



**KUNA PLANNING AND ZONING COMMISSION**  
**Agenda for November 10, 2015**

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

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**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

**2. CONSENT AGENDA**

- a. Approval of Planning and Zoning Commission meeting minutes for October 13, 2015

**3. PUBLIC HEARING**

- a. **15-05-SUP** (Special Use Permit) for Debbie Eggiman/Lasting Beauty Salon: Applicant seeks approval to offer proposed cosmetic and body art/tattoo services in an existing salon business as described in 5-3-2 (Official Schedule of District Regulations; Commercial Land Use Table) and 5-1-6-2 (Tattoo/Body Piercing Parlor; Definitions). Kuna City Code (KCC) requires obtaining a Special Use Permit (SUP) to offer tattooing services within city limits.
- b. **15-02-S** (Subdivision) and **15-03-SUP** (Special Use Permit) for 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.

**4. CHAIRMAN / COMMISSIONER DISCUSSION**

**5. ADJOURNMENT**

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

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**MEETING MINUTES  
Tuesday, October 13, 2015**

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

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

**Call to Order and Roll Call**

Chairman Young called the meeting to order at **6:02 pm**.

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**1. CONSENT AGENDA**

- a. Meeting Minutes for September 22, 2015

*Commissioner Gealy motioned to approve consent agenda;  
Commissioner Hennis seconds, all aye and motioned carried 3-0.*

**2. 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).***

C/Young: Ok, I guess we will go ahead and hear from the applicant if he is here tonight. Just state your name and address for the record.

Steve Arnold: Commissioners, Steve Arnold with A-team Land Consultants, 1785 Whisper Cove, Boise. I represent the developer. I would just like to touch on some of the questions that were asked in the last hearing.

*\*\*Audio Recording missing/eroded/inaudible\*\**

Mr. Arnold stated that the right-of-way for both streets was dedicated on the original Avalon Orchard Tracts plat from many years ago. Mr. Arnold also offered that the traffic impact study which was submitted to ACHD did provide the trip generation numbers for this development accurately and indicated that ACHD considers both Sailer Place and south Kay Avenue once improved will be able to handle the additional traffic.

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

---

**MEETING MINUTES  
Tuesday, October 13, 2015**

Regarding students, Mr. Arnold stated that he has not had a direct conversation with the school district regarding buses, but he can certainly reach out to them at a later time.

Mr. Arnold presented an exhibit for the record as Exhibit 'A-4' showing proposed elevations for the townhome portion of the development. Mr. Arnold stated that his client has not indicated any interest in low-income or section 8 vouchers. His client has developed other successful multi-family products in Kuna and these would be similar in style. The units are usually two bedrooms and two bath with some having a third bedroom or den downstairs. They are two "1-A" units and "3-B" units and the "A" unit has the den and they are approximately 4000 square feet and just under 900 each unit. There is no one person living above them which is why they demand higher rent from a renter or a buyer because they are proposing to plat each of the buildings off so that they can be sold. Other areas where these have been done are Cloverdale and Overland, Lake Hazel and Maple Grove. They are not boxes, but nice attractive units. This will be presented at design review but the units are impressive which demand a high rent and not something that is a low rent unit. The client may build and retain some units also.

Another point that was brought up was the land along Indian Creek; the goal is, as you drive further to the south it will be easier to build value much easier at this location than was Silver Falls and the same marketing plan will be used for this development. If the lots should be bigger and command higher prices, the developer is here to maximize profit, so at final plat you may see larger lots or fewer lots along the Creek.

Another point brought up was the concern of multi-family being a detriment to business; Mr. Arnold suggests that it would enhance the business because now there is a place for employees or for others to live that is close to the city. In Mr. Arnold's opinion and in most planning practices, it is a natural transition from commercial and going to a higher density to a less dense use and believes the proposed four-plexes, townhouses and single family lots will accomplish this.

The goal is to be able to market and sell homes and lots and to create a place of value and believes they have done so in other subdivisions here. The plan is to do the same on this development.

Mr. Arnold stands for questions.

C/Young: Ok. I will ask; on the townhomes at the south end of the four-plexes, what is the width of the proposed ...do we consider this an alley way or?

Steve Arnold: It is a common driveway. We are calling them townhouses, but they're a cottage unit. They are roughly 28 feet. Utilities will be placed in those and the front of those cottages is a walkway and you are basically looking at the face of another townhome. Then we have what is called a paseo in the front and will be maintained by the HOA with the townhomes and the multi-family. The single family will be a separate HOA but all will pay dues to use the common clubhouse.

C/Young: Ok, but with the narrowness of those, I don't see any plan for additional parking or guest parking for anybody in those townhomes. This is a concern because of how congested that area may be with say... a Saturday night when BSU is playing and four people are having a party, where is everybody going to park?

Steve Arnold: There is additional parking around the clubhouse and on the street in front of them. If these were larger units, I have done pockets of parking internally, but if this were larger complex that was not so close the public street, I might go 150 feet and do pocket parking on one side and do another 150 feet of the product type, but we felt that because it was such a short distance to on street parking, that it would be sufficient. Each garage is two-car as well.

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

---

**MEETING MINUTES  
Tuesday, October 13, 2015**

C/Hennis: In each of the units?

Steve Arnold: Yes, the townhouse units. Correct.

C/Hennis: A couple of those look awfully small. Ok.

Steve Arnold: Let me clarify that. There is one parking per unit in the middle of these, is a one bedroom, one bath townhouse unit. The same product type you will be seeing on Merlin Point. We are coming in with a phase of the final plat where we will be testing the cottage units in Kuna. They are essentially the same thing but they are a little bit bigger; they're 3 bedroom, 2 bath, 2 car garage and they are essentially sitting on the same type of areas that these take up or we can fall back to the townhouse units and we'll provide adequate parking whether it is 2 car garage or a 1 stall for a 1 bedroom, 1 bath. That area is in flux right now but the density won't change. It will still be a twenty unit total townhouse project.

C/Young: Ok. One of the other things that is kind of been up in the air; have you made any progress with the neighboring subdivision modifying their preliminary plat to meet ACHD's requirements or have you had any additional input from ACHD on that stub street up there in that north end.

Steve Arnold: Mr. Chairman, the conversations that I have had with ACHD is that we either have the developer of Sailer Shores Meadows agree to eliminate that stub street or we shift our stub street north to intersect with it. The one that we are proposing in the parcel just to the south of them; and if we did that, I would end up extending the street north and then just taking a 90 degree turn in there and we would be dropping units but it is feasible. I have not had a verbal conversation with the developer to the east of us. I did talk to their engineer and their engineer seemed to agree that it made sense that we not add that additional traffic through their subdivision. Essentially, when we connect, we're going to be running the majority of our multi-family traffic through their single family development and there won't be a real natural transition. If it were me, on the other side, I would not want us running the multi-family connection; I would want something to be separated so that I can delineate my subdivision and I am assuming that is what they will come around to. If they do not, I can accommodate that connection that ACHD has recommended.

C/Young: Ok.

C/Gealy: I'm sorry, I didn't understand.

Steve Arnold: Maybe I can draw a picture.

C/Gealy: Well, I am looking that this picture here and I think the one that you are talking about extending to the north is in the single family unit area?

Steve Arnold: Yes, just south of where they have a tie-in, where Sailer Shores is.

C/Gealy: Where it shows Sailer Place?

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

---

**MEETING MINUTES  
Tuesday, October 13, 2015**

Steve Arnold: Yes, where Sailer Place comes in, I would take a road along our east boundary and bring it down almost adjacent to our east boundary line and intersect that most east-west road almost in the same alignment of where we come in with this road down here; just straight down.

C/Gealy: Oh. You are talking about doing it up here. Oh, ok.

Steve Arnold: Yeah, if for any reason, they don't want to adjust the stub, then I will accommodate it through our site design.

C/Gealy: So theirs stubs up in this multi-family area; it's not over here on Sailer Place?

Steve Arnold: Correct

C/Young: Yes, it's approximately here.

C/Hennis: You can kind of see it on that one sheet in the ACHD report that is really faint on page 8.

C/Gealy: Real faint? *\*\*laughter\*\**

C/Hennis: Ok, quite, quite faint. Barely there. I didn't write it.

C/Gealy: Do you have any ideas as to what the phases might be? I had heard 7 phases and that there might be a phasing diagram, but I haven't seen...

Steve Arnold: It is on our preliminary plat; so what I did is we picked the most or best area we thought for a first phase of the single family along with the best phase of our multi-family and what I would like to do is pull one of each on to where I could pull one multi-family phase, start building the clubhouse and then build a phase of the single family to where we can market the subdivision with the clubhouse. So what I did is I have got like one phase as 1-B, and 1-A tied together.

C/Gealy: Thank you.

C/Hennis: Is ACHD going to require a cul-de-sac down at the base of south Kay? I didn't look in the report for that, but ...

Steve Arnold: It will Mr. Chairman, and Commissioner Hennis; there will be a turn-around of some sort down there; whether we do a cul-de-sac or a t-type turn-around. A portion of that will be on our development if not all of it, and we will have to adjust our side accordingly. That did come up through the staff comments. We were assuming that because the distance was less than that required for a turn-around that is why we didn't show it, but ACHD said we need a turn-around there. I think we can work with... because we have an intersection there less than 150 feet from the terminus, that intersection; our public intersection there to the south should be sufficient, but ACHD is requesting that we do that. If I cannot get them to buy-off on us using that intersection as a t-type turn-around, then we will modify to accommodate them.

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

---

**MEETING MINUTES  
Tuesday, October 13, 2015**

C/Gealy: In the last meeting at the public hearing, there was some confusion about the right-of-way and how wide the right-of-ways were, and what was paved and what was not. Do you have any clarification on that?

Steve Arnold: Mr. Chairman, Commissioner Gealy, I sent staff a copy tonight a copy of the original recorded subdivision for Orchard Tracts; in there, it shows all the public roads that were recorded in that plat. All Ada County roads had 50 feet of right-of-way, and all other roads were 40 feet. Sailer was either a county road or another road so it is either 40 or 50. I think that staff has had conversation with ACHD; ACHD thinks they have got 50, but to me, I have worked at ACHD and some of their records probably weren't up to snuff. So the best way to figure out how much width was on the property was to look recorded subdivision plats. And the recorded subdivision plat that is for this site is either showing 40 or 50 feet. It is kind of vague on the plat, it says county roads have 50 feet and other roads are 40. I don't know if this is another road or if this is a county road. It doesn't spell out on the plat.

C/Gealy: But it is not 24 feet?

Steve Arnold: No. It's at least 40. Just to the north of this subdivision, we ended up vacating a half right-of-way section for Sailer Avenue because the Merlin Subdivision that you all reviewed maybe two and a half or two years ago; one of the conditions was that there was a portion of the right-of-way for Sailer that we weren't utilizing and it was 20 feet wide and they asked us to vacate it and it was a half section of the right-of-way. So I don't know if it is still 40 below or if it's 50 below, or what because the phase the subdivision that was recorded, only showed it was right on Merlin Point's eastern boundary. I don't know if staff was able to provide that material, but I've got a little copy here that I can't read.

C/Gealy: But you're certain that there is 40 feet?

Steve Arnold: I am absolutely positive that there is 40 feet.

C/Young: Ok, are there any other questions for the applicant at this time?

C/Hennis: I have one question; a clarification. So, on your lot 13; is that accessible just by that long driveway between lots, 10, 11 and 14?

Steve Arnold: I am assuming that is our flag lot that is going to the east?

C/Hennis: It's more like dead center and comes off a passage way and it looks like it comes back along by the one portion of the greenbelt in block 2.

Steve Arnold: This one here? Yes, that is a flag lot going into the single family.

C/Hennis: Ok. Hmm. I don't have any further questions.

C/Young: Ok, thank you very much. Trevor, if you could come up and clarify?

Trevor Kesner: Chairman, Commissioners, for the record, Trevor Kesner, Kuna city planner. I just wanted to do a quick follow-up in regards to Commissioner Gealy's question about confirmation on the amount of right-of-way

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

---

**MEETING MINUTES  
Tuesday, October 13, 2015**

on Sailer; I couldn't enter any new exhibits at this point, but I will say that staff has had a verbal confirmation with ACHD right-of-way staff that there is at least 40 feet of right-of-way available on Sailer Place.

C/Gealy: Thank you.

Trevor Kesner: And I just wanted to remind the applicant, the Commission and those in the audience that your vote will be a recommendation that will go on to the City Council so there are additional opportunities for issues such as these to be discussed in further detail. I would stand for any questions you have.

C/Young: Questions for Trevor?

C/Hennis: None

C/Gealy: No

C/Young: That brings up our discussion as a Commission and as a subdivision; I think it looks good as far as... I agree with what the applicant said about the progression these days of wanting to move from commercial to higher density to single family housing. You can see a lot of that in other areas around Meridian where they have it planned out that those phases are occurring like that. It will be nice to have an addition to the greenbelt down here as well; I think that is going to be a great thing for the city.

C/Hennis: I like the idea that these; what I thought were going to be a lot higher density aren't as bad, they are just the 2-story, 4 units. I was expecting them to be 8 units on that or better, so I am glad that was clarified and I'm glad he brought some examples of what they plan on for the architectural review, even though it is not needed, it kind of helps us. I am still a little concerned about the congestion of the townhomes and parking, and also the clubhouse doesn't have any direct parking right next to it. You have to still walk across the whole park to that. I guess most people are going to be walking from their houses and apartments anyways unless you live down here.

C/Young: I do think that there needs to be at least a small pocket of parking at the north end of those... each of those streets for the townhomes. I can just picture lines of cars down Odyssey Street if we don't put a pocket of just at least, I don't know how many stalls... but at least to provide I don't want to say overflow, but additional parking.

C/Hennis: Well, we are only seeing a double car garage at the larger units. The single units are only going to be one car garage, correct? So yeah, most people even with a one bedroom; a young couple is going to have two cars these days.

C/Young: The only reason I am really wanting to push that is because it is not a through street. When they get in, they're going to have to park.

C/Hennis: Not to mention, there is no turn-around in that area at all to accommodate some of that parking flow, until whatever gets addressed this adjacent property. Otherwise, I like what is going on. I think he is right, I these are going to be some sought after lots down on the end.

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

---

**MEETING MINUTES  
Tuesday, October 13, 2015**

C/Young: Yeah.

C/Hennis: I kind of like that flag-pole lot. It's kind of an odd little one. I think the other biggest thing is that ACHD stub street. That is going to affect quite a bit of the layout, so is that something that we want to recommend with conditions or do we want to see that before we recommend it? Because with City Council reviewing it, we would at least have that. I think it could be addressed properly each way.

C/Young: I think it could be conditioned that they follow ACHD's requirements be that option A or option B; whether they make those agreements with the adjacent subdivision or they need the standard to come down and stub that out. As long as they meet ACHD's requirements, then...

C/Hennis: Yeah.

C/Young: I was leaning back, was everyone able to hear me? Sorry.

C/Gealy: I am also concerned about the parking around the cottage homes and the clubhouse. Ideally, people are going the clubhouse because they're interested in fitness, and so they would be walking, but maybe they also need rehab and need the pool so it would be nice to have some parking in there too. There is a nice diversity of house here.

C/Hennis: Yes, it is spaced pretty well. It is not what I was expecting. I was expecting a lot more congestion out of it, so it's...

Trevor Kesner: Staff requests a brief Commission meeting recess.

*Commissioner Gealy motioned to recess briefly;  
Commissioner Hennis seconds, all aye and motioned carried 3-0.*

The Planning and Zoning Commission recessed at 6:28 pm and reconvened at 6:33 pm.

Wendy Howell: As the Kuna Planning and Zoning Director, I would request that the Commission table this case to the next meeting, which is October 22<sup>th</sup>, 2015. I do not have the City Attorney present at this meeting, and I do not want to make any procedural errors, so for our comfort and the public's, both sides seem to be ok with this.

C/Gealy: It would be October 27<sup>th</sup>, 2015 because I had the September calendar.

C/Young: Yes, it will be October 27<sup>th</sup>, 2015.

C/Gealy: So will it be re-noticed?

Wendy Howell: No, it would just be a motion to table to that date.

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

---

**MEETING MINUTES  
Tuesday, October 13, 2015**

*Commissioner Gealy motioned to table case 15-02-S (Subdivision) and 15-03-SUP (Special Use Permit) for Journey's End Subdivision to October 27<sup>th</sup> 2015;  
Commissioner Hennis seconds, all aye and motioned carried 3-0.*

C/Hennis: Any progression regarding the stub streets with ACHD's requirement would be advantageous

C/Gealy: And the parking around the clubhouse?

Wendy Howell: Just so you know, this conversation is now unofficial.

**3. DEPARTMENT REPORTS:**

Trevor Kesner: Commissioner Joan Gay's last public hearing was supposed to be the next regular meeting on October 27<sup>th</sup>, 2015. I am not sure if she will be able to attend that. She was supposed to be here tonight, but unfortunately, with her resignation and person things going on, it is doubtful she will attend the October 27, meeting. We do have a potential candidate to fill her seat; Ron Herther? The Director believes he will be a good candidate so I just wanted to provide that.

**4. DJOURNMENT:**

*Commissioner Hennis motions to adjourn at 6:40 **pm**; Commissioner Gealy Seconds, all aye and motion carried 3-0.*

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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

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



# City of Kuna

## Staff Report

P.O. Box 13  
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**To:** Kuna Planning and Zoning Commission

**File Numbers:** 15-05-SUP (Special Use Permit) for Debbie Eggiman/Lasting Beauty Salon

**Location:** 333 Avenue C, Ste. #3  
Kuna, Idaho 83634

**Planner:** Trevor Kesner, Planner II

**Hearing date:** November 10, 2015

**Applicant:** **Debbie Eggiman**  
333 Avenue C, Ste. #3  
Kuna, ID 83634  
(503) 708-4893  
[Eggiman@live.com](mailto:Eggiman@live.com)

### Table of Contents:

- A. Course Proceedings
- B. Applicants Request
- C. Vicinity & Aerial maps
- D. History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Proposed Findings of Fact
- J. Proposed Conclusions of Law
- K. Proposed Decision by the Commission

### A. Course of Proceedings:

1. Applicant is proposing cosmetic and body art/tattoo services in an existing salon business as described in 5-3-2 (Official Schedule of District Regulations; Commercial Land Use Table) and 5-1-6-2 (Tattoo/Body Piercing Parlor; Definitions). Kuna City Code (KCC) requires obtaining a Special Use Permit (SUP) to offer tattooing services within the City of Kuna. A "Tattoo parlor" is defined as: *An establishment for a tattoo artist and/or body piercer to perform a service to apply permanent decorative body art; typically learned via apprenticeship under an established artist. Properly equipped parlors shall have biohazard containers for any objects that have come into contact with blood or bodily fluids, sharps container for old needles, and an autoclave for sterilizing tools.*
2. In accordance with KCC Title 5, Chapters 1 and 3, this application seeks SUP (Special Use Permit) approval to offer body art/tattoo services within the existing salon. No body piercing services are being proposed with this application.

#### a. Notifications

- |                         |                                    |
|-------------------------|------------------------------------|
| i. Neighborhood Meeting | September 21, 2015 (six attendees) |
| ii. Agencies            | October 5, 2015                    |

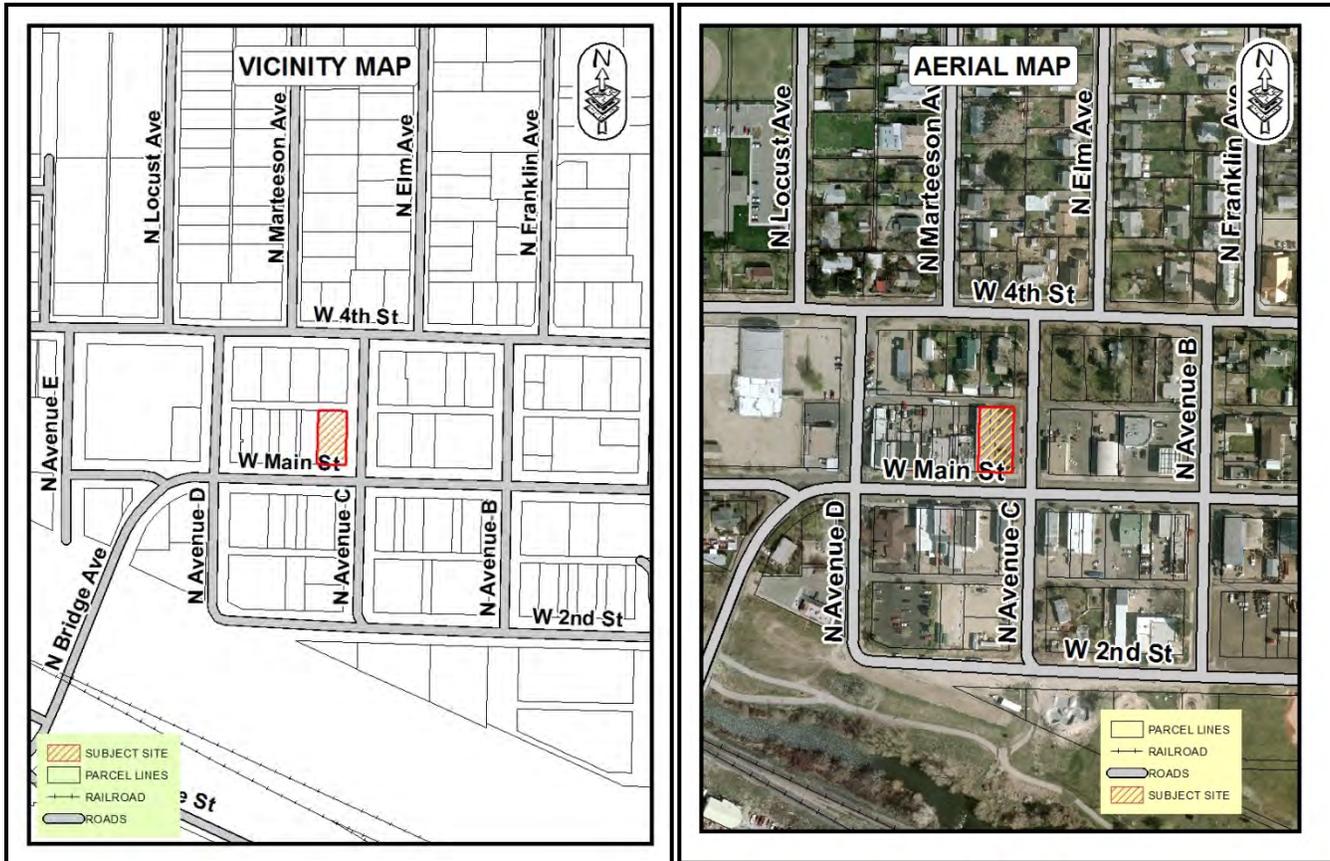
- iii. 300' Property Owners
- iv. Kuna, Melba Newspaper
- v. Site Posted (Deadline)

- October 15, 2015
- October 21, 2015
- October 31, 2015

**B. Applicants Request:**

Request from Lasting Beauty Salon(Debbie Eggiman), for a Special Use Permit (SUP) to offer permanent cosmetic and body art/tattoo services in the existing salon located at 333 Avenue C, Suite #3 (APN#: R5070001130).

**C. Vicinity and Aerial Maps:**



**D. History:**

The site is currently zoned CBD (Central Business District) and is improved with an existing commercial building containing multiple commercial suites. The applicant is proposing to offer permanent cosmetic and body art/tattoo services in the existing salon which provides limited salon services such as nails and cosmetic consultation. The salon will likely service one to two clients at a time. The business is considered full-time the applicant proposes business hours for Monday-Saturday (10AM - 10PM). It is possible that some client appointments could potentially run past the 6 PM closure time; however, the salon will be considered 'closed' for the day.

**E. General Projects Facts:**

1. **Legal Description:** A legal description was included with the applicant's submitted request.

2. **Surrounding Land Uses:**

<b>North</b>	CBD	Central Business District – Kuna City
<b>South</b>	CBD	Central Business District – Kuna City
<b>East</b>	CBD	Central Business District – Kuna City
<b>West</b>	CBD	Central Business District – Kuna City

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

- Parcel Size: 0.24 acres
- Zoning: Central Business District (CBD)
- Parcel #: R5070001130

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 Police (Ada County Sheriff)  
Sanitation Services – J&M Sanitation

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

Currently, the site is improved with a 9,160 square foot, two-story commercial building with a paved parking area and ADA compliant accessibility ramp. Two mature street trees are situated on the northwest and southwest portion of the site.

6. **Transportation / Connectivity:**

The site fronts west Main Street and is fully improved with curb, gutter and sidewalk. Direct access is taken from one (1) driveway approach on Main Street and one (1) additional driveway approach along Avenue C. Both approaches provide access to the parking area which is shared with other commercial tenants. The site contains over eight (8) parking spaces with additional on-street parking availability. There is also additional alley access to the site.

7. **Environmental Issues:**

Staff is not aware of any environmental issues. Health and safety requirements are described in Kuna City Code KCC 5-1-6-2 is as follows: *biohazard containers must be used for any objects that have come into contact with blood or bodily fluid; sharps containers shall be used for all old or used needles, and an autoclave is required for sterilizing tools.*

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

The Future Land Use Map (FLU) identifies this site as Mixed Use City Centered. Staff views this proposed land use request to be consistent with the surrounding and approved FLU map designations.

9. **Agency Responses:**

The following agencies returned comments:

- Exhibit B-1: Idaho Transportation Department – 10/12/15
- Exhibit B-2: Kuna City Engineer (Gordon Law, P.E.) – 10/06/15
- Exhibit B-3: Central District Health Department – 10/16/15
- Exhibit B-4: Ada County Highway District – 10/12/15

The responding agency comments are provided as Exhibits B-1 through B-4, and are included with this case file.

The following agencies were notified, but did not offer comment:

- Ada County Development Services (Records and Street Naming)
- Ada County Assessor
- Boise-Kuna Irrigation District
- Boise Project Board of Control
- Department of Environmental Quality (DEQ)
- Idaho Power, Intermountain Gas
- J&M Sanitation,
- Kuna Rural Fire & Ambulance
- Kuna School District
- U.S. Post Office
- Kuna Police Department
- Kuna City Forrester (Natalie Purkey)
- Kuna City Attorney (Richard Roats)

**F. Staff Analysis:**

Staff has determined this application complies with Title 5 of Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case # 15-05-SUP, subject to the recommended conditions of approval.

**G. Applicable Standards:**

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

**H. Comprehensive Plan Analysis:**

The Kuna planning commission accepts the Comprehensive Plan components as described.

1. The proposed use for the site is consistent with the following Comprehensive Plan components:

**2.0 – Property Rights**

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

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

**5.0 – Economic Development**

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

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

**6.0 – Land Use**

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

**Objective 2.1:**

Support mixed uses in the City core to provide a vibrant community center with a 24-hour population.

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

**I. Proposed Findings of Fact:**

1. All required procedural items have been completed as shown in the staff report.
2. A cosmetic and body art/tattoo services salon complies with Section 6.0 of Kuna's Comprehensive Plan.
3. Public services are available and are adequate to accommodate this site's intended use.
4. The site is zoned CBD and is appropriate for use as a cosmetic and body art/tattoo services salon by obtaining a Special Use Permit.
5. The site is physically suitable for the proposed use.
6. The use appears to be in compliance with all ordinances and laws of the City.
7. The use does not appear to be detrimental 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, facilities and existing adjacent uses.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for commercial/retail purposes.
9. The Kuna Planning and Zoning Commission accepts the facts as outlined in the staff report, public testimony and the supporting evidence as presented.
10. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approve or deny this case.
11. The neighborhood meeting was held and the notice requirements were met.
12. All notifications and the public hearing were conducted within the guidelines of applicable Idaho Code and City Ordinances.

**J. Proposed Conclusions of Law:**

1. The SUP for a Cosmetic and body art/tattoo services salon is consistent with Kuna City Code.
2. The SUP for a Cosmetic and body art/tattoo services salon meets the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a Cosmetic and body art/tattoo services salon use.
4. The Cosmetic and body art/tattoo services salon is not likely to cause any environmental damage or avoidable injury to wildlife or their habitat.
5. The Cosmetic and body art/tattoo services salon is not likely to cause adverse public health problems.
6. The Cosmetic and body art/tattoo services salon is in compliance with all other ordinances and laws of the City.
7. The Cosmetic and body art/tattoo services salon is not detrimental to the present and potential surrounding uses; or, 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.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for Cosmetic and body art/tattoo services salon purposes.
9. Based on the evidence contained in Case **#15-05-SUP**, this proposal appears to comply with Sections 5-3-2 and 5-1- 6-2 and of Kuna City Code.

10. Based on the evidence contained in Case #15-05-SUP, this proposal appears to comply with Section 6.0 of the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
11. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approve or deny this SUP application.
12. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

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

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

Based on the facts outlined in staff's report and public testimony as presented (if any), the Planning and Zoning Commission of Kuna, Idaho, hereby (approves or denies) Case No. 13-10-SUP, a Special Use Permit request by Studio 27 Salon, (Carrie Anson), (with or without) the following conditions of approval:

**Recommended Conditions of Approval:**

1. Parking within the site shall comply with Kuna City Code (Except as specifically approved otherwise).
2. The applicant shall follow all of the requirements for sanitary sewer, potable water, pressure irrigation system connections, and all other requirements of the City engineer.
3. As requested by the applicant, the salon will be a full-time business with business hours of Monday-Saturday (10AM - 10PM) weekly.
4. In the event the uses on this parcel are enlarged, expanded upon or altered in anyway (even for a temporary purpose), the owner and the applicant shall seek an amendment to the approvals of this SUP through the public hearing process.
5. This SUP is valid as long as the conditions of approval are adhered to continuously. In the event the conditions are not continuously followed, the SUP may be revoked by the planning and zoning commission.
6. All Local, State and Federal laws shall be complied with.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2015

---

Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST

---

Trevor Kesner, Planner II  
Kuna Planning and Zoning Department



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

**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:** Lasting Beauty **Applicant:** Debbie Eggiman

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

Applicant (✓)	Description	Staff (✓)
<input checked="" type="checkbox"/>	Completed and signed Commission & Council Review Application.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	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.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties).	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Landscape plan drawn to scale as the same size as the site development plan with the following details: ◇ 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.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Site development plan on 24x36 to scale (not smaller than 1=30 unless otherwise approved) with the following information: ◇ 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.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Commitment of Property Posting form signed by the applicant/agent.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	<input checked="" type="checkbox"/>

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

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



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

**Commission & Council Review Application**

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

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

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

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

For Office Use Only	
File Number (s)	15-05-SUP
Project name	LASTING BEAUTY - DEBBIE EGGIMAN
Date Received	9/22/15
Date Accepted/ Complete	9/23/15
Cross Reference Files	None
Commission Hearing Date	
City Council Hearing Date	

**Contact/Applicant Information**

Owners of Record: Robert Salewski	Phone Number: 343-9896
Address: 9707 W. Countryman Dr.	E-Mail: _____
City, State, Zip: Boise ID 83709	Fax #: _____
Applicant (Developer): Debbie Eggiman	Phone Number: 503-708-4893
Address: 333 Ave C #3	E-Mail: Eggiman@live.com
City, State, Zip: Kuna ID 83634	Fax #: _____
Engineer/Representative: N/A	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

**Subject Property Information**

Site Address: 333 Ave C #3	
Site Location (Cross Streets): Ave C & 3rd	
Parcel Number (s): R5070001130	
Section, Township, Range: 23-2N-1W	
Property size: 0.24 ac	
Current land use: Commercial	Proposed land use: Commercial
Current zoning district: CBD	Proposed zoning district: CBD



**Project Description**

Project / subdivision name: open a tattoo shop  
General description of proposed project / request: permanent cosmetic tattooing; body art;  
Type of use proposed (check all that apply):  
 Residential \_\_\_\_\_  
 Commercial Existing  
 Office \_\_\_\_\_  
 Industrial \_\_\_\_\_  
 Other \_\_\_\_\_  
Amenities provided with this development (if applicable): N/A

**Residential Project Summary (if applicable)**

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

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

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

Applicant's Signature: Robert Eggman Date: 9-10-15

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SEP 21 2015

CITY OF KUNA

Hi,

My name is Debbie Eggiman and I would like to open a small business in the downtown area of Kuna. My business would consist of permanent cosmetic and body tattooing. I have done this for the past 17 years. I am also an instructor in Oregon. I did my schooling in Oregon and Oregon is a very highly regulated state. Please know that I am fully licensed and insured to do this occupation. Idaho is not a regulated state therefore does not require a license. I moved to Kuna from Sandy Oregon 2 years ago and fell in love with Kuna! I am very excited to open my own shop. I do fly back and forth to Oregon every few months and work as I have a huge clientele there. When in Oregon, I work at my shop called Ain't Ms B Haven in Gresham. All of my needles, tubes, etc. are disposable and come pre-sterilized. I also do have an autoclave. After each use, I dispose my needles in a sharps container. I am very sanitary and run my business like doctors' office. Thank you for your time.

Debbie Eggiman





Hello, Wendy Howell | Log Out (/Account/LogOut)

1 - Search for property   2 - View selected property   3 - Select free reports & deeds   4 - CCRs   5 - Review Order

**General Information**

Parcel #: R5070001130  
 Subdivision: KUNA TOWNSITE AMD  
 Owner 1: SALEWSKI ROBERT G  
 Owner 2: SALEWSKI BONNIE L  
 Site Address: 333 W MAIN ST  
 KUNA, ID 83634-0000  
 Mailing Address: 9707 W COUNTRYMAN DR  
 BOISE, ID 83709-0000  
 Legal: LOTS 22-24 INC BLK 10 KUNA TOWNSITE #8832467  
 Acres: 0.24  
 # Bed/Bath: 0/0  
 Zoning: CBD  
 School Dist: KUNA SCHOOL DISTRICT  
 Land Use:  
 Primary Characteristic :  
 TwN-Rng-Sec: 2N1W23  
 Irrigation District: BOISE-KUNA IRRIGATION DISTRICT  
 Fire District: Kuna Fire District  
 Flood Zone: X  
 Soils: SIL  
 MLS Zone:

**Ada County Assessor**



**Tax & Financial Information**

<u>Year:</u>	<u>Assessed:</u>	<u>Est. Tax:</u>
**2015	\$280,900	\$4,647.01
2014	\$280,900	\$4,647.01
2013	\$280,900	\$5,176.59
2012	\$280,900	\$5,497.71
2011	\$240,300	\$3,840.73
2010	\$248,600	\$3,744.56
2009	\$254,000	\$3,311.65
2008	\$295,200	\$3,045.87
2007	\$281,100	\$2,807.22
2006	\$231,600	\$2,613.28

\*\*=Estimated Taxes. Subject to change as current year assessed values and tax levies are provided.

**State Category:**

	<u>Value:</u>
210: Commercial Lots Or Acreages	\$73,200.00
420: Improvements. Commercial in nature, located on 210	\$207,700.00





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SEP 21 2015



City of Kuna
AFFIDAVIT OF
LEGAL INTEREST

CITY OF KUNA
City of Kuna
P.O. Box 13
Kuna, Idaho 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

State of Idaho )
) ss.
County of Ada )

I, Robert Salcuzski, 9907 W. Countryman Dr
Name Address
Boise, ID 83704
City State Zip Code

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my #3
permission to Debbie Szymanski 333 Apple Kuna
Name Address

to submit the accompanying application pertaining to that property.

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

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

Dated this 15 day of September, 2015

[Signature]
Signature

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



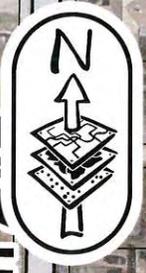
[Signature]
Notary Public for Idaho

Residing at: 763 W. Appleton, Kuna, ID

My commission expires: 4 NOV 2020



# AERIAL MAP



N Locust Ave

N Marteeson Av

N Elm Ave

N Franklin Ave

W 4th St

W Main St

N Avenue B

N Avenue D

N Avenue C

W 2nd St

tabbles  
EXHIBIT  
A-2e

- PARCEL LINES
- RAILROAD
- ROADS
- SUBJECT SITE



# VICINITY MAP



N Locust Ave

N Marteeson Ave

N Elm Ave

N Franklin Ave

N Linder Ave

W 4th St

N Avenue D

W Main St

N Avenue A

N Avenue C

N Avenue B

W 2nd St

N Avenue A

Indian Creek

Shortline St

EXHIBIT

A-2e

## Legend

- PARCEL LINES
- RAILROAD
- ROADS
- WATER FEATURES

WIT



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SEP 21 2015

CITY OF KUNA

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

## City of Kuna

# Commitment of Property Posting

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

*Heidi Eggiman*

Applicant/agent signature

*8-5-15*

Date





# 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

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SEP 22 2015

CITY OF KUNA

## 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: \_\_\_\_\_

Date and time of neighborhood meeting: 9-21-15 4:00 pm

Location of neighborhood meeting: 333 Ave C. Kuna, Id 83634

## SITE INFORMATION:

Location: Quarter: \_\_\_\_\_ Section: \_\_\_\_\_ Township: KUNA Range: \_\_\_\_\_ Total Acres: \_\_\_\_\_

Subdivision Name: \_\_\_\_\_ Lot: 22-24 Block: 10

Site Address: 333 Ave C Suite 3 Tax Parcel Number(s): R507000113D

KUNA, IDAHO 83634

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

## CURRENT PROPERTY OWNER:

Name: Robert Salewski

Address: 9707 W COUNTRYMAN City: BOISE State: ID Zip: 83709

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

Name: Heather Eggeman Business (if applicable): KBC

Address: 998 E. Folgado St City: Kuna State: Id Zip: 83634



**PROPOSED USE:**

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

**Application Type**

**Brief Description**

Annexation

Special use permit

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

**APPLICANT:**

Name: Lubbock Eggeman

Address: 333 Ave. C Suite 3

City: Kuna State: Id Zip: 83634

Telephone: 503-708-4893 Fax: \_\_\_\_\_

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

Signature: (Applicant) Lubbock Eggeman Date 9-21-15

# SIGN IN SHEET

PROJECT NAME: Lasting Beauty

Date: 9-21-15

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	<u>Sheri Russell</u>	<u>452 main Kuna</u>	<u>83634</u>	<u>208-631-1119</u>
2	<u>RICH CARDOZA</u>	<u>1037 Kools Gold Dr</u>	<u>83634</u>	<u>208-631-8336</u>
3	<u>Robert howther</u>	<u>1341 w. wheat ct.</u>	<u>83634</u>	<u>11 922-5696</u>
4	<u>KIMIG WARR</u>	<u>576 Dawn ct</u>	<u>83634</u>	<u>208 002 8073</u>
5	<u>Bob Salowski</u>	<u>333-Apple Kuna</u>	<u>83634</u>	<u>208-343-9896</u>
6	<u>Casey Eggen</u>	<u>998 E. Folgate Kuna</u>	<u>83634</u>	<u>503-708 4893</u>
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SEP 22 2015

CITY OF KUNA

9-22-15

My name is Debbie Eggiman with Lasting Beauty. I held a meeting at my shop at: 333 Ave. C in Kuna last night, 9-21-15 at 7:00 pm. I had a few people show up and I got very good feedback. Not many questions asked. I was told that my shop looked very nice and inviting! That is did not look like a "tattoo parlor". The only real comment I had was, would I consider changing my headline to say body "art" instead of tattooing. Other than that, all was very positive. All said they were happy to see me opening and I was welcomed to the neighborhood!!!

Thank you,

Debbie Eggiman

N Avenue D

W Main St

N Avenue C

N Avenue B

W 2nd St

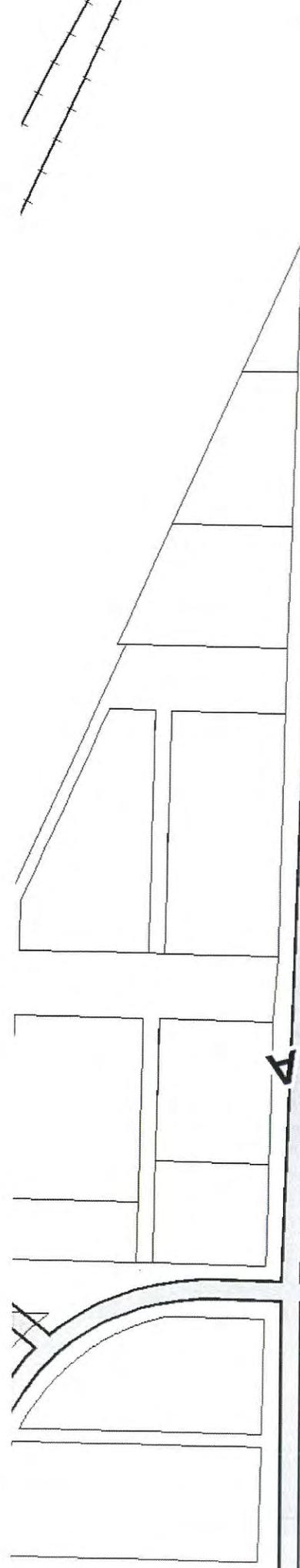
N Avenue A

N Avenue A

N Linder Ave

E 2nd St

E 3rd St



Narrative:

I would like to open a small business in the downtown area. My business would consist of permanent cosmetics and body tattooing. I have done this for the past 17 years. I am also an instructor. I did my schooling in Oregon. Oregon is a highly regulated state, so please know that I am licensed in Oregon and insured. Idaho does not require a license. I moved to Kuna from Sandy, Oregon two years ago and feel in love with it. I am so excited to open my own shop. I do fly back to Oregon every other month and work for a week. When I am in Oregon, I work at *Ain't Ms B Haven*. I use all disposable needles and after their use I dispense them in a sharpies container.



# City of Kuna PROOF OF PROPERTY POSTING

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

This notice shall confirm that the Public Hearing Notice for Debbie Eggiman (333 Ave C #3)  
(NAME OF SUBDIVISION OR ADDRESS) was posted as required per Kuna City Ordinance  
5-1-5B. Sign posted Oct 31<sup>st</sup>, 2015 (DAY OF THE WEEK, MONTH,  
DATE AND YEAR). This form is required to be returned three (3) calendar days  
subsequent to posting and signs are to be removed from the site three (3) calendar  
days after the hearing.

DATED this 3 day of November, 2015

RECEIVED  
NOV 03 2015  
CITY OF KUNA

Signature,

Debbie Eggiman  
Owner/Developer

STATE OF IDAHO )  
County of Ada ) : ss

On this 3 day of November, 2015, before me the  
undersigned, a Notary Public in and for said State, personally appeared before me  
(Owner, Developer).

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

[Signature]  
Notary Public  
Residing at Canyon County, ID  
Commission Expires 07/21/21



CITY OF KUNA PUBLIC  
HEARING NOTICE

Before the Kuna Planning  
Commission and Zoning  
When: November 10, 2015

at Kuna City Hall  
763 W. Avalon

SPECIAL USE PERMIT  
APPLICATION

For Permanent Cosmetic  
Tattooing and Body Art  
Services

Zoning: CBD, 0.24 Acres  
Lots 22-24, INC Block 10,  
Kuna Townsite

Location: 333 Ave. C. Ste  
#3 Kuna, Idaho 83634

APPLICATION BY:

Debbie Eggiman/ Lasting  
Beauty 333 Ave. C. Ste #  
Kuna, Idaho 83634



# City of Kuna

## Staff Report

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

**To:** Kuna Planning and Zoning Commission

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

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

**Planner:** Trevor Kesner, Planner II

**Hearing Date(s):** November 10, 2015

**Applicant:** Blacks Creek, LLP  
PO Box 690  
Meridian, Idaho 83680  
208.514.4909  
[lbootstfi@gmail.com](mailto:lbootstfi@gmail.com)

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

### Table of Contents:

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

### A. Course of Proceedings

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

**a. Notifications**

- i. Neighborhood Meeting
- ii. Agencies
- iii. 300' Property Owners
- iv. Kuna, Melba Newspaper
- v. Site Posted

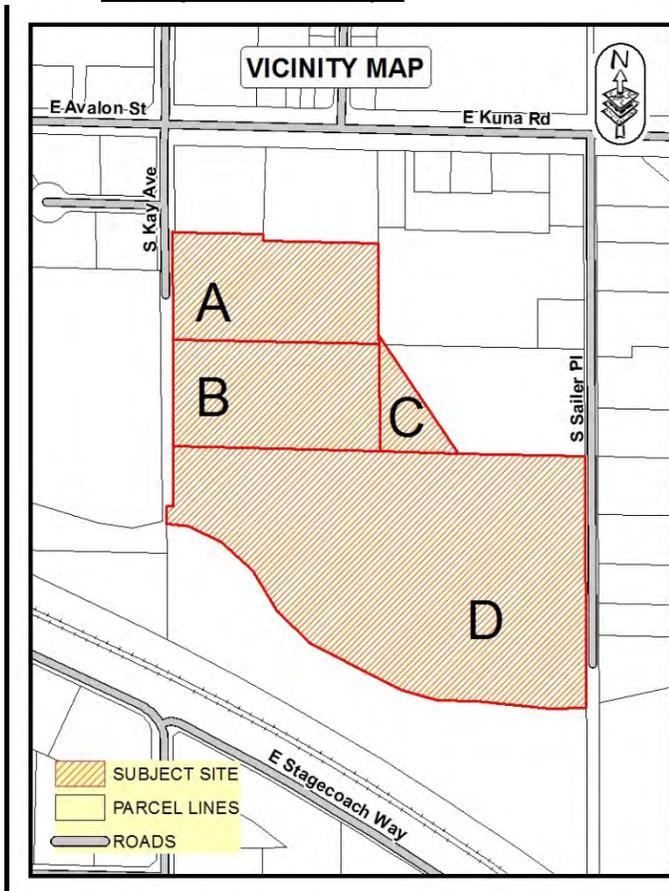
March 9, 2015  
July 13, 2015  
July 27, 2015/August 18, 2015  
August 19, 2015  
July 20, 2015/August 18, 2015

**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:**



**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. This case was originally noticed for the regularly scheduled Planning and Zoning Commission meeting on September 8<sup>th</sup>, 2015. The case hearing was then tabled at the request of the applicant to the regularly scheduled meeting on September 22, 2015. At the September 22 meeting, the case was tabled to October 13<sup>th</sup>, 2015, because the applicant was not in attendance, but public testimony was entered into the record on that date and the public hearing was subsequently closed. The applicant attempted to address concerns noted in the public testimony given at the September 22 meeting; however, the Planning and Zoning Director requested that the Commission table the case to October 13, 2015 based upon a procedural issue.

The Planning and Zoning Commission meeting scheduled for October 27, 2015 was cancelled; therefore the hearing had to be publicly re-noticed. The November 10, 2015 hearing date was published in the Kuna-Melba newspaper on October 20<sup>th</sup>, 2015 and notices were mailed via USPS to property owners within 300 feet of the project that same day. The site posting was modified as well to reflect the November 10, 2015 hearing (reference attached Exhibit C-2).

**D. 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:**

<b>North</b>	C-1/R-6	Neighborhood Business District/Medium-Low Density Residential – Kuna City
<b>South</b>	RUT	Rural-Urban Transition–Ada County
<b>East</b>	R-4	Low Density Residential – Kuna City
<b>West</b>	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 vehicular access points; one (1) access on south Sailer Place and two access points (2) on south Kay Avenue. The traffic impact analysis submitted to ACHD by the applicant and stamped by Gary Funkhouser, P.E. states: "Journey's End is projected to generate a gross average daily traffic (ADT) of approximately 1600 vehicles per day (vpd)...PM peak hour traffic of 158 vpd and the AM peak hour of 124 vpd. Approximately 61% of the daily traffic will use Kay Avenue for access and 39% of the daily traffic will use Sailer Street for access".

The proposed pedestrian pathways which traverse through the subdivision will connect to sidewalks and the applicant has included additional parking spaces along the east side of the clubhouse.

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)

**E. 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 seven foot parkway strips. ACHD staff has confirmed that the existing paved ROW (Right-of-Way) on S. Sailer Place is 42 feet total width, or 21 feet from centerline (reference Exhibit A-6.1 and A-6.2 showing ACHD ROW ownership and property lines). 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 at least 40 feet total width or 20 feet from centerline. The applicant shall construct Kay Avenue as half of a 40-foot street section, with curb, gutter and attached sidewalk abutting the site. ACHD 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 the applicant has provided written documentation from ACHD that the Sailer Shores Meadows developer that the approved preliminary plat for Sailer Shores Meadows be has reconfigured their approved preliminary plat so as not to connect to the Journey's End site (reference Exhibit A-5).

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.

#### **F. 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.

#### **G. 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.~~

**Objective 1.5:** Ensure an adequate supply of housing for all income levels.

**Objective 3.1; Policy 2:** Facilitate pedestrian connections both visually and physically, to enhance pedestrian movement.

#### **GOALS AND POLCY - Land Use**

**Objective 1.1, Policy 1:** Adopt a future land use plan and map that reflects the needs and values of the community and guides future growth in a manner consistent with the community's vision.

**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 3: Protect the quality of existing residential neighborhoods and ensure new residential development is sustainable. Provide a variety of housing opportunities to meet the needs of all Kuna residents.**

**Objective 3.1:** Encourage and plan for the development of cohesive neighborhood units that incorporate a variety of housing densities and styles.

**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.

**Policy 1:** Maintain an appropriate balance and interaction between natural systems and the built environment.

**Policy 2:** Adopt a future land use plan that includes natural and developed open space areas for preservation within and around the City.

#### **GOALS AND POLCIY – Transportation**

**Goal 1: Promote and encourage bicycling and walking as transportation modes.**

**Goal 3:** Balance land use planning with transportation needs.

**Objective 3.1:** Strive to achieve local and regional land use and transportation compatibilities.

**Policy 3.1.1:** Coordinate with COMPASS and ACHD on regional transportation planning matters.

**Objective 3.2:** Develop strategies to reduce travel demand.

**Policy 3.4.2:** Rely on the City's functionally classified road map to define levels of access and mobility. Require the development community to dedicate right of way according to the road's functionality as identified in the transportation plan.

### ***GOALS AND POLICY - Recreation***

**Objective 1.2:** Develop parks and recreational facilities that can be utilized all year around and that may be retrofitted to meet different needs as circumstances warrant.

**Policy 1.2.1:** Ensure that there is a system of parks, trails, and recreational activities that accommodate a host of outdoor activities.

**Policy 1.3.2:** Adopt a park system development strategy that provides a good balance between active and passive open space uses.

**Goal 2:** Integrate trails, bike lanes, and green systems into community life and development patterns.

**Objective 2.1:** Ensure that neighborhoods have easy access to open green space, trails and bike systems.

**Policy 2.3:** Coordinate with the irrigation district to establish trails and greenways along their waterways where appropriate.

**Goal 3:** Maintain nature parks and agricultural lands as part of the City's green system.

**Goal 4:** Encourage the development of community and neighborhood-centered recreational facilities and programs for residents.

**Policy 6:** Assure parks and open spaces connect with trails, walkways, bikeways, and horse paths.

### ***GOALS AND POLICY – Housing***

**Goal 1:** Provide a wide range of housing to meet the needs of the current and future population. Ensure that housing is available throughout the community for people of all income levels and for those with special needs.

**Objective 1.1:** Encourage the construction of housing that is safe, affordable and designed to accommodate a range of income levels and lifestyles

**Policy 1.2:** Encourage the development community to provide a variety of lot sizes, dwelling types, densities, and price points.

**Policy 1.8:** The City staff should discourage developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl.

**Goal 2:** Encourage logical and orderly residential development.

**Objective 2.1:** Ensure that development proceeds in a logical and orderly manner so that public services are provided in a cost efficient manner.

**Objective 3.1:** Encourage the development of safe and aesthetically-pleasing neighborhoods.

**Policy 3.7:** Encourage the construction of trail and pathway connections between neighborhoods.

### ***GOALS AND POLICY - Community Design***

**Goal 1:** Strengthen the image of the City through good community and urban design principles.

**Objective 1.1:** Foster good community design concepts.

**Objective 1.2:** Ensure the development community applies sufficient landscaping to its developments for the purpose of reducing scale, creating a sense of place and mitigating incompatible uses.

**Policy 1.3:** Incorporate landscape features to serve as buffers between streets and pedestrian activity.

#### **H. 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.
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.

#### **I. 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.

**J. 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 (deed) 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.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2015

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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST

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Trevor Kesner, Planner II  
Kuna Planning and Zoning Department

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. <b>ANY</b> name change(s) needs to be submitted and approved by the Planning & Zoning Director and Ada County Engineer.	✓
X	Phasing Plan (PRE-Plat)	✓
n/a	Include Large Scale Development Requirements. KCC 6-5-4	N/A
X	Landscape Plan—	✓
X	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓
X	8 1/2 x 11 proposed preliminary plat.	✓
X	Preliminary plat drawing on 24x36 quality paper drawn to scale of 1 to 100' or more. The following information shall be contained on the preliminary plat: ◇ Topography at two foot (2') intervals ◇ Land uses (location, layout, types & dimensions): residential, commercial & industrial land uses. ◇ Street right-of-ways: dimensions of right-of-way dedication for all roadways, street sections, improvements, etc. ◇ Easements/common space: utility easements, parks, community spaces ◇ Lots: layout and dimensions of lots ◇ Preliminary improvement drawing: show water, sewer, drainage, electricity, irrigation, telephone, natural gas, proposed street lighting, proposed street names, proposed subdivision name, fire hydrant placement, storm water disposal, underground utilities, and sidewalks..	✓

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



City of Kuna  
 Planning & Zoning  
 Department  
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 208.922.5274  
 Fax: 208.922.5989  
 Website: www.kunacity.id.gov

## 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.

<b>Project name:</b> Journey's End Subdivision	<b>Applicant:</b> A Team Land Consultants Steve Arnold
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**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"> <li>◇ Type, size and location of all existing &amp; proposed plant materials and other ground covers. The size of plants at planting and maturity should be included.</li> <li>◇ Existing vegetation labeled to remain or to be removed with landscaping on adjacent properties by area (s) to be considered.</li> <li>◇ Method of irrigation.</li> <li>◇ Cross-sections through areas of special features, berms, retaining walls, etc.</li> <li>◇ Footprints of all structures to be constructed.</li> </ul>	✓
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"> <li>◇ Building locations—existing and proposed with spare-footages.</li> <li>◇ Fences—existing, surrounding and proposed.</li> <li>◇ Off-street parking, circulation and driveway locations and types.</li> <li>◇ Location and size of adjacent streets and driveways.</li> <li>◇ North arrow and property lines.</li> <li>◇ Drawings of major exterior elevations.</li> <li>◇ Building materials and color scheme.</li> <li>◇ Existing grades and proposed new grades.</li> <li>◇ Existing lighting and proposed lighting.</li> </ul>	✓
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

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

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

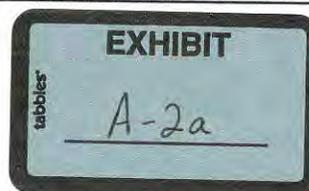
For Office Use Only	
File Number (s)	15-02-S
Project name	TOURNEY'S END SUBDIVISION
Date Received	06/15/15
Date Accepted/Complete	7/8/15
Cross Reference Files	15-03-SUP
Commission Hearing Date	Aug 25 <sup>th</sup> , 2015
City Council Hearing Date	

### Contact/Applicant Information

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

### Subject Property Information

Site Address: <u>S. Kay Ave &amp; 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 &amp; 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:

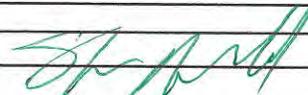
a. Handicapped spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

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

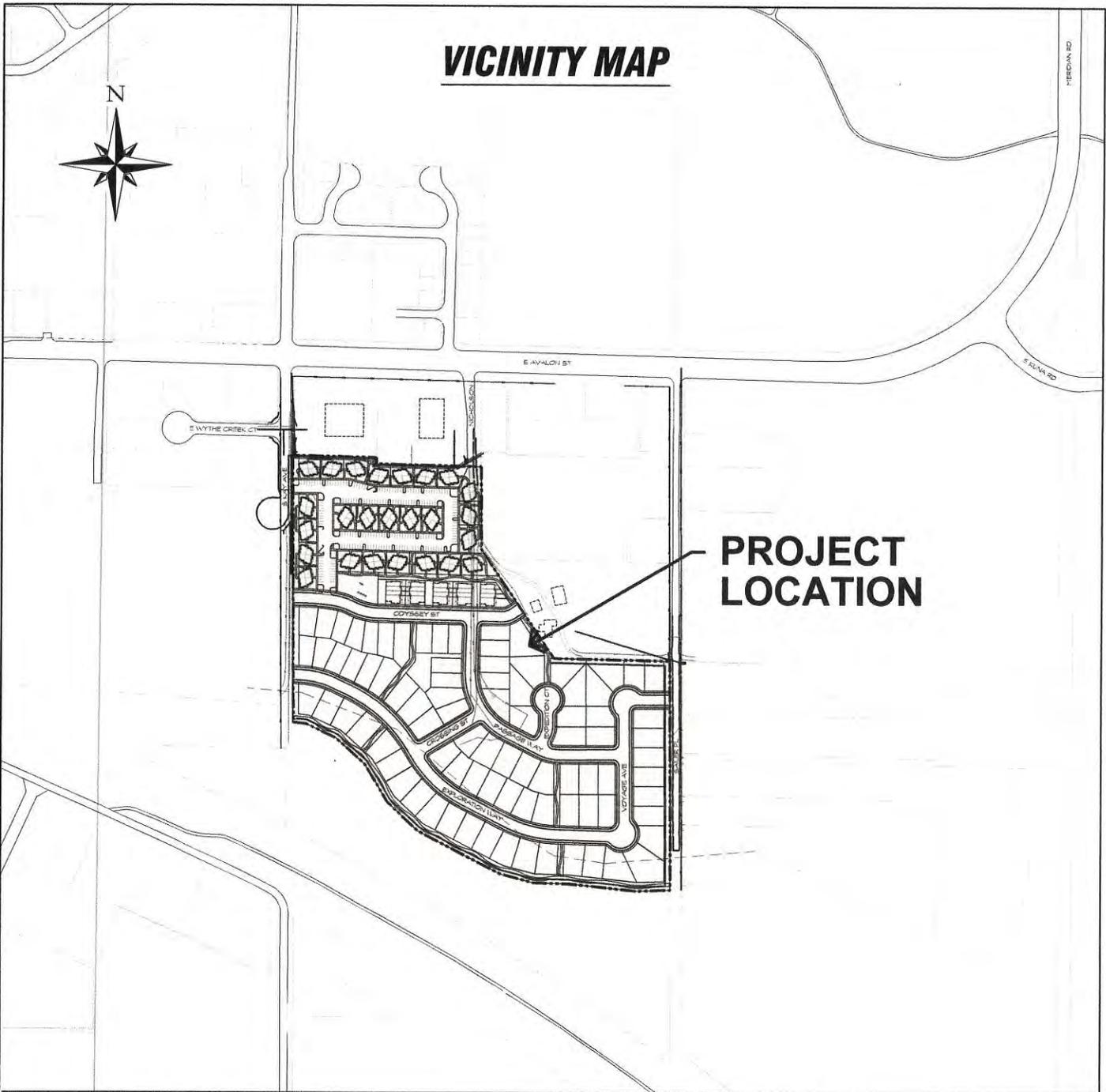
c. Width of driveway aisle: \_\_\_\_\_

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

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

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

**VICINITY MAP**



**PROJECT  
LOCATION**

**OWNER / DEVELOPER**

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

**PLANNER / CONTACT**

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

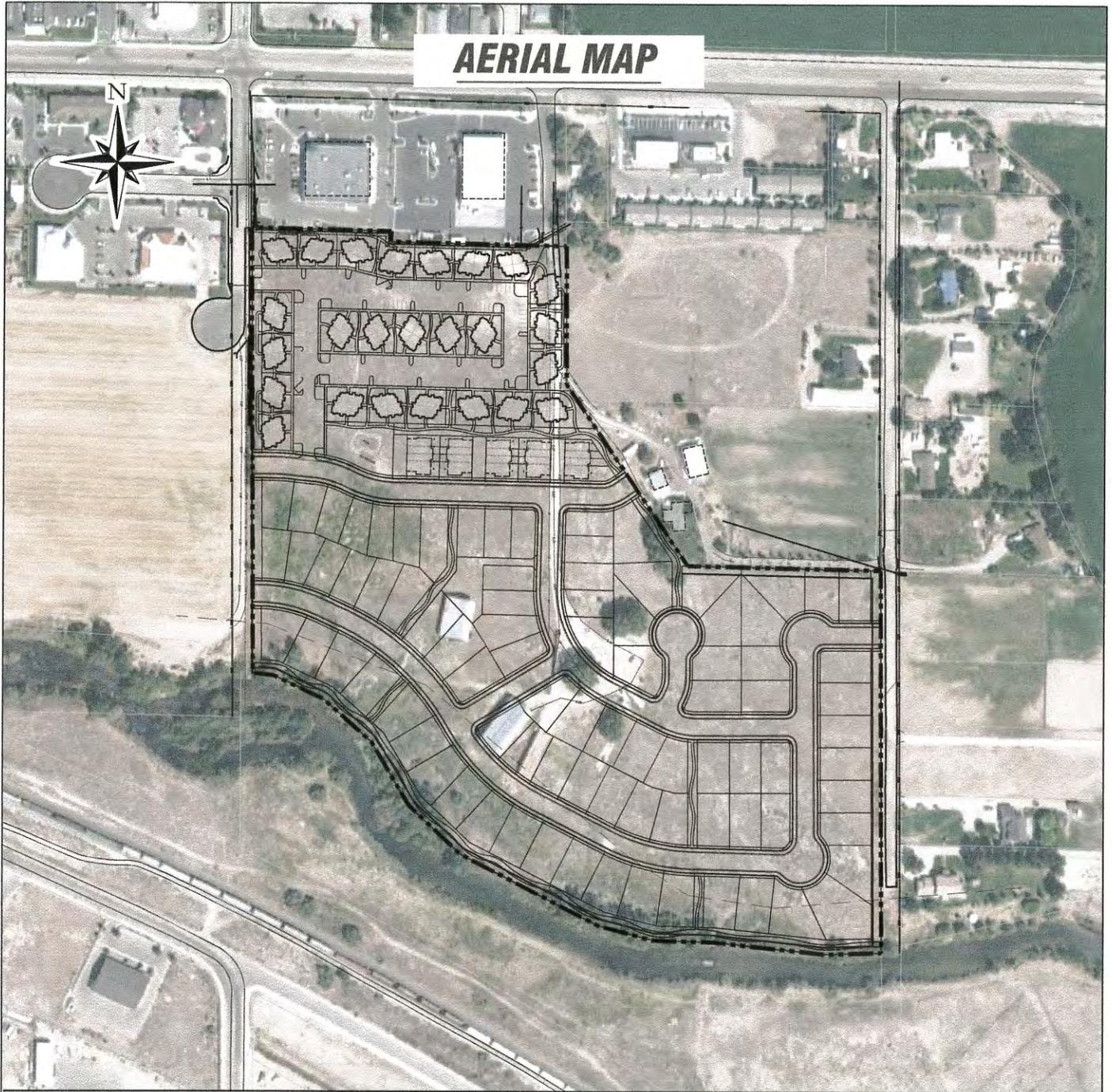
**JOURNEY'S END SUBDIVISION**

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

**1" = 500'**



# AERIAL MAP



## **OWNER / DEVELOPER**

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

## **PLANNER / CONTACT**

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

## **JOURNEY'S END SUBDIVISION**

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

**1" = 400'**



# 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.





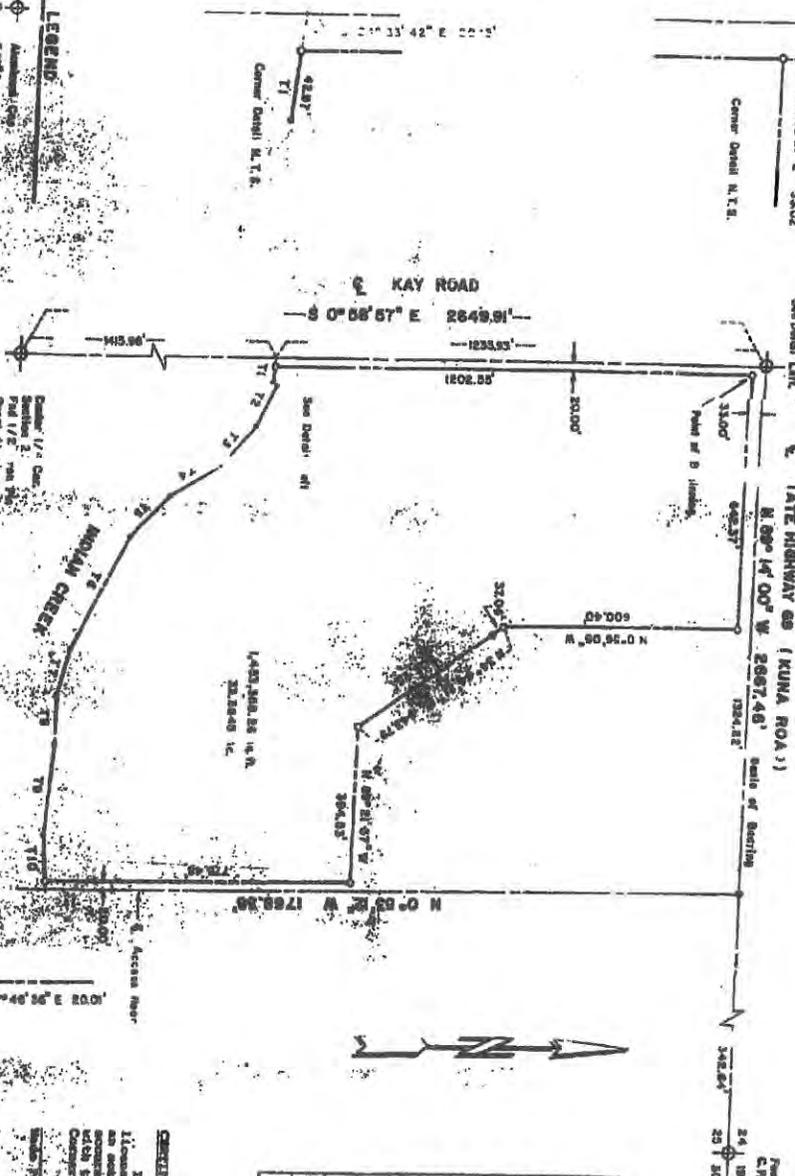
Note: A reading to the amended plat of part of the section 25, Township 25 North, Range 1 West, 8th Principal Meridian, 10th and 11th Sections, is hereby made. The amended plat is hereby approved and the same is hereby recorded. The amended plat is hereby approved and the same is hereby recorded. The amended plat is hereby approved and the same is hereby recorded.

A Parcel of land all located in the West 1/2 of the Northeast 1/4 of Section 25, T. 25 N., R. 1 W., 8th P.M., Ada County, Idaho 1987

C & T RANCHES, INC.  
INDIAN CREEK PROPERTY



Tangent No.	Bearing	Distance
1	S 84° 33' 42" E	42.07'
2	S 69° 22' 00" E	112.00'
3	S 49° 46' 02" E	123.78'
4	S 3° 25' 02" E	149.20'
5	S 4° 22' 45" E	145.11'
6	S 1° 34' 16" E	318.00'
7	S 7° 32' 02" E	116.42'
8	S 8° 37' 02" E	123.10'
9	S 1° 36' 33" E	222.27'
10	N 2° 46' 36" E	115.44'



**LEGEND**

- Assumed (top)
- Assumed (bottom)
- 1/2" Iron Pin
- P.I.C. Nail
- Rock and soil
- Concrete
- Boundary Line

**CERTIFICATION OF SURVEY**

I, the undersigned, being a duly qualified and licensed land surveyor, do hereby certify that I am a land surveyor, and that I have personally surveyed and measured the above described land, and that the same is correctly and truly shown on the above plat, and that I am a duly qualified and licensed land surveyor, and that I have personally surveyed and measured the above described land, and that the same is correctly and truly shown on the above plat, and that I am a duly qualified and licensed land surveyor, and that I have personally surveyed and measured the above described land, and that the same is correctly and truly shown on the above plat.

PORTER'S LAND SURVEYING  
Boise, Idaho



# 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 , 700 W. Overland Road  
Name Address  
Meridian Idaho 83642  
City State Zip Code

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my  
Permission to 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, 2015

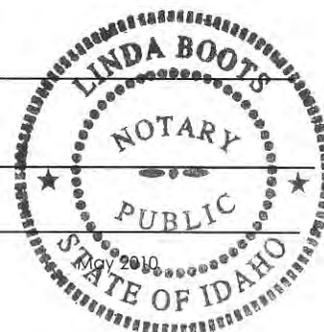
Thomas Nicholson  
Signature

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.

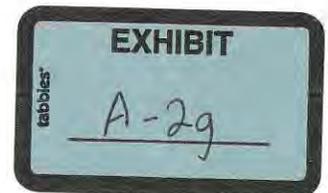
I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8

*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
<b>TOTAL ONE-TIME FEES</b>	<b>\$11,961</b>	<b>\$1,268,940</b>

**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
<b>Total Annual Fees</b>	<b>\$546</b>	<b>\$58,422</b>

<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
<b>Total Annual Taxes</b>	<b>0.929%</b>	<b>\$2,184</b>	<b>\$233,681</b>
<b>TOTAL ANNUAL TAXES &amp; FEES</b>		<b>\$2,730</b>	<b>\$292,103</b>



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
<b>TOTAL ONE-TIME FEES</b>	<b>\$12,139</b>	<b>\$303,475</b>

**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
<b>Total Annual Fees</b>	<b>\$546</b>	<b>\$13,650</b>

**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
<b>Total Annual Taxes</b>	<b>0.929%</b>	<b>\$3,950</b>	<b>\$98,742</b>
<b>TOTAL ANNUAL TAXES &amp; FEES</b>		<b>\$4,496</b>	<b>\$112,392</b>

\*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

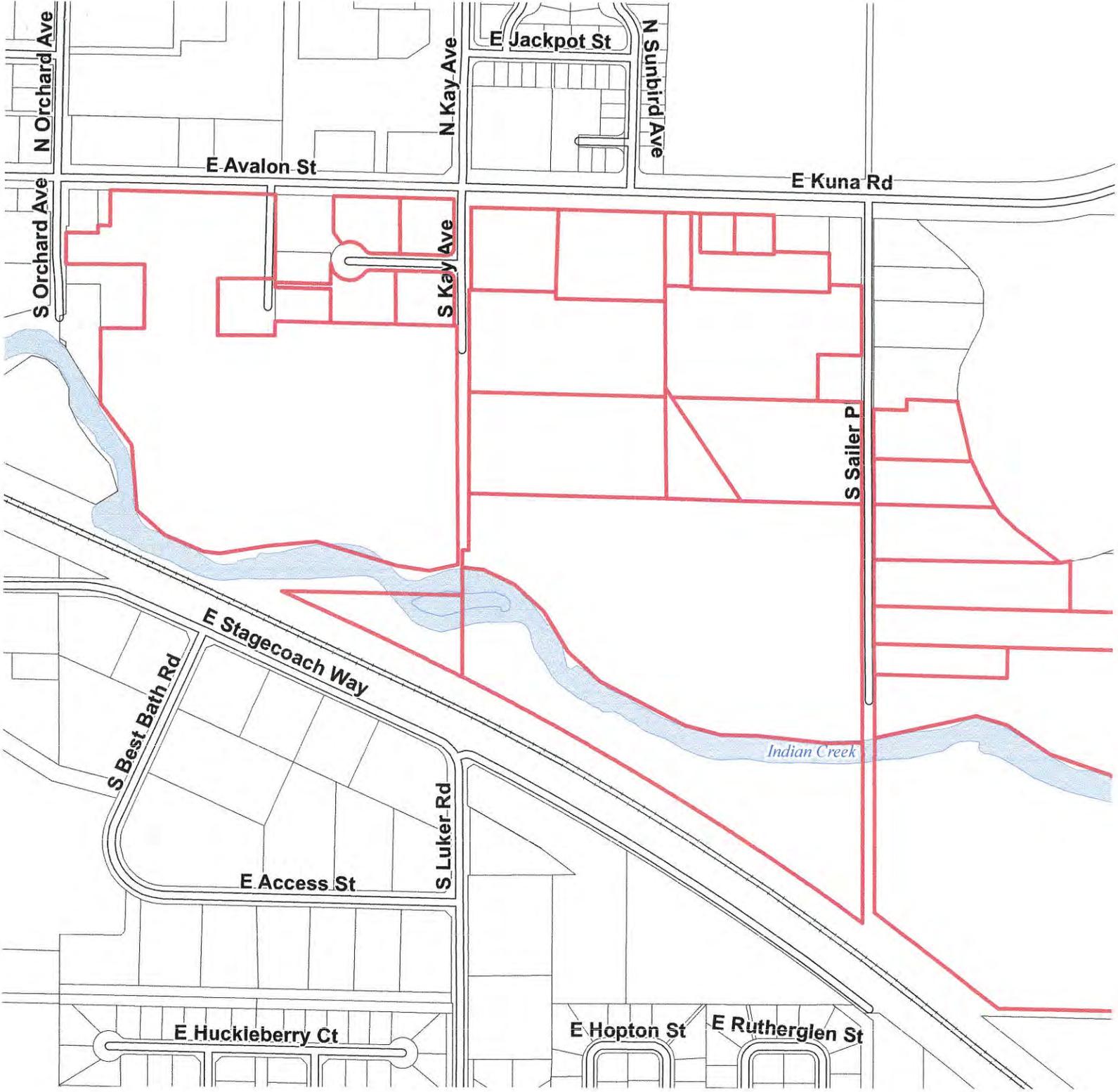
City: Boise State: ID Zip: 83709

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

S Best Bath Rd

E Stagecoach Way

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: \_\_\_\_\_

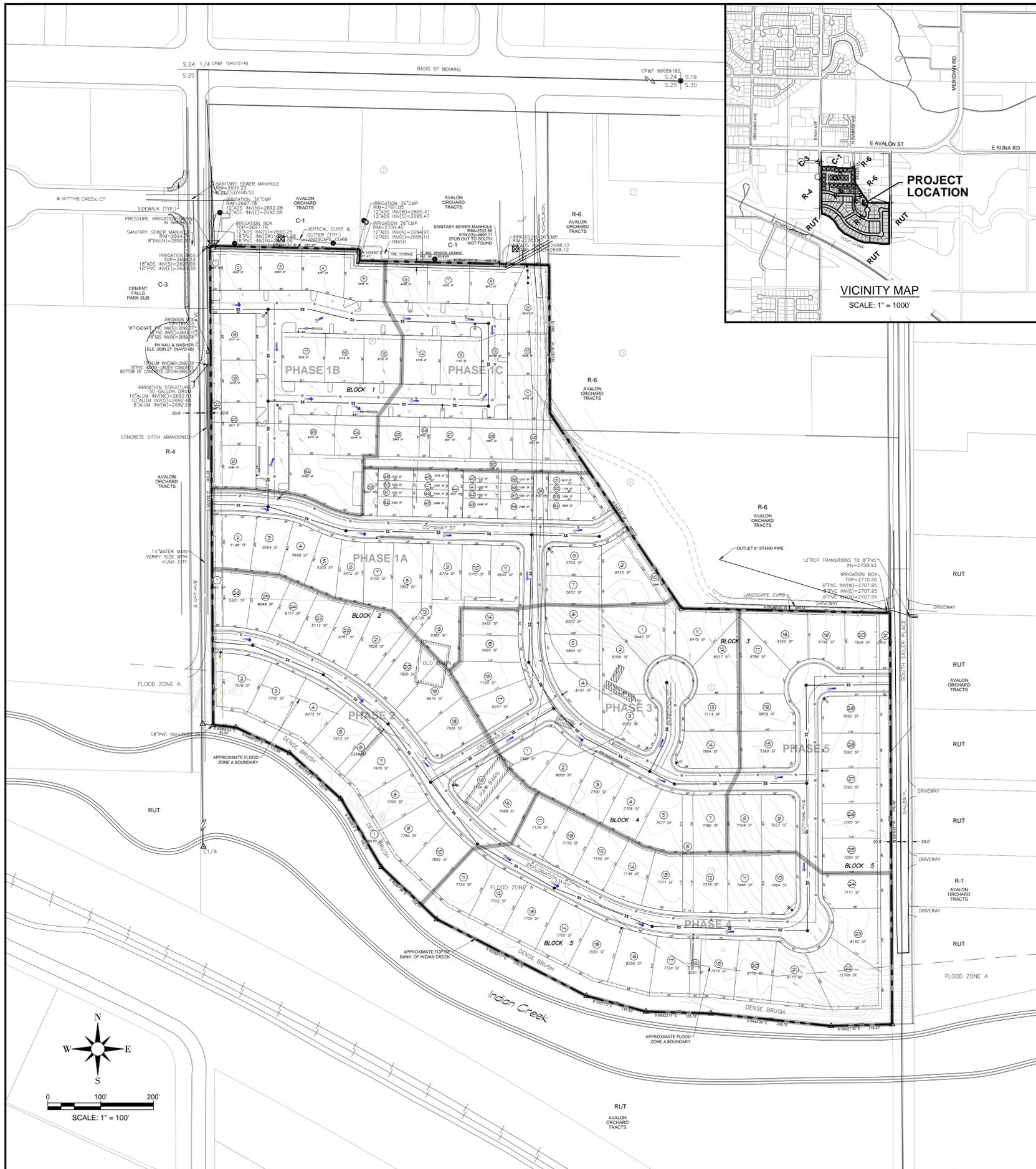
5. \_\_\_\_\_

Comments: \_\_\_\_\_

6. \_\_\_\_\_

Comments: \_\_\_\_\_

7. \_\_\_\_\_

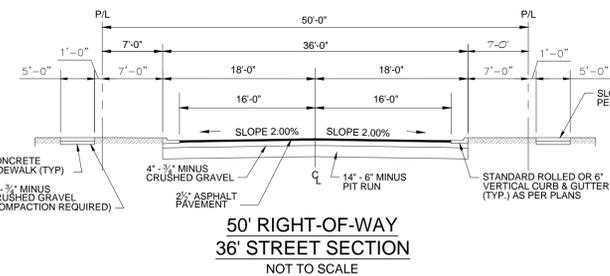


**PRELIMINARY DEVELOPMENT FEATURES**

<b>PARCEL NO's:</b>	R01615252032 R01615252200 R01615251800 R01615252800	<b>PARKING REQUIREMENTS:</b>	REQUIRED: 200 PROVIDED: 217 ADA PARKING: 10 COVERED PARKING: 50%
<b>ADDRESSES:</b>	S KAY AVE & 987 E KUNA RD KUNA, ID 83634	<b>SETBACKS:</b>	FRONT: 20' REAR: 15' SIDE: 5'
<b>ZONING</b>	C-1 (EXISTING) 4.72 AC. R-6 (EXISTING) 24.07 AC.	<b>SITE AMENITIES:</b>	CLUBHOUSE, POOL, PLAYGROUND, PATHWAYS, LANDSCAPE BUFFERS
<b>PROPERTY SIZE:</b>	28.79 AC.		
<b>BUILDABLE LOTS:</b>	145		
<b>TOTAL:</b>	13		
<b>COMMON LOTS:</b>	87		
<b>RESIDENTIAL:</b>	20		
<b>TOWNHOMES:</b>	25		
<b>DENSITY:</b>	4.58 UNITS/ACRE		
<b>SITE DETAILS:</b>			
<b>COMMON LANDSCAPE AREA</b>	3.69 AC.		
<b>4-PLEX/TOWNHOME:</b>	3.85 AC.		
<b>SINGLE FAMILY:</b>	4.75 AC.		
<b>PAVED PUBLIC STREET AREA:</b>	1.89 AC.		
<b>PRIVATE DRIVE ISLE AREA:</b>	12.87 AC.		
<b>RESIDENTIAL AREA:</b>	41 AC.		
<b>TOWNHOMES:</b>	1.33 AC.		
<b>4-PLEX UNITS:</b>	3.822'		
<b>LINEAR STREET LENGTH:</b>			

**NOTES**

- KUNA CITY SEWER AND WATER WILL BE EXTENDED TO ALL LOTS.
- ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE OVER THE 10 (TEN) FEET ADJACENT TO ANY PUBLIC OR PRIVATE STREET. THERE SHALL BE A 5 (FIVE) FOOT PUBLIC UTILITY, IRRIGATION AND LOT DRAINAGE EASEMENT ADJACENT TO ANY LOT LINE NOT ADJACENT TO A PUBLIC OR PRIVATE STREET.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF KUNA AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- EACH LOT WILL BE PROVIDED WITH PRESSURIZED IRRIGATION.
- STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE AND SUBSURFACE FACILITIES AS APPROVED BY ACHD.
- MULTIFAMILY AND TOWNHOUSE UNITS WILL MAINTAIN A 15' SETBACK AT THE PERIMETER OF THE SUBDIVISION AND 0' TO ADJACENT UNITS.
- 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.
- ALL COMMON LOTS SHALL BE OWNED AND MAINTAINED BY THE JOURNEY'S END HOME OWNERS ASSOCIATION.



**LEGEND**

---	SITE BOUNDARY LINE	▲	FOUND ALUMINUM CAP MONUMENT
---	LOT LINE	●	CALCULATED POINT
---	RIGHT-OF-WAY LINE	+	SURVEY CONTROL POINT
SS	8" SANITARY SEWER LINE	⊙	SANITARY SEWER MANHOLE
---	WATER LINE	⊙	STORM DRAIN MANHOLE
PI	PRESSURE IRRIGATION LINE	⊙	CATCH BASIN
SD	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
SS	EXISTING SANITARY SEWER LINE	⊙	TELEPHONE SERVICE RISER
SD	EXISTING STORM DRAIN LINE	⊙	ELECTRIC TRANSFORMER BOX
---	EXISTING OVER HEAD POWER LINE	⊙	SIGNAL JUNCTION BOX
W	EXISTING WATER LINE	⊙	GUY WIRE ANCHOR
IRR	EXISTING IRRIGATION LINE	⊙	POWER/UTILITY POLE
EP	EXISTING EDGE OF PAVEMENT	⊙	STREET SIGN
---	EXISTING EDGE OF GRAVEL	⊙	DECIDUOUS TREE
---	EXISTING CURB LINE	⊙	CONIFEROUS TREE
		⊙	MAILBOX
		⊙	STREET LIGHT

**SURVEYOR**  
IDAHO SURVEY GROUP, P.C.  
1450 E. WATERTOWER ST.  
SUITE 130  
MERIDIAN, IDAHO 83642  
PH. (208) 846-8570



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

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

**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: JWR  
DATE: 6/12/15  
FILE: JOURNEY'S END.DWG



**PRELIMINARY DEVELOPMENT FEATURES**

<b>PARCEL NO's:</b>	R01615252032 R01615252200 R01615251800 R01615252800	<b>PARKING REQUIREMENTS:</b>	REQUIRED: 200 PROVIDED: 217 ADA PARKING: 10 COVERED PARKING: 50%
<b>ADDRESSES:</b>	S KAY AVE & 987 E KUNA RD KUNA, ID 83634	<b>SETBACKS:</b>	FRONT: 20' REAR: 15' SIDE: 5'
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<b>PROPERTY SIZE:</b>	28.79 AC.		
<b>BUILDABLE LOTS:</b>	TOTAL: 145 COMMON LOTS: 13 RESIDENTIAL: 87 TOWNHOMES: 20 4-PLEXES: 25		
<b>DENSITY:</b>	4.58 UNITS/ACRE		
<b>SITE DETAILS:</b>	COMMON LANDSCAPE AREA 3.69 AC. 4-PLEX/TOWNHOME: 3.85 AC. SINGLE FAMILY: 4.75 AC. PAVED PUBLIC STREET AREA: 1.89 AC. PRIVATE DRIVE ISLE AREA: 12.87 AC. RESIDENTIAL AREA: 41 AC. TOWNHOMES: 1.33 AC. 4-PLEX UNITS: 3.82'		

**NOTES**

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**LEGEND**

— — — — —	SITE BOUNDARY LINE	⊠	FOUND ALUMINUM CAP MONUMENT
— — — — —	LOT LINE	⊕	CALCULATED POINT
— — — — —	RIGHT-OF-WAY LINE	⊕	SURVEY CONTROL POINT
— — — — —	8" SANITARY SEWER LINE	⊕	SANITARY SEWER MANHOLE
— — — — —	WATER LINE	⊕	STORM DRAIN MANHOLE
— — — — —	PRESSURE IRRIGATION LINE	⊕	CATCH BASIN
— — — — —	STORM DRAINAGE RETENTION SYSTEM	⊕	SURFACE FLOW DIRECTION
— — — — —	ZONING BOUNDARY	⊕	FIRE HYDRANT
— — — — —	EXISTING PARCEL/LOT LINE	⊕	WATER VALVE
— — — — —	ACHD SLOPE EASEMENT LINE	⊕	WATER SERVICE
— — — — —	CENTERLINE	⊕	IRRIGATION VALVE
— — — — —	SECTION LINE	⊕	WATER METER
— — — — —	EXISTING FENCE LINE	⊕	EXISTING LOT NUMBER
— — — — —	TOP OF WATER LINE	⊕	NATURAL GAS LINE MARKER
— — — — —	EXISTING SANITARY SEWER LINE	⊕	TELEPHONE SERVICE RISER
— — — — —	EXISTING STORM DRAIN LINE	⊕	ELECTRIC TRANSFORMER BOX
— — — — —	EXISTING OVER HEAD POWER LINE	⊕	SIGNAL JUNCTION BOX
— — — — —	EXISTING WATER LINE	⊕	GUY WIRE ANCHOR
— — — — —	EXISTING IRRIGATION LINE	⊕	POWER/UTILITY POLE
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BOISE, ID 83709  
208-871-7020

**OWNER / DEVELOPER**  
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P.O. BOX 690  
MERIDIAN, ID 83680

**SUP 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: JWR  
DATE: 6/12/15  
FILE: JOURNEY'S END.DWG



# Journey's End

Kuna, Idaho



**From:** [Steve Arnold](#)  
**To:** [Trevor Kesner](#)  
**Subject:** FW: 15-02-S/ KPP15-0005/ JOURNEY'S END SUBDIVISION/ FINAL REPORT  
**Date:** Friday, October 23, 2015 1:21:45 PM

---

FYI: this is what I got from ACHD

Thanks,

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

-----Original Message-----

From: Mindy Wallace [<mailto:Mwallace@achdidaho.org>]  
Sent: Wednesday, October 21, 2015 10:01 AM  
To: [steve@ateamboise.com](mailto:steve@ateamboise.com)  
Cc: [TKesner@cityofkuna.com](mailto:TKesner@cityofkuna.com)  
Subject: RE: 15-02-S/ KPP15-0005/ JOURNEY'S END SUBDIVISION/ FINAL REPORT

Steve,

This looks good. Make sure to provide this documentation when you submit the construction drawings for review.

Thanks,  
Mindy

Mindy Wallace, AICP  
Planner III  
Ada County Highway District  
208-387-6178

From: Steve Arnold [<mailto:steve@ateamboise.com>]  
Sent: Tuesday, October 20, 2015 1:54 PM  
To: David Rader; 'Trevor Kesner'  
Cc: Mindy Wallace; 'Troy Behunin'; 'Wendy Howell'  
Subject: RE: 15-02-S/ KPP15-0005/ JOURNEY'S END SUBDIVISION/ FINAL REPORT

Dave,

If this looks good I will have our Client sign, let me know your thoughts.

Thanks,  
[ESY\_1311450\_946606615\_Page\_1]  
Steve Arnold, Project Manager  
(208) 871-7020  
1785 S Whisper Cove, Boise, Idaho 83709  
[steve@ateamboise.com](mailto:steve@ateamboise.com)<<mailto:steve@ateamboise.com>>  
[cid:image001.png@01CF0D27.770A40C0]

EXHIBIT A-5

From: David Rader [<mailto:Drader@achdidaho.org>]  
Sent: Thursday, August 13, 2015 2:20 PM  
To: 'Trevor Kesner' <[TKesner@cityofkuna.com](mailto:TKesner@cityofkuna.com)<<mailto:TKesner@cityofkuna.com>>>;  
steve@ateamboise.com<<mailto:steve@ateamboise.com>>  
Cc: Mindy Wallace <[Mwallace@achdidaho.org](mailto:Mwallace@achdidaho.org)<<mailto:Mwallace@achdidaho.org>>>;  
Troy Behunin <[TBehunin@cityofkuna.com](mailto:TBehunin@cityofkuna.com)<<mailto:TBehunin@cityofkuna.com>>>;  
Wendy Howell <[WHowell@cityofkuna.com](mailto:WHowell@cityofkuna.com)<<mailto:WHowell@cityofkuna.com>>>  
Subject: 15-02-S/ KPP15-0005/ JOURNEY'S END SUBDIVISION/ FINAL REPORT

Attached please find Ada County Highway District's final report for the Journey's End Subdivision/ 15-02-S. Thank you for your comments and please contact me if you have any questions.

Thank you,

Dave Rader  
Ada County Highway District  
Planner I, Development Services  
3775 Adams Street, Garden City, ID 83714  
Phone: (208) 387-6218  
E-mail: [drader@achdidaho.org](mailto:drader@achdidaho.org)<<mailto:drader@achdidaho.org>>

[cid:image004.png@01D10B3E.8053D2B0]

From: Trevor Kesner [<mailto:TKesner@cityofkuna.com>]  
Sent: Monday, August 10, 2015 4:43 PM  
To: David Rader  
Cc: Mindy Wallace; Troy Behunin; Wendy Howell;  
steve@ateamboise.com<<mailto:steve@ateamboise.com>>  
Subject: RE: 15-02-S/ KPP15-0005/ JOURNEY'S END SUBDIVISION/ ACHD DRAFT REPORT

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](mailto:trevor@cityofkuna.com)<<mailto:trevor@cityofkuna.com>>  
[KUNA LOGO FINAL.jpg]  
City of Kuna

763 W. Avalon  
Kuna, ID 83634

CONFIDENTIALITY NOTICE

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

From: David Rader [<mailto:Drader@achdidaho.org>]  
Sent: Monday, August 10, 2015 9:46 AM  
To: [steve@ateamboise.com](mailto:steve@ateamboise.com)<<mailto:steve@ateamboise.com>>  
Cc: Mindy Wallace; Trevor Kesner; Troy Behunin; 'lbootstfi@gmail.com'  
Subject: 15-02-S/ KPP15-0005/ JOURNEY'S END SUBDIVISION/ ACHD DRAFT REPORT

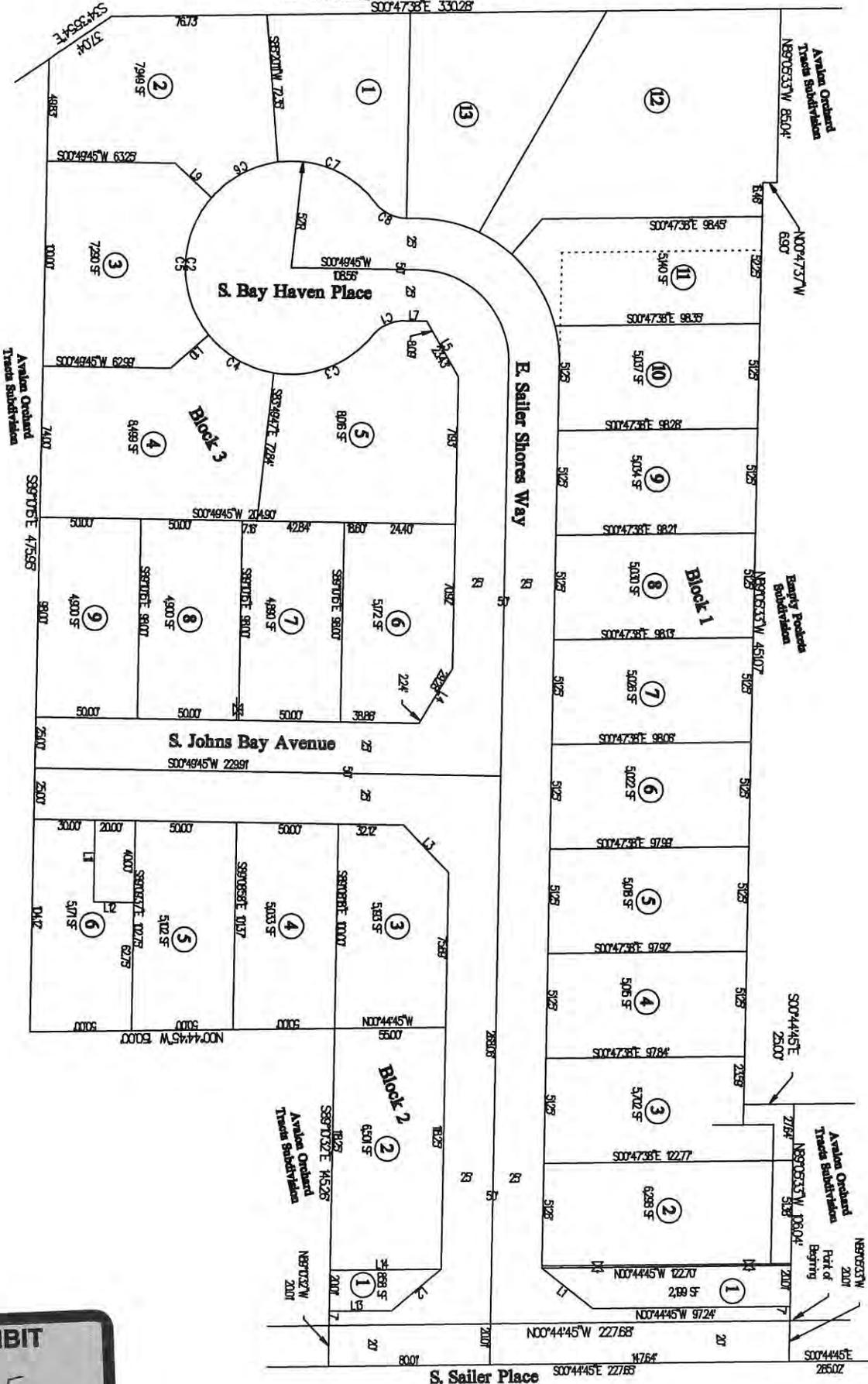
Attached please find Ada County Highway District's draft report for Journey's End Subdivision located at S Kay Avenue. Please submit questions or comments by Wednesday at 4:30PM.

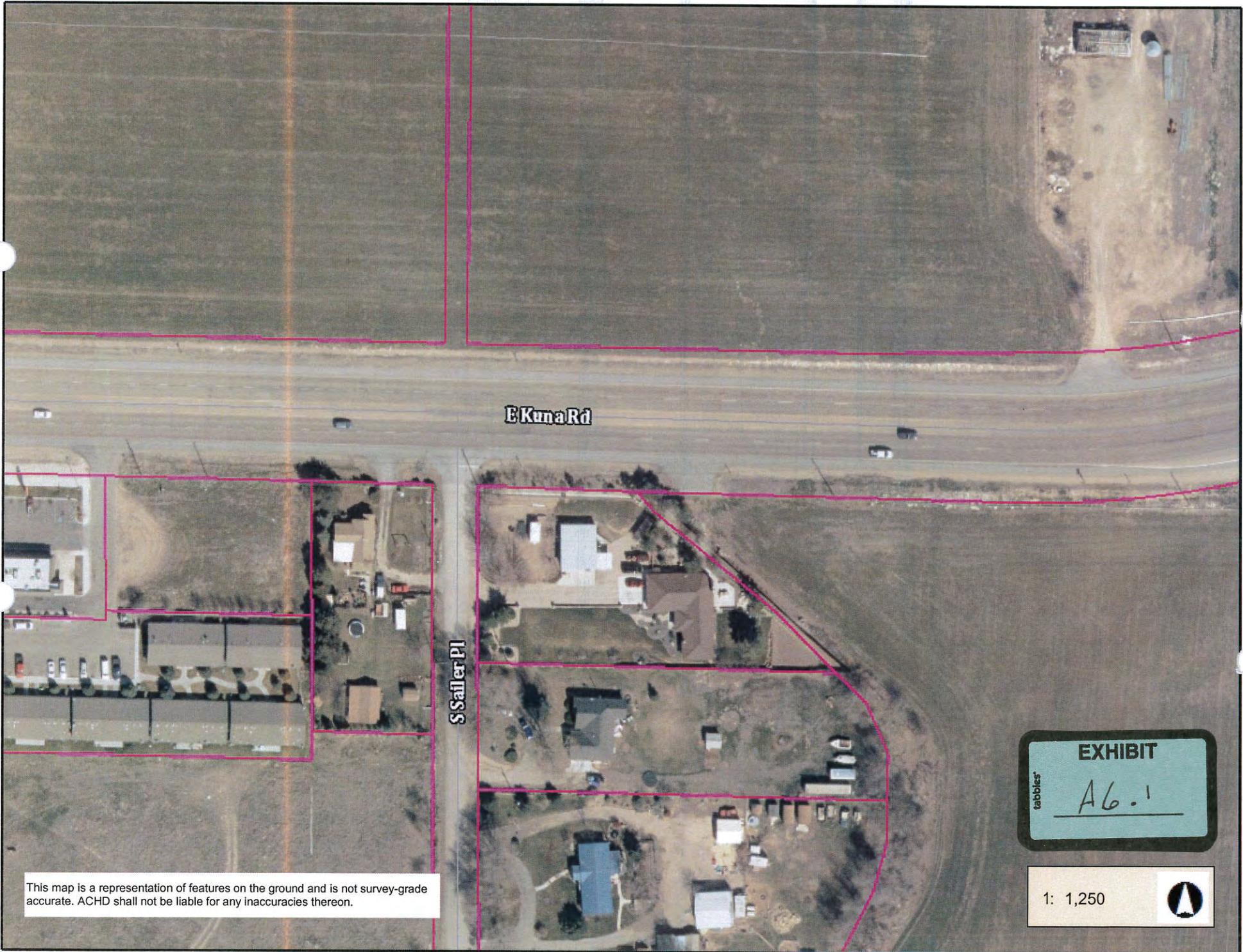
Thank you,

Dave Rader  
Ada County Highway District  
Planner I, Development Services  
3775 Adams Street, Garden City, ID 83714  
Phone: (208) 387-6218  
E-mail: [drader@achdidaho.org](mailto:drader@achdidaho.org)<<mailto:drader@achdidaho.org>>

[cid:image004.png@01D10B3E.8053D2B0]

Avalon Orchard  
Tracts Subdivision  
S00°47'38"E 330.28'





E Kuma Rd

S Sailer Pl

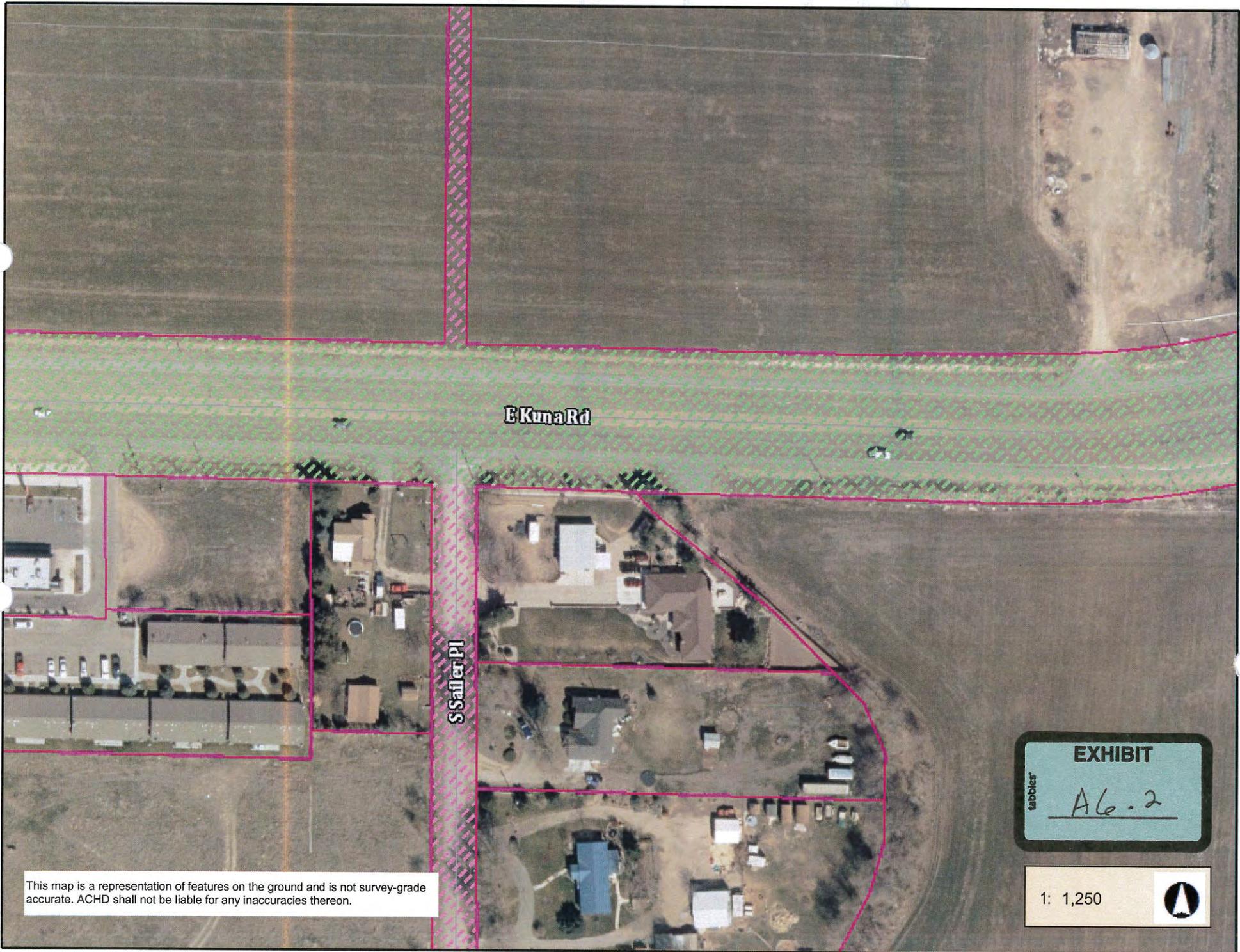
EXHIBIT

tabbles<sup>®</sup> A6.1

This map is a representation of features on the ground and is not survey-grade accurate. ACHD shall not be liable for any inaccuracies thereon.

1: 1,250





E Kuna Rd

S Sailer Pl

EXHIBIT

tabbles®

A6-2

This map is a representation of features on the ground and is not survey-grade accurate. ACHD shall not be liable for any inaccuracies thereon.

1: 1,250



# MAP OF AVALON ORCHARD TRACTS

KUNA, IDAHO.

SEPT., 1909.

SCALE 800 FT. TO 1 INCH.

WOODBURY ABBEY, SURVEYOR.

NOTE: County Roads 50 wide  
Other Roads 40 wide  
Railroad Right of Way 200'.

I, Woodbury Abbey, do hereby certify that the following is a correct description of the land included in the accompanying plat, to wit: - the North half of sec. 30, Twp. 2 N., Range 1 E.; the Northeast quarter, and the North half of the Northwest quarter of sec. 25; the South half and the Northeast quarter of the Southwest quarter, and the Southwest quarter of the Southwest quarter of sec. 24, Twp. 2 N., Range 1 W., Boise Meridian; and that this plat is made from actual survey and is correct.

Woodbury Abbey  
Civil Engineer

Approved,  
Avalon Orchard Tract Co. R. G. Walbank President

This is to certify that the Avalon Orchard Tract Company has caused the foregoing plat to be executed for the purpose of filing the same with the Recorder of Ada County, Idaho.

Avalon Orchard Tract Company  
By E. S. Smith Secy.

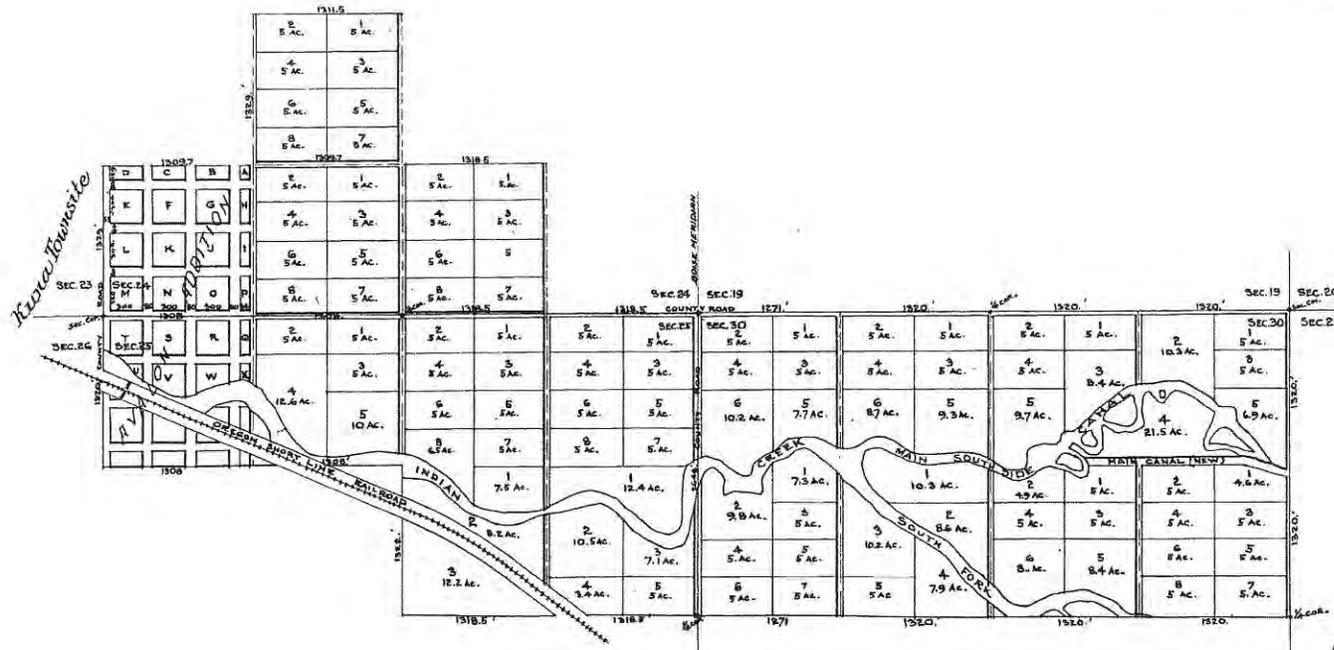
State of Idaho, } ss.  
County of Ada } 27226

I hereby certify that this instrument was filed for record at request of John P. Blake at 4 o'clock P.M., this 14th day of Dec., A. D. 1909, in my office, and duly recorded in Book 4 of Plat Books, at page 189.  
J. S. 2350  
Jk.

H. S. Cuddy  
Ex Officio Recorder  
Otto S. Peterson  
Deputy

State of Idaho } ss.  
County of Ada } On this 1st day of November in the year 1909, before me H. Eugene Bradie, a Notary Public in and for said County, personally appeared E. S. Smith, known to me to be the secretary of the Corporation that executed the within instrument and acknowledged to me that such Corporation executed the same. In witness whereof I have hereunto set my hand and affixed my notarial seal the day and year first above written.

H. Eugene Bradie  
Notary Public.





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

GORDON N. LAW  
CITY ENGINEER

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

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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 1<sup>st</sup> 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 15<sup>th</sup> of each year. However, on a case by case, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15<sup>th</sup> if reviewed and approved by the Boise Project.

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

NO DISCHARGE into any live irrigation system is permitted.

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

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

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

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

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

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

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

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

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

Sincerely,



Bob Carter  
Assistant Project Manager- BPBC

bdc/bc

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



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

RECEIVED  
JUL 13 2015  
CITY OF KUNA

## *DEQ Response to Request for Environmental Comment*

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

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

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

### **1. Air Quality**

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

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

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

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

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

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



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

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

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

### **3. Drinking Water**

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

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

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

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

### **4. Surface Water**

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

*excessive sediment and turbidity from entering surface water.*

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

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

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

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

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

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

For questions, contact Dean Ehlert, Waste & Remediation Manager, at 373-0550.

#### 6. Additional Notes

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

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

Sincerely,

*Danielle Robbins*

Danielle Robbins  
[danielle.robbs@deq.idaho.gov](mailto: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

**RECEIVED**

**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](mailto: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](mailto: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**

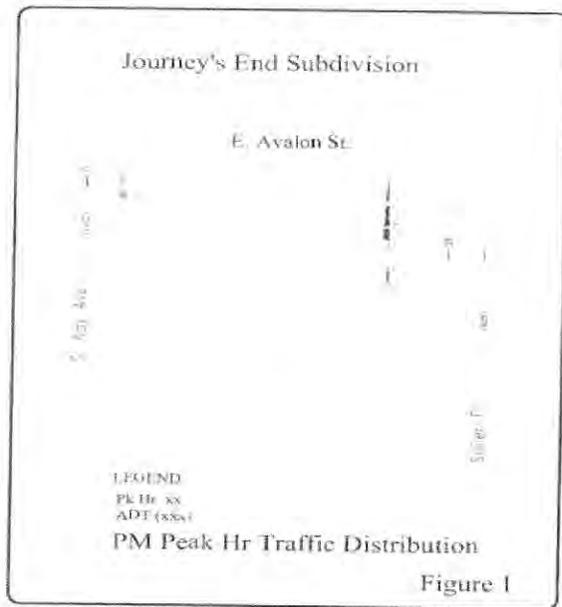
Gary Funkhouser, P.E., prepared a traffic impact study for the proposed *Development*. Below is an executive summary of the findings **as presented by *Black Creek LP***. The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency 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 (9<sup>th</sup> 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.

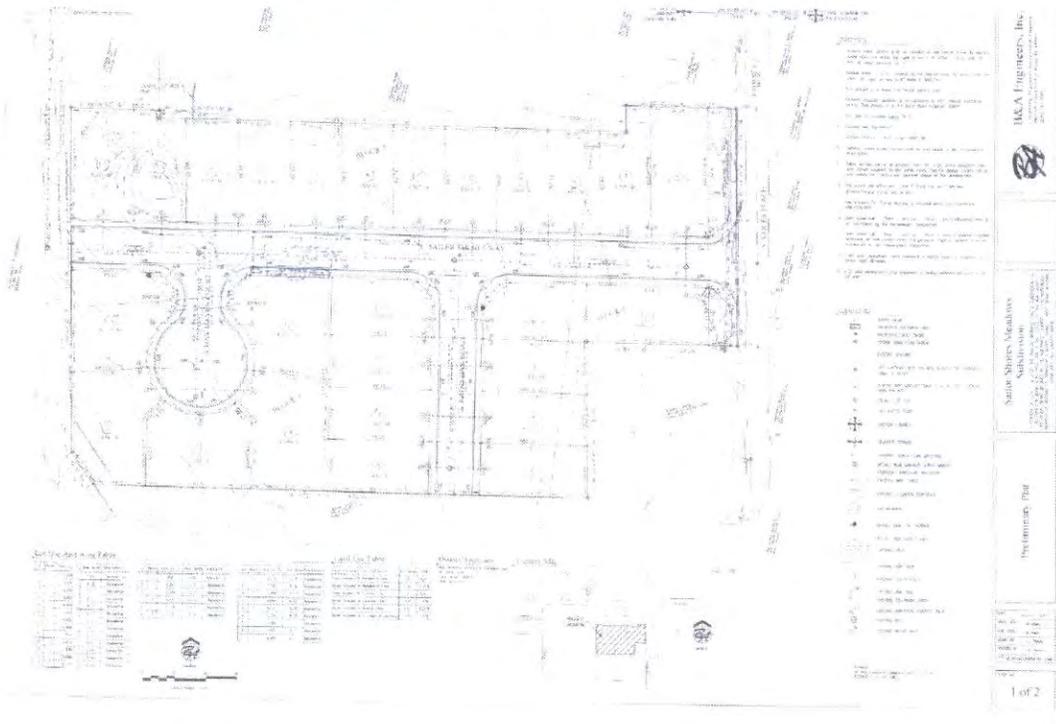
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved as proposed.

### 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.

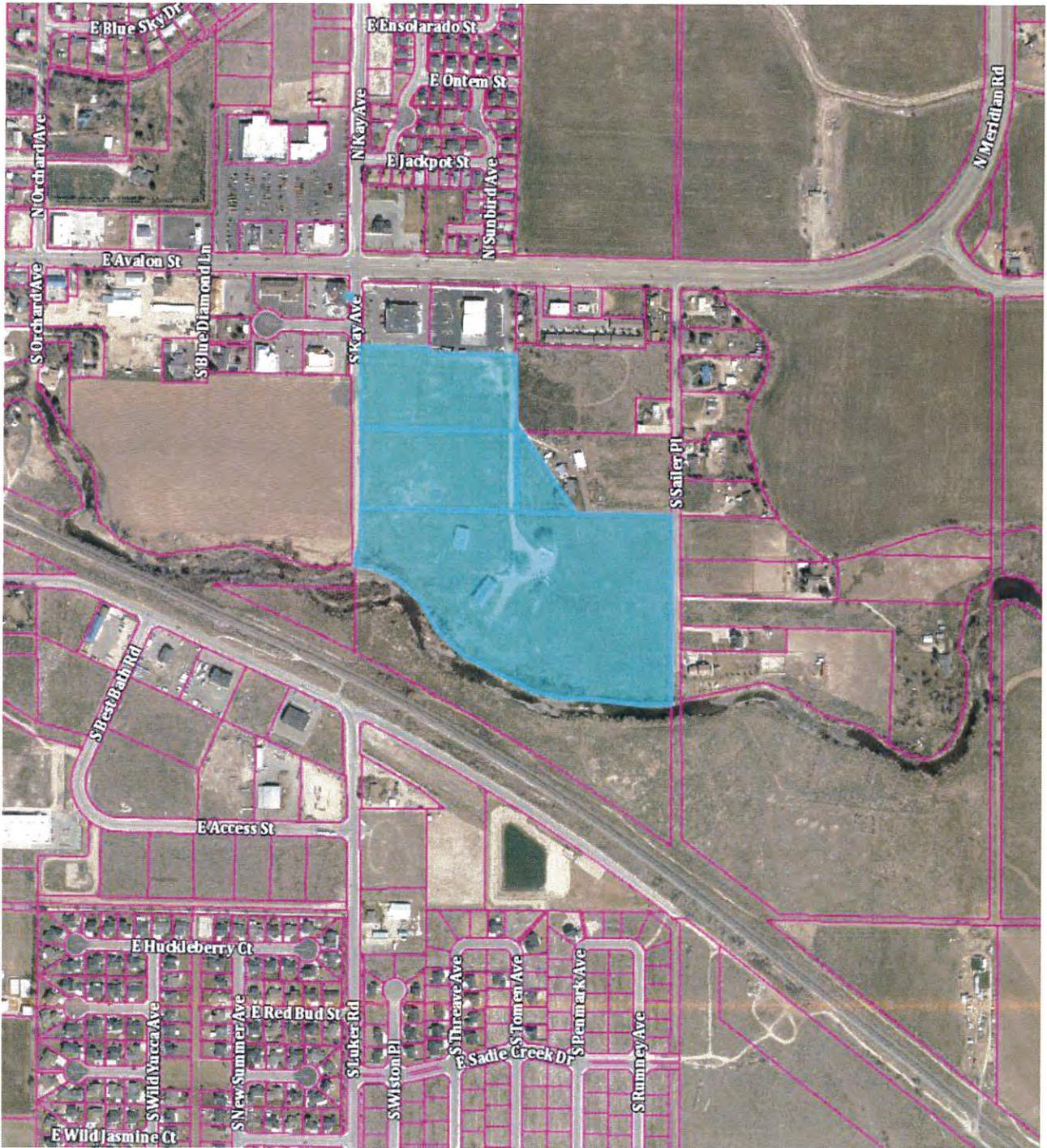
## **F. Conclusions of Law**

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**

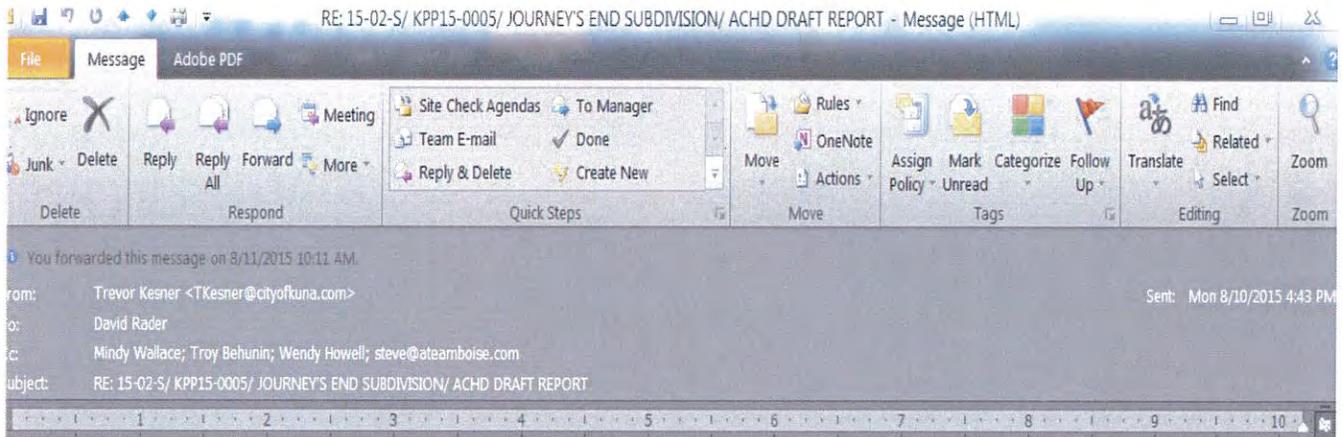
1. Vicinity Map
2. Site Plan
3. Exhibit A
4. Utility Coordinating Council
5. Development Process Checklist
6. Request for Reconsideration Guidelines

# 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](mailto: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](http://iducc.com) for e-mail notification information.

# Development Process Checklist

## Items Completed to Date:

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

## Items to be completed by Applicant:

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

### DID YOU REMEMBER:

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

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

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

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

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

#### *Construction (Subdivisions)*

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

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

#### **Idaho Power Company**

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

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

## Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
  - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
  - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary 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