



KUNA PLANNING AND ZONING COMMISSION
Agenda for September 22, 2015

Kuna City Hall ▪ Council Chambers ▪ 763 W. Avalon ▪ Kuna, Idaho

REGULAR MEETING
6:00 pm

1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young
Vice Chair Stephanie Wierschem
Commissioner Dana Hennis
Commissioner Cathy Gealy
Commissioner Joan Gay

2. CONSENT AGENDA

- a. Planning and Zoning Commission Meeting Minutes for August 25, 2015.
- b. Planning and Zoning Commission Meeting Minutes for September 8, 2015.
- c. **15-04-S** (Subdivision) and **15-07-DR** (Design Review): – Ardell Estates Preliminary Plat: A request for preliminary plat approval for a 261 (residential) lot subdivision in a R-6 (Medium Density Residential) zone. The applicant also proposes to develop 27 additional lots into common lots. Applicant is proposing a minimum of seven (7) phases of development to be driven by the market – *Findings of Fact and Conclusions of Law*

3. PUBLIC HEARING

- a. **15-02-Sub** (Preliminary Plat) **15-03-SUP** (Special Use Permit) - 'A' Team Land Consultants/Steve Arnold: Applicant requests approval of a preliminary plat and special use permit to create a 145 lot residential subdivision (Journey's End). The applicant proposes to develop 87 single family lots, 20 townhome lots, 25 multi-family (four-plex) lots and 13 common lots. Applicant seeks Special Use Permit approval to construct townhomes and multi-family dwellings within portions of an R-6 (Medium Density Residential) zone. – *This item was tabled from September 8, 2015 Planning and Zoning Commission meeting*

4. DEPARTMENT REPORTS

5. CHAIRMAN / COMMISSIONER DISCUSSION

6. ADJOURNMENT

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**MEETING MINUTES
Tuesday, August 25, 2015**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Vice-Chairman Stephanie Wierschem	X	Troy Behunin, Senior Planner	X
Commissioner Dana Hennis	X	Trevor Kesner, Planner I	X
Commissioner Cathy Gealy	X		
Commissioner Joan Gay	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:05 pm**.

1. CONSENT AGENDA

- a. Meeting Minutes for August 11, 2015
- b. **15-02-AN** (Annexation) **15-02-ZC** (Zone Change), **15-01-S** (Preliminary Plat) and **15-04-DRC** (Design Review): Trilogy Development - Applicant requests approval to annex approximately 10 acres into City limits and rezone an additional (approximate) 121 acres from A (Agriculture) to R-6 (Medium Density Residential to develop a 262 lot residential subdivision (Memory Ranch). The applicant seeks an R-6 (Medium Density Residential) zone for the subdivision as a whole. ***-Findings of Fact and Conclusions of Law***

*Commissioner Gealy motioned to approve consent agenda;
Commissioner Wierschem seconds, all aye and motioned carried 5-0.*

2. OLD BUSINESS:

- a. **15-04-SUP** (Special Use Permit) **15-05-DR** (Design Review) - Idaho Solar 1, LLC / Origis Energy USA, Inc: Applicant requests SUP approval for a 40 MWac solar photovoltaic project totaling 180 acres over 3 parcels, totaling 220 overall acres. Applicant proposes development of a commercial photovoltaic solar project, access from Barker Road, and design review approval for the accompanying landscaping in the required buffers.
-This item was tabled from the August 11th, 2015 regular Planning and Zoning meeting

Due to potential conflict of interest, Commissioner Lee Young recused himself from case #15-04-SUP and 15-15-DR.

C/Wierschem (Acting as Chair): Thank you. Before we get started tonight, I wanted to just remind everyone that the public testimony is closed. That was closed at our last meeting on August 11, 2015, and tonight we are here for questions, clarification and information that the body is going to be discussing so I would like to ask staff if there is any additional information received, or not received that you need to provide?

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Troy Behunin: For the record, Troy Behunin, Kuna Planning and Zoning Department. As you noted just a few minutes ago, the public hearing portion has been closed. We have not received anything new from the public or anything that should influence the decision tonight. All of the information that you should be considering tonight was delivered in the packets for the last meeting, so staff would stand for any questions that you have concerning that information.

C/Hennis: I don't have a question for staff.

C/Gealy: No questions.

C/Wierschem: None at this time, thank you. Does anyone have any questions for the applicant that we would like him to come back up and address? I do, if you would please approach, state your name and address please?

Michael Chestone: Hi. Ladies and gentlemen, my name is Michael Chestone, Origis Energy. 79 SW 12th Street, Miami, FL.

C/Wierschem: Thank you. I would like some clarification after reviewing the information; it was noted that part of the project is out of the fire district and being in the desert and being prone to naturally caused fires and so forth, and being a well on your project, I am wondering what would your steps be to ensure the safety of the residents around as far as your project and in regards to... would there be any emissions put into the air and so forth?

Michael Chestone: Ok, sure. First; the panels themselves, if there were ever a fire, then the panels themselves would have to have a significant fuel source next to it for them to melt, but they are 90% glass and aluminum so they are not themselves a fuel source. When we go into construction, and during long term operations, we actually mechanically through our vegetation management program, remove all of the underbrush. So we believe that the entire project area actually becomes a greater use for defensible space for the neighborhood than it currently is because we are actually taking that fuel out of there. Further on, the ****inaudible**** is not within the district so we've met with Kuna Rural Fire District on the project and we are in the process to annex that into Kuna Rural Fire, but if there were let's say; a large pile of brush for whatever reason, underneath the panels and it started to melt or smoke, there is not toxic fumes in these types of panels. These are poly-silicon panels. There are other types of panels that have gone through a series of studies because of some of their base materials. Again, not the type that we are using and even those panels have proven to be inert in a fire situation so there is zero hazards there for human health and safety.

C/Wierschem: Thank you. And I have a few additional questions so please be patient. The next thing I wanted to clarify on was safety and monitoring of the project once it is up and going and as far as the fence perimeter, in regards to vandalism, animals, natural causes, if the fence is damaged, how can we ensure the safety of the community?

Michael Chestone: Sure. So we do have roughly an equivalent of five full time employees that will be at least one dedicated full time staff to the plant for the ongoing maintenance and operations. The others; when I say five full time equivalents will be a combination of seasonal labor; panel washing, vegetation management, those sorts of things. As far as the integrity of the perimeter and the fence, it is something that we take very seriously. We've got both what we might consider more confidential measures of security that could be motion or otherwise. We certainly have cameras and we also have an infrared beam that spans the perimeter along the entire fence. So if that beam is crossed; if a coyote were to burrow through and disrupt that beam, we would know it and it would come through our custom monitoring software and we would get an alert.

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C/Wierschem: Thank you. I think that you spoke about this last time, but I would just like further clarification. In regards to transformer leakage; is it possible? Is it not?

Michael Chestone: Transformer leakage? Sure. So, the transformer may have mineral oil based content but there would be containment for that as is common with every transformer that is in every substation in every yard. At its core, it's an inert mineral and it is in fact, found on most of these pole mount transformers that you see. The white cylinders; it's the same mineral oil that's in those transformers, that would be in our transformer. And then we essentially have a pan underneath that to help collect that.

C/Wierschem: Ok. Thank you. And after re-reading your information that was provided, and you gave great length and details, but I just want to touch on ground erosion and if it occurs around the panels, how that would be maintained or whatever?

Michael Chestone: Could you clarify please, when you say ground erosion?

C/Wierschem: Well, I guess like wind and water reshapes land and would the panels reshape over time for erosion?

Michael Chestone: We don't anticipate any long term modifications to the site itself. It drains naturally and it drains very well. All of the water will be retained on site and evaporated in its own topography. As far as other types of erosion that could result, there is really nothing that would occur. There could be if there was an electrical box somewhere and there was water dripping, then there could be a small divot or something in there but it is minor. And that would all be again, taken care of during operations so anything that would be ongoing would be filled.

C/Wierschem: And an item discussed last time was the noise level. And I don't believe it was stated on the decibel... that noise that would be produced. Do you happen to have that for tonight?

Michael Chestone: I do. I'm going to have to get the exact decibel level. If you don't mind, I'd like to check first. If I could request to just take a moment and look on my computer?

C/Wierschem: Yes, please do.

Michael Chestone: Sorry about that. Thank you for your patience. These particular types of inverters have a noise level of 25 decibels which is quieter than a refrigerator producing more of a hum. As you move away it reduces further down to...

inaudible talking from the audience

C/Wierschem: Excuse me, if I could just interrupt for just a second. At this time, I am going to ask that audience to please refrain from blurting out.

Michael Chestone: ... so, my apologies, it is a logarithmic calculation as you move further away, but the base answer to give you is 60 decibels at ten meters; and that is equivalent to about a household air conditioner. And as you go further away, that dissipates and it would dissipate about the same rate that you would if you were to move away from an air conditioner.

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C/Wierschem: Ok, thank you. And in regards to the height of the panels as they are tilted to the maximum height; at what degree do you believe they would exceed the height of a six foot fence?

Michael Chestone: Never.

C/Wierschem: Thank you. And at any time would the panels go above the six foot fence?

Michael Chestone: No, and in fact, one of the things that we are working on and talking through is trying to have a landscape barrier there that would help to alleviate some of the concerns along the western edge of the property that is adjacent to most of the homes. So we are meeting... we also met with Ada County and that's an Ada County portion and I think that is where a lot of the concern lies. But what we're working through with them is trying to find a full ... essentially block out shrub line so that you wouldn't even see a fence; it would just be some kind of plant that we've yet to determine, but we're absolutely willing to do it and it is something that we are moving towards so that we can help alleviate some the concerns and that would be potentially, slightly taller at some points than the six foot fence so you wouldn't see the fence. You wouldn't see the panels.

C/Wierschem: Thank you. Does anyone else have any other questions?

C/Gealy: Yes. Could you go back to the noise level; you said 60 db at ten meters; is that for each panel?

Michael Chestone: No. So the panels themselves don't make any noise. Yeah, it's a solid state semi-conductor and then the noise comes from the inverter stations that would be set back into the field.

C/Gealy: They don't make any noise? Ok. And how many of those will there be?

Michael Chestone: In the Kuna portion, in total there will be twenty of these stations. In the Kuna portion, there are I believe ten; maybe eight. Nine, exactly; to answer your question. None of those are on the perimeter, they are all inside as you can see on the layout, the dots that sit inside on the drawing there.

C/Gealy: Thank you.

C/Wierschem: Are they located on this? Would you mind, please...

Michael Chestone indicates to page C-01 of the site plan contained in the staff report.

Michael Chestone: They are these dots; each one of those.

C/Wierschem: Thank you. You mentioned that there was a discussion going on with Ada County and I am wondering if there is a discussion that you have had with our staff or others in regards to landscaping and trying to be a good neighbor; has there been a decision made or an agreement other than what has been presented?

Michael Chestone: There is an area that is on, I guess the first area that is on west Chief's Farm Lane as you're going down and...

C/Wierschem: Would you like to approach please?

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Michael Chestone: Sure, so it is this area right here; this is the closest property here. So the amount that we can move of these panels, to another location, perhaps we look at over here. Part of that is going to be driven by technical constraints on the plumbing and electrical requirement, but we are willing to move these.

C/Wierschem: Ok.

Michael Chestone: And we are willing to landscape this and have an additional buffer right there. And maybe you could add that as a condition of approval.

C/Wierschem: Ok. Joan, did you see? I'll show you. Does anyone have any further questions?

C/Hennis: Not for the applicant, no.

C/Gealy: We talked some about the fence that is chain link with some sort of wire on the top; and then there was some conversation about using slats to make it a solid fence, but you indicated that slats could cause debris. Do you have any other suggestions for that?

Michael Chestone: So, again, the slats are also against Ada County code so it is in violation of county code and we confirmed that again this morning while sitting and talking with staff, so we would not be allowed to use slats on the Ada County portion.

C/Gealy: ...on the Ada County portion?

Michael Chestone: What we are proposing is a shrub line so it is some kind of ... I think it is an Arbor Vitae or a Livonia Cypress or some kind of tree that essentially is a full block-out shrub line so you wouldn't even see the fence and then there would be a chain link fence behind that; but it would certainly go the height and then a little bit higher than the fence.

C/Gealy: And then, this may be a question for staff... but when staff presented at the last hearing, staff asked if we would consider relaxing the standards for landscaping due to the length along Barker and Cloverdale Roads.

Michael Chestone: Yeah, I believe again that Cloverdale was the request.

C/Gealy: And that was your request?

Michael Chestone: We looked at the original landscape requirements and we put together... for the corner there, and then it was a mutual discussion with staff that we said what these requirements were going to be and they said 'well, there is code' and we said that is an awfully long way and this code may not be designed for this type of application but to the extent that we can accomplish the same goal that the code was designed to enforce; and if there is even a better privacy aspect that we can use, we are certainly happy to do that. For us, we are less concerned about the actual species of plants and the aesthetics of the plants themselves as you might be in a residential subdivision or something like that; for us, we would like to help accommodate and alleviate some of the concerns of the visual aspect. So, we would be willing to work with staff to use whatever is allowable by code, or by you.

C/Gealy: Thank you.

The Commissioners thanked Mr. Chestone and proceeded with their discussion:

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C/Gealy: I have three notes that I want to make sure we remember:

-The applicant did agree to conduct an avian survey and monitoring at the request of fish and game so I want to remember that.

- I am not inclined to relax the standards for landscaping, but maybe modify the standards for landscaping or maybe do a little bit of rearranging of the landscaping that would be available along a long route to mitigate the neighbors concerns, so maybe we could cluster some landscaping in areas; to work with staff and the neighbors to mitigate those concerns.

C/Hennis: In addition to the shrubbery line that he was speaking of?

C/Gealy: Or, in addition to or in conjunction... that would then become an entire landscaping plan.

C/Hennis: Because I think that landscaping along there; the coverage that they are suggesting with the shrubbery line would definitely help block out some of the visual aspect, but then it becomes a little overwhelming as a 'wall'.

C/Gealy: Right.

C/Hennis: So I think we need to add a little ... I like your idea of some little clusters along there just to break it up.

C/Gealy: I guess my understanding was perhaps we could have a clarification, but there would be shrubbery where it could mitigate the neighbors concerns, but not landscaping everywhere and just wide open? Or was it going to be a solid hedge?

C/Hennis: Would the applicant come forward again? You were talking about the shrubbery line that you were discussing with Ada County along the western edge; are you talking the whole western edge or where specifically were you talking about?

Michael Chestone: When I was talking about the dense-packed shrubbery, I was talking about the Ada County portion along the western side immediately adjacent to the residences and then as we moved into the question about the relaxed landscaping, I simply indicated that we were able and willing to work with staff to find something in between or whatever is favored. Everything from, if it's less than; that is more preferable... if it's a full block out to the wall concern, or then something in between.

C/Hennis: Ok. You're talking, like on Cloverdale?

Michael Chestone: Yes. If it is the request of the Commission and staff, we are happy to do it.

C/Hennis: Ok, thank you. Cathy, did you have any other questions for him?

C/Gealy: No. Thank you.

C/Wierschem: Before we proceed, I just want to... I know each of you have this in your binders, but I just want to share this and this is landscape code; so I made copies if you want these.

C/Hennis: Do you know what the distance is down Cloverdale.

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C/Wierschem: I am sure it says so. Can I have staff approach please?

City Planner, Troy Behunin clarified lengths along the perimeter of the site. Cloverdale from Barker to Chief's Farm Lane is approximately 2100 feet. Barker Road frontage is actually greater at 2600 feet. A full mile is 5280 feet in length so half a mile in each direction.

C/Hennis: You know, I think if we move this area like they were speaking of; if we put the shrubs along Chief's Farm Lane then down behind the adjacent properties, well... actually this isn't even our consideration right now. It's just this area is what we are dealing with right now.

If we have them move that, so we can add additional buffering there, I think we're good. It just depends; I don't know if we would consider this a building development. I feel like it's more like parking lot landscaping because it goes from one shade tree per 35 feet to five shade trees.

C/Wierschem: I don't see it as a building development; I see it as more of an alternative method for the plants.

C/Hennis: Actually it's the same; one shade tree per 35 feet and five shrubs, so that is the same. So, it would come out to 60 trees; 300 shrubs.

C/Wierschem: Troy; could I get you to clarify in regards to a relaxed landscape plan that has been discussed and what has been ... what do you recall?

Troy Behunin: Well, first of all, let me just kind of clarify the discussion you are having about which standard this would fall under; this would be considered a development, so it would follow the three shade, and two evergreens per 100 feet. That may not be included in that which you are looking at. That sheet is actually provided to show that there is an alternate method of compliance; and this is in item number 2, near the bottom of the sheet. That is the code that gives the Director and the Planning and Zoning Commission the authority to suspend, modify or relax some of the standards from the straight code where it is deemed either impossible or impracticable to provide full compliance. So that is the code that is being invoked for that request. The landscaping code for a landscape buffer; it does require three shade trees and two evergreens and twelve shrubs every 100 feet, so this would be times 26 on Barker Road; and times 21 on south Cloverdale Road. So that is the standard as it is; as far as the length of the project, staff would agree that it is impractical to have that kind of an impact for the project. Both, in terms of water usage and also for the sheer size of the project; so staff would be supportive of anything less than the three shade or the... well, just about anything less than the three shades and the two evergreen and the twelve shrubs per 100 feet.

I believe that shade trees could create a problem; evergreens could create a problem; they get too tall and they cast a shadow, but staff would certainly support anything that this body comes up with in terms of something less than. And maybe it is just an open discussion; instead of having five trees per 100 feet, maybe it's three. Instead of twelve shrubs per 100 feet, maybe it's only six or maybe it is only eight. But also, please recognize that around the substation on the hard corner; that is a full compliance landscaping theme.

C/Hennis: Alright.

C/Wierschem: Thank you.

C/Hennis: I'm not too concerned about Barker Road up here. We don't have a lot going on the top side. I'd be more concerned about trying to focus our attention on; or at least my concern would be more on Cloverdale Road. Because we are going to be taking up that spot with the full compliance landscaping like he said, for the neighbor directly

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above and they're an agricultural field, so I would have no problem relaxing it on here and maybe relaxing it some along Cloverdale.

Troy Behunin: There was also a discussion about clustering the landscaping. That is a technique that is frequently used in all forms of development so it doesn't have to be one blanketed... you know; every 25 feet, there is a tree and every 17 feet, there is a shrub. It doesn't have to be that way; there can be a clustering technique that is frequently used.

C/Hennis: The difference here is that we kind of want that whole thing. If it is clustered, then you have open spaces.

C/Gealy: Troy, one more question; I'm sorry: with respect to the boundary there at the eastern edge of the lots that face Cloverdale, there is no landscaping proposed there, is that correct?

Troy Behunin: Actually, everything below this line; below Chiefs Farm Lane, is actually in the county.

C/Gealy: So, I am not looking at that?

Troy Behunin: I do not know if there is anything proposed on that. That would be the parcel that is the east side of the Amalgamated Sugar lot.

C/Gealy: Ok, thank you. Joan, did you have any questions or concerns?

C/Gay: My only question is how we would address that; how would we tie that up? How much detail do we ...?

C/Hennis: Well, we could specify the number of each that we would like to see in there, and then, let them work with the city to choose the appropriate types of trees so that it is a mixture and such. I think we would want to try to stay a little more towards evergreens, just so that they have a year-round type of barrier because I think that is more of a concern than during the summer time. So maybe we go one shade tree, two evergreens and like six shrubs or something; it's about half or a little more than half. What do you think?

C/Gealy: I'd rather not get that specific. But I would like for the applicant to work with staff to develop a landscaping plan and work with our city forester about what would be reasonable and still address these concerns for the boundaries that are in our jurisdiction.

C/Hennis: I don't know if we could let it go that vaguely though; that is the problem. I think we could address it by numbers and then as to whether they want them to spread them out, or do that kind of stuff; what type of trees, what type of shrubs is one thing, but I think we need to ... we can't just say 'yeah, we can relax it a little bit', because we need to give them some direction on that. I think that is probably the only thing that I would say.

C/Gealy: I am not inclined to relax the standard. I am inclined to expect flexibility; in that, they would cluster in ways to address the concerns that have been raised here.

C/Hennis: Do you mean on both roads, or just one, or...?

C/Gealy: Well, especially along Cloverdale.

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C/Hennis: Exactly my feelings as well. I am a little less concerned with Barker; that is the only reason I ask. Would you be up for doing...?

C/Gealy: Sure. Yeah, I think that makes sense.

C/Wierschem: And then it is our understanding that the applicant has agreed to ... along

C/Hennis: West Chief's Farm Lane? Right.

C/Wierschem: Yes, with those accommodations for the residents and then it would be landscaping along there.

C/Hennis: So, along the Ada County area, they are speaking of putting a shrub line to block the fence. Here, we are going to have chain link fence; especially if they go and group these trees; we are going to have visible chain link. They talked about putting like a shade screen because they can't do slats. Do we want to specify something of that nature because it helps decrease the visual impact as well? Because I don't think that just having chain link is going to be sightly. Especially, since the shade trees need to grow in.

C/Gealy: So, are you suggesting just a hedge along that length of Cloverdale Road?

C/Hennis: Or, just put screening material on the chain link.

C/Gealy: Like the slats?

C/Hennis: Well, no. Use shade cloth; that see-through shade cloth. Because the slats can damage, like he said, if it comes apart, it damages, or do you think we ought to try and screen it with vegetation?

C/Gealy: I think in some areas, vegetation and then some areas I think a chain link would be fine. Again, it's not so much for people driving by on Cloverdale, but people living on Cloverdale. What do you think?

C/Hennis: Right. It works for me.

C/Wierschem: Well, I agree; the visual needs to be addressed and I'm comfortable with the shrubs or the greenery, but I'm not ok with just chain link, so if we cluster along Cloverdale, I think then that needs to be addressed. If we don't cluster, then I think ...

C/Hennis: Because if we did a cluster of vegetation, then we would have these open areas, so that is what I tend to wonder. I like the look of the clustered, but I am concerned with in between there.

C/Wierschem: And the only way unless the staff has another solution, is the fabric.

C/Gealy: The fabric screen?

C/Hennis: Which actually does pretty well, I mean that is what most schools use these days.

C/Gealy: So we'll have some additional conditions of approval. That the applicant will conduct avian survey and monitoring as requested by Idaho fish and game; that the applicant will work with staff to provide for landscaping along Cloverdale Road to address the concerns of the neighbors including screening fabric where appropriate.

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C/Hennis: Well, what do we want to say along Barker? What is our recommendation there?

C/Gealy: I think landscaping plan as submitted along Barker Road is fine.

C/Hennis: Just for that one corner?

C/Gealy: Well, what would you like? So that is two conditions.

C/Hennis: Well no, I am just saying... well, because right now, that is required. What we're saying along Cloverdale is also by code, required along Barker.

C/Gealy: So we can relax the landscaping requirements along Barker Road and the applicant can work with staff to identify....

C/Hennis: Maybe, cut the requirements down by half?

C/Gealy: By half.

C/Hennis: Ok.

C/Wierschem: No less than half.

C/Gealy: And the applicant is going to investigate the feasibility of relocating some of the panels that are closest to some of the neighbors?

C/Hennis: Yes; at Chiefs Farm Lane and Cloverdale Road.

C/Wierschem: And then in addition to that, there would be full landscaping on that portion of...

C/Gealy: At Chief's Farm Lane?

C/Wierschem: For the neighboring properties.

C/Gealy: Anything else?

C/Wierschem: I just wanted to get a clarification from staff before we make this proposal; in regards to the cloth or the material to be used as a buffer, any thoughts or concerns or other recommendations?

Troy Behunin: I do know that everything with Barker Road is under the control of the same company, so I don't know if that would have to do with your decision about landscaping along there; I mean, they own it. So everything north of the project is under their control. In terms of the screening or the cloth; staff would be a little concerned that it won't handle the wind but I am sure that through negotiations, we can certainly work through a method to work with the Arbor Vitae's or the other plants to provide a hedge in addition to the clustering technique that you have discussed. We can certainly work together and create something that is both effective and something that mitigates the impact. And something that is also pleasing. I am not an expert on the cloth that is used; I do know that it is used, but I do not know the duration or life of the cloth. I understand plants.

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C/Hennis: Thank you Troy.

C/Wierschem: So could we extend the conversation in regards to Barker Road then? Any concerns since they own the other property, instead of doing partial or full; any thoughts?

C/Gealy: We could make the condition that they would work with staff to mitigate the neighbors concerns across Barker Road.

C/Hennis: Well, that is what he is saying; there are no neighbors across Barker Road.

C/Gealy: Well, it happens to be them, but am I right?

C/Hennis: Well, yeah, it is an easy mitigation.

C/Gealy: But, do you still want to specify that we would cut the landscaping requirement by half for that length? I would still like the full landscaping at least at the corner.

C/Hennis: I agree; that is proposed.

C/Wierschem: I agree. Yes, because of the substation there.

Troy Behunin: That is not part of the request. The corner by the substation is ...

C/Gealy: Yes; that is proposed.

Troy Behunin: They already agreed to do full compliance with that corner.

C/Hennis: Well, I think they ought to put something along there to kind of close off their area. So maybe twenty-five percent along Barker Road and then just full compliance along Cloverdale; because, just because they are in control of it, doesn't mean that ...

C/Gealy: ...that they always will be?

C/Hennis: Exactly. I mean who knows what could come about in a couple of months?

C/Wierschem: How do you feel about having trees along that and maybe do more shrubs or greenery for that portion?

C/Hennis: Most of the shrubs are not going to be tall enough for a good four to five years. I mean, Arbor Vitae are about the only thing so I would almost like to see some trees until we can get some shrubs in there, but the trees are what is going to cover a lot of the sight line for the neighbors. A wall of Arbor Vitae is not necessarily the answer for aesthetics. I have seen enough of them.

C/Wierschem: As I was just looking at it, since it is just a field and in three, four or five years, whatever; those would be at sufficient height. Any comment or thoughts on that?

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C/Hennis: So, you are just talking about along Barker Road?

C/Wierschem: Yeah, just that.

C/Hennis: Well, I think this area right here; this is going to stay regardless, but it is from here on, for another 2100 feet. Because that right there in itself is only... this corner piece which is going to stay, is just this part right here. So we're talking about this whole length here. So this will stay the same regardless of our decision.

C/Gealy: I don't have a preference if they do trees or shrubs along that long stretch of Barker Road; again, I think they could work with staff and the city forester to determine what is the most responsible, reasonable thing to do in that area.

C/Hennis: Okay. I agree.

C/Wierschem: Any other last concerns?

C/Gealy: I guess I would want to be sure that the applicant is aware that the maintenance of this landscaping is their responsibility. That's already condition number 9.

C/Hennis: Oh, yeah, it is. It is already conditioned. Ok, no worries.

C/Wierschem: I would stand for a motion.

C/Hennis: Do you want to or do you want me to?

C/Gealy: Do you already have the additional conditions that we've been...? Does it all need to be part of the motion?

Troy Behunin: It needs to be stated as one continuous motion.

C/Gealy: Ok. Good luck.

*Commissioner Hennis motioned to approve **15-04-SUP** (Special Use Permit) and **15-05-DR** (Design Review) for Idaho Solar 1/Origis Energy, with the conditions as stated in the staff report and the additional conditions that:*

- 1) The applicant and landowner will agree to conduct avian survey and monitoring as requested by Idaho Fish & Game;*
 - 2) the applicant will work with City staff to provide the appropriate landscaping and screening material along Cloverdale Road to full compliance with City standards; but these standards may be relaxed along Barker Road to no less than 25% of the City standards;*
 - 3) at the corner of W. Chiefs Farm Lane and Cloverdale Road, investigate the viability of moving a group of panels and replace them with landscaping for screening for the neighbors;*
- Commissioner Gealy seconds, all aye and motioned carried 4-0.*

3. PUBLIC HEARING

- a. **15-04-S** (Subdivision) and **15-07-DR** (Design Review): – Ardell Estates Preliminary Plat and design review:
A request for preliminary plat approval for a 261 (residential) lot subdivision in an R-6 (Medium Density

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Residential) zone. The applicant also proposes to develop 27 additional lots into common lots. Applicant is proposing a minimum of seven (7) phases of development to be driven by the market.

C/Young: We'll have the applicant approach and present.

David Crawford: Commission President and Commission members: my name is David Crawford; I am with B&A Engineers. I am here representing the applicant of Ardell Estates Subdivision. Troy did such a wonderful job on staff reports, and I don't want to reiterate so I won't get into those details, but I do want to take a few moments to discuss the project. It is approximately 68.5 acres more or less and we've developed it with a fully integrated landscape plan and consistent with the underlying requirements of the R-6 zone. It should be noted that this project was previously approved some years ago as water's edge development. It was developed with 407 units and had a lot more density than what we are proposing here this evening. We believe that while the underlying R-6 zone is representative of about six units to the acre; this is more consistent with an R-4 zoning and it is still below that at about 3.6 units to the acre. We believe what we have presented here tonight is an effective, efficient layout which continues development that is occurring adjacent to the project and the surrounding areas and we presented the project to serve all the lots within the development with sanitary sewer, water, pressurized irrigation and to conform with the Kuna City master plan for the extension of those facilities. There has been a lot of discussion with different entities as we reach this point. We consulted with the city staff, city engineer along with some other entities such as the Boise Project Board of Control. The reason why that is important is because there is an item contained within the staff report that is item number 13 of the conditions of approval which indicates that there is a common area lot through the middle of the development which we are piping the Hubbard-Beal Drain. The pipe will consist of a 36" class III reinforced concrete pipe contained through the development which ties into an existing pipe along the northerly boundary, where it extends through the Arbor Ridge development. The condition of approval indicates that there are landscape requirements for that. It should be noted that Kuna city code does require us to place irrigation facilities within their own lot in a subdivision development, which we have done here. That; de-facto, becomes open space. One thing that we are very lucky to have here; I have been involved with the Boise Project Board of Control within several developments in the area and normally, their requirements are that no facilities are placed within their easement. Many years ago, I started negotiations with the Boise Project Board of Control and we were able to come up with a multi-use plan which is inconsistent with their policy; but that allows us to place very restrictive elements within their corridor. To that end, what we have been able to do, is place grass within that corridor along with an asphalt pathway. That asphalt pathway is basically an extension to the 8 acre city park contained within Arbor Ridge subdivision. So, we have been able to continue this development starting years ago in Deer Hunt subdivision to the south which buffers Deer Flat Road, and we were able to get a pathway through there and we were also able to secure the pathway location in Arbor Ridge. This is highly unusual for the Boise Project Board to allow the installation of those facilities and we are lucky to be able to continue that through this development. So while we are not able to negotiate the placement of trees, we have been able to negotiate the placement of the path and grass which will be maintained by the homeowner's association. So, with that I would certainly like to present to you this evening just a little 8.5" x 11" of what we were able to do that is consistent with not only Kuna city ordinance as best we can, but consistent with the Boise Project Board of Control's requirements.

C/Young: Do you have a copy for staff that they can enter into the record as well?

***Reference Exhibit A-2-o (submitted preliminary plat) ***

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David Crawford: You bet. Commissioners, as I move forward, it should be noted that what we see here is resultant of what the market is currently purchasing. We have a viable economic development here which takes into account, sales over time. It is going to be done within several phases. Those phases have been set up; I believe there is a phasing plan in your packet, which allows us to move forward and secure a second entrance at Addax Avenue which is an extension from Stonegate subdivision to the southerly boundary of the project.

Mr. Crawford indicates to areas on a large presentation board

David Crawford: We plan on providing all of the amenities in accordance with the Kuna city code which includes fencing of unfenced areas around the border of the project and to maintain open spaces by the homeowner's association. One other thing; another part of our strategy was of course to consult with the city of Kuna prior to coming up with layouts to see what we needed to do as far as bringing the appropriate facilities to service the development and other areas within the city; such as main line extensions of water and sewer. The city has provided for the installation of the sewer line from Addax Avenue to the south to the northerly boundary of the project where a main trunk line was installed. That essentially locks the location of our Addax Avenue planned through the project. That sanitary sewer line currently exists and is just finishing construction. One of the items that came up after we submitted our application is you will notice along the project's southerly boundary, there is a long lot that is filled with nothing. That was initially in anticipation of an irrigation storage facility that was going to be dedicated to the city of Kuna. After we submitted the application, we received some requests from the city engineer to alternatively locate that to more of the perimeter of the project and to scope it down so there was not as much maintenance obligation on the city; rather than have a shallower pond; we'd have a deeper pond. So, over the past several weeks, we've had some negotiations with the city engineer; we've provided for I think it was like 6 or 7 different layouts and we finally received a blessing for lack of a better term for smaller site that is closer to the facilities that are necessary to serve such as III phase power, an irrigation drain for the discharge of pressure irrigation system and to maintain a little more consistency with perimeter fencing that the city may want to see installed there. So, there has been a modification; and that modification is that entire length of the property there, so we had to come up with an alternative design. So we have subsequently swiveled the road slightly from Addax Avenue and its intersection point here, south to where it parallels the project boundary and then continues north like you see it there. I do have a handout to give to each one of you and I do have some for staff as well.

Reference the pathway cross-section submitted by David Crawford

David Crawford: So, I have turned this to sheet 2 in the interest of brevity and as you can see from the intersection here at the extension of Addax Avenue, we've maintained that same connection point. We've sloped the road down south to where it parallels with the projects southern boundary and then north, where it intersects with the same location. We didn't have extra long lots there over as much of the project as we can; of course we do have extra long lots near the intersection of Addax. So lot 15, I believe is showing on this plan as block 11 is now considered the location of the pressurized irrigation storage facility for the city of Kuna.

C/Wierschem: Could I stop you right there? Would you mind approaching and indicating on here? You said lot 15?

David Crawford: Yes, it's on the second page, in the southeast corner.

C/Wierschem: That one? Thank you.

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David Crawford: Yes.

C/Gealy: Would you show us on the big one over there? Thank you.

David Crawford: It should be noted that the property that comprises this development has paid its LID (Local Improvement District) based on 407 units, so with this small change; this modification, we have the addition of two lots which occurred... so we took that land mass; slid the road south, extended the lines down, and added two additional lots at the ends. So there is a net gain of two additional lots from what you have previously seen in the original application. With that, I would stand for any questions you may have.

C/Young: Does anyone have any questions for the applicant?

All Commissioners: Not at this time.

C/Young: Ok, I do have just one or two: on your first handout, you have roughly a cross-section of eight foot wide pathway. Is that negotiated with the irrigation, because I am thinking that the city code calls for a ten foot pathway? Is that something that was negotiated previously or is that...?

Troy Behunin: Ten foot pathways are only in the overlay district.

C/Young: Alright. Thank you. And next question; looking at the entrances, I don't see any signage. Is there anything proposed for future? Do you have signage that is going to come in later for the entrances or what are your plans for those?

David Crawford: The main entrance to the project is of course off of Linder Road; though, we are improving Ardell Road and School Street. There will be connections out at all of those as the project develops. There are buffer areas adjacent to those main entrances where signage for the subdivision development may go in there, but I just don't believe we have any specific designs on that, but of course, in accordance with Kuna city code, before the signs are placed, we will definitely have to bring those in and get that approved on an individual basis.

C/Young: Ok. And my last question is; we have listed 27 common lots and I see these nice strips of common lots. It almost is more reminiscent of a commercial landscaping strip than what I would perceive as landscaping in a residential subdivision. Has there been any thought for anybody to take the same net area and try to condense some of those strips into an area where a true tot-lot or something along those lines can be placed in that subdivision; for the immediate use of the people there, rather than just a strip of landscaping along those streets?

David Crawford: Chairman and Commissioners, there are several reasons for placing those common lots such as they are, but really, what they do is they break up the street line so that you can just add better visual appeal in there. Those things of course, would be maintained by the HOA. What we have noticed over time; and it has been communicated to me that having tot-lots with HOA's responsible for places of large expanse, is that when the economy goes down or people do not want to pay for those things anymore, they just don't. And so they fall into disrepair quite regularly. What we have been able to do here again, is extend accessibility through the project up to the eight acre park that is located in Arbor Ridge. It is a lot better use of funds to do that. So, we haven't really thought about condensing any of those because it is important to have entrances and streetscapes beefed up by landscaping and so that is what we have done in this particular instance.

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C/Young: Ok. Is there any...?

C/Gealy: How far away is the eight acre park?

David Crawford: Commissioner, it is located within Arbor Ridge; so it is a half mile north. In the northeast corner...the upper right hand corner of sheet 1, there is a vicinity map and you see Hubbard Road a half a mile north of the north boundary is ***inaudible*** ...right off of Hubbard Road, west of the Arbor Ridge development. I know that it is difficult to see, but that is where it's at. So it is 2640 foot walk or bike ride.

C/Young: Any other questions for the applicant at this time? Ok, then we will have staff come forward and present.

Troy Behunin: Good evening Commissioners, just for the record, Troy Behunin; Kuna Planning and Zoning department Senior Planner. The application before you tonight; 15-04-S and 15-07-DRC for the Ardell Estates subdivision; staff will let you know that they have fulfilled all of the noticing requirements; they held the neighborhood meeting required prior to submitting the application; the site has been posted for tonight's hearing and letters have been sent out to land owners within 300 feet of the project. Tonight's hearing was also published in the Kuna-Melba newspaper, and the notes from the neighborhood meeting are actually included in the letter of intent I believe on page 5 where there is a comment section about questions that came up in their meeting with the residents. They have fulfilled all of the requirements that staff has asked for them to provide, be it information or anything that we've asked, David Crawford from B&A Engineers has given us everything that we have asked for and been prompt with it. Staff did have a discussion with him about the common lot issue and for unknown reasons; staff is unaware that the easement for the pipe is the entire width of those common lots where that pathway is provided; so that is the reason why there is no landscaping there. Staff does understand that Boise Project Board of Control does have ...they are a little persnickety when it comes to what goes in their facilities as David has explained, and staff would concur with what is proposed. Other than that, the project follows all of the R-6 zoning regulations and the preliminary plat regulations and there is no reason why staff would stand in front of this project. I will answer any questions you might have.

C/Gealy: So, did we receive a phasing diagram of the site?

C/Hennis: Yeah, I can't find one either.

Troy Behunin: I do not know why it is not in there. It should have been. I will find it and bring it back to you.

C/Hennis: Can the applicant possibly just at least describe....?

C/Wierschem: Yeah, maybe he could put it up and just walk us along...?

Troy Behunin: I have it and I can go make copies, but I honestly don't know why it wasn't in there. It was part of their application packet and should have been.

C/Gealy: It might be in here, but I can't find it.

C/Hennis: I couldn't either.

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Troy Behunin: May I approach? My apologies; I can't find it. Let me go and make copies really quick during the public testimony.

C/Gealy: Thank you Troy.

C/Young: Are there any other questions for staff while he is up? Ok. Thanks Troy. We will go ahead and open up the public hearing at 7:28 pm. Under neutral, first I have listed who wanted to testify is Laura Price?

Laura Price: Hi there, my address is 1921 N. Andrew Lane in Kuna. So, we own some lots in the Somerset subdivision or Saratoga subdivision right here. We do have pasture there so we flood irrigate and we want to make sure that there is a berm maintained and we want to make sure we have privacy for animals from backyards so...yeah. The notes that you guys shared during the neighborhood meeting; does that have the detail that we are looking for?

C/Hennis: It has an outline of like five or six questions that were highlighted with the responses.

C/Wierschem: Would you mind approaching?

Laura Price? Yeah, I was just wondering if I should go back through that or

C/Young: If you could just go ahead and recap?

Laura Price: Yeah, so we want to make sure of privacy, durability and that there is a maintenance plan. So, six feet; something that is hopefully a natural material and not plastic so it is not reflective on our pasture because that is our side. And something that there is a plan to maintain over time.

C/Hennis: What do you mean by natural?

Laura Price: Preferably like a wall type material, but if not, maybe wood? We don't want plastic in our pasture so the vinyl fence weathering.

C/Hennis: Ok, well the problem with that is Kuna code does not allow for that. It disallows wood and only allows for plastics, so we have to kind of work on that.

Laura Price: Yeah, they were mentioning that when we talked before, and I think the concern is that it is a flat face on the north side so that will reflect. It is hard to keep the grass green and the pasture green out here so we are doubly concerned if it's going to have a glare on it. Yeah. And I think the vinyl might be more appropriate where you have a neighborhood against a neighborhood, but we are zoned to be transitioned so we want that to be taken into consideration.

C/Hennis: Ok. Are you city or county?

Laura Price: We are county.

C/Hennis: Ok. Thank you.

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Laura Price: Yeah, and that would be for that side. And again, just the flood irrigation; we just want to make sure that there is a berm there or else we will start to flood back yards.

C/Young: Ok, thank you very much.

C/Gealy: I'm sorry, but Ms. Price I have one question for you; you mentioned durability, did you mean durability of the screening material?

Laura Price: Yeah, just something... I mean, obviously...so we'll back up to I think seven lots in the original plan, so we are a little concerned about having to coordinate maintenance over time. So, if it is something that is pretty durable then hopefully we won't have to be maintaining too much over time.

C/Gealy: Thank you.

C/Young: Ok. Also listed next to Laura Price was Doug Price; was there anything that you wanted to add to? Ok. I have nobody else listed to testify as neutral. I do have Dustin Coe. Did you have anything you wanted to add or are you just listed? Ok. And next I have listed in opposition; Brian R

Brian Reczek: Yes; Brian Reczek, Mr. Chairman and Commissioners, I live at 204 W. Wood Owl Drive, Kuna and I would back up to this position, so basically, four houses in from the Linder side. I stand in opposition to this for a couple of different reasons; I have a couple of questions in regards to this situation. For starters, I am not exactly sure why we are developing this space at all, but I realize that is the money making venture for the people involved, but at present, we have within a mile of this proposed spot already, including Arbor Ridge, there is approximately three or four developments that are in the state of development which no house have been built on and we are expecting to build another 400-200, I am not sure exactly of the number of new spots in that development. Also, from what I gathered from the meeting that we did have earlier, which I was at; the proposed expansion is to put houses in there that are actually smaller than the houses that are surrounding it. Those will most likely decrease the value of those houses there. 1500 square feet was approximately what they gave us, at least at the meeting. The houses on my street are about 2000 to... mine is 2500 square feet and up so it is considerably less at least from what he had discussed with us at the meeting. It seems like although there is a plan, it has been changing over time. This is not exactly what we were proposed with when we had the meeting in the first place as was mentioned. They changed that street and the layout of a few of the lots there. Also, this is the third; I believe, I could be wrong, but different proposals of how they were going to outline this space. The original proposal, I believe it had some commercial spots on the front and then residential behind it and that may not have as much to do with us but it doesn't seem like there is a clear and precise plan, it seems to be ever-changing and I guess I would like to see something come about of that before it was actually given a go-ahead. From what I gather, I don't hear of any clear traffic plan; not that I am aware of. As it is right now, with the piping that they were talking about, I don't if it was the sewer piping or if it had anything to do with that residential ditch but, they run semi trucks up and down our street already without any kind of guidance and with kids playing there, which is a concern to somebody who had two children at home and I don't see of any additional fire, police, CMS plans for this area so I don't know if that is considered or not.

C/Young: Alright, I will have to say that your time is up, but we do appreciate your input. Thank you. Next listed to testify in opposition is Bruce Fox. Please come forward and state your name and address for the record as well, thank you.

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Bruce Fox: Good evening, thanks for the opportunity. My name is Bruce Fox. I live at 1920 N. Andrew and I am neighbors with the Price's and I have been a resident there for two months. Had I known about this development, I may have made a different decision. I am not here to offend anyone, because I am certainly not opposed to development in general, but I am opposed to this development as shown. With the established setbacks that have been stated on the planning documents that I have seen, very, very small homes going into this development. The density I believe that was stated; it is 3.6 or 3.8 is the math that I do. Again, very tight density of homes, very small homes; these are starter homes. Although they may be initially sold as primary residences, it has been my experience and my guess that this development, in a very short period of time, a lot of these will be rentals. That just doesn't promote long-term, quality, community growth. This project as was stated by the previous speaker, this project is about money. This project is not about quality community planning and vision, this project is about money. So I would just encourage and recommend to the planning commission and this body to revisit... obviously, I haven't been in on... maybe I'm too little, too late, this has already been approved, so if it goes through, I would encourage this body to work with this developer to reduce the density and add more green space, and inject some future vision into what this community will look like ten years from now. Do you want it to look like that ten years from now? I don't. This is the phasing plan that I have been presented with and I am along the south of phase 4.

C/Young: I would just ask that you stand in front of the microphone so that we can get this all on the record please. Thank you.

Bruce Fox: So, again I am not here to offend anyone, but I am here to spur your interests ... you spent 35-40 minutes talking about landscape on Cloverdale, I know you care about it. So let's look at the future vision of this community. Thank you.

C/Young: I do not see anybody else signed up to testify. Is there anybody else who would like to add your name to the list or have anything else to say before I close the public hearing?

Inaudible speaking from audience

C/Young: Well, we've already had the time frames for folks that have spoken, but thanks. And, if we can have you just go ahead and sign this for staff. Put your name and address on here as well, and staff will hand that to you and we'll just have you state your name and address for the record.

Robert Henderson: Yes, my name is Robert Henderson and I live at 225 W. Wood Owl Dr. With the proposal to the plan, and like the other gentleman said; there is a lot of heavy traffic right now for the construction portion of it and we do have quite a few young kids that play in the streets in our area and we have tried to get the traffic controlled a little better. We have a lot of problems with speeders and I was the vice president of the HOA three years ago; we had a check done on how the speeding was going. The speed limit is 25 mph so with the top-out speeders doing 40 mph and 50 mph, and the people getting out of their homes and doing 5 mph, the average speed was 17 mph. So it didn't do any good having the check done, but we do have a problem with speeding in the area. We also have a problem with Knife River drivers speeding through the area and what is the future of our street? We are 30 houses on the street; we have just a little bit that goes into the housing development; well this is going to be a main artery because there is out on Linder, one entrance. Ours is the only other, so they are going to come down and go around to bypass traffic, especially if they are coming from Ridley's and those areas, so that is going to increase the traffic tenfold right through it, because it's coming into the back section of all these houses. How are they going to deliver this material? Like I said, the street is going to give out and then we are going to be left going up and down a bad street. And if a kid happens to

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get hit, you know we are looking at a safety aspect. We do not have much law enforcement on our street. I'm retired air force and I don't get around much, so I see the street day in and day out. We do not have much law enforcement; maybe in a week, I will see one patrol car come by. We don't have a lot going on in our street either, so maybe that is why. But with these speeders and things like that, it's just not being taken care of and I fear for the kids mainly, but the roads and how are they going to go about taking care of this. Thank you.

C/Young: Ok, is there anybody else that would like to add their name to the list at this time? Ok, hearing none, I will ask the applicant to please come forward and rebuttal.

David Crawford: Chairman and Commissioners, Dave Crawford with B&A Engineers. I guess what we have heard this evening from the opposition to the project is not unusual as we see growth coming out of the worst economic crises in our lifetime. This is the growth. This is based on the Kuna comprehensive plan and these are the densities that we see here actually less than the densities that are afforded by the Kuna comprehensive plan. We construct the roads based on what Ada County Highway District; we dedicate those every time a subdivision plat goes through. ACHD owns, operates and maintains those roadways. They are built within the standards that the Highway District requires of us. We preferred; Mr. Reczek was it? ...He backs up to the development and he lives in a very similar development that is consistent with the density for these types of zones. Now, the home sizes vary; not all of them are going to be 1500 square feet, not all of them will be 2500 square feet, but this product is being brought to market because it can be sold within a reasonable time frame. It's developed in accordance with what we are seeing current market rates absorb these lots at about 40 lots per year, and that is what you're seeing here on the phasing plan, so it is a long term plan for the development of this subdivision. The streets will be widened as necessary throughout the project out on Linder. Ardell Road will be brought into play because of this project, which will add another arterial collector road and then on the boundary, School Street westbound will also be finished out. There are access points through this subdivision to each one of these streets. We have reduced the number of access points from other developments outside of Kuna; typically have more frequent access points. In this case, we don't want cut-through traffic coming in from some of the larger roads or from other developments, and so it reduces the traffic through the development by limiting the connections out to the public streets. In accordance with the Kuna code, we have also provided for a traffic study; and that was also included in your packet. I am not a traffic engineer but there is a synopsis in there which indicates that the development of Ardell Road, School Street and Linder Road will operate at acceptable levels of service as it is defined by the Ada County Highway District. That does require us to dedicate additional Right-of-Way to put improvements out on the Right-of-Way, to put sidewalk out on the Right-of-Way and we're doing all of that to assist pedestrians as well as vehicle travel through there. If I can jump a little bit to Mr. Fox; we have notice the development here in accordance with Kuna city code, all neighbors within 300 feet were notified; the city staff provided us with a notification list, and we held the neighborhood meeting prior to submitting the application. I have received much input which is discussed within the narrative that I wrote related to the project and discussed its phasing and of course it's fencing plans. As we have heard, the Kuna code is pretty restrictive on what we can put in for fencing which buffers the development. We plan on complying with what the city of Kuna requires for buffer fencing. We can't stipulate to have anything other than that, as it would be in violation to the city code. There is traffic increases with growth and we have accommodated for the widening of those arterial and collector roads to handle the growth. There is not a lot that we could do about what Mr. Henderson indicated, that there was speeding in the neighborhood; the development doesn't really do anything to reduce speeding or increase speeding, but that is a function of the police department, so increased police presence could certainly assist with speeding in there. With that, I will stand for any questions you may have.

C/Young: Does anybody have questions for the applicant.

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C/Hennis: No, I don't.

C/Young: Ok, none at this time for ...?

C/Wierschem: I do. Going through this packet, and the project and the size of the project and its impact on our citizens as far as schools and so forth... the other entities within our city; have you had a discussion or is the school aware of this project and the size of it? And, I know that is not our jurisdiction, but because that is my profession and I know that schools are past their max at this time, I am curious if you had contacted the local school district to inform them of your intentions?

David Crawford: Chairman and Commissioners, we didn't specifically engage the schools; we presumed that the schools would be notified by the appropriate city staff or if they were part of that to have input. We typically don't. Schools at max level; these are issues that go well beyond what we're doing here today. I mean, I'd like to say 'yes, we addressed all of the issues', because we simply can't. Funding is the biggest thing with schools and a reasonable development plan. We don't know where the next school site is supposed to be located and there is not a lot that we can do to engage the schools to let them know. I suppose in the future I could do that, but I believe that was a function of the normal notification process; much like the way the city notifies the highway district and other entities are involved, the schools would be notified in that process.

C/Wierschem: Ok, thank you.

C/Young: Ok.

C/Hennis: They didn't receive comments from the school district?

C/Wierschem: They did not contact them.

C/Young: Are there any more questions for the applicant at this time? Ok. Thank you. Hearing none, I will close the public hearing at 7:50 pm and then it leads us into our discussion. Is there anyone that would like to go first?

C/Hennis: Well, I do have concerns with a large development going in. I mean I do wonder if we actually need it, at that point, but this has been planned for a long time and it is reduced over what it used to be quite substantially. This is what the market is looking for. Smaller homes are not perceived like they used to be necessarily; people are buying them because they don't like the expanse. I am in that part of the industry, so I know. Otherwise, I think it is fairly well laid out, I mean the densities are pretty low considering.

C/Young: I agree with some of that, with a lot of that and it is already zoned R-6, so as far as density goes, it is an approved use in the existing zoning that is there. They are not asking for a change in zoning to reduce it from a lower density to a higher density, it is an allowed use in a currently zoned area.

C/Hennis: They are actually presenting less than that. The only thing that might be possible; I don't know what you guys feel like but they do have, with this change to the pressurized irrigation storage and such, they did come out with two extra lots so maybe just provide an open space over those two lots. Not necessarily a playground and everything else, but an open space that won't require much maintenance, but gives kids somewhere to play nearby to the house.

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So at the bottom of ... no above Kerrick Road between Whiting and Woodstown, maybe those two bottom lots? I don't know, just something that I thought about with what...

C/Young: I agree, you know, with what is listed and what I see shown in the plan as far as 27 common lots, its ... I am still thinking that it would be good even if keeping the same area as listed at the 7.87 or taking a piece of those strips and creating ... I don't know, I would have to look and do the numbers on the lot size, but to create a space for the people in that area. I am excited that as development is happening, some of the planning that has gone in with the pathways and connecting these developments as they come in, it is a part of the vision for the city to get these connections so those pathways can get to the park. But, a half-mile for two years old and an eighteen month and you know? It is still a distance. But I think if we keep some of those, even if it is the same area, just taking some of the 'strip' landscaping and condensing it into an open area...

C/Hennis: But that would take green out of every parcel.

C/Young: You know, I understand that; I get it but...

C/Hennis: I am against that. I would rather see them give up a couple of lots and try to do that.

C/Young: Well... yeah or they can come back with another plan that says 'here is our open space' and give them an option or two.

C/Wierschem: With that many homes, there should be a place for the kids. They should not have to rely on leaving and going whatever the distance is.

C/Hennis: No, I think so too.

C/Wierschem: And, I just have some concern on what is the percentage of the different size of homes that they are going to put on these lots. Is it 80% 1400 square feet or is it...?

C/Young: You know, I think that they have addressed a range, but I think that the market will determine what those final home sizes are as they develop those areas and stage them.

C/Wierschem: And I totally understand and respect that, but I just think that I would like some clarification because when they build this, I want it to be for the future and not for the past.

C/Young: Could the applicant approach and maybe answer her question?

C/Gealy: It looks like staff has something to say.

Troy Behunin: For the record, Troy Behunin, city planner. To answer your question Stephanie, I am sorry, Commissioner Wierschem; when it comes to home sizes and percentages of lots with home sizes and styles of homes, unfortunately the subdivision regulation does not get into that. Really, what we are here to do is to measure the proposal of the development against the requirements of the subdivision ordinance and it does not wander into 'how big are the homes, how small are the homes'? To be completely frank, home size should not be a consideration at all,

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either for or against; it should not even be part of the discussion. We are not here to discuss home sizes tonight; we are here to discuss 'does this meet the application guidelines of the subdivision ordinance'?

C/Wierschem: Thank you. So, I guess back to the common lots.

C/Gealy: Well, I think it is a very basic subdivision and I just happen to glance back at one that we saw recently that was 262 lots and included a tot-lot, a park and a swimming pool in addition to pathways. And it is not necessarily children that will be using the lots and young families that will be purchasing homes in this area, but from my understanding, there is a large influx of retirees that come into our area, so we could have more senior people as well; myself included. I think that we need to be aware of the potential uses by a larger population as well. Just as a side note; I am not a traffic engineer but I have heard that straight roads tend to encourage speeding more than roads which have more of a curve to them, but that is hearsay because I am certainly not an expert. But I would like to see some... I like the path. I am sorry that it doesn't have any shade on it; it would be hard to use on some of the days we've had this summer. I would like to see some sort of green space amenity for the residents of the subdivision.

C/Hennis: Yes, good point there. Again, it goes into what our city ultimately is looking and striving for which is open spaces and activities parks. Is that something that we want to have them take a look at and re-propose to us or how do we...?

C/Young: I think so. Is that something that we could have them tabled and bring back a modified landscaping and open space plan?

C/Hennis: I agree.

C/Gealy: It looks like staff has something to say.

Troy Behunin: Again, for something such as you have just discussed; the open space, it doesn't necessarily require that a redesign come back before you. You can simply conditions that with staff and it would be noted in the Findings of Fact, it would go to City Council and then at that time, they could continue making modifications if that is what this body would like to see. Then that would keep the timeline tidy.

C/Gealy: May I ask something else? The concern of the neighbor regarding flood irrigation; I think you were out of the room, but a neighbor with pasture is concerned that vinyl fencing would have a reflective quality that would be disturbing the livestock and to the pasture growing. Can you address those concerns?

Troy Behunin: I can't explain it from a technical point of view or as an expert, but I can tell you that there are plenty of pastures in Kuna with vinyl fencing; plenty of pastures in Kuna with wrought iron fences and staff are unaware of any kind of conflicts that have occurred because of those mixed materials.

C/Hennis: Is there any allowance in this type of situation for any other types of materials? Or is it just our standard?

Troy Behunin: There are alternatives to vinyl. There is wrought iron, masonry wall or any combination thereof.

C/Hennis: But that is about it.

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Troy Behunin: But again, vinyl fencing; it falls squarely within the requirements.

C/Hennis: Ok.

Troy Behunin: Does that answer your question?

C/Gealy: What about the flood irrigation concern; that they flood irrigate and would flood the neighbors' yards?

Troy Behunin: Well, it is actually an Idaho State law that you must contain your water on your property. And if you flood irrigate, then it is your responsibility to contain that water, just like it is the responsibility of this developer to ensure that none of their water escapes their property. And that is in Idaho state code, so if water is leaking, someone needs to be paying attention. Does that answer your question?

C/Gealy: Yes, thank you.

C/Hennis: Anything else?

C/Young: Does anyone have anything else they would like to add? I will entertain a motion.

C/Hennis: I want to clarify something with how we feel as a Commission, so pretty much under the understanding of additional open space that they can work with; we can give approval for that but how do we want to address the property barrier south of the pasture land with the fencing? We don't want to just necessarily leave it to vinyl, but do we just specify that the developer will work with the homeowner's or something appropriate or for the city to find an appropriate solution or what is your feeling? Because, I do know as a horse owner, vinyl does not stand up to horses very well. It damages and also can injure them fairly easy. But, putting in a masonry wall that entire length is very expensive. Wrought iron might not be a bad option.

C/Gealy: But with wrought iron, you don't have any privacy.

C/Hennis: Correct and that would be one of the neighbors concerns and how the neighbors feel as well. Because we can't do wood because it never upkeeps correctly. Plus city code won't allow it.

Troy Behunin: Wood or chain link would not be acceptable for perimeter fencing.

C/Hennis: And I would also be concerned as a horse owner about wrought iron too, depending on the design of it could create issues. Hoofs getting caught and things like that...

C/Young: Well, I know that we have wrought iron along the pathways and along the canals that typically border a lot of those which typically that is a requirement of the irrigation districts that they have the clear vision into those canals; not that I am talking about the canal here but overall, I think that perimeter edge, wrought iron fencing just may be appropriate.

C/Hennis: Yeah, but the problem with that is, how would you feel as a home backing that and that is all you have got. Like I said, it is a privacy issue.

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C/Wierschem: It would have to be

C/Gealy: I can't hear you.

Troy Behunin: Staff would have a question as to what type of fencing is in place already for the livestock. Is it wire? It is wire? So then while vinyl itself may not keep out horses, it certainly would be an improvement to add vinyl to an existing condition because they are not replacing the fencing that is there, they are adding to whatever is there. Their responsibility is not to replace a fence.

C/Young: Right. And the privacy issue...

C/Gealy: What about a berm? I mean, not a six foot berm, but a small berm with a wrought iron fence or what if we ask that applicant to work with staff?

C/Hennis: That is what I am thinking is let's kick it to that because I think a berm would be two-fold in that fact that it would aid those homeowners in not dealing with the irrigation even though it is their responsibility, but it would also give them a little bit of a visual break between the two. But yea, we could easily have them work with staff.

C/Gealy: There may be other solutions that we don't think of at this moment.

C/Hennis: Ok.

C/Gealy: Before you make a motion, I would just like clarification because we have two cases before us; we have the 15-04-S [the preliminary plat] and we have the 15-07-DRC [the design review], so that would be two different motions, is that correct?

C/Hennis: That is what I was just looking at because one is recommending approval to the Council.

C/Gealy: And so... go ahead.

C/Wierschem: So he stated that the signage is not included in this design review?

C/Hennis: Correct. It will be coming at a later time.

*Commissioner Hennis motions to recommend approval to City Council for **15-04-S** (Subdivision) Ardell Estates preliminary plat, with the conditions as stated in the staff report and the additional conditions that:*

- 1) The applicant work with city staff to provide for appropriate screening on the south side of the development adjacent to the pasture areas and;*
- 2) The applicant address the need for some additional open spaces for residents to use in the subdivision and present those to City Council and;*
- 3) Strike/eliminate condition #13 from the staff report;*

Commissioner Gealy seconds, all aye and motioned carried 5-0.

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Commissioner Hennis motions to approve 15-07-DR (Design Review) for Ardell Estates preliminary plat, with the conditions as stated in the staff report and the additional conditions that:

- 1) The applicant work with city staff to provide for appropriate screening on the south side of the development adjacent to the pasture areas and;*
 - 2) The applicant address the need for some additional open spaces for residents to use in the subdivision and present those to City Council and;*
 - 3) Strike/eliminate condition #13 from the staff report;*
- Commissioner Gealy seconds, all aye and motioned carried 5-0.*

The Commissioners thanked citizens for their testimony and reiterated that the Commission does consider everyone's input valuable.

4. DEPARTMENT REPORTS:

- a. None

5. CHAIRMAN / COMMISSIONER DISCUSSION:

C/Gealy: I spoke with Troy about this; I have been driving around looking at sidewalks and noticing that... I think that we need to be or perhaps I need to be aware of how sidewalks are placed in conjunction with roads; because I was thinking of like Ten Mile and Deer Flat and those are really busy roads. We're seeing curb, gutter and sidewalk but in many areas I see a grassy area between the road and the sidewalk and I think that might be safer for children, pets, older folks, pedestrians, cyclists. I think within subdivisions it is fine to have curb, gutter and sidewalk; but along some of our main roads, I think we should be watching the placement of those sidewalks.

C/Young: There are provisions in the city code for internal subdivision streets, arterial streets and collector streets. As you get into those heavier traffic that is where those separations start to go, but if it is something that we can...

C/Gealy: I think we should just be aware of it.

C/Hennis: Yes. I think you are right.

C/Gealy: I was noticing it today and I was just driving up Locust Grove so that is not even in our jurisdiction, but there will be places where the sidewalk runs right along the street and places where it is offset a little bit.

Wendy Howell: I can tell you that if it is within ACHD's five year work plan, typically we do not do actual curb and gutter, sometimes even the sidewalks because ACHD will be coming out to install them. If it is longer than that, it usually ends up with a long conversation with ACHD to determine the best treatment to move forward with. They have a design book with different types of cross-sections for what to put where. Some of the borrow pits which is that grassy area that you are talking about, is no longer allowed in certain areas. In other places they do allow it, I mean there are a lot of variable that go into that.

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C/Gealy: It was just... I don't know why it just occurred to me. When you see in the subdivisions where they have the nice meandering sidewalk where we actually see people walking their dogs and pushing a baby stroller and then you see a sidewalk right along Locust Grove with cars going by at 50 mph.

C/Gay: Well out there on Linder, is it Linder that...

C/Gealy: Well, I think we can all think about it and we'll watch when we are out.

C/Hennis: Well, I mean you have a good point because if you have ever walked along those, just think about how you feel.

C/Gealy: It's frightening.

C/Hennis: Yeah, and I think that we have looked at some of these in the past. I know that on Hubbard, we tried to get sidewalks back as much as we could so I think it is something that we definitely have to think about.

C/Gay: Going out Linder, they are widening that road. And then it is curb, gutter and sidewalk.

C/Gealy: It was just something that occurred to me and I don't know if we can really talk about it with... maybe we can talk about it when we have a particular filing in front of us, but I think it might be something we should be something to just be aware of too.

C/Hennis: I agree. I think that is one of the biggest detractors to me outside certain developments, you know, what I like to see and what I think is attractive is that first buffer zone. I mean, it makes a big difference between subdivisions.

C/Gealy: And if we are putting in sidewalks, are they sidewalks that people are actually going to use?

Wendy Howell: When you are looking at a specific project, both in the staff report and in ACHD response, you will find what is required in that specific area.

C/Gealy: Thank you. That was all I had.

6. ADJOURNMENT:

Commissioner Hennis motions to adjourn at 8:16 pm; Commissioner Gealy Seconds, all aye and motion carried 5-0.

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Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, September 8, 2015**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Vice-Chairman Stephanie Wierschem	X	Troy Behunin, Senior Planner	X
Commissioner Dana Hennis	X	Trevor Kesner, Planner I	X
Commissioner Cathy Gealy	X		
Commissioner Joan Gay	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:09 pm**.

1. CONSENT AGENDA

- a. **15-04-SUP** (Special Use Permit) **15-05-DR** (Design Review) - Idaho Solar 1, LLC / Origis Energy USA, Inc: Applicant requests SUP approval for a 40 MWac solar photovoltaic project totaling 180 acres over 3 parcels, totaling 220 overall acres and design review approval for the accompanying landscaping plan. - ***Findings of Fact and Conclusions of Law.***

*Commissioner Gealy motioned to approve consent agenda;
Commissioner Hennis seconds, all aye and motioned carried 5-0.*

2. PUBLIC HEARING

- a. **15-02-Sub** (Preliminary Plat) **15-03-SUP** (Special Use Permit) - 'A' Team Land Consultants/Steve Arnold: Applicant requests approval of a preliminary plat and special use permit to create a 145 lot residential subdivision (Journey's End). The applicant proposes to develop 87 single family lots, 20 townhome lots, 25 multi-family (four-plex) lots and 13 common lots. Applicant seeks Special Use Permit approval to construct townhomes and multi-family dwellings within portions of an R-6 (Medium Density Residential) zone.

Trevor Kesner: Good evening Commissioners, for the record, Trevor Kesner; city planner for the City of Kuna. We received and email from the applicant just this afternoon requesting that this item be tabled until the next regularly scheduled Planning and Zoning Commission meeting, which is September 22nd, 2015. Staff will enter the email request from the applicant into the record so that document will show up subsequently in your packets for that meeting.

C/Young: Ok. Thank you. So that removes that from the agenda.

C/Gealy: I think we'll need a motion.

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C/Wierschem: Yes, we need to motion.

*Commissioner Gealy motioned to table case 15-02-S and case 15-03-SUP to the next Planning and Zoning Commission meeting to be held September 22, 2015;
Commissioner Gay seconds, all aye and motioned carried 5-0.*

3. DEPARTMENT REPORTS:

- a. Wendy Howell informed the Planning and Zoning Commission that the Kuna Planning and Zoning department has received an appeal application for the approval of Idaho Solar 1, LLC / Origis Energy USA, Inc. solar farm which will go to City Council. Also, the Planning and Zoning department began sending the Commission members the weekly building permit report from our department for their information.

C/Wierschem asked if Ms. Howell knew the date that Council would hear the appeal. Ms. Howell stated that she believed the date to be September 29th, 2015 at 6 p.m.

C/Hennis inquired if that would be a 'special meeting' due to City Council not having a regularly scheduled meeting on that date. Ms. Howell confirmed that it was a special meeting.

4. CHAIRMAN / COMMISSIONER DISCUSSION:

5. ADJOURNMENT:

*Commissioner Gealy motions to adjourn at 6:15pm;
Commissioner Gay Seconds, all aye and motion carried 5-0.*

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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



City of Kuna

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P&Z Findings of Fact & Conclusions of Law

To: Planning and Zoning Commission

Case Number(s): 15-04-S (Preliminary Plat) and 15-07-DRC (Design Review) **Ardell Estates Subdivision**

Site Location: Southwest Corner (SWC) Linder and Ardell Roads,
Kuna, Idaho 83634

Planner: Troy Behunin, Senior Planner

Hearing Date: August 25, 2015
Findings of Fact: September 22, 2015

Applicant: **DBTV Waters Edge Farm, LLC; Tim Eck**
6152 W. Half Moon Ln.
Eagle, ID, 83616
208.850.0591
timothyeck@me.com

Representative: **B&A Engineers, Inc., David Crawford**
5505 W. Franklin Rd.
Boise, ID 83705
208.342.5792
dacrawford@baengineers.com

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- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Findings of Fact
- J. Conclusions of Law
- K. Recommendation to the Council

A. Course of Proceedings

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

a. Notifications

- | | |
|---------------------------|---------------|
| i. Neighborhood Meeting | April 2, 2015 |
| ii. Agencies | July 1, 2015 |
| iii. 300' Property Owners | July 28, 2015 |

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

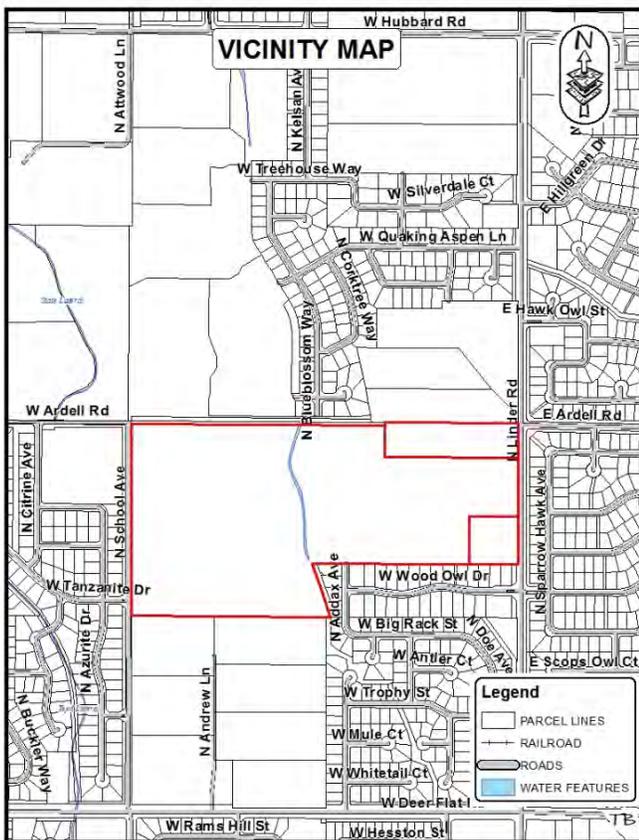
August 5, 2015
 August 14, 2015

B. Applicants Request:

1. Request:

Applicant requests preliminary plat approval in order to create a 261 lot residential subdivision (Ardell Estates Subdivision) in an R-6 (Medium Density Residential) zone. The applicant proposes to develop 27 additional lots into common lots for use by residents. These common lots will make up 7.87% of the site, or approximately 5.4 acres. Applicant is proposing a minimum of seven (7) phases of development; the timing of which will be driven by the consumer market.

C. Vicinity and Aerial Maps:



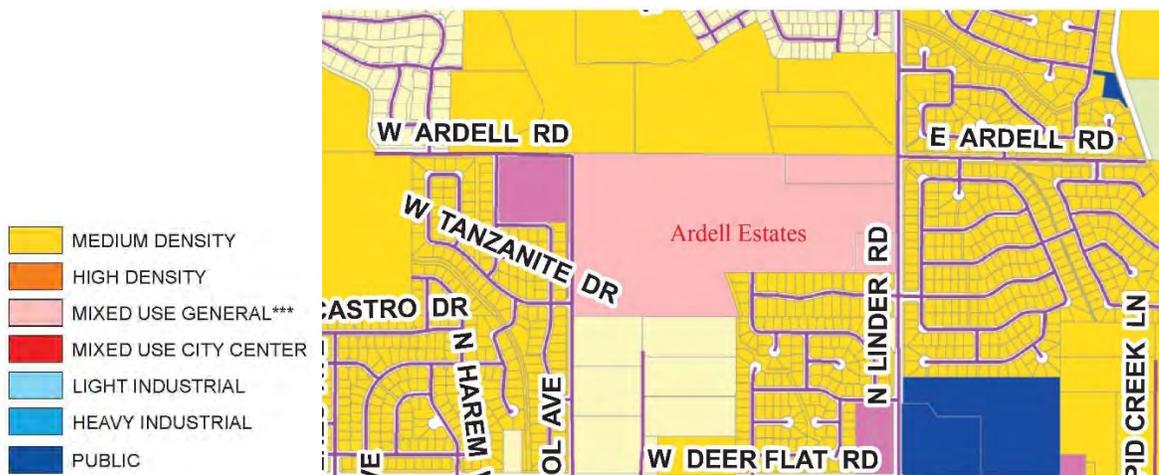


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D. History: The subject parcel is in Kuna City limits and is currently zoned R-6 (Medium Density Residential). This property has historically been used for Agriculture purposes and farmed.

E. General Project Facts:

- 1. Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies this site as Mixed-Use General, which is an overlay for mixing residential and commercial if the owner wishes, but it is not required. Staff views this land use request to be consistent with the approved FLU map.



2. Surrounding Land Uses:

North	R-4, RR	Medium Density Residential – Kuna City, Rural Residential – Ada County
South	R-5, RUT	Medium Density Residential – Kuna City, Rural Urban Transition – Ada County
East	R-6	Medium Density Residential - Kuna City
West	C-1, R-6	Neighborhood Commercial, Med. Den. Residential – Kuna City

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

- Approx. 68.58 total acres
- R-6, (Medium Density Residential)
- Parcels: 1 = S1314417200 (4.8 ac.), 2 = S1314417415 (60.4 ac.), and 3 = S1314417970 (2.4 ac.)

4. **Services:**

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

5. **Existing Structures, Vegetation and Natural Features:** Currently there are no structures and the land is being used for agricultural purposes. It is anticipated that will continue its historic uses on the remaining lands until development occurs.

6. **Transportation / Connectivity:** The applicant proposes a single access from Linder Road, one on future West Ardell Road and two access points on School Road for a total of four new access points. Applicant proposes to connect to the North Addax Avenue to the south.

7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts.

8. **Agency Responses:** The following agencies returned comments: City Engineer (Gordon Law, P.E.) (Exhibit B 1), Ada County Highway District (ACHD) (Exhibits B 2 & 3), Boise Project Board of Control (BPBC) (Exhibit B 4), Central District Health Department and the Idaho Transportation Department (ITD) (Exhibit B 5). The responding agency comments are included as exhibits with this case file. The following agencies did not send in comments; DEQ, Kuna Police Department, Kuna School District, Ada County Planning and Zoning, Idaho Power, J&M Sanitation, or the US Post Office.

F. **Staff Analysis:**

This site is located at the southwest corner of Linder & Ardell Roads. The applicant proposes to develop the land into 261 residential lots in an R-6 (Medium Density Residential) zone. Applicant proposes 27 additional common lots for use by future residents; including a central pedestrian pathway that will add to the City’s overall master pathway system. This pathway will extend an existing pathway south of this project connecting pedestrians to and through Arbor Ridge (north of this site) and ultimately to a City Park within Arbor Ridge. The Hubbard Beal Drain is generally centered within the project and it is anticipated that this drain will be piped through the site. The central pathway will follow this natural feature. An HOA will be established for the care and maintenance of the common lots. This application includes Design Review for the common spaces and all landscape buffers. Applicant proposes a minimum of seven (7) phases of development which will be driven by the consumer market.

Public services will be extended by the developer to the property from the existing facilities offsite. This project anticipates providing a location for a new regional irrigation pump station in the southeastern part of the site.

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.'s 15-04-Sub and 15-07-DRC, to the Commission with general staff support and recommended conditions of approval.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230, 546 and 570,
2. City of Kuna Subdivision Ordinance No. 2012-18, Title 5 Zoning Regulations,
3. City of Kuna Comprehensive Plan and Future Land Use Map,
4. City of Kuna Landscape Regulations, Title 5, Chapter 17, Section 1 thru 26,
5. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission accepts the Comprehensive Plan components as described below.

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

GOALS AND POLICY – Property Rights

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

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

GOALS AND POLICY – Economic Development

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

Policy 1.3: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms.

GOALS AND POLICY – Land Use

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

Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses and commercial activity – within both the community-scale and neighborhood-scale centers – to strengthen the local economy and to provide more opportunities for social interaction.

Policy 2.3: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

I. Findings of Fact:

1. This request appears to be consistent and in compliance with all Kuna City Code (KCC).
2. The use appears to meet the general objectives of Kuna’s Comprehensive Plan.
3. The site is physically suitable for a subdivision.
4. The subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The subdivision application is not likely to cause adverse public health problems.

6. 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.
7. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
8. The Kuna Planning and Zoning Commission accepts the facts as outlined in the staff report, any public testimony and the supporting evidence list as presented.
9. Based on the evidence contained in Case No's 15-04-Sub and 15-07-DRC, this proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map (FLU).
10. The Planning and Zoning Commission has the authority to recommend approval or denial for these applications.
11. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

J. Conclusions of Law:

1. Based on the evidence contained in Case No's 15-04-S and 15-07-DRC, the Kuna Planning and Zoning Commission finds Case No's 15-04-S and 15-07-DRC, complies with Kuna City Code.
2. Based on the evidence contained in Case No's 15-04-S and 15-07-DRC, the Kuna Planning and Zoning Commission finds Case No's 15-04-S and 15-07-DRC, are consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Recommendation to the Council:

15-04-Sub, Note: *This proposed motion is to recommend approval, conditional approval, or denial for this request to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

15-07-DRC:-Design Review Note: *The proposed motion is to approve or deny the design review request. If the Planning and Zoning Commission wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.*

On August 25, 2015, the Planning and Zoning Commission voted 5-0 and now recommend approval for Case No. 15-04-S, based on the facts outlined in staff's report and the public testimony at the public hearing the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* of Case No's 15-04-S and 15-07-DRC, a request for Preliminary Plat and Design Review by DBTV Waters Edge Farms, LLC and B&A Engineers, Inc. *with* the following conditions of approval:

- Follow all Staff recommended conditions outlined in staff report;
 - The applicant work with city staff to provide for appropriate screening on the south side of the development adjacent to the pasture areas and;
 - Applicant shall address the need for some additional open spaces for residents to use in the subdivision and present those to City Council and;
 - Applicant shall strike/eliminate condition #13 from the staff report.
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 potable water and sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards

- contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
- c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation and drainage systems.
 - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District, and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1– With future development and as necessary, dedicate right-of-way in sufficient amounts to follow Kuna City and ACHD standards and widths.
 3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
 4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
 5. Street lighting shall use LED lights, with spacing and wattages meeting the approval of the City; Applicant shall coordinate a street light plan for planning department approval in concert with the prepared construction drawings for the project.
 6. Parking within the site shall comply with Kuna City Code, unless specifically approved otherwise.
 7. Fencing within and around the site shall comply with Kuna City Code unless specifically approved otherwise).
 8. All site signage (including entry monuments) must obtain design review approval and building permits for their construction.
 9. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property, and may include a license agreement for their care.
 10. Submit a petition to the City (if necessary and confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID) prior to requesting final plat signature from the City Engineer.
 11. 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.
 12. The applicant's proposed preliminary plat (dated 04.2.15) and landscape plan (dated 04.14.2015) shall be considered a binding site plans, or as modified and approved through the public hearing process.
 13. Applicant's landscape plan does not indicate any trees or shrubs within the central pathway. Applicant shall follow the landscape requirements as noted in KCC 5-17-12-C for open spaces.
 14. Applicant shall follow all staff, city engineer and other agency recommended requirements as applicable.
 15. Developer shall comply with all local, state and federal laws.

DATED: This 22nd, day of September, 2015;

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Senior Planner
Kuna Planning and Zoning Department



City of Kuna

Council Staff Report

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

To: Kuna Planning and Zoning Commission

Case Number(s): 15-02-S (Subdivision) and 15-03-SUP (Special Use Permit):
Journey's End Subdivision

Location: East of Kay Avenue and west of Sailer Place, approximately 400-feet south of State Highway 69 (E. Kuna Road/E. Avalon St.) Kuna, Idaho 83634

Planner: Trevor Kesner, Planner II

Hearing Date(s): Originally noticed for September 8th, 2015; tabled at request of applicant to **September 22, 2015**

Applicant: **Blacks Creek, LLP**
PO Box 690
Meridian, Idaho 83680
208.514.4909
lbootstfi@gmail.com

Representative: **A Team Land Consultants, Steve Arnold**
1785 Whisper Cove Avenue
Boise, Idaho 83709
208.321.0525
steve@ateamboise.com

Table of Contents:

- A. Course Proceedings
- B. Applicants Request
- C. Vicinity & Aerial Maps
- D. Site History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Proposed Findings of Fact
- J. Proposed Conclusions of Law
- K. Recommendation By the Planning and Zoning Commission

A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states subdivisions and special use permits are designated as public hearings, with the Planning and Zoning Commission as the decision-making body for special use permits and City Council as the decision-making body for subdivisions. This

land use was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).

a. Notifications

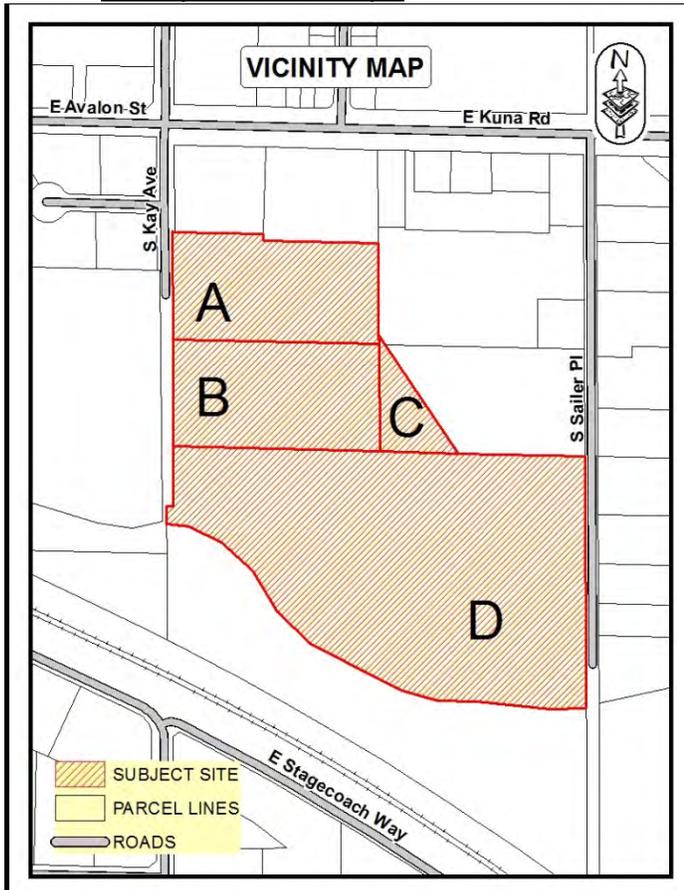
- | | |
|---------------------------|-------------------------------|
| i. Neighborhood Meeting | March 9, 2015 |
| ii. Agencies | July 13, 2015 |
| iii. 300' Property Owners | July 27, 2015/August 18, 2015 |
| iv. Kuna, Melba Newspaper | August 19, 2015 |
| v. Site Posted | July 20, 2015/August 18, 2015 |

B. Applicant Request:

1. Request:

Applicant requests approval of a Preliminary Plat and Special Use Permit to create a 145 lot residential subdivision (Journey's End). The applicant proposes to develop 87 single family lots, 20 townhome lots, 25 multi-family (four-plex) lots and 13 common lots. The common areas will make up approximately 26% of the entire site, or 7.54 acres. One common lot will be developed as an extension of the Kuna Greenbelt pathway along Indian Creek. An HOA will be established for the care and maintenance of the common areas. The applicant seeks Special Use Permit approval to construct townhomes and multi-family dwellings within portions of an R-6 (Medium Density Residential) zone. The applicant proposes seven (7) phases of development which will be driven by the consumer market.

C. Vicinity and Aerial Maps:



D. History: The subject parcels are already annexed into Kuna City limits. Both have historically been farmed. The *Indian Creek Canal* borders the southerly boundary of the development.

E. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies this site as Mixed-Use City Center. Staff views this land use request to be consistent with the approved FLU map.

2. **Surrounding Land Uses:**

North	C-1/R-6	Neighborhood Business District/Medium-Low Density Residential – Kuna City
South	RUT	Rural-Urban Transition–Ada County
East	R-4	Low Density Residential – Kuna City
West	RR and R-1	Rural-Urban Transition – Ada County AND Low Density Residential - Kuna City

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

- Approximately 28.79 total acres
- C-1 (Existing) – 4.72 Acres AND R-6 (Existing) – 24.07 Acres
- Parcel #'s showing (see vicinity map on page 2 of 8): A) R0615252032; B) R0615252200; C) R0615251800; D) R0615252800.

4. **Services:**

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

5. **Existing Structures, Vegetation and Natural Features:** Currently the land is fallow with two agricultural related structures situated on the site. It is anticipated that use will continue until construction begins on the development. This site’s topography is generally flat.

6. **Water Rights:** Any existing water rights will stay with the land and are non-transferrable; except to the City of Kuna, which shall be annexed into the city’s pressure irrigation system.

7. **Transportation / Connectivity:** The applicant proposes three access points; one (1) access on south Sailer Place and two access points (2) on south Kay Avenue.

8. **Environmental Issues:** Staff is not aware of any environmental issues or health conflicts. It appears that portions of the most southerly parcel are situated within the 100 year flood plain, according to the Idaho Department of Water Resources mapping system and the submitted preliminary plat.

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

- Exhibit B-1) Kuna City Engineer (Gordon Law, P.E.);
- Exhibit B-5) Ada County Highway District (ACHD);
- Exhibit B-4) Idaho Transportation Department (ITD);
- Exhibit B-2) Boise Project Board of Control;
- Exhibit B-3: Idaho Department of Environmental Quality (DEQ).

F. Staff Analysis:

The subject site is located approximately 400 feet south of E. Avalon Street/E. Kuna Rd/SH69, between S. Kay Avenue and S. Sailer Place. The 28.79 acre site is currently annexed into the City with 24.07 acres designated as an R-6 (Residential) zone, and the remaining 4.72 acres designated as C-1 (Commercial) zone. The applicant intends to create 132 buildable lots in the subdivision proposing 7.54 acres (nearly 26 % of the project) of common space for the use of residents to be owned and maintained by an HOA. This project will include pathways through the development, landscape buffers, a tot-lot and a swimming pool and clubhouse. Applicant also proposes improvements to the Indian Creek pathway (Greenbelt) on the north side of Indian Creek on the southern border of the project.

Public services will be extended to the property. The site is too low to be serviced by gravity and capacity of the nearest lift station is almost fully committed, therefore, a lift station is required. This project is not connected to the city's pressure irrigation system, but pump stations in this area are adequate to serve this property.

The applicant is proposing to construct 36 foot wide internal streets with curb, gutter and five foot detached sidewalks buffered by 7 foot parkway strips. The existing paved ROW on S. Sailer Place is 42 feet total width, or 21 feet from centerline. ACHD will require the applicant to construct Sailer Place as half of a 36-foot street section and locate a Cul-de-sac turn around at its terminus. The existing paved ROW on S. Kay Avenue is 40 feet total width or 20 feet from centerline. Consistent with that the applicant shall construct Kay Avenue as half of 40-foot street section, with curb, gutter and attached sidewalk abutting the site. ACHD has requested the applicant provide a stub street to connect to the Sailer Shores Meadows development to the east of this project. The applicant does not wish to provide the stub; therefore, ACHD will require written documentation from the Sailer Shores Meadows developer that the approved preliminary plat for Sailer Shores Meadows be reconfigured so as not to connect to the Journey's End site.

Planning and Zoning staff support the ACHD alternative requirement; however, staff will rely on the Planning and Zoning Commission and City Council for a determination relating to any future connections to or through the site.

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 a recommendation of approval for Case No.'s 15-02-Sub and 15-03-SUP, subject to the recommended conditions of approval.

G. Applicable Standards:

1. Kuna Zoning Ordinance No. 230, 546 and 570; Title 5 Zoning Regulations,

2. Kuna Subdivision Ordinance No. 2012-18,
3. Kuna Comprehensive Plan and Future Land Use Map,
4. Kuna Landscape Regulations, Title 5, Chapter 17, Section 1 thru 26,
5. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. Comprehensive Plan Analysis:

The Kuna Planning and Zoning accepts the Comprehensive Plan components as described below:

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

GOALS AND POLICY – Property Rights

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

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

GOALS AND POLICY –Economic Development

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

Policy 1.3: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms.

GOALS AND POLICY –Land Use

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

Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses and commercial activity – within both the community-scale and neighborhood-scale centers – to strengthen the local economy and to provide more opportunities for social interaction.

Policy 2.3: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

Goal 4: *Preserve key natural and open spaces, maintain and enhance existing park spaces, and promote the development of additional park spaces to meet growing demands.*

Objective 4.1: Identify areas within the region that can be preserved and protected for future generations.

Policy 4.3: Create parks or preserves at key community open spaces such as the Hubbard reservoir, **Indian Creek**, Kuna Butte, and Initial Point.

I. Proposed Findings of Fact:

1. This request appears to be consistent and in compliance with all Kuna City Code (KCC).
2. The use appears to meet the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a subdivision.
4. The subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The subdivision and special use permit application is not likely to cause adverse public health problems.
6. 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.
7. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
8. The Kuna City Planning and Zoning accepts the facts as outlined in the staff report, any public testimony and the supporting evidence list as presented.
9. Based on the evidence contained in Case No.s 15-02-S (Subdivision) and 15-03-SUP (Special Use Permit), this proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map (FLU).
10. The Kuna Planning and Zoning Commission has the authority to approve or deny these applications.
11. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

J. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No.s **15-02-S** and **15-03-SUP**, the Kuna Planning and Zoning Commission finds Case No.s **15-02-S** and **15-03-SUP**, comply with Kuna City Code.
2. Based on the evidence contained in Case No's **15-02-S** and **15-03-SUP**, the Kuna Planning and Zoning Commission finds Case No.s **15-02-S** and **15-03-SUP** are consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Proposed Recommendation by the Planning and Zoning Commission:

Based on the facts outlined in staff's report and the public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, forwards a recommendation of (*approval/denial*) of Case No. 15-02-S (Subdivision), and hereby (*approves/conditionally approves/denies*) Case No. 15-02-SUP special use permit (*with or without*) the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

- a. The City Engineer shall approve the sewer hook-ups. It is recommended that a sewer study is conducted with input from the developer and in consideration of this development's and the city's needs in order to determine the preferred sewer service option for this property. When connecting to the sewer system, the applicant shall abide by any relevant sewer reimbursement policies and agreements and any relevant connection fees.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department typically recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District, and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1- With future development and as necessary, dedicate right-of-way in sufficient amounts to follow Kuna City and ACHD standards and widths.
 3. The applicant shall fully improve and dedicate the common lot(s) or portions of any common lots which are considered to be the Indian Creek Pathway (Greenbelt) extension along the southern boundary of the development, to the public.
 4. 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, per Kuna city Code: 6-4-2-W.
 5. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
 6. Street lighting shall be LED lights and meet the approval of the City.
 7. Parking within the site shall comply with Kuna City Code, unless specifically approved otherwise.
 8. Fencing within and around the site shall comply with Kuna City Code unless specifically approved otherwise).
 9. Signage within the site shall comply with Kuna City Code (A sign permit is required prior to sign construction).
 10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
 11. Submit a petition to the City (if necessary and confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the

irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID).

12. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission, or seek amending them through public hearing processes.
13. The applicant's proposed preliminary plat (dated 06.12.15) and landscape plan (dated 05.12.15) shall be considered binding site plans, or as modified and approved.
14. Applicant shall follow all staff, city engineer and other agency recommended requirements as applicable.
15. Developer shall comply with all local, state and federal laws.

RECEIVED

JUN 15 2015

CITY OF KUNA



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

Preliminary Plat Checklist

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

Project name: Journey's End Subdivision **Applicant:** A Team Land Consultants

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

Applicant (√)	Description	Staff (√)
X	Completed and signed Commission & Council Review Application.	✓
X	Vicinity map showing relationship of the proposed plat to the surrounding area with a 2-mile radius.	✓
X	Homeowner's maintenance agreement for the care of landscaped common areas.	✓
X	Legal description of the preliminary plat area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
X	Proof of ownership—A copy of your deed <u>and</u> Affidavit of Legal Interest (for all interested parties involved).	✓
X	Letter of Intent indicating reasons and details for preliminary plat.	✓
X	Commitment of Property Posting form signed by the applicant/agent.	✓
X	If preliminary plat includes 100 lots or more, please submit a traffic impact study. If preliminary plat includes 50 lots or more, please submit an <u>estimate of tax revenue generation</u> and an <u>estimate of the public service costs</u> to provide adequate service to the development.	✓
X	A letter from Ada County Engineer with the Subdivision Name reservation. ANY name change(s) needs to be submitted and approved by the Planning & Zoning Director and Ada County Engineer.	✓
X	Phasing Plan (PRE-Plat)	✓
n/a	Include Large Scale Development Requirements. KCC 6-5-4	N/A
X	Landscape Plan—	✓
X	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓
X	8 1/2 x 11 proposed preliminary plat.	✓
X	Preliminary plat drawing on 24x36 quality paper drawn to scale of 1 to 100' or more. The following information shall be contained on the preliminary plat: ◇ Topography at two foot (2') intervals ◇ Land uses (location, layout, types & dimensions): residential, commercial & industrial land uses. ◇ Street right-of-ways: dimensions of right-of-way dedication for all roadways, street sections, improvements, etc. ◇ Easements/common space: utility easements, parks, community spaces ◇ Lots: layout and dimensions of lots ◇ Preliminary improvement drawing: show water, sewer, drainage, electricity, irrigation, telephone, natural gas, proposed street lighting, proposed street names, proposed subdivision name, fire hydrant placement, storm water disposal, underground utilities, and sidewalks..	✓

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



City of Kuna
 Planning & Zoning
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Special Use Checklist

Special Use requires a public hearing with the Planning & Zoning Commission. A public hearing sign will be required to be posted by the applicant for the meeting. Sign posting regulations are available online.

Project name: Journey's End Subdivision	Applicant: A Team Land Consultants Steve Arnold
--	---

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

Applicant (√)	Description	Staff (√)
X	Completed and signed Commission & Council Review Application.	✓
X	Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide.	✓
X	Legal description of the property: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
X	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties).	✓
X	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	✓
X	Landscape plan drawn to scale as the same size as the site development plan with the following details: <ul style="list-style-type: none"> ◇ Type, size and location of all existing & proposed plant materials and other ground covers. The size of plants at planting and maturity should be included. ◇ Existing vegetation labeled to remain or to be removed with landscaping on adjacent properties by area (s) to be considered. ◇ Method of irrigation. ◇ Cross-sections through areas of special features, berms, retaining walls, etc. ◇ Footprints of all structures to be constructed. 	✓
X	Site development plan on 24x36 to scale (not smaller than 1=30 unless otherwise approved) with the following information: <ul style="list-style-type: none"> ◇ Building locations—existing and proposed with spare-footages. ◇ Fences—existing, surrounding and proposed. ◇ Off-street parking, circulation and driveway locations and types. ◇ Location and size of adjacent streets and driveways. ◇ North arrow and property lines. ◇ Drawings of major exterior elevations. ◇ Building materials and color scheme. ◇ Existing grades and proposed new grades. ◇ Existing lighting and proposed lighting. 	✓
X	Commitment of Property Posting form signed by the applicant/agent.	✓
X	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓

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

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



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 Planning & Zoning
 Department
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 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

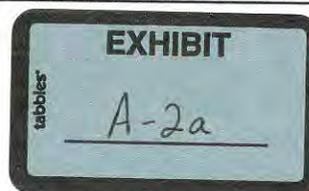
For Office Use Only	
File Number (s)	15-02-S
Project name	TOURNEY'S END SUBDIVISION
Date Received	06/15/15
Date Accepted/Complete	7/8/15
Cross Reference Files	15-03-SUP
Commission Hearing Date	Aug 25 th , 2015
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Blacks Creek LLP</u>	Phone Number: <u>514-4909</u>
Address: <u>PO Box 690</u>	E-Mail: <u>lbootstfi@gmail.com</u>
City, State, Zip: <u>Meridian, ID. 83680</u>	Fax #: <u>401-0977</u>
Applicant (Developer): <u>A Team Land Consultants</u>	Phone Number: <u>321-0525</u>
Address: <u>1785 Whisper Cove Avenue</u>	E-Mail: <u>steve@ateamboise.com</u>
City, State, Zip: <u>Boise, ID. 83709</u>	Fax #: <u>401-0977</u>
Engineer/Representative: <u>A Team Land Consultants</u>	Phone Number: <u>321-0525</u>
Address: <u>1785 S. Whisper Cove Ave</u>	E-Mail: <u>steve@ateamboise.com</u>
City, State, Zip: <u>Boise, Id 83709</u>	Fax #: <u>208-401-0977</u>

Subject Property Information

Site Address: <u>S. Kay Ave & 987 E. Kuna Rd Kuna, Id 83634</u>	
Site Location (Cross Streets): <u>Sailor Place and Kay Avenue</u>	
Parcel Number (s): <u>R01615252032, R01615252200, R01615251800, R01615252800</u>	
Section, Township, Range: <u>Section 25, T.2N, R.1W</u>	
Property size : <u>28.79 acres</u>	
Current land use: <u>Agriculture</u>	Proposed land use: <u>Single & Multi family</u>
Current zoning district: <u>C1, and R-6</u>	Proposed zoning district: <u>C1, and R-6</u>



Project Description

Project / subdivision name: Journey's End Subdivision

General description of proposed project / request: To develop a community of single family residential homes with a mix of Town homes and 4-plex units.

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): Clubhouse/pool, playground, pathways

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: Barn and other out buildings

Any existing buildings to remain? Yes No

Number of residential units: 207 Number of building lots: 145

Number of common and/or other lots: 13

Type of dwellings proposed:

Single-Family 87

Townhouses 20

Duplexes _____

Multi-Family 25 lots = 100 Units

Other _____

Minimum Square footage of structure (s): 960 s.f for Multifamily, 1,200s.f for town, 1,400s.f Single

Gross density (DU/acre-total property): 7.19/AC Net density (DU/acre-excluding roads): 8.61/AC

Percentage of open space provided: 19% Acreage of open space: 5.65 AC

Type of open space provided (i.e. landscaping, public, common, etc.): Club house/pool, pathways, open

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____

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

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

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

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

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

Proposed Parking:

a. Handicapped spaces: _____ Dimensions: _____

b. Total Parking spaces: _____ Dimensions: _____

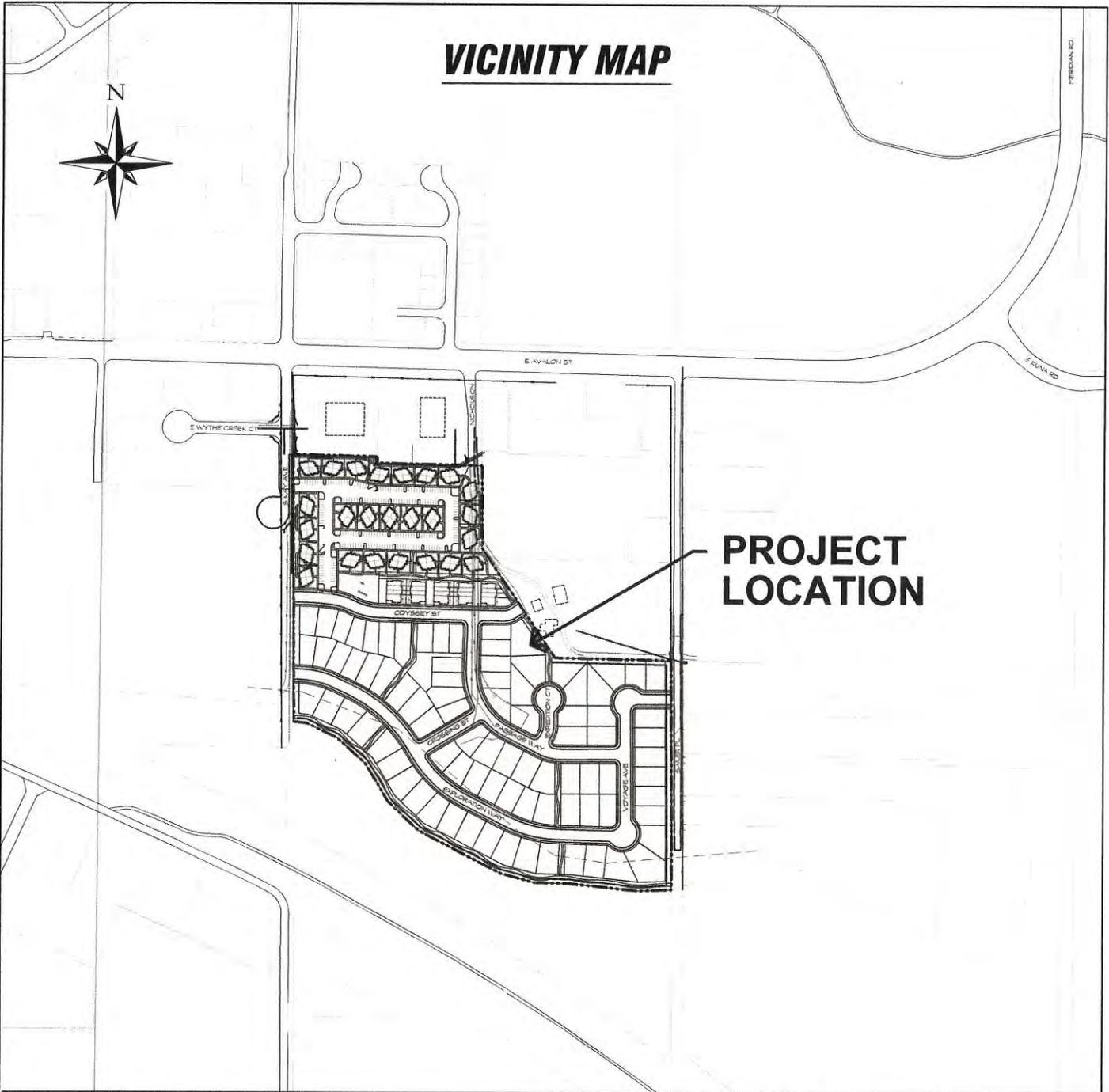
c. Width of driveway aisle: _____

Proposed Lighting: _____

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

Applicant's Signature: [Signature] Date: 6/13/15

VICINITY MAP



**PROJECT
LOCATION**

OWNER / DEVELOPER

**BLACK CREEK LLC
P.O. BOX 690
MERIDIAN, ID 83680**

PLANNER / CONTACT

**STEVE ARNOLD
A-TEAM LAND CONSULTANTS
1785 WHISPER COVE AVE.
BOISE, ID 83709 PH. 208-871-7020**

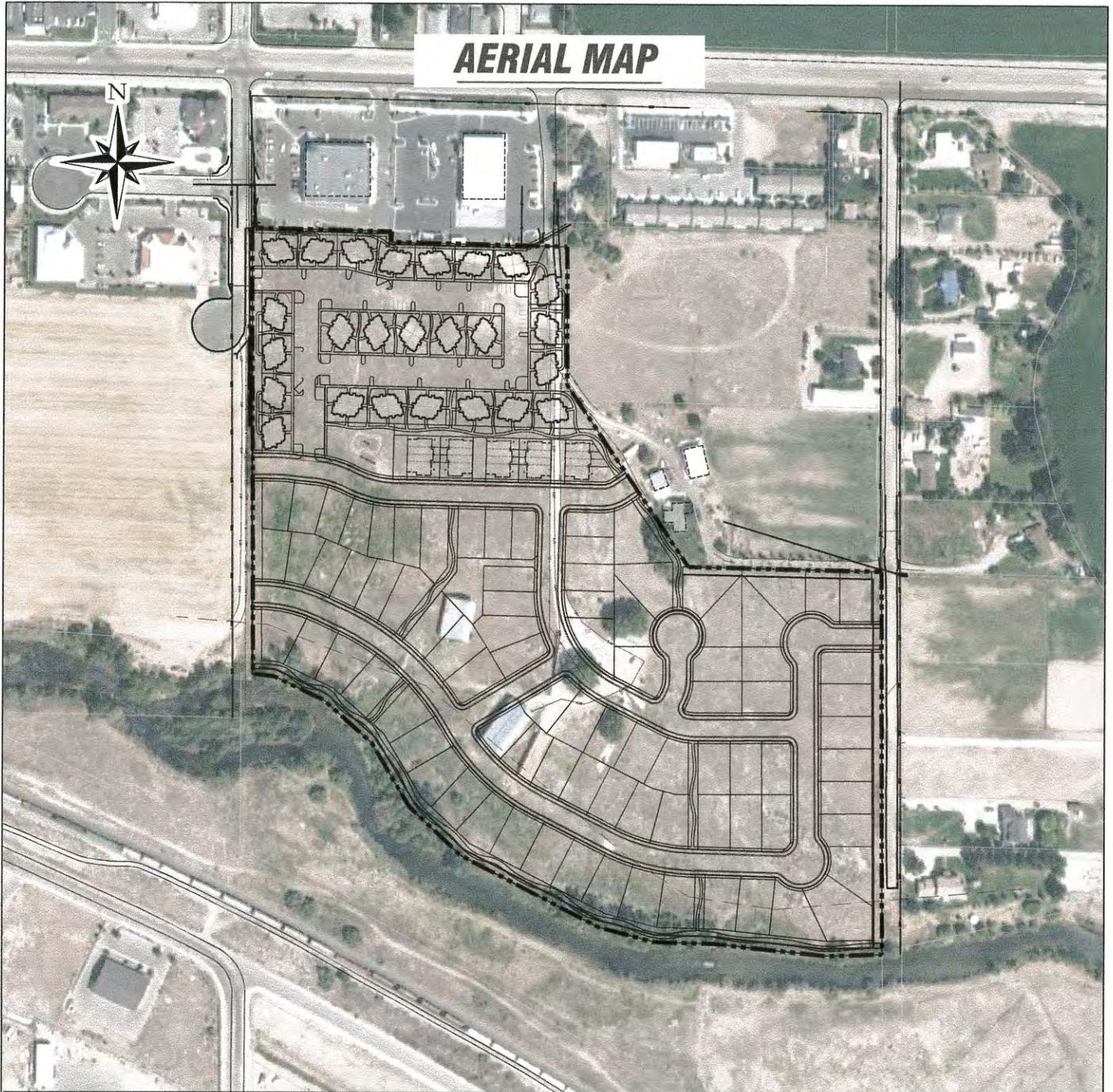
JOURNEY'S END SUBDIVISION

**SECTION 25, T.2N., R.1W., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO**

1" = 500'



AERIAL MAP



OWNER / DEVELOPER

**BLACK CREEK LLC
P.O. BOX 690
MERIDIAN, ID 83680**

PLANNER / CONTACT

**STEVE ARNOLD
A-TEAM LAND CONSULTANTS
1785 WHISPER COVE AVE.
BOISE, ID 83709 PH. 208-871-7020**

JOURNEY'S END SUBDIVISION

**SECTION 25, T.2N., R.1W., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO**

1" = 400'



TEAM

Land Development & Real Estate
Services

**DESCRIPTION FOR
JOURNEYS END SUBDIVISION**

A parcel of land being a portion of the Avalon Orchard Tracts as filed in Book 4 of Plats at Page 189, records of Ada County, Idaho located in the W1/2 of the NE 1/4 of Section 25, T.2 N., R.1W., B.M., Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the N1/4 corner of said Section 25 from which the NE corner of said Section 9 bears South 88°39'09" East, 2667.49 feet;

Thence along the North-South centerline of said Section 25 South 00°23'58" East, 332.27 feet to the Southeast corner of the Northeast quarter of the Northeast quarter of said Section 9;

Thence leaving said North-South centerline South 88°41'31" East, 20.01 feet to a point on the East right-of-way line of S. Kay Avenue, said point being the **REAL POINT OF BEGINNING**;

Thence South 88°41'31" East, 283.97 feet;

Thence South 01°19'52" West, 21.41 feet;

Thence South 88°41'31" East, 358.78 feet;

Thence South 00°21'09" East, 280.19 feet;

Thence South 34°09'22" East, 443.79 feet;

Thence South 88°46'58" East, 394.55 feet to a point on the West right-of-way line of S. Sailor Place;

Thence along said West right-of-way line South 00°18'21" East, 775.48 feet;

Thence leaving said West right-of-way line South 88°21'35" West, 115.47 feet;

Thence North 84°04'34" West, 228.72 feet;

Thence North 88°22'11" West, 123.10 feet;

Thence North 75°17'03" West, 116.43 feet;

Thence North 62°59'17" West, 318.00 feet;

Thence North 46°47'46" West, 144.11 feet;



Thence North 30°48'03" West, 149.70 feet;

Thence North 48°13'53" West, 129.78 feet;

Thence North 64°47'21" West, 112.88 feet;

Thence North 83°58'43" West, 43.00 feet to a point on the East right-of-way line of S. Kay Avenue;

Thence along said East right-of-way line North 00°23'58" West, 903.28 feet to the **REAL POINT OF BEGINNING**. Containing 28.78 acres, more or less.





June 12, 2015

Mrs. Wendy Howell
Planning and Zoning Administrator
City of Kuna
763 W. Avalon
Kuna, Idaho 83634

Dear Wendy:

Subject: Journey's End Subdivision

On behalf of Black Creek LLP, A Team Land Consultants presents to the City of Kuna, a Preliminary Plat and a Special Use application for the proposed Journey's End Subdivision. The subject property is located on the east side of Kay Avenue and the west side of Sailor Place, approximately 400-feet south of State Highway 69. The property contains 28.79 total acres. The property is identified as Ada County Assessor's Tax Parcel Number R01615252032, 2200, 1800, and 2800.

Project Summary

The applicant is proposing 25 multifamily lots, 20 town house lots, 87 single family lots and 13 common lots. The site is currently zoned C-1, and R-6. The multifamily is being proposed in the area designated as C-1 zone, which is allowed under City code. The single family is being proposed within the R-6 zone, which is also allowed use in that zone. The Special Use application is for that portion of the townhouse units located within the R-6 zoning. Each of the four plex buildings are being platted so that they may be sold or placed into separate entities.

Access Roads and Connectivity

Primary access to the proposed development will be an extension of Kay Avenue and Sailer Place. This will provide access north to State Highway 69 via Sailer Place and Kay Avenue, which is planned to be signalized in the future. Common drive isles within the multifamily will connect those units to the public roadway system. Drive isles within the townhouse units will also connect out to public roadways. The townhouse units will all be rear loaded, with common paseos in the front of each unit.

All the roadways and drive isles have been designed so that speeding and cut through traffic would not occur. Block length have been broken up and curves and bends have been placed to discourage excessive speeding. Connections



have been provided to out parcels for future development, and internally the multifamily and single family product have been interconnected. A stub street was not provided to the south because Indian Creek borders our southern boundary and a street connection at that location would be cost prohibited. There are numerous pathway connections to encourage pedestrian activity and discourage vehicular activity from the neighboring subdivision. All residents will have equal use to the provided amenities.

A traffic study was prepared for this site to determine the capacity of the existing roadways to handle the additional traffic generated by this development. The study also evaluated the need for a traffic signal at Kay Avenue and State Highway 69. Based on the findings of our traffic study, all adjacent roads have the capacity for the additional traffic generated by this site. And a traffic signal will not be warranted with this development. Both intersections with State Highway 69 with Kay Avenue and Sailer Place will operate at acceptable levels of service.

Proposed Multifamily Buildings

As part of the application we are submitting color photographs of the proposed buildings. The color combination for the buildings will be a mixture of earth tones as shown on the submitted pictures. The fascia and trim will be designed in such a way as to better accent the earth tones. Variations in wall panels and rooflines are provided to also add architectural amenities to the buildings appearance. All of the buildings will be constructed to a minimum of a Silver LEED standard, thus providing energy efficiency. This in turn allows the mechanical units to be constructed smaller. Two foot fencing will be provided to screen the mechanical units.

The buildings and the facades are architecturally attractive and help function to promote owner occupied buildings or a higher end rental unit. Each of the units are two stories with its own individual entrance on each side of the building. Each unit does not have a renter above it, which provides a quiet living quarters. Pathways to the entrances are provided from the parking area to each unit, thus giving the owner or renter the feel of a private entrance. This building type has been well received in many other communities.

As we have submitted in other projects, we varying the position of the building throughout the multifamily portion to break up the front and rear façade. This allows for larger landscape pocket and a nicer street scene. This makes for a very smooth transition between the uses.

Landscaping and Amenities

There is approximately 3.69 acres of open space being proposed in the multifamily area, and 1.96 acres being proposed in the single family area. A landscape plan has been prepared in accordance with the City standards. There is a proposed 20-foot buffer along Kay Avenue and Sailer Place. Along the south boundary we are providing a 10-foot pathway along the Indian Creek which

will eventually extend east and west of the site. That pathway will be located within a 30-40 foot common lot and extensively landscaped. Internal pathways will connect to that and to the proposed Club and Pool house. All of the landscaping will be maintained by a subdivision owners association.

The trash enclosures within the multifamily will be cinder block and landscape screening will be provided to reduce their visibility. There is a 15-30 foot landscape strip separating the multifamily from the commercial uses to the north. This strip will be heavily landscaped. Sidewalks are provided throughout the site internal to the drive isles and all along the public roadways. A large club house and swimming pool are provided central to this development. The club house will have a gathering area and workout facility. In addition there will be a common lot in the single family portion with play equipment on the lot. It is the intention of the developer to install landscaping that exceeds the City requirements and provide a nice amenity to all the residents.

Utilities, Irrigation, Storm Drainage and Parking Facilities

There are existing wet and dry utilities adjacent to this site's west and east property line. The developer is proposing to extend both sewer and water from the west into this site. Dry utilities will also be extended into this site to all building lots. Portions of the common areas will be utilized for storm drain, subsurface seepage beds will dispose of the storm water. Pressurized irrigation is proposed to all common areas. All storm drain will be designed to accommodate the 100 year event. During the construction of the site, a storm water pollution prevention plan will be provided and best management practices will be implemented. All the parking has been designed to City standards. Half of the parking will be covered. Bike racks are also being provided in addition Bike closets are provided for each unit. This will allow for alternatives to vehicular traffic.

Neighborhood Meetings

There was a neighborhood meeting conducted prior to submitting this application on March 25, 2015. There were five adjacent land owners that showed up to that meeting. There were color versions of the buildings and architectural drawings that seemed to get a lot of good attention. One of the concerns that people had was traffic onto Sailer Place, we originally had a connection along the southern boundary of our site. To address the concern, we relocated that entrance as far north as our site would provide. This alleviated some of the concerns of traffic on Sailer Place. We also provided a traffic analysis to confirm that the streets could handle the additional traffic. For the most part the neighbors took the proposed development well.

Vision Statement

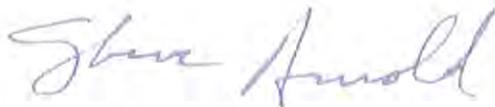
Our vision is to promote a residential development with a series of building products to increase a variety of housing choices within the City of Kuna. This site is centrally located in an area of the City that has been developed with

residential and commercial uses. There are entertainment and employment centers in very close proximity to the proposed development. The landscape entrance at the intersection off Kay Avenue and Sailer Place will create a very esthetic and nice entrance as you enter this site. Amenities are provided to enhance the livability of this development and promote a sense of being.

The Developers is proposing three architectural styles of buildings within the subdivision that will provide a varied streetscape. This mix of development product will enhance the subdivision and provide value to the subdivision years after it has been developed. The landscaping and screening provide the residents of this development a more private sense than a typical rental unit, and the neighboring uses will have little impact from this development. Which in turn allows the developers to have higher fees associated with the units. This development will enhance the community and the project will be an asset to the City.

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

Sincerely,
A Team Land Consultants

A handwritten signature in blue ink that reads "Steve Arnold". The signature is fluid and cursive, with the first name "Steve" written in a larger, more prominent script than the last name "Arnold".

Steve Arnold
Project & Real Estate Manager

Cc: Tom Nicholson
Scott Nicholson
Linda Boots



City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website:
www.cityofkuna.com

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

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

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

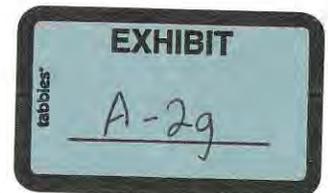
I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8

Steve Arnold

6/8/15

Applicant/agent signature

Date



Steve Arnold

From: Sub Name Mail <subnamemail@adaweb.net>
Sent: Monday, March 23, 2015 1:29 PM
To: Steve Arnold
Cc: Gregory Carter (gcarter@idahosurvey.com)
Subject: Journey's End Sub Name Reservation

March 23, 2015

Steve Arnold
A-Team Land Development

RE: Subdivision Name Reservation: "**Journey's End Subdivision**" NE 1/4 SECTION 25, T2N, R1W, BM.

Dear Steve,

At your request, I will reserve the name "**Journey's End Subdivision**" for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client or 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
Ex Officio Recorder
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7912 office
(208) 287-7909 fax



ESTIMATE OF TAX REVENUE GENERATION
FOR
JOURNEY'S END SUBDIVISION

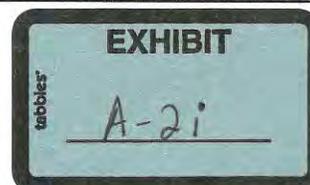
Meridian Rd & Kuna Rd
Kuna, ID 83642
Ada County, Idaho

1-Jun-2015

Property Details:
Section 25 T.2N R.1W



1785 Whisper Cove Avenue
Boise, Idaho 83709
208-321-0525





Project Journey's End Single family
 Residential Lot Count 107

ESTIMATE OF TAX REVENUE GENERATION

ONE-TIME FEES

<u>Item</u>	<u>Per Lot</u>	<u>Total</u>
Sewer Hook-up Fee	\$4,326	\$462,882
Water Hook-up Fee	\$2,258	\$241,606
Irrigation Hook-up Fee	\$1,520	\$162,640
Mechanical Fee-w/o Gas Fireplace-%25	\$93	\$2,488
Mechanical Fee-with Gas Fireplace-%75	\$128	\$10,272
Building Permit-Zoning Fee	\$40	\$4,280
Building Permit-Application Fee	\$30	\$3,210
Building Permit-Energy Fee	\$25	\$2,675
Building Permit-Average SF Fee	\$1,000	\$107,000
Preliminary Submittal-Application Fee		\$0
ACHD Impact Fee	\$2,541	\$271,887
TOTAL ONE-TIME FEES	\$11,961	\$1,268,940

ANNUAL TAXES AND FEES

<u>Annual Fees</u>	<u>Per Lot</u>	<u>Total</u>
Annual Water Fee	\$186	\$19,902
Annual Sewer Fee	\$210	\$22,470
Annual Highway User Tax	\$150	\$16,050
Total Annual Fees	\$546	\$58,422

Annual Taxes
 Assessed Property Value \$235,000

<u>Description</u>	<u>Levy</u>	<u>Per Lot</u>	<u>Total</u>
Ada County	0.256%	\$602	\$64,380
Pest Extermination	0.012%	\$29	\$3,058
Emergency Medical	0.011%	\$27	\$2,855
Ada County Highway Dist	0.095%	\$224	\$24,012
School District No. 3	0.386%	\$907	\$97,049
Kuna Library	0.051%	\$120	\$12,858
Kuna Cemetery	0.010%	\$24	\$2,583
Kuna Fire	0.104%	\$245	\$26,191
Mosquito Abatement	0.003%	\$6	\$694
Total Annual Taxes	0.929%	\$2,184	\$233,681
TOTAL ANNUAL TAXES & FEES		\$2,730	\$292,103



Project Journey's End Multifamily
 Commercial Lot Count 25

ESTIMATE OF TAX REVENUE GENERATION

ONE-TIME FEES

<u>Item</u>	<u>Per Lot</u>	<u>Total</u>
Sewer Hook-up Fee	\$4,326	\$108,150
Water Hook-up Fee	\$2,258	\$56,450
Irrigation Hook-up Fee	\$900	\$22,500
HVAC (\$1,019/commercial lot)	\$1,019	\$25,475
Building Permit-Zoning Fee	\$40	\$1,000
Building Permit-Application Fee	\$30	\$750
Building Permit-Energy Fee	\$25	\$625
Building Permit-Average SF Fee	\$1,000	\$25,000
Preliminary Submittal-Application Fee		\$0
ACHD Impact Fee	\$2,541	\$63,525
TOTAL ONE-TIME FEES	\$12,139	\$303,475

ANNUAL TAXES AND FEES

<u>Annual Fees</u>	<u>Per Lot</u>	<u>Total</u>
Annual Water Fee	\$186	\$4,650
Annual Sewer Fee	\$210	\$5,250
Annual Highway User Tax	\$150	\$3,750
Total Annual Fees	\$546	\$13,650

Annual Taxes

Assessed Property Value* \$425,000

<u>Description</u>	<u>Levy</u>	<u>Per Lot</u>	<u>Total</u>
Ada County	0.256%	\$1,088	\$27,204
Pest Extermination	0.012%	\$52	\$1,292
Emergency Medical	0.011%	\$48	\$1,206
Ada County Highway Dist	0.095%	\$406	\$10,146
School District No. 3	0.386%	\$1,640	\$41,008
Kuna Library	0.051%	\$217	\$5,433
Kuna Cemetery	0.010%	\$44	\$1,092
Kuna Fire	0.104%	\$443	\$11,067
Mosquito Abatement	0.003%	\$12	\$293
Total Annual Taxes	0.929%	\$3,950	\$98,742
TOTAL ANNUAL TAXES & FEES		\$4,496	\$112,392

*Property Value is a weighted average based on Value/SF of comparable Multifamily properties in Kuna. Total square footage assumed is 4,000.



Neighborhood Meeting List Request

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

RECEIVED

JUN 25 2015

CITY OF KUNA

GENERAL INFORMATION:

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

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

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

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

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

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

PROPOSED USE:

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

<u>APPLICATION TYPE</u>	<u>BRIEF DESCRIPTION</u>
<input checked="" type="checkbox"/> Subdivision (Sketch Plat and/or Prelim. Plat)	Preliminary plat consisting of single
<input type="checkbox"/> Conditional Use	family, townhouse and multifamily units.
<input type="checkbox"/> Variance	
<input type="checkbox"/> Expansion of Extension of a Nonconforming Use	
<input type="checkbox"/> Zoning Ordinance Map Amendment	

SITE INFORMATION:

Location: Quarter: NE Section: 4 Township: 2N Range: 1E Total Acres: 29.55
 Subdivision Name: Avalon Orchard Tracts Lot(s): 7 & 8 Block(s): 1
 Site Address: 987 E. Kuna Road Tax Parcel Number(s): R0615252032
Kuna, ID 83634. R0615252200, R0615251800
R0615252800

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

CURRENT PROPERTY OWNER:

Name: Blacks Creek LLP
 Address: P.O Box 690 City: Meridian State: ID Zip: 83690

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

Name: Steve Arnold Business (if applicable): A Team Land Consultants
 Address: 1785 Whisper Cove Ave. City: Boise State: ID Zip: 83709
 Fax: 401-0977 Phone: 321-0525 Cell: 871-7020

OFFICE USE ONLY			
File No.: <u>15-02-8</u>	Received By: <u>TKB</u>	Date: <u>6-26-15</u>	Stamped:





Neighborhood Meeting Certification

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

GENERAL INFORMATION:

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

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

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

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

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

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

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

Description of proposed project: Single family, multifamily and townhouse development

Date and time of neighborhood meeting: Mach 9, 2015

Location of neighborhood meeting: Kuna City Hall

SITE INFORMATION:

Location: Quarter: NE Section: 25 Township: 2N Range: 1W Total Acres: 28.79

Subdivision Name: _____ Lot: _____ Block: _____

Site Address: Between Kay Avenue and Sailer Tax Parcel Number(s): R01615252032
Place, north of Indian Creek

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

CURRENT PROPERTY OWNER:

Name: Black Creek LLP

Address: PO Box 690 City: Meridian State: ID Zip: 83680

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

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

Address: 1785 Whisper Cove Avenue City: Boise State: ID Zip: 83709

PROPOSED USE:

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

Application Type

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

The applicant is proposing a mixed use development with multifamily, townhouse and single family lots
There will be a special use permit and a preliminary plat application submitted for this development

APPLICANT:

Name: A Team Land Consultants, Steve Arnold

Address: 1785 Whisper Cove Avenue

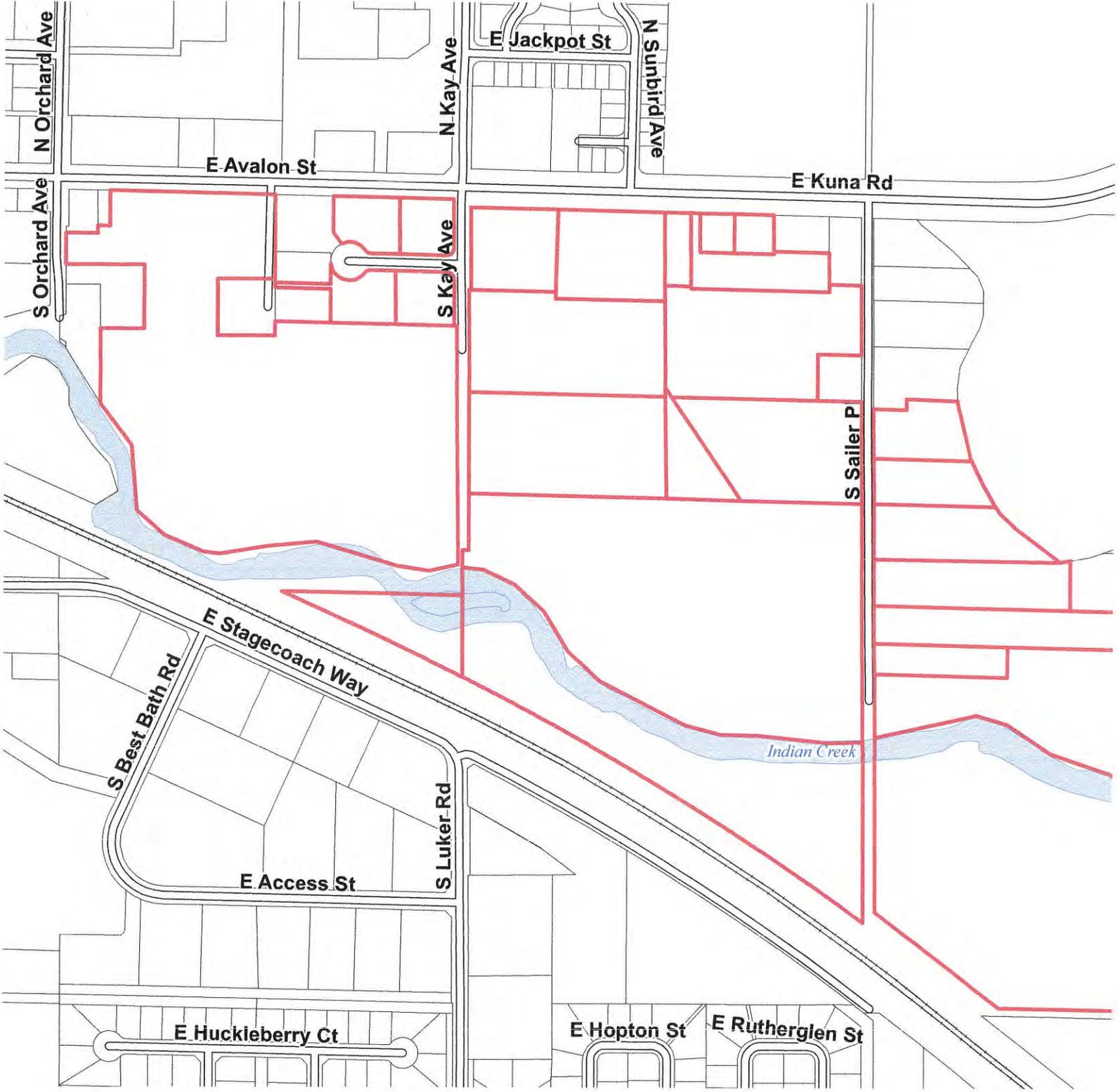
City: Boise State: ID Zip: 83709

Telephone: 321-0525 Fax: 401-0977

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

Signature: (Applicant)  Date 4/13/15

PRIMOWNER	ADDCONCAT	STATCONCAT
1009 E KUNA ROAD LLC	823 N NICKLAUS LN	EAGLE, ID 83616-0000
BKR INVESTMENTS LLC	4280 E AMITY AVE # 102	NAMPA, ID 83687-0000
BLACK CREEK LTD PARTNERSHIP	PO BOX 690	MERIDIAN, ID 83680-0690
DE YOUNG LARKIN	278 S SAILER PL	KUNA, ID 83634-0000
DON YOUNG LAND COMPANY INC	PO BOX 189	KUNA, ID 83634-0000
HOME BASED CAREERS INTERNATIONAL	3953 THE HILL RD	BONITA, CA 91902-0000
HUMPHREY WILLIAM C	226 S SAILER PL	KUNA, ID 83634-2430
KIDDER JAMES R	104 WILMOT RD MS #1435	DEERFIELD, IL 60015-0000
KINGSBURY PAUL R	P.O. BOX 57	KUNA, ID 83634-0000
KONZEK ROBERTA LOUISE	366 E AVALON ST	KUNA, ID 83634-0000
LIDLAW SCOTT L	245 S SAILER PL	KUNA, ID 83634-0000
MADSON MICHAEL L	460 S SAILER PL	KUNA, ID 83634-0000
MAIN JAMES L &	414 S SAILER PL	KUNA, ID 83634-2430
MEEK FAMILY TRUST	496 S SAILER PL	KUNA, ID 83634-0000
NEW HORIZON CONSTRUCTION COMPANY		
LLC	921 W RUSH RD	EAGLE, ID 83616-0000
RLG PROPERTIES LLC	894 S JUMP ROPE PL	KUNA, ID 83634-0000
SFP-D LIMITED PARTNERSHIP	PO BOX 5350	BEND, OR 97708-0000
STAFFORD MICHAEL D & MARIA A 2005		
REVOCABLE FAMILY TRUS	PO BOX 624	DONNELLY, ID 83615-0000



N Orchard Ave

S Orchard Ave

E Avalon St

N Kay Ave

E Jackpot St

N Sunbird Ave

E Kuna Rd

S Kay Ave

S Sailer P

E Stagecoach Way

S Best Bath Rd

S Luker Rd

E Access St

Indian Creek

E Huckleberry Ct

E Hopton St

E Rutherglen St

PROJECT NAME: Merlin Creek South

DATE: 03/09/2015

Also known as
Journeys End

Name	Address	E-Mail	Phone
1. <u>Mike + Ginger Madson</u>	<u>460 S. Sailer Pl</u>	<u>madsonhome@hotmail.com</u>	<u>870-5475</u>

Comments: would prefer entrance on Sailer to be more north than on concept

2. <u>Jmain</u>	<u>414 S. Sailer Pl</u>	<u>jmain@designwestid.com</u>	<u>880-3658</u>
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Comments: is this low income housing?

3. <u>Scott Laidlaw</u>	<u>245 So Sailer</u>	<u>scottycan2@gmail</u>	<u>724-8485</u>
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Comments: _____

4. _____

Comments: _____

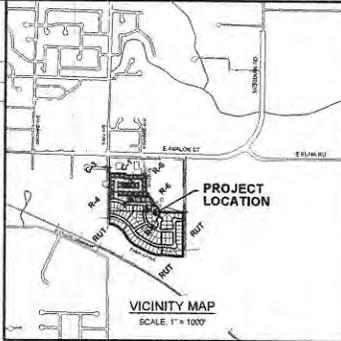
5. _____

Comments: _____

6. _____

Comments: _____

7. _____

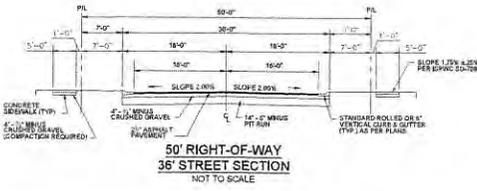


PRELIMINARY DEVELOPMENT FEATURES

PARCEL NO.:	R01012252032 R01012252000 R01012251600 R01012252800	PARKING REQUIREMENTS:	REQUIRED: 200 PROVIDED: 210 ADA PARKING: 10 COVERED PARKING: 50%
ADDRESSES:	S KAY AVE # 987 E KUNA RD KUNA, ID 83834	SETBACKS:	FRONT: 20' REAR: 15' SIDE: 5'
ZONING:	R-4 (EXISTING) R-4 (EXISTING)	PROPERTY SIZE:	28.79 AC.
PROPERTY SIZE:	28.79 AC.	BLDG. LOTS:	145
BLDG. LOTS:	145	COMMON LOTS:	13
COMMON LOTS:	13	RESIDENTIAL:	87
RESIDENTIAL:	87	TOWNHOMES:	20
TOWNHOMES:	20	APLX. UNITS:	25
APLX. UNITS:	25	DENSITY:	4.58 UNITS/ACRE
DENSITY:	4.58 UNITS/ACRE	SITE DETAILS:	
SITE DETAILS:		COMMON LANDSCAPE AREA:	3.68 AC.
COMMON LANDSCAPE AREA:	3.68 AC.	4-PLEX/TOWNHOME:	3.95 AC.
4-PLEX/TOWNHOME:	3.95 AC.	SINGLE FAMILY:	4.75 AC.
SINGLE FAMILY:	4.75 AC.	PAVED PUBLIC STREET AREA:	1.89 AC.
PAVED PUBLIC STREET AREA:	1.89 AC.	PRIVATE DRIVE/SLE AREA:	12.87 AC.
PRIVATE DRIVE/SLE AREA:	12.87 AC.	RESIDENTIAL AREA:	.41 AC.
RESIDENTIAL AREA:	.41 AC.	TOWNHOMES:	1.33 AC.
TOWNHOMES:	1.33 AC.	4-PLEX UNITS:	3.822
4-PLEX UNITS:	3.822	LINEAR STREET LENGTH:	
LINEAR STREET LENGTH:			

NOTES

1. KUNA CITY SEWER AND WATER WILL BE EXTENDED TO ALL LOTS.
 2. ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO ANY PUBLIC OR PRIVATE STREET. THERE SHALL BE A (FIVE) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO A PUBLIC OR PRIVATE STREET.
 3. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF KUNA AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
 4. EACH LOT WILL BE PROVIDED WITH PRESSURIZED IRRIGATION.
 5. STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE AND SUBSURFACE FACILITIES AS APPROVED BY ACOH.
 6. MULTIFAMILY AND TOWNHOUSE UNITS WILL MAINTAIN A 15' SETBACK AT THE PERIMETER OF THE SUBDIVISION AND 0' TO ADJACENT LOTS.
 7. A PORTION OF THE SUBJECT PROPERTY FALLS WITHIN THE FEMA 100 YEAR FLOOD HAZARD ZONE AS SHOWN, REFERENCE FIRM PANEL 16001400A, DATED OCT. 2, 2003.
- B. ALL COMMON LOTS SHALL BE OWNED AND MAINTAINED BY THE JOURNEY'S END HOME OWNERS ASSOCIATION.



LEGEND

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

SURVEYOR
IDAHO SURVEY GROUP, P.C.
 1600 E. WATERTOWER ST.
 SUITE 120
 MERIDIAN, IDAHO 83842
 PH. (208) 946-8370

PLANNER / CONTACT
STEVE HUNZICK
 PLANNING AND CONSULTANTS
 1700 WINDSOR CANYON AVE.
 SUITE 100 OCTOBER
 208-871-7820

OWNER / DEVELOPER
BLACK CREEK LLC
 P.O. BOX 650
 MERIDIAN, ID 83840

PRELIMINARY PLAT MAP
JOURNEY'S END SUBDIVISION

SECTION 25, T.2N., R.1W., B.M.
 CITY OF KUNA, ADA COUNTY, IDAHO

SHEET 1 OF 1
 DRAWN BY: JHC
 DATE: 1/22/15
 FILE: 201501_100000

EXHIBIT

A-2P



PRELIMINARY DEVELOPMENT FEATURES

PARCEL NO.:	R0145252022 R0145252023 R0145251800 R0145252000	PARKING REQUIREMENTS:	REQUIRED: 200 PROVIDED: 250 ADA PARKING: 10 COVERED PARKING: 50%
ADDRESSES:	6 SANY AVE & 407 E KUNA RD KUNA, ID 83624	SETBACKS:	FRONT: 20' REAR: 15' SIDE: 0'
ZONING:	C-1 (EXISTING): 4.72 AC. R-4 (EXISTING): 24.07 AC.	SITE AMENITIES:	CLUBHOUSE, POOL, PLAYGROUND, PATHWAYS, LANDSCAPE BUFFERS
PROPERTY SIZE:	28.79 AC.		
SUBDIVISIBLE LOTS:			
TOTAL:	145		
COMMON LOTS:	13		
RESIDENTIAL:	87		
TOWNHOMES:	20		
APLEXES:	25		
DENSITY:	4.88 UNITS/ACRE		
SITE DETAILS:			
COMMON LANDSCAPE AREA:	3.89 AC.		
4-FAMILY TOWNHOME:	3.85 AC.		
SINGLE FAMILY:	4.75 AC.		
PAVED PUBLIC STREET AREA:	1.49 AC.		
PRIVATE DRIVE ISLE AREA:	12.87 AC.		
RESIDENTIAL AREA:	.41 AC.		
TOWNHOMES:	1.33 AC.		
APLEX UNITS:	3.62		
LINEAR STREET LENGTH:			

NOTES

1. KUNA CITY SEWER AND WATER WILL BE EXTENDED TO ALL LOTS.
2. ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO ANY PUBLIC OR PRIVATE STREET. THERE SHALL BE A 5 (FIVE) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO A PUBLIC OR PRIVATE STREET.
3. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF KUNA AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
4. EACH LOT WILL BE PROVIDED WITH PRESSURIZED IRRIGATION.
5. STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE AND SUBSURFACE FACILITIES AS APPROVED BY ACHD.
6. MULTIFAMILY AND TOWNHOUSE UNITS WILL MAINTAIN A 15' SETBACK AT THE PERIMETER OF THE SUBDIVISION AND 0' TO ADJACENT UNITS.
7. A PORTION OF THE SUBJECT PROPERTY FALLS WITHIN THE FEMA 100 YEAR FLOOD HAZARD ZONE AS SHOWN, REFERENCE FIRM PANEL 16001C400J, DATED OCT. 2, 2003.
8. ALL COMMON LOTS SHALL BE OWNED AND MAINTAINED BY THE JOURNEY'S END HOME OWNERS ASSOCIATION.

LEGEND

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



SURVEYOR
INNO SURVEY GROUP, P.C.
 1490 E. WATERFLOW ST.
 SUITE 120
 MERIDIAN, IDAHO 83642
 PH: (208) 948-9370

PROFESSIONAL LAND SURVEYOR
 7729
 STATE OF IDAHO
 SURVEY & CARTING

PLANNER / CONTACT
 STEVE ARNOLD
 A-TEAM LAND CONSULTANTS
 1780 WHISPER CANYON AVE.
 SUITE 100 02700
 200-471-7323

OWNER / DEVELOPER
 BLACK CREEK LLC
 P.O. BOX 650
 MERIDIAN, ID 83680

SUP MAP
JOURNEY'S END SUBDIVISION

SECTION 25, T.2N., R.1W., B.M.
 CITY OF KUNA, ADA COUNTY, IDAHO

TEAM
 Land Development & Real Estate Services

SHEET 1 OF 1
 DRAWN BY: JMS
 DATE: 8/2/15
 FILE: 232623.PXDRAW



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.cityofkuna.com

GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731
Email: glaw@cityofkuna.com

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Journey's End Project
Preliminary Plat
15-02-S, 15-03-SUP

DATE: July 16, 2015

RECEIVED
JUL 21 2015
CITY OF KUNA

The City Engineer has reviewed the Preliminary Plat request of the above applicant dated July 8, 2015. It is noted that specific development plans are provided, which includes 132 firm buildable lots comprising 207 dwelling units and 13 common lots. Accordingly, the City Engineer provides the following comments:

1. Sanitary Sewer Needs

- a) The City has sufficient sewer treatment capacity to serve this site. The Sewer Master Plan for disposal of wastewater from this area proposes discharge to a "re-conditioned Orchard Lift Station", which in turn, pumps to the Ten Mile Regional Lift Station. Preliminary investigations have concluded that all wastewater flows from this project would receive treatment at the South Wastewater Treatment facility. This site is not presently connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table.
- b) This property was not included in Local Improvement District 2006-1 nor did it pre-pay sewer connection fees, and consequently, has no connection fee credits and no reserved treatment capacity. However, there are sufficient treatment connections available at standard rates to serve this site. When connecting to the sewer system, the applicant will need to abide by any relevant sewer reimbursement policies and agreements and any relevant connection fees.
- c) City Code (6-4-20) requires connection to the City sewer system for all sanitary sewer needs.
- d) The elevation of this project site and adjacent properties is too low to be serviceable by gravity from the existing collection system and a lift station is required. Further, the capacity of the nearest lift station, Orchard, is almost fully committed. These two issues



together suggest the propriety of a regional solution to address both deficiencies. The City Engineer recommends the condition applied to Merlin Subdivision also be applied jointly to this development, to wit: **“It is recommended a sewer service study is conducted,** with input from the developer and in consideration of this development’s and the City’s needs, to determine the preferred sewer service option for this property”.

- e) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan and the results of the “sewer service study” mentioned in 1.d, particularly to the providing of lift stations, sewer mains and trunk lines in the master plan and study.
- f) At all reasonable locations where sewer service could be extended to adjoining properties, sewer mains should be stubbed to the property line or extended in right-of-way in or adjacent to the project – both at useable depths. This applies to sewer main extended at 5 street stub locations and in the right-of-way for Kay Avenue and Sailor Place.
- g) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer at 287-1727.

2. Potable Water Needs

- a) The City has sufficient potable water supply to serve this site. This site is not connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City’s Standard Table.
- b) The nearest available water main (12-inch) is located in the Kay Avenue right-of-way on the west boundary of the project.
- c) City Code (6-4-2X) requires connection to the City water system for all potable water needs.
- d) For any connected load, it is recommended this application be conditioned to conform to the water master plan.
- e) 8-inch water mains should be installed by developer in internal subdivision streets and the Sailor Place frontage.
- f) At least 8-inch water mains are to be extended and connected by developer to water trunk lines and mains through all stub and entry-way streets.
- g) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- h) For assistance in locating existing facilities, please contact the City Engineer at 287-1727.
- i) The City Engineer concludes redundancy of water transmission route to the development site is not provided by existing facilities.
- j) The City Engineer has evaluated the distribution of supply wells and available supply in the vicinity of the project and concludes there is not a need for a well site within the bounds of the project.

3. Pressure Irrigation

- a) The applicant’s property is not connected to the City pressure irrigation system. The nearest pressure main (10-inch) is located in Kay Avenue right-of-way on the north boundary of the project.
- b) The property’s irrigation needs are presently served by the Boise-Kuna Irrigation District. The City Engineer has evaluated the distribution of irrigation pump stations

and available supply in the vicinity of the project and concludes there is not a need for a pump station and reservoir within the bounds of the project.

- c) Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2I) and the public interest and is not accounted for in the approved Water Master Plan. It is recommended this project be conditioned to require connection and annexation to the City Pressure Irrigation system at the time of development.
- d) The development is subject to connection fees based on number of dwellings and lot size for the residential area and based on ultimate landscaped area for the common lots, as provided in City Resolutions.
- e) For any connected load, it is recommended this application be conditioned to conform to the Pressure Irrigation Master Plan. The Master Plan designates the providing of a trunk line in the Kay Avenue frontage where it does not presently exist.
- f) It is further recommended that annexation into the municipal irrigation district and pooling of water rights is a requirement at the time of final platting.
- g) It is recommended that conformity with approved City PI standards is required, including the providing of adequately sized internal and boundary loop lines.

4. Grading and Storm Drainage

The following is required because alteration of surface features is proposed (such as grading or paving) in connection with this application:

- a) Runoff from public right-of-way is regulated by ACHD or ITD, depending on the agency responsible for the right-of-way. Plans are required to conform to the appropriate agency standards.
- b) Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions of disposal at locations different than provided historically, approval of the operating entity is required. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of any private disposal system.
- c) The city is now requiring with every new development, a documentation map that illustrates the surface and sub-surface water irrigation supply as well as drainage ways that exist in the applicant's property and in the right-of-way adjacent to the proposed development to be submitted with construction plans. The map must include 2-foot contours, a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within and adjacent to the proposed development. Open and piped facilities should be noted. The map should include any proposed changes to the systems.
- d) All upstream drainage rights and downstream water delivery rights are to be preserved as a condition of development. Constructed facilities to preserve these rights must be designed by a licensed professional engineer, plans provided with the project plan set for review by the City Engineer and constructed in a manner and with materials acceptable to the City Engineer. Facilities provided must be accessible for continued maintenance, and if necessary, replacement.

5. General

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to water and irrigation services, this property will be placing demand not

only on constructed facilities but on water rights provided by others. It is the reasonable expectation, in return, that this property transfer to the City at time of connection any conveyable water rights by deed and "Change of Ownership" form from IDWR. The domestic water right associated solely with a residence and ½ acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.

- b) A plan approval letter will be required if this project affects any local irrigation districts or its facilities. Indian Creek is one of those facilities.
- c) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.
- d) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- e) State the vertical datum used for elevations on all drawings.
- f) Provide engineering certification on all final engineering drawings.
- g) The submittals attached to the application include some alignments for City infrastructure. This information is helpful but has not been reviewed in detail and has not received final approval. The applicant is advised that detailed review and plan approval occurs at the time of approval of the official improvement plans.

6. Inspection Fees

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

7. Right-of-Way

The subject property does not front any section line or mid-mile arterials or collector streets.

- a) Sufficient half right-of-way on the quarter line and section line for the classified streets should be provided pursuant to City and ACHD standards.
- b) Residential Easements – City Code (6-3-8) requires the providing of 10-foot front and back lot line easements and side-lot easements, as necessary. The City Engineer recommends the following:
 - a. 10-foot minimum subdivision boundary easement;
 - b. 10-foot minimum street frontage easement;
 - c. 10-foot back lot line easement as required in code;
 - d. 5-foot side lot line easement subject to further discussion on the townhome lots;
 - e. Additional easements as needed for facilities not in right-of-way of width and alignment acceptable to the City Engineer.
- c) It is recommended approaches onto classified streets comply with ACHD approach policies.

- d) It is recommended sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, are provided at the time of land-use change, development or re-development.

8. As-Built Drawings

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

9. Phasing of Development

- a) Any phasing plan, to be acceptable, must extend city services, extend transportation facilities and extend other utilities in a manner to maintain reliable service to the buildable lots in the subdivision and not disrupt service to neighboring properties.
- b) A phasing plan, to be acceptable, must not delay expenditures for infrastructure to burden with expenses in a disproportionate manner the later phases of a project.
- c) Irrespective of compliance with the above conditions, the City Engineer in general does not approve or reject phasing plans without the advice and consent of the Planning and Zoning Director.

10. Property Description

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

same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

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

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

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

NO DISCHARGE into any live irrigation system is permitted.

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

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

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

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

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

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

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

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

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

Sincerely,



Bob Carter
Assistant Project Manager- BPBC

bdc/bc

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



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

RECEIVED
JUL 13 2015
CITY OF KUNA

DEQ Response to Request for Environmental Comment

Date: 08/03/2015
Agency Requesting Comments: City of Kuna
Date Request Received: 07/13/2015
Applicant/Description: 15-02-S & 15-03-SUP Preliminary Plat & SUP
Journey's End Subdivision

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

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

1. Air Quality

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

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

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

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

2. Wastewater and Recycled Water

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



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

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

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

3. Drinking Water

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

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

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

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

4. Surface Water

- *A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent*

excessive sediment and turbidity from entering surface water.

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

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

5. Hazardous Waste And Ground Water Contamination

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

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

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

For questions, contact Dean Ehlert, 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,

Danielle Robbins

Danielle Robbins
danielle.robbs@deq.idaho.gov
Boise Regional Office
Idaho Department of Environmental Quality

C: File # 2074



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

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JUL 21 2015

CITY OF KUNA

(208) 334-8300
itd.idaho.gov

July 21, 2015

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

VIA EMAIL

RE: 15-02-S AND 15-03-SUP JOURNEY'S END SUBDIVISION

The Idaho Transportation Department has reviewed the referenced subdivision and special use application for the Journey's End Subdivision between S. Kay Ave. and S Sailor Pl. south of SH-69. ITD has the following comments:

1. ITD has no objection to the requested application.
2. The project does not generate any more trips than anticipated under the Comprehensive Plan
3. This site does not require access to the State Highway System.

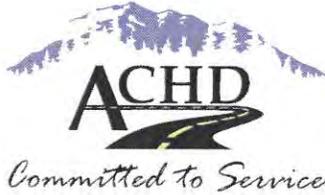
If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7191.

Sincerely,

A handwritten signature in blue ink that reads "James K. Morrison".

James K. Morrison
Development Services Manager
jim.morrison@itd.idaho.gov





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AUG 13 2015

CITY OF KUNA

Project/File: **Journey's End/ KPP15-0005/ 15-02-S**
 This is a preliminary plat and special use application for the proposed Journey's End subdivision consisting of 25 multifamily lots, 20 townhomes, and 13 common lots on 28.79 acres. The site is located east of Kay Avenue and west of Sailor Place, approximately 400-feet south SH-69 in Kuna, Idaho.

Lead Agency: City of Kuna

Site address: S Kay Avenue

Staff Approval: August, 2015

Applicant: Steve Arnold
 A Team Land Consultants
 1785 S Whisper Cove Avenue
 Boise, ID 83709

Representative: Same as above

Staff Contact: David Rader
 Phone: 387-6218
 E-mail: drader@achdidaho.org



A. Findings of Fact

- Description of Application:** This is a preliminary plat and special use application for the proposed Journey's End subdivision consisting of 25 multifamily lots, 20 townhomes, and 13 common lots on 28.79 acres, located east of Kay Avenue and west of Sailor Place, approximately 400-feet south SH-69

The proposed zoning for the single family and townhome lots is consistent with the City of Kuna's Comprehensive plan however the northern most parcel comprised in the development is zoned C-1 (neighborhood business district) and not consistent with the proposed multi-family residential units.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Neighborhood Business District	C-1
South	Rural Urban Transition	RUT
East	Residential and Rural Urban Transition	R-4/ RUT
West	Rural Urban Transition/ Residential	R-1/ RUT



3. **Adjacent Development:** Sailor Shores Subdivision

- *Sailors Shores Subdivision, a preliminary plat consisting of 26-residential lots and 2 common lots, the site abuts the northern most parcel of the Journey's End Subdivision to the east, on April 18, 2007. The City of Kuna has indicated that this is still an active application.*
- *Cement Falls Park Subdivision, a preliminary plat consisting of 5 commercial lots, the site abuts the northern most parcel of the Journey's End Subdivision to the north, on July 9, 2003.*

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

5. **New Center Lane Miles:** .76

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/ Integrated Five Year Work Plan:**

There are currently no roadways, bridges or intersections in the general vicinity of the project that are currently in the Integrated Five Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP).

B. Traffic Findings for Consideration

1. **Trip Generation :** This development is estimated to generate 1,600 additional vehicle trips per day; 158 additional vehicle trips per hour in the PM peak hour, based on the traffic impact study.

Trip Generation and Signal Warrant Analysis

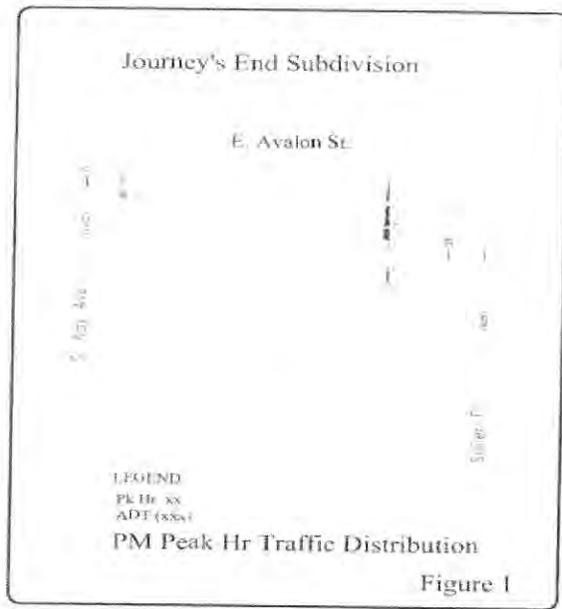
Gary Funkhouser, P.E., prepared a traffic impact study for the proposed *Development*. Below is an executive summary of the findings **as presented by *Black Creek LP***. The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices, and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.

Site Traffic generation is normally estimated by procedures recommended in the latest edition of the Trip Generation Manual (9th Ed.), published by the institute of Transportation Engineers (ITE) in the absence of site specific data. Trip rates estimated in the manual are based on the actual driveway traffic measurements performed on different land uses nationwide, particularly in metropolitan area.

The site traffic generation was obtained by applying the trip generation rates (from the Trip Generation Manual) for the proposed land uses. Trips were estimated using the following land uses: 86 single family residences, 100 apartment units and 20 townhouse units. A summary of the site trip generation Journey's End is projected to generate gross average daily traffic (ADT) of approximately 1,600 vehicles per day (vpd) and PM peak hour traffic of 158 vph and the AM peak hour of 124 vph. The existing trips on Sailer Place was estimated using the ITE TGEN Manual. The existing ADT is 112 VPD with the AM peak of 9 vph and the PM peak is 12 VPD.

A signal Warrant analysis was estimated for the Avalon Street and Kay Avenue intersection and found that a signal is not warranted. The analysis assumed that both the Journey's end and Merlin subdivisions were built out.

Figure 2 - 2017 PM Peak Hour Site Traffic (vph)



Staff Comments/Recommendations: ACHD staff has completed a review of the traffic impact study and has found it to be in compliance with ACHD policies.

Consistent with the Traffic Impact Study, ACHD staff has found that a signal is not warranted at the intersection of Avalon Street and Kay Avenue

2. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
E Avalon Street	N/A	Principal Arterial	642	Better than "E"	N/A
E Kuna Road	N/A	Principal Arterial	550	Better than "E"	N/A
S Kay Avenue	904-feet	Local	88	N/A	201
S Sailer Place	784-feet	Local	N/A	N/A	45

* Acceptable level of service for a five-lane principal arterial is "E" (1,770 VPH)

3. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Avalon Street east of Orchard Avenue of 10,702 on 2/5/2014.

C. Findings for Consideration

1. S Kay Avenue and Sailer Place

- Existing Conditions:** Sailer Place is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 42-feet of right-of-way for Sailer Place (21-feet from

centerline). Sailer Place terminates 1,641-feet south of Kuna Road (measured from centerline) and approximately 140-feet north of Indian Creek. A turn around does not exist at the terminus of Sailer Place.

Kay Avenue is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 40-feet of right-of-way for Kay Avenue (20-feet from centerline). The paved portion of Kay Avenue terminates 466-feet to the south of Avalon Street (measured from centerline of Avalon Street) into a temporary cul-de-sac. A portion of the temporary turnaround is located within the parcel to the west of Kay Avenue. Kay Avenue continues south of the temporary turn around as a 20-foot wide gravel road approximately 624-feet to its point of termination.

b. Policy:

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

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

Standard Urban Local Street—36-foot to 33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot concrete sidewalks on both sides and shall typically be within 50-feet of right-of-way.

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

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

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

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

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

parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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

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

Half Street Policy: District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), 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.

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

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

- c. **Applicant's Proposal:** The applicant is not proposing any improvements to Kay Avenue or Sailer Place abutting the site.
- d. **Staff Comments/Recommendations:** The applicant's proposal does not meet District policy and should not be approved, as proposed. , The applicant should be required to construct Sailer Place as one half of a 36-foot street section, with curb, gutter and 5-foot attached concrete sidewalks, within 50-feet of right-of-way (25-feet from centerline) abutting the site. The applicant should dedicate 25-feet of right-of-way measured from the centerline of Sailer Place abutting the site. The applicant should construct half of a cul-de-sac with a minimum 45-foot turning radius at the southerly terminus of Sailer Place approximately 1,641-feet south of Kuna Road. Locate the turnaround wholly within the right-of-way.

As part of Cement Falls Park Subdivision Kay Avenue was constructed as half of a 40-foot street section. Consistent with that action the applicant should construct Kay Avenue as half of 40-foot street section, with curb, gutter and 5-foot attached concrete sidewalk abutting the site. The applicant should be required to construct an additional 12-feet of pavement plus 3-foot wide gravel shoulders beyond the centerline of Kay Avenue abutting the site. The applicant should dedicate approximately 56-feet of right-of-way (28-feet from centerline). The applicant should terminate Kay Avenue at its intersection with Exploration Way.

2. **Internal Local Streets (Passage Way, Exploration Way, Crossing Street, Voyage Avenue, Odyssey Street)**

- a. **Existing Conditions:** No streets exist internally to the site.
- b. **Policy:**

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

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

Standard Urban Local Street—36-foot to 33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot concrete sidewalks on both sides and shall typically be within 50-feet of right-of-way.

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

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

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

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

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

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

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

- c. **Applicant's Proposal:** The applicant is proposing to construct the internal local streets as 36-foot street sections, with curb, gutter and 5-foot detached concrete sidewalks buffered by 7-foot parkway strips.

The applicant is proposing 2 knuckles at the intersection Exploration Way and Voyage Avenue, Voyage Avenue and Voyage Avenue.

The proposed Expedition Court terminates into a cul-de-sac approximately 175-feet to the north of the proposed Passage Way.

- d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy with the exception of the width of the landscape buffer strip. The applicant should be required to construct an 8-foot parkway strip.

The applicant should construct the cul-de-sac at the terminus of Expedition Court with a minimum turn radius of 45-feet.

3. Roadway Offsets

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

- b. **Policy:**

Local Offset Policy: District policy 7206.4.5, requires local roadways to align or offset a minimum of 330-feet from a collector roadway (measured centerline to centerline).

District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

District policy 7208.4.2, requires commercial roadways intersecting other local streets (residential, industrial or commercial) to provide a minimum offset of 125-feet from any other roadway or intersection (measured centerline to centerline).

District policy 7209.4.2, requires industrial roadways intersecting other local streets (residential, industrial or commercial) to provide a minimum offset of 125-feet from any other roadway or intersection (measured centerline to centerline).

- c. **Applicant Proposal:** The applicant is proposing to offset Odyssey Street intersecting Kay Avenue approximately 563-feet south of Wythe Creek Court (measured from centerline to centerline).

The applicant is proposing to offset Exploration Way intersecting Kay Avenue approximately 819-feet south of Wythe Creek Court and 256-feet south of the proposed Odyssey Street.

The applicant is proposing to offset Voyage Avenue intersecting Sailer Place approximately 1119-feet south of Kuna Road.

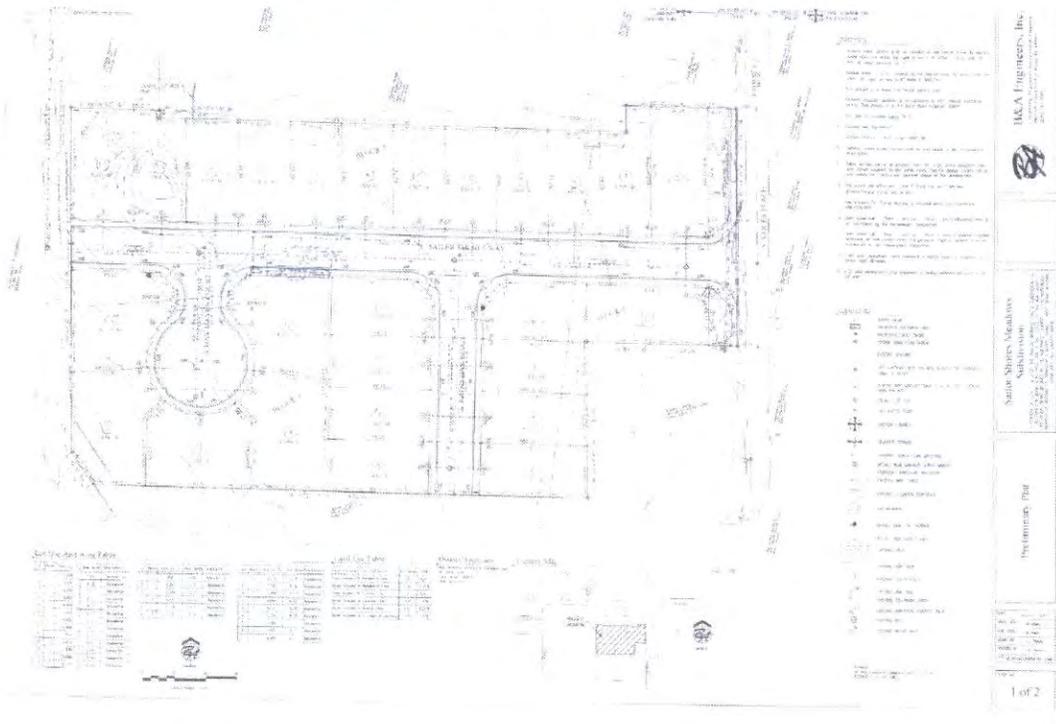
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved as proposed.

4. Stub Streets

- a. **Existing Conditions:** The paved portion Kay Avenue terminates 466-feet to the south of Avalon Street (measured from centerline) into a temporary cul-de-sac. A portion of the temporary turnaround is located within the parcel to the west of Kay Avenue. Kay Avenue continues south of the turnaround as a 16-foot wide gravel road terminating 889-feet south of E Wythe Creek Court and approximately 156-feet north of Indian Creek.

Sailer Place terminates 1641-feet south of Kuna Road and approximately 140-feet north of Indian Creek. A Temporary turn around does not exist at the terminus of Sailer Place.

The preliminary plat for Sailor Shores Meadow Subdivision was approved April 18, 2007. The Sailor Shores site abuts the northern most parcel of the Journeys End Subdivision to the east. The plat shows the road Sailer Shores Way running east and west intersecting Sailer Place and stubbing to the northern most parcel in the proposed Journey's End subdivision. The preliminary plat for Jounrey's End Subdivision does not provide a connection for Sailer Shores Way.



b. Policy:

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

In addition, stub streets must meet the following conditions:

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

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

- c. **Applicant Proposal:** The applicant is not proposing improvements to Kay Avenue or Sailer Place.

The proposed Odyssey Street stubs eastward to the abutting undeveloped parcel approximately 500-feet south of north property line (measured property line to center line).

The applicant is proposing to terminate Expedition Court into a cul-de-sac approximately 175-feet to the north of Passage Way (measured from centerline of Passage Way).

- d. **Staff Comments/Recommendations:** The applicant should construct half of a cul-de-sac with a minimum radius of 45-feet at the southerly terminus of Sailer Place approximately 1,641-feet south of Kuna Road.

The applicant should terminate Kay Avenue at the intersection of proposed Exploration Way.

The applicant should provide a stub street to the Sailer Shores Meadow Subdivision providing a connection to the previously approved Sailor Shores Way.

Alternatively, the applicant should consult with the developer of the Sailer Shores Meadows Subdivision and modify the previously approved preliminary plat to eliminate the stub street Sailer Shores Way. The applicant should provide written documentation of the plat modification from the developer of Sailer Shores Meadow Subdivision and the City of Kuna prior to signature of the first final plat.

The City of Kuna Planning and Zoning staff are in favor of modifying the approved preliminary plat for Sailer Shores Meadows to eliminate the Sailer Shores Way stub street: See Exhibit A.

5. Driveways

5.1 Local Streets

- a. **Existing Conditions:** There are no existing driveways located on the site.

b. **Policy:**

Driveway Location Policy: District policy 7207.4.1 requires driveways located near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest street intersection.

Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, 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.

- c. **Applicant Proposal:** The applicant is proposing two driveways providing access to the multi-family units located within block 1 located approximately 188-feet south of Wythe Creek Court and 125-feet east of Kay Avenue.
- d. **Staff Comments/ Recommendations:** The applicant should construct a stub street (36-foot Street Section, curb, gutter and 5-foot attached concrete sidewalks within 50-feet of right-of-way) providing a connection to Sailer Shores Way, in lieu of the driveways providing access to the multi-family units located within block 1, located 188-feet south of Wythe Creek Court and 125-feet east of Kay Avenue.

Alternatively, the applicant should consult with the developer of the Sailer Shores Meadows Subdivision and modify the previously approved preliminary plat to eliminate the stub street Sailer Shores Way. With the elimination of the Sailer Shores Way Stub Street the driveways should be approved as proposed.

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

1. Construct Kay Avenue as half of a 40-foot street section, with curb, gutter and 5-foot attached concrete sidewalk abutting the site plus 12-feet of pavement and 3-foot wide gravel shoulders on the west side of Kay Avenue within 56-feet of right-of way. Terminate Kay Avenue at the intersection of Exploration Way.
2. Dedicate 28-feet of right-of-way from the centerline of Kay Avenue abutting the site.
3. Construct Sailer Avenue as half of a 36-foot street section, with curb, gutter and 5-foot attached concrete sidewalk abutting the site within 50-feet of right-of-way (25-feet from centerline).
4. Dedicate 25-feet of right-of-way from the centerline of Sailer Place abutting the site.
5. Construct a half street cul-de-sac at the southerly terminus of Sailer Place, approximately 1,641-feet south of Kuna Road with a minimum turning radius of 45-feet. Locate the turnaround wholly within the right-of-way.
6. Construct the internal local streets as 36-foot street sections with curb, gutter and 5-foot attached concrete sidewalk buffered by an 8-foot parkway strip on both sides within 50-feet of right-of-way.. Provide a permanent right-of-way easement if public sidewalks are placed outside of the dedicated right-of-way.
7. Construct a stub street intersecting Kay Avenue stubbing east ward to the Sailer Shores Way, providing a connection to the previously approved Sailer Shores Way. Construct the street as a 36-foot street section with curb, gutter and 5-foot attached concrete sidewalks within 50-feet of right of way. Install a sign at the easterly terminus of the Sailor Shores Way stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

8. Alternatively, consult with the developer of the Sailer Shores Meadows Subdivision and modify the previously approved preliminary plat to eliminate the stub street Sailer Shores Way. The applicant should provide written documentation of the plat modification from the developer of Sailer Shores Meadow Subdivision and the City of Kuna prior to signature of the first final plat.
9. Payment of impacts fees are due prior to issuance of a building permit.
10. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

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

place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

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

G. Attachments

1. Vicinity Map
2. Site Plan
3. Exhibit A
4. Utility Coordinating Council
5. Development Process Checklist
6. Request for Reconsideration Guidelines

VICINITY MAP

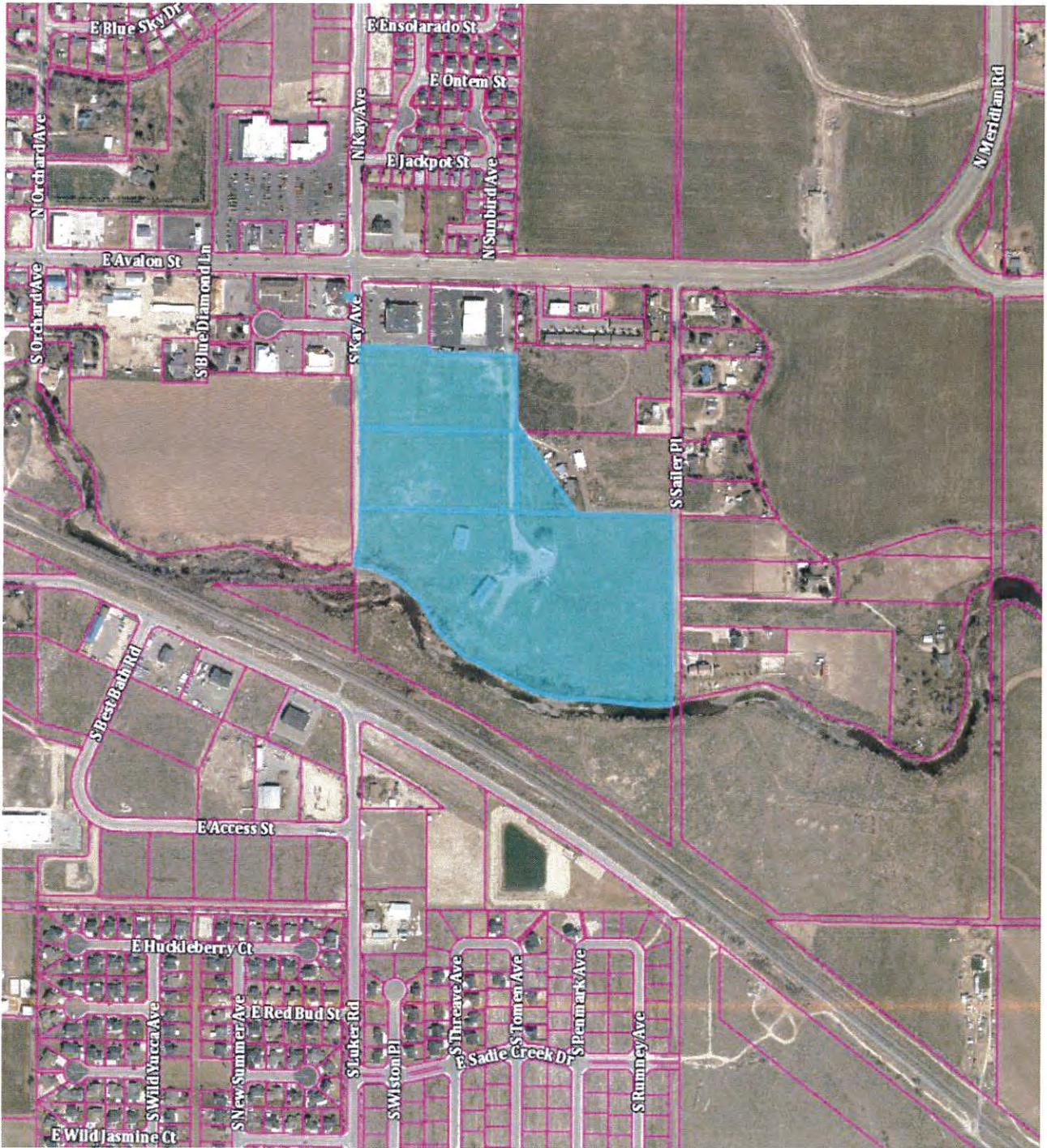
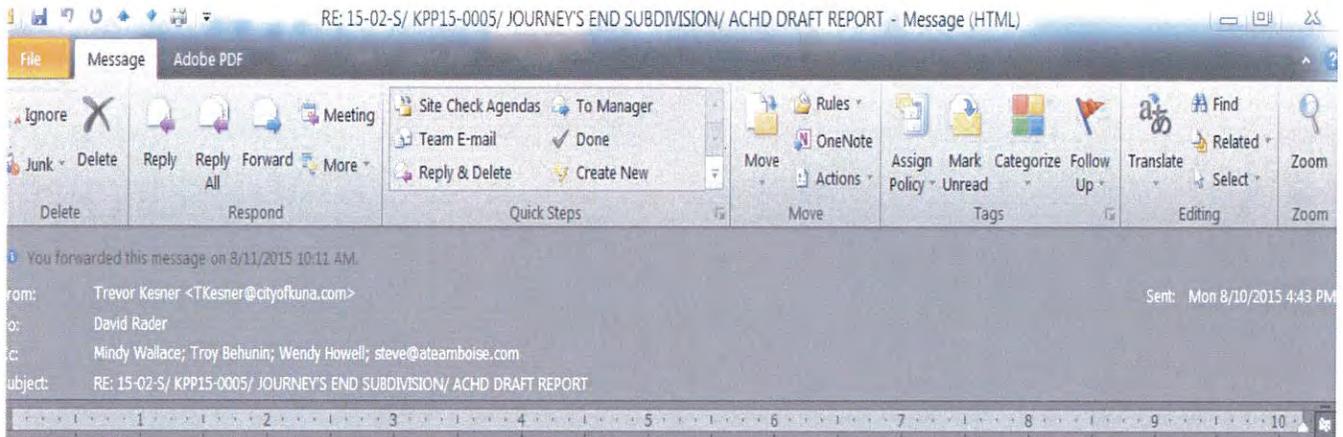


Exhibit A



Dave:

Based on historic relations between adjacent property owners/developers, Kuna Planning and Zoning staff are generally not in favor of the Journey's End connection stub to the Sailer Shores Meadows development; and supports the alternative recommendation to have the Sailer Shores Meadows developer consent to modify the approved preliminary plat to eliminate the stub street: Sailer Shores Way.

Thank you for the opportunity to offer comment.
Regards,

Trevor Kesner

Planner I
KUNA PLANNING & ZONING DEPT
(208) 387-7731
trevor@cityofkuna.com



City of Kuna
763 W. Avalon
Kuna, ID 83634

UNRECORDED NOTICE

This is a public notice of the City of Kuna, Idaho, regarding the proposed development of the Journey's End Subdivision, ACHD Draft Report. The City of Kuna is currently reviewing the application and will be holding a public hearing on the matter. The public hearing will be held on Monday, August 17, 2015, at 7:00 PM, at the City of Kuna Administration Center, 763 W. Avalon, Kuna, Idaho 83634. The public hearing will be open to the public and anyone interested in the project may wish to attend. The City of Kuna is a public body and its actions are subject to the provisions of the Idaho Public Access to Information Act. If you have any questions regarding this notice, please contact the City of Kuna Planning and Zoning Department at (208) 387-7731.

From: David Rader (mailto:Drader@pchdidaho.org)

See more about: Trevor Kesner.



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 of Highway Systems, 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.

Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.
 - a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.
 - b. The request must be in writing and delivered to the Secretary of the Highway District no later than 3:00 p.m. on the day prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.
 - c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.
 - d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.
 - e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.
 - f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 15-02-S

Journey's End Sub

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water waste flow characteristics
 - bedrock from original grade other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
 - central sewage community sewage system community water well
 - interim sewage central water
 - individual sewage individual water
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage community sewage system community water
 - sewage dry lines central water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
 - food establishment swimming pools or spas child care center
 - beverage establishment grocery store
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.
- 14. _____

Reviewed By: [Signature]

Date: 9/4/15

RECEIVED
SEP 10 2015
CITY OF KUNA

EXHIBIT
B-6

Trevor Kesner

From: Steve Arnold [steve@ateamboise.com]
Sent: Tuesday, September 08, 2015 12:56 PM
To: Trevor Kesner
Subject: Journey's End

RECEIVED
SEP 08 2015
CITY OF KUNA

Trevor,

We still don't have an answer on the stub street issue, so we would like to defer this from tonight's agenda. Do you need a letter from me requesting a deferral or will this e-mail be sufficient?

Thanks for your help,



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

