeting on the 14th.

It is my advice that on the Lot Split you would use the following legal description provided by the seller:

The following describes a parcel of real property lying within a portion of the Northeast Quarter (NE ¼) of Section 28, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows;

BEGINNING at the Southeast corner of said NE ¼, thence, along the south boundary line of said NE ¼, South 89°57' 05" West, 315.00 feet;

Thence, departing said south boundary line, parallel with the east boundary line of said NE ¼, North 00°15' 17" East, 225.00 feet;

Thence, parallel with said south boundary line, North 89°59" 05" East, 315.00 feet, to said east boundary line of said NE ¼;

Thence, along said east boundary line, South 00°15' 17" West, 225.00 feet, to the POINT OF BEGINNING, containing 1.627 acres more or less and is subject to any easements or reservations.

Advise that the subject property is within the City Limits and is the only part of the existing parcel that is in the City Limits. Use Exhibit to the Option agreement to show the proposed parcel. Work with Kuna P & Z staff if they need more than this.

Affidavit of Legal interest have that signed by:

HANSGEORG BORBONUS

TERRY COOK

By: Hansgeorg Borbonus

By: Terry Cook

Date: _____

Date: _____

VICINITY MAP



E Kuna Rd

W Kuna Rd

W Desert View Dr

S Cloverdale Rd

S Cholla Dr

W Gila Dr

SUBJECT
SITE



LEGEND

-  SUBJECT SITE
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

JMH



Neighborhood Meeting Certification

received
6.25.19

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: ERECT A 40' X 50' UNMANNED FIRE STATION
 Date and time of neighborhood meeting: JUNE 18TH 7:00 PM
 Location of neighborhood meeting: KUNA FIRE DIST. STA. 1

SITE INFORMATION:

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

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

CURRENT PROPERTY OWNER:

Name: Cloverdale Ranch
 Address: 2528 N. Cloverdale Road City: Boise State: Idaho Zip: 83713

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

Name: _____ Business (if applicable): _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPOSED USE:

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

Application Type

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

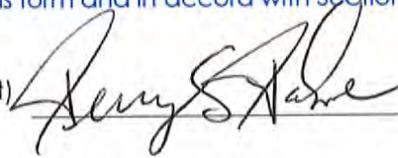
Brief Description

40'x50' PRE-ENGINEERED STEEL AND
METAL BUILDING LOCATED ON 1.627 ACRES.
AN UNMANNED FIRE STATION/STORAGE
RUDG. FOR A FIRE ENGINE AND POSSIBLY
A BRUSH FIRE UNIT.

APPLICANT:

Name: KUNA FIRE DISTRICT
 Address: 150 W. BOESE ST.
 City: KUNA State: ID Zip: 83634
 Telephone: 208-922-1144 Fax: 208-922-1135

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

Signature: (Applicant)  Date 6-18-19

PRIMOWNER

BLEVINS HUTCHINGS PEARL DALE

BLEVINS HUTCHINGS SHERRI DALE

BORDER DON L

CLOVERDALE RANCH

GERLA DAVID

HALEY RODNEY D

SECOWNER

BLEVINS SHERRI DALE

BLEVINS HUTCHINGS PEARL DALE

BORBONUS HANS

GERLA CHERYL

ADDCONCAT

13690 S CLOVERDALE RD
13690 S CLOVERDALE RD
13160 S CLOVERDALE RD
2528 N CLOVERDALE RD
13340 S CLOVERDALE RD
13270 S CLOVERDALE RD

STATCONCAT

KUNA, ID 83634-0000
KUNA, ID 83634-0000
KUNA, ID 83634-0000
BOISE, ID 83713-4988
KUNA, ID 83634-0000
KUNA, ID 83634-2522

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 6-18-19 Number of Attendees: 0
Meeting Location: KUNA FIRE STA. 1

Description of Project Presented:

I WAS AT THE STATION AT 6:45 AND STAYED TILL 7:30. NO ONE SHOWED UP TO THE STATION FOR THE MEETING. I DID GET ONE RETURN LETTER FROM THE MAILING. LETTERS WENT OUT ON JUNE 4, 2019

Attendee's comments:

I hereby certify that the above information is complete and correct to the best of my knowledge.

PERRY PALMER

Printed Name

Perry Palmer

Signature

6-18-19
Date

SIGN IN SHEET

PROJECT NAME: KUNA FIRE DISTRICT STATION 2

Date: 6-18-19

| | <u>Name</u> | <u>Address</u> | <u>Zip</u> | <u>Phone</u> |
|----|----------------------|----------------|------------|--------------|
| 1 | <u>NO ONE SHOWED</u> | | | |
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Jace Hellman

From: Jace Hellman
Sent: Tuesday, July 16, 2019 3:41 PM
To: ACHD; Ada County Engineer; Adam Ingram; Becky Rone - Kuna USPS Addressing; Bob Bachman; Bobby Withrow; Boise Project Board of Control (TRitthaler@boiseproject.org); 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; 'Idaho Power Easments 2'; Intermountain Gas; ITD; J&M Sanitation - Chad Gordon; jmcDaniel@adaweb.net; Julie Stanely - Regional Address Mgmt.; Kuna Postmaster - Marc C. Boyer; Kuna School District; Kuna School District; Kuna School District; Lisa Holland; Megan Leatherman; Nampa Meridian Irrigation District; New York Irrigation; Paul Stevens; Perry Palmer; Planning Mgr: Ada County Development Services
Subject: Kuna Planning and Zoning Request for Comment - Case No. 19-04-ZC (Rezone) - Kuna Rural Fire District; Cloverdale Fire Station.
Attachments: KFRD Agency Packet.pdf

July 16, 2019

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

| | |
|-------------------------------------|---|
| File Number & Case Name: | 19-04-ZC (Rezone) – Kuna Rural Fire District; Cloverdale Fire Station. |
| Project Description | On Behalf of Cloverdale Ranch (owner), the Kuna Rural Fire District is requesting to rezone approximately 1.63 acres from its current "A" (Agriculture) zoning district to a "P" (Public) zoning district. The subject site is located at the southwest corner (SWC) of S. Cloverdale Road and E. Kuna Road, Kuna, ID 83634 (APN: S1428111010). |
| Site Location | SWC of S. Cloverdale Road and E. Kuna Road, Kuna, ID 83634 (APN: S1428111010) |
| Applicant | Kuna Rural Fire District 150 W. Boise St. Kuna, ID 83634 208-922-1144 office@kunafire.com |
| Owner | Cloverdale Ranch 2528 N. Cloverdale Road Boise, ID 83713 208-375-5262 |
| Public Hearing Date | Tuesday, August 27, 2019 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634 |



Staff Contact

Jace Hellman, Planner II
jhellman@kunaid.gov
Phone: 208.922.5274
Fax: 208.922.5989

Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project.*

Thank you,

Jace Hellman
Planner II
751 W 4th St
Kuna, ID 83634
jhellman@kunaid.gov



Jace Hellman

From: Jace Hellman
Sent: Thursday, August 1, 2019 8:47 AM
To: 'IDAHO PRESS-TRIBUNE'
Subject: City of Kuna Request for Legal Publication
Attachments: KRFD Legal Publication KMN 8.7.19.docx

Greetings:

We would like to request that you publish the attached legal notification in the August 7th, 2019 cycle of the Kuna Melba News on behalf of the City of Kuna, Planning and Zoning Department. This notification needs to only be published for one (1) cycle.

The Kuna P.O. for this request is #8862 (if you need it)
Thank you!

Jace Hellman
Planner II
751 W 4th St
Kuna, ID 83634
jhellman@kunaid.gov



CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.5989

File # 19-04-ZC (Rezone), Kuna Rural Fire District; Cloverdale Fire Station.

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, **Tuesday, August 27, 2019 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 **Rezone (ZC)** request from the Kuna Rural Fire District, on behalf of Cloverdale Ranch (owner), to rezone approximately 1.63 acres from its current "A" (Agriculture) zoning district to a "P" (Public) zoning district. The subject site is located at the southwest corner (SWC) of S. Cloverdale Road and E. Kuna Road, Kuna, ID 83634 (APN: S1428111010).

The public is invited to present written or oral comments. Written testimony received by the close of business on **August 20, 2019** will be included in the packets distributed to the governing body. Late submissions (must include eight (8) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

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

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning Department

(No need to print this portion) Please publish one time on August 7, 2019.

(Sent 8/1/2019)

Kuna P.O. # 8862

IDAHO PRESS-TRIBUNE
EMMETT MERIDIAN KUNA BOISE WKLY
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(208)467-9251
Fax (208)475-2321

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 08/05/19 07:45 by sje14

Acct #: 345222

Ad #: 1930298

Status: New WHOLD

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

Start: 08/07/2019 Stop: 08/07/2019
Times Ord: 1 Times Run: ***
LEG 1.00 X 64.00 Words: 267
Total LEG 64.00
Class: 0006 GOVERNMENT NOTICES
Rate: LG Cost: 52.36
Affidavits: 1

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

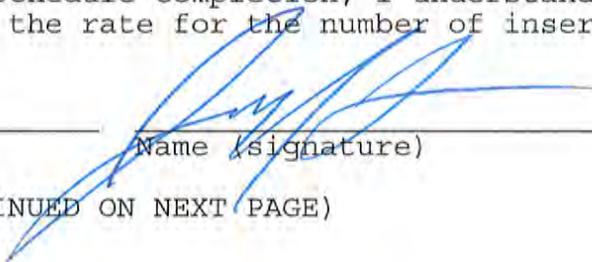
Ad Descrpt: #19-04-ZC-CLOVERDALE FIRE
Given by: JACE HELLMAN
P.O. #:
Created: sje14 08/05/19 07:41
Last Changed: sje14 08/05/19 07:45

PUB ZONE EDT TP RUN DATES
KMN A 96 S 08/07

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
EMMETT MERIDIAN KUNA BOISE WKLY
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(208) 467-9251
Fax (208) 475-2321

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 08/05/19 07:45 by sjel4

Acct #: 345222

Ad #: 1930298

Status: New WHOLD WHOI

LEGAL NOTICE

File # 19-04-ZC (Rezone),
Kuna Rural Fire District
Cloverdale Fire Station.

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, Tuesday, August 27, 2019 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 Rezone (ZC) request from the Kuna Rural Fire District, on behalf of Cloverdale Ranch (owner), to rezone approximately 1.63 acres from its current "A" (Agriculture) zoning district to a "P" (Public) zoning district. The subject site is located at the southwest corner (SWC) of S. Cloverdale Road and E. Kuna Road, Kuna, ID 83634 (APN: S142811010).

Looks great

The public is invited to present written or oral comments. Written testimony received by the close of business on August 20, 2019 will be included in the packets distributed to the governing body. Late submissions (must include eight (8) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

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

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning
Department

August 7, 2019 1930298

RECEIVED
AUG 13 2019
CITY OF KUNA

345222 1930298

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:
08/07/2019

Sharon Jessen
STATE OF IDAHO

County of Canyon

On this 8th day of August in the year of 2019 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 # 19-04-ZC (Rezone),
Kuna Rural Fire District
Cloverdale Fire Station.

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, Tuesday, August 27, 2019 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 Rezone (ZC) request from the Kuna Rural Fire District, on behalf of Cloverdale Ranch (owner), to rezone approximately 1.63 acres from its current "A" (Agriculture) zoning district to a "P" (Public) zoning district. The subject site is located at the southwest corner (SWC) of S. Cloverdale Road and E. Kuna Road, Kuna, ID 83634 (APN: S1428111010).

The public is invited to present written or oral comments. Written testimony received by the close of business on August 20, 2019 will be included in the packets distributed to the governing body. Late submissions (must include eight (8) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

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

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning
Department

August 7, 2019 1930298



CITY OF KUNA
PLANNING & ZONING DEPARTMENT

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

CERTIFICATE OF MAILING

Date: 8/7/2019
To: 700' Property Owners Other _____
Planner: Jace Hellman, Planner II
Case Name: 19-04-ZC (Rezone) – Kuna Rural Fire District

I HEREBY CERTIFY that on this 7th day of August, 2019, 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



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

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the City of Kuna **Planning and Zoning Commission** is scheduled to hold a public hearing on **August 27, 2019**, beginning at **6:00 pm** on the following case:

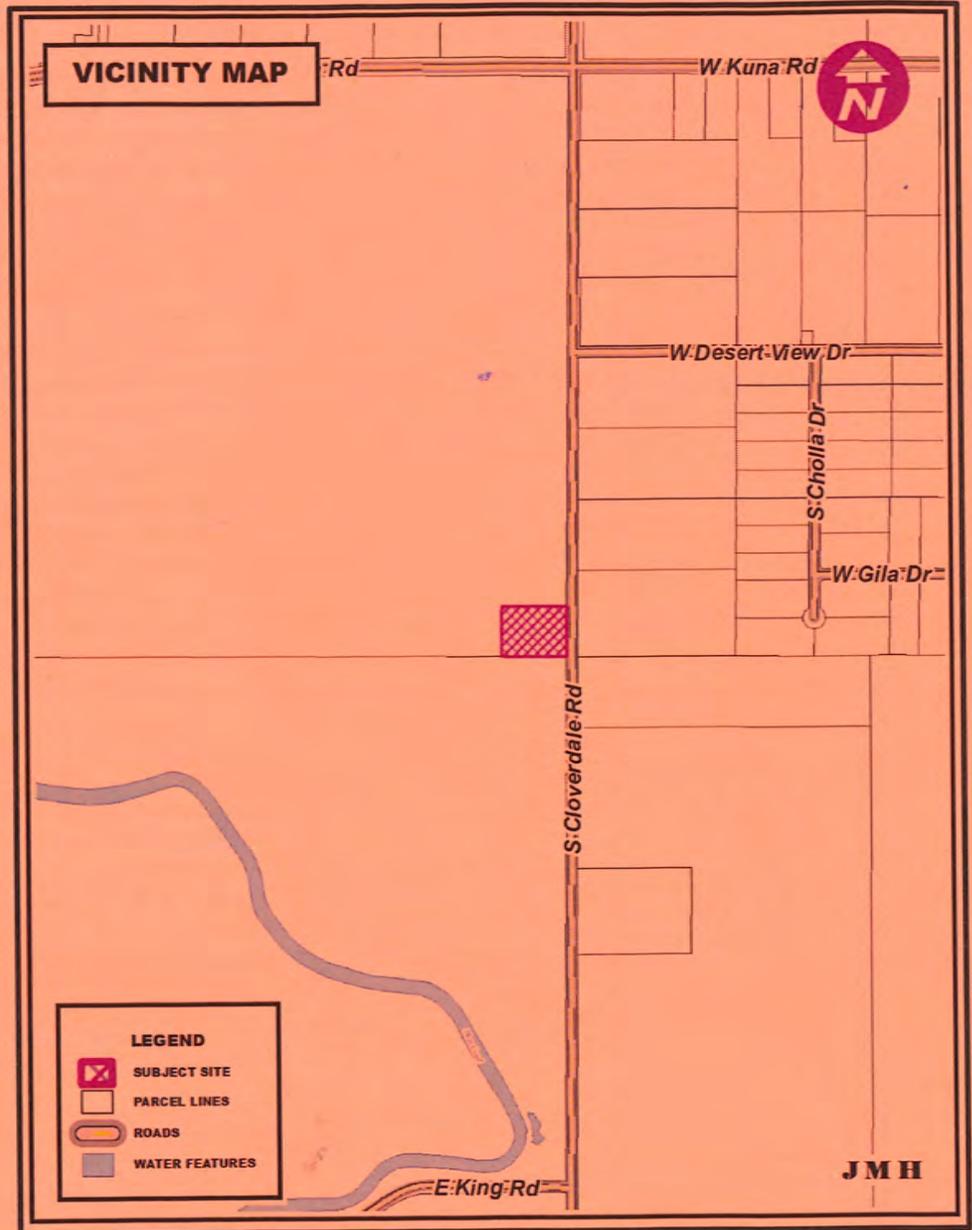
On Behalf of Cloverdale Ranch (owner), the Kuna Rural Fire District is requesting to rezone approximately 1.63 acres from its current "A" (Agriculture) zoning district to a "P" (Public) zoning district. The subject site is located at the southwest corner (SWC) of S. Cloverdale Road and E. Kuna Road, Kuna, ID 83634 (APN: S1428111010).

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

You are invited to provide oral or written comments. Written testimony received by the close of business on **August 20, 2019** will be included in the packet that is distributed to the governing body prior to the hearing. Late submissions (must submit eight (8) copies) will be presented to the governing body at time of the hearing. Please note oral comments made during the public hearing will be restricted to three (3) minutes per person.

Mail written comments to PO Box 13, Kuna, ID 83634 or hand deliver them to City Hall.

If you have questions or need special assistance, please contact the Planning and Zoning Division at (208) 922-5274.



MAILED 8/7/19

Suggestions For Testifying at the Public Hearing:

Be informed . . .

Review the proposal, staff report, applicable provisions of the ordinance, comprehensive plan and Idaho State Code (Title 67, Chapter 65).

All items pertaining to the application can be found the Friday prior to the hearing at <http://kunacity.id.gov/240/Agendas-and-Meeting-Minutes>.

Be on time . . .

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

Speak to the point . . .

The governing body appreciates pertinent, well organized, factual and concise comments. Redundant testimony is prohibited. **The developer or their representative is given 10 minutes to present their project. Others wishing to testify are given three (3) minutes. The developer (or their representative) is given additional time for rebuttal to address issues raised during public testimony.** Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group. The group representative will receive 10 minutes to make comments.

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

Written testimony submitted one (1) week prior to the hearing will be included in the packet that is distributed to the governing body prior to the hearing. Late submissions must submit six (6) copies, which will be presented to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision.

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

NOTICE

**Pearl Hutchings Blevins
Sherri Blevins
13690 S Cloverdale Road
Kuna, ID 83634**

**Don Border
13160 S Cloverdale Rd
Kuna, ID 83634**

**Cloverdale Ranch
Hans Borbonus
2528 N Cloverdale Rd
Boise, ID 83713**

**David & Cheryl Gerla
13340 S Cloverdale Rd
Kuna, ID 83634**

**Rodney Haley
13270 S Cloverdale Rd
Kuna, ID 83634**

PRIMOWNER

BLEVINS HUTCHINGS PEARL DALE

BORDER DON L

CLOVERDALE RANCH

GERLA DAVID

HALEY RODNEY D

SECOWNER

BLEVINS SHERRI DALE

BORBONUS HANS

GERLA CHERYL

ADDCONCAT

13690 S CLOVERDALE RD

13160 S CLOVERDALE RD

2528 N CLOVERDALE RD

13340 S CLOVERDALE RD

13270 S CLOVERDALE RD

STATCONCAT

KUNA, ID 83634-0000

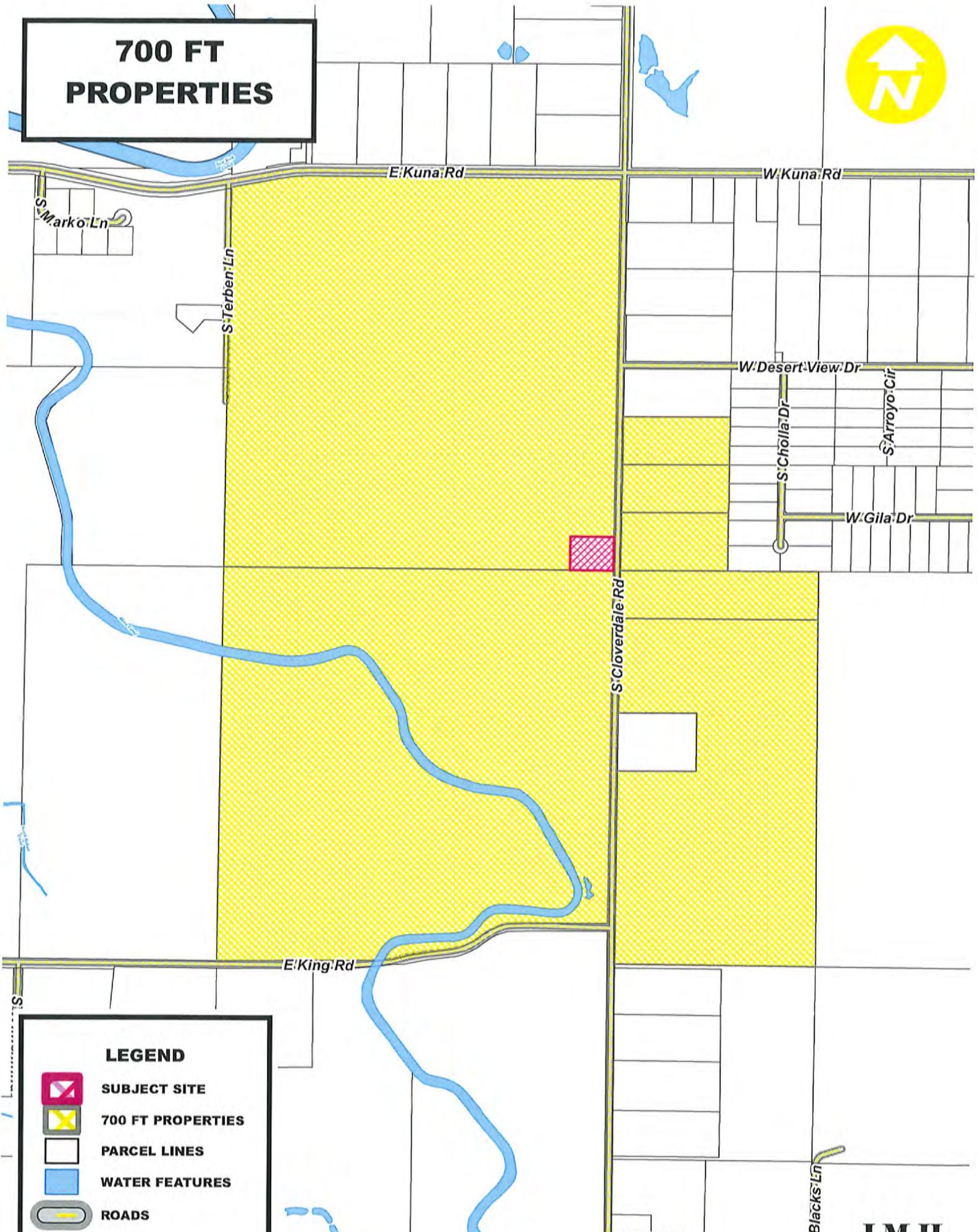
KUNA, ID 83634-0000

BOISE, ID 83713-4988

KUNA, ID 83634-0000

KUNA, ID 83634-2522

700 FT PROPERTIES



LEGEND

-  SUBJECT SITE
-  700 FT PROPERTIES
-  PARCEL LINES
-  WATER FEATURES
-  ROADS

Jace Hellman

From: Tom Ritthaler <TRitthaler@boiseproject.org>
Sent: Wednesday, July 17, 2019 8:33 AM
To: Jace Hellman
Subject: RE: Kuna Planning and Zoning Request for Comment - Case No. 19-04-ZC (Rezone) - Kuna Rural Fire District; Cloverdale Fire Station.

Jace,
Boise Project has no facilities or jurisdiction at this location.

Tom

From: Jace Hellman
Sent: Tuesday, July 16, 2019 3:41 PM
To: ACHD <clittle@achdidaho.org>; Ada County Engineer <agilman@adaweb.net>; Adam Ingram <adam.ingram@cableone.biz>; Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaaid.gov>; Bobby Withrow <bwithrow@kunaaid.gov>; Boise Project Board of Control (TRitthaler@boiseproject.org) <TRitthaler@boiseproject.org>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; COMPASS <cmiller@compassidaho.org>; DEQ (Alicia.martin@deq.idaho.gov) <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <ahawkins@idahopower.com>; Idaho Power <bwatson2@idahopower.com>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J&M Sanitation - Chad Gordon <Chad.Gordon@jmsanitation.com>; jmcDaniel@adaweb.net; Julie Stanely - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Kuna School District <kbekkedahl@kunaschools.org>; Kuna School District <bsaxton@kunaschools.org>; Kuna School District <wjohnson@kunaschools.org>; Lisa Holland <lholland@kunaaid.gov>; Megan Leatherman <mleatherman@adaweb.net>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Paul Stevens <PStevens@kunaaid.gov>; Perry Palmer <ppalmer@kunafire.com>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>
Subject: Kuna Planning and Zoning Request for Comment - Case No. 19-04-ZC (Rezone) - Kuna Rural Fire District; Cloverdale Fire Station.

July 16, 2019

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

| | |
|-------------------------------------|---|
| File Number & Case Name: | 19-04-ZC (Rezone) – Kuna Rural Fire District; Cloverdale Fire Station. |
| Project Description | On Behalf of Cloverdale Ranch (owner), the Kuna Rural Fire District is requesting to rezone approximately 1.63 acres from its current "A" (Agriculture) zoning district to a "P" (Public) zoning district. The subject site is located at the southwest corner (SWC) of S. Cloverdale Road and E. Kuna Road, Kuna, ID 83634 (APN: S1428111010). |
| Site Location | SWC of S. Cloverdale Road and E. Kuna Road, Kuna, ID 83634 (APN: S1428111010) |

| | |
|--|---|
| Applicant | Kuna Rural Fire District 150 W. Boise St. Kuna, ID 83634 208-922-1144 office@kunafire.com |
| Owner | Cloverdale Ranch 2528 N. Cloverdale Road Boise, ID 83713 208-375-5262 |
| Public Hearing Date | Tuesday, August 27, 2019 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634 |
| Staff Contact | Jace Hellman, Planner II jhellman@kunaid.gov Phone: 208.922.5274 Fax: 208.922.5989 |
| <p>Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you. If your agency needs additional time for review, please let our office know as soon as possible. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i></p> | |

Thank you,

Jace Hellman
Planner II
751 W 4th St
Kuna, ID 83634
jhellman@kunaid.gov





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

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

REZONE & DESIGN REVIEW MEMORANDUM

Date: 23 July 2019
From: Paul A. Stevens, P.E.
To: Wendy Howell, Planning and Zoning Director
RE: Kuna Rural Fire District; Cloverdale Fire Station 19-04-ZC & 19-22-DR

The Kuna Rural Fire District; Cloverdale Fire Station 19-04-ZC & 19-22-DR request dated 25 June 2019 has been reviewed. The following narrative is limited to the rezone & design review request. The application shows a request to rezone from "A" agriculture to "P" public. A discussion regarding the availability of city utility services (pressurized irrigation, sewer, & water) will accompany the preliminary plat when submitted.

1. General

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to pressurized irrigation, sewer, and water utilities, this property will be placing demand on constructed facilities and on water rights provided by others. It is expected that this property transfer to the City, at time of connection, all conveyable water rights by deed and "Change of Ownership" form from IDWR. The domestic water right associated solely with a residence and ½ acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.
- b) A plan approval letter will be required if this project affects any local irrigation districts or its facilities.
- c) The City reserves the right of prior approval to all agreements involving the applicant, successors & assigns and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.
- d) Zone P is designed to accommodate public or quasi-public facilities. A fire station is a listed public facility. This lot complies with the Zone P set back and available land area of 1.6 Acres fulfills the requirements listed in the Kuna Code.

2. Property Description

- a) The applicant provided a metes and bounds property description (legal description) of the subject parcel. The legal description pertains to the gross area and the property boundary. A record of survey, and a vicinity map provide graphical illustrations. No subdivision or preliminary plat has been presented.

Jace Hellman

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Friday, July 26, 2019 3:03 PM
To: Jace Hellman
Subject: 19-04-ZC (Rezone) - Kuna Rural Fire District; Cloverdale Fire Station.

Good afternoon,
ITD has received application 19-04-ZC for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338

From: Jace Hellman <jhellman@kunaID.gov>
Sent: Tuesday, July 16, 2019 3:41 PM
To: ACHD <clittle@achdidaho.org>; Ada County Engineer <agilman@adaweb.net>; Adam Ingram <adam.ingram@cableone.biz>; Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaid.gov>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Project Board of Control (TRitthaler@boiseproject.org) <TRitthaler@boiseproject.org>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; COMPASS <cmiller@compassidaho.org>; DEQ (Alicia.martin@deq.idaho.gov) <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <ahawkins@idahopower.com>; Idaho Power <bwatson2@idahopower.com>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; J&M Sanitation - Chad Gordon <Chad.Gordon@jmsanitation.com>; jmcDaniel@adaweb.net; Julie Stanely - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Kuna School District <kbekkedahl@kunaschools.org>; Kuna School District <bsaxton@kunaschools.org>; Kuna School District <wjohanson@kunaschools.org>; Lisa Holland <lholland@kunaid.gov>; Megan Leatherman <mleatherman@adaweb.net>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Paul Stevens <PStevens@kunaid.gov>; Perry Palmer <ppalmer@kunafire.com>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>
Subject: [EXTERNAL] Kuna Planning and Zoning Request for Comment - Case No. 19-04-ZC (Rezone) - Kuna Rural Fire District; Cloverdale Fire Station.

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---
July 16, 2019

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

| | |
|-------------------------------------|--|
| File Number & Case Name: | 19-04-ZC (Rezone) – Kuna Rural Fire District; Cloverdale Fire Station. |
|-------------------------------------|--|



| | |
|---|---|
| Project Description | On Behalf of Cloverdale Ranch (owner), the Kuna Rural Fire District is requesting to rezone approximately 1.63 acres from its current "A" (Agriculture) zoning district to a "P" (Public) zoning district. The subject site is located at the southwest corner (SWC) of S. Cloverdale Road and E. Kuna Road, Kuna, ID 83634 (APN: S1428111010). |
| Site Location | SWC of S. Cloverdale Road and E. Kuna Road, Kuna, ID 83634 (APN: S1428111010) |
| Applicant | Kuna Rural Fire District 150 W. Boise St. Kuna, ID 83634 208-922-1144 office@kunafire.com |
| Owner | Cloverdale Ranch 2528 N. Cloverdale Road Boise, ID 83713 208-375-5262 |
| Public Hearing Date | Tuesday, August 27, 2019 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634 |
| Staff Contact | Jace Hellman, Planner II jhellman@kunaid.gov Phone: 208.922.5274 Fax: 208.922.5989 |
| Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you. If your agency needs additional time for review, please let our office know as soon as possible. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i> | |

Thank you,

Jace Hellman
Planner II
751 W 4th St
Kuna, ID 83634
jhellman@kunaid.gov





Project/File: KUNA19-0012/ 19-04-ZC
 This is a rezone to Public zoning of 1.63 acres.

Lead Agency: City of Kuna

Site location: SWC of Cloverdale Road & Kuna Road

Staff Approval: August 12, 2019

Applicant: Kuna Rural Fire District
 150 W. Boise Street
 Kuna, ID 83634

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



A. Findings of Fact

1. **Description of Application:** The applicant is requesting a rezone from A (Agricultural) to P (Public) of 1.63 acres. The applicant's proposal is consistent with the City of Kuna's future land use map.

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

| Direction | Land Use | Zoning |
|-----------|-------------------|-----------------|
| North | Agricultural | A |
| South | Rural Residential | RR (Ada County) |
| East | Rural Residential | RR (Ada County) |
| West | Agricultural | A |

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 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):**
- Cloverdale Road is listed in the CIP to be widened to 3-lanes from Kuna Road to Hubbard Road between 2031 and 2035.



- The intersection of Kuna Road and Cloverdale Road is listed in the CIP to be constructed as a single-lane roundabout with 2-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg, and signalized between 2031 and 2035.

B. Traffic Findings for Consideration

1. 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 |
|-----------------|----------|---------------------------|----------------------------|-------------------------------|
| Cloverdale Road | 224-feet | Minor Arterial | 245 | Better than "E" |
| Kuna Road | 0-feet | Minor Arterial | 240 | Better than "E" |

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

2. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Cloverdale Road south of Kuna Road was 4,110 on August 22, 2018.
- The average daily traffic count for Kuna Road east of Eagle Road was 3,391 on January 29, 2019.

C. Findings for Consideration

This application is for 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. Cloverdale Road

a. Existing Conditions: Cloverdale Road is improved with 2-travel lanes, 28-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Cloverdale Road (27-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 Cloverdale Road is designated in the MSM as a Rural Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 74-feet of right-of-way.

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.

- c. **Staff Comments/Recommendations:** As part of a future development application and consistent with the MSM, the applicant should be required to dedicate additional right-of-way to total 37-feet from centerline of Cloverdale Road abutting the site. The applicant will not be compensated for this right-of-way dedication as this segment of Cloverdale Road is not listed in the CIP or IFWYP.

The applicant should widen the pavement on Cloverdale Road to a minimum of 17-feet from centerline plus a 3-foot wide gravel and construct 5-foot wide detached concrete sidewalk located a minimum of 30-feet from centerline of Cloverdale Road abutting the site.

As part of a future development application, the applicant should coordinate any new driveways with ACHD.

2. Sunbeam Street, East/West Mid-Mile Collector (Master Street Map)

a. **Existing Conditions:** There are no mid-mile collector roadways adjacent to or within 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 to adjacent collector street 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 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.

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 7206.2.4, 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.

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 Rural Road. The new collector roadway should align with the new Collector Roadway identified on the MSM on the east side of Cloverdale Road and continue through the property stubbing to the west property line.

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 (Stop Controlled Intersection): 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 less than 100 VTD to align or offset a minimum of 150-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:** There is a new east/west mid-mile collector, Sunbeam Street, designated on the MSM abutting the site's south property line. As part of a future development application, the applicant should be required to construct Sunbeam Street, the east/west collector street as ½ of a 36-foot street section to include vertical curb, gutter and 5-foot wide detached concrete sidewalk or 7-foot wide attached concrete sidewalk, plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with 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.

The applicant should install a sign at the terminus of Sunbeam Street, the east/west collector stating, *"THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."*

The applicant should be required to construct a temporary turnaround at the terminus of Sunbeam Street, the east/west collector street, as the stub street is greater than 150-feet in length. The applicant should receive approval with the appropriate Fire Department and ACHD for the temporary turnaround.

As part of a future development application, the applicant should coordinate any new driveways with ACHD.

3. Emergency Signals

All costs associated with the standard warning signs, flashers and signals for the fire station shall be borne by the applicant. The applicant should submit plans to ACHD for review and approval.

4. 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.

5. 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 a rezone only. The District may add additional findings for consideration when it reviews a specific development application. Site Specific Conditions will be established at that time.

1. Payment of impact fees is due prior to issuance of a building permit.
2. 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 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.