



KUNA PLANNING AND ZONING COMMISSION
Agenda for October 13, 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 Chairman Stephanie Wierschem
Commissioner Dana Hennis
Commissioner Cathy Gealy
Commissioner Joan Gay

2. CONSENT AGENDA

a. Planning and Zoning Commission Meeting Minutes for September 22 , 2015

3. OLD BUSINESS:

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 by the Commission from the September 22, 2015 Planning and Zoning Commission meeting (Public Hearing closed).***

4. CHAIRMAN / COMMISSIONER DISCUSSION

5. ADJOURNMENT

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

**MEETING MINUTES
Tuesday, September 22nd, 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	Absent
Commissioner Dana Hennis	Absent	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 **6:06 pm**.

1. 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***

*Commissioner Gealy motioned to approve consent agenda;
Commissioner Wierschem seconds, all aye and motioned carried 4-0.*

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. – ***This item was tabled from September 8, 2015 Planning and Zoning Commission meeting***

Trevor Kesner: Good evening Commissioners, for the record; Trevor Kesner, Kuna city planner. The application before you tonight: 15-02-S and 15-03-SUP is for the Journey's End Subdivision. The applicant has fulfilled all of the noticing requirements; they held the required neighborhood meeting prior to the application submission. The site has been posted for the first hearing date, which was the 8th of this month (September) and because it was tabled, the sign was changed so the posting requirements have been met. Letters were sent out to land owners within 300 feet of the project; well for both hearing dates. One was first sent out on July 27th for the August 8th hearing and then they were sent out again on August 18th notifying them of the tabled meeting as well so tonight's hearing was also published in

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the Kuna Melba news on August 19th and the notes from the neighborhood meeting are included on exhibit A.2-n. There is a comment section about the questions that came up in the meeting and concerns that the residents had. The applicant has fulfilled all of the other requirements that staff asked from them at this point, with the exception of showing up here tonight. Staff has asked the applicant to begin a dialogue with the neighboring proposed development of Sailer Shores due to ACHD's recommendation that they connect to a stub street proposed in the preliminary plat for Sailer Shores. I have a really poor depiction of the applicant's proposed plat for reference purposes; the stub street would actually come in just to the south of the very top of the multi-family...the multi-family is up top there to the north.

So ACHD wants the stub street to connect just to the east at the bottom of the multi-family. The applicant is not in favor of that connection. We believe it is due to the safety of the residents in the multi-family area; if you have kind of an enclave where cars are not going straight through or 'whipping' through. That may have been the intent, but generally staff have been in favor of the alternative proposal that ACHD staff put forward; that the applicant have a discussion with the neighboring developer of Sailer Shores and either have them reconfigure their plat to eliminate that connection and they would need to sign off with some form of documentation and show that to ACHD that that negotiation has occurred and both developers are in agreement. To date, we have not received that documentation, either from ACHD, the applicant or the neighboring developer. I am certainly not a traffic engineer, but I think that is the intent so I just wanted to state that on record. Other than that, the project follows all of the R-6 zoning regulations and the preliminary plat regulations. The SUP (special use permit) is to construct residential multi-family in a commercial zone which a special use permit is required for that. Other than that, staff sees no reason why this project should not go forward. It will successfully extend that portion of the greenbelt which abuts the development to the south along Indian Creek which as a condition, city staff has asked that the developer; once that pathway is improved, to dedicate the lot that the pathway will be on in the plat, to the city so the city can maintain that and it will not be a burden on the HOA (homeowners association) and it will always provide for public access along the pathway. With that, I will stand for any questions that you may have.

C/Young: Any questions for staff at this point?

C/Gealy: No

C/Wierschem: I have several questions, but they are directed toward the applicant.

Trevor Kesner: Alright. Thank you.

C/Young: Thank you. Ok, then we will go ahead and open the public hearing at 6:14 pm and I have listed to testify under neutral, I have Bobbi Sailer. Please come forward and just state your name and address for the record.

Bobbi Sailer: Bobbi Sailer and I reside at 1185 E. Kuna Road, but my mailing address is PO Box 82, which is on the signup sheet. I reside on the southwest corner of Kuna Road and S. Sailer Place and I had a couple of questions: has anybody checked into bussing as far as students that will be back in that subdivision and how they are going to access school busses? I know that had been a consideration for Sailer Shores or whatever it is now, as far as student access to bussing ; and the other thing was I had questions about... it's going to be built in seven phases, what is going to be phase 1? Where is it going to start? I didn't see that in the packet.

C/Young: On the site plan, it is shown; the first three phases, phase 1 a, b and c will be the phases to the farthest north and the northwest end of the property.

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Bobbi Sailer: Ok, so they'll start up at Kay by Walgreens and then work his way back so D will actually be the last part of the buildout?

C/Young: Let's see. 1, 2, 3...yes, that is correct.

Bobbi Sailer: Ok, I didn't ... I had a hard time accessing that. I wondered also about ACHD, if they had done a traffic check as far as proposed trips per day? Because I know he's got two accesses onto Kay, but onto Sailer Place where I live and I have to wait for school busses in the morning if I don't get out of the driveway in time, I wonder how much traffic he is proposing for Sailer.

C/Young: There are portions of the traffic impact study under ACHD's report, that talks about the trips per day.

Bobbi Sailer: Ok, that's in that packet too? I was trying to find it in there and I didn't quite.

C/Young: Yeah, it's listed under part of ACHD's portion of the report; there are trips per day.

Bobbi Sailer: Ok, I will look again. And then, it's proposed findings of fact number seven (7): "the existing and proposed streets, Sailer and Kay, are suitable and adequate for residential purposes"... I am not sure Sailer is. And my other concern was that in the comprehensive plan, when you had the goals and the policies; the goal was to "promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community"? I didn't get it. Is he going to put some commercial in there? I mean I can see living there, but not working there and that 'the city is going to develop a policy to provide incentives and assistance in order to competitively attract firms' -I just didn't think that that was an appropriate placement. I'm glad I'm done.

C/Young: I can't speak for the applicant on that.

C/Wierschem: Could we address one item that was brought up in regards to the traffic study? It is in ACHD's report, and I believe it is under Item B-1, on page 2.

Bobbi Sailer: B-1? Ok. Thank you. That makes it easier.

C/Young: Next, I have listed wanted to testify under neutral is well is Michael Sailer. Please just state your name and address for the record.

Michael Sailer: Michael Sailer, 1185 E. Kuna Road at the corner of Sailer and Kuna Road there. Just one little note, and I know you are only required to notify within 300 feet, but that excluded an awful lot of the neighbors that deal with that, so they're meeting with the public really didn't include a lot of the neighbors on the land because technically, we must have just been outside the 300 feet, we were never notified of any public meeting or neighborhood meetings. And the next point that I would like to make that is critically important is that there is a major flaw in the figures for the width of south Sailer place. Now, they list it as being forty two (42) feet of paved right-of-way. It is in point a fact twenty four (24) feet. Now, how you can make an error of over 40%, I am not quite sure. And how does this affect Ada County's interpretation of what that street can handle. It is not 42 feet, it is 24 feet wide; the paved area. So, I should think that that would throw a little different perspective on the traffic that is going to be on that street and I would like

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to know why they could come up with a figure of 42 feet when anyone with a tape measure can see it is 24 feet wide. Is there some sort of limitation on traffic as far as the width of the street? So I am just curious what happened there.

C/Young: Are you referring to the ACHD report or...?

Michael Sailer: I am referring to the Council report that in it, it said that Sailer was a 42 foot wide paved right-of-way street, and the point in fact, it is 24 feet wide. That makes an entirely different impact on that traffic.

C/Young: Right. I just... the reason I asked is I wanted to see where it is, because in some cases, once the streets are improved, it is not the existing pavement, but once it is improved the total width will be that distance and I just wanted to...

Michael Sailer: Right, well I don't see how that is possible in the statement that I read there said it was the paved right-of-way was 42 feet wide.

C/Young: Of which section?

C/Gealy: It is in the ACHD report.

C/Young: Ok, perfect. That is what I am looking for.

C/Gealy: That's not page 4, it's...

Michael Sailer: It's an entirely different impact with a 24 foot wide street as opposed to a 42, and in order to get to 42 foot width, you would have to buy up the private property on either side. There just isn't enough room to improve that road to 42 feet wide without major, major changes to the roadway.

C/Young: Ok. And looking at that, what I am seeing under findings for consideration, which is item C in the ACHD report, number 1; on south Kay Avenue and Sailer Place, that there is a 42 foot right-of-way, but that doesn't mean that the street is physically 42 feet. It means that there is a right-of-way from the centerline of that street that ACHD would have in the future as that gets developed.

Michael Sailer: I thought that particular article did in fact say that it was a paved right-of-way?

C/Gealy: I think you might be referring to something else.

Michael Sailer: Was there another article in there? Ok. And in point in fact, there is no 42 foot right-of-way, just to clarify that. I mean in some future... there is no 42 foot right-of-way; that would involve right by the property that hasn't been discussed yet so there is no 42 foot right-of-way.

C/Wierschem: Could I interrupt? Would you mind, if you have it highlighted or indicated somewhere in your packet, to present it to us? I don't know if...

Michael Sailer: Pardon me? What section I am referring to? Is that the problem?

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C/Wierschem: Yes, just for clarification.

C/Gealy: Well, let's have staff clarify.

Trevor Kesner: Sure. In the staff analysis, on page 4 of 8.

C/Young: Oh, the staff report.

Michael Sailer: Staff analysis; ok: "The existing paved right-of-way on south Sailer Place is 42 feet of total width or 21 feet from the centerline" and that is under staff analysis, F.

C/Young: Ok, so right-of-way does not.

Michael Sailer: That's not what it says. That is not what it says. Staff analysis - F.

C/Gealy: Thank you.

C/Young: I just want to make sure we are looking at the same thing.

Michael Sailer: Sure. Absolutely. I mean that was my biggest concern.

C/Gealy: I think that ACHD are the ones that do this; these traffic studies, and in the ACHD report, it states that it is 42 feet of right-of-way, but it doesn't talk about whether it is paved or not.

Michael Sailer: Well, what was the 21 feet from the centerline?

C/Gealy: 21 feet from the centerline.

Michael Sailer: Right. Well, there is no 42 feet of right-of-way. There isn't. It doesn't exist. Because I know where my property line is and it would be... they would have to come to me and buy about ten or twelve feet of my property in order to have 42 feet of right-of-way.

C/Gealy: Well, I think that is a good question. Thank you.

Michael Sailer: Ok, thank you.

The Commissioners thanked Mr. Sailer.

C/Young: Ok. And just to make sure that there is nobody else that has not testified that would like to?

****An individual from the audience wishes to testify but did not see the signup sheet****

C/Young: Ok, that is fine. Please do. Just state your name and address for the record and then just fill it out while you are up there. Thanks. And then, for the record, if you could just state your name and address on the microphone?

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Robert Grigg: So my name is Robert Grigg, and I live at 894 S. Jump Rope Place in Kuna, Idaho. I am an existing business owner and have a business at 762 E. Wythe Creek Court, which is right there across from the Walgreens, and first off; can you tell me, this to me, as I look at it; looks like high density or fairly high density housing. Does the city receive something; a benefit when they do high density housing as opposed to bigger homes? Is there any benefit to the city to do that?

C/Young: As far as increase tax base or what are you referring to?

Robert Grigg: Incentives? Incentives from the government, I don't know.

C/Young: In this case, I don't know the answer about incentives for ... if you are alluding to public housing or subsidized housing, is that your question?

Robert Grigg: Well, that is a good question too, is it?

C/Young: Well, I don't want to speak for you.

Robert Grigg: No, I will add that as my question. Is there subsidized housing as part of this?

C/Young: Not to my knowledge; no.

Robert Grigg: Ok. And I am going off rumor and innuendo so I really need your help, but I had heard that the developer was pushing for fewer homes in the plat and that the city was pushing for more homes. Is that accurate?

C/Young: I don't know. I couldn't answer that. I haven't been told one way or the other about that.

Robert Grigg: Ok. Well, then just based again off of what I have seen or heard as far as the number of homes going in, this is my concern. This seems high density to me and high density often can equal low income housing. To me, it seems like Kuna has got a lot of that already. To me, when you look at that plat of land which is, in my mind, prime real estate right against and right along Indian Creek there and right in the center of the 'newer' part of town so to speak. It seems like it should have businesses, it should have bigger homes along the creek side. That's prime real estate. I am saddened and a little disappointed to see a design for homes that are just so stuffed in there. I just don't think it is healthy for the city long term to have such high density housing shoved in such a prime piece of real estate.

C/Young: Ok.

Robert Grigg: Um, I am afraid it will lower my property value as far as where my business is at and I hope the Commissioners will hear that. And that is what I have to say. Thank you.

C/Young: Ok. Thank you very much. Then, if there is no one else that wants to testify, I will close the public hearing at 6:28 pm and I guess we'll hear from staff.

Trevor Kesner: Again for the record; Trevor Kesner, city planner. So, I will just try to address some of the concerns that were brought up by the folks that have testified. Speaking to Mrs. Sailer's concerns regarding the bussing discussion and student access; this application was sent to the school district as part of the agency notification process. As far as

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the applicant having a specific discussion about bussing and student access and where that would be placed, maybe that is something that might take place during the design review process, be we are not there yet. This is simply the preliminary plat and special use permit, so maybe that is something that should be left for the applicant to address at a later time or maybe that could be something that you could discuss in the future. But, I wanted to address that, and to my knowledge, (staff's knowledge) the applicant has not had a direct discussion with the school district about any bussing plans or access to bussing or bus stops.

Her second concern regarding the ACHD traffic study; that was included in the application. The applicant did put forth a traffic study per ACHD's request and it was in the application and their staff report is given here.

In regards to traffic or the amount of trips that it would generate; I could certainly try to read that off from the application if you want me to. There is a PM peak hour and AM peak hour projection on the amount of trips that would be generated by this development.

C/Gealy: Trevor, is it specific to Kay and Sailer or was it just a total number of trips generated? I saw the total trips, but I didn't see anything specific to each road.

Trevor Kesner: They listed each roadway; so they listed East Avalon Street, East Kuna Road, south Kay Avenue and south Sailer Place and they have given PM peak traffic hour counts and some of these say 'not applicable' but the PM peak hour level of service and the AM level of service say that Kuna and Avalon will function at a level of service greater than 'E' and for some reason, they are saying that there is no level of service projected for S. Kay and S. Sailer Pl. for the level of service. However, there is existing levels of service, so to answer your question; yes they are road-specific. Leading into Mrs. Sailer's concern about Kay being suitable for the project traffic counts; I am not a traffic engineer so I would defer to ACHD on that.

Speaking to Mr. Sailer's 300 foot notification concern; we are bound by city code and that is the radius that we use on all applications, if that needed to be increased for a specific project, the applicant could certainly request that we go out a little bit further, but the standard is 300 feet.

Mr. Sailer also said there is a flaw in the figures for the widths of these streets; I would like to point ... oh, I am sorry, let me go back to Mrs. Sailer's question regarding the goals and policy on economic development for the comp plan; and this is page 5 of 8 on the staff report; it is goal 1: 'to promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community'; staff believe that the development of this project will provide additional housing in Kuna, so the potential for Kuna residents to be able to live and work in this community would be good for the economy.

And then back to Mr. Sailer's concern about the widths of the street; the staff report did say on page 4 of 8, the middle paragraph under staff analysis: 'the existing paved right-of-way' on Sailer Place is 42 feet total width'. The 'paved' word needs to come out of the staff report for City Council to correct what was given to staff by ACHD, we can certainly do that. We don't believe that there is 42 feet of pavement there, so in some sense, Mr. Sailer is exactly right. However, ACHD has informed us that there is 42 feet of right-of-way there available, whether it is encroaching or not.... so staff only took those numbers from what ACHD generated from their staff report and analysis.

To address Mr. Grigg's concerns on density; the existing parcel on the north portion is currently C-1, which is commercial, as I said before, you do need a special use permit to construct residential multi-family in a commercial zone; however, it is allowable. And to directly address the question of the developer pushing for less density; staff is unaware of any conversations from the applicant or the developer. Staff has not had any discussions with the developer or the owner themselves; only the applicant. The density proposed is what staff has brought forward. Staff does not push for anything other than the designated zoning, which is an R-6, which is medium-density residential and there is no zone change proposed here. Staff does not control nor does this board have any say over the size of the

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homes that would be constructed on these lots, only the lot coverage; which is 40% for an R-6 zone. I cannot speculate on land values and what those would do in the future, if this development is approved. With that, do you have any other questions for me?

C/Young: Are there any other questions for staff?

C/Wierschem: I have none.

C/Young: Ok, then we'll close the public testimony at 6:35 pm which then leads us to our discussion.

C/Wierschem: Chairman, because I have several questions for the applicant, and I am not opposed to having a conversation that I am not comfortable approving or not approving without hearing from the applicant, so I would like to table it.

C/Young: Well, I, along with not knowing what the applicant's discussions have been with the adjacent subdivision and that stub street; it is a requirement for ACHD to either have them step to it or make that agreement with the adjacent land owner to modify their plat. Not knowing what those discussions are either, and if that changes, it is going to completely change what the north end of that looks like. So I would be in agreement to table it until we can get clarification on what is happening with ACHD's requirements.

C/Gealy: I agree, and I think that there is some confusion on the right-of-way because even within the ACHD report, in one place, it says it's a 42 foot right-of-way, and in their site-specific conditions of approval, it says it is a 50 foot right-of-way, so I would like some clarification on that as well. I think we need to table it to a date certain. I don't think we can just...

C/Wierschem: Has staff heard from the applicant?

Trevor Kesner: I had an email correspondence with him today and it said that he was ready to go. I couldn't speculate as to what happened. I was under the impression that he was going to be here and for your information, the next Planning and Zoning Commission regular meeting is October 13th.

*Commissioner Wierschem motioned to table **15-02-Sub** (Preliminary Plat) and **15-03-SUP** (Special Use Permit) to the regularly scheduled Planning and Zoning Commission to be held on October 13th, 2015; Commissioner Gealy seconds, all aye and motioned carried 4-0.*

3. DEPARTMENT REPORTS:

- a. None

4. CHAIRMAN / COMMISSIONER DISCUSSION:

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5. ADJOURNMENT:

*Commissioner Wierschem motions to adjourn at **6:38 pm**;
Commissioner Gealy Seconds, all aye and motion carried 4-0.*

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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

Council Staff Report

P.O. Box 13
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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 (Tabled to October 13, 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
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- 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

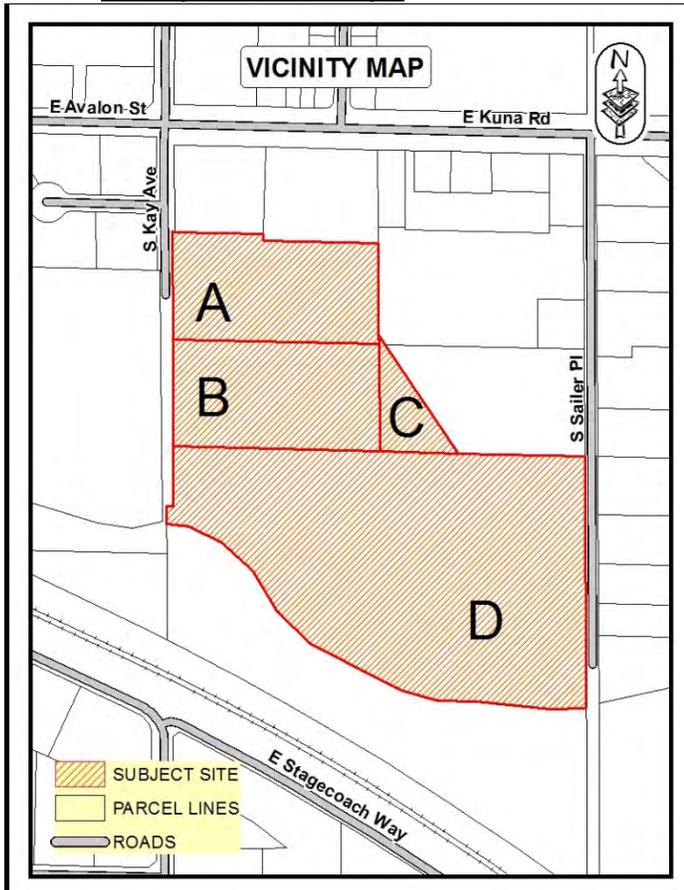
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|---------------------------|-------------------------------|
| i. Neighborhood Meeting | March 9, 2015 |
| ii. Agencies | July 13, 2015 |
| iii. 300' Property Owners | July 27, 2015/August 18, 2015 |
| iv. Kuna, Melba Newspaper | August 19, 2015 |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



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 Planning & Zoning
 Department
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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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Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	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	

Type of Review (check all that apply):

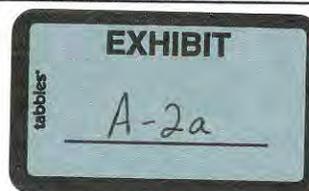
- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

Contact/Applicant Information

Owners of Record: <u>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: _____

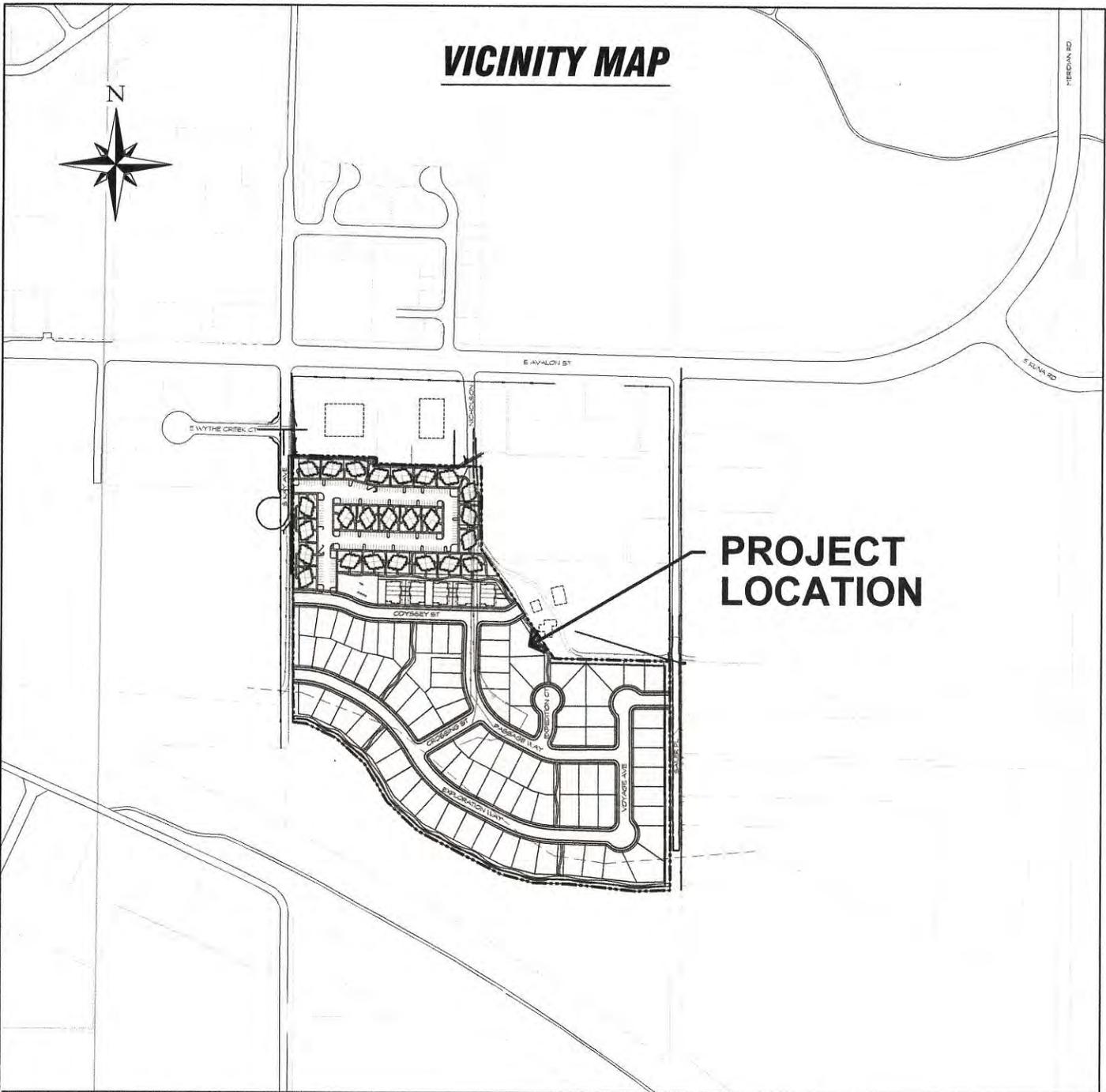
c. Width of driveway aisle: _____

Proposed Lighting: _____

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

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

VICINITY MAP



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**

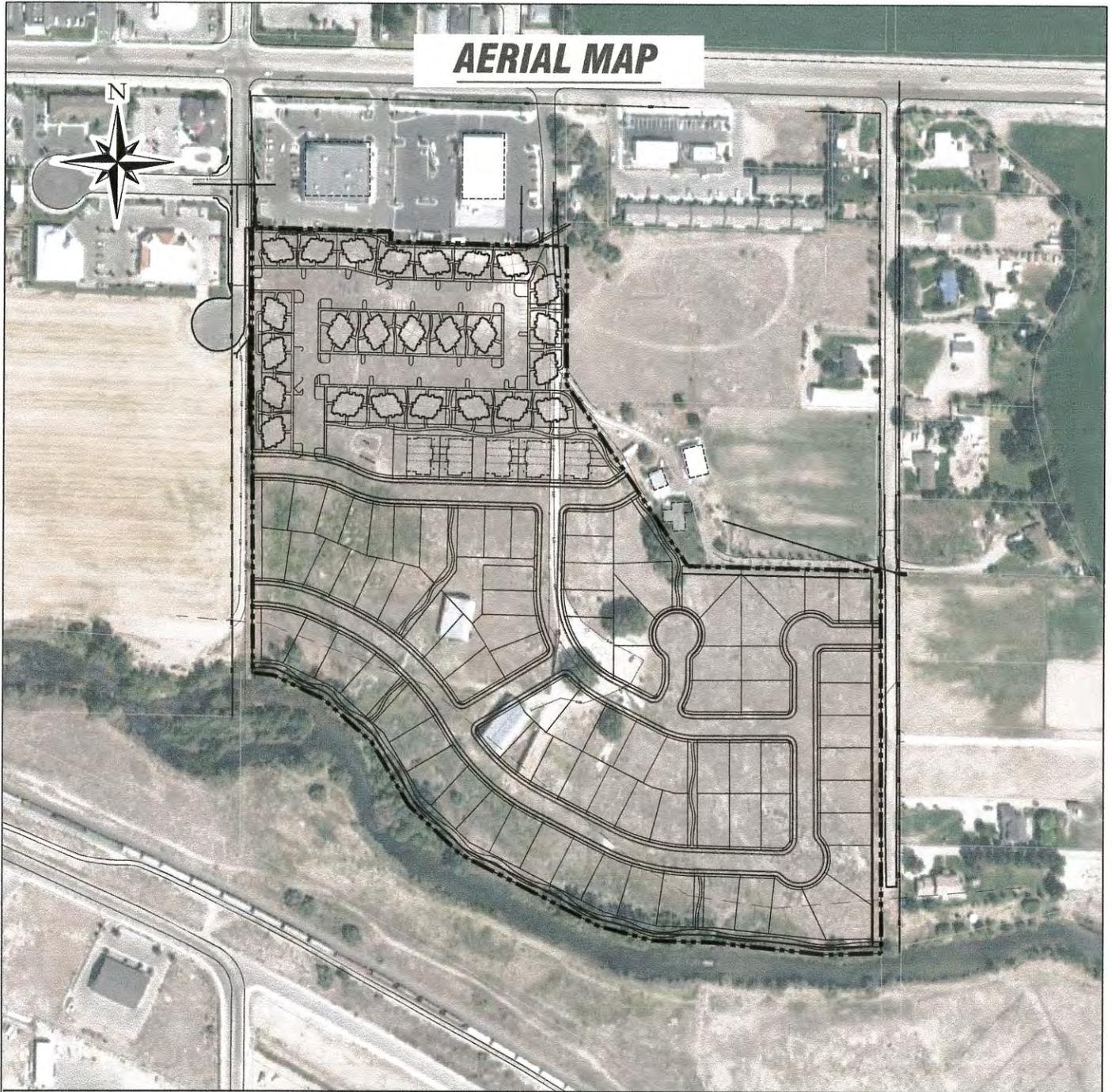
JOURNEY'S END SUBDIVISION

**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'



A 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.





City of Kuna AFFIDAVIT OF LEGAL INTEREST

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

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

State of Idaho)
) ss
County of Ada)

I, Thomas Nicholson
Name
Meridian
City

700 W. Overland Road
Address
Idaho 83642
State Zip Code

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my
Permission to A Team Land Consultants, LLC 1785 S. Whisper Cove Ave Boise, Id 83709
Name Address

to submit the accompanying application pertaining to that property.

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

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

Dated this 12 day of June, 20 15

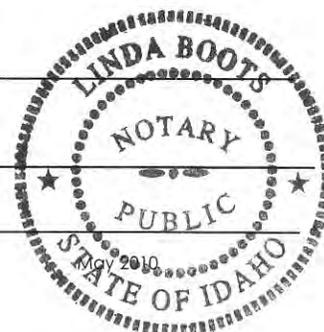
Thomas Nicholson
Signature

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

Linda Boots
Notary Public for Idaho

Residing at: Boise ID

My commission expires: 5/31/19





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 written in a cursive, flowing style.

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.

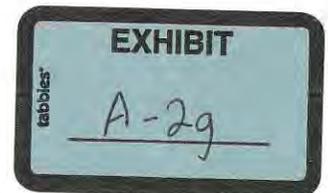
I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8

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

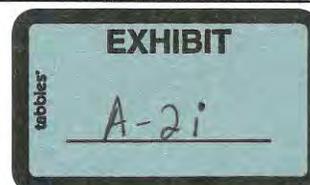
Meridian Rd & Kuna Rd
Kuna, ID 83642
Ada County, Idaho

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

<u>Annual Taxes</u>	
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

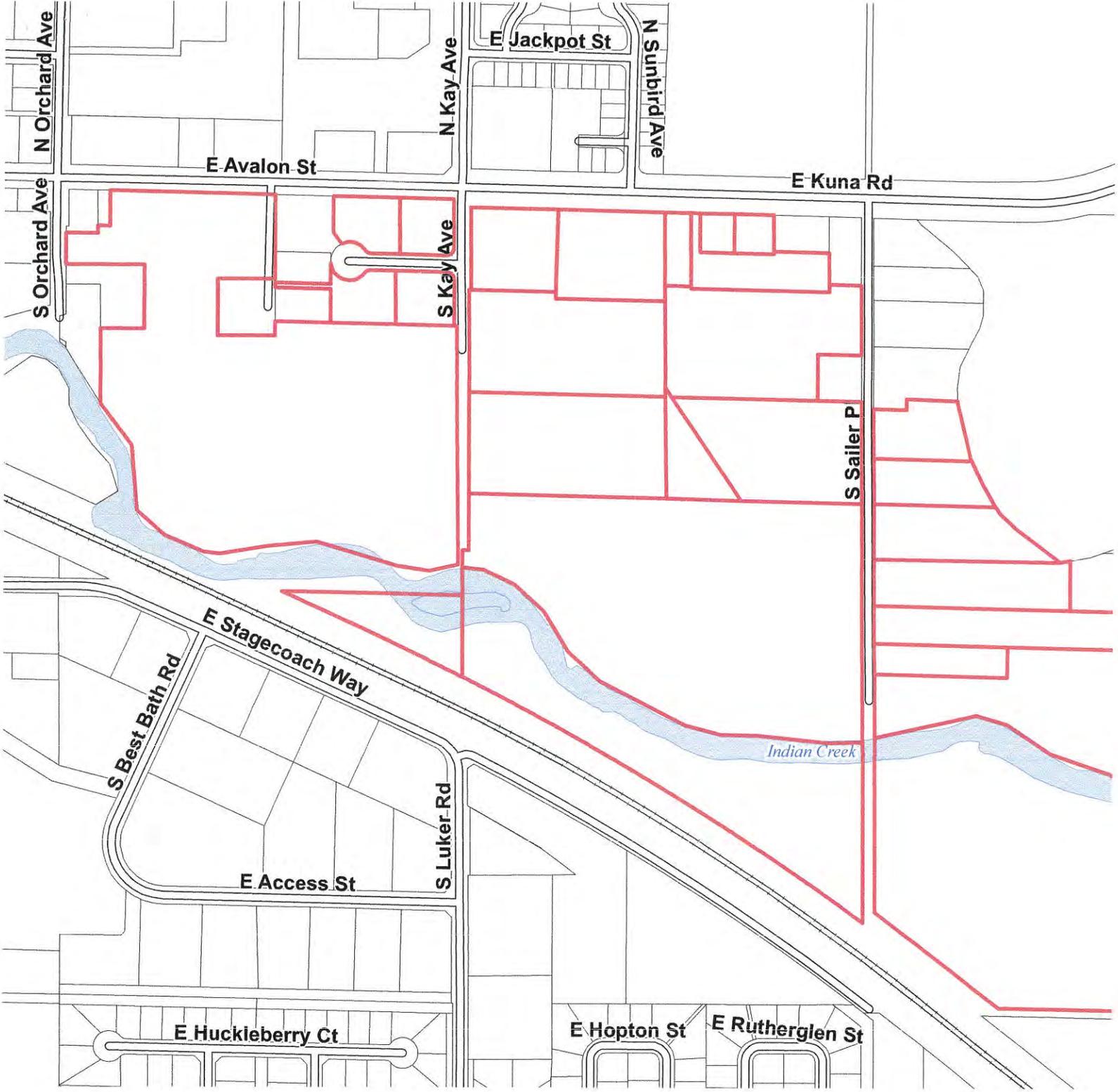
City: Boise State: ID Zip: 83709

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

S Kay Ave

E Jackpot St

N Sunbird Ave

E Kuna Rd

E Stagecoach Way

S Best Bath Rd

E Access St

S Luker Rd

E Huckleberry Ct

E Hopton St

E Rutherglen St

S Sailer P

Indian Creek

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>
-----------------	-------------------------	-------------------------------	-----------------

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: _____

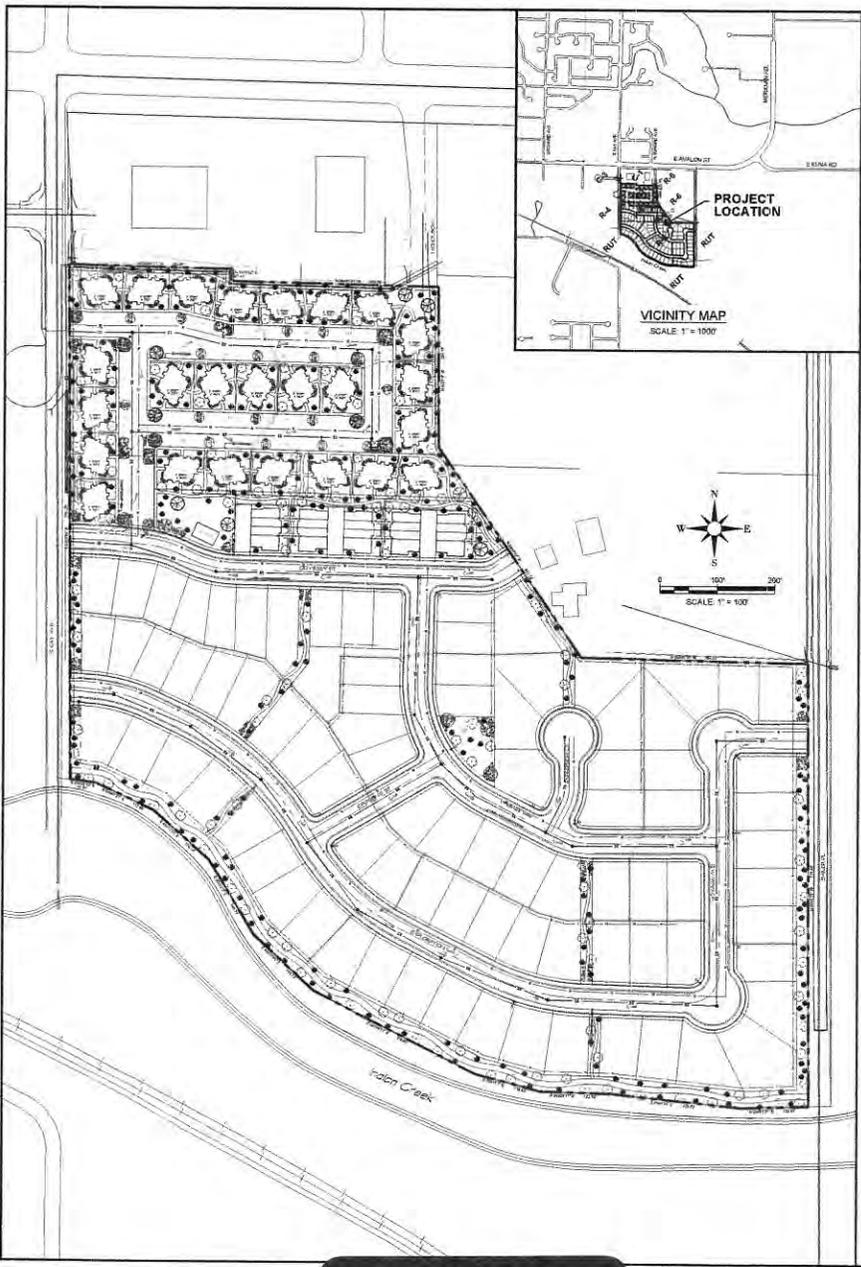
5. _____

Comments: _____

6. _____

Comments: _____

7. _____



LANDSCAPE & IRRIGATION NOTES

- Contractor shall refer to landscape schedule of quantities when layout and/or placed the crops. Revision of this work shall be approved.
- Contractor shall provide and observations with landscape architect prior to construction start-up. New contract and accessories tree planting, see detail B and C/L/D. Contractor shall dig all trees during necessary, i.e., three being shown from planting with about soil left, etc. Contractor's option.
- Use tree planting, see detail A/D/E.
- All plant material shall conform to the American Nurseryman Standards for size and size class. Plants will be rejected if not in a viable and healthy condition.
- All planting beds shall be covered with a minimum of 3" of gravel (1" gravel) and 2" of mulch (approved).
- All plant material shall be inspected for a period of one year beginning on the date of acceptance by Owner. If any plant material found dead or not in a healthy condition immediately with the plant tag and species of the tree for the tree.
- Final grades to be smooth and well contoured with positive drainage in accordance with site grading plan. In all planting beds and lawn areas, the top of ground level shall be a ratio of 3 parts topsoil to 1 part gravel or 1000 topsoil per 1000 square feet. Additional organic matter is minimum of 5 inches into depth.
- Grading of trees and shrubs with Japanese planting labels. Identify per manufacturer's recommendations.
- All planting beds shall have a minimum of 18" of topsoil. Lawn areas shall have a minimum of 12" of topsoil. Sodded areas shall be graded based on a smooth and uniform grade 3" below surface of sods and sods in planting bed shall be 1/2" of sand level areas, and 1" of sand level areas.
- Planting material shall be inspected on the site. Final suitability of surface soil to protect against meeting requirements shall be met when necessary. Topsoil shall be a loose, friable, sandy loam, free and free of toxic materials, rocks, weeds, animal feces, roots, stumps or other foreign material and in pH of 5.5 to 7.5. If suitable material does not meet these minimum standards, contractor shall excavate to either, (a) provide approved imported topsoil or (b) remove on-site topsoil with structure approved by landscape architect. Contractor will inspect before when quantities are sufficient. Open topsoil of trees, plants, sods, blocks, etc. may and other appropriate materials found to plant growth. If imported topsoil from off-site source is available, please use topsoil that is fertile, friable, moist, porous, surface soil, reasonable free of stumps, clay lumps, feces, weeds or other sites, and free of roots, stumps, stones larger than 2" in size, and other substances in look similar harmful to plant growth.
- Sodded areas from root rot, or from trees having similar soil characteristics to that of sodded areas. (Sodded areas may have naturally well-drained sites where terrain occurs in a depth of not less than 4 inches).
- Planting materials shall be tested for acidity, fertility and general health by a recognized commercial or governmental agency and copies of the testing agency's findings and recommendations shall be turned to the architect, representative to the contractor. An "as found" test shall be ordered in a Report of Analytical/Physical tests - No. 83 to 7.6.
- Insufficient water on the ground or other areas on the site caused from landscape irrigation and disposal of property, etc.
- All landscaped areas shall have an automatic underground irrigation system which consists of emitter systems and property covered for treated water use. Each irrigation system to be installed with separate individual systems. Rain or emitter heads shall have a maximum emitter length of 4" inches of lawn area and 12" of emitter head. Emitter heads are to have drip irrigation system in program timer systems. Annual, automatic ground covers in shrub planting shall have a program timer system.
- Electrical water distribution/irrigation systems are to be provided. Minimum controller requirements are as follows:
 - Three solenoid control valves
 - Run time capabilities for various in presentation rates
 - All wiring and program for each solenoid
 - Sufficient moisture cycles to avoid water waste
 - Flow failure alarms for all programmed individual solenoid valves
 - Flow failure alarms for all programmed individual solenoid valves will be designed and installed to provide water to maximum water crop.

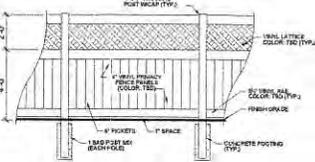
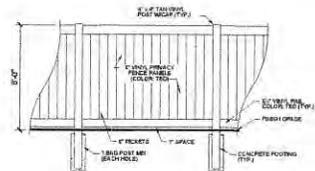
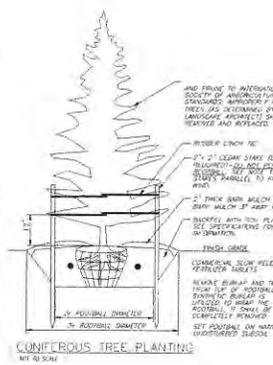
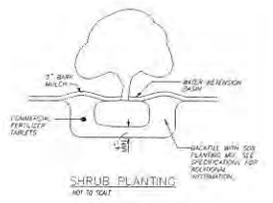
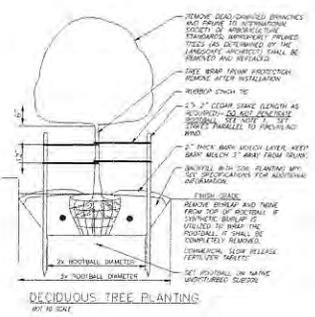
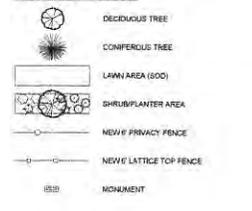
TREE PLANTING NOTES

- The utility of trees is to be the contractor's option; however, the contractor is responsible to insure that all trees are planted upright and that they remain upright for a minimum of 1 year. All planting shall be verified in the end of the one year warranty period.
- Removal of stumps and trees from site of excavation are to be completed on 90 days of contractor's option.
- In the event of a quantity of oak of any size on the drawing, the contractor shall be notified by landscape architect prior to the start of construction. The contractor shall be notified by landscape architect prior to the start of construction. The contractor shall be notified by landscape architect prior to the start of construction.
- Branch collar shall be around the tree trunk and shall be in condition of good repair. Secure the stem in the stakes with appropriate ties to prevent damage.
- Deep soil-free hole within the 6-24 hours.
- In the event of a quantity of oak of any size on the drawing, the contractor shall be notified by landscape architect prior to the start of construction.

PLANT SCHEDULE

TREES (GRADE #1)		SHRUBS		PERENNIALS		
SYMBOL	COMMON/SCIENTIFIC NAME	PLANTING SIZE	CLASS	SYMBOL	COMMON/SCIENTIFIC NAME	PLANTING SIZE
AA	COLUMBIA REDBUD	2" B&B	I	27	DIAPYSPORUS	2 GA.
AB	REDFLOWER DOGWOOD	2" B&B	I	28	DIAPYSPORUS	2 GA.
AC	REDFLOWER DOGWOOD	2" B&B	I	29	DIAPYSPORUS	2 GA.
AD	REDFLOWER DOGWOOD	2" B&B	I	30	DIAPYSPORUS	2 GA.
AE	REDFLOWER DOGWOOD	2" B&B	I	31	DIAPYSPORUS	2 GA.
AF	REDFLOWER DOGWOOD	2" B&B	I	32	DIAPYSPORUS	2 GA.
AG	REDFLOWER DOGWOOD	2" B&B	I	33	DIAPYSPORUS	2 GA.
AH	REDFLOWER DOGWOOD	2" B&B	I	34	DIAPYSPORUS	2 GA.
AI	REDFLOWER DOGWOOD	2" B&B	I	35	DIAPYSPORUS	2 GA.
AJ	REDFLOWER DOGWOOD	2" B&B	I	36	DIAPYSPORUS	2 GA.
AK	REDFLOWER DOGWOOD	2" B&B	I	37	DIAPYSPORUS	2 GA.
AL	REDFLOWER DOGWOOD	2" B&B	I	38	DIAPYSPORUS	2 GA.
AM	REDFLOWER DOGWOOD	2" B&B	I	39	DIAPYSPORUS	2 GA.
AN	REDFLOWER DOGWOOD	2" B&B	I	40	DIAPYSPORUS	2 GA.
AO	REDFLOWER DOGWOOD	2" B&B	I	41	DIAPYSPORUS	2 GA.
AP	REDFLOWER DOGWOOD	2" B&B	I	42	DIAPYSPORUS	2 GA.
AQ	REDFLOWER DOGWOOD	2" B&B	I	43	DIAPYSPORUS	2 GA.
AR	REDFLOWER DOGWOOD	2" B&B	I	44	DIAPYSPORUS	2 GA.
AS	REDFLOWER DOGWOOD	2" B&B	I	45	DIAPYSPORUS	2 GA.
AT	REDFLOWER DOGWOOD	2" B&B	I	46	DIAPYSPORUS	2 GA.
AU	REDFLOWER DOGWOOD	2" B&B	I	47	DIAPYSPORUS	2 GA.
AV	REDFLOWER DOGWOOD	2" B&B	I	48	DIAPYSPORUS	2 GA.
AW	REDFLOWER DOGWOOD	2" B&B	I	49	DIAPYSPORUS	2 GA.
AX	REDFLOWER DOGWOOD	2" B&B	I	50	DIAPYSPORUS	2 GA.
AY	REDFLOWER DOGWOOD	2" B&B	I	51	DIAPYSPORUS	2 GA.
AZ	REDFLOWER DOGWOOD	2" B&B	I	52	DIAPYSPORUS	2 GA.
BA	REDFLOWER DOGWOOD	2" B&B	I	53	DIAPYSPORUS	2 GA.
BB	REDFLOWER DOGWOOD	2" B&B	I	54	DIAPYSPORUS	2 GA.
BC	REDFLOWER DOGWOOD	2" B&B	I	55	DIAPYSPORUS	2 GA.
BD	REDFLOWER DOGWOOD	2" B&B	I	56	DIAPYSPORUS	2 GA.
BE	REDFLOWER DOGWOOD	2" B&B	I	57	DIAPYSPORUS	2 GA.
BF	REDFLOWER DOGWOOD	2" B&B	I	58	DIAPYSPORUS	2 GA.
BG	REDFLOWER DOGWOOD	2" B&B	I	59	DIAPYSPORUS	2 GA.
BH	REDFLOWER DOGWOOD	2" B&B	I	60	DIAPYSPORUS	2 GA.
BI	REDFLOWER DOGWOOD	2" B&B	I	61	DIAPYSPORUS	2 GA.
BJ	REDFLOWER DOGWOOD	2" B&B	I	62	DIAPYSPORUS	2 GA.
BK	REDFLOWER DOGWOOD	2" B&B	I	63	DIAPYSPORUS	2 GA.
BL	REDFLOWER DOGWOOD	2" B&B	I	64	DIAPYSPORUS	2 GA.
BM	REDFLOWER DOGWOOD	2" B&B	I	65	DIAPYSPORUS	2 GA.
BN	REDFLOWER DOGWOOD	2" B&B	I	66	DIAPYSPORUS	2 GA.
BO	REDFLOWER DOGWOOD	2" B&B	I	67	DIAPYSPORUS	2 GA.
BP	REDFLOWER DOGWOOD	2" B&B	I	68	DIAPYSPORUS	2 GA.
BQ	REDFLOWER DOGWOOD	2" B&B	I	69	DIAPYSPORUS	2 GA.
BR	REDFLOWER DOGWOOD	2" B&B	I	70	DIAPYSPORUS	2 GA.
BS	REDFLOWER DOGWOOD	2" B&B	I	71	DIAPYSPORUS	2 GA.
BT	REDFLOWER DOGWOOD	2" B&B	I	72	DIAPYSPORUS	2 GA.
BU	REDFLOWER DOGWOOD	2" B&B	I	73	DIAPYSPORUS	2 GA.
BV	REDFLOWER DOGWOOD	2" B&B	I	74	DIAPYSPORUS	2 GA.
BW	REDFLOWER DOGWOOD	2" B&B	I	75	DIAPYSPORUS	2 GA.
BX	REDFLOWER DOGWOOD	2" B&B	I	76	DIAPYSPORUS	2 GA.
BY	REDFLOWER DOGWOOD	2" B&B	I	77	DIAPYSPORUS	2 GA.
BZ	REDFLOWER DOGWOOD	2" B&B	I	78	DIAPYSPORUS	2 GA.
CA	REDFLOWER DOGWOOD	2" B&B	I	79	DIAPYSPORUS	2 GA.
CB	REDFLOWER DOGWOOD	2" B&B	I	80	DIAPYSPORUS	2 GA.
CC	REDFLOWER DOGWOOD	2" B&B	I	81	DIAPYSPORUS	2 GA.
CD	REDFLOWER DOGWOOD	2" B&B	I	82	DIAPYSPORUS	2 GA.
CE	REDFLOWER DOGWOOD	2" B&B	I	83	DIAPYSPORUS	2 GA.
CF	REDFLOWER DOGWOOD	2" B&B	I	84	DIAPYSPORUS	2 GA.
CG	REDFLOWER DOGWOOD	2" B&B	I	85	DIAPYSPORUS	2 GA.
CH	REDFLOWER DOGWOOD	2" B&B	I	86	DIAPYSPORUS	2 GA.
CI	REDFLOWER DOGWOOD	2" B&B	I	87	DIAPYSPORUS	2 GA.
CJ	REDFLOWER DOGWOOD	2" B&B	I	88	DIAPYSPORUS	2 GA.
CK	REDFLOWER DOGWOOD	2" B&B	I	89	DIAPYSPORUS	2 GA.
CL	REDFLOWER DOGWOOD	2" B&B	I	90	DIAPYSPORUS	2 GA.
CM	REDFLOWER DOGWOOD	2" B&B	I	91	DIAPYSPORUS	2 GA.
CN	REDFLOWER DOGWOOD	2" B&B	I	92	DIAPYSPORUS	2 GA.
CO	REDFLOWER DOGWOOD	2" B&B	I	93	DIAPYSPORUS	2 GA.
CP	REDFLOWER DOGWOOD	2" B&B	I	94	DIAPYSPORUS	2 GA.
CQ	REDFLOWER DOGWOOD	2" B&B	I	95	DIAPYSPORUS	2 GA.
CR	REDFLOWER DOGWOOD	2" B&B	I	96	DIAPYSPORUS	2 GA.
CS	REDFLOWER DOGWOOD	2" B&B	I	97	DIAPYSPORUS	2 GA.
CT	REDFLOWER DOGWOOD	2" B&B	I	98	DIAPYSPORUS	2 GA.
CU	REDFLOWER DOGWOOD	2" B&B	I	99	DIAPYSPORUS	2 GA.
CV	REDFLOWER DOGWOOD	2" B&B	I	100	DIAPYSPORUS	2 GA.
AW	REDFLOWER DOGWOOD	2" B&B	I	101	DIAPYSPORUS	2 GA.
AX	REDFLOWER DOGWOOD	2" B&B	I	102	DIAPYSPORUS	2 GA.
AY	REDFLOWER DOGWOOD	2" B&B	I	103	DIAPYSPORUS	2 GA.
AZ	REDFLOWER DOGWOOD	2" B&B	I	104	DIAPYSPORUS	2 GA.
BA	REDFLOWER DOGWOOD	2" B&B	I	105	DIAPYSPORUS	2 GA.
BB	REDFLOWER DOGWOOD	2" B&B	I	106	DIAPYSPORUS	2 GA.
BC	REDFLOWER DOGWOOD	2" B&B	I	107	DIAPYSPORUS	2 GA.
BD	REDFLOWER DOGWOOD	2" B&B	I	108	DIAPYSPORUS	2 GA.
BE	REDFLOWER DOGWOOD	2" B&B	I	109	DIAPYSPORUS	2 GA.
BF	REDFLOWER DOGWOOD	2" B&B	I	110	DIAPYSPORUS	2 GA.
BF	REDFLOWER DOGWOOD	2" B&B	I	111	DIAPYSPORUS	2 GA.
BF	REDFLOWER DOGWOOD	2" B&B	I	112	DIAPYSPORUS	2 GA.
BF	REDFLOWER DOGWOOD	2" B&B	I	113	DIAPYSPORUS	2 GA.
BF	REDFLOWER DOGWOOD	2" B&B	I	114	DIAPYSPORUS	2 GA.
BF	REDFLOWER DOGWOOD	2" B&B	I	115	DIAPYSPORUS	2 GA.
BF	REDFLOWER DOGWOOD	2" B&B	I	116	DIAPYSPORUS	2 GA.
BF	REDFLOWER DOGWOOD	2" B&B	I	117	DIAPYSPORUS	2 GA.
BF	REDFLOWER DOGWOOD	2" B&B	I	118	DIAPYSPORUS	2 GA.
BF	REDFLOWER DOGWOOD	2" B&B	I	119	DIAPYSPORUS	2 GA.
BF	REDFLOWER DOGWOOD	2" B&B	I	120	DIAPYSPORUS	2 GA.

LANDSCAPE LEGEND



PLANNER / CONTACT
 STEVE HIRSH
 4-BEAR LANE CONSULTANTS
 1705 WINDSOR AVE. AVE.
 BOULDER, CO 80501
 303-441-1000

LANDSCAPE DESIGNER
 POWER ENTERPRISES
 1821 FREDERICK BLVD
 DENVER, CO 80202

OWNER / DEVELOPER
 BLACK CREEK LLC
 P.O. BOX 800
 BOULDER, CO 80501

PRELIMINARY LANDSCAPE PLAN
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: [Signature]
 DATE: 7/12/12
 FILE: 00000000000000

EXHIBIT
 A-2m

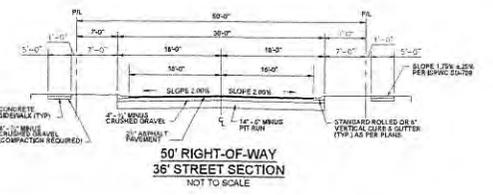


PRELIMINARY DEVELOPMENT FEATURES

PARCEL NOV:	R01012252032 R01012252200 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.	BLDGABLE LOTS:	TOTAL: 145 COMMON LOTS: 13 RESIDENTIAL: 87 TOWNHOMES: 20 4PL-EXES: 25
DENSITY:	4.58 UNITS/ACRE	DEVELOPMENT:	CLUBHOUSE, POOL, PLAYGROUND, PATHWAYS, LANDSCAPE BUFFERS
SITE DETAILS:	COMMON LANDSCAPE AREA: 3.68 AC. 4-PLX/TOWNHOME: 3.95 AC. SINGLE FAMILY: 4.75 AC. PAVED PUBLIC STREET AREA: 1.89 AC. PRIVATE DRIVE/SLE AREA: 12.87 AC. TOWNHOMES: .41 AC. 4-PLX UNITS: 1.33 AC. LINEAR STREET LENGTH: 3.822		

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: JH
 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



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INDO SURVEY GROUP, P.C.
 1490 E. WATERTOWN ST.
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 MERIDIAN, IDAHO 83642
 PH: (208) 948-9370

PROFESSIONAL LAND SURVEYOR
 REG. NO. 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: JESN25.PXD



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
AUG 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





RECEIVED

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

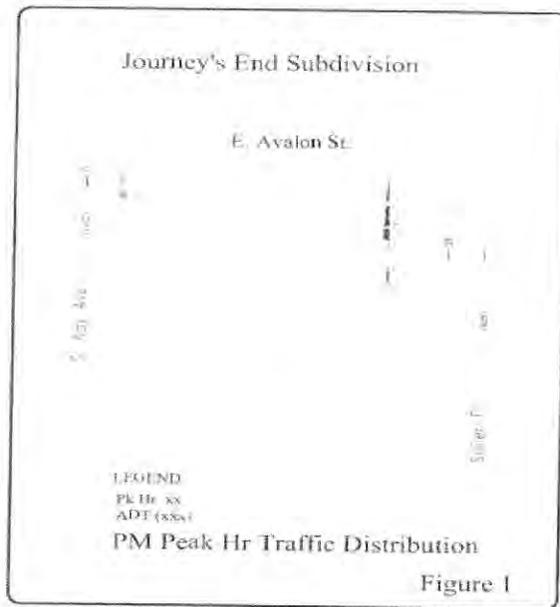
Gary Funkhouser, P.E., prepared a traffic impact study for the proposed *Development*. Below is an executive summary of the findings **as presented by *Black Creek LP***. The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency 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.

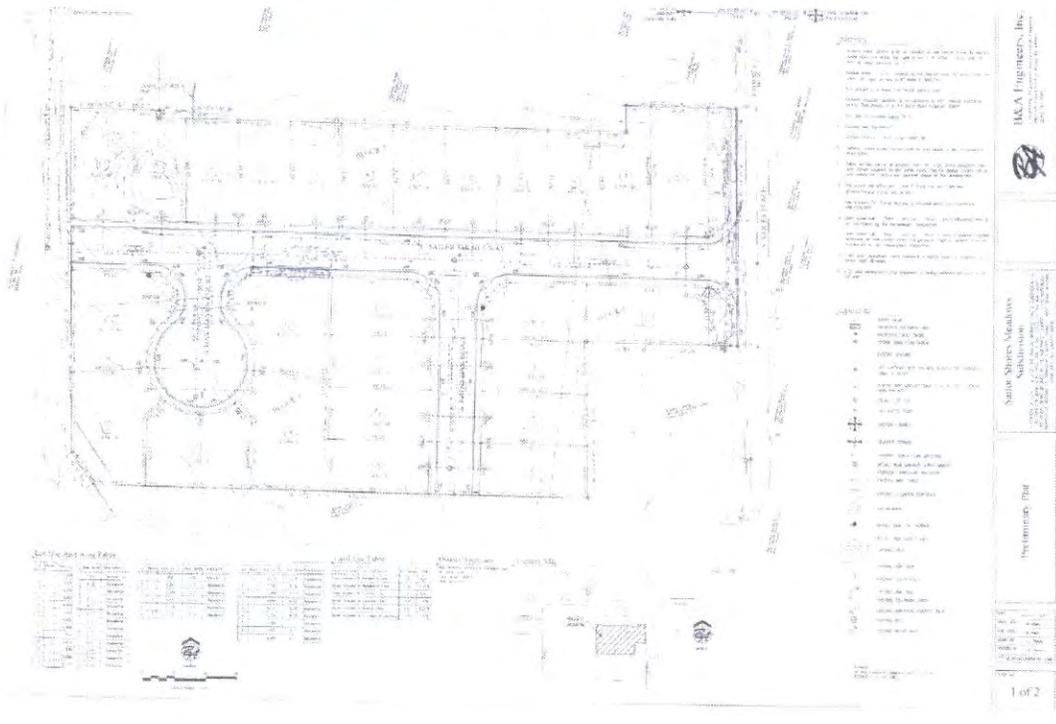
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved as proposed.

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

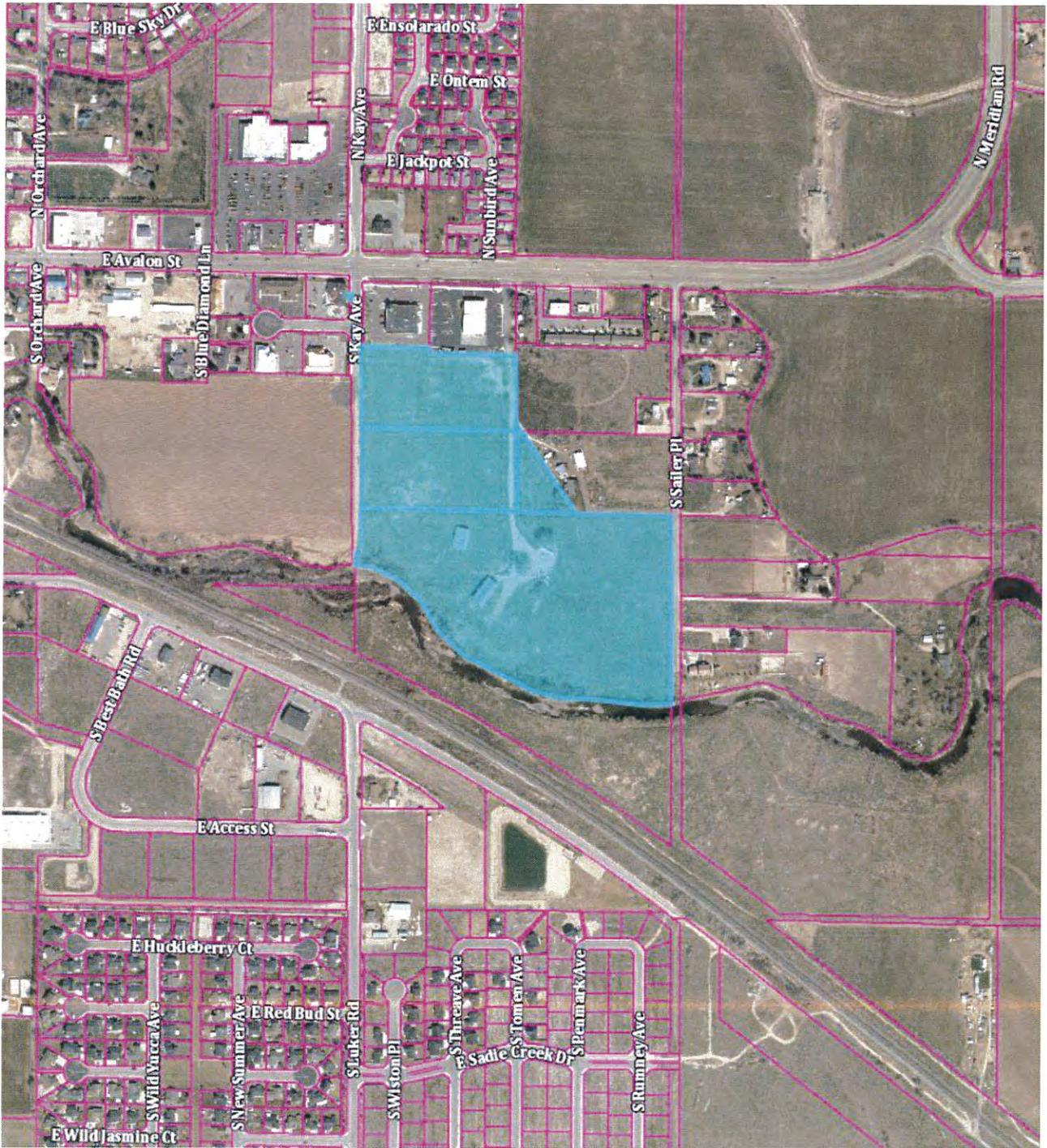
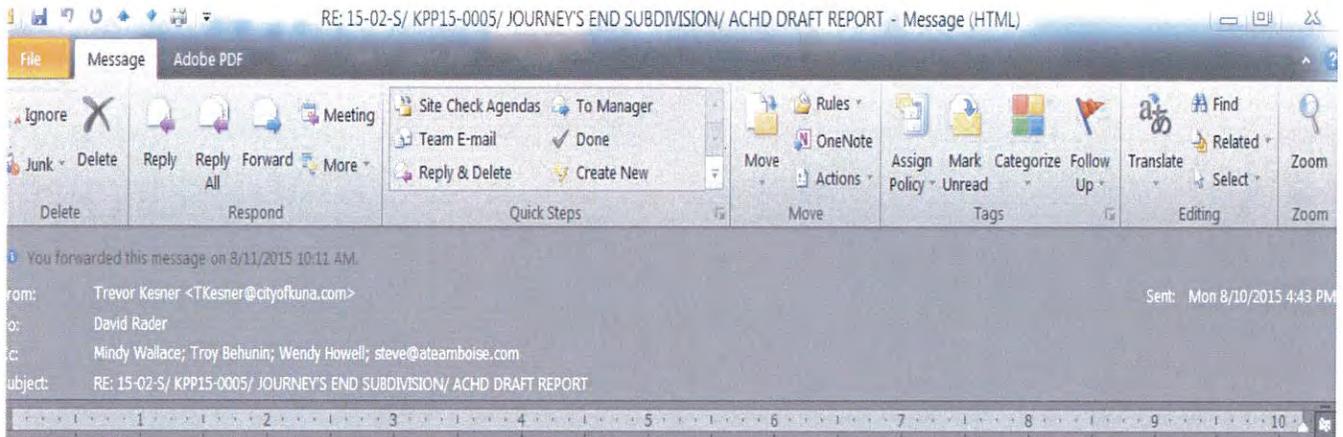


Exhibit A



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 proposed project. The project is located at the intersection of Sailer Shores Way and Journey's End Subdivision. The project is a proposed connection stub to the Sailer Shores Meadows development. The project is subject to the City of Kuna's Comprehensive Zoning Ordinance. The project is subject to the City of Kuna's Comprehensive Zoning Ordinance. The project is subject to the City of Kuna's Comprehensive Zoning Ordinance.

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:
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:
9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
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:
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

