OFFICIALS
Lee Young, Chairman
Dana Hennis, Vice Chairman
Stephen Damron, Commissioner
Cathy Gealy, Commissioner
Tyson Garten, Commissioner

CITY OF KUNA
Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, Idaho 83634

Planning & Zoning Commission Meeting
AGENDA
Tuesday October 26, 2021

6:00 PM REGULAR MEETING

For questions, please call the Kuna Planning and Zoning Department at (208) 922-5274.

1. CALL TO ORDER & ROLL CALL:

2. CONSENT AGENDA: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

All items listed under the Consent Agenda are considered to be routine and are acted on with one (1) Motion by the Commission. There will be no separate discussion on these items unless the Chairman, Commissioner, or City Staff requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda under Business or as instructed by the Commission.

1. Regular Planning and Zoning Commission Meeting Minutes Dated October 12, 2021

2. Findings of Fact & Conclusions of Law
  1. Case No. 21-03-CPF Arbor Ridge Villas

3. PUBLIC HEARINGS: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

A. *Tabled from October 12, 2021* Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) & 20-05-SUP (Special Use Permit) for Merlin Cottages Subdivision – Doug Hanson, Planner II

A Team Land Consultants on behalf of Merlin pointe, LLC, requests planned unit development approval for an approximately 7.04 (6.61 developable) acre site, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the property into 66 total lots (54 residential, 6 common, and 6 commercial). The subject site is located at 115 N Sailer Avenue, Kuna, ID 83634, within Section 24, Township 2 North, Range 1 West; (APNs: R5672430020, R5672430040, R5672430060).

Procedure:
Open Public Hearing
Receive Testimony
Commission presents questions they may have for Applicant and/or Staff
Close Public Hearing

Potential Motions:
Option 1: Recommend Approval to City Council of Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat), 20-05-SUP (Special Use

Permit) & 21-02-DA (Development Agreement) for Merlin Cottages Subdivision with the Conditions as outlined in the Staff Report.
Option 2: Recommend Denial to City Council of Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat), 20-05-SUP (Special Use Permit) & 21-02-DA (Development Agreement) for Merlin Cottages Subdivision.

B. *Tabled from September 28, 2021* Case Nos. 21-04-ZC (Rezone), 21-05-S (Preliminary Plat) & 21-12-DR (Design Review) for Ewing Meadows Subdivision – Doug Hanson, Planner II

Sterling Land Development Inc requests a rezone for approximately 80.715 total acres to from an A (Agriculture) to an R-6 (Medium Density Residential) zone. The applicant also requests preliminary plat approval in order to subdivide the approx. 80.715 acres into 319 total lots (298 buildable lots, 21 common lots). The site is located in Section 15, Township 2 north, Range 1 West (APN: S1315212403, S13155214551, S1315244600).

Procedure:
Open Public Hearing
Receive Testimony
Commission presents questions they may have for Applicant and/or Staff
Close Public Hearing

Potential Motions:
Option 1: Recommend Approval to City Council of Case Nos. 21-04-ZC (Rezone) & 21-05-S (Preliminary Plat) Ewing Meadows Subdivision with the Conditions as outlined in the Staff Report.
Option 2: Recommend Denial to City Council of Case Nos. 21-04-ZC (Rezone) & 21-05-S (Preliminary Plat) Ewing Meadows Subdivision.

C. *Tabled From September 28, 2021* Case Nos. 21-04-S (Preliminary Plat) & 21-14-DR (Design Review) Falcon Crest Golf Villages – Troy Behunin, Planner III

Wendy Shrief of JUB Engineers, on behalf of M3 ID Valor Golf Villages, LLC requests approval to subdivide approximately 86.90 acres into 291 residential lots, 18 common driveway lots and 43 common lots. The subject site was annexed into Kuna City on February 5, 2019 (18-03-AN & 18-02-PUD). The site is currently zoned R-6 (Medium Density Residential) and R-12 (High Density Residential). The subject site is located near the northeast corner of Cloverdale and Kuna Road, within Section 22, Township 2 North, Range 1 East; (APN: S1422110300).

Staff Requests this item be tabled to a date certain of November 9, 2021.

4. BUSINESS ITEMS:

None

5. ADJOURNMENT:

OFFICIALS
Lee Young, Chairman
Dana Hennis, Vice Chairman
Stephen Damron, Commissioner
Cathy Gealy, Commissioner
Tyson Garten, Commissioner

CITY OF KUNA
Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, Idaho 83634

Planning & Zoning Commission Meeting
MINUTES
Tuesday October 12, 2021

6:00 PM REGULAR MEETING

For questions, please call the Kuna Planning and Zoning Department at (208) 922-5274.

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:18)
COMMISSION MEMBERS PRESENT:
Chairman Lee Young – In Person
Vice Chairman Dana Hennis – Absent
Commissioner Cathy Gealy – In Person
Commissioner Stephen Damron – Absent
Commissioner Tyson Garten – In Person

CITY STAFF PRESENT:
Bill Gigray, City Attorney – Via Zoom
Jace Hellman, Planning & Zoning Director – In Person
Morgan Treasure, Economic Development Director – Via Zoom
Jessica Reid, Planning Services Specialist – In Person

2. CONSENT AGENDA: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

All items listed under the Consent Agenda are considered to be routine and are acted on with one (1) Motion by the Commission. There will be no separate discussion on these items unless the Chairman, Commissioner, or City Staff requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda under Business or as instructed by the Commission.

(Timestamp 00:00:40)
1. Regular Planning and Zoning Commission Meeting Minutes Dated September 28, 2021

2. Findings of Fact & Conclusions of Law
  1. Case No. 21-11-AN (Annexation) East Kuna Industrial

(Timestamp 00:00:44)
Motion To: Approve Consent Agenda.
Motion By: Commissioner Gealy
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-0-2, Commissioners Hennis and Damron were absent.

3. PUBLIC HEARINGS: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

(Timestamp 00:01:00)

A. Case Nos. 20-06-ZC (Rezone), 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-05-SUP (Special Use Permit) & 20-01-DA (Development Agreement) for Merlin Cottages Subdivision – Doug Hanson, Planner II

A Team Land Consultants on behalf of Merlin pointe, LLC, requests planned unit development approval for an approximately 6.61-acre site, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the approximate 6.61-acres into 72 total lots (60 residential, 6 common, and 6 commercial). The subject site is located at 115 N Sailer Avenue, Kuna, ID 83634, within Section 24, Township 2 North, Range 1 West; (APN: R5672430020 R5672430040, R5672430060).

(Timestamp 00:01:33)
Chairman Young stated Staff requested the item be tabled to a date certain of October 26, 2021, pending additional review. He then asked if Staff had anything to add.

(Timestamp 00:01:46)
Senior Planner Troy Behunin confirmed the request to table was accurate and remained.

(Timestamp 00:2:10)
Motion To: Table Case Nos. 20-06-ZC (Rezone), 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-05-SUP (Special Use Permit) & 20-01-DA (Development Agreement) for Merlin Cottages to a date certain of October 26, 2021.
Motion By: Commissioner Gealy
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-0-2, Commissioners Hennis and Damron were absent.

(Timestamp 00:02:52)

B. Case Nos. 21-04-AN (Annexation), 21-03-ZC (Rezone), 21-01-PUD (Planned Unit Development), 21-03-S (Preliminary Plat), 21-04-SUP (Special Use Permit), 21-01-DA (Development Agreement) & 21-26-DR (Design Review) for Sabino's Rocky Ridge Subdivision – Doug Hanson, Planner II

(Timestamp 00:03:34)
Chairman Young explained Staff requested to table the item to a date certain of November 9, 2021, pending additional review& asked if Staff had any additional comments.

(Timestamp 00:03:50)
Senior Planner Troy Behunin confirmed the request was correct & there were no additional comments.

(Timestamp 00:04:12)
Motion To: Table Case Nos. 21-04-AN (Annexation), 21-03-ZC (Rezone), 21-01-PUD (Planned Unit Development), 21-03-S (Preliminary Plat), 21-04-SUP (Special Use Permit), 21-01-DA (Development Agreement) & 21-26-DR (Design Review) for Sabino's Rocky Ridge Subdivision to a date certain of November 9, 2021.
Motion By: Commissioner Gealy
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-0-2, Commissioners Hennis and Damron were absent.

(Timestamp 00:04:55)
C. Case No. 21-03-CPF (Combination Preliminary & Final Plat) for Arbor Ridge Villas – Troy Behunin, Senior Planner

(Timestamp 00:05:15)
Senior Planner Troy Behunin presented an overview of the project, as well as a bit of the project's history. He further explained the Case was only for technical compliance; Mr. Behunin then stood for questions.

(Timestamp 00:07:12)
Chairman Young asked if there were any questions from the Commissioners. Commissioner Gealy asked for Staff to refresh the Commissions memory on the Case as it had previously been approved in 2018. Mr. Behunin explained there was a previous application to re-subdivide the three (3) lot subject site, but had chosen to wait as they were unsure if they wanted to build the already approved eight (8) multi-family buildings across what was existing or if they wanted to provide an individual lot for each building. Chairman Young then asked if the request was simply to provide individuals lots for the buildings as the Commission had previously approved the Design Review; Mr. Behunin confirmed that was correct. There were no other questions.

(Timestamp 00:09:48)
Applicant representative David Crawford of B&A Engineers provided an overview of their request to provide individual buildable lots for the buildings & confirmed the Design Review had already been approved & the infrastructure to serve the development had already been installed. Mr. Crawford stated the request was straight-forward & requested the Commissions approval; he then stood for questions.

(Timestamp 00:12:44)
Mr. Behunin clarified there were four (4) mistakes within his Staff report which listed the request was for eight (8) lots instead of the correct nine (9) lots (8 buildable & 1 common); he confirmed the Public Notices were correct. Chairman Young thanked him, opened the Public Hearing and deferred to Commissioner to read the testimony sign-in sheet as he was attending via Zoom.

(Timestamp 00:14:00)
Commissioner Gealy stated there weren't any individuals signed-up to testify & then asked the audience if there was anyone present who wished to testify but did not get the chance to; there were three (3) individuals. Planning Services Specialist Jessica Reid provided the sign-up sheet to those individuals that wished to testify. Commissioner Gealy then notified the audience those

wishing to testify would be provided three (3) minutes (per Idaho Open Meeting Law) & the Applicant representative would be provided an opportunity to rebut.

Support:
None

Against:
Candace Moore, 2330 N Countryside, Kuna, Idaho, 83634 – Testify
John Iturriria, 2246 N Citrine, Kuna, Idaho, 83634 – Testify
Donna Gardner, 2173 N Citrine, Kuna, Idaho, 83634 - Testify

Neutral:
None

(Timestamp 00:17:08)
Candace Moore expressed the large amount of opposition against the Case in 2018. Mrs. Moore then asked what the benefit was to Kuna and surrounding homeowners, for the project to be on individual lots. She then asked if the multi-family units would be sold to individuals.

(Timestamp 00:18:00)
John Iturriria explained his concern with the view into his backyard with his home having open vision fencing. Mr. Iturriria also expressed concern regarding the access to the project & if traffic would be using N Citrine. He stated he was against apartments and would rather see single-family homes; he was concerned it could affect his property value.

(Timestamp 00:19:18)
Donna Gardner stated her & her husband were not aware of the project when they purchased their home (*in the neighboring subdivision*). Mrs. Garnder was concerned with the traffic on W Ardell as the neighboring subdivision was large, & the projects access across from N Citrine. She expressed there was past concern from neighboring subdivision regarding the project & asked the number of units that would be developed. Mrs. Gardner also asked if there would be fencing, trees & other plantings.

(Timestamp 00:22:06)
Commissioner Gealy addressed the audience to confirm if there were any other individuals present; there were but they wished to testify on a Case which had been tabled. She then requested the Applicant representative to come forward to provide rebuttal.

(Timestamp 00:23:15)
Mr. Crawford addressed the testimony provided and their validity. He explained individual lots could provide more options for owners & explained as it was part of the Arbor Ridge Subdivision, there were already rules in place for the maintenance of the project. Mr. Crawford confirmed there would be landscaping, fencing, buffer along roadways and more for the project. He also addressed the traffic concerns & commented many roadway improvements do not come forward until development occurs; he also commented Ardell Road has been a long-planned Mid-Mile Collector. In regards to property values, Mr. Crawford stated he had not seen evidence in his career where similar projects affected surrounding property values. He further explained the work on the project began in 1999 as part of the Arbor Ridge Planned Unit Development, a downturn in the economy stalled the project, & they were finally at the point of development.

(Timestamp 28:21)
Commissioner Gealy asked if there was direct access via N Citrine. Mr. Crawford explained the existing N Citrine was on the southside of Ardell; the project would take access at the northwest corner of N School & Ardell, one (1) access would be directly onto Ardell & the other would be directly onto School. Commissioner Gealy then asked Staff to put the Plat onto the screen (*page 68 of the meeting packet*) as reference; Mr. Crawford requested the Vicinity Map instead (*page 54 of the meeting packet*); he then indicated the associated accesses. Commissioner Gealy then asked if Mr. Crawford could address the number of units & their structure. He explained there would be eight (8) structures with four (4) units each, buildings would be two (2) stories'; he further explained they were designed to the Kuna City Code standards at the time they were approved.

(Timestamp 00:32:38)
Chairman Young asked if there were additional questions. Commissioner Gealy asked if the Public Hearing would be closed & the Chairman explained he would do so after he confirmed there were no other questions for Mr. Crawford or Staff.

(Timestamp 00:33:02)
City Attorney Bill Gigray explained the Case was a consideration to re-plat an existing subdivision, therefore, the evidence & testimony to consider would be the ones that directly addressed the replat.

(Timestamp 00:34:44)
Chairman Young asked Staff to confirm if what he was seeing was correct; there were no changes to the originally approved applications other than a re-subdivision of the three (3) existing lots. Mr. Behunin confirmed that was correct. The Chairman expressed his feeling that the Commission had thoroughly vetted the projects design in 2018 & seeing no changes to that portion, he did not have issue with re-subdivision. He also noted the CC&Rs of Arbor Ridge Subdivision No. 5 would continue to be held to Arbor Ridge Villas.

(Timestamp 00:36:55)
Commissioners Gealy & Garten stated they had no concerns with the project. Chairman Young closed the Public Hearing.

(Timestamp 00:37:32)
Motion To: Recommend Approval to City Council for Case No. 21-03-CPF (Combination Preliminary & Final Plat) for Arbor Ridge Villas with the Conditions as outlined in the Staff Report.
Motion By: Commissioner Gealy
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: Non**e**
Absent: 2
Motion Passed: 3-0-2, Commissioners Hennis and Damron were absent.

(Timestamp 00:38:04)
Planning Services Specialist Jessica Reid addressed the audience notifying them if they would like to see the building elevations & landscaping plans for the project which were approved in 2018, or if they had additional questions, to please feel free to contact the city the following day & staff would be happy to help.

4. BUSINESS ITEMS:

(Timestamp 00:38:42)
As there were no business items on the Agenda, the Chairman asked the Commission & staff if there were any items to address. Ms. Reid reminded the Commission of the Water/Sewer Workshop occurring Friday October 15, 2021.

5. ADJOURNMENT:

(Timestamp 00:39:40)
Motion To: Adjourn.
Motion By: Commissioner Gealy
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-0-2, Commissioners Hennis and Damron were absent.

_____

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

_____
Jace Hellman, Planning and Zoning Director
Kuna Planning and Zoning Department

CITY OF KUNA
751 W. 4th Street • Kuna, Idaho • 83634 • Phone (208) 922-5274
Fax: (208) 922-5989 • www.Kunacity.Id.gov

SIGN-UP SHEET

October 12, 2021 – P and Z Commission, Public Hearing

Case Name: ***Arbor Ridge Villas Subdivision:***

1. Case Type: Preliminary Plat & Final Plat Combination for a Residential Subdivision

Case No.: **21-03-CPF (Combined Preliminary & Final Plats).**

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Council/**Commission**.

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☑ Testify ☐ Not Testify
Print Name	Print Name	Print Name Candace Moore
Print Address	Print Address	Print Address 2330 N Countryside
City State, Zip	City State, Zip	City Kuna State, Zip ID 83634
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☑ Testify ☐ Not Testify
Print Name	Print Name (2246 N Citrine)	Print Name John Iturriria
Print Address	Print Address	Print Address 2246 N Citrine
City State, Zip	City State, Zip	City Kuna 83634 State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☑ Testify ☐ Not Testify
Print Name	Print Name	Print Name Donna Gayle Gardner
Print Address	Print Address	Print Address 2173 N Citrine Ave
City State, Zip	City State, Zip	City Kuna ID 83634 State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zi

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE
CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF	)	**Case No. 21-03-CPF (Combination Preliminary & Final Plat)**
CENTURION ENGINEERS, INC. (Formerly Known as B & A Engineers, Inc.)	)	**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER OF RECCOMENDED APPROVAL OF COMBINATION PRELIMINARY AND FINAL PLAT APPLICATION.**
Combo Preliminary/Final Plat for the Arbor Ridge Villas Subdivision.	)	

THESE MATTERS came before the Planning and Zoning Commission for Public Hearing on October 12, 2021 for receipt and consideration by the Planning and Zoning Commission of these recommended Findings of Fact, Conclusions of Law and Order of Decision for the above referenced applications. The Planning and Zoning Commission does now hereby make and set forth the Record of Proceedings, and these recommended Findings of Fact, Conclusions of Law, and Order of Decision.

I
RECORD OF PROCEEDINGS

The record of proceedings of the above-referenced matter consists of the follow, to-wit:

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1	Staff Report for Commission 10.12.21			X
2	Application Coversheet			X
3	Preliminary & Final Plat Application			X
4	Letter of Intent			X
5	Vicinity & Aerial Map			X
6	Affidavit of Legal Interest			X
7	Preliminary Plat			X
8	Final Plat			X

9	Legal Descriptions			X
10	Neighborhood Meeting Certification			X
11	Subdivision Name Reservation			X
12	Agency Transmittal			X
13	Public Works/City Engineer Comments			X
14	ACHD Comments			X
15	Boise Project Board of Control (BPBC)			X
16	Central District Health Department (CDHD)			X
17	Department of Environmental Quality (DEQ)			X
18	Kuna Melba News Legal Notice Publication for P&Z			X
19	Photograph of Property Posting			X
20	Proof of Property Posting			X
21	Legal Notice Mailer & Confirmation of Mailing (300' Mailer)			X
22	Kuna Melba News Affidavit of Publication			X

1.2 Hearings

1.2.1 Planning and Zoning Commission heard this on October 12, 2021. The FCO's have been requested to go to the Planning and Zoning Commission on October 26, 2021. Neighborhood Meeting notices were mailed to residents within 300 feet of the proposed subject site and the meeting was held on May 17, 2021. A Legal Notice was published in the Kuna Melba News Newspaper on September 22, 2021 as well as a Legal Notice being mailed by the City to residents within 300 feet, on September 22, 2021. The Applicant posted a sign on the property on September 22, 2021.

1.3 Witness Testimony

1.3.1 Those who testified at the Commission's October 12, 2021, hearing are as follows, to-wit:

1.3.1.1 City Staff:
Troy Behunin, Planner III

1.3.1.2 Appearing for the Applicant:
David Crawford, Centurion Engineers, (Formerly B&A Engineers) 5505 W Franklin Rd., Boise, ID 83705

1.3.1.3 Neighboring property owner's appearing In Favor:
None

1.3.1.4 Neighboring property owner's appearing Neutral:
None

1.3.1.5 Neighboring property owner's appearing In Opposition:
Candace Moore
2330 N Countryside, Kuna, ID 83634 – Testify

John Iturriria
2246 N Citrine Ave., Kuna, ID 83634 - Testify

Donna G. Gardner
2173 N Citrine Ave., Kuna, ID 83634 - Testify

II
DECISION

WHEREUPON THE PLANNING AND ZONING COMMISSION being duly informed upon the premises and having reviewed the record, evidence, and testimony received and being fully advised in the premises, DO HEREBY MAKE THE FOLLOWING RECCOMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, to-wit:

III
FINDINGS OF FACT

3.1 Findings Regarding Notice

3.1.1 Notice Required: Notice has been given in accordance with the City Code and Idaho Statutes.

3.1.2 Notice Provided

3.1.2.1 Notice was published for the October 12, 2021, public hearing on the Combination Preliminary and Final Plat for Arbor Ridge Villas Subdivision in the *Kuna Melba News*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City, Ada County and Canyon County.

Newspaper	***Date(s) Published***
Kuna Melba News	September 22, 2021

3.1.2.2 Notice for the October 12, 2021, public hearing containing the description of the property proposed to be further subdivided, was mailed on September 23, 2021 to all known and affected property owners within three hundred (300) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the October 12, 2021, public hearing was posted on a sign in accordance with Kuna City Code (KCC) 5-1A-8 on September 22, 2021. A Proof of Property Posting was provided to staff on September 22, 2021.

3.1.2.4 Notice for the October 12, 2021, public hearing was posted in conspicuous places within City Hall on the Foyer's Bulletin Boards and City Website.

3.2 Findings Regarding the Combination Preliminary and Final Plat.

3.2.1 The land proposed for re-subdivision is comprised of three (3) parcels totaling approximately (approx.) 2.04 acres. The parcels include the following:

Property Owner	Parcel Size:	Current Zone	Parcel Number
Challenger Development, Inc.	0.62 acres	C-1 Commercial	R0501710340
Challenger Development, Inc.	0.65 acres	C-1 Commercial	R0501710360
Challenger Development, Inc.	0.77 acres	C-1 Commercial	R0501710380

3.2.2 The proposal is for a re-subdivision which yields nine (9) total lots.

3.2.3 The existing land uses and zoning district classifications for lands surrounding the subject parcels are as follows:

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

3.2.4 All technical requirements listed in KCC 6-2-3 were provided on the Combination of Preliminary and Final Plats.

3.2.5 The subject site is located at the northwest corner of Ardell Road and School Avenue within Arbor Ridge No. 5, which is part of the previously approved Arbor Ridge Planned Unit Development (PUD). Ingress/egress will be taken from the existing ingress/egress on Ardell Road approx. 314 feet west of N School Avenue and approx. 200 feet north of W Ardell Road.

3.2.6 Ada County Highway District (ACHD) has recommended the applicant adhere to the following guidelines for their Combined Preliminary and Final Plat request:

- Comply with Conditions of Approval of Arbor Ridge Subdivision/KPP-01-03 for the frontage improvements for Ardell and School Avenue;
- Construct one (1) 24 foot-wide curb return type driveway onto Ardell Road 300 feet west of School Avenue;
- Construct one (1) 24 foot-wide curb return type driveway onto School Avenue 200 feet north of Ardell Road; and
- Submit civil plans to ACHD Development Services for review and approval.

3.3 Testimony of the City Planner

3.3.1 **Conclusions**: The City Planner, in a staff report to the Planning and Zoning Commission dated October 12, 2021, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.3.1.1 The Applicant held a neighborhood meeting on May 17, 2021; there was a total of two (2) residents in attendance. Neighborhood meeting minutes have been provided as a part of this application.

3.3.1.2 The Applicant requests approval for a Combined Preliminary & Final Plat in order to subdivide approximately 2.04 acres into nine (9) total lots. The property is zoned C-1 (Commercial) within Kuna City Limits. The subject site is located near the northwest corner of Ardell Road and School Avenue, Kuna, Idaho, Kuna, ID 83634, within Section 14, Township 2 North, Range 1 West; (APN's: R0501710340, R0501710360 and R0501710380).

3.3.1.3 Applicant intends to develop these three (3) parcels into nine (9) separate lots to be used for previously approved multi-family residential purposes.

3.3.1.4 In accordance with KCC 6-2-3-B: Preliminary Plat. an applicant may request an application to be processed as both Preliminary and Final so long as the request meets the following criteria;

- **3.3.1.4.1** The application does not exceed 10 lots,
- **3.3.1.4.2** No new street dedication or widening is involved, and
- **3.3.1.4.3** No special development considerations are involved.
- **3.3.1.4.4** The applicants request fulfills the listed criteria and is therefore eligible to make the request.

3.3.1.5 While this use is not agreeable with the current Comprehensive Plan or the City's Future Land Use Map (FLUM), at time of original approvals it was an allowed use. After the approvals were obtained in January 2003, the land use Matrix, the Comprehensive Plan and FLUM changed, and now this use/site is considered a non-conforming use. As such, the Comp Plan nor the FLUM no longer agree with the zone or the use. However, staff views the use to be agreeable with the uses the site was originally approved for in 2003 as it was compliant with City and Idaho Code at that time.

3.3.1.6 The subject site is currently a vacant lot, fully improved and ready for development. This application is within Phase No. 5 of the previously approved and nearly built out Arbor Ridge PUD which included Annexation, Preliminary Plat, and Design Review for the common area landscaping and multi-family buildings.

3.3.2 **Staff Recommendations:** As a result of the review, Planner III, Troy Behunin, recommends that if the Planning and Zoning Commission recommends approval of Case No. 21-03-CPF (Combination of Preliminary and Final Plats) for *Arbor Ridge Villas*, the Applicant be subject to the following Conditions of Approval:

3.3.2.1 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:

3.3.2.1.1 The City Engineer shall approve all sewer connections and grading plans.

3.3.2.1.2 The City Engineer shall approve drainage and grading plans.

3.3.2.1.3 Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".

3.3.2.1.4 No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan by the City engineer.

3.3.2.1.5 The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.

3.3.2.1.6 The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.

3.3.2.1.7 No public street construction may be commenced without approval and permit from Ada County Highway District and/or Idaho Transportation Department.

3.3.2.1.8 All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District.

3.3.2.2 Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.

3.3.2.3 Compliance with Idaho Code §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.

3.3.2.4 When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Irrigation System (KMIS) of the City.

3.3.2.5 Connection to all City Services (Sewer, Water, & Pressurized Irrigation) is required. The Applicant shall conform to all corresponding Master Plans.

3.3.2.6 Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code (KCC).

3.3.2.7 Street lights for the site shall be LED lighting and must comply with KCC and established Dark Sky practices.

3.3.2.8 Fencing within and around the site shall comply with KCC (unless specifically approved otherwise and permitted).

3.3.2.9 All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.

3.3.2.10 Landscaping cannot be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves, and/or ACHD underground facilities and must honor all vision triangles.

3.3.2.11 If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary and Final Plats.

3.3.2.12 Any revisions of the Plat are subject to Administrative Determination to rule if the revision is substantial.

3.3.2.13 The Land Owner/Applicant/Developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.

3.3.2.14 Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements as applicable.

3.3.2.15 It is the responsibility of the developer or his engineer to coordinate and design to the stricter requirement between agencies and the City of Kuna standards.

3.3.2.16 Developer/Owner/Applicant/Contractors are all hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC 10-6-3 & 10-6-4. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

3.3.2.17 Developer/Owner/Applicant is hereby notified of Kuna's weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.

3.3.2.18 Applicant shall correct any technical items and make any requested changes to bring the Final Plat into conformance as recommended by Kuna Public Works Staff.

3.3.2.19 The Applicant shall comply with all local, state and federal laws.

3.4 Other Testimony

3.4.1 10/12/2021 David Crawford, Centurion Engineers, (Formerly B&A Engineers) 5505 W Franklin Rd., Boise, ID 83705, testified that this project is for technical compliance as staff mentioned. He also testified that the reason for the re-plat request is to separate the three (3) existing lots into eight (8) separate lots for eight (8) buildings and that the ownership may be for a single building and not a single ownership for all eight (8) buildings. This makes it easier to sell for the current owner. In 2018 through the neighborhood meeting and the necessity to complete Ardell Road, the owner felt the separation of the three (3) lots should be delayed. He testified the design review for the buildings, landscaping and parking lot took place with an earlier application process.

3.4.2 10/12/2021 Candace Moore – Stated she was opposed to this in 2018, and asked if anything can be done for this, and why they are doing this again, what's the purpose? And asked what is the benefit to the community/citizens? She also asked what does this mean for the citizens?

3.4.3 10/12/2021 John Iturriria – Stated his concern is the open fencing on their lots, and the view from their backyard. Also asked how high the buildings will be. He questioned the access and "if the development will use Citrine" to access it (the development). He stated he's against apartments, would rather see lots for single family. He stated his concern that this will have on his property value, going forward.

3.4.4 10/12/2021 Donna G. Gardner – She stated in 2018 when they bought their new home, they didn't know anything about what would happen with this lot. Stated she is concerned with Ardell going completely through; the horse property next door has sold; and quite a few homes are being put in and traffic will come out right in front of their street, near Citrine. Going to Ten Mile it's going to be really congested with houses. And she didn't know what kind of thoroughfare Ardell will be. She wanted to know how many multi's would be put on the lot, she understood it will be eight (8) buildings. Would there be fences around it, trees and shrubs, because that's what they were told was going to happen. Mrs. Gardner expressed the community was starting to become pretty congested and that was her concern.

3.4.5 10/12/2021 David Crawford (rebuttal) – Recognized many things brought up had value. He stated the single lots offered more flexibility for the owner to deal with economic turns and their land. There were rules that govern development of Arbor Ridge, which deals with the maintenance and upkeep for the entire development. He answered the publics questions about landscaping and other improvements like access etcetera, to make an attractive community asset. He explained the local infrastructure and road improvements only come from development that are built to help traffic flow and meet ACHD standards. Mr. Crawford stated he has never found anything about multi family projects affecting surrounding property values. He also stated they have complied with all design review requirements and other standards. He explained to the community about how these apartments "happened all of a sudden". He provided a project history and how he has been working on this PUD project since 1999 and that the use was allowed at that time. He answered questions from the

Commission about Citrine and access to Ardell, and locations of their project access. He stated they have met and exceeded the code for multiple types of buildings, materials and roof lines.

IV
CONCLUSIONS OF LAW
RE: POWERS AND DUTIES OF THE PLANNING AND ZONING COMMISSION

4.1 City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.

4.2 The power of the City of Kuna lies in the Planning and Zoning Commission to hear this matter as provided in Idaho Code §50-13 & §67-65, and Kuna City Code 1-14-3.

4.3 The Kuna Planning and Zoning Commission has the exclusive general supervisory authority over recommendation of all plat approvals and certification under their jurisdiction as provided in Idaho Code §50-1308.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR COMBINATION PRELIMINARY AND FINAL PLAT

5.1 The City of Kuna has authority to approve *Preliminary* and *Final Plats* within its boundaries pursuant to I.C. §50-13 & §67-65.

5.2 Kuna City Code, Title 1, Chapter 14, Section 3, states that Combination Preliminary and Final Plats are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body.

5.3 Subdivision regulations as defined in Kuna City Code Title 6 are authorized by I.C. §50-13 & §67-65 and Article 12, section 2.

VI
ORDER OF RECCOMENDING APPROVAL OF APPLICATION FOR COMBINATION PRELIMINARY AND FINAL PLAT

The Kuna Planning and Zoning Commission, having reviewed the above-entitled record, having listened to the arguments and presentations at the hearing, and being fully informed in the premises and further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY ORDER AND THIS DOES ORDER:

6.1 That the Combination Preliminary and Final Plat application (Case No. 21-03-CPF) is recommended for approval.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 26th day of October, 2021.

_____

Lee Young, Chairman

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF **MERLIN POINTE, LLC** *For a Planned Unit Development, Rezone, Preliminary Plat, Special Use Permit and Design Review for 115 N Sailer Avenue.*	)	**Case No. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat), 20-05-SUP (Special Use Permit) and 20-22-DR (Design Review)** **STAFF REPORT FOR THE MERLIN POINTE SUBDIVISION APPLICATION.**

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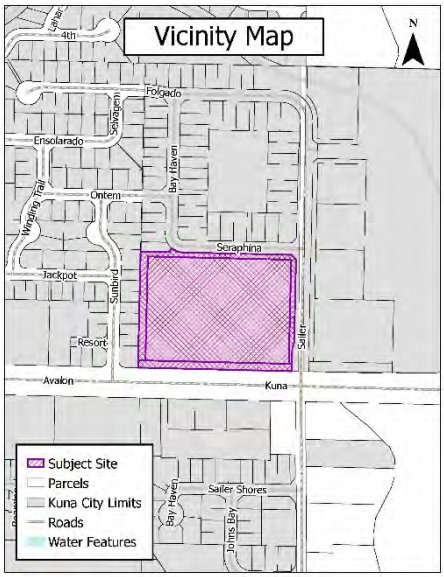
8. Proposed Comprehensive Plan Analysis
9. Commission's Recommendation



I
EXHIBIT LIST

The exhibits of the above-referenced matter consist of the following, to-wit:

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	Staff Report			X
2.1	Planning and Zoning Application Coversheet			X

2.2	Planned Unit Development Application			X
2.3	Rezone Application			X
2.4	Preliminary Plat Application			X
2.5	Special Use Permit Application			X
2.34	Design Review Application			X
2.6	Letter of Intent			X
2.7	Vicinity Map			X
2.8	Warranty Deed			X
2.9	Affidavit of Legal Interest			X
2.10	Commitment to Property Posting			X
2.11	Common Area Maintenance Agreement			X
2.12	Neighborhood Meeting Certification			X
2.13	Subdivision Name Reservation			X
2.14	Merlin Cottages Legal Description			X
2.62	Merlin Cottages Legal Description Updated			X
2.15	Merlin Pointe Subdivision Legal Description			X
2.17	Planned Unite Development Site Plan			X
2.57	Updated Planned Unite Development Site Plan			X
2.18	Preliminary Plat			X
2.58	Updated Preliminary Plat			X
2.19	Landscape Plan			X
2.59	Updated Landscape Plan			X
2.36	Cottage Elevations			X
2.23	Agency Transmittal			X
2.24	Boise Project Board of Control			X
2.25	Kuna School District			X
2.26	Nampa and Meridian Irrigation District			X
2.27	Department of Environmental Quality			X
2.28	Central District Health Department			X
2.29	COMPASS			X
2.31	Ada County Highway District			X
2.33	City Engineer			X
2.51	City Engineer Addendum			X
2.55	Ada County Highway District Road Layout Changes			X
2.56	Kuna Rural Fire District			X
2.30	Planning and Zoning Commission Proof of Property Posting			X

2.32	Planning and Zoning Commission Kuna Melba News			X
2.35	Planning and Zoning Commission Mailer			X
2.38	Planning and Zoning Commission Mailer Re-notice			X
2.39	Planning and Zoning Commission Kuna Melba News Re-notice			X
2.54	Planning and Zoning Commission Proof of Posting Sign Update			X
2.20	Roberta Sailer Public Comment			X
2.21	Lon Morgan Public Comment			X
2.22	Donna Gerhart Public Comment			X
2.37	Lon Morgan Public Comment 9.13.2021			X
2.40	Lon Morgan Public Comment 9.27.2021			X
2.41	Tami Morgan Public Comment			X
2.42	Shelley Kamps Public Comment			X
2.43	Rosa Barrera Public Comment			X
2.44	Kathleen McVey Public Comment			X
2.45	Roger and Joanne Tofslie Public Comment			X
2.46	Deb Rippy Public Comment			X
2.47	Charolette Busbee Public Comment			X
2.48	Richard Gerhart Public Comment			X
2.49	Sheri Welsh Public Comment			X
2.50	Donna Gerhart Public Comment			X
2.52	Camellia Riegel Public Comment			X
2.53	James & Lonna Kowalski			X
2.60	Roger and Joanne Tofslie Public Comment 10.20.2021			X
2.61	Patty Hugli Public Comment			X

II
PROCESS AND NOTICING

2.1 Kuna City Code (KCC), Title 1, Chapter 14, Section 3 that Planned Unit Developments, Rezones Preliminary Plats and Special Use Permits are designated as public hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

2.1.1 Notifications

2.1.1.1 Neighborhood Meeting: July 20, 2020 (14 Attendees)

2.1.1.2 Agency Comments Request: June 28, 2021

2.1.1.3 300 FT Property Owners Notice: September 21, 2021

2.1.1.4 Kuna Melba News Newspaper: September 22, 2021

2.1.1.5 Site Posted: October 2, 2021

III
APPLICANTS REQUEST

3.1 A Team Land Consultants on behalf of Merlin pointe, LLC, requests planned unit development approval for an approximately 7.04 (6.61 developable) acre site, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the property into 66 total lots (54 residential, 6 common, and 6 commercial). The subject site is located at 115 N Sailer Avenue, Kuna, ID 83634, within Section 24, Township 2 North, Range 1 West; (APN: R5672430020, R5672430040, R5672430060).

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The subject site was annexed into Kuna City Limits in 2013 with a C-1 (Neighborhood Commercial) zoning district on November 6, 2013 as a part of the Merlin Pointe Commercial Subdivision. Prior to 2013 the site was used primarily for agricultural purposes.

4.2 Surrounding Land Uses

North	C-1	Neighborhood Commercial – Kuna City
South	C-2 R-6 R-1	Area Commercial – Kuna City Medium Density Residential Estate Residential – Ada County
East	C-1	Neighborhood Commercial – Ada County
West	R-6	Medium Density Residential – Kuna City

4.5 Parcel Numbers, Owner, Parcel Size and Current Zoning

4.5.1 R5672430020

4.5.1.1 Merlin Pointe, LLC

4.5.1.2 Approximately 0.436 acres

4.5.1.3 C-1 (Neighborhood Commercial)

4.5.2 R5672430040

4.5.2.1 Merlin Pointe, LLC

4.5.2.2 Approximately 5.83 acres

4.5.2.3 C-1 (Neighborhood Commercial)

4.5.3 R5672430060

4.5.3.1 Merlin Pointe, LLC

4.5.3.2 Approximately 0.778 acres

4.5.3.3 C-1 (Neighborhood Commercial)

4.6 Services

Sanitary Sewer – City of Kuna
Potable Water – City of Kuna
Pressurized Irrigation – City of Kuna
Fire Protection – Kuna Rural Fire District
Police Protection – Kuna Police (Ada County Sheriff's Office)
Sanitation Services – J&M Sanitation

4.7 Existing Structures, Vegetation, and Natural Features

4.7.1 The proposed project site contains no existing structures. Vegetation on site has been cleared. The site has an estimated average slope of 2% to 2.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 to 40 inches across the proposed development area.

4.8 Environmental Issues

4.8.1 Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

4.9 Comprehensive Plan Future Land Use Map

4.9.1 The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the city. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approximately 7.04-acres as Mixed Use.

4.10 Recreation and Pathways Map

4.10.1 The Recreation and Pathways Master Plan Map does not indicate a future pathway, trail or bike route through the subject site.

4.11 Agency Responses

Agency	Exhibit No.
Boise Project Board of Control	2.24
Kuna School District	2.25
Nampa and Meridian Irrigation District	2.26
Department of Environmental Quality	2.27

Central District Health Department	2.28
COMPASS	2.29
Ada County Highway District	2.31
City Engineer	2.33
City Engineer Addendum	2.51
Ada County Highway District Road Layout Changes	2.55
Kuna Rural Fire District	2.56

V
TRANSPORTATION AND CONNECTIVITY

5.1 Kuna Road runs the southern frontage of the subject site. Kuna Road is listed as a principal arterial on the City of Kuna Master Street Map (MSM). Kuna Road is improved with a planter strip, detached sidewalk and landscape buffer. The applicant proposes to use an existing driveway for access to the six (6) commercial lots fronting Kuna Road, the driveway was approved by the Idaho Transportation Department (ITD) as part of the Merlin Pointe Subdivision approved on November 19, 2013.

Sailer Avenue runs the eastern frontage of the site. Sailer Avenue is listed as a local road on the MSM, which calls for a 36-foot street section within 50 feet of right-of-way (ROW). It is improved with two travel lanes, vertical cub, gutter and five (5) foot wide sidewalk within 60 feet of ROW in compliance with ACHD Policy and KCC standards. Seraphina Street runs the northern frontage of the site. Seraphina Street is listed as a local road on the MSM. It is improved with two travel lanes, vertical cub, gutter and five (5) foot wide sidewalk within 50 feet of ROW in compliance with ACHD Policy and KCC standards. The existing driveways on both Sailer Avenue and Seraphina Street will be closed and relocated. The closed driveways shall be replaced with curb, gutter and five (5) foot wide sidewalk in accordance with ACHD Policy and KCC standards.

The applicant proposes to construct the internal local road, Cottage Street as a 36-foot street section within 50 feet of ROW, with curb, gutter and five (5) foot wide attached sidewalk. The applicant proposes to construct the internal local road Merlin Avenue as a 36-foot street section within 50 feet of ROW with curb, gutter and five (5) foot wide attached sidewalk. Both internal local roads are in compliance with KCC standards and ACHD Policy. A 20-foot public alley is proposed to serve two rows of alley loaded homes located in the northeast corner of the subject site. A private street is proposed to run north -south on the western side of the subject site. The private street is proposed to be 28 feet in width and fully paved in conformance with KCC standards.

VI
STAFF ANALYSIS

6.1 The applicant held a neighborhood meeting with residents within 300 ft of the proposed project area on July 14, 2020. There were a total of fourteen (14) residents who attended the meeting. Neighborhood meeting minutes have been provided as a part of this application. The application initially came before the Planning and Zoning Commission on December 8, 2020. The applicant requested that the public hearing be tabled to a date uncertain. After time spent working with the Planning and Zoning Department, Public Works and Emergency Services the applicant submitted

updates to the application. The proposed application has been noticed to all property owners within 300 feet and shared in the Kuna Melba News.

The property is currently zoned C-1 (Neighborhood Commercial) within Kuna City Limits. The applicant is proposing planned unit development for an approximately 7.04 (6.61 developable) acre site, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the property into 66 total lots (54 residential, 6 common, and 6 commercial).

The proposed gross density of the project is 9.35 dwelling units per acre (DUA), the net density is 13.27 DUA. Per KCC 5-7-3-D. to assure development flexibility, the Planning and Zoning Commission may recommend increasing the residential density up to fifteen (15) percent of the allowable number of dwelling units according to the zone's underlying zoning density. The proposed net density of 13.27 DUA falls within the allowable 15 percent increase.

KCC 5-7-2-C allows for development and dimensional standard modifications to be made to the underlying zone through the PUD process with the Commission's recommendation and City Council's approval and provided the PUD application is in accordance with the city's adopted comprehensive plan. The minimum lot size proposed with the project is 1,758 square feet in place of the KCC 5-3-3 established minimum lot size within an R-12 zone of 2,200 square feet. Minimum square footage of structures is 1,300 square feet which would cover approximately 73 percent of the 1,758 square foot lots. KCC 5-3-3 establishes the maximum lot coverage in an R-12 zone at 60 percent. Reduced setbacks are requested for the "cottage" lots proposed. The "cottage" lots propose a 10-foot front setback, three (3) foot side setback and three (3) foot rear setbacks. The "cottage" lots will have a 15-foot front setback along public streets. While not required, the applicant has provided elevations of the cottages which can be seen as *Exhibit 2.36* in the packet. All residential units will be single family on individually platted lots.

The applicant has proposed 1.93 acres, or 29% of the project to be open space. KCC 5-1-11-A requires that a minimum 10% of the developments gross land area shall be set aside for open space purpose and mutually exclusive of required residential buffers. 1.40 acres or 21% open space has been proposed exclusive of the required residential buffers. Staff views the open space to be in compliance with KCC.

The Merlin Cottages Subdivision application represents approximately 54 residential sewer connections. Per City Engineer comments in *Exhibit 2.33 and 2.51* the original concept plan approved with the Merlin Pointe Subdivision approved on November 6, 2013 specified a number of lots intended for commercial uses. The public infrastructure was designed, constructed and made operational from this original concept plan. By rezoning this parcel to R-12, the demand on public infrastructure increases. If Merlin Cottages is approved, other lots and phases within the Merlin Pointe Subdivision must decrease demand to accommodate the Merlin Pointe Cottages Subdivision. With the proposed project, the applicant will need to increase the sewer pipe size for an estimated length of 1300 ft to accommodate their proposed use. Wastewater from the proposed development is anticipated to flow to the Orchard Lift Station Sewage Basin.

The installation of streetlights is a required public improvement listed under KCC 6-4-2. The applicant shall be required to work with staff in order to comply with KCC and install street lights a maximum spacing of 250 ft. The final location of street lights will be approved at the time of construction document review. Staff would note that these streetlights must be designed and installed according to "Dark Sky" standards.

A design review application for common area landscaping and open space was included as a part of the overall application. Staff will require the applicant to comply with KCC 5-5-5-F and install "see-through" fencing along all residential buildable lot property lines that abut pathways. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. Additionally, staff notes that if this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves, and ACHD underground facilities. In the event that locations of landscaping are within the locations listed above, the landscaping in that area must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a final landscape inspection.

The developer, owner and/or applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to signature on the final plat.

Staff has reviewed the proposed preliminary plat for technical compliance with KCC, the preliminary plat and landscape plan comply with Title 5 and Title 6 of Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan if infrastructure improvement recommendations from Public Works are complied with. The applicant will be required to work with Kuna's staff, Ada County Highway District (ACHD), the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency's requirements. Staff recommends if the Planning and Zoning Commission recommends approval of Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) and 20-05-SUP (Special Use Permit) and approves Case No. 20-22-DR (Design Review) as proposed the applicant shall be subject to the conditions of approval listed in section "IX" of this memo, as well as any additional conditions requested by the Planning and Zoning Commission.

6.2 Applicable Standards

6.2.1 City of Kuna Zoning Ordinance, Title 5

6.2.2 City of Kuna Subdivision Ordinance Title 6.

6.2.3 City of Kuna Comprehensive Plan.

6.2.4 Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

VII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) and 20-05-SUP (Special Use Permit) including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Planning and Zoning Commission hereby recommends (approval/conditional approval/denial) of Case Nos. 20-01-PUD, 20-06-ZC, 20-08-S and 20-05-SUP, a request from Merlin Pointe, LLC and A Team Boise for planned unit development approval for approximately 7.04 (6.61 developable) acres, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the property into 66 total lots (54 residential, 6 common, and 6 commercial).

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

7.1 Based on the evidence contained in Case Nos. 20-01-PUD, 20-06-ZC, 20-08-S and 20-05-SUP, this proposal *does/does not* generally comply with the City Code.

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

7.2 The public notice requirements *have/have not* been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: *The applicant held a neighborhood meeting on July 20, 2020. A total of fourteen (14) residents attended the meeting. The meeting was initially noticed for a hearing date of December 8, 2020 and tabled to a date uncertain. After time spent working with the Planning and Zoning Department, Public Works and Emergency Services the applicant submitted updates to the application and the project was re-noticed and. Neighborhood Notices were mailed out to residents within 300-FT of the proposed project site on August 25, 2021 and a legal notice was published in the Kuna Melba Newspaper on August 25, 2021. The applicant posted sign on the property on July 16, 2021 and made sign updates on October 2, 2021.*

7.3 Based on the evidence contained in Case Nos. 20-01-PUD, 20-06-ZC, 20-08-S and 20-05-SUP, this proposal *does/does* not generally comply with the Comprehensive Plan.

Staff Finding: *The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic group in Kuna, as well as the installation of pathways and open space. The proposed zoning districts are C-1 and R-12. The Comp Plan Map designates the property as Mixed Use.*

7.4 The contents of the proposed preliminary plat application *do/do not* contain all of the necessary requirements as listed in Kuna City Code 6-2-3: - Preliminary Plat.

Staff Finding: *Review by Staff of the proposed preliminary plat confirms all technical requirements listed in KCC 6-2-3 will be provided infrastructure improvement recommendations from Public Works are complied with.*

7.5 The availability of existing and proposed public services and streets *can/cannot* accommodate the proposed development.

Staff Finding: *Per City Engineer comments in Exhibit 2.33 and 2.51 the original concept plan approved with the Merlin Pointe Subdivision approved on November 6, 2013 specified a number of lots intended for commercial uses. The public infrastructure was designed, constructed and made operational from this original concept plan. By rezoning this parcel to R-12, the demand on public infrastructure increases. If Merlin Cottages is approved, other lots and phases within the Merlin Pointe Subdivision must decrease demand to accommodate the Merlin Pointe Cottages Subdivision. With the proposed project, the applicant will need to increase the sewer pipe size for an estimated length of 1300 ft to accommodate their proposed use. Wastewater from the proposed development is anticipated to flow to the Orchard Lift Station Sewage Basin. Correspondence from ACHD confirms that streets can accommodate the proposed development.*

7.6 The proposed development *is/is not* continuous with Master Utility Plans (Sewer/Water/Pressurized Irrigation).

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

7.7 The public *does/does not* have the financial capability to provide supporting services to the proposed development.

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

7.8 The proposed project *does/ does not* consider health and safety of the public and the surrounding area's environment.

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

7.9 The site landscaping *does/does not* minimize the impact on adjacent properties through the use of screening.

Staff Finding: *Per the submitted landscape Plan, the applicant is proposing a 20-foot landscape buffer along Kuna Road. A six-foot vinyl fence is proposed along the west property line.*

7.10 The applicant and/or owner of the property have the right to request a written regulatory taking analysis.

Staff Finding: *Pursuant to Idaho Code 67-8003, the owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk. Not more that twenty-eight (28) days after the final decision concerning the matter at issue, the City shall prepare a written taking analysis concerning the action if requested.*

VIII
PROPOSED COMPREHENSIVE PLAN ANALYSIS

The Kuna Planning and Zoning may *accept/reject* the Comprehensive Plan components, and shall determine if the proposed Planned Unit Development, Rezone, Preliminary Plat, Special Use Permit and Design Review requests for the site *are/are not* consistent with the following Comprehensive Plan components:

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

- Goal 2.B.: Maintain and expand parks and public gathering spaces.
  - Objective 2.B.1.: Maintain and expand the parks system.
    - Policy 2.B.1.b: Continue to require neighborhood park development through the subdivision development process.

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

- Goal 3.D.: Encourage development of housing options and strong neighborhoods.
  - Objective 3.D.1.: Encourage development of housing options for all citizens.
    - Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
  - Objective 3.D.2.: Create strong neighborhoods through preservation, new development, connectivity and programming.
    - Policy 3.D.2.d: Work to ensure all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure.
- Goal 3.G.: Respect and protect private property rights.
  - Objective 3.G.1.: Ensure land use policies, restrictions, and fees do not violate private property rights.
    - Policy 3.G.1.b: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
    - Policy 3.G.1.c: Ensure land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

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

- Goal 4.B.: Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.
  - Objective 4.B.2.: Maintain and expand sidewalks and pedestrian facilities within the community.
    - Policy 4.B.2.b: Install detached sidewalks and/or protected pedestrian routes/facilities along high trafficked roads as development occurs.

IX
COMMISSION'S RECCOMENDATION

Note: These motions are for the approval, conditional approval or denial of the design review application and the recommendation of approval, conditional approval or denial of the planned unit development, rezone, preliminary plat and special use applications to the City Council. However, if the planning and Zoning Commission wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby *recommends* (*approval/conditionally approval/denial*) Case Nos. *20-01-PUD (Planned Unit Development, 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) and 20-05-SUP*

(Special Use Permit), request from A Team Land Consultants for planned unit development approval of for approximately 7.04 (6.61 developable) acre site, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the property into 66 total lots (54 residential, 6 common, and 6 commercial); and (*approves/conditionally approves/denies*) Case No. 20-22-DR (Design Review), subject to the following conditions of approval:

9.1 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:

9.1.1 The City Engineer shall approve the sewer hook-ups.

9.1.2 The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

9.1.3 Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".

9.1.4 The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.

9.1.5 The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.

9.1.6 Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).

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

9.2 Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.

9.3 Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.

9.4 When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMIS).

9.5 Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform all corresponding Master Plans.

9.6 The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional lift station capacity.

9.7 Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code Title 5 Chapter 17 and Title 6 Chapter 4.

9.8 Developer/owner/applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic mitigation improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.

9.9 Applicant shall obtain written approval from the Kuna Rural Fire District regarding proposed alley widths.

9.10 Developer/owner/applicant shall install a sign at the terminus of every proposed stub street stating these roads will continue in the future. Developer/owner/applicant shall obtain proper language from Ada County Highway District.

9.11 Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code.

9.12 Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

9.13 Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).

9.14 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.

9.15 Landscaping shall not be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.

9.16 All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in KCC 5-10.

9.17 If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.

9.18 Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.

9.19 All developer activities shall not commence during the City quiet hours of 11:00 pm to 7:00 am.

9.20 All weeds, grass, vines or other growth which endanger property or are liable to be fired, or weeds over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed.

9.21 The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.

9.22 Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.

9.23 Developer/owner/applicant shall comply with all local, state and federal laws.

9.24 Developer/owner/applicant shall not request final plat approval until the City's Public Works Director issues the Will-Serve Letter to the applicant that states the City's Orchard Lift Sation or some other City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision.

9.25 In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a final plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC 6-2-3 (J), a time extension to file a final plat up to and until a Will-Serve Letter has been issued.

DATED this 26th day of October, 2021.

Aerial Map
N
Lahar
4th
Folgado
Selvagem
Ensolarado
Bay Haven
Winding Trail
Ontem
Seraphina
Jackpot
Sunbird
Resort
Sailer
Avalon
Kuna
Sailer Shores
Bay Haven
Johns Bay
Subject Site
Parcels
Roads
Water Features
Maxar, Microsoft

Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

****Office Use Only****

File No.(s): 20-01-PUD, 20-06-ZC, 20-08-S, 20-05-SUP

Project Name: Merlin Cottages

Date Received: _____

Date Accepted as Complete: _____

Type of review requested (check all that apply); please submit all associated applications:

	Annexation		Appeal
	Comp. Plan Map Amendment		Combination Pre & Final Plat
	Design Review	✔	Development Agreement
	Final Planned Unit Development		Final Plat
	Lot Line Adjustment		Lot Split
	Ordinance Amendment	✔	Planned Unit Development
✔	Preliminary Plat	✔	Rezone
	Special Use Permit		Temporary Business
	Vacation		Variance

Owner of Record

Name: Merlin Pointe LLC

Address: PO Box 690

Meridian Idaho 83680

Phone: 208-514-4909 Email: lindabootstfi@gmail.com

Applicant (Developer) Information

Name: A Team Land Consultants

Address: 1785 Whisper Cove Avenue

Boise Idaho, 83709

Phone: 208-871-7020 Email: steve@ateamboise.com

Engineer/Representative Information

Name: A Team Land Consultants, Steve Arnold

Address: 1785 Whisper Cove Avenue

Boise Idaho 83709

Phone: 208-871-7020 Email: steve@ateamboise.com

Subject Property Information

Site Address: 115 N Sailer Ave Kuna, ID 83634

Nearest Major Cross Streets: Sailer Road and Avalon Road

Parcel No.(s): R5672430040

Section, Township, Range: SECTION 24, T.2N., R.1W

Property Size: 5.83

Current Land Use: Vacant Proposed Land Use: Residential & Commercial

Current Zoning: C-1 Proposed Zoning: R-12 & C-1

Project Description

Project Name: Merlin Cottage Subdivision

General Description of Project: 60 cottage lots and 6 retail lots

Type of proposed use (check all that apply and provide specific density/zoning):

■ Residential: R-2 R-4 R-6 R-8 R-12 R-20 ■ Commercial: C-1 C-2 C-3 ☐ CBD

☐ Office ☐ Industrial: M-1 M-2 ☐ Other:

Type(s) of amenities provided with development: Gazebos, Pathways and common landscape areas.

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe:

Will any existing buildings remain? YES NO

No. of Residential Units: 60 No. of Building Lots: 60

No. of Common Lots: 6 No. of Other Lots: 6 Retail lots

Type of dwelling(s) proposed (check all that apply):

☒ Single-Family ☐ Townhomes ☐ Duplexes ☐ Multi-Family

☒ Other: 6 Retail lots

Minimum square footage of structure(s): 1,300 s.f

Gross Density (Dwelling Units ÷ Total Acreage): 10.29/acre

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 13.5/acre

Percentage of Open Space provided: 33-percent Acreage of Open Space: 1.95

Type of Open Space provided (i.e. public, common, landscaping):

Common areas and pathways

Non-Residential Project Summary (If Applicable)

Number of building lots: 6 Other lots: n/a

Gross floor area square footage: 25-percent Existing (if applicable): n/a

Building height: 35-feet Hours of Operation: Will comply with code.

Total no. of employees: unknow Max no. of employees at one time: unknown

No. of and ages of students: unknown Seating capacity: unknown

Proposed Parking:

ADA accessible spaces: Dimensions:

Regular parking spaces: Dimensions:

Width of driveway aisle: 24-feet

Proposed lighting: LED Parking lot lighting

Is lighting “Dark Sky” compliant? YES NO

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

Landscape berms along all roadways and buffers along the west boundary.

Applicant Signature: Date: 6/22/2021

Planned Unit Development Application

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

****Office Use Only****

Case No(s).: _____

Project Name: Merlin Cottages

Date of Pre-Application Meeting: Valid for three (3) months

Date Received: 6.22.2021

Date Accepted as Complete: _____

KCC 5-1-6 defines a Planned Unit Development as, *"An area of land in which a variety of Residential, Commercial and Industrial uses under single ownership or control is developed for the purpose of selling individual lots or estates and are accommodated in a preplanned environment with more flexible standards, such as lot sizes and setbacks."*

The City of Kuna has adopted a Planned Unit Development (PUD) process whose purpose is to make Kuna a pleasant, comfortable place to live and work. This PUD process is based on standards and guidelines found in Kuna City Code (KCC) 6-5-2. KCC can be viewed at www.KunaCity.ID.gov.

Application shall contain one (1) copy of the following (digital documents preferred):

- Complete Planning & Zoning Application Coversheet.
- Complete Planned Unit Development Application *(It is the applicant's responsibility to use current application.)*
- Detailed narrative or justification for the application, describing project, design elements and how the project complies with PUD standards; nature of the land use actions requested; proposed number of phases; number of lots for each applicable designation (i.e. Residential, Commercial, Common, etc.); Gross & Net density; Open Space percentage & amenities; roads; and parking.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Aerial Map 8.5" x 11": Color photo depicting the proposed site, street names, and surrounding area within 500'. (*The purpose of this photo is to view the existing features of the site & surrounding sites.*)
- Copy of Deed; **and**, if applicant is not the owner, an *original* Affidavit of Legal Interest from the owner (and ALL interested parties) stating the applicant is authorized to submit the application.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.

- Preliminary Plat: Drawn to scale of 1" = 100' (or similar), displaying the following:
    - Name of project and date
    - Name of plan preparer with contact information
    - Names, addresses and phone numbers of the Controller & any others involved in the project (i.e. Architect, Landscape Architect, Designer, Engineer, Planner, Nurseryman, etc.)
    - North arrow
    - Property lines
    - Location of subdivision lines
    - Existing structures – Identify those which are relocated or removed
    - On-site and adjoining streets, alleys, private drives
    - Rights-of-way and their designation
    - Location and width of easements, canals and drainage ditches
    - On-site transportation circulation plan for motor vehicles, pedestrians and bicycles
    - Drainage location and method of on-site retention/detention
    - Existing and/or proposed utility services, any above ground utility structures and provide their location
    - Parking layout including spaces, driveways, curbs, cuts, circulation patterns, pedestrian walks and vision triangles
    - Location and dimensions of off-street parking
    - Location and size of any loading areas, docks, ramps and vehicle storage or service areas
    - Roofline and foundation plan of building and location onsite
    - Location of trash storage areas and exterior mechanical equipment; provide proposed method of screening
    - Sign locations *(A separate Sign Application must be submitted; this is a Staff level review.)*
    - Locations and uses of ***all*** Open Spaces
        - Location of public restrooms
    - Location, types and sizes of sound and visual buffers *(all buffers must be located outside the public right-of-way)*
    - Location of walls and fences; provide their height and material of construction
- Natural Features Map: showing an inventory of existing site features
    - Ground elevation shown by contour lines at 2' intervals or less
        - 5' intervals may be accepted for slopes greater than 10%
    - General soil types as documented by a soils engineer or engineering geologist
    - Hydrology:
        - Analysis of natural drainage patterns and water resources including an analysis of streams, natural drainage swales, wetlands, floodplain areas or other areas subject to flooding, poorly drained areas, permanent high ground water areas and seasonally high ground water areas as they may be located on site or be affected by on site activity
        - Proposed and existing storm water facilities
        - Water conveyance facilities
        - Water features *(i.e., ponds, wetlands and permanent/intermittent water courses*)
        - If any portion of property is subject to flooding, a FEMA Floodplain Development Permit Application is required
    - Trees, vegetation and ground cover, historic sites, major rock outcroppings, etc.

    - Sanitary sewer, storm drainage and water supply facilities (*If such facilities are not on or abutting the site, indicate the direction and distance to the nearest such facilities*)
    - Width, location and purpose of all existing easements of record on/and abutting site(s)
- Site Plan: Drawn to a scale of 1" = 100' (or similar)
    - Name of project
    - Signed and stamped by a licensed engineer, including date and contact information (*with the exception of concept drawings and residential structures that do not require a licensed engineer's review)*
    - North Arrow
    - Locations of all existing and proposed dwelling units and/or individual lots
    - Location of major streets
    - Proposed yard requirements or Single-Family homes for individual lots
    - Existing and proposed traffic circulation system serving the PUD including:
        - Off-street parking and maneuvering
        - Points of access to existing public rights-of-way
        - Ownership of streets (*i.e. Public or Private*)
        - Parking areas
    - Existing and proposed pedestrian & bicycle circulation system
    - Conceptual plans for all services, including their location; whether services will be publicly or privately owned & maintained; location of utility connections. (*Any services intended to be privately owner, such as sewer/water/streets, requires prior review & approval by the City Engineer.*)
    - Proposed location and design of any public or private common areas or structures including Open Space; parks or recreations areas; and school sites.
    - Proposed architectural styles
- Landscape Plan for subdivision entrances, buffers, common areas, etc.
- Development Schedule indicating the approximate date on which construction of all phases within the project can be expected to begin; if schedule is approved by the Commission, it shall become part of the final development plan.
- Environmental Assessment, Grading Plan or other studies as may be appropriate for the proposed site or any additional information as determined by the Planning & Zoning Director, City Engineer, etc.

<u>If the Preliminary Plat includes 100 lots or more, a Traffic Impact Study is required.</u>

This application shall not be considered complete (nor will a Public Hearing be scheduled) 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, and any additional items via a Letter of Completeness.

<u>Information to Note:</u>
The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).

Complete applications shall be reviewed within sixty (60) days of date of acceptance (KCC 5-1A-5A).

If the Planning & Zoning Director or Designee, the Commission and/or City Council determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing may be rescheduled by the City. Applicant/Representative must attend all scheduled meetings.

Owner Information

Name: Merlin Pointe LLC

Address: PO Box 690

Phone: 208-514-4909 Email: lindabootstfi@gmail.com

Applicant Information

Name & Title: A Team Land Consultants

Address: 1785 Whisper Cove Avenue

Phone: 208-871-7020 Email: steve@ateamboise.com

Representative:

Name: A Team Land Consultants, Steve Arnold

Address: 1785 Whisper Cove Avenue

Phone: 208-871-7020 Email: steve@ateamboise.com

Property Information

Address: 115 N Sailer Ave Kuna, ID 83634

Parcel No(s).: R5672430040

Major Cross Streets: Sailer Road and Avalon Road

Distance from Major Cross Streets: They are at major cross streets

PUD Information

1. This PUD Application is a request to construct, add or change (briefly explain the nature of request):

   The PUD is a request to rezone a portion of a previously platted lot for the construction of 60 cottage units and 6 retail lots.

2. PUD Amenities (circle all that apply):

   Playground(s) Basketball/Tennis Court(s) Baseball Diamond Soccer/Rugby Field(s) Swimming Pool Natatoriums Walking/Running Paths Clubhouse School Sites Pedestrian/Bicycle Pathways (exclusive of required sidewalks adjacent to Public Rights-of-Way) Plaza's and Gazebos

3. Are there any proposed pedestrian amenities such as bike racks; trash receptacles; benches; drinking fountains; etc.? YES NO
   If Yes, please list: Trash receptacles for dogs/people.

4. Total number of parking spaces, including L x W? None at this time

5. What is the current land use? Vacant Commercial

6. What are the land uses of the adjoining properties?
   North: Town homes South: Comm/SF East: Vacant West: Single Family

7. If the development is intending to be phased, what is the phasing time period?
   No, one phase

8. Are there any irrigation ditches/canals on or adjacent to the property? YES NO
   If yes, who is the name of the irrigation or drainage provider?

9. What is the proposed method of on-site drainage retention/detention?
   Subsurface seepage beds.

10. % of site devoted to building coverage: N/A

11. % of site devoted to landscaping: 33-percent Sq. Ft: 1.95 acres

12. % of landscaping within parking lot(s): N/A

13. Provide dimensions of landscaped areas within public ROW: N/A

14. Are there any existing trees of 4-inch or greater in caliper? YES NO
    If Yes, please provide type, size & indicate location on Landscape Plan:

15. % of site that is hard surface: 24-percent Sq. Ft.: 1.4 acres

16. % of site devoted to other uses: 18-percent retail Please describe:
    Retail lots

The Ada County Highway District (ACHD) may also conduct public meetings regarding this application. If you have questions about the meeting date(s), please contact ACHD at (208) 387-6170.

Applicant Signature: _____ Date: 6/22/2021

Additional Information/Comments/Notes

From: noreply@civicplus.com
To: Jessica Reid; Doug Hanson
Subject: Online Form Submittal: Rezone
Date: Wednesday, September 30, 2020 2:06:25 PM

Rezone

Step 1

Please complete each section of application. Be aware that a file must be provided for each item marked with a red asterisk (*) in order to submit application.
NOTE: Engineering fees shall be paid by the applicant if required.

Contact/Applicant Information

Owner(s) of Record	Merlin Pointe LLC
Phone:	12088717020
Email:	steve@ateamboise.com
Address1	1785 Whisper Cove Ave
Address2	*Field not completed.*
City	Boise
State	ID
Zip	83709
Applicant (Developer):	Steve Arnold
Applicant (Developer) Company:	A Team Land Consultants
Phone:	12088717020
Email:	steve@ateamboise.com
Address1	1785 Whisper Cove Ave
Address2	*Field not completed.*
City	Boise
State	Idaho
Zip	83709

Engineer/Representative:	Steve Arnold
Engineer/Representative Company:	A Team Land Consultants
Phone:	12088717020
Email:	steve@ateamboise.com
Address1	1785 Whisper Cove Ave
Address2	*Field not completed.*
City	Boise
State	Idaho
Zip	83709

(Section Break)

Subject Property Information	
Site Address:	115 N Sailer Avenue
Nearest Cross Streets:	Avalon Road
Parcel Number(s):	R5672430040, R5672430060
Section, Township, Range:	24, 2N 1W
Property Size:	5.83 acres
Current Land Use:	Vacant Lot
Current Zoning District:	C-1
Proposed Land Use:	Residential and Retail
Proposed Zoning District	C-1 and R-12

(Section Break)

Project Description	
Project/Subdivision Name:	Merlin Pointe Cottages
General description of proposed	A preliminary plat for 71 single family homes 5 retail/commercial lots

project/request:	
Type of Use Proposed - Check all that apply:	Residential, Commercial
If Other has been selected, please provide a description:	*Field not completed.*
Amenities provided with this development:	Pathways, paseos, gazebos and sitting areas.
(Section Break)	
Residential Project Summary (if applicable):	
Are there existing buildings?	No
Please describe existing buildings:	*Field not completed.*
Any existing buildings to remain?	*Field not completed.*
Number of Residential Units:	71
Number of buildable lots:	71
Number of common lots and/or other lots:	12
Type of dwellings proposed - Check all that apply:	Single-Family
Minimum square footage of structures:	1,400 S.F
Gross Density (DU/Acre - Total Property):	12.2/acre
Net Density (DU/Acre - Excluding Roads):	13.7
% of Open Space provided:	37-percent
Acreage of Open Space:	2.19

Type of Open Space provided?	Parkways, paseos, common lots
(Section Break)	
Non-Residential Project Summary (if applicable):	
Number of building lots:	5
Other lots:	0
Gross floor area square footage:	*Field not completed.*
Existing:	*Field not completed.*
Hours of Operation:	*Field not completed.*
Building Height:	*Field not completed.*
Total Number of Employees:	*Field not completed.*
Max. Number of Employees at one time?	*Field not completed.*
Number & ages of students/children:	*Field not completed.*
Seating Capacity:	*Field not completed.*
Existing fencing? Type? Will it remain?	*Field not completed.*
Fencing type, size & location?	*Field not completed.*
Handicapped parking spaces:	*Field not completed.*
Total parking spaces:	*Field not completed.*
Width of driveway aisle:	*Field not completed.*
Proposed lighting:	*Field not completed.*
Proposed landscaping:	Landscape buffers.
Step 2	

Letter of Intent	Narrative_MC (002).pdf
Vicinity Map	MC_VICINITY MAP_08-22-2020.pdf
Legal Description	20-74 Legal Description - Merlin Cottages.pdf
Warranty Deed	Deed - Merlin Pointe.pdf
Proof of Ownership	Affidavit Signed_MC.PDF
Neighborhood Meeting Certification	Neighborhood Meeting Certification.pdf
Commitment of Property Posting	Commitment to Property Posting.pdf

Step 3

Development Agreement Checklist
The proposed Development Agreement (DA) shall include the following: 1) Specific use or uses of the parcel for which the DA is sought. 2) Allowed or conditional use in the conditional zone for which application has been made. 3) Concept plan of the project to be developed on the parcel. Concept plan shall include description of the density allowed or sought; and maximum height, size & location of any structures on the property. 4) Time required to begin the use on the property. 5) Statement by the Owner of the parcel that failure to comply with the commitments in the DA shall be deemed consent to rezone the use to the pre-existing zone; or in the case of an initial zone at annexation, a zone deemed appropriate by the Council. 6) Other matter mutually agreeable to the parties.

Development Agreement	CCRs-Merlin Pointe - Residential.doc ACHD.docx

Additional Requirements
DA Checklist requires additional forms (Commitment of Property Posting, Neighborhood Meeting Certification, Affidavit of Legal Interest), however, these forms were provided in previous section of application.

(Section Break)

By checking the "I agree" box below, you agree and acknowledge that 1) Your application will not be signed in the sense of a traditional paper document, 2) By signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) You may still be required to provide a traditional signature at a later date.

First Name	Steve
Last Name	Arnold

Electronic Signature Agreement	I Agree
Date & Time	9/30/2020 2:00 AM
Step 4	
Reference	
Affidavit of Legal Interest Form	Click here
Commitment to Property Posting	Click here

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Jessica Reid; Doug Hanson
Subject: Online Form Submittal: Preliminary Plat
Date: Wednesday, September 2, 2020 4:59:12 PM

Preliminary Plat

Step 1

Please complete each section of application in full
NOTE: Engineering fees shall be paid by the applicant if required.

Contact/Applicant Information

Owner(s) of Record	Merlin Pointe LLC
Phone:	208-514-4909
Email:	steve@ateamboise.com
Address1	PO Box 690
Address2	*Field not completed.*
City	Meridian
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Applicant (Developer):	Steve Arnold
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Address1	1785 Whisper Cove Ave
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City	Boise
State	Idaho
Zip	83709
Engineer/Representative:	Steve Arnold

Engineer/Representative Company:	A Team Land Consultants
Phone:	2088717020
Email:	steve@ateamboise.com
Address1	1785 Whisper Cove Ave
Address2	*Field not completed.*
City	Boise
State	Idaho
Zip	83709

(Section Break)

Subject Property Information	
Site Address:	115 N. Sailer Avenue
Nearest Cross Streets:	Kuna Road
Parcel Number(s):	R5672430040, R5672430060
Section, Township, Range:	R2N T1W Sec. 24
Property Size:	5.83 acres
Current Land Use:	Vacant Commercial Lot
Current Zoning District:	C-1
Proposed Land Use:	Single Family and Commercial
Proposed Zoning District	C-1

(Section Break)

Project Description	
Project/Subdivision Name:	Merlin Cottages
General description of proposed project/request:	A request to re-plat an existing lot within Merlin Subdivision to residential and commercial uses.

Type of Use Proposed - Check all that apply:	Residential, Commercial
If Other has been selected, please provide a description:	*Field not completed.*
Amenities provided with this development:	Walking paths, gazebo/sitting area, open space corridor and street buffers

(Section Break)

Residential Project Summary (if applicable):

Are there existing buildings?	No
Please describe existing buildings:	*Field not completed.*
Any existing buildings to remain?	No
Number of Residential Units:	71
Number of buildable lots:	71
Number of common lots and/or other lots:	11 Common 5 Commercial
Type of dwellings proposed - Check all that apply:	Single-Family
Minimum square footage of structures:	1,450 s.f
Gross Density (DU/Acre - Total Property):	12.2/acre
Net Density (DU/Acre - Excluding Roads):	13.7
% of Open Space provided:	37-percent
Acreage of Open Space:	2.19
Type of Open Space	linear walking paths, gazebos/common amenity lots, and buffer

provided?	lots.

(Section Break)

Non-Residential Project Summary (if applicable):	
Number of building lots:	5
Other lots:	none
Gross floor area square footage:	Undetermined
Existing:	0-feet
Hours of Operation:	C-1 allowable hours
Building Height:	35
Total Number of Employees:	N/A
Max. Number of Employees at one time?	N/A
Number & ages of students/children:	N/A
Seating Capacity:	N/A
Existing fencing? Type? Will it remain?	Vinyl
Fencing type, size & location?	west boundary only
Handicapped parking spaces:	Undertermined
Total parking spaces:	Undertermined
Width of driveway aisle:	24-feet
Proposed lighting:	Attached to exterior
Proposed landscaping:	Street buffers, linear parks and pocket parks

(Section Break)

By checking the "I agree" box below, you agree and acknowledge that 1) Your

application will not be signed in the sense of a traditional paper document, 2) By signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) You may still be required to provide a traditional signature at a later date.

First Name	Steve
Last Name	Arnold
Electronic Signature Agreement	I Agree

Step 2

NOTE: A file MUST be provided for each item marked with a red asterisk (*) in order to be able to submit this application.
Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.

Vicinity Map	MC_VICINITY MAP_08-22-2020.pdf
Maintenance Agreement	CCRs-Merlin Pointe - Residential.doc ACHD.docx
Legal Description	Legal Description - NW Properties.pdf
Proof of Ownership	Deed - Merlin Pointe.pdf
Letter of Intent	Narrative_MC (002).pdf
Commitment of Property Posting	Commitment to Property Posting.pdf
Traffic Impact Study	*Field not completed.*
TIS Dropbox Link	*Field not completed.*
Subdivision Name Reservation	Merlin Pointe Sub Name Reservation.msg
Phasing Plan	MC_PREPLAT_08-27-2020.pdf
Landscape Plan	MC_LANDSCAPE_08-27-2020.pdf
Neighborhood Meeting Certification	Neighborhood Meeting Certification.pdf
8.5" x 11" Proposed Preliminary Plat	MC_PREPLAT_08-27-2020.pdf
24" x 36" Preliminary Plat	MC_PREPLAT_08-27-2020.pdf

Drawing	
(Section Break)	
Reference	
Affidavit of Legal Interest	Click here
Commitment to Property Posting	Click here

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Jessica Reid; Doug Hanson
Subject: Online Form Submittal: Special Use Permit
Date: Wednesday, September 30, 2020 2:14:01 PM

Special Use Permit

Step 1

Please complete each section of application in full
NOTE: Engineering fees shall be paid by the applicant if required.

Contact/Applicant Information

Owner(s) of Record	Merlin Pointe LLC
Phone:	208-871-7020
Email:	steve@ateamboise.com
Address1	1785 Whisper Cove Ave
Address2	*Field not completed.*
City	Boise
State	ID
Zip	83709
Applicant (Developer):	Steve Arnold
Applicant (Developer) Company:	A Team Land Consultants
Phone:	*Field not completed.*
Email:	steve@ateamboise.com
Address1	1785 Whisper Cove Ave
Address2	*Field not completed.*
City	Boise
State	Idaho
Zip	83709
Engineer/Representative:	*Field not completed.*

Engineer/Representative Company:	A Team Land Consultants
Phone:	12088717020
Email:	steve@ateamboise.com
Address1	1785 Whisper Cove Ave
Address2	*Field not completed.*
City	Boise
State	ID
Zip	83709

(Section Break)

Subject Property Information	
Site Address:	115 N Sailer Avenue
Nearest Cross Streets:	Avalon Road
Parcel Number(s):	R5672430040, R5672430060
Section, Township, Range:	24, 2N 1W
Property Size:	5.83 acres
Current Land Use:	Vacant Lot
Current Zoning District:	C-1
Proposed Land Use:	Residential and Retail
Proposed Zoning District	C-1 and R-12

(Section Break)

Project Description	
Project/Subdivision Name:	Merlin Pointe Cottages
General description of proposed project/request:	A preliminary plat for 71 single family homes 5 retail/commercial lots

Type of Use Proposed - Check all that apply:	Residential, Commercial
If Other has been selected, please provide a description:	*Field not completed.*
Amenities provided with this development:	Pathways, Paseos, sitting plaza and pic nic area

(Section Break)

Residential Project Summary (if applicable):

Are there existing buildings?	No
Please describe existing buildings:	*Field not completed.*
Any existing buildings to remain?	No
Number of Residential Units:	71
Number of buildable lots:	71
Number of common lots and/or other lots:	12
Type of dwellings proposed - Check all that apply:	Single-Family
Minimum square footage of structures:	1,400
Gross Density (DU/Acre - Total Property):	12.2/acre
Net Density (DU/Acre - Excluding Roads):	13.7
% of Open Space provided:	37-percent
Acreage of Open Space:	2.19
Type of Open Space	Landscaping, pathways, paseos, gazebo and pic nic area.

provided?

(Section Break)

Non-Residential Project Summary (if applicable):	
Number of building lots:	5
Other lots:	0
Gross floor area square footage:	*Field not completed.*
Existing:	*Field not completed.*
Hours of Operation:	*Field not completed.*
Building Height:	*Field not completed.*
Total Number of Employees:	*Field not completed.*
Max. Number of Employees at one time?	*Field not completed.*
Number & ages of students/children:	*Field not completed.*
Seating Capacity:	*Field not completed.*
Existing fencing? Type? Will it remain?	*Field not completed.*
Fencing type, size & location?	*Field not completed.*
Handicapped parking spaces:	*Field not completed.*
Total parking spaces:	*Field not completed.*
Width of driveway aisle:	*Field not completed.*
Proposed lighting:	*Field not completed.*
Proposed landscaping:	*Field not completed.*

(Section Break)

By checking the "I agree" box below, you agree and acknowledge that 1) Your

application will not be signed in the sense of a traditional paper document, 2) By signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) You may still be required to provide a traditional signature at a later date.

First Name	Steve
Last Name	Arnold
Electronic Signature Agreement	I Agree

Step 2

Note: A file MUST be provided for each item marked with a red asterisk (*) in order to be able to submit the application.
Once the application is deemed complete, City Staff will notify the applicant of the scheduled hearing date, fees, due, additional copies needed, etc.

Submittal Letter	Narrative_MC (002).pdf
Legal Description	20-74 Legal Description - Merlin Cottages.pdf
Proof of Ownership	Deed - Merlin Pointe.pdf
Vicinity Map	MC_VICINITY MAP_08-22-2020.pdf
Landscape Plan	MC_LANDSCAPE_08-27-2020.pdf
Site Development Plan	MC_PUD_08-31-2020.pdf
Commitment of Property Posting	Commitment to Property Posting.pdf
Neighborhood Meeting Certification	Neighborhood Meeting Certification.pdf

(Section Break)

Reference	
Affidavit of Legal Interest	Click here
Commitment to Property Posting	Click here

Email not displaying correctly? View it in your browser.

DESIGN REVIEW APPLICATION

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

****Office Use Only****

Case No(s).: _____

Project Name: _____

Date of Pre-Application Meeting: _____ Valid for three (3) months _____

Date Received: _____

Date Accepted as Complete: _____

The City of Kuna has adopted a Design Review Overlay District whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in Kuna City Code 5-4. The Design Overlay District includes all of Kuna City Limits.

Design Review includes, but is not limited to:

- Commercial
- Industrial
- Institutional
- Office
- Multi-family Residential
- Common Areas
- Proposed Conversions
- Proposed changes in land and/or building use
- Exterior Remodeling/Restoration
- Enlargement or Expansion of existing buildings or sites

Application shall contain one (1) copy of the following:

- Complete Planning & Zoning Application Coversheet
- Complete Design Review Application *(It is the applicant's responsibility to use the most current application.)*
- Detailed narrative or justification for the application, describing the project, design elements and how the project complies with Design Review standards.
- Vicinity Map: 8.5" x 11" at 1" = 300' scale (or similar). Label the location of the property and adjacent streets.
- Aerial Map: 8.5" x 11" color photo depicting proposed site, street names, and surrounding area within 500'.
- Recorded Warranty Deed
- Affidavit of Legal Interest if the individual submitting the application is not the property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Color rendering and material sample(s) specifically noting where each color and material is to be located on the structure. *(PDF or photo of materials acceptable).*

- Detailed Plans: Site Plan; Landscape Plan; Drainage Plan; and Elevations.

Detailed Site Plan Requirements

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Property Lines
- Existing structures – Identify those which are relocated or removed
- On-site and adjoining streets, alleys, private drives and rights-of-way
- Drainage location and method of on-site retention/detention
- Location of public restrooms
- Existing and/or proposed utility services; any above ground utility structures and provide their location
- Location and width of easements, canals and drainage ditches
- Location and dimensions of off-street parking
- Location and size of any loading areas, docks, ramps and vehicle storage or service areas
- Location of trash storage areas and exterior mechanical equipment; provide proposed method of screening
- Sign locations *(A separate Sign Application must be submitted; this is a Staff level review.)*
- On-site transportation circulation plan for motor vehicles, pedestrians and bicycles
- Locations and uses of ***all*** Open Spaces (*if applicable*)
- Location, types and sizes of sound and visual buffers *(all buffers must be located outside the public rights-of-way.)*
- Parking layout including spaces, driveways, curbs, cuts, circulation patterns, pedestrian walks and vision triangles
- Location and designation of subdivision lines *(if applicable)*, property lines, and rights-of-way
- Location of walls and fences; provide their height and material of construction
- Roofline and foundation plan of building and location onsite

Landscape Plan

The Landscape Plan need to be drawn by the Project Architect, Professional Landscape Architect, Landscape Designer, or qualified Nurseryman for developments possessing more than twelve thousand (12,000) square feet of private land. The Landscape Plan must be colored and drawn to a scale no smaller than 1" = 30', unless otherwise approved. The Planning & Zoning Director may require the preparation of a landscape plan for smaller developments by one of the noted individuals, if the lot(s) have unique attributes. (*See Kuna City Code 5-17 Landscaping Requirements*)

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Boundaries, property lines and dimensions
- Location and design of areas to be landscaped
- Location and labels for all proposed plants
- Existing vegetation identified by species & sizes, and if they are proposed to be relocated or removed (*Retention of existing trees required, see Kuna City Code 5-17-4*)

- Plant lists or schedules with the botanical common name, quantity, and spacing as well as the size of all proposed landscape materials at time of planting
- Location of automatic, underground irrigation systems (*See Kuna City Code 5-17-11*)
- Clearly identify pressurized irrigation lines and underground water storage
- Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fencings, fountains, street/pathway furniture, etc.
- Sign locations (a separate sign application must be submitted)
- Locations of open spaces (*if applicable*)
- Parking areas
- Location and designations of all sidewalks
- Engineered Grading and Drainage Plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved Design Review application, a detailed site grading and drainage plan prepared by a registered professional engineer (PE), shall be submitted to the City for review and approval by the City Engineer.

Building Elevations

- Detailed elevation plans, in color, of each side of any proposed building(s) or addition(s). Label associated elevations with North, South, East, West
- Color renderings of all proposed building materials and indication where each material and color application are to be located, in PDF or JPEG format.
- Screening of mechanical equipment
- Provide a cross-section of the building showing any rooftop mechanical units and their roof placement
- Detailed trash enclosure elevation plans showing the materials to be used in construction

Lighting Plan

- Exterior lighting, including detailed cut sheets and photometric plan *(pedestrian, vehicle, security, decoration, etc.)*
- Types and wattage of all light fixtures. *(NOTE: Lighting fixtures shall comply with "Dark Sky" policies.)*
- Placement of all light fixtures shown on elevations and landscaping plans

Owner Information

Name: Merlin Pointe LLC

Address: PO Box 690

Meridian Idaho 83680

Phone: 208-514-4909 Email: lindabootstfi@gmail.com

Applicant Information

Name: A Team Land Consultants

Address: 1785 Whisper Cove Avenue

Boise Idaho, 83709

Phone: 208-871-7020 Email: steve@ateamboise.com

Engineer/Representative

Name: A Team Land Consultants, Steve Arnold

Address: 1785 Whisper Cove Avenue

Boise Idaho 83709

Phone: 208-871-7020 Email: steve@ateamboise.com

Property Information

Address: 115 N Sailer Ave Kuna, ID 83634

Parcel No(s).: R5672430040

Closest Major Cross Streets: Sailer Street and Avalon Street

Please check the box that reflects the intent of the application:

☒ Building Design Review ☐ Design Review Modification

☒ Staff Level Application ☐ Subdivision/Common Area Landscape

1. Briefly explain the nature of the request: 60 cottage lots and 6 retail lots

2. Dimension of property: 430' x 530'

3. Current land use(s): Vacant

4. What are the land uses of the adjoining properties?

   North: Town homes South: Comm/SF

   East: Vacant West: Single Family

5. Is the project intended to be phased? If so, what is the phasing time period?

   No, one phase.

6. Number and use(s) of all structures: 60 Cottage and 6 retail lots

7. Building Height: 35' max

8. Number of Stories: 2

(The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use. Height and area standards can be found in Kuna City Code 5-5-3.)

9. What is the percentage of building space on the lot when compared to the total lot area:
90 percent

Exterior Building Materials and Colors

	Material	Color
Roof:	ASPHALT SHINGLE	
Walls: (include percentage of wall coverage of each material)		Earth tones see attached
% of Wood Application:	COLLINS TRUWOOD 50.13	Earth tones see attached
% EIFS: (Exterior Insulation Finish System)		
% Masonry:	ROCK 11.47%	Earth tones see attached
% Face Block:		
% Stucco:		
Other:	CORRUGATED METAL 20.2	GALVANIZED
Windows/Doors:	VINYL/WOOD/ALUMINUM	See attached
Soffits and Fascia:	COLLINS TRUWOOD	See attached
Trim, etc.:	HARDI TRIM	See attached

Mechanical Units

Please identify mechanical unit(s) size and placement: Rear of building, 3'x3'

Proposed screening method? 4' vinyl fence

Trash Enclosures

Please identify trash enclosure location, size, and construction materials: Individual

Irrigation Ditches/Canals

Are there any irrigation ditches/canals on or adjacent to the property? YES NO

If Yes, what is the name of the irrigation/drainage provider? City

What is the proposed method of on-site drainage retention/detention? Subsurface

Fencing

Is there any existing fencing that will remain? YES NO

If Yes, what is the fencing material, size and location? New 6' Vinyl along west PL

What is the fencing material for all new fencing? Vinyl

The City has regulations for fences, walls, and hedges (see Kuna City Code 5-5-5). A fence permit must but be acquired prior to installation of any fencing; a permit cannot be acquired until Design Review Application approval/denial.

Building Coverage

% of site devoted to building coverage?	44.93%	
% of site devoted to landscaping? (Include landscaped rights-of-way)	33.44%	Square Footage: 84,942 SQ FT
% of site that is hard surface? (paving, driveways, walkways)	24%	Square Footage: 1.4 acres
% of site devoted to other uses:		Describe:

Landscaping

Please provide dimensions of landscaped areas within public rights-of-way: No

Are there any existing trees of 4" or greater in caliper on the property? YES NO
If Yes, what type, size and general location? (*Please indicate location on site plan. NOTE: It is the city's goal to preserve such trees.)*

N/A

Dock Loading Facilities

Will there be any dock loading facilities? YES NO *(If Yes, please continue; if No, please skip this section.)*

No. of dock loading facilities and their location: N/A

What is the proposed method of screening? N/A

Pedestrian Amenities

Are there any proposed pedestrian amenities? (i.e. bike racks, trash receptacles, drinking fountains, benches, etc.) YES NO

If Yes, please indicate type, number of each type: Trash receptacles for dogs/people.

Parking

Total number of parking spaces? N/A Dimensions? _____

Total number of ADA accessible spaces? N/A Dimensions? _____

Total number of compact spaces (8' x 17')? N/A

Miscellaneous

Will you be proposing setbacks different than those found in KCC 5-3-3? YES NO

If YES, please provide setbacks below, in feet:
Front: 10' Rear: 2' Alley load Side: 0 Side: 5

Is any portion of the property subject to flooding conditions? YES NO

The Ada County Highway District (ACHD) may also conduct a public meeting regarding this application. If you have questions about the meeting date, the traffic that this development may generate or the impact of that traffic on streets in the area, please contact ACHD at (208) 387-6170. In order to expedite your request, please have ready the file number indicated.

Applicant Signature: _____ Date: 6/22/2021

Additional Information

Please indicate/explain/provide any additional information deemed relevant to this application:

A TEAM
Land Development & Real Estate Services

June 22, 2021

Mr. Jace Hellman
Planning and Zoning Administrator
City of Kuna
751 W. 4th Street
Kuna, Idaho 83634

Dear Jace:

Subject: Revised Merlin Cottages Subdivision

On behalf of Merlin Pointe LLC, A Team Land Consultants presents to the City of Kuna, a Preliminary Plat and a Planned Unit Development application for the proposed Merlin Cottage Subdivision. The subject property is located on the northwest corner of Sailer Avenue and Kuna Road. The property contains 5.83 total acres. The property is identified as Ada County Assessor's Tax Parcel Number R5672430040, and R5672430060.

Project Summary

The applicant is proposing 60 cottage lots, 6 commercial lots and 6 common lots. The site is currently zoned C-1. The single family is being proposed within the C-1 zone, with a PUD application for a mixed use which is allowed within that zone. The commercial uses are not known at this time, but it is planned they will all have their own platted lot and will be subject to a design review when the use is determined. The single-family buildings will range from 1,400-1,800 square feet and all be alley loaded units with paseo's in the front of the units except for the lots facing Cottage Street in Block 3. All the landscaping is proposed to be maintained by the homeowner's association. The only fencing will be the existing 6-foot fence along the west boundary and between the commercial and the residential units. Any fencing of the internal lots will be restricted to four-foot-high wrought iron.

Access Roads and Connectivity

Primary access to the proposed development will be a road between Sailer Avenue and Seraphina Street. Common drive isles/alleys within the site will provide lots access to the internal and external roads. All the drive isles all meet the required 150-foot length or are continuous which meets fire requirements. We have met with the fire department and have their approval for the roadway system. The residential units will all be rear loaded, with common paseos in the front of each unit. The paseos will be maintained by the homeowner's association. A stub street was not provided to the west because that site has

been developed. There are numerous pathway connections to encourage pedestrian activity and mobility.

Proposed 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 add to the architectural appearance. All 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 a higher end home. The square footage of the buildings will range from 1,400 to 1,800 square feet. There will be a mix of 2- and 3-bedroom units. All the buildings are rear loaded with a two-car garage accessed by a drive isle off the new roads except for the lots in Block 3 facing Cottage Street. Those lots will be typical front loaded garage units. All the homes are two stories with balconies on the second floor and a patio at the ground level with its own individual entrance off the paseo. There will be varying facades for the buildings throughout the site to break up the front façade and this will also be done along the existing and proposed roadways.

Landscaping and Amenities

There is approximately 1.95 acres of open space being proposed. A landscape plan has been prepared in accordance with the City standards. The existing roadway buffers along the roads will be retained and additional paseos and linear open spaces are being proposed within the site. New pathways are proposed to connect to all the existing pathways within the subdivision. All the landscaping will be maintained by a subdivision homeowners association. Several gazebos and plaza/sitting areas are provided throughout the development, and linear and pocket parks are provided. Dog trash receptacles will be provided for dog waste. All residents will have equal use of the amenities in this phase and this phase will have access to the existing park.

Utilities, Irrigation, Storm Drainage and Parking Facilities

There are existing wet and dry utilities adjacent to this site's boundaries. The developer is proposing to extend both City sewer and water from the east and north into this site. Dry utilities will also be extended into 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 including the paseos. 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.

Neighborhood Meetings

On July 14, 2020 there was a virtual neighborhood meeting conducted via Zoom prior to submitting this application. There were several adjacent landowners that attended that meeting. There were color versions of the buildings and architectural drawings that seemed to get a lot of good attention. A concern that people had was one of drive isles that was being extended to Seraphina Street so we removed it. The current plat reflects the change requested. Another concern was the new residents would be able to use the park adjacent to phase one. I explained that the park was meant to be used by all the lots, both commercial and residential uses in all of Merlin Subdivision. There was nothing that we could modify to address this concern and I believe that concern remains. 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 styles to provide multiple 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 landscaping and paseos provided throughout are very esthetic and are a very usable amenity. The amenities are provided to enhance the livability of this development and promote a sense of being.

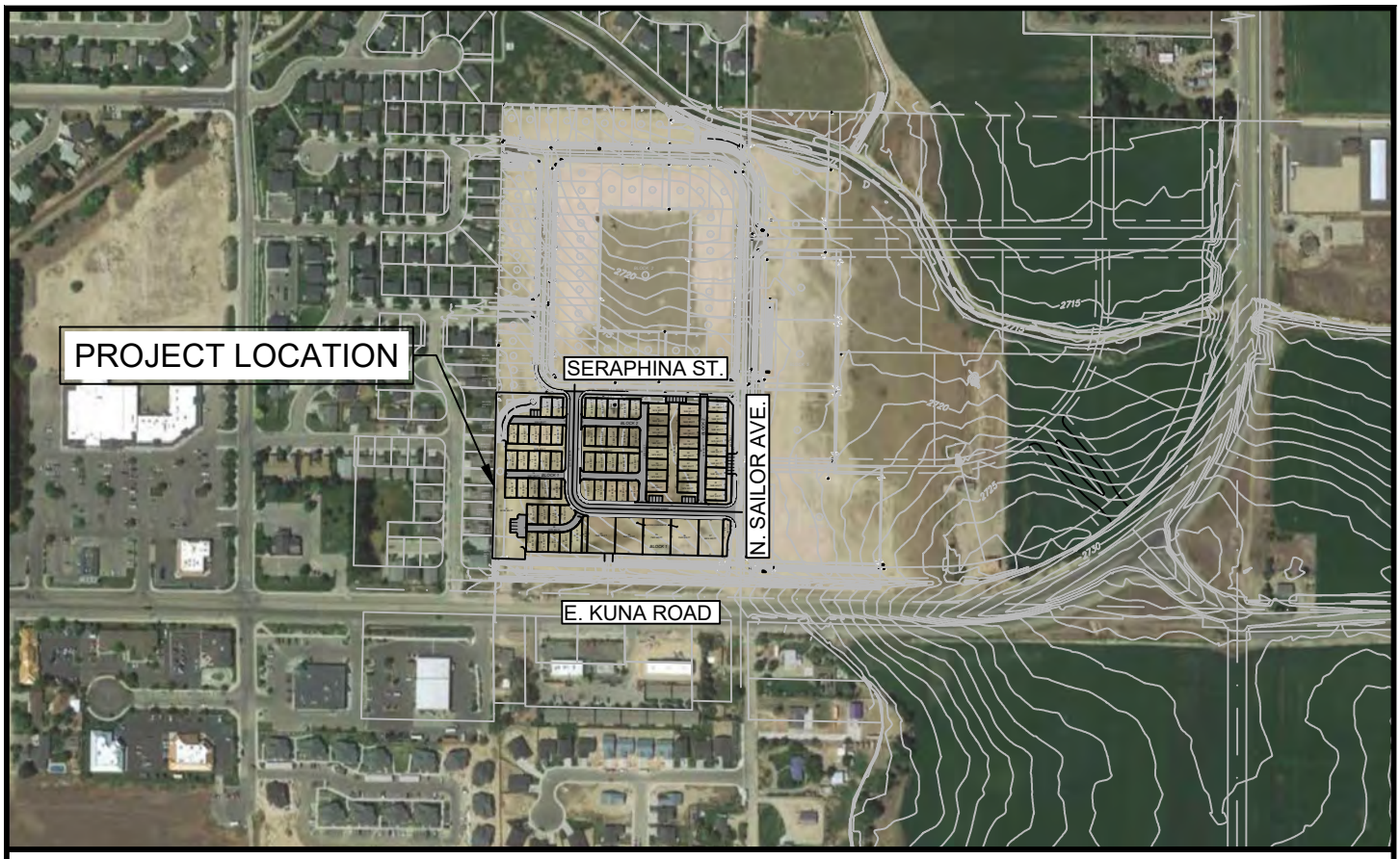
The Developer is proposing several architectural styles of buildings within the subdivision that will provide a varied streetscape. This mix of development product will enhance the subdivision and provide value to the subdivision years after it has been developed. The landscaping and screening provide the residents of this development a more private sense than a typical site, and the neighboring uses will have little impact from this development. 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

Steve Arnold
Project & Real Estate Manager

Cc: Tom Nicholson
Scott Nicholson
Linda Boots



VICINITY MAP

SCALE: 1:500

N

OWNER/DEVELOPER

MERLIN POINTE, 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

MERLIN COTTAGES VICINITY MAP

SECTION 24
TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO

A TEAM
Land Development & Real Estate Services

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=2 VICTORIA BAILEY
BLACK CREEK L P

2019-022359
03/21/2019 01:52 PM
AMOUNT $15.00

00604064201900223590020022

Warranty Deed

For Value Received,

Black Creek Limited Partnership, an Idaho limited partnership, the Grantor, does hereby grant, bargain sell and convey unto, **Merlin Pointe, LLC, an Idaho limited liability company**, whose current address is **PO Box 690, Meridian, Idaho 83680-0690** the Grantee, the following described premises, in **Ada County, Idaho,** To Wit:

All Lots in All Blocks of Merlin Pointe Subdivision No. 1, according to the official plat thereof, filed in Book 115 of Plats at Page(s) 17375 through 17378, official records of Ada County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated:

Black Creek Limited Partnership, an Idaho limited partnership

By: Thomas T Nicholson
Thomas T. Nicholson, General Partner

State of Idaho, County of Ada, ss.

On this 20 day of March in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas T. Nicholson, known or identified to me to be the General Partner of the partners in the limited partnership of Black Creek Limited Partnership, and the partner(s) who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

Linda Boots, Notary Public
Residing at: Idaho
My Commission Expires: 5/31/19
(seal)

LINDA BOOTS
COMM NO. 14855
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES: MAY 31, 2019

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

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

City of Kuna
AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, Merlin Pointe LLC , PO Box 690
Name **Address**

Meridian ID 83680 ,
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 1785 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 27th day of August, 2020

Thomas F Nicholson
Signature

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

Notary Public for Idaho

Residing at: Boise

My commission expires: 2/17/2021

STEVE ARNOLD
NOTARY PUBLIC
My Comm Exp. Feb. 17, 2021
Comm No. 40011
STATE OF IDAHO

Authentisign ID: 0188D8EE-8F52-4D84-8380-866421823839

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

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

City of Kuna

COMMITMENT TO 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 Kun a City Code 5-1A-8.

Authenticator
Steven R Arnold
8/27/2020 4:00:04 PM MDT

Applicant/agent signature: _____ Date: 8/27/2020

records of Ada County, and incorporated herein by this reference as if set forth in full (the "Master Easement"). The Master Easement and the Storm Water Drainage System are dedicated to the Ada County Highway District pursuant to Section 40-2302, Idaho Code. The Master Easement is for the operation and maintenance of the Storm Water Drainage System.

Section 2. Operation and Maintenance: Operation and maintenance of the storm water drainage facilities shall be governed by the Operation and Maintenance Manual of the Storm Water Drainage System in Merlin Pointe Subdivision prepared on May 2018, which manual may only be modified with the written approval of the Ada County Highway District.

Section 3. Inspection and Maintenance: The Ada County Highway District shall have the right at all times to inspect the storm water drainage facilities and perform any required maintenance and repairs.

Section 4. Assessment and Lien Rights: The Ada County Highway District shall be entitled to levy assessments to the Association for the reasonable costs of all required maintenance and repairs to the storm water drainage facilities and shall be entitled to a continuing lien against all Lots for such unpaid assessments for maintenance and repair to the storm water drainage facilities.

Section 5. Approval of Amendments: Any amendment of this Declaration, the Covenants, Conditions and Restrictions contained herein, or the manual referred to in Section 2, above, having any direct impact or affect on the Ada County Highway District's storm water drainage facilities shall be subject to prior review and approval by the Ada County Highway District.

Section 6. Grading: There shall be no interference with the established drainage pattern over any portion of the Properties, unless an adequate alternative provision is made for proper drainage and is first approved in writing by the Architectural Control Committee and ACHD. For the purposes hereof, "established" drainage is defined as the system of drainage, whether natural or otherwise, which exists at the time the overall grading of any portion of the Properties is completed by Declarant, or that drainage which is shown on any plans approved by the Architectural Control Committee and/or ACHD, which may include drainage from the Common Area over any Lot in the Properties.

ARTICLE VI: MAINTENANCE RESPONSIBILITY

Section 1. Association Responsibility: The Association shall provide maintenance to and be responsible for the Common Areas, the Irrigation Water Supply System and any other facilities and improvements described herein as being the Association's responsibility in a competent and attractive manner, including the watering, mowing, fertilizing and caring for shrubs and trees in perpetuity. In the event the need for maintenance or repair is caused through the willful or negligent act of an Owner, his family, guests, invitees, employees, agents or contractors the costs of such maintenance or repairs shall be assessed to such Owner as set forth in Article III, Section 4, Paragraph D, above. The Association reserves an easement for ingress, egress and maintenance as may be reasonably necessary to perform the maintenance duties of the Association.

Neighborhood Meeting Certification

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

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 5-1A-2 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

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

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

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

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

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

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

Description of proposed project: 71 single family lots and 5 retail lots

Date and time of neighborhood meeting: 7/14/2020 at 6:00 PM

Location of neighborhood meeting: Virtual Zoom Meeting

SITE INFORMATION:

Location: Quarter: SE Section: 24 Township: 2N Range: 1W Total Acres: 5.83

Subdivision Name: Merlin Pointe Subdivision No. 1 Lot: Block:

Site Address: 115 N Sailer Ave Kuna, ID 83634 Tax Parcel Number(s): R5672430040

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

CURRENT PROPERTY OWNER:

Name: Merlin Pointe LLC

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 Ave. 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	The applicant is proposing 71 single family lots and five retail lots
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: A Team Land Consultants, Steve Arnold

Address: 1785 Whisper Cove Avenue

City: Boise State: ID Zip: 83709

Telephone: 208-871-7020 Fax: 208-401-0977

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

Signature: (Applicant) Steve Arnold Date 7/20/2020

SIGN IN SHEET

PROJECT NAME: Merlin Cottages

Date: 7/14/2020

	Name	Address	Zip	Phone
1	Sue Peck	204 Bay Haven	83634	
2	Dale and Debby Rippy	1116 Seraphina St	83634	
3	Michael & Roberta Sailer	PO Box 82	83634	
4	Dallas & Rachel McCulloch	1165 E Folgado St	83634	
5	Jarid & Staci Sinkler	233 N. Sailer	83634	
6	Lon & Tami Morgan	1088 E Seraphina St	83634	
7	Richard & Donna Gerhart	1144 E Seraphina St	83634	
8	Dolores Hidalgo	1158 E Seraphina St	83634	
9				
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 7/14/2020 Number of Attendees: 22 including myself

Meeting Location: Virtual Zoom Meeting

Description of Project Presented:

Re-plat of the existing commercial lot into 71 single family lots and five commercial lots.

Attendee's comments:

1. A number of residents commented about the new residents using the park.

2 Access out to Seraphina Street was a concern so we eliminate one of the drive isles

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

A Team Land Consultants, Steve Arnold

Printed Name

Steve Arnold

Signature

7/20/2020

Date

From: Jerry Hastings
To: "Steve Arnold"
Cc: "Clint Hansen"
Subject: Merlin Pointe Sub. Name Reservation
Date: Thursday, July 19, 2012 5:03:30 PM
Attachments: image001.jpg

July 19, 2012

Steve Arnold
A Team Land Consultants

RE: Subdivision Name Reservation: **"Merlin Pointe Subdivision"**

Dear Steve,

At your request, I will reserve the name **"Merlin Pointe 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.

Sincerely,
Jerry Hastings, P.L.S.
County Surveyor
Ada County, Idaho
208-287-7912
287-7909 Fax
jhastings@adaweb.net

From: Steve Arnold [mailto:steve@ateamboise.com]
Sent: Thursday, July 19, 2012 3:49 PM
To: Jerry Hastings
Subject: RE: Name Reservation for Merlin Pointe Sub.

The owner that is listed is TFI Limited partnership, Tom Nicholson. I can get you the parcel numbers if needed. Clint Hanson is doing my surveying, he will be doing the Final Plat. It is a pretty big commercial site. I'm still here and kicking, and actually getting pretty busy. My wife and I also started a real estate business and that is doing well also; the market is on "fire" right now especially if you are a seller people are bidding on homes!

Parcel S1324449005
TFI LIMITED PARTNERSHIP

Description: ATeamLand 1

Steve Arnold
Project Manager

1785 Whisper Cove Avenue
Boise, ID 83709

(208) 871-7020 office
(208) 321-0525 fax

From: Jerry Hastings [mailto:jhastings@adaweb.net]
Sent: Thursday, July 19, 2012 3:42 PM
To: 'Steve Arnold'
Subject: RE: Name Reservation for Merlin Pointe Sub.

Hi Steve, good to hear you are still around. Choice Number 2 will work. The other names are already being used. Also, do you have a parcel number or the owner? Who will be preparing the plat (PLS)? Thanks, Jerry.

Jerry Hastings, P.L.S.
County Surveyor
Ada County, Idaho
208-287-7912
287-7909 Fax
jhastings@adaweb.net

From: Steve Arnold [mailto:steve@ateamboise.com]
Sent: Thursday, July 19, 2012 3:33 PM
To: Jerry Hastings
Subject: Name Reservation

Jerry,

I would like to reserve one of the following names in the priority listed below:

1. Sparrow hawk
2. Merlin Pointe
3. Trails End

The project is 115-acres down in Kuna, right on the bend.

Please let me know if you need additional information.

Thank you,

Description: ATeamLand 1

Steve Arnold
Project Manager

1785 Whisper Cove Avenue
Boise, ID 83709
(208) 871-7020 office

(208) 321-0525 fax

Legal Description
Merlin Cottages

A parcel being Lots 2 and 3 of Block 1 of the Plat of Merlin Pointe Subdivision No. 1, as shown in Book 115 of Plats on Pages 17375 through 17378, records of Ada County, Idaho, located in the SE ¼ of Section 24 of Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the southeast corner of said SE ¼, from which an Aluminum Cap monument marking the southwest corner of said SE ¼ bears N 88°38'59" W a distance of 2667.49 feet;

Thence N 88°38'59" W along the southerly boundary of said SE ¼ a distance of 2015.09 feet to a point;

Thence leaving said southerly boundary N 1°21'01" E a distance of 60.00 feet to a point marking the southwesterly corner of said Merlin Pointe Subdivision No. 1;

Thence along the westerly boundary of said subdivision, also being the easterly boundary of Sunbird Village Subdivision No. 1, as shown in Book 70 of Plats on Pages 7232 and 7233, records of Ada County, Idaho, N 1°17'30" E a distance of 30.00 feet to the southwesterly corner of said Lot 3, the **POINT OF BEGINNING**;

Thence along the westerly boundary of said Lot 3, also being a portion of the easterly boundary of said Sunbird Village Subdivision No. 1, and of the easterly boundary of Sunbird Village Subdivision No. 2, as shown in Book 89 of Plats on Pages 9407 and 9408, records of Ada County, Idaho, N 1°17'30" E a distance of 449.45 feet to the northwesterly corner of said Lot 3;

Thence along the northerly and easterly boundary of said Lot 3 the following courses and distances:

Thence S 88°42'30" E a distance of 115.40 feet to a point;

Thence N 40°59'50" E a distance of 21.01 feet to a point on a curve;

Thence a distance of 50.33 feet along the arc of a 75.50 foot radius non-tangent curve left, said curve having a central angle of 38°11'28" and a long chord bearing S 69°36'46" E a distance of 49.40 feet to a point of tangency;

Thence S 88°42'30" E a distance of 448.14 feet to a point;

Thence S 38°30'50" E a distance of 27.34 feet to a point;

Thence S 1°17'30" W a distance of 334.89 feet to a point of curvature;

Thence a distance of 16.45 feet along the arc of a 42.00 foot radius curve right, said curve having a central angle of 22°26'44" and a long chord bearing S 12°30'52" W a distance of 16.34 feet to a point of reverse curvature;

Thence a distance of 22.33 feet along the arc of a 57.00 foot radius curve left, said curve having a central angle of 22°26'44" and a long chord bearing S 12°30'52" W a distance of 22.19 feet to a point of tangency;

Thence S 1°17'30" W a distance of 56.41 feet to the southeasterly corner of said Lot 3;

Thence N 88°38'59" W along the southerly boundary of said Lot 3 and of said Lot 2 of Block 1 a distance of 633.64 feet to the **POINT OF BEGINNING.**

This parcel contains 6.61 acres.

Clinton W. Hansen, PLS
Land Solutions, PC
September 29, 2020

Legal Description
Merlin Cottages

A parcel being Lots 1, 2 and 3 of Block 1 of the Plat of Merlin Pointe Subdivision No. 1, as shown in Book 115 of Plats on Pages 17375 through 17378, records of Ada County, Idaho, located in the SE ¼ of Section 24 of Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the southeast corner of said SE ¼, from which an Aluminum Cap monument marking the southwest corner of said SE ¼ bears N 88°38'59" W a distance of 2667.49 feet;

Thence N 88°38'59" W along the southerly boundary of said SE ¼ a distance of 2015.09 feet to a point;

Thence leaving said southerly boundary N 1°21'01" E a distance of 60.00 feet to a point marking the southwesterly corner of said Merlin Pointe Subdivision No. 1 and the **POINT OF BEGINNING;**

Thence along the westerly boundary of said subdivision, also being a portion of the easterly boundary of Sunbird Village Subdivision No. 1, as shown in Book 70 of Plats on Pages 7232 and 7233, records of Ada County, Idaho, and the easterly boundary of Sunbird Village Subdivision No. 2, as shown in Book 89 of Plats on Pages 9407 and 9408, records of Ada County, Idaho N 1°17'30" E a distance of 479.45 feet to the northwesterly corner of said Lot 3;

Thence along the northerly and easterly boundary of said Lot 3 the following courses and distances:

Thence S 88°42'30" E a distance of 115.40 feet to a point;

Thence N 40°59'50" E a distance of 21.01 feet to a point on a curve;

Thence a distance of 50.33 feet along the arc of a 75.50 foot radius non-tangent curve left, said curve having a central angle of 38°11'28" and a long chord bearing S 69°36'46" E a distance of 49.40 feet to a point of tangency;

Thence S 88°42'30" E a distance of 448.14 feet to a point;

Thence S 38°30'50" E a distance of 27.34 feet to a point;

Thence S 1°17'30" W a distance of 334.89 feet to a point of curvature;

Thence a distance of 16.45 feet along the arc of a 42.00 foot radius curve right, said curve having a central angle of 22°26'44" and a long chord bearing S 12°30'52" W a distance of 16.34 feet to a point of reverse curvature;

Thence a distance of 22.33 feet along the arc of a 57.00 foot radius curve left, said curve having a central angle of 22°26'44" and a long chord bearing S 12°30'52" W a distance of 22.19 feet to a point of tangency;

Thence continuing along said easterly boundary and the easterly boundary of Lot 1 of said Block 1 S 1°17'30" W a distance of 86.41 feet to the southeasterly corner of said Lot 1;

Thence along the southerly boundary of said Lot 1 N 88°38'59" W a distance of 633.64 feet to the **POINT OF BEGINNING.**

This parcel contains 7.05 acres.

Clinton W. Hansen, PLS
Land Solutions, PC
Revised: October 20, 2021

Legal Description
Merlin Pointe Subdivision – NW Property

A parcel located in the SE ¼ of Section 24 of Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southeast corner of said SE ¼, from which a Brass Cap monument marking the southwest corner of said SE ¼ bears N 88°38'59" W a distance of 2667.49 feet;

Thence N 0°04'29" E along the easterly boundary of said SE ¼ a distance of 1320.17 feet to a point marking the northeast corner of the SE ¼ of the SE ¼ of said Section 24;

Thence N 88°40'00" W along the northerly boundary of said SE ¼ of the SE ¼ a distance of 65.01 feet to a 5/8 inch diameter iron pin on the westerly right-of-way of S. Meridian Road and the **POINT OF BEGINNING;**

Thence S 0°04'29" W along said westerly right-of-way a distance of 484.59 feet to a 5/8 inch diameter iron pin;

Thence continuing along said westerly right-of-way a distance of 1200.47 feet along the arc of a 753.51 foot radius curve right, said curve having a central angle of 91°16'56" and a long chord bearing S 45°42'39" W a distance of 1077.48 feet to a 5/8 inch diameter iron pin on the northerly right-of-way of E. Kuna Road;

Thence S 89°25'45" W along said northerly right-of-way a distance of 149.15 feet to a 5/8 inch diameter iron pin;

Thence continuing along said northerly right-of-way N 88°38'59" W a distance of 348.53 feet to a 5/8 inch diameter iron pin;

Thence leaving said northerly right-of-way N 0°34'36" E a distance of 1259.56 feet to a 5/8 inch diameter iron pin on the northerly boundary of the S ½ of the SE ¼ of said Section 24;

Thence N 88°40'00" W along said northerly boundary a distance of 20.00 feet to a 5/8 inch diameter iron pin;

Thence leaving said northerly boundary S 0°34'36" W a distance of 1259.56 feet to a 5/8 inch diameter iron pin on the northerly right-of-way of E. Kuna Road;

Thence N 88°38'59" W along said northerly right-of-way a distance of 660.53 feet to a Brass Cap monument on the westerly boundary of Block 15 of the Amended Plat of Part of the Avalon Orchard Tracts as shown in Book 6 of Plats on Page 254, records of Ada County, Idaho;

Thence N 1°17'30" E along said westerly boundary a distance of 1259.25 feet to a 5/8 inch diameter iron pin on the northerly boundary of said S ½ of the SE ¼;

Thence S 88°40'00" E along said northerly boundary a distance of 1921.98 feet to the **POINT OF BEGINNING;**

This parcel contains 52.34 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
January 2, 2013

NOTES:

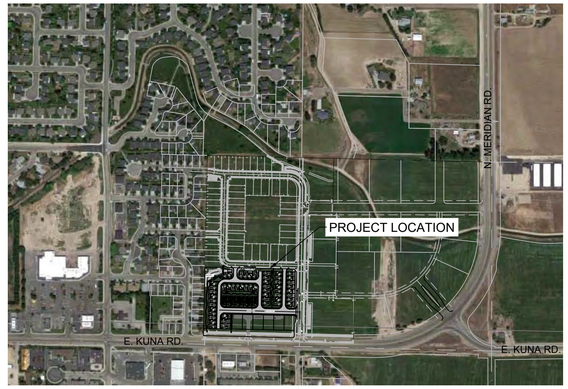
1. KUNA CITY WATER AND SEWER SERVICE SHALL BE EXTENDED TO ALL LOTS.
2. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPROVED PUD. THE APPROVED PUD FILE NUMBER WILL BE REFERENCED ON THE FINAL PLAT UPON RECORDING.
3. THE DEVELOPER SHALL PROVIDE PRESSURIZED IRRIGATION WATER TO EACH LOT. ALL LOTS IN THIS SUBDIVISION WILL BE SUBJECT TO ASSESSMENTS OF THE KUNA IRRIGATION DISTRICT.
4. STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE AND SUBSURFACE FACILITES AS APPROVED BY ACHD.
5. LOT 3 BLOCK 1, LOT 1 BLOCK 2, LOT 9 BLOCK 3, LOT 1 BLOCK 4, LOT 4, 11 BLOCK 5 ARE COMMON LOTS AND SHALL BE MAINTAINED BY THE MERLIN COTTAGE OWNERS ASSOCIATION OR ITS ASSIGNS.
6. THE DEVELOPER WILL INSTALL NO PARKING SIGNS IN THE 26' SECTION OF ROADWAY ON ONE SIDE OF THE ROAD WHERE A GARAGE IS PROPOSED. A SIGNAGE PLAN WILL BE SUBMITTED TO THE KUNA FIRE DEPARTMENT PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THEIR REVIEW AND APPROVAL.

PRELIMINARY DEVELOPMENT FEATURES

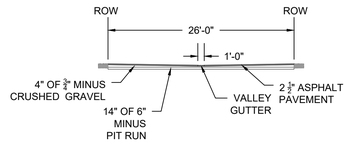
PARCEL NO's:	R5672430040 R5672430060
ADDRESSES:	115 N SAILER AVE KUNA , ID 83634
ZONING C-1 & R-12 (PROPOSED)	5.83 AC
PROPERTY SIZE:	5.83 AC
TOTAL LOTS:	72
COMMON LOTS:	6
COTTAGES:	60
COMMERCIAL:	6
DENSITY UNITS:	10.29 PER ACRE

SITE DETAILS:	
COMMON LANDSCAPE AREA:	1.95 AC
COTTAGES:	1.42 AC
COMMERCIAL:	1.06 AC
ROW & ALLEY:	1.40 AC
SETBACKS:	
COTTAGES:	
FRONT:	10'
SIDE:	3'
REAR:	2'
TOWNHOMES:	
FRONT:	15'
SIDE:	0'
REAR:	10'

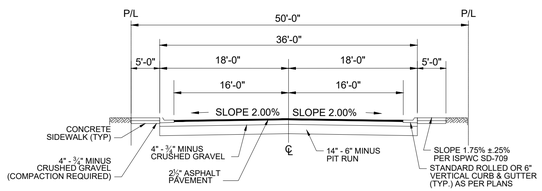
SITE AMENITIES:
PATHWAYS, LANDSCAPE BUFFERS, GAZEBOS, PARK, PLAZAS



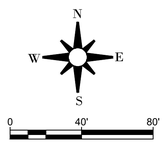
VICINITY MAP
SCALE: 1:500



26' ROW STREET SECTION
SCALE: 1:10



50' RIGHT-OF-WAY
36' STREET SECTION
NOT TO SCALE



SCALE: 1" = 40'

LEGEND

- SITE BOUNDARY LINE
- SECTION LINE
- EXIST CENTER LINE
- IRR — EXIST IRRIGATION LINE
- EG — EDGE OF GRAVEL
- OHP — EXISIT OVERHEAD POWER
- TOP — TOP OF SLOPE
- EW — EDGE OF WATER
- SS — EXIST SANITARY SEWER
- W — EXIST WATER LINE
- SD — EXIST STORM DRAIN
- X — EXIST FENCE
- CENTERLINE DITCH/FLOW LINE
- TOP OF BANK
- EP — EXIST EDGE OF PAVEMENT
- 2650 — MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- PROPOSED LOT LINE
- ROW — PROPOSED ROW LINE
- PROPOSED CENTER LINE
- SS — PROPOSED SEWER LINE
- W — PROPOSED WATER LINE
- PI — PROPOSED PRESSURIZED IRRIG LINE
- IRRIGATION EASEMENT LINE
- FND ½" IRON PIN (AS NOTED)
- FND ⅝"x24" IRON PIN (AS NOTED)
- FND BRASS CAP (AS NOTED)
- FND ALUMINUM CAP (AS NOTED)
- CALCULATED POINT
- EXIST POWER POLE
- EXIST GUY ANCHOR
- EXIST GAS METER
- EXIST GAS RISER
- EXIST GAS VALVE
- EXIST TELEPHONE RISER
- EXIST COMM MANHOLE
- EXIST SAN SEWER MANHOLE
- EXIST WATER VALVE
- EXIST IRRIGATION BOX
- EXIST STORM DRAIN MANHOLE
- EXIST SIGN
- EXIST FIRE HYDRANT
- EXIST GUARDRAIL
- EXIST CONIF TREE
- EXIST DECID TREE
- EXIST CATCH BASIN
- SURF FLOW DIRECT.
- PROP FIRE HYDRANT
- PROP STREET LIGHT
- PROP GAZEBO
- PROP PLAY AREA
- PROP PARKING
- PROP PLAZA
- PROP PARK BENCH
- SS — PROP SS MANHOLE
- CLIMBING ROCK

OWNER
MERLIN POINTE, LLC
P.O. BOX 690
MERIDIAN, ID 83680

SURVEYOR
LAND SOLUTIONS
231 E. 5TH ST.
MERIDIAN, ID 83642
(208) 288-2040

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

DEVELOPER
MERLIN POINTE, LLC
P.O. BOX 690
MERIDIAN, ID 83680

MERLIN COTTAGES

PUD/SITE MAP

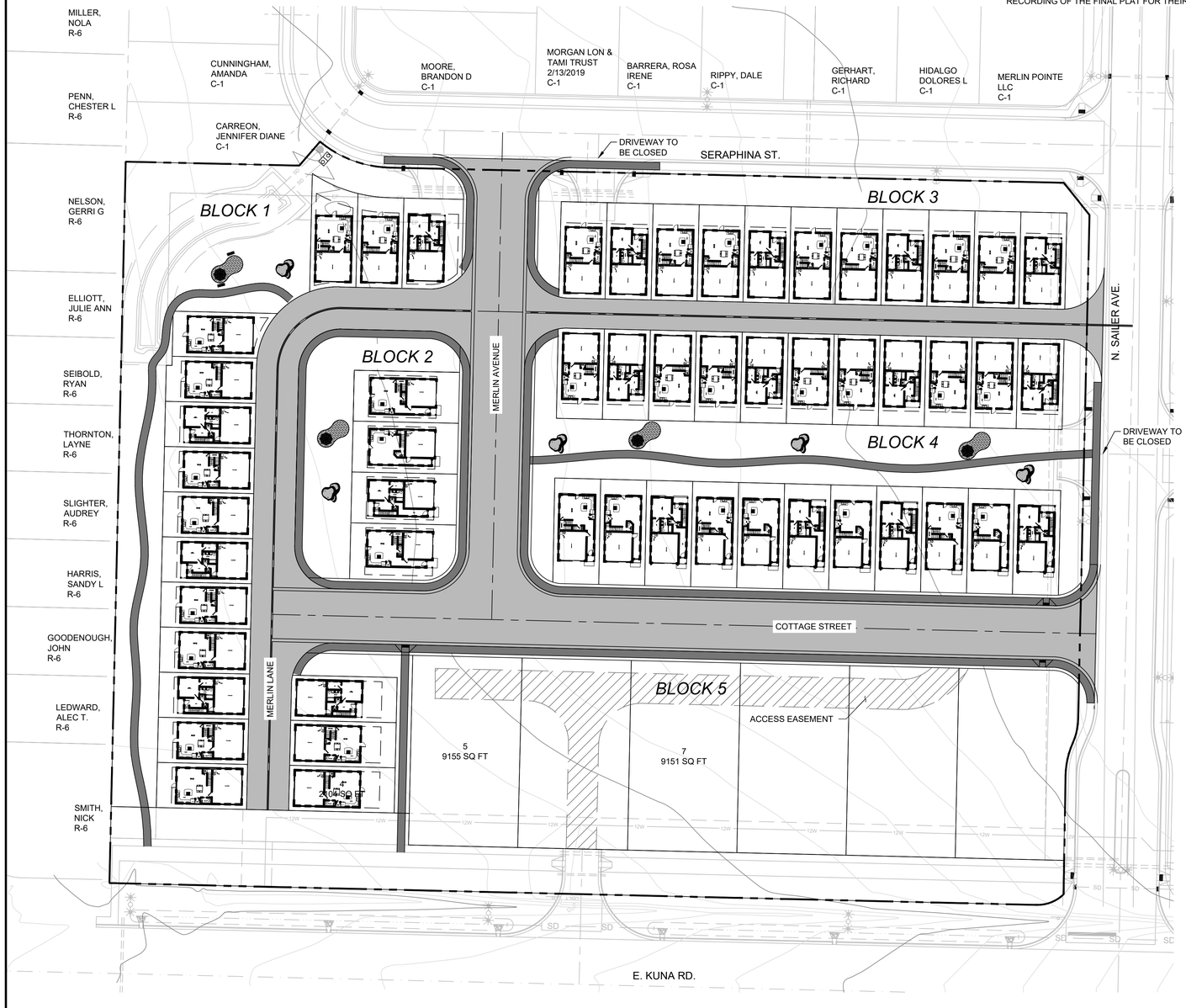
SECTION 24, T.2N., R.1W., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO

A-TEAM Land Development & Real Estate Services

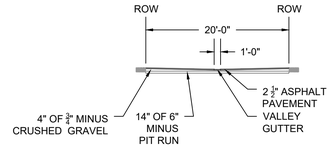
SHEET 1 OF 1
DRAWN BY: CJ SHERLOCK
DATE: April 27, 2021
FILE: MC_PUD.dwg

NOTES:

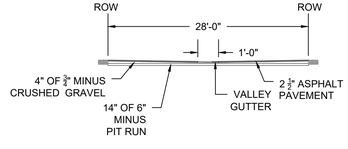
1. KUNA CITY WATER AND SEWER SERVICE SHALL BE EXTENDED TO ALL LOTS.
2. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPROVED PUD. THE APPROVED PUD FILE NUMBER WILL BE REFERENCED ON THE FINAL PLAT UPON RECORDING.
3. THE DEVELOPER SHALL PROVIDE PRESSURIZED IRRIGATION WATER TO EACH LOT. ALL LOTS IN THIS SUBDIVISION WILL BE SUBJECT TO ASSESSMENTS OF THE KUNA IRRIGATION DISTRICT.
4. STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE AND SUBSURFACE FACILITES AS APPROVED BY ACHD.
5. LOT 4 BLOCK 1, LOT 1 BLOCK 2, LOT 1 BLOCK 3, LOT 12 BLOCK 4, LOT 1, 11 BLOCK 5 ARE COMMON LOTS AND SHALL BE MAINTAINED BY THE MERLIN COTTAGE OWNERS ASSOCIATION OR ITS ASSIGNS.
6. THE DEVELOPER WILL INSTALL NO PARKING SIGNS IN THE 28' SECTION OF ROADWAY ON ONE SIDE OF THE ROAD WHERE A GARAGE IS PROPOSED. A SIGNAGE PLAN WILL BE SUBMITTED TO THE KUNA FIRE DEPARTMENT PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THEIR REVIEW AND APPROVAL.



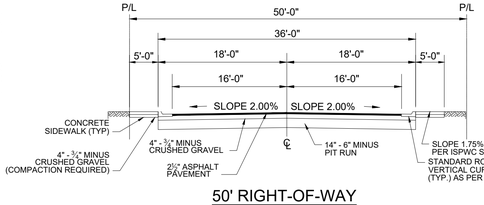
VICINITY MAP
SCALE: 1:500



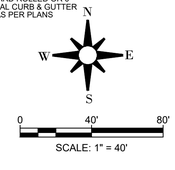
20' ALLEY STREET SECTION
SCALE: 1:10



28' ROW STREET SECTION
SCALE: 1:10



50' RIGHT-OF-WAY
36' STREET SECTION
NOT TO SCALE



SCALE: 1" = 40'

PRELIMINARY DEVELOPMENT FEATURES

PARCEL NO's:	R5672430040 R5672430060 R5672430020
ADDRESSES:	115 N SAILER AVE KUNA , ID 83634
ZONING C-1 & R-12 (PROPOSED)	7.04 AC
PROPERTY SIZE:	7.04 AC
TOTAL LOTS:	66
COMMON LOTS:	6
COTTAGES:	54
COMMERCIAL:	6
GROSS DENSITY UNITS:	7.67 PER AC
NET DENSITY UNITS:	9.20 PER AC

SITE DETAILS:	
COMMON LANDSCAPE AREA:	1.93 AC
COTTAGES:	2.67 AC
COMMERCIAL:	1.27 AC
ROW & ALLEY:	1.17 AC

SETBACKS:

COTTAGES:	
FRONT:	10'
FRONT ALONG PUBLIC STREET:	15'
SIDE:	3'
REAR:	3'
REAR ALONG PUBLIC STREET:	10'

SITE AMENITIES:
PATHWAYS, LANDSCAPE BUFFERS, GAZEBOS, PARK, PLAZAS

LEGEND

- SITE BOUNDARY LINE
- SECTION LINE
- EXIST CENTER LINE
- IRR — EXIST IRRIGATION LINE
- EG — EDGE OF GRAVEL
- OHP — EXISIT OVERHEAD POWER
- TOP — TOP OF SLOPE
- EW — EDGE OF WATER
- SS — EXIST SANITARY SEWER
- W — EXIST WATER LINE
- SD — EXIST STORM DRAIN
- X — EXIST FENCE
- CENTERLINE DITCH/FLOW LINE
- TOP OF BANK
- EP — EXIST EDGE OF PAVEMENT
- 2650 — MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- PROPOSED LOT LINE
- ROW — PROPOSED ROW LINE
- PROPOSED CENTER LINE
- SS — PROPOSED SEWER LINE
- W — PROPOSED WATER LINE
- PI — PROPOSED PRESSURIZED IRRIG LINE
- IRRIGATION EASEMENT LINE
- PROPERTY SETBACKS
- FND ½" IRON PIN (AS NOTED)
- FND ⅝"x24" IRON PIN (AS NOTED)
- FND BRASS CAP (AS NOTED)
- FND ALUMINUM CAP (AS NOTED)
- CALCULATED POINT
- EXIST POWER POLE
- EXIST GUY ANCHOR
- EXIST GAS METER
- EXIST GAS RISER
- EXIST GAS VALVE
- EXIST TELEPHONE RISER
- EXIST COMM MANHOLE
- EXIST SAN SEWER MANHOLE
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PUD/SITE MAP

SECTION 24, T.2N., R.1W., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO

A-TEAM Land Development & Real Estate Services

SHEET 1 OF 1

DRAWN BY: CJ SHERLOCK
DATE: October 20, 2021
FILE: MC_PUD.dwg

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4. STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE AND SUBSURFACE FACILITES AS APPROVED BY ACHD.
5. LOT 3 BLOCK 1, LOT 1 BLOCK 2, LOT 9 BLOCK 3, LOT 1 BLOCK 4, LOT 4, 11 BLOCK 5 ARE COMMON LOTS AND SHALL BE MAINTAINED BY THE MERLIN COTTAGE OWNERS ASSOCIATION OR ITS ASSIGNS.
6. THE DEVELOPER WILL INSTALL NO PARKING SIGNS IN THE 26' SECTION OF ROADWAY ON ONE SIDE OF THE ROAD WHERE A GARAGE IS PROPOSED. A SIGNAGE PLAN WILL BE SUBMITTED TO THE KUNA FIRE DEPARTMENT PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THEIR REVIEW AND APPROVAL.

PRELIMINARY DEVELOPMENT FEATURES

PARCEL NO's:	R5672430040 R5672430060
ADDRESSES:	115 N SAILER AVE KUNA , ID 83634
ZONING C-1 & R-12 (PROPOSED)	5.83 AC
PROPERTY SIZE:	5.83 AC
TOTAL LOTS:	72
COMMON LOTS:	6
COTTAGES:	60
COMMERCIAL:	6
DENSITY UNITS:	10.29 PER ACRE

SITE DETAILS:

COMMON LANDSCAPE AREA:	1.95 AC
COTTAGES:	1.42 AC
COMMERCIAL:	1.06 AC
ROW & ALLEY:	1.40 AC

SETBACKS:

COTTAGES:

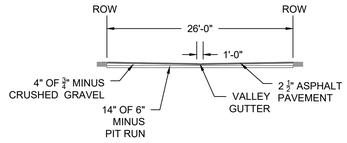
FRONT:	10'
SIDE:	3'
REAR:	2'

TOWNHOMES:

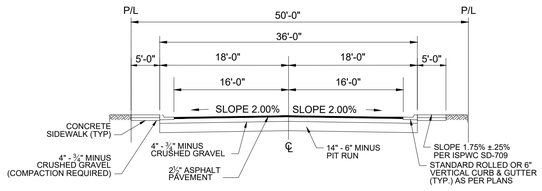
FRONT:	15'
SIDE:	0'
REAR:	10'

SITE AMENITIES:
PATHWAYS, LANDSCAPE BUFFERS, GAZEBOS, PARK, PLAZAS

VICINITY MAP
SCALE: 1:500



26' ROW STREET SECTION
SCALE: 1:10



50' RIGHT-OF-WAY
36' STREET SECTION
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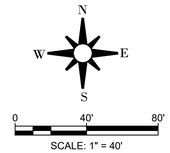

SCALE: 1" = 40'

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PRELIMINARY PLAT MAP

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CITY OF KUNA, ADA COUNTY, IDAHO

A-TEAM Land Development & Real Estate Services

SHEET 1 OF 1

DRAWN BY: CJ SHERLOCK
DATE: April 27, 2021
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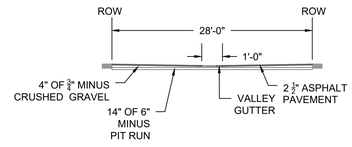
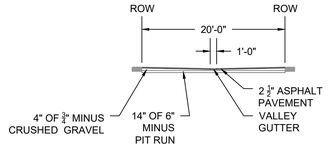


28' ROW PRIVATE STREET SECTION
SCALE: 1:10



20' ROW ALLEY STREET SECTION
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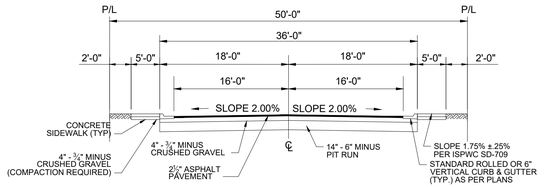

50' RIGHT-OF-WAY
36' STREET SECTION
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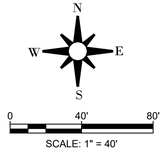

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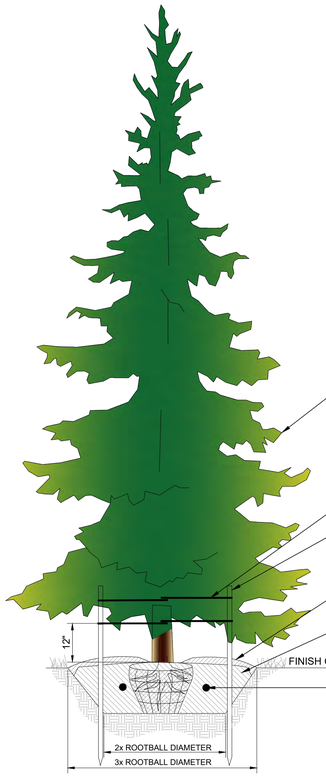
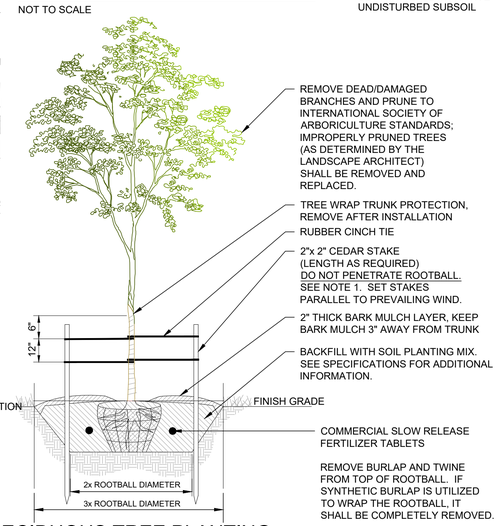


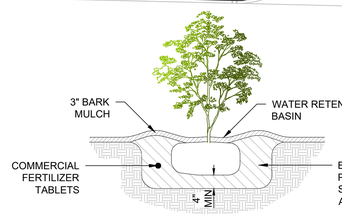
CONIFEROUS TREE PLANTING

NOT TO SCALE



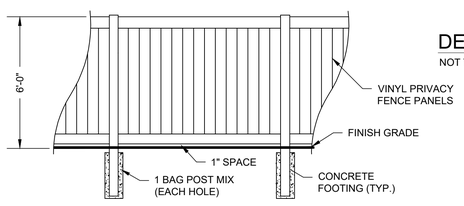
DECIDUOUS TREE PLANTING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE



EXISTING SOLID VINYL FENCING

NOT TO SCALE

PLAZA/GAZEBO AND PICNIC AREA

CLIMBING ROCK

LANDSCAPE & IRRIGATION NOTES:

1. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
2. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
3. NEW CONIFER AND DECIDUOUS TREE PLANTING, SEE DETAIL B AND C/L1.0. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E..... FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.
4. NEW SHRUB PLANTING. SEE DETAIL A/L1.0.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
6. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" OF SMALL (1" MINUS) BARK CHIPS. SUBMIT FOR APPROVAL.
7. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
8. FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN.
9. IN ALL PLANTER BED AND LAWN AREAS, THE TOP 6 INCHES OF TOPSOIL WILL BE AMENDED AT A RATIO OF 3 CUBIC YARDS OF ORGANIC MATTER PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
10. FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
11. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM OF 12" TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW SURFACE OF WALKS AND CURBS IN PLANTING BED AREAS, 1 1/2" AT SOD LAWN AREAS, AND 1" AT SEED LAWN AREAS.
12. REUSE EXISTING SURFACE TOPSOIL STOCKPILED ON THE SITE. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL MEETING REQUIREMENTS AND AMEND WHEN NECESSARY. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: A) PROVIDE APPROVED IMPORTED TOPSOIL, OR B.) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY LANDSCAPE ARCHITECT. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
    a. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES.
    B. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECTS REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH. 5.5 TO 7.6.
13. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
14. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
15. PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
16. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
17. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEMS OR POP-UP SPRAY SYSTEMS. ANNUALS, PERENNIALS GROUND COVERS OR SHRUB MASSINGS SHALL HAVE A POP-UP SPRAY SYSTEM.
18. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
    -PRECISE INDIVIDUAL STATION TIMING
    -RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
    -AT LEAST ONE PROGRAM FOR EACH HYDROZONE
    -SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
    -POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
19. ALL EXISTING COTTON WOOD TREES TO BE REMOVED.

TREE PLANTING NOTES

1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
2. REMOVAL OF BURLAP AND TWINE FROM TOP OF ROOTBALL MAY BE POSTPONED FOR 90 DAYS AT CONTRACTOR'S OPTION.
3. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
4. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
5. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
6. DEEP SOAK TREE TWICE WITHIN THE FIRST 24 HOURS.
7. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

LANDSCAPE LEGEND

- DECIDUOUS TREE (ASH, NORWAY MAPLE, LINDEN)
- CONIFEROUS TREE
- SHRUB
- CLIMBING ROCKS
- LAWN AREA (SOD)
- EXISTING 6' VINYL FENCE
- GRAVEL BORROW DITCH

W / S / N / E

0 40' 80'

SCALE: 1" = 40'

LANDSCAPE DESIGNER
THE 3 BROTHERS LANDSCAPING CO.
2565 W TARGEE ST
BOISE, ID 83705
(208) 899-2108

MERLIN COTTAGE

PRELIMINARY LANDSCAPE PLAN

SECTION 24, T.2N., R.1W., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO

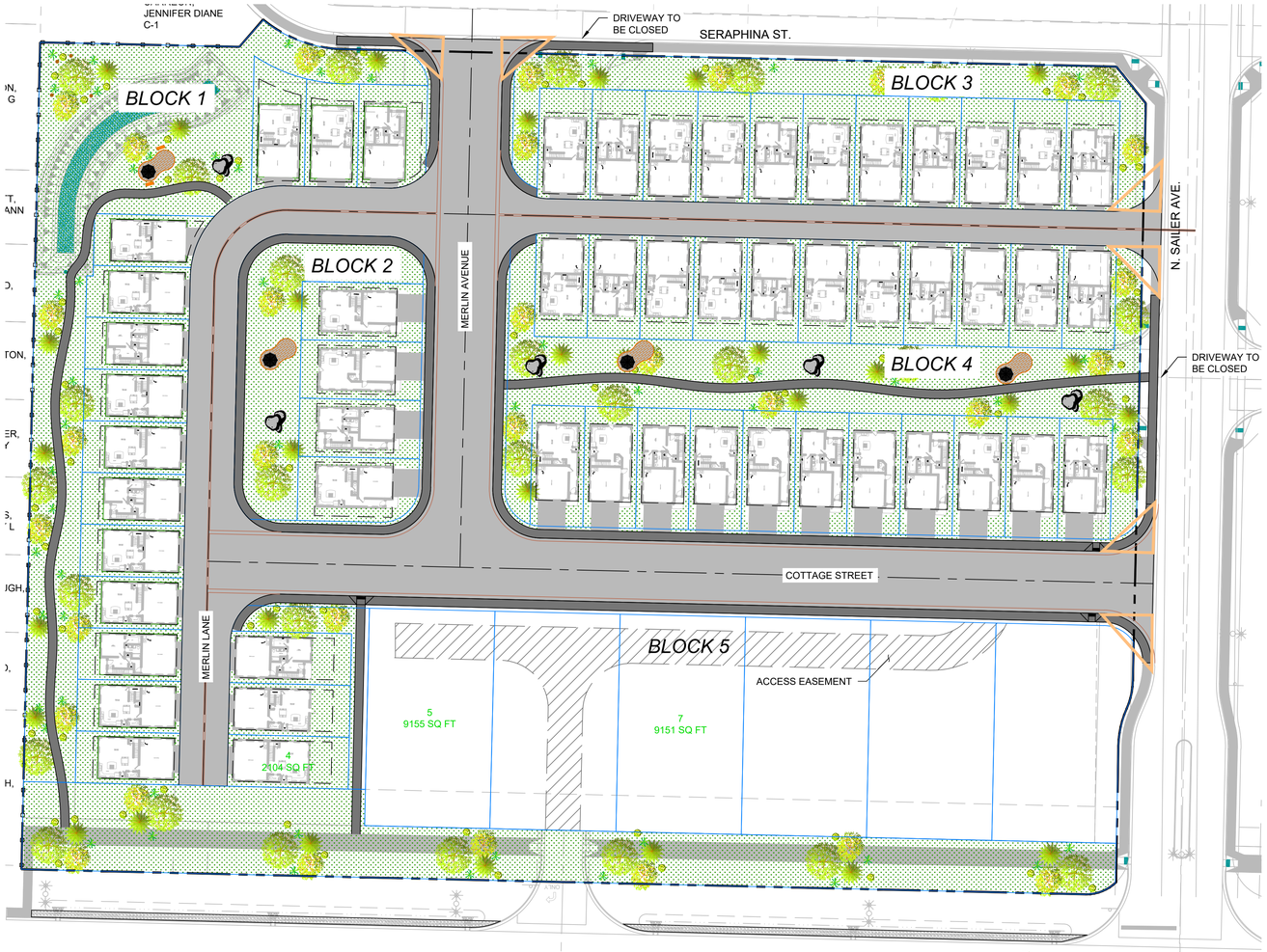
OWNER/DEVELOPER
MERLIN POINTE LLC
P.O. BOX 690
MERIDIAN, ID 83680

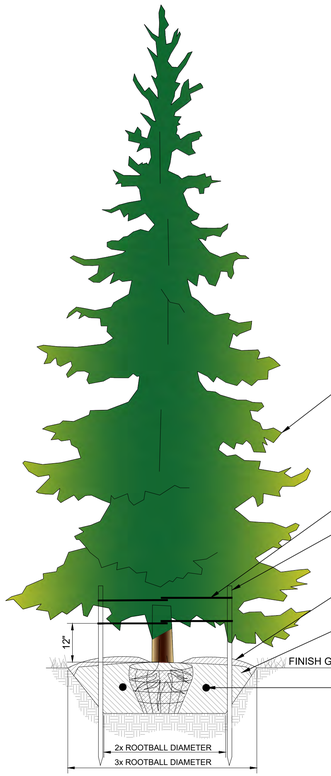
PLANNER / CONTACT
STEVE ARNOLD
A-TEAM LAND CONSULTANTS
1785 WHISPER COVE AVE.
BOISE, ID 83709
208-871-7020

A-TEAM Land Development & Real Estate Services

SHEET 1 OF 2

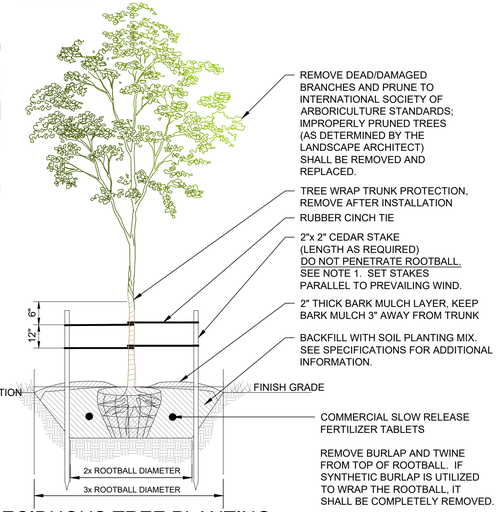
DRAWN BY: CJ SHERLOCK
DATE: March 19, 2021
FILE: MC_LANDSCAPE.dwg





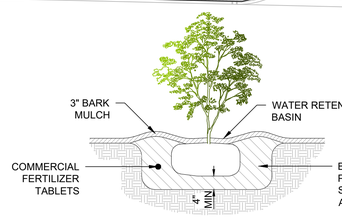
CONIFEROUS TREE PLANTING

NOT TO SCALE



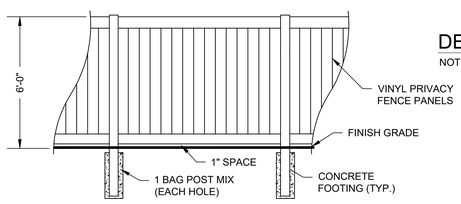
DECIDUOUS TREE PLANTING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE



EXISTING SOLID VINYL FENCING

NOT TO SCALE

PLAZA/GAZEBO AND PICNIC AREA

CLIMBING ROCK

LANDSCAPE & IRRIGATION NOTES:

1. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
2. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
3. NEW CONIFER AND DECIDUOUS TREE PLANTING, SEE DETAIL B AND C/L1.0. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E..... FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.
4. NEW SHRUB PLANTING. SEE DETAIL A/L1.0.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
6. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" OF SMALL (1" MINUS) BARK CHIPS. SUBMIT FOR APPROVAL.
7. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
8. FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN.
9. IN ALL PLANTER BED AND LAWN AREAS, THE TOP 6 INCHES OF TOPSOIL WILL BE AMENDED AT A RATIO OF 3 CUBIC YARDS OF ORGANIC MATTER PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
10. FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
11. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM OF 12" TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW SURFACE OF WALKS AND CURBS IN PLANTING BED AREAS, 1 1/2" AT SOD LAWN AREAS, AND 1" AT SEED LAWN AREAS.
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LANDSCAPE LEGEND

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- LAWN AREA (SOD)
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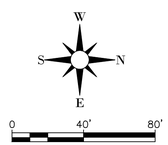


LANDSCAPE DESIGNER
THE 3 BROTHERS LANDSCAPING CO.
2565 W TARGEE ST
BOISE, ID 83705
(208) 899-2108

OWNER/DEVELOPER
MERLIN POINTE LLC
P.O. BOX 690
MERIDIAN, ID 83680

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

MERLIN COTTAGE

PRELIMINARY LANDSCAPE PLAN

SECTION 24, T.2N., R.1W., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO

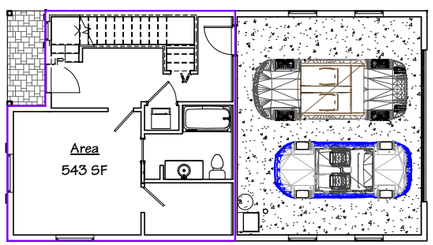
A-TEAM Land Development & Real Estate Services

DRAWN BY: CJ SHERLOCK
DATE: October 19, 2021
FILE: MC_LANDSCAPE.dwg

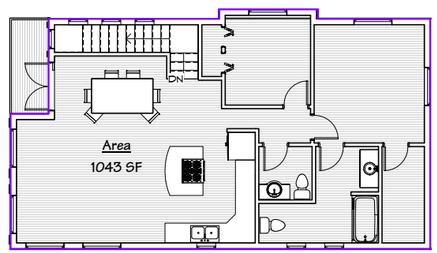
MERLIN COTTAGES

COTTAGE #1
1586 SQ FT

1 3D View 1



2 TOF
1/8" = 1'-0"



3 TOW FIRST FLOOR
1/8" = 1'-0"

WHITE CLOUD STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
(208) 412-8343 Cell

CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

A TEAM Land Development & Real Estate Services

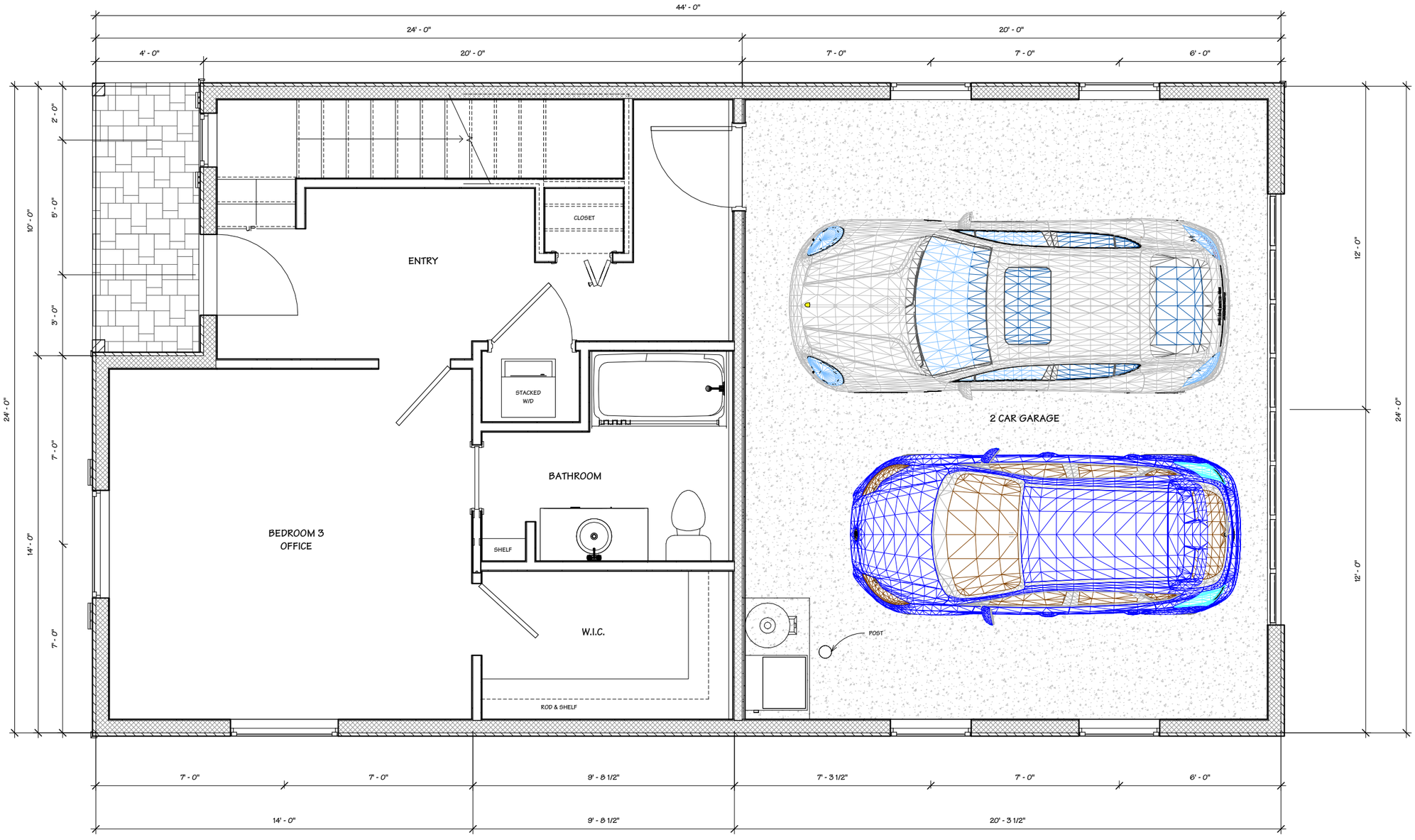
COVER SHEET

Project number	WCC COTTAGE 1_2020
Date	8/21/2020 1:59:13 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

A-100

Scale 1/8" = 1'-0"

G:\CLIENTS\STEVE ARNOLD\001 ARCHITECTURAL\COTTAGES\COTTAGE 1.rvt



1 FIRST FLOOR
1/2" = 1'-0"

WHITE CLOUD STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
(208) 412-8343 Cell

CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

A TEAM Land Development & Real Estate Services

FIRST FLOOR PLAN

Project number	WCC COTTAGE 1_2020
Date	8/21/2020 1:59:16 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

A-101

Scale 1/2" = 1'-0"

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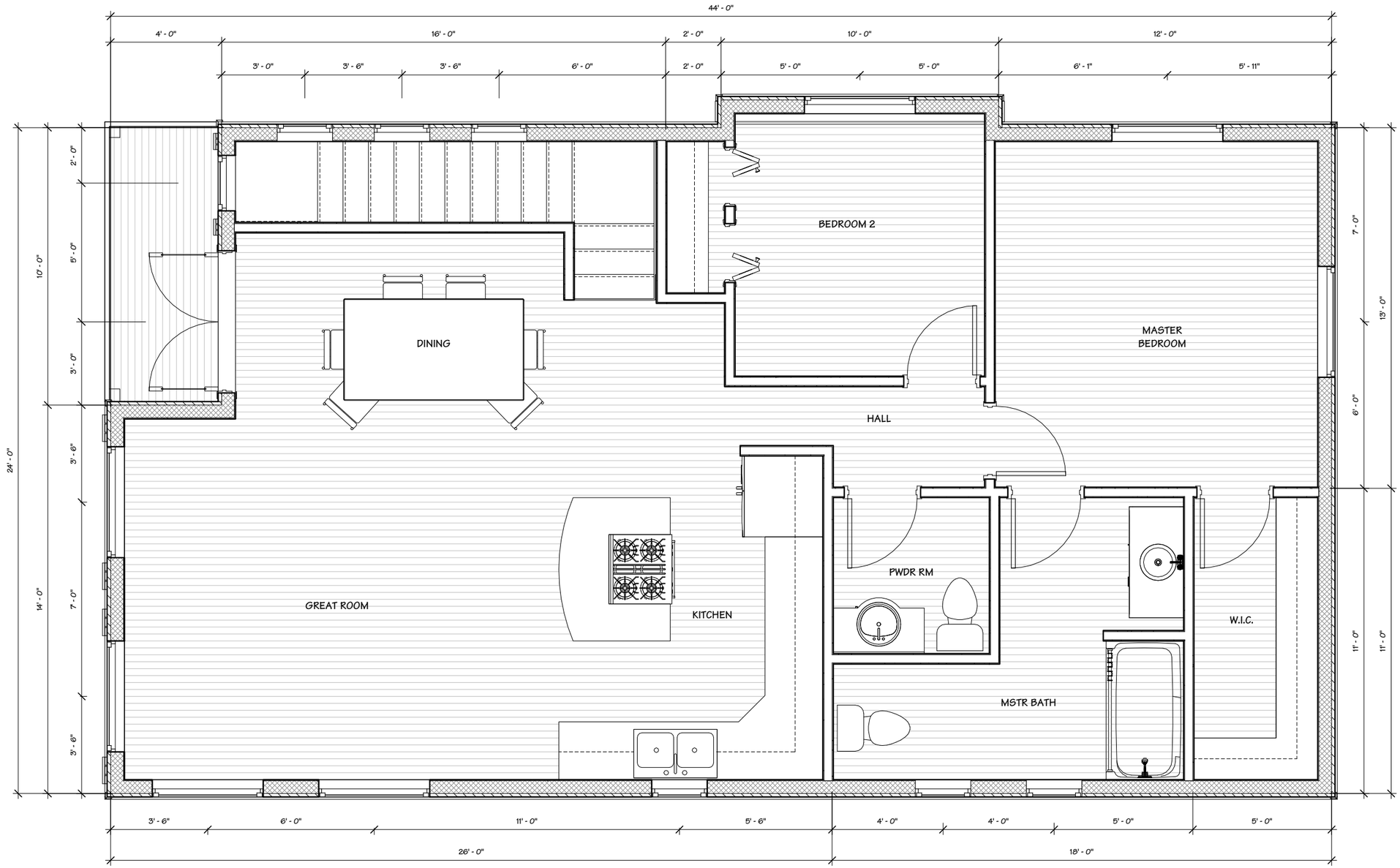

1 TOW FIRST FLOOR
1/2" = 1'-0"

WHITE CLOUD STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
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CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

A TEAM Land Development & Real Estate Services

SECOND FLOOR PLAN

Project number	WCC COTTAGE 1_2020
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Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

A-102

Scale 1/2" = 1'-0"

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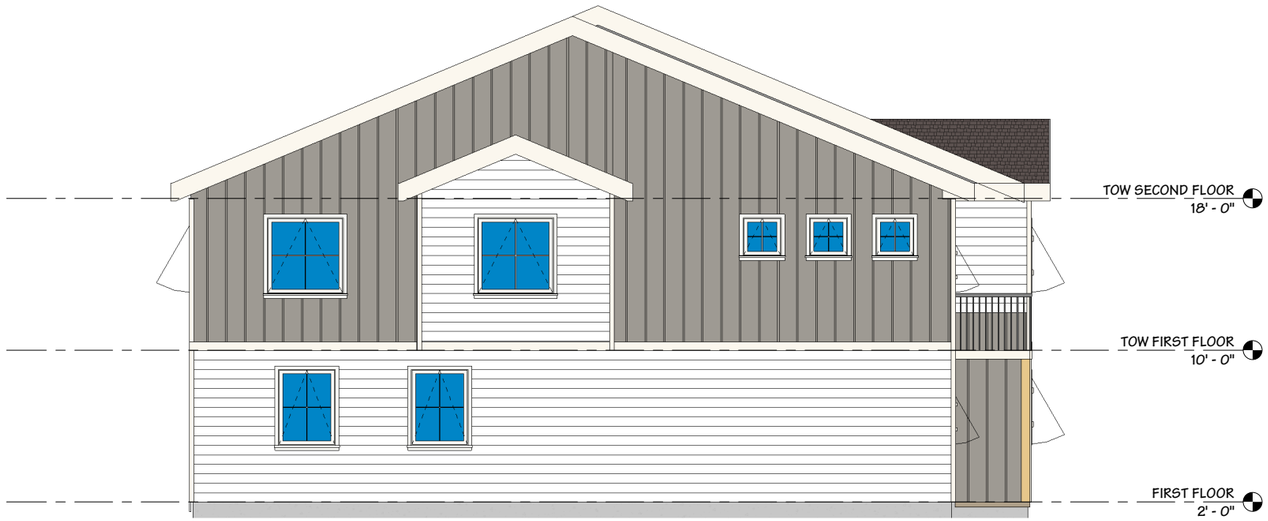

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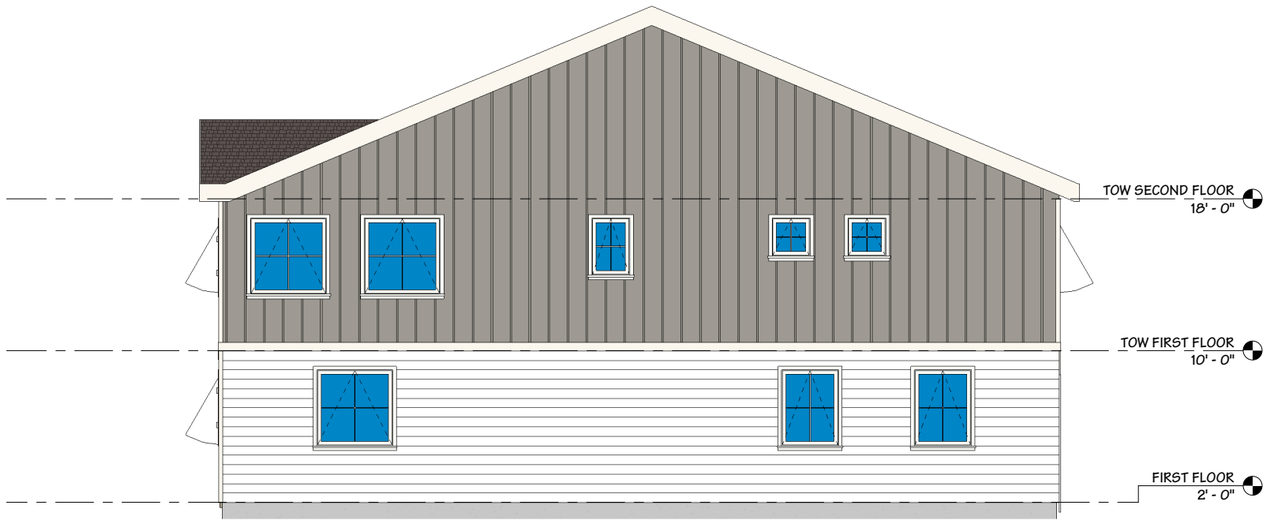
1/4" = 1'-0"



2 South
1/4" = 1'-0"

WHITE CLOUD STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
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CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

ATEAM Land Development & Real Estate Services

ELEVATIONS

Project number	WCC COTTAGE 1_2020
Date	8/21/2020 1:59:18 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

A-201

Scale 1/4" = 1'-0"

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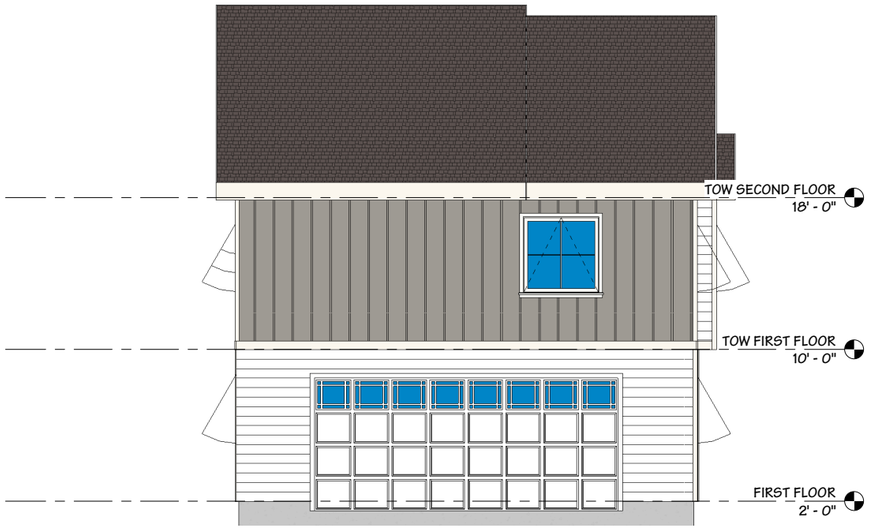
2 West
1/4" = 1'-0"



1 East
1/4" = 1'-0"

WHITE CLOUD STUDIOS

301 N. 27TH ST., BOISE, ID
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MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

ATEAM Land Development & Real Estate Services

ELEVATIONS

Project number	WCC COTTAGE 1_2020
Date	8/21/2020 1:59:19 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

A-202

Scale 1/4" = 1'-0"

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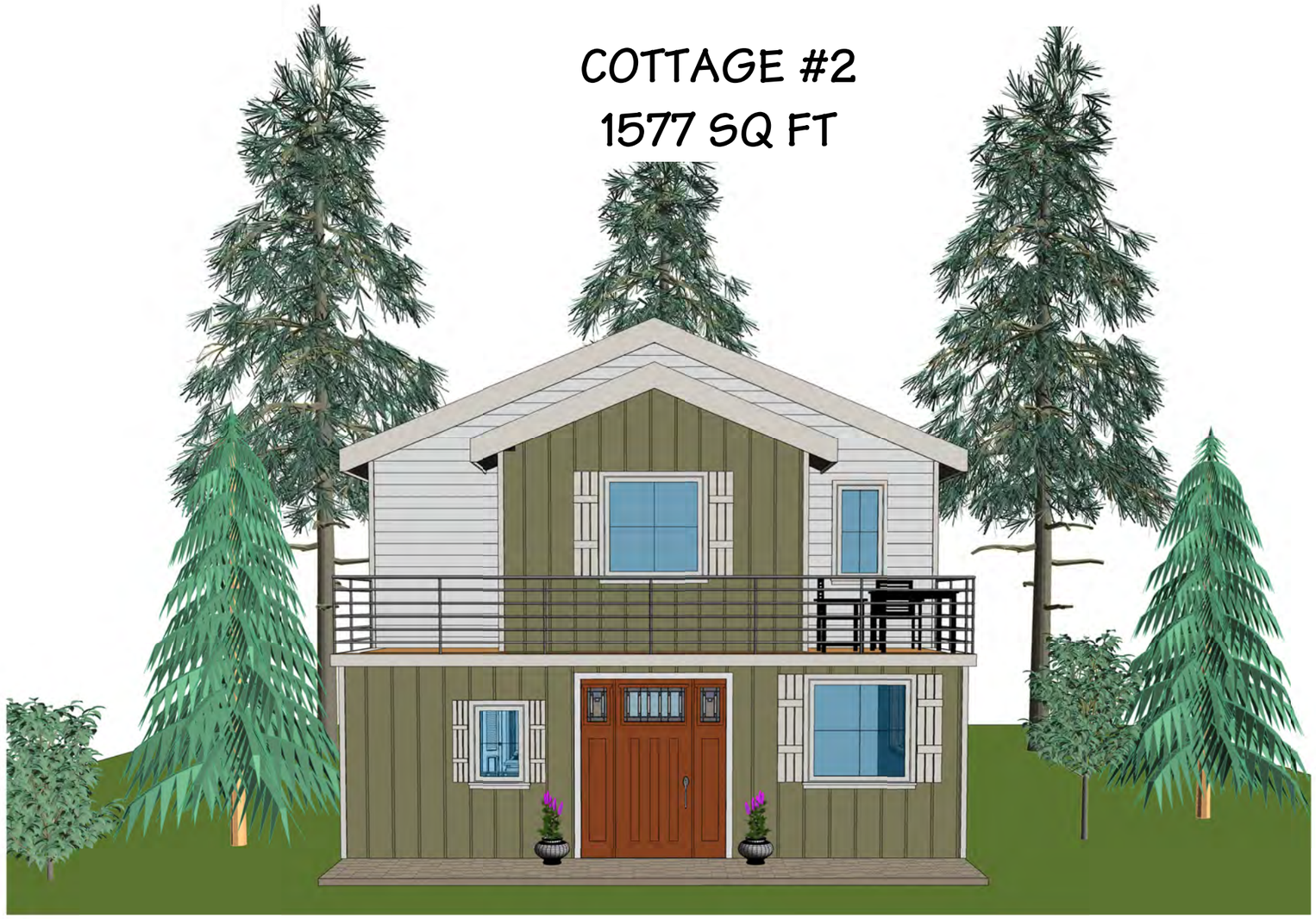
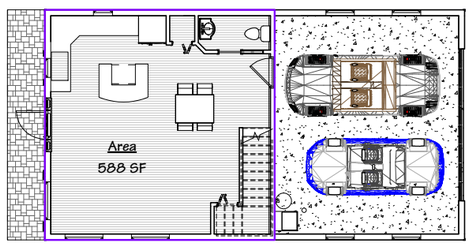
MERLIN COTTAGES

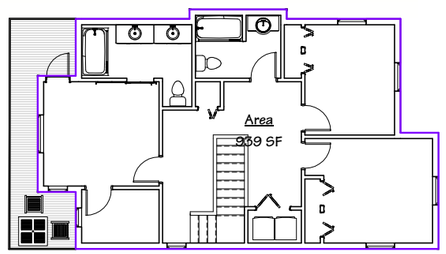
COTTAGE #2
1577 SQ FT



1 3D View 1



2 TOF
1/8" = 1'-0"



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1/8" = 1'-0"

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301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
(208) 412-8343 Cell

CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

ATEAM Land Development & Real Estate Services

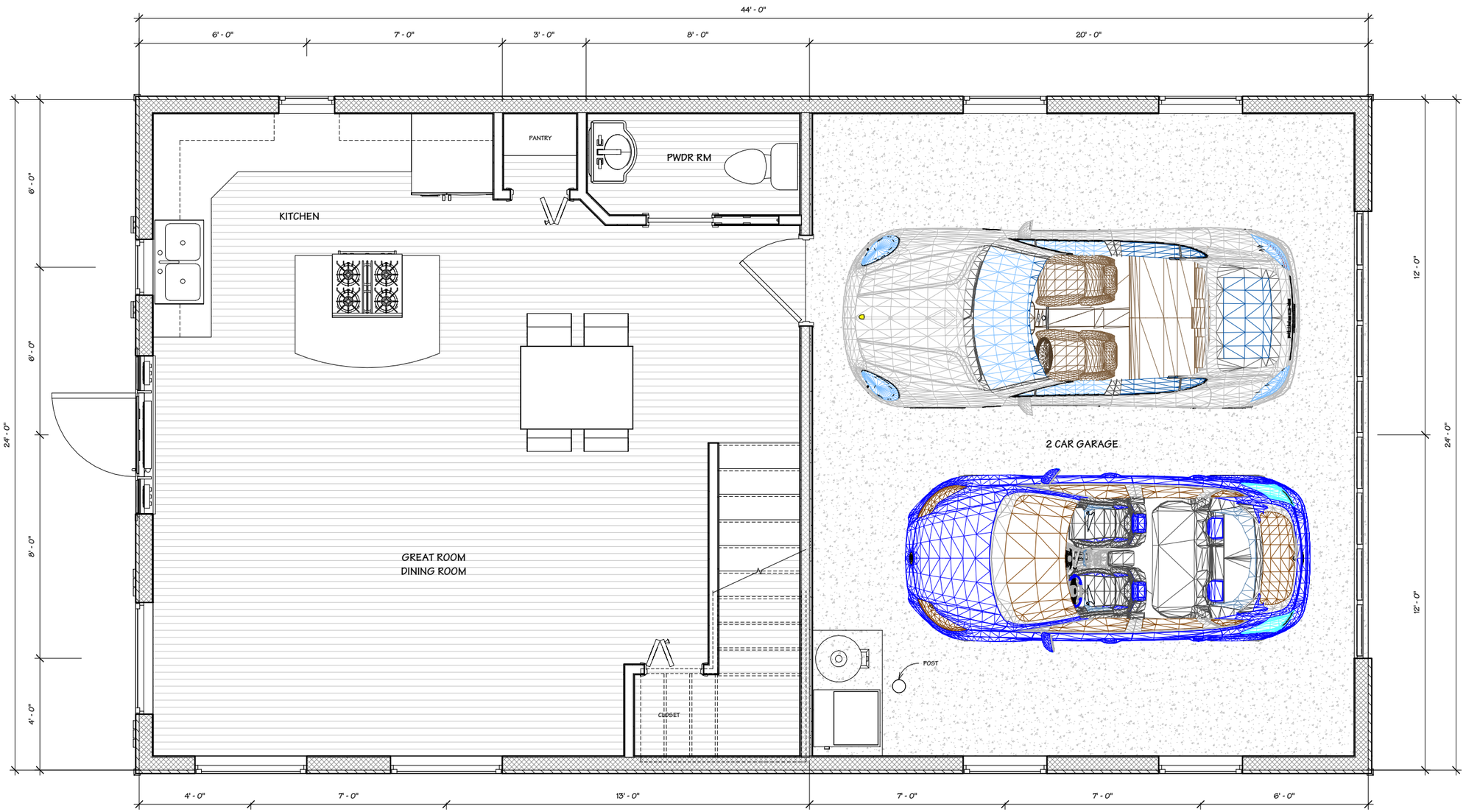
COVER SHEET

Project number	WCC COTTAGE 2_2020
Date	8/21/2020 4:45:01 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

A-100

Scale 1/8" = 1'-0"

G:\CLIENTS\STEVE ARNOLD\001 ARCHITECTURAL\COTTAGES\COTTAGE 2.rvt



1 FIRST FLOOR
1/2" = 1'-0"

WHITE CLOUD STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
(208) 412-8343 Cell

CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

A TEAM Land Development & Real Estate Services

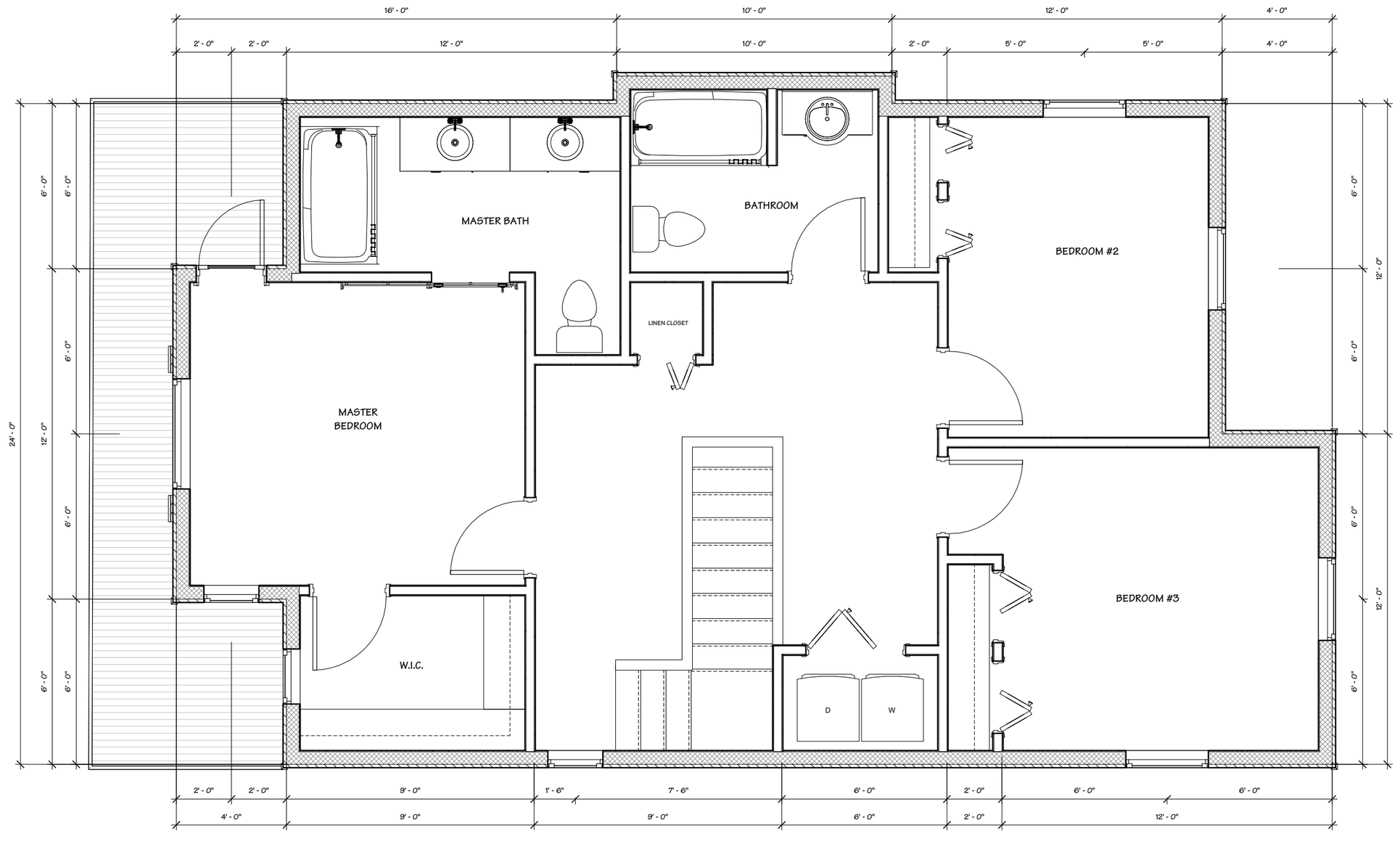
FIRST FLOOR PLAN

Project number	WCC COTTAGE 2_2020
Date	8/21/2020 4:45:12 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

A-101

Scale 1/2" = 1'-0"

G:\CLIENTS\STEVE ARNOLD\001 ARCHITECTURAL\COTTAGES\COTTAGE 2.rvt



1 TOW FIRST FLOOR
1/2" = 1'-0"

WHITE CLOUD STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
(208) 412-8343 Cell

CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

A TEAM Land Development & Real Estate Services

SECOND FLOOR PLAN

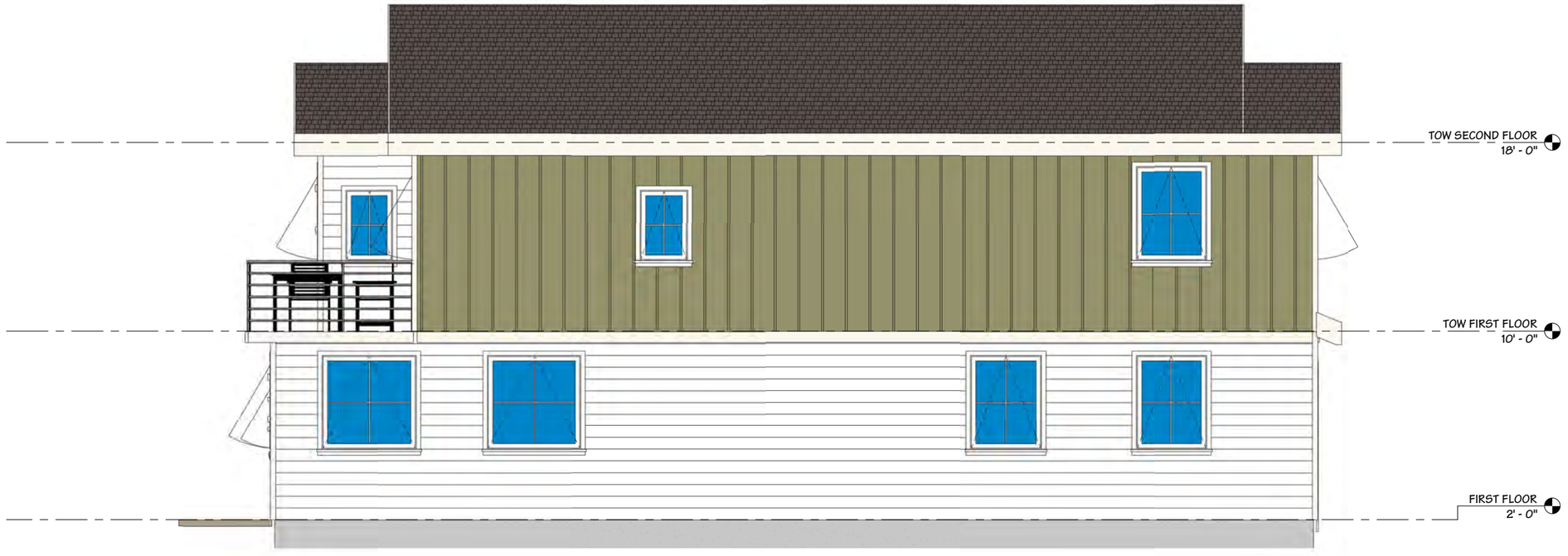
Project number	WCC COTTAGE 2_2020
Date	8/21/2020 4:45:13 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

A-102

Scale 1/2" = 1'-0"

G:\CLIENTS\STEVE ARNOLD\001 ARCHITECTURAL\COTTAGES\COTTAGE 2.rvt

1 North
3/8" = 1'-0"



2 South
3/8" = 1'-0"

WHITE CLOUD STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
(208) 412-8343 Cell

CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

ATEAM Land Development & Real Estate Services

ELEVATIONS

Project number	WCC COTTAGE 2_2020
Date	8/21/2020 4:45:17 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

A-201

Scale 3/8" = 1'-0"

G:\CLIENTS\STEVE ARNOLD\001 ARCHITECTURAL\COTTAGES\COTTAGE 2.rvt

1 East
3/8" = 1'-0"

2 West
3/8" = 1'-0"

WHITE CLOUD STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
(208) 412-8343 Cell

CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

A TEAM Land Development & Real Estate Services

ELEVATIONS

Project number	WCC COTTAGE 2_2020
Date	8/21/2020 4:45:20 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

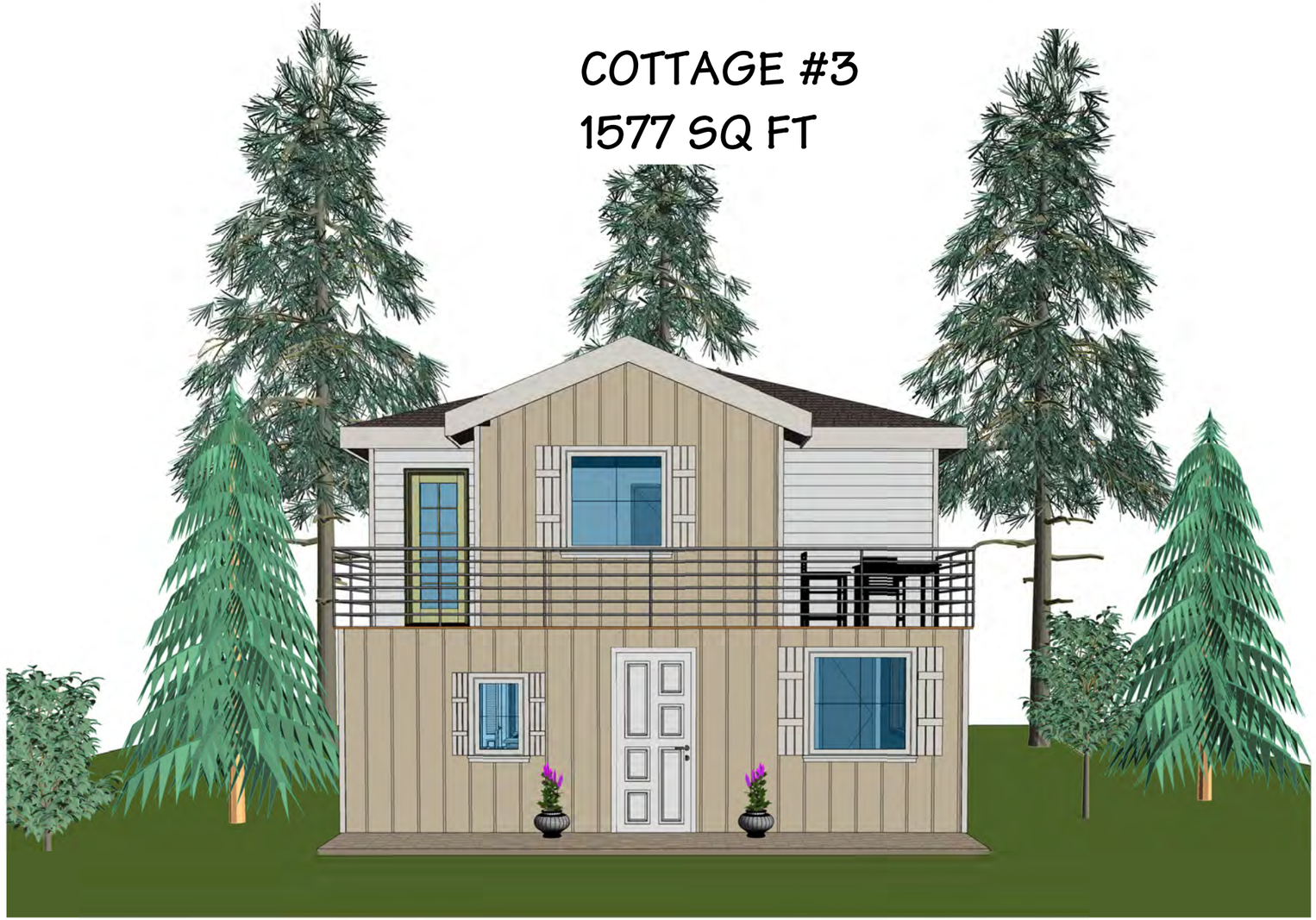
A-202

Scale 3/8" = 1'-0"

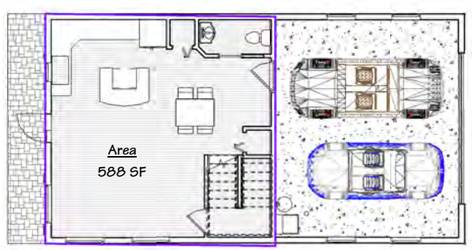
G:\CLIENTS\STEVE ARNOLD\001 ARCHITECTURAL\COTTAGES\COTTAGE 2.rvt

MERLIN COTTAGES

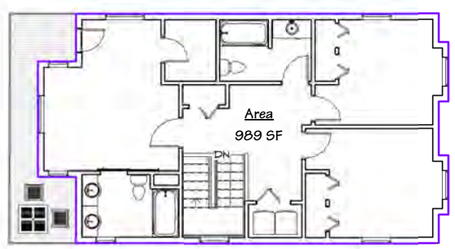
COTTAGE #3
1577 SQ FT



1 3D View 1



2 TOF
1/8" = 1'-0"



3 TOW FIRST FLOOR
1/8" = 1'-0"

WHITE CLOUD
STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
(208) 412-8343 Cell

CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

A TEAM
Land Development & Real Estate Services

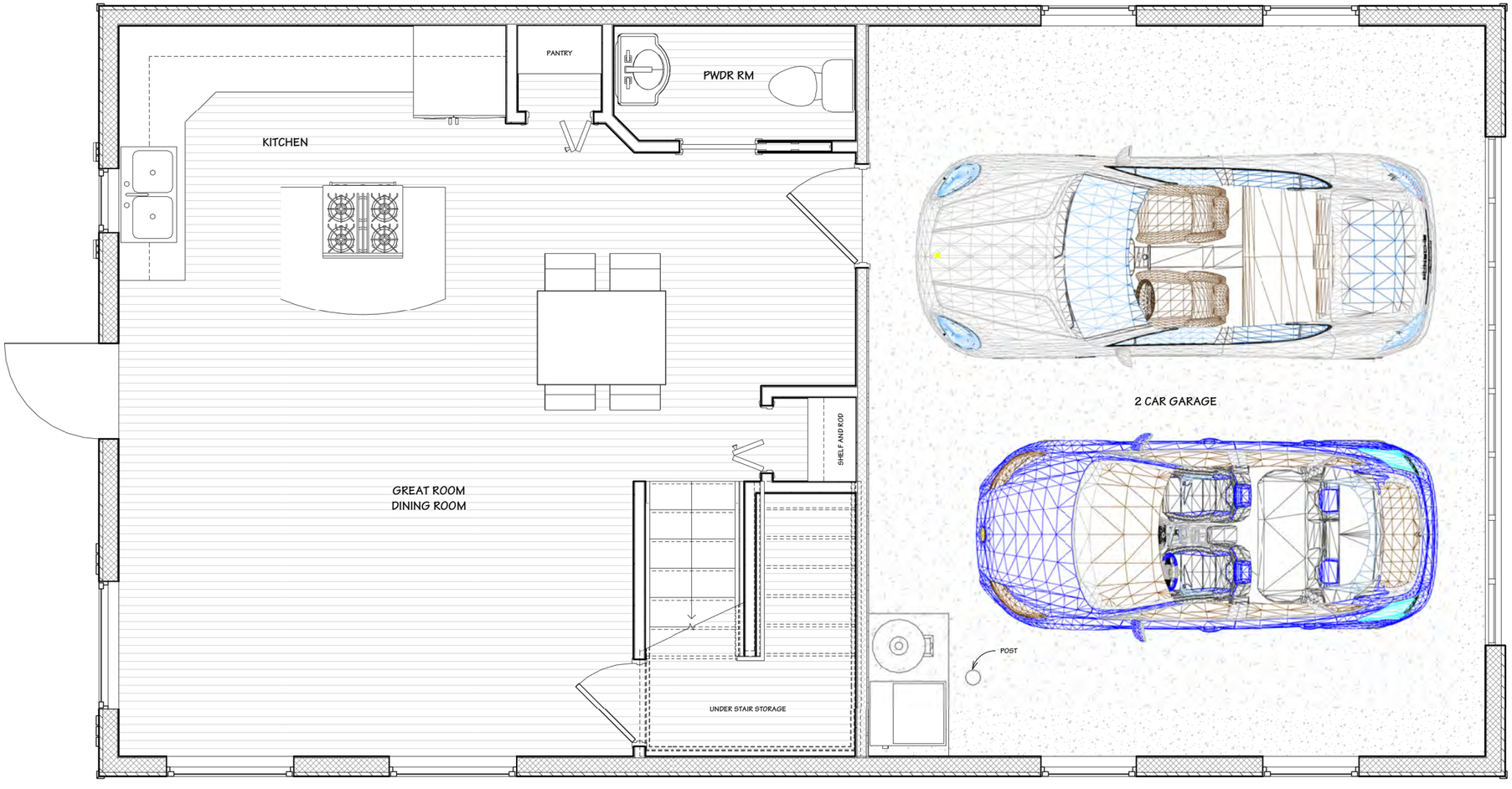
COVER SHEET

Project number	WCC COTTAGE 3_2020
Date	8/21/2020 4:48:43 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

A-100

Scale 1/8" = 1'-0"

G:\CLIENTS\STEVE ARNOLD\001 ARCHITECTURAL\COTTAGES\COTTAGE 3.rvt



1 FIRST FLOOR
1/2" = 1'-0"

WHITE CLOUD STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
(208) 412-8343 Cell

CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

A TEAM Land Development & Real Estate Services

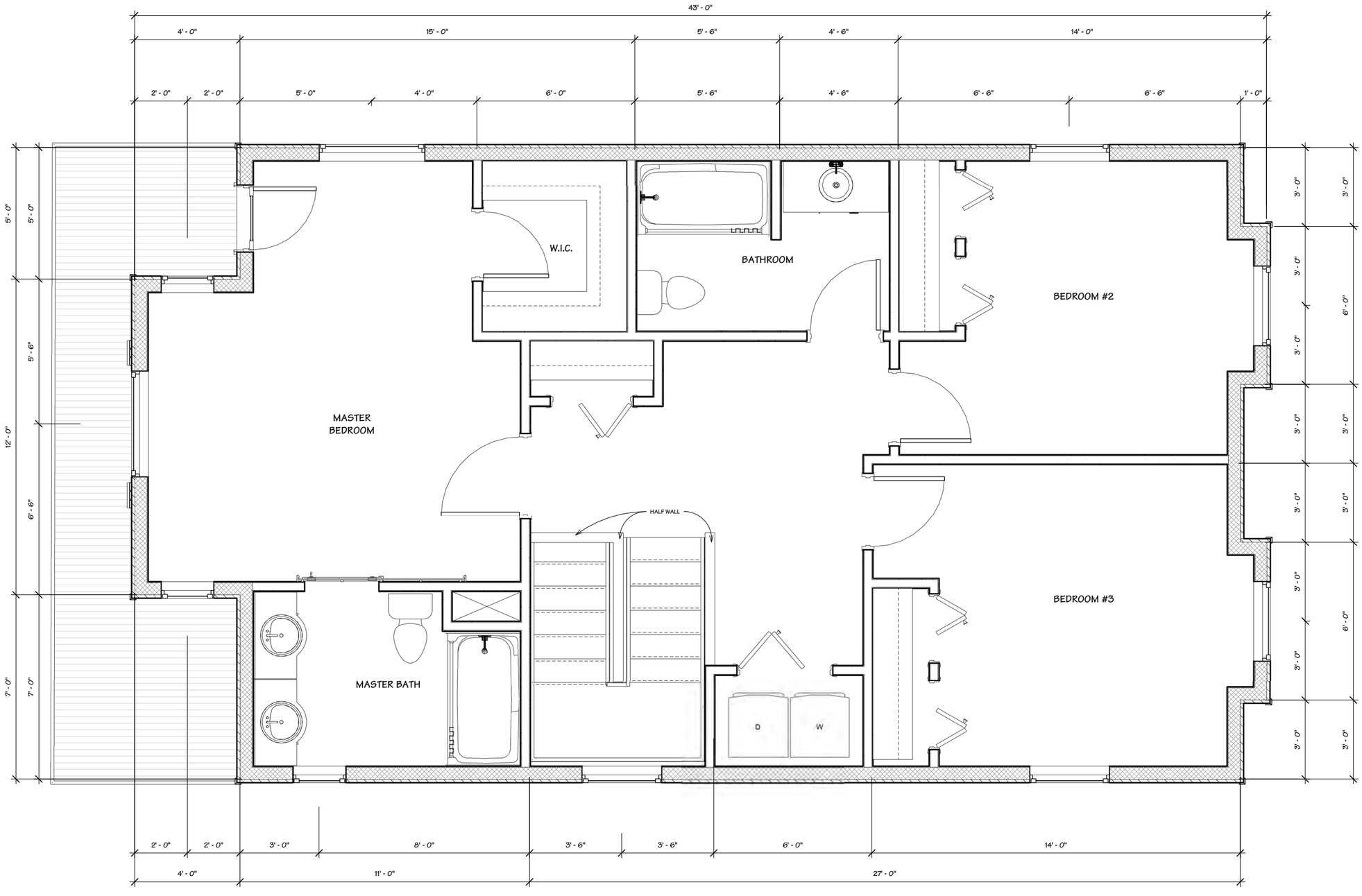
FIRST FLOOR PLAN

Project number	WCC COTTAGE 3_2020
Date	8/21/2020 4:48:46 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

A-101

Scale 1/2" = 1'-0"

G:\CLIENTS\STEVE ARNOLD\001 ARCHITECTURAL\COTTAGES\COTTAGE 3.rvt



1 TOW FIRST FLOOR
1/2" = 1'-0"

WHITE CLOUD STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
(208) 412-8343 Cell

CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

A TEAM Land Development & Real Estate Services

SECOND FLOOR PLAN

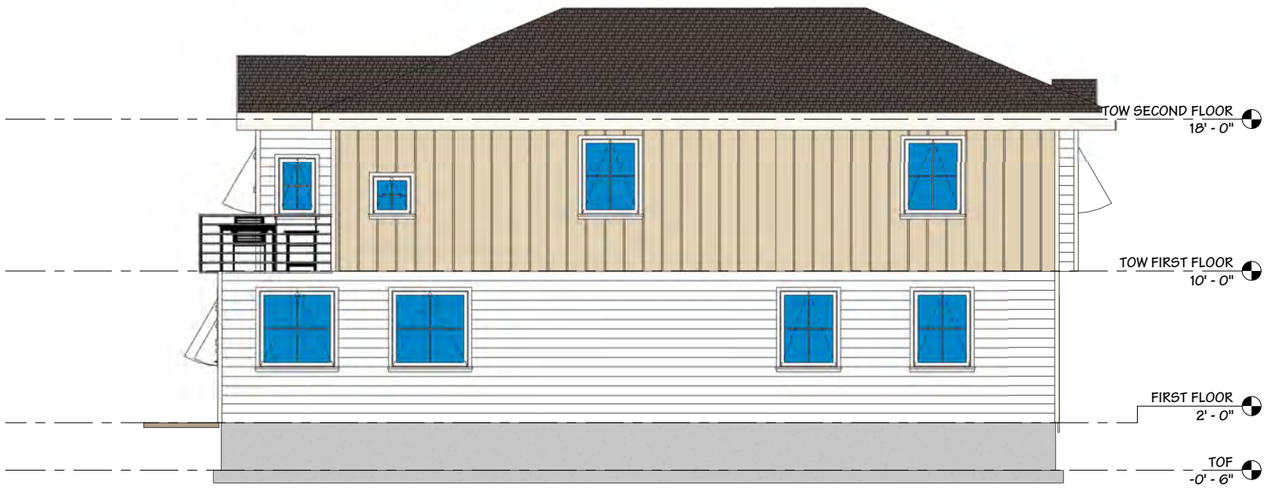
Project number	WCC COTTAGE 3_2020
Date	8/21/2020 4:48:48 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

A-102

Scale 1/2" = 1'-0"

G:\CLIENTS\STEVE ARNOLD\001 ARCHITECTURAL\COTTAGES\COTTAGE 3.rvt

1 North
1/4" = 1'-0"



2 South
1/4" = 1'-0"

WHITE CLOUD STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
(208) 412-8343 Cell

CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

ATEAM Land Development & Real Estate Services

ELEVATIONS

Project number	WCC COTTAGE 3_2020
Date	8/21/2020 4:48:51 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

A-201

Scale 1/4" = 1'-0"

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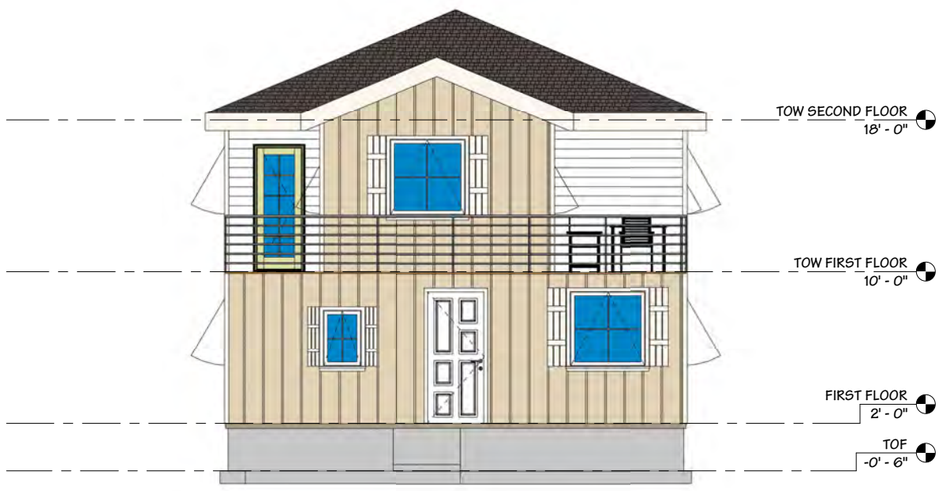

2 West
1/4" = 1'-0"

1 East
1/4" = 1'-0"

WHITE CLOUD STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
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CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

ATEAM Land Development & Real Estate Services

ELEVATIONS

Project number	WCC COTTAGE 3_2020
Date	8/21/2020 4:48:54 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

A-202

Scale 1/4" = 1'-0"

G:\CLIENTS\STEVE ARNOLD\001 ARCHITECTURAL\COTTAGES\COTTAGE 3.rvt

Doug Hanson

From: Doug Hanson
Sent: Monday, June 28, 2021 9:15 AM
To: 'Ada County Engineer'; 'Ada County Highway District'; 'Adam Ingram'; 'Beky Rone (Kuna USPS Addressing)'; Bobby Withrow; 'Boise Project Board of Control'; 'Brent Moore (Ada County)'; 'Cable One TV'; Catherine Feistner; 'Central District Health Department '; 'Chief Fratusco'; 'COMPASS'; 'David Reinhart'; 'DEQ'; 'Eric Adolfson'; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Intermountain Gas'; 'ITD'; 'J&M Sanitation'; Jace Hellman; 'Krystal Hinkle'; 'Marc Boyer (Kuna Postmaster)'; 'Marci Horner (Meridian School District)'; 'Megan Leatherman'; 'Nampa Meridian Irrigation District '; 'New York Irrigation'; 'Paris Dickerson'; Paul Stevens; 'Planning Manager (Ada County Development Services)'; 'Robbie Reno'; 'Stacey Yarrington (Ada County)'; 'TJ Lawrence (Interim KRFD Chief)'
Subject: Merlin Cottages 20-01-PUD, 20-08-S, 20-06-ZC, 20-05-SUP City of Kuna Request for Comment Part 1
Attachments: Merlin Cottages 20-01-PUD, 20-08-S, 20-06-ZC, 20-05-SUP Agency Transmittal Packet Part 1.pdf

All,

The following packet will be coming in two parts due to file size.

June 28, 2021

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

FILE NUMBER:	**UPDATED** *20-01-PUD* (Planned Unit Development), *20-08-S* (Preliminary Plat), 20-06-ZC (Rezone), and 20-05-SUP (Special Use Permit).
PROJECT DESCRIPTION	A Team Boise requests Planned Unit Development approval for an approximately 5.83-acre parcel, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts. Applicant requests Pre-Plat approval in order to subdivide the approximate 5.83-acres into 72 total lots (60 single family, 6 common, and 6 commercial). The subject site is located at 115 N Sailer Avenue, Kuna, ID 83634, within Section 24, Township 2 North, Range 1 West; (APN: R5672430040).
SITE LOCATION	115 N Sailer Avenue, Kuna, Idaho 83634.
REPRESENTATIVE	A Team Boise – Steve Arnold 1785 Whisper Cove Avenue Boise, ID 83709 208.871.7020 steve@ateamboise.com

SCHEDULED HEARING DATE	Tuesday, **September 14, 2021** 6:00 P.M.
STAFF CONTACT	Doug Hanson dhanson@kunaid.gov Phone: 208.922.5274 Fax: 208.922.5989
We have included a packet with the application items that were submitted to assist you with your consideration and responses. **No response within 15 business days will indicate you have no objection or concerns with this proposed project.** We would appreciate any information you can provide about how this action would affect the services you provide. The public hearing is at 6:00 p.m. or, as soon thereafter as it may be heard, in Kuna's chambers located at Kuna City Hall 751 W. 4th Street, Kuna, Idaho. If your agency needs additional time for review, please let our office know ASAP.	

Best,

Doug Hanson
Planner II
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771

KUNA
Planning & Zoning

Doug Hanson

From: Doug Hanson
Sent: Monday, June 28, 2021 9:16 AM
To: 'Ada County Engineer'; 'Ada County Highway District'; 'Adam Ingram'; 'Beky Rone (Kuna USPS Addressing)'; Bobby Withrow; 'Boise Project Board of Control'; 'Brent Moore (Ada County)'; 'Cable One TV'; Catherine Feistner; 'Central District Health Department '; 'Chief Fratusco'; 'COMPASS'; 'David Reinhart'; 'DEQ'; 'Eric Adolfson'; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Intermountain Gas'; 'ITD'; 'J&M Sanitation'; Jace Hellman; 'Krystal Hinkle'; 'Marc Boyer (Kuna Postmaster)'; 'Marci Horner (Meridian School District)'; 'Megan Leatherman'; 'Nampa Meridian Irrigation District '; 'New York Irrigation'; 'Paris Dickerson'; Paul Stevens; 'Planning Manager (Ada County Development Services)'; 'Robbie Reno'; 'Stacey Yarrington (Ada County)'; 'TJ Lawrence (Interim KRFD Chief)'
Subject: Merlin Cottages 20-01-PUD, 20-08-S, 20-06-ZC, 20-05-SUP Agency Transmittal Packet City of Kuna Request for Comment Part 2
Attachments: Merlin Cottages 20-01-PUD, 20-08-S, 20-06-ZC, 20-05-SUP Agency Transmittal Packet Part 2.pdf

Part 2

June 28, 2021

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

FILE NUMBER:	**UPDATED** *20-01-PUD* (Planned Unit Development), *20-08-S* (Preliminary Plat), 20-06-ZC (Rezone), and 20-05-SUP (Special Use Permit).
PROJECT DESCRIPTION	A Team Boise requests Planned Unit Development approval for an approximately 5.83-acre parcel, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts. Applicant requests Pre-Plat approval in order to subdivide the approximate 5.83-acres into 72 total lots (60 single family, 6 common, and 6 commercial). The subject site is located at 115 N Sailer Avenue, Kuna, ID 83634, within Section 24, Township 2 North, Range 1 West; (APN: R5672430040).
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REPRESENTATIVE	A Team Boise – Steve Arnold 1785 Whisper Cove Avenue Boise, ID 83709 208.871.7020 steve@ateamboise.com

SCHEDULED HEARING DATE	Tuesday, **September 14, 2021** 6:00 P.M.
STAFF CONTACT	Doug Hanson dhanson@kunaid.gov Phone: 208.922.5274 Fax: 208.922.5989
We have included a packet with the application items that were submitted to assist you with your consideration and responses. **No response within 15 business days will indicate you have no objection or concerns with this proposed project.** We would appreciate any information you can provide about how this action would affect the services you provide. The public hearing is at 6:00 p.m. or, as soon thereafter as it may be heard, in Kuna's chambers located at Kuna City Hall 751 W. 4th Street, Kuna, Idaho. If your agency needs additional time for review, please let our office know ASAP.	

Best,

Doug Hanson
Planner II
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771

KUNA
Planning & Zoning

GALE MASLONKA
CHAIRMAN OF THE BOARD

RICHARD DURRANT
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

RECEIVED
JUN 30 2021
CITY OF KUNA

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

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

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

28 June 2021

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

RE: Steve Arnold (Merlin Pointe Sub) **20-08-S, 20-06-ZC**
115 N Sailer Ave. Kuna 83634
Boise-Kuna Irrigation District BK-1401
Teed Lateral 65+10
Sec. 24, T2N, R1W, BM.

Doug Hanson, Planner:

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

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

.

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

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr
cc: Clint McCormick — Watermaster, Div.; 2 BPBC
Alicia Flavel — Secretary – Treasurer, BKID
File

Kuna School District

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

June 29, 2021

Dear Honorable Members of the Planning and Zoning Commission,

Kuna School District has experienced approximately 2% growth over the last few years. Based on the 2016 Kuna School District Growth Report and Demographic Forecast, we predict that these homes, when completed, will house 39 school aged children based on our calculation of .65 students per household which is the Ada County standard calculation. Approval of the Merlin Cottage PUD will affect enrollments at the following schools:

	Enrollment	Capacity
Hubbard Elementary School	200	500
Fremont Middle School	550	430
Kuna High School	1800	1500 (KHS) 500 (SFHS)

While it appears that our schools can accommodate children who may live in this new neighborhood we do have a concern for the overall growth pattern that will quickly require another bond election.

This neighborhood is one of many that will impact the schools above. When all the approved developments in this region come to fruition, we will be well beyond our capacity in our current buildings. Without the ability to assess impact fees because of State law, Kuna School District will have to seek the support of voters for future bonds to support building projects.

The safety of our students is our first and foremost priority. With this in mind, we ask that you encourage the developer to also provide walkways that are lit beyond the minimum standards, bike paths and pedestrian access for our students. School capacity and transportation is addressed in Idaho Code 67-6508.

We remain open to dialogue with any patron, the City of Kuna or any developer.

Regards,

David Reinhart

Assistant Superintendent for School Services

711 E. Porter Rd., Kuna, Idaho 83634
Phone: (208) 922-1000 FAX: (208) 922-5646

Kuna School District

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

711 E. Porter Rd., Kuna, Idaho 83634
Phone: (208) 922-1000 FAX: (208) 922-5646

ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

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

July 1, 2021

Doug Hanson, Planner I
City of Kuna
751 W. 4th Street
Kuna, ID 83634

RE: 20-01-PUD/ 115 N. Sailer Avenue Kuna

Dear Doug:

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

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

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ gnf

Cc:
Office/ file
T. Ritthaler, Board of Control

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

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

July 9, 2021

By e-mail: dhanson@kunaid.gov

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

Subject: Merlin Cottages, 20-01-PUD/20-08-S/20-06-ZC/20-05-SUP

Dear Mr. Hanson:

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: https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/.

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

1. **AIR QUALITY**

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

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

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

- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

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

- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.

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

- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.

- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 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: https://www.deq.idaho.gov/water-quality/drinking-water/. 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 Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollution Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- 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: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
- 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 (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** 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 (IDAPA 58.01.06), Rules and

Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

  For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 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 (208) 373-0550, or visit the DEQ website https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/ for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

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

Sincerely,

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2021AEK131

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 20-01-PLD

Merlin Cottages

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.

☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____

☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.

☒ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☒ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water
☐ individual sewage ☐ individual water

☒ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☒ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☒ central water

☐ 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.

☐ 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 12. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☒ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.

☐ 14. _____

_____

_____ Reviewed By: Rob Bard

Date: 7/9/2024

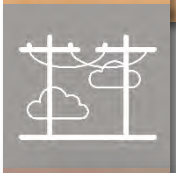
Communities in Motion 2040 2.0 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040 2.0* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 2.0 goals.

Development Name: Merlin **Agency: Kuna**

CIM Vision Category: Future Neighborhoods

New households: 60 **New jobs: ±50** **Exceeds CIM forecast: No**

CIM Corridor: **Kuna Road** Pedestrian level of stress: **PG** Bicycle level of stress: **R**	Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with **G or PG** ratings better support bicyclists and pedestrians of all ages and comfort levels.
Housing within 1 mile: **1,580** Jobs within 1 mile: **1,730** Jobs/Housing Ratio: **1.1**	A good jobs/housing balance – a ratio between **1 and 1.5** – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.
 Nearest police station: **1.4 miles** Nearest fire station: **1.3 miles**	Developments within **1.5 miles** of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.
Farmland consumed: **Yes** Farmland within 1 mile: **620 acres**	Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.
Nearest bus stop: **>4 miles** Nearest public school: **1.1 miles** Nearest public park: **0.8 miles** Nearest grocery store: **1.3 miles**	Residents who live or work less than **½ mile** from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.

Recommendations

The location is an infill site in an employment-centric area, with over one thousand jobs within a mile of the site. The location is approximately one mile from a public school and public park and the site has been designed internal pathways. The proposal is a mix of residential and employment. This location and mix of uses and may reduce trip length. State Highway 69 is a five-lane, high-speed highway at this location. A safe pedestrian crossings of Avalon Street will make non-motorized trips to nearby grocery and other retail services and may encourage bicycle and pedestrian use.

The site is not currently served by public transportation. ValleyConnect 2.0 proposes bus service from downtown Kuna to northwest Boise via downtown Meridian. The closest bus stop would be on Kay Street, less than ½ mile in distance, when that route is operational.

More information about COMPASS and *Communities in Motion 2040 2.0*:
Web: www.compassidaho.org
Email info@compassidaho.org
More information about the development review process:
http://www.compassidaho.org/dashboard/devreview.htm

COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

Project/File: **Merlin Cottages/ KPP21-0012/ 20-01-PUD/ 20-08-S/ 20-06-ZC/ 20-05-SUP**
This is a rezone, a planned unit development, special use permit, and preliminary plat application to allow for the development of a 72-lot mixed-use development on 5.83-acres.

Lead Agency: City of Kuna

Site address: 115 N Sailer Avenue

Staff Approval: August 24, 2021

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

Staff Contact: Brenna Garro
Phone: 387-6346
E-mail: bgarro@achdidaho.org

A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a rezone for a portion of the site from C-1 (Neighborhood Commercial) to R-12 (High density Residential), a planned unit development, a special use permit, and preliminary plat application consisting of 72-lots (60 single-family lots, 6 common lots, and 6 commercial lots) for a mixed-use development on 5.83-acres.

   The applicant's proposal is consistent with the City of Kuna's Future Land Use map that designates this site as Mixed Use.

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

Direction	Land Use	Zoning
North	Neighborhood Commercial	C-1
South	Medium density Residential, Area Commercial (City of Kuna) Estate Residential (Ada County)	R-6, C-2, R1
East	Neighborhood Commercial	C-1
West	Medium density Residential	R-6

3. **Site History:** ACHD previously reviewed this site as Merlin Pointe/13-01-AN/13-01-ZC/13-01-S/13-01-DA in August 2013. The requirements of this staff report are not consistent with those of the prior action as this site was previously zoned for commercial uses.

   ACHD previously reviewed this site as Merlin Cottages/ KPP20-0014/ 20-01-PUD/ 20-08-S/ 20-06-ZC/ 20-05-PUD in November 2020. The requirements of this staff report are not consistent with those of the prior action.

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

5. **New Center Lane Miles:** The proposed development includes 0.16 centerline miles of new public road.

6. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**

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

B. Traffic Findings for Consideration

1. **Trip Generation:** The residential portion of this development is estimated to generate 566 vehicle trips per day; 60 vehicle trips per hour in the PM peak hour for single-family use, based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

   Estimated Trip Generation for Commercial Uses:

Use (per 1,000 square feet)	Average Daily Trips	PM Peak Hour Trip Generation
Drive in Bank (drive-in lanes)	124.76	27.15
Hair Salon (1,000 sf)	N/A	1.45
Convenience Market (1,000 sf)	762.28	49.11
Medical/Dental Office Building (1,000 sf)	34.80	3.46

2. **Condition of Area Roadways**

   Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count
**State Highway 69/ Kuna Road/ Avalon Street	635-feet	Principal Arterial	708
Sailer Avenue	445-feet	Local	N/A
Seraphina Street	500-feet	Local	N/A

** ACHD does not set level of service thresholds for State Highways.

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 Kuna Road west of SH-69/Meridian Road was 12,031 on 12/31/2019.
   - There are no current traffic counts for Sailer Avenue and Seraphina Street.

4. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and

cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

There are no BMP roadways identified within the area of the development.

C. Findings for Consideration

1. State Highway SH-69/ Kuna Road/Avalon Street

SH-69/Kuna Road/Avalon Street is under the jurisdiction of the Idaho Transportation Department (ITD). The applicant, City of Kuna, and ITD should work together to determine if additional right-of-way or improvements are necessary on SH-69/Kuna Road/Avalon Street.

Staff Comments/Recommendations: The applicant is proposing to use an existing driveway onto SH-69/Kuna Road/Avalon Street located 355-feet west of Sailer Avenue to provide access to the commercial uses. This driveway was previously approved by ITD as part of the Merlin Pointe Subdivision development application.

2. Sailer Avenue

a. Existing Conditions: Sailer Avenue is improved with 2-travel lanes, vertical curb, gutter, and 5-foot wide sidewalk abutting the site. There is 60-feet of right-of-way for Sailer Avenue (30-feet from centerline).

b. Policy:

Commercial Roadway Policy: District Policy 7208.2.1 states that the developer is responsible for improving all commercial 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 7208.5 states that right-of-way widths for new commercial streets shall typically be 50 and 70-feet wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 36-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and on-street parking.
- A 40-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane.
- A 46-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane and bike lanes.

Sidewalk Policy: District Policy 7208.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all commercial streets. If a separated sidewalk is proposed, a parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip.

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.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

c. **Applicant's Proposal:** The applicant is not proposing any frontage improvements on Sailer Avenue abutting the site.

d. **Staff Comments/Recommendations:** Sailer Avenue is fully improved with 2-travel lanes, vertical curb, gutter, and 5-foot wide sidewalk. Therefore, no additional right-of-way dedication or street improvements are required as part of this application.

Consistent with District Minor Improvements policy, the applicant should be required to repair or replace any damaged or broken curb, gutter, and sidewalk on Sailer Avenue abutting the site.

3. Seraphina Street

a. **Existing Conditions:** Seraphina Street is improved with 2-travel lanes, curb, gutter, and 5-foot wide sidewalk abutting the site. There is 50-feet of right-of-way for Seraphina Street (25-feet from centerline).

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 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-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 wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, 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 wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

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.

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter, and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

c. **Applicant's Proposal:** The applicant is not proposing any frontage improvements on Seraphina Street abutting the site.

d. **Staff Comments/Recommendations:** Consistent with District Minor Improvements policy, the applicant should be required to repair or replace any damaged or broken curb, gutter, and sidewalk on Seraphina Street abutting the site.

4. Cottage Street

a. **Existing Conditions:** There are no internal streets within the site.

b. **Policy:**

Commercial Roadway Policy: District Policy 7208.2.1 states that the developer is responsible for improving all commercial 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 7208.5 states that right-of-way widths for new commercial streets shall typically be 50 and 70-feet wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 36-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and on-street parking.

Continuation of Streets Policy: District Policy 7208.2.4 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 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, water and sewer.
- Promotes orderly development.

Sidewalk Policy: District Policy 7208.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all commercial streets. If a separated sidewalk is proposed, a parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip.

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.

c. **Applicant's Proposal:** The applicant is proposing to construct a new internal commercial street, Cottage Street, as a 36-foot wide street section with curb, gutter, and 5-foot wide sidewalk within 50-feet of right-of-way.

d. **Staff Comments/Recommendations:** The applicant's proposal to construct a new commercial street, Cottage Street, as a 36-foot street section with curb, gutter, and 5-foot wide sidewalk within 50-feet of right-of-way meets District policy. Cottage Street is proposed to extend 563-feet west of Sailer Avenue and to intersect an unnamed north/south roadway (measured centerline to centerline). Staff has recommended that the unnamed north/south street be constructed as private road. Public streets need to either be extend or terminated in a cul-de-sac turnaround. Because of this, staff recommends that Cottage Street be extended to intersect Seraphina Street creating a continuous public street through the site.

5. Internal Streets

a. **Existing Conditions:** There are no internal streets within 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 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-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 wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, 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 wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

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.

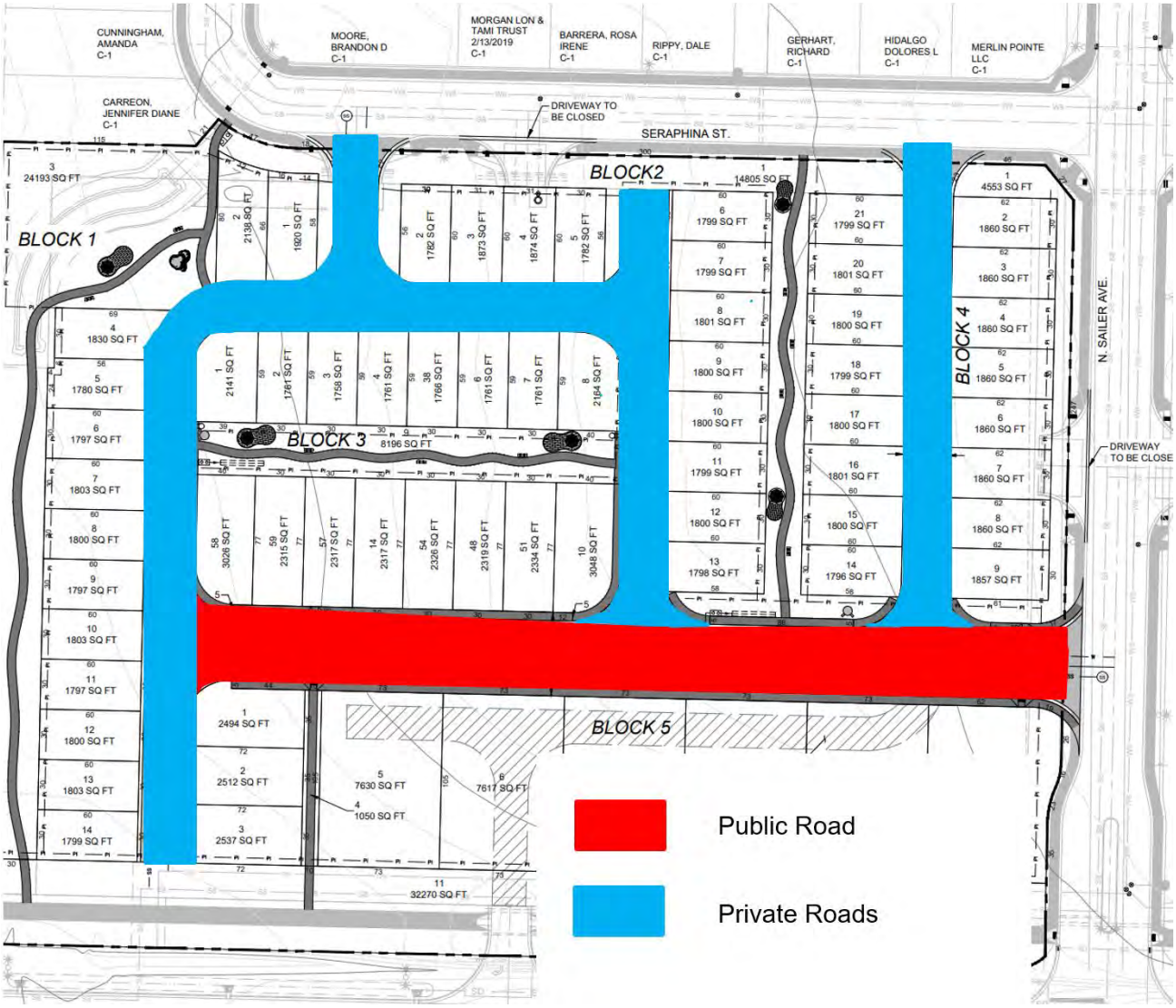
Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

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.

c. **Applicant's Proposal:** The applicant is proposing to construct new local streets/alleys as 26-foot wide local streets/alleys with ribbon curb and no sidewalks.

d. **Staff Comments/Recommendations:** The applicant's proposal to construct new local streets/alleys as 26-foot wide local streets/alleys does not meet District local street or alley policies and should not be approved as proposed. The applicant should be required to construct the proposed 26-foot wide street sections as private roads (see Finding 8 and Figure 1).

If the City of Kuna requires the construction of public streets within the site, then a revised preliminary plat should be submitted to ACHD and the City of Kuna for review.



6. Roadway Offsets

a. Existing Conditions: There are no roadways within the site.

b. Policy:

Local Offset Policy: 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).

c. Applicant's Proposal: The applicant is proposing to construct a new internal street, Cottage Street, to intersect Sailer Avenue located approximately 240-feet north of Kuna Road.

The applicant is proposing to construct 2 new internal streets, one to intersect Seraphina Street located approximately 80-feet east of Bay Haven Avenue and another to intersect Seraphina Street located approximately 114-feet west of Sailer Avenue.

d. Staff Comments/Recommendations: The applicant's proposal to construct a new internal street, Cottage Street, to intersect Sailer Avenue 240-feet north of Kuna Road meets District policy and should be approved, as proposed.

The applicant's proposal to construct 2 new internal streets to intersect Seraphina Street should not be approved, as proposed. Staff has recommended that these streets be constructed as private roads (see Finding 8).

7. Driveways

7.1 Sailer Avenue

a. Existing Conditions: There is an existing driveway from the site onto Sailer Avenue located approximately 360-feet north of Kuna Road.

b. Policy:

Driveway Location Policy: District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial 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's Proposal: The applicant is proposing to close the existing driveway on Sailer Avenue located approximately 360-feet north of Kuna Road.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved, as proposed. The driveway should be closed with the construction of curb, gutter, and 5-foot wide attached sidewalk to match the improvements on either side.

7.2 Seraphina Street

a. Existing Conditions: There are two existing driveways from the site onto Seraphina Street located approximately 360-feet and 463-feet west of Sailer Avenue.

b. Policy:

Driveway Location Policy: District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial 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's Proposal: The applicant is proposing to close the existing driveway on Seraphina Street located approximately 360-feet west of Sailer Avenue.

The applicant is proposing to keep the existing driveway on Seraphina Street located approximately 463-feet west of Sailer Avenue as access to the proposed internal local roads.

d. Staff Comments/Recommendations: The applicant should be required to close the existing driveway from the site onto Seraphina Street, located 360-feet west of Sailer Avenue, with curb, gutter, and 5-foot wide sidewalk.

The applicant's proposal to keep the existing driveway on Seraphina Street located approximately 463-feet west of Sailer Avenue as access to the proposed internal local roads meets the District's driveway policies. However staff recommends that the applicant construct the proposed internal roads as private roads (see Finding 8).

8. Private Roads

a. Private Road Policy: District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:

- Designed to discourage through traffic between two public streets,
- Graded to drain away from the public street intersection, and
- If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

b. Staff Comments/Recommendations: The streets shown in Figure 1 on page 7 proposed as 26-foot wide local streets do not meet any ACHD standards. Because of this they should all be constructed as private roads.

If the City of Kuna approves the private road, the applicant shall be required to pave the private roadway a its full width and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Kuna, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

ACHD does not make any assurances that the private road, which is a part of this application, will be accepted as a public road if such a request is made in the future. Substantial redesign and reconstruction costs may be necessary in order to qualify this road for public ownership and maintenance.

The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements.
- Construct a stub street to the surrounding parcels.

9. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

10. 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. Repair or replace any damaged or broken curb, gutter, and sidewalk on Sailer Avenue and Seraphina Street abutting the site.

2. Construct a new internal commercial street, Cottage Street, as a 36-foot wide street section with curb, gutter, and 5-foot wide sidewalk within 50-feet of right-of-way.

3. Construct Cottage Street to extended to intersect Seraphina Street creating a continuous public street through the site.

4. Construct Cottage Street to intersect Sailer Avenue 240-feet north of Kuna Road, as proposed.

5. Close the existing driveway from the site onto Sailer Avenue, located 360-feet north of Kuna Road, with curb, gutter, and 5-foot wide sidewalk.

6. Close the existing driveway from the site onto Seraphina Street, located 360-feet west of Sailer Avenue, with curb, gutter, and 5-foot wide sidewalk.

7. As shown in Figure 1, construct the 26-foot wide streets as private roads.

8. Pave the first 30-feet of the private roads into the site beyond the edge of pavement of Seraphina Street and Cottage Street.

9. Install street name and stop signs for the private road/drive aisles. The signs may be ordered though the District. Verification of the correct, approved name of the road is required.

10. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.

11. Payment of impact fees is due prior to issuance of a building permit.

12. 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

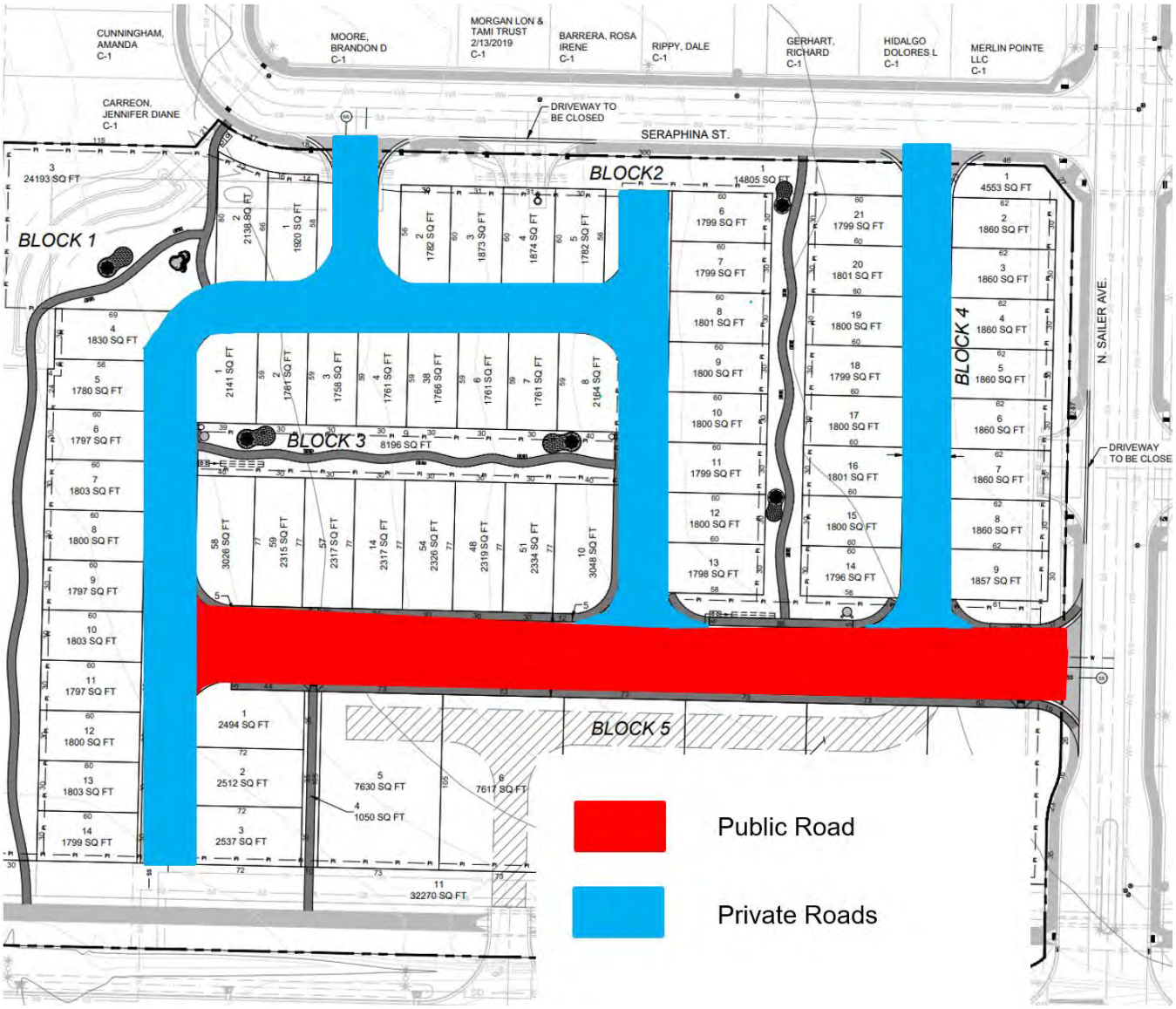
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

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

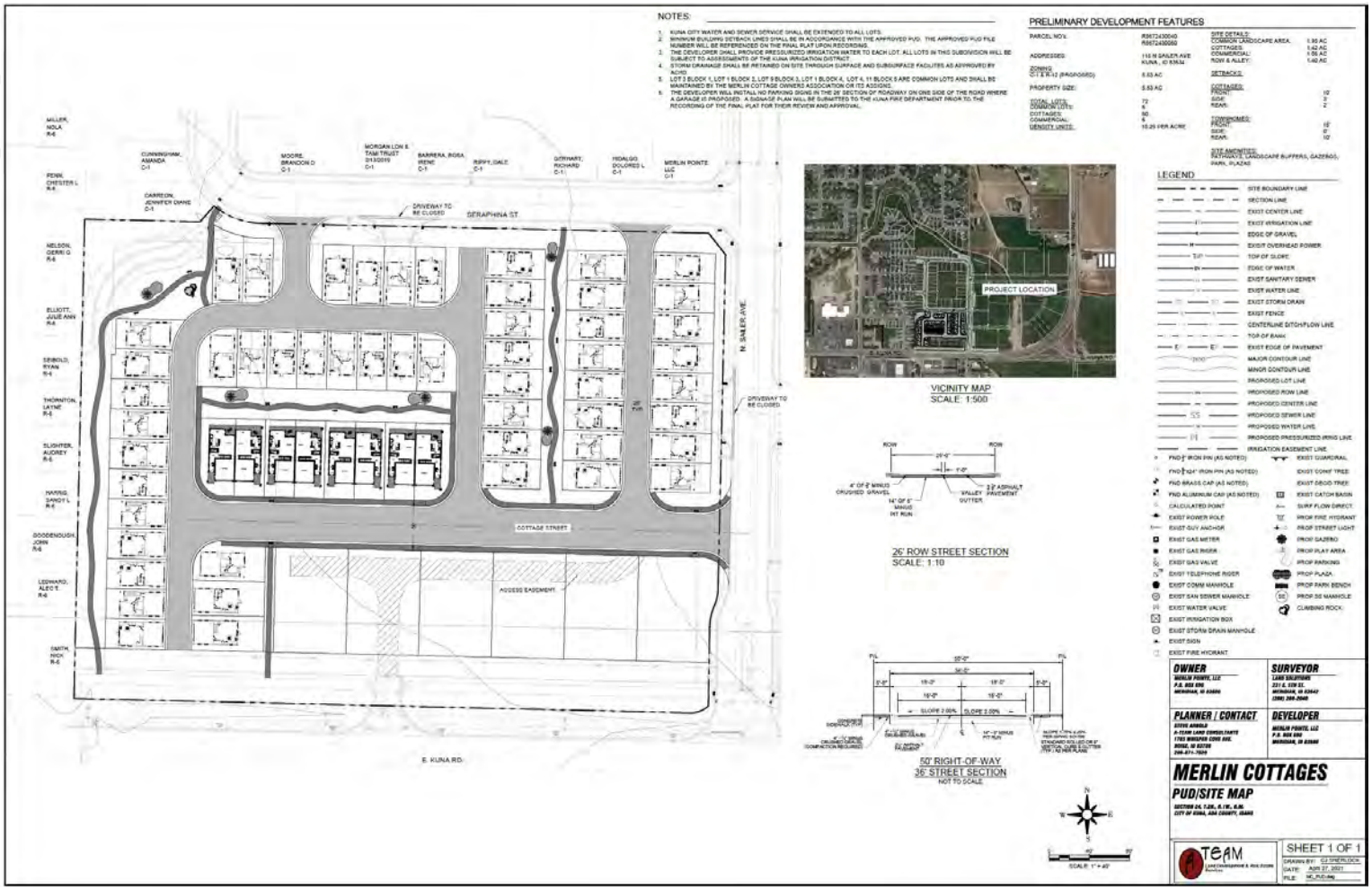
1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Appeal Guidelines

FIGURE 1


CUNNINGHAM, AMANDA C-1
MOORE, BRANDON D C-1
MORGAN LON & TAMI TRUST 2/13/2019 C-1
BARRERA, ROSA IRENE C-1
RIPPY, DALE C-1
GERHART, RICHARD C-1
HIDALGO DOLORES L C-1
MERLIN POINTE LLC C-1
CARREON, JENNIFER DIANE C-1
DRIVEWAY TO BE CLOSED
SERAPHINA ST.
BLOCK 1
BLOCK2
BLOCK 3
BLOCK 4
BLOCK 5
N. SAILER AVE.
DRIVEWAY TO BE CLOSE
Public Road
Private Roads

VICINITY MAP

SITE PLAN


NOTES:
PRELIMINARY DEVELOPMENT FEATURES
SERAPHINA ST
COTTAGE STREET
ACCESS EASEMENT
N. SAILER AVE
E. KUNA RD.
PROJECT LOCATION
VICINITY MAP
SCALE: 1:500
26' ROW STREET SECTION
SCALE: 1:10
50' RIGHT-OF-WAY
36' STREET SECTION
NOT TO SCALE
LEGEND
OWNER
SURVEYOR
PLANNER / CONTACT
DEVELOPER
MERLIN COTTAGES
PUD/SITE MAP
SHEET 1 OF 1

Ada County Utility Coordinating Council

Developer/Local Improvement District
Right of Way Improvements Guideline Request

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

1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.

2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.

3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.

4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

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

Development Process Checklist

Items Completed to Date:

☒Submit a development application to a City or to Ada County

☒The City or the County will transmit the development application to ACHD

☒The ACHD **Planning Review Section** will receive the development application to review

☒The **Planning Review Section** will do one of the following:

☐Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.

☒Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

☒Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

☐For **ALL** development applications, including those receiving a **"No Review"** letter:

- The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
- The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.

☐Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:
Construction (Non-Subdivisions)

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

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

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

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

Construction (Subdivisions)

☐ **Sediment & Erosion Submittal**

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

☐ **Idaho Power Company**

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

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

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.

    a. Filing Fee: The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.

    b. Initiation: An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.

    c. Time to Reply: The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.

    d. Notice of Hearing: Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.

    e. Action by Commission: Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

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

Catherine Feistner, E.I.T.
Assistant Kuna City Engineer

Brady Barroso
Engineering Technician I

PRELIMINARY PLAT MEMORANDUM

To: **Jace Hellman** **- Planning and Zoning Director**

From: **Brady Barroso** **- Engineering Technician I**

Catherine Feistner **- Assistant City Engineer**

Date: **3 August 2021**

RE: **Public Works Comments**

Merlin Pointe Cottages – 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-06-ZC (Rezone), 20-05-SUP (Special Use Permit)

The Merlin Pointe Cottages and associated commercial, located on the northwest corner of E Avalon St and N Sailer Ave, dated 28 June 2021 has been reviewed. This review is based on land use as allowed or permitted in "R-12 and C-1" zones. This application encompasses 5.83 acres. This application contains a total of 60 single-family residential lots, 6 common lots, and 6 commercial lots. These comments apply to the application as they affect public works infrastructure. The applicant provided a preliminary plat and supporting documents as part of the application. Review of civil design drawings is accomplished separately, when received.

Comments may be expanded or refined in connection with the future land-use actions.

1) Inspection Fees

a) An inspection fee will apply to inspect the final construction of water, sewer, and irrigation facilities associated with this development.

b) The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.

c) The developer's engineer and the City's inspector are permitted to coordinate inspections. The current inspection fee is $1.00 per lineal foot of sewer, water, and pressure irrigation pipe. *Payment is due and payable prior to the pre-construction meeting.*

d) The Kuna Rural Fire District's current hydrant flow testing and plat base fee are $300.00 and $75.00 respectively for a total of $375.00. *Payment is due and payable prior to the pre-construction meeting.*

2) General

a) The Merlin Pointe Cottage Subdivision consists of 5.83 acres with City of Kuna C-1 zoning designation.

b) The Merlin Pointe Cottage Subdivision requests the development site be rezoned from C-1 to R-12 and C-1.
c) Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 191. This makes the realized density approximately 33 people per acre.
d) The preliminary plat shows three (3) total accesses to the subdivision, one (1) off of N Sailer Ave, and two (2) off of Seraphina St.
e) Areas for outside activities are incorporated into the project. Connection to the City of Kuna pathways presents a long-term goal that should be considered.
f) A plan approval letter will be required if this project affects any local irrigation districts.
g) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
h) All positional information shall be from the most recent state plane coordinate system.
i) Provide engineering certification on all final engineering drawings.
j) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrance of the subdivision, at intersections, and at every 250' interval. Streetlights should coincide with Fire Hydrants whenever possible.
k) Kuna Rural Fire District (KRFD) requires fire hydrants at 500' intervals.

3) Right-of-Way

a) Public Works recommends replacing the proposed easement layout on lots 5-10, block 5 with a blanket cross-access easement.
b) Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
c) Approaches onto classified streets must comply with ACHD approach policies.
d) All street construction must meet or exceed City of Kuna and ACHD development standards.
e) All City mainlines crossing proposed lots or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
f) The KRFD Deputy Fire Marshal must approve fire access to the subdivision and any traffic calming measures.
g) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4) Sanitary Sewer Connection

a) With the proposed changes and future phases, the applicant will need to upsize approximately a quarter mile of sewer pipe leading to the lift station.
b) The developer may be requested to participate with lift station and/or force main improvements.
c) The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected sewer load. City Code 6-4-2-O requires Planned Unit Developments (PUD) and master planned communities to have a master utility plan that addresses sanitary sewer issues. City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.

d) There is 8-in. gravity sewer pipe surrounding the site on E. Seraphina St, N Sailer Ave, and north of E. Avalon St. The sewage flows to Orchard Lift Station, which currently has available capacity. The conveyance pipe leading to the lift station needs to be upgraded.
e) All sewer infrastructure must meet or exceed City of Kuna requirements.
f) Sewer flow models will be required to verify pipe sizes.
g) Sewer connection fees apply to each lot containing a home or other facility.
h) All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.
i) This application shall conform to the sewer masterplan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

5) Potable Water Connection

a) The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected water demand. City Code 6-4-2-X requires PUDs and master planned communities to have a master utility plan that addresses potable water issues. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels.
b) There is water pipe surrounding the site on E. Seraphina St (8-in.), N. Sailer Ave (8-in.), and north of E. Avalon St (12-in.).
c) All water infrastructure must meet or exceed City of Kuna requirements.
d) Water flow models will be required to verify adequate water supply and fire suppression.
e) Water connection fees apply to each lot containing a home or other facility.
f) All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
g) This application shall conform to the water master plan as applicable.
h) Fire hydrants are required in a layout acceptable to the KRFD.

6) Pressurized Irrigation

a) The applicant's property is not connected to the City's pressurized irrigation system. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-I.
b) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
c) This project requires connection to the City's Pressurized Irrigation system.
d) There is 10-in. PI mainline south of the site, north of E. Avalon St.
e) Annexation into the municipal irrigation district and pooling of water rights is a requirement of the final plat approval.
f) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
g) Pressurized irrigation flow model will be required to verify adequate pressurized irrigation supply.
h) All residential, common lots, and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection fee.
i) This application shall be conditioned to conform to the Pressure Irrigation Master Plan where applicable.

7) Grading and Storm Drainage

a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.

b) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.

c) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provided detailed drawings of drainage & treatment facilities with supporting calculation for review and approval.

d) Sidewalks, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.

e) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.

8) As-Built Drawings

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

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

Catherine Feistner, E.I.T.
Asst. Kuna City Engineer
cfeistner@kunaid.gov
208-639-5347

ADDENDUM FOR MERLIN POINTE COTTAGES SUBDIVISION

TO:	Jace Hellman	- Planning and Zoning Director
FROM:	Catherine Feistner, E.I.T.	- Assistant Kuna City Engineer
RE:	Public Works Comments for Merlin Pointe Cottages Subdivision (20-01-PUD, 20-08-S, 20-06-ZC, 20-05-SUP)	
DATE:	28 September 2021	

This addendum is in regards to the public infrastructure needed to service the Merlin Pointe Cottages Subdivision. The applicant proposes rezoning 5.83 acres from C-1 to both R-12 and C-1. The proposed Merlin Pointe Cottages Subdivision is located on a single lot of the previously approved Merlin Pointe Subdivision No. 1 plat. The original plat is dated 22 February, 2018.

The original concept plan specified a number of lots with an intended use. The public infrastructure was designed from this original concept plan. By rezoning this parcel to R-12, the demand on public infrastructure increases. This infrastructure has been constructed and is already in use. If the City approves this rezone, other lots and phases must decrease demand to accommodate the Merlin Pointe Cottages Subdivision.

Public Works staff largest concern is the 8-in. diameter sewer conveyance pipe; all phases of the Merlin Pointe Subdivision will contribute sewer to the 8-in. pipe. To make Merlin Pointe Cottages and the remaining phases of Merlin Pointe successful, the applicant will need to increase the pipe size for an estimated length of 1300 ft to accommodate their proposed use. The pipe size will be determined with flow modeling and further discussions with the developer of the remaining phases of Merlin Pointe Subdivision. Cost sharing may be an appropriate mechanism to pay for the pipe size increase.

Doug Hanson

From: Brenna Garro <BGarro@achdidaho.org>
Sent: Wednesday, October 6, 2021 10:22 AM
To: steve@ateamboise.com
Cc: Doug Hanson; Jessica Reid
Subject: RE: KPP21-0012 Merlin Cottages 20-01-PUD 20-08-S 20-06-ZC 20-05-SUP

Hi Steve,

At this time, I have no additional comments.

Thanks,

Brenna Garro
Planner, Development Services
Ada County Highway District
Phone: (208) 387-6346
bgarro@achdidaho.org

From: steve@ateamboise.com <steve@ateamboise.com>
Sent: Tuesday, October 5, 2021 2:54 PM
To: Brenna Garro <BGarro@achdidaho.org>
Cc: 'Doug Hanson' <dhanson@kunaid.gov>; 'Jessica Reid' <jreid@kunaid.gov>
Subject: RE: KPP21-0012 Merlin Cottages 20-01-PUD 20-08-S 20-06-ZC 20-05-SUP

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Brenna,

We put together an exhibit that shows the offset (see attached), please let me know your thoughts. It can be moved to 125' if needed but as I read the policy highlighted in yellow below it would allow the offset of 100'? If we need to move just let us know.

Thank You,

Steve Arnold, Project Manager
208-871-7020
Steve@ateamboise.com

From: Brenna Garro <BGarro@achdidaho.org>
Sent: Friday, September 24, 2021 9:41 AM
To: steve@ateamboise.com
Cc: 'Doug Hanson' <dhanson@kunaid.gov>; 'Jessica Reid' <jreid@kunaid.gov>
Subject: RE: KPP21-0012 Merlin Cottages 20-01-PUD 20-08-S 20-06-ZC 20-05-SUP

Hi Steve,

The access onto Sailer Avenue need to offset by 125-feet from each other and Seraphina Street.

The alley does not meet policy. Please see our alley policies below my signature.

Thanks!

Brenna Garro
Planner, Development Services
Ada County Highway District
Phone: (208) 387-6346
bgarro@achdidaho.org

New Alley Policy: District Policy 7210.3.1 requires the minimum right-of-way width for all new residential alleys shall be a minimum of 16-feet or a maximum of 20-feet. If the residential alley is 16-feet in width building setbacks required by the land use agency having jurisdiction shall provide sufficient space for the safe backing of vehicles into the alley (see Section 7210.3.3). The minimum right-of-way width for all new commercial or mixed-use alleys shall be 20-feet. All alleys shall be improved by paving the full width and length of the right-of-way.

Dedication of clear title to the right-of-way and the improvement of the alley, and acceptance of the improvement by the District as meeting its construction standards, are required for all alleys contained in a proposed development.

Existing Alley Policy: District Policy 7210.2 states that if a proposed development abuts an existing alley, the dedication of additional right-of-way to obtain a minimum width from the centerline of the alley of 8-feet for residential uses and 10-feet for non-residential or commercial uses may be required. Each development will be reviewed by the District on a case-by-case basis. If the proposed development takes access from an alley, the developer will be required to pave the entire width of the right-of-way from the nearest public street to and abutting the development.

Alley Length Policy: District Policy 7210.3.2 states that alleys shall be no longer than 700-feet in length. If the lead land use agency having jurisdiction requires a shorter block length, the alley shall be no longer than the agency's required block length.

Alley Parking & Setbacks Policy: District Policy 7210.3.3 states that parking within the alley right-of-way is prohibited. "No Parking" signs are required to be installed by the developer. The signs should be located at the alley/street intersections. Parking which is entered from the alley shall be designed so the minimum clear distance from the back of the parking stall to the opposite side of the alley is 20-feet for all perpendicular parking.

Setbacks for structures taking access from the alley should be closely coordinated with the lead land use agency. The setbacks shall either discourage parking within the alley (where it may partially block or occur within the right-of-way) or allow adequate area for one perpendicular parking pad. In order to discourage parking, building setbacks shall be minimal from the alley right-of-way line, while still achieving the required 20-feet of back-up space from a garage or other parking structure to the opposite side of the alley (i.e. 4-foot setback + 16-foot alley= 20-feet for back-up space).

Alleys as Stub Street Policy: District Policy 7210.3.5 states that alleys may be constructed as stubs to adjacent properties if the same land use pattern is desired by the lead land use agency and the continuation of the alley is associated with a parallel stub street with an appropriate turnaround. The District will only consider an alley as a stub street if there is full support from the lead land use agency (indicated either by staff or Commission/Council support). Some lead land use agencies may require a temporary turnaround at the end of the stubbed alley. Typically support will be granted from the lead land use agency if the property being stubbed to is either zoned similarly or has the same comprehensive plan designation as the property being developed (i.e. densities and land use layout are anticipated to be similar). Prior to the District approving an alley as a stub, the applicant shall seek comment and/or a conceptual plan from the adjacent property owner.

If an alley is to be stubbed to an adjacent property for future development the area should have an established circulation plan that supports the temporary dead-end. An alley may be stubbed to an adjacent property; there may be interim restrictions on building lots, turnarounds, sanitary service provision, emergency access provision, and other related items.

Alley Intersections and Offsets Policy: District policy 7210.3.7 states that alleys should intersect public streets at each end. In specific circumstances as outlined in the policies below, the District may consider allowing an alley to intersect a public street at only one end. A 90-degree angle of intersection shall be designed where practical. In no case shall the intersecting angle be less than 75-degrees, as measured from centerline of intersecting street. An access to an alley shall be located a minimum of 50-feet from the nearest street (measured centerline to centerline).

Alley/Alley Intersection Policy: District policy 7210.3.7.1 states that alley to alley intersection may only be considered or allowed under the specific circumstances identified below:

- The lead land use agency supports the land use proposing an alley to alley intersection.
- The intersecting alleys provide access to residential uses. On a case by case basis the District will consider allowing the alley to alley intersections for mixed use areas within a development.
- For alley/alley intersections, base the sight triangle on the 10x20 and use ACHD Policy 7200 Figure 3, but decrease the driver's eye location to 10' from the edge of travel way.
- For the horizontal curves in an alley base the clear sight triangle on AASHTO equation 3-38. HSO=R(1-cos(28.65*S/R)). The value for S shall be based on a single vehicle approaching a nonmoving object at 15 mph.
- Appropriate radii and site distances are accommodated at the alley/alley intersection. The minimum inside radius at the alley/alley intersection shall be 28-feet and the minimum outside radius shall be 48-feet. The radii at the intersection shall accommodate the planned design vehicle, most typically a sanitary services vehicle.
- The sight triangles shall either be identified as common spaces with landscaping restrictions or permanent easements identified on the plat.
- A coordination meeting is held with the applicable agency staff (fire department, police department, sanitary service provider, land use agency, and ACHD) to discuss and resolve potential issues.

- The crossing alley has a maximum block length of 500-feet (measured near edge to near edge of the intersecting streets). The crossing alley shall intersect a public street at each end and shall not terminate at another alley. The crossing alley is the alley that has intersections with two public streets and an intersection with the perpendicular alley.

Alley/Local Street Intersections Policy: District Policy 7210.3.7.2 states that alleys may intersect all types of local streets including minor local streets. Alleys shall generally be designed with a curb cut type approach when intersecting a local street. Alleys shall generally intersect streets in the middle of the block equally offsetting the intersecting streets. Alleys shall either align with alley/street intersections or provide a minimum 100-foot offset (measured centerline to centerline) from other local street intersections. For alley intersections with local streets, the District may consider a reduced offset if the lead land use agency's required lot size allows for shorter buildable lots.

From: steve@ateamboise.com <steve@ateamboise.com>
Sent: Thursday, September 23, 2021 4:48 PM
To: Brenna Garro <BGarro@achdidaho.org>
Cc: 'Doug Hanson' <dhanson@kunaid.gov>; 'Jessica Reid' <jreid@kunaid.gov>
Subject: RE: KPP21-0012 Merlin Cottages 20-01-PUD 20-08-S 20-06-ZC 20-05-SUP

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Brenna,

What are your thoughts on the attached concept?

Thank You,

Steve Arnold, Project Manager
208-871-7020
Steve@ateamboise.com

From: Brenna Garro <BGarro@achdidaho.org>
Sent: Tuesday, August 24, 2021 4:00 PM
To: steve@ateamboise.com
Cc: Doug Hanson <dhanson@kunaid.gov>; Jessica Reid <jreid@kunaid.gov>
Subject: RE: KPP21-0012 Merlin Cottages 20-01-PUD 20-08-S 20-06-ZC 20-05-SUP

Good afternoon,

Attached is the ACHD staff report for the Merlin Cottages site located at 115 N Sailer Avenue. Please respond to this email with any questions or concerns you may have.

Cheers,

Brenna Garro
Planner, Development Services
Ada County Highway District
Phone: (208) 387-6346
bgarro@achdidaho.org

From: Brenna Garro
Sent: Friday, August 20, 2021 1:25 PM
To: steve@ateamboise.com
Cc: Doug Hanson <dhanson@kunaid.gov>; Jessica Reid <jreid@kunaid.gov>
Subject: KPP21-0012 Merlin Cottages 20-01-PUD 20-08-S 20-06-ZC 20-05-SUP

Good afternoon,

Attached is the ACHD draft staff report for the Merlin Cottages site located at 115 N Sailer Avenue. Please respond to this email with any questions or concerns by Tuesday, August 24th, at 4:00pm before ACHD issues the final staff report.

Cheers,

Brenna Garro
Planner, Development Services
Ada County Highway District
Phone: (208) 387-6346
bgarro@achdidaho.org

Virus-free. www.avg.com

Doug Hanson

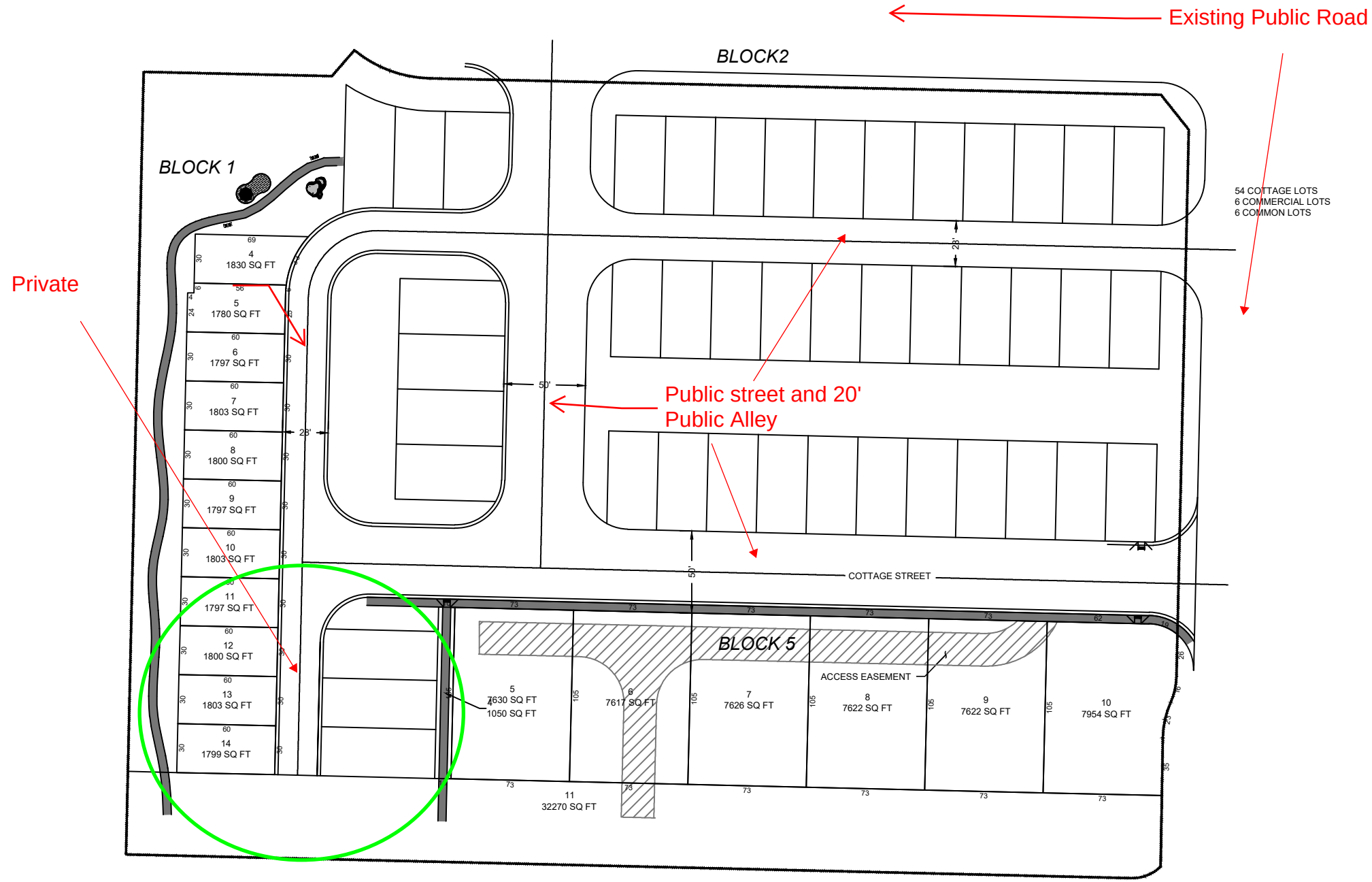
From: Scott Arellano <scott@fccnwi.com>
Sent: Tuesday, October 5, 2021 11:52 AM
To: Doug Hanson
Cc: TLawrence Kuna Fire
Subject: Re: Merlin Cottages Road Layout

Hi Doug, No, there are no concerns with that layout.

Scott Arellano, CFM
Kuna Rural Fire District
1.208.629.8636 (office)
scott@fccnwi.com

On Tue, Oct 5, 2021 at 11:41 AM Doug Hanson <dhanson@kunaid.gov> wrote:

> Scott,
>
> Does the fire district have any issues with the proposed road layout on the concept plan attached? More specifically, the termination of the private road without a turnaround, it appears this segment of road is less than 150 feet in length from the public road, so would that negate the need for a turnaround?
>
> Best,
>
> Doug Hanson
>
> Planner II
>
> City of Kuna
>
> 751 W 4th St
>
> Kuna, ID 83634
>
> dhanson@kunaid.gov
>
> 208.287.1771


Existing Public Road
BLOCK2
BLOCK 1
54 COTTAGE LOTS
6 COMMERCIAL LOTS
6 COMMON LOTS
Private
Public street and 20'
Public Alley
COTTAGE STREET
BLOCK 5
ACCESS EASEMENT
4
1830 SQ FT
5
1780 SQ FT
6
1797 SQ FT
7
1803 SQ FT
8
1800 SQ FT
9
1797 SQ FT
10
1803 SQ FT
11
1797 SQ FT
12
1800 SQ FT
13
1803 SQ FT
14
1799 SQ FT
5
7630 SQ FT
1050 SQ FT
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7626 SQ FT
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7622 SQ FT
9
7622 SQ FT
10
7954 SQ FT
11
32270 SQ FT

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 Merlin Cottages Subdivision (**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance 5-1A-8. Sign posted Friday, July 16, 2021 (**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* July *day of* 16, 2021.

Signature,

Owner/Developer/Realtor

STATE OF IDAHO)
): ss
County of Ada)

On this 16th *day of* July, 2021, *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.

Notary Public
Residing at Boise

Commission Expires February 17, 2027

STEVE ARNOLD
NOTARY PUBLIC
Commission # 40017
My Commission Expires Feb 17, 2027
STATE OF IDAHO

CITY OF KUNA
PUBLIC HEARING NOTICE
Kuna Planning and Zoning Commission
THE CITY OF KUNA will hold a public hearing on September 14, 2021 at the Kuna City Hall, at 6:00 p.m.
PURPOSE: Planned Unit Development, Rezone, Subdivision, Special Use Permit - Merlin Point Cottages, Zoning – C-1 & R-12, Subdivision of 5.83 acres, 71 single family lots, 12 common lots and 5 commercial lots.
LOCATION: NW corner of Sailer Avenue and Avalon Street
APPLICATION BY: A-Team Land Consultants
CITY CONTACT: Doug Hanson - 208.922.5274

CITY OF KUNA
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LOCATION: NW corner of Sailer Avenue and Avalon Street
APPLICATION BY: A-Team Land Consultants
CITY CONTACT: Doug Hanson - 208.922.5274

ADVERTISING PROOF

PO Box 9399
1618 N Midland Blvd, 83651,
Nampa,ID 83652
Ph. (208) 465-8129 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
08/23/21	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
137711	20-01-PUD, 20-06-ZC	08/25/21	08/25/21	1	$50.14

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount:	**$0.00**
Surcharge:	**$0.00**
Credits:	**$0.00**

LEGAL NOTICE

Case No. 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-06-ZC (Rezone) & 20-05-SUP (Special Use Permit) for Merlin Cottages

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission is scheduled to hold a public hearing on **Tuesday, September 14, 2021, at 6:00 PM**, (or as soon as can be heard); in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, in connection with Merlin Cottages. A Team Boise requests Planned Unit Development approval for an approx. 5.83-acre parcel with a C-1 (Neighborhood Commercial) & R-12 (High Density Residential) zoning districts. In addition, Applicant requests Preliminary Plat approval to subdivide the parcel into 72 total lots (60 single family, 6 common & 6 commercial). The subject site is located at 115 N Sailer Avenue, Kuna, ID, 83634, within Section 24, Township 2 North, Range 1 West; (APN: R5672430040)

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

August 25, 2021 137711

We Appreciate Your Business!

AD# 137711

Suggestions for Testifying at Public Hearings:

Be Informed…
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

Be on time…
Although the item you are interested in may not be first on the agenda, you never know when it will be heard; the governing body has authority to adjust the schedule according to its discretion, thus, anticipate attending from the beginning.

Speak to the Point…
The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

KUNA

Planning & Zoning
PO BOX 13
Kuna, ID 83634

EOPOST
8/25/2021
US POSTAGE $000.00º

FIRST-CLASS MAIL

ZIP 83634
041M11460992

JR 8-25-21
DH 8-25-21

City of Kuna

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN **the Planning & Zoning Commission** is scheduled to hold a Public Hearing on **September 14, 2021 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

Case No. 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-06-ZC (Rezone) & 20-05-SUP (Special Use Permit) for Merlin Cottages

A Team Boise requests Planned Unit Development approval for approx. 5.83-acre parcel with a C-1 (Neighborhood Commercial) & R-12 (High Density Residential) zoning districts. In addition, Applicant requests Preliminary Plat approval to subdivide the parcel into 72 total lots (60 sing family, 6 common & 6 commercial). The subject site is located at 115 N Sailer Avenue, Kuna, ID, 83634, within Section 24, Township 2 North, Range 1 West (APN: R5672430040).

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings of they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **September 8, 2021** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.

MAILED 08.25.2021

Suggestions for Testifying at Public Hearings:

Be Informed…
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

Be on time…
Although the item you are interested in may not be first on the agenda, you never know when it will be heard; the governing body has authority to adjust the schedule according to its discretion, thus, anticipate attending from the beginning.

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The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

KUNA

Planning & Zoning
PO BOX 13
Kuna, ID 83634

JR 9.21.21
DH 9.21.21

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041M11460992

City of Kuna

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN **the Planning & Zoning Commission** is scheduled to hold a Public Hearing on **October 12, 2021 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

Case No. 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-06-ZC (Rezone) & 20-05-SUP (Special Use Permit) for Merlin Cottages

A Team Boise requests Planned Unit Development approval for approx. 6.61-acres with C-1 (Neighborhood Commercial) & R-12 (High Density Residential) zoning districts. In addition, Applicant requests Preliminary Plat approval to subdivide the parcel into 72 total lots (60 sing family, 6 common & 6 commercial). The subject site is located at 115 N Sailer Avenue, Kuna, ID, 83634, within Section 24, Township 2 North, Range 1 West (APNs: R5672430020, R5672430040, R5672430060).

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings of they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **October 6, 2021** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.

MAILED 09.21.2021

ADVERTISING PROOF

c/o ISj Payment Processing Center
PO Box 1570,
Pocatello,ID 83204
Ph. (208) 465-8129 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
09/21/21	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
149041	LEGAL NOTICE Case No	09/22/21	09/22/21	1	$51.62

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$51.62**
Paid Amount:**$0.00**

Amount Due:**$51.62**

We Appreciate Your Business!

AD# 149041

LEGAL NOTICE

Case Nos. 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-06-ZC (Rezone) & 20-05-SUP (Special Use Permit) for Merlin Cottages

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission is scheduled to hold a public hearing on Tuesday, October 12, 2021, at 6:00 PM, (or as soon as can be heard); in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, in connection with Merlin Cottages. A Team Boise requests Planned Unit Development approval for approx. 6.61-acres with C-1 (Neighborhood Commercial) & R-12 (High Density Residential) zoning districts. In addition, Applicant requests Preliminary Plat approval to subdivide the parcel into 72 total lots (60 single family, 6 common & 6 commercial). The subject site is located at 115 N Sailer Avenue, Kuna, ID, 83634, within Section 24, Township 2 North, Range 1 West; (APNs: R5672430020, R5672430040, R5672430060)

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

September 22, 2021
149041

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 Merlin Cottages Subdivision (**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance 5-1A-8. Sign posted Tuesday, August 28, 2021 (**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* October 2 *day of* 21, 2020.

Signature,

Owner/Developer/Realtor

STATE OF IDAHO)
): ss
County of Ada)

On this 2nd *day of* October, 20 21, *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.

Notary Public
Residing at Boise

Commission Expires February 17, 2027

STEVE ARNOLD
NOTARY PUBLIC
Commission # 40017
My Commission Expires Feb 17, 2027
STATE OF IDAHO

CITY OF KUNA
PUBLIC HEARING NOTICE

Kuna Planning and Zoning Commission

THE CITY OF KUNA will hold a public hearing on
October 12, 2021 at the Kuna City Hall, at 6:00 p.m.

PURPOSE: Planned Unit Development, Rezone, Subdivision, Special Use Permit - Merlin Point Cottages, Zoning – C-1 & R-12, Subdivision of 6.61 acres, 60 single family lots, 6 common lots and 6 commercial lots.

LOCATION: NW corner of Sailer Avenue and Avalon Street

APPLICATION BY: A-Team Land Consultants

CITY CONTACT: Doug Hanson - 208.922.5274

CITY OF KUNA
PUBLIC HEARING NOTICE

Kuna Planning and Zoning Commission

THE CITY OF KUNA will hold a public hearing on October 12, 2021 at the Kuna City Hall, at 6:00 p.m.

PURPOSE: Planned Unit Development, Rezone, Subdivision, Special Use Permit - Merlin Point Cottages, Zoning – C-1 & R-12, Subdivision of 6.61 acres, 60 single family lots, 6 common lots and 6 commercial lots.

LOCATION: NW corner of Sailer Avenue and Avalon Street

APPLICATION BY: A-Team Land Consultants

CITY CONTACT: Doug Hanson - 208.922.5274

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LOCATION: NW corner of Sailer Avenue and Avalon Street

APPLICATION BY: A-Team Land Consultants

CITY CONTACT: Doug Hanson - 208.922.5274

received
12.2.20

Roberta Sailer
PO Box 82
Kuna Idaho 83634-0082

December 2, 2020

City of Kuna
Planning & Zoning
PO Box 13
Kuna Idaho 83634

Re: Merlin Cottages Addition

Dear Commissioners:
I am neither in favor of or opposed to the applicants request for the subject site located at 115 N Sailer Avenue, Kuna, Idaho.

My concern is the three proposed streets that dead end at the perimeter landscaping on the west side of the development. During the neighborhood meeting that was held virtually on July 14, 2020, I questioned the lack of space for a fire trucks to turn around at the western end of the three streets in question. Steve Arnold told me at that time that the fire trucks could just back out of the streets. I was under the impression that fire trucks require an area large enough to turn around and exit without backing out. What about delivery trucks? In my opinion, it is clearly a safety issue having large vehicles backing out of residential streets.

Yours truly,

Roberta Sailer

Roberta Sailer

Exhibit
C1

Doug Hanson

From: Jace Hellman
Sent: Thursday, December 03, 2020 11:59 AM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

Here is a public testimony Merlin Pointe PUD. Forward to the Commission so they will have it for Tuesday.

Thanks!

Jace Hellman
Interim Planning and Zoning Director
751 W 4th St
Kuna, ID 83634
jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, December 3, 2020 11:52 AM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	Case Nos. 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-06-ZC (Rezone), 20-05-SUP (Special Use Permit) & 20-22-DR (Design Review) Merlin Cottages
Public Hearing Date	12/8/2020
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	lonmorgan@gmail.com
Phone Number	208-890-5406

First Name	Lon
Last Name	Morgan
Address1	1088 E Seraphina St
City	Kuna
State	ID
Zip	83634
Written Testimony	1. NOTE: We did NOT receive a written/mail notification of this meeting, we learned of it from neighbors. Another neighbor also did not receive a notice. 2. At a public (Zoom) meeting with the developer a few weeks back we discussed some concerns about this development. We requested that the developer limit the homes on the South side of E. Seraphina St to Single Story only. Having two story homes alters the character of the street, increases congestion, and negatively obstructs the view. We also requested the number of entrances into the development from E. Seraphina be limited to two. The Developer seemed agreeable to our concerns and we were left with the impression that accommodation would be made to address these concerns. However, it appears the Plat, in its current form, does NOT take our concerns into consideration. For this reason we are opposed to the development in its current form. We request the City of Kuna withhold approval until such time as our concerns have been addressed. Of the concerns expressed we consider the single level for homes on E. Seraphina the most pressing. Thank you for considering these issues. Lon and Tami Morgan

By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be considered by the governing body.

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

received
12.4.20
by ANDY

December 4th, 2020
Donna Gerhart
1144 East Seraphina ST
Kuna, Idaho 83634
916-690-2952

City of Kuna,
Will you address our concerns at the Hearing Planning and Zoning Commission on Tuesday December 8, 2020 @ 6pm There will be neighborhood Representation attending the meeting from Merlin Cottages existing homes, Merlin Pointe.

1. Needed safe street Turning lanes at entrance off of Avalon, and through out entrance to the neighborhood,, 15-20 MPH Max speed limit in the neighborhood. On ALL STREETS

Parking on only 1 side of neighborhood streets. As to Avoid over flow parking congestion. Visitor Parking, NOT LONG TERM

Maintenance of Landscaping of island and at Entrance on Sailor St. and Care of roads backing up to the new construction area. Not the responsibility of the existing Homes or Common area Park in the rear of the homes. We Are not responsible for their HOA? And we are not allowing the new units to have access. Unless they Pay into our HOA.

What are the sizes of the homes sq. ft. and Exteriors, landscaping??

Sales Pricing and are they Single family PURCHASES? NO RENTALS!

Thank You,

Lon Morgan
Dallas McCulloch
Roger Tofslie
Donna Gerhart

received
9-13-21

TO: Kuna Planning and Zoning

From: Merlin Pointe HOA

RE: Case No. 20-01-PUD, 20-08-S, 20-06-ZC & 20-05-SUP

Greetings,
We are the members of the Merlin Pointe HOA that represents the residents of Phase I of the Merlin Pointe development in Kuna.

We have some 52 homes in the subdivision. Our demographics include seniors, working folks, several are single. We do have families with children. While doing the survey for this petition we found 46 residents were adamantly opposed to this development, one new resident was indifferent, 5 were not reachable, but we anticipate they would oppose it also.

The demographics of the proposed Phase II development of Merlin Pointe would be radically different: all two-story, high density housing. Very few, if any, seniors would buy into a community where they have to climb stairs. This would be a community of younger people, many with children. Which is fine, if properly handled.

Let us consider the real world traffic implications of this development. Today it is common for both man and wife to work. This means two separate cars being driven to different work destinations. They will typically leave and arrive home at similar times. With 60 single homes, and a conservative estimate of only 1 car per family going to work means 60, likely many more, cars leaving each morning.

Nearly all will be trying to turn left from Sailer onto Avalon, into fast oncoming traffic, in the same general time frame.

Kuna may someday have a traffic light at Kay St. and Avalon, near Albertson's. But given the close proximity to Kay St. it is unlikely there will ever be a traffic light at Sailor St.

Result: Perpetually long and dangerous traffic lines at Sailor trying to turn east onto Avalon.

How about commute traffic?
Let's consider a similar development by the same developer: '*The Cottages at White Cloud*' at Cloverdale and Irving in Meridian. There the neighborhood is a balanced blend of conventional and two-story homes.

When commute traffic exits the *White Cloud* development they can readily access Fairview Ave. to the north or Executive Dr and Franklin Rd to the immediate south. There are multiple exit routes commuters can take to easily and safely blend into traffic. This same developer is demonstrating it can be done given the right location. The Kuna location, however, gives NO similar options.

Result: lots of traffic accidents.

What about the children?
We might reasonably assume 40-50 children, or more, would be living in this subdivision. The developer provided a modicum of divided Common Area: pathways, some gazebos to sit at, and a climbing rock down in one corner.

But where do children actually run and play? Where do family or neighborhood gatherings take place? Where are dogs taken to exercise? Where is the sense of community?

The developer would likely point to the existing Common Area in Phase I. That area is not conveniently located. There is no off-street parking. Children would have to cross a city street that by then will be increasingly congested.

Property Values:
With Phase I of this development everyone agrees: this is an ideal living space. Compact yet with breathing room. The central common area was a major selling point for many residents. We have seen our property values increase accordingly.

The proposed Phase II is the complete opposite. This congested proposal, many/mostly rentals, CLASHES at every level with what we've tried to create in Phase I. The two side-by-side developments are total opposites and completely incompatible.

We see wholesale rental units as a major negative influence on our property values. This development is fundamentally incompatible with our current homes and lifestyles. As noted earlier, a near unanimous number of residents strongly oppose this development.

A Reconsideration:
We understand this is the first R-12 development in the Kuna area. It would also be the furthest away from the Meridian/Boise urban centers.
Is this not unnecessary and unwise leap-frogging?

Would it not be better if these types of developments were situated closer to existing urban infrastructure to handle the congestion? The developers have already shown they are capable of doing that with their *White Cloud* development in Meridian.

We have had numerous consultations among the HOA Board members and with many homeowners regarding the proposed development.

We can categorically affirm to the Kuna P&Z we have found NO ONE that supports this development in its current form.

We strongly urge the Kuna Planning and Zoning Committee to reject this development proposal. Kuna needs and deserves a less dense, more people friendly development. We should not be promoting sardine-can living.

Respectfully submitted:

Name: AJAY ABRAHAM Signature: Ajay

Name: Joanne Tofslie Signature: Joanne Tofslie

Name: JAMES KOWALSKI Signature: Jame Kowalski

Name: ROSA Barrera Signature: Rosa Barrera

Name: Tami Morgan Signature: Tami Morgan

A Reconsideration:
We understand this is the first R-12 development in the Kuna area. It would also be the furthest away from the Meridian/Boise urban centers.
Is this not unnecessary and unwise leap-frogging?

Would it not be better if these types of developments were situated closer to existing urban infrastructure to handle the congestion? The developers have already shown they are capable of doing that very thing with their *White Cloud* development in Meridian.

We have had numerous consultations among the HOA Board members and with many homeowners regarding the proposed development.

We can categorically affirm to the Kuna P&Z we have found NO ONE that supports this development in its current form.

We strongly urge the Kuna Planning and Zoning Committee to reject this development proposal. Kuna needs and deserves a less dense, more people friendly development. We are not ready for sardine-can living.

Respectfully submitted:

1116 - not home
Name_____ Signature_____

Name Richard Gerhart Signature Richard D. Gerhart

Name Donna Gerhart Signature Donna M. Gerhart

Name Dolores Hidalgo Signature Dolores Hidalgo

Name ROGER PALMER Signature Roger C Palmer

119 Name Keri Ro Signature Keri Ro

Name_____ Signature_____

Name_____ Signature_____

Name_____ Signature_____

Name: Shirley Shaw Signature: Shirley Shaw

Name: KAY SLUSHER Signature:

Name: PAT CARTER Signature: Pat Carter

Name: Thomas E Watson Signature: Thomas E Watson

Name: Brandon Moore Signature:

Name: Amanda Cunningham Signature:

Name: Steven Schmidt Signature:

Name: Kelly Johnson Signature:

Name: Max Engstrom Signature:

Name: Russ Hawa Signature:

Name: Libby Ann Schultze Signature:

Name: MARLA Kischer Signature:

Name: Lonnie Lewis Signature:

Name: Bobbi Lewis Signature:

Name: Lonna Kowalski Signature: [signature]

Name: Jean York Signature: Jean York

Name: Dennis Wilson Signature: Dennis Wilson

Name: Barbara Hyala Signature: Barbara Hyala

Name: Sheri Welsh Signature: [signature]

Name: Steve Kithcart Signature: [signature]

Name: Beverly Tueller Signature: Beverly Tueller

Name: Neldon Tueller Signature: [signature]

Name: Amy Langton Signature: [signature]

Name: Noel Panike Signature: [signature]

Name: Sarah Bowman Signature: Sarah [signature]

Name: Deanna Wilson Signature: [signature]

Name: Rachel McCulloch Signature: [signature]

Name: Dale T. Rippy Signature: Dale T. Rippy

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: Shelley Kamps Signature: Shelley Kamps

Name: Kathleen McKey Signature: Kathleen McKey

Name: Jacqueline Smithley Signature: Jacqueline Smithley

Name: Vikki Burns Signature: Vikki Burns

Name: Amelia (Mia) Bratt Signature:

Name: Roger Tofslie Signature:

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: Charlotte Busbee Signature: Charlotte Busbee

Name: Jennifer Carreon Signature: Jennifer Carreon

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: _____ Signature: _____

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Name: _____ Signature: _____

Doug Hanson

From: Jace Hellman
Sent: Monday, September 27, 2021 12:41 PM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

KUNA
Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, September 27, 2021 12:39 PM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	20-01-PUD (Merlin Pointe II)
Public Hearing Date	10/12/2021
Will you also be providing in person testimony at the Public Hearing	Yes
In Favor, Neutral or In Opposition	Opposition
Email	lonmorgan@gmail.com
Phone Number	208-890-5406
First Name	Lon
Last Name	Morgan
Address1	1088 E Seraphina St,
City	Kuna

State	ID
Zip	83634
Written Testimony	To: Members of the Kuna Planning and Zoning Commission Thank you for your service and dedication to maintaining and bettering our Kuna community. I wish to make a few observations relevant to the proposed Merlin Pointe II subdivision. We have lived in the first phase of Merlin Pointe Phase I for two years, having moved here from Boise. We love living here and have enjoyed the style of homes and sense of community. While we knew there would be development in Phase II we did not have a full appreciation of the type and scope of development. The developer provided a Zoom meeting but it was difficult to understand all that was involved and no written description, plot maps or follow-up was provided. We are extremely concerned with the proposed development for the following reasons: 1. Compatibility – The proposed development is very opposite to the existing Phase I. Ours is a mixed community of Seniors, older Singles, working families with children. By contrast the proposed architecture is radically different and intended for singles and young couples. The very 'look and feel' clashes dramatically. 2. Safety – Anyone who has lived in this area appreciates the current challenge of navigating on and off Avalon from Sailor St. At the Sailor exit traffic on Avalon is barely starting to slow down after rounding the turn from Meridian Rd. Commute traffic on Avalon is already heavy and will get worse with more developments to the West and South. Commute traffic leaving our neighborhood is funneled onto Sailor St. and forced to turn left into oncoming traffic. With ~60 new homes an already marginal traffic problem will more than double and become dramatically worse. A dramatic increase in traffic accidents would seem inevitable. 3. Construction issues– Many owners in the present Merlin Pointe development have had to deal with sub-par construction issues ranging from multiple flooding episodes from inadequate drainage, little or no top soil for lawns, sheetrock nails popping out, persistent floor squeaks, dying trees and more. The same developers, A-Group, have a very poor record in responding to these problems. We might well expect similar problems in

Phase II.

4. Property values - There is something to “Pride of Ownership”. It these units are largely rentals, and with absentee landlords, there will be little incentive to maintain the properties. The first year or two may be OK, but from then on we are looking at a future New York style Tenement Slum!

What happens to the work and investment we have put into our homes when the first thing potential buyers see when they pull into our neighborhood is a decaying rental district?

We implore the Kuna P&Z -NOT- to approve this disastrous proposal. It is bad for the neighborhood, it is bad for Kuna. The developers should rather be encouraged to mirror the already existing Phase I neighborhood in style and substance, perhaps with more emphasis on quality of construction.

Respectfully submitted,
Lon Morgan

By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be considered by the governing body.

Electronic Signature Agreement	I Agree

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Doug Hanson

From: Jace Hellman
Sent: Monday, September 27, 2021 1:07 PM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

Follow Up Flag: Follow up
Flag Status: Flagged

KUNA Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, September 27, 2021 1:02 PM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	20-01-PUD
Public Hearing Date	10/12/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	tamimorgan1@gmail.com
Phone Number	208-850-0924
First Name	Tami
Last Name	Morgan

Address1	1088 E Seraphina St
City	Kuna
State	ID
Zip	83634
Written Testimony	When we first moved into our neighborhood which is located across the street of the new development that is going in, we bought because we could see that it would be a quiet neighborhood with mostly senior citizens. Most of the homes are all on one level that compliment each other. When we bought we assumed that more homes like ours would be built across from us to make it uniform. In looking at the proposed case # 20-01-PUD, it appears that these homes are all 2 story homes that most likely will be younger people who most likely will commute to jobs. I am concerned about large flow of traffic going through our peaceful neighborhood, and onto the already congested Kuna and Avalon road. Traffic from Meridian road onto Kuna/Avalon in the afternoon and morning is already hard to get onto and off of. What is it going to be like when these 50 plus family homes are put into place? How are school buses to be navigated in such a tight community without traffic lights or crosswalks for children? Another huge concern I have, in reading the HOA that will be placed in that neighborhood, it does not suggest anything about rentals being prohibited or limited. This tells me the units will be mainly rentals, which would lower the value of our own neighborhood. The developers are the same developers that we had in our neighborhood. We are still finding and picking up the pieces of these same developer's mistakes, neglect and shortcuts and things that they should have taken care of themselves! Something that was not disclosed to us: no top soil was brought in on the leach clay making it difficult to do any type of landscaping. We personally had to bring top soil to help get our yard going. The common area and other parts of the neighborhood are having problems with plants, trees and grass. We are looking at taking out and replanting dying trees, etc. because the developers did not bother to make sure they were planted properly. No top soil was put onto any of the ground in this neighborhood, so we have issues with water not

	permeating into the ground, which attracts mosquitoes. In addition to trees, plants, and grass dying, we have had lots of flooding issues which we have had to take care of. Only very belatedly was a better French drain put that helps. In my personal opinion and experiences, they are not good on their promises and will go as cheaply as they possibly can on the homes in this new development. Please! Please! don't let them do this without more research and guidelines. It can be devastating for our neighborhood and for Kuna!

By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be considered by the governing body.

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

Doug Hanson

From: Jace Hellman
Sent: Monday, September 27, 2021 2:19 PM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

KUNA Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, September 27, 2021 2:16 PM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	20-01-PUD
Public Hearing Date	10/12/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	shelleykampd8@gmail.com
Phone Number	208 258 5820
First Name	Shelley
Last Name	Kamps
Address1	297 N Sailer Ave
City	Kuna

State	Idaho
Zip	83634
Written Testimony	I am in opposition to having rental houses that will not have enough room for cars that will have to overflow into the Merlin cottages also we have very few children living here and the proposal for a Play ground in our backyard seems it would be better to have it in the allotment where the children will be also with all the trouble we had with landscaping it is now remedied with the H O Way we are concerned that it being a rental it may not be cared for in the manner the Merlin cottages H O Way would agree with I also had problems with a leaking roof twice and it was not remedied I had to pay it myself $2000 and the small things that were needed done in the home were not taken care of by the builder I had to pay for them to be fixed myself I don't know about anyone else's interaction but I I am concerned that if they reacted without concern to remedy things for houses will they be less likely to care for rentals and a whole new section of rental homes could look very uncapped also it's very hard to turn left a lot of times out of our allotment with the people we have now I understand that rentals is what they've decided on what I'd like to see is a spot for a playground in the new rental area and ample parking for the allotment that will be new and also Remedy for traffic patterns for the future thank you so much for allowing me to voice my concerns

By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be considered by the governing body.

Electronic Signature Agreement	I Agree

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Doug Hanson

From: Jace Hellman
Sent: Monday, September 27, 2021 3:22 PM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

KUNA Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, September 27, 2021 3:20 PM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
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Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	20-01-PID
Public Hearing Date	10/12/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	rosabspagirls@yahoo.com
Phone Number	8054044684
First Name	Rosa
Last Name	Barrera
Address1	1102 E Seraphina Street
City	Kuna

State	ID
Zip	83634-5550
Written Testimony	I am concerned about added traffic and quite frankly added water usage; we are in the middle of a drought. I am very concerned that the same developer will be involved. I personally was left with an improperly graded back yard! The construction company placed the blame on the developer, the developer did not care to get involved. Two years later I have the financial burden to fix the ongoing issue of water pooling in the middle of my yard. Rosa Barrera 1102 E Seraphina St Kuna, Id 86364

By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be considered by the governing body.

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

Doug Hanson

From: Jace Hellman
Sent: Tuesday, September 28, 2021 8:20 AM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

KUNA
Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, September 27, 2021 5:48 PM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	20-01-PUD
Public Hearing Date	10/12/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	maryonlibraryon@gmail.com
Phone Number	208-863-9347
First Name	Kathleen
Last Name	McVey
Address1	217 N Sailer Ave
City	Kuna

State	ID
Zip	83634
Written Testimony	Dear Planning and Zoning Commission, I have deep misgivings about the unfortunate plan to develop the 5.8 acres of Merlin Pointe which are on Avalon with so many units. This plan is not at all reasonable and there are no other developments with such unreasonable plans in Kuna. 60 - 65 units are far too many for such a small space. As the developer's plan is, there is inadequate parking available, for so many unites and no plan for a common area belonging to such homeowners as will occupy those units. The common area that exists now is too small to accommodate so many units. In addition, no mention has been made as to whether or not the new residents' HOA will include contributing to the existing common area. Traffic in and out of the subdivision will be terribly congested if there are no plans to create a separate street exit for these units. The outlet from Sailer Ave. cannot accommodate so much traffic, particularly as there is no light at that spot, and Avalon increasingly becomes a busier thoroughfare for the community. I urge you to vote against the builder's plans as they exist. These negative outcomes will adversely affect the entire community, and will lower the existing homeowners' property values. Furthermore, Hathaway Homes has shown that they are the kind of builders that do only the bare minimum of planning, as evidenced by the subdivision's woefully ill-conceived original landscaping contract. The contract had no provision for upkeep, except for mowing the lawn in the common areas. Weeds at the Sailer Ave. entrance, as well as throughout the subdivision, were never tended to. The HOA board has had to take it upon themselves to find a new contractor. The current landscaping contract has led to many dead and dying trees, overrun weeded areas, dead grass and pooling water in the common area. Several homeowners in the subdivision with issues that Hathaway Homes took no responsibility for, including faulty grading in the back yard of my property, and others' property, had to be paid for by homeowners themselves. There continues to be pooling water in the yards of several of Merlin Pointe's homes. I respectfully plead with you to hold Hathaway Homes to a more reasonable development plan, and to demonstrate that the final plan will provide for these critical issues I have listed. Sincerely,

Kathleen McVey
217 N. Sailer Avenue
Kuna, ID 83634
maryonlibraryon@gmail.com

By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be considered by the governing body.

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

Doug Hanson

From: Jace Hellman
Sent: Tuesday, September 28, 2021 8:20 AM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

KUNA
Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, September 27, 2021 6:20 PM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	20-01-PUD
Public Hearing Date	10/12/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	rtofslie@gmail.com
Phone Number	9707441775
First Name	Roger and Joanne
Last Name	Tofslie
Address1	233 North Sailer Avenue
City	Kuna

State	Idaho
Zip	83634
Written Testimony	Our opposition to this Phase II Development stems from witnessing how the developers and contractors have dealt with us and our many neighbors on minor and/or serous issues concerning their land and homes. The developers failed to properly grade and excavate the entire subdivision, which has resulted in improper drainage and flooding issues for many, costing the homeowners, not the developers, a significant amount. It has also been verified that many, if not all trees planted in the subdivision were not properly installed, ie: root balls still tightly encased in burlap, as well as metal cages surrounding burlap and root ball (pictures available upon request), which has caused these trees to die. Many residents have had serious issues with constant weeds in common area and sidewalk beds (prior landscapers), stagnant standing water, crumbling concrete work, leaking roofs. Of the people we've spoken with, we have not found a single homeowner in Merlin Point who is happy with how the developers and contractors have handled things here. We all love our community and we hope you do, too. Kuna is growing at a fast pace, and we want to see developments come in that will make Kuna a wonderful place to live, not just now, but in 5, 10, 20 years from now. We encourage you to choose developers that have integrity in their building, have quality workmanship, and back up their work, To say that a high percentage of Merlin Point homeowners are less than satisfied with this developer is an understatement, and we do not feel this developer has Kuna in its best interest.

By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be considered by the governing body.

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KUNA
Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, September 27, 2021 6:32 PM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	20-01-PUD
Public Hearing Date	10/12/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	Debrippy8@gmail.com
Phone Number	2082865323
First Name	Deb
Last Name	Rippy
Address1	1116 E Seraphina Street
City	Kuna

State	Idaho
Zip	83634
Written Testimony	I wish to express my concerns regarding the high-density rental housing proposal for the vacant land between E Seraphina and Avalon Street. My concerns are for predictable descending property values, privacy and safety issues, traffic and parking concerns, lack of open space and the number of rentals in a very confined area. Please do not move forward with this proposed type of property use.

By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be considered by the governing body.

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

Doug Hanson

From: Jace Hellman
Sent: Tuesday, September 28, 2021 8:20 AM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

KUNA
Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, September 27, 2021 6:46 PM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	20-01-PUD
Public Hearing Date	10/12/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	charlotte.busbee@gmail.com
Phone Number	208-971-1498
First Name	Charlotte
Last Name	Busbee
Address1	364 North Bay Haven Avenue
City	Kuna

State	ID
Zip	83634
Written Testimony	This builder (Hathaway Homes) all too frequently, did not take care of issues that were warranted or should have been warranted. And now, it seems he/they want to put high density, transient housing in an area that cannot handle it. I am concerned the impact on our neighborhood & on the city of Kuna as a whole for the increase in traffic in an area that wasn't designed for that; as well as the very real potential for increase in crime, whether petty or major. Please reconsider accepting this next phase of too many units in such a small area! I should think most of that area along Avalon/Kuna Rd should be dedicated to retail, not housing.

By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be considered by the governing body.

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

Doug Hanson

From: Jace Hellman
Sent: Tuesday, September 28, 2021 8:21 AM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

KUNA
Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, September 27, 2021 7:01 PM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	20-01-PUD
Public Hearing Date	10/12/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	rgerhart1941@gmail.com
Phone Number	9168131316
First Name	Richard
Last Name	Gerhart
Address1	1144 E Seraphina Street
City	Kuna

State	Id
Zip	83634
Written Testimony	They said it was going to be for sale units and we where concerned about parking such as in front of our homes and now they want rentals this will become a mess and lower our values. The neighbor next to us has drainage problems her runoff runs into our property and floods a quarter of our yard.She has complained as well as us and the builder puts it on us.If you have time and see what we're talking about you will understand.Many of our neighbors have had and still.do.

By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be considered by the governing body.

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

Doug Hanson

From: Jace Hellman
Sent: Tuesday, September 28, 2021 8:21 AM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

KUNA
Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, September 27, 2021 7:03 PM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	20-01pud
Public Hearing Date	10/12/2022
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	sheriw55.sw@gmail.com
Phone Number	2084093349
First Name	Sheri
Last Name	Welsh
Address1	1085 E Folgado Street
City	Kuna

State	Idaho
Zip	83634
Written Testimony	I am opposed to rentals. I was never informed of this when I purchased the property. This will cause too.much traffic in the area..

By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be considered by the governing body.

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

Doug Hanson

From: Jace Hellman
Sent: Tuesday, September 28, 2021 8:21 AM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

KUNA Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, September 28, 2021 6:11 AM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	20-01-PUD
Public Hearing Date	10/12/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	donna.gerhart@gmail.com
Phone Number	9166902952
First Name	Donna
Last Name	Gerhart
Address1	1144 E Seraphina ST
City	Kuna

State	CA
Zip	83634
Written Testimony	We have been deceived and continuously lied to by this developer and Builder. There was never true plans told to us before we purchased our home. There is not the infrastructure for the event of renters. Parking, Access, and over flow of cars. The Entrances proposed are too small and few to accommodate Residence. Concerns are Safety, OVER crowding, and if they have plans to Allow access the common areas we were Lied to. This area was told to us that it was an area for Merrlin Point Cottages.. They are not trustworthy builders and developers for Many reasons. I am sure others have mentioned them. Maintenance, honoring Warranties, Quality of construction and Landscaping, there are so many problems! And Issues. I don't feel you want these corporations involved in building in Kuna. Very suspicious Thank you for hearing our concerns.

By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be considered by the governing body.

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

Doug Hanson

From: Jace Hellman
Sent: Thursday, September 30, 2021 8:07 AM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

KUNA
Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, September 29, 2021 10:32 PM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	20-01-PUD
Public Hearing Date	10/12/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	Geinieandmia@gmail.com
Phone Number	7144788380
First Name	Camellia
Last Name	Riegel
Address1	313 N. Sailer Ave.
City	Kuna

State	ID
Zip	83634
Written Testimony	Thank you for hearing the current Merlin Point residents on the new proposed development site. My greatest concern is 3 fold: 1) Rush hour traffic. Without a light on Kuna at the development intersections it would be chaotic at best. How is this addressed? 2) The new sites must have sufficient parking included in the develoed area. What is the ratio proposed? With 50 - 60 new residences, that will almost surely be 100+ more cars that will take away current owners home front parking. 3) New development's use of the middle green area part of our current subdivision. liability issues, & insurance: Will the new housing have their own? Are there proposed new uses for this area, i.e. children's play area, etc? It is a beautiful area. Of concern is Merlin Point HOA's responsibility for the new residents. Is that addressed? Thank you. Camellia Riegel

By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be considered by the governing body.

Electronic Signature Agreement	I Agree

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Doug Hanson

From: Jace Hellman
Sent: Friday, October 1, 2021 3:21 PM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

Follow Up Flag: Follow up
Flag Status: Completed

KUNA Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, October 1, 2021 2:33 PM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	20-01-PUD
Public Hearing Date	10/12/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	Jimnlonna@gmail.com
Phone Number	707-334-9383
First Name	James & Lonna
Last Name	Kowalski

Address1	1110 E Folgado St
City	Kuna
State	ID
Zip	83634
Written Testimony	We are concerned about the density of population in our neighborhood. The traffic alone would be sufficient for concern but there is also the water issue. Can our water supply service all the homes proposed? Kuna is still a quaint rural town but that is all quickly changing. Thank you for considering our concerns Respectfully, Jim and Lonna Kowalski

By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be considered by the governing body.

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

Doug Hanson

From: Jace Hellman
Sent: Wednesday, October 20, 2021 7:52 AM
To: Doug Hanson
Subject: Fwd: Online Form Submittal: Public Testimony Form

Sent from my iPhone

Begin forwarded message:

> **From:** noreply@civicplus.com
> **Date:** October 19, 2021 at 8:08:22 PM MDT
> **To:** Jace Hellman <jhellman@kunaid.gov>, City Clerk <cityclerk@kunaid.gov>
> **Subject: Online Form Submittal: Public Testimony Form**
> **Reply-To:** jtofslie@gmail.com

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	20-01-PUD
Public Hearing Date	10/26/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	jtofslie@gmail.com
Phone Number	970-744-1776
First Name	Roger and Joanne
Last Name	Tofslie
Address1	233 North Sailer Avenue
City	Kuna
State	Idaho

Zip	83634
Written Testimony	This is additional testimony we are adding from the previous date. Our opposition to Phase II is as follows: - the developers have not shown an effort to stand behind their work or their contractors work (ie: grading issues, landscaping, building warranties, honoring their word, failure to clean up job site after each working day) - rental units now versus owner-occupied, which we were told by the ATeam in the spring of 2020 would be the case -increased traffic on all subdivision streets -on-street parking congestion based on limited garage and driveway parking for new Phase -use of common park by Phase II, which we were all told was strictly for Phase I only, as the signs state at each entrance -traffic congestion exiting Sailer onto Avalon, especially mornings and evenings, with no guarantee of a traffic light at this location -probable decreasing of home values due to rental/multi-family dwelling units -if the same care is taken with building and landscaping in Phase II that was done in Phase I, we don't see this subdivision (the first one you basically see when you enter Kuna), looking attractive and welcoming in 2-5 years from now. We again encourage you, as a Planning and Zoning Board, to approve only contractors and developers that want to put Kuna first and make it a town we can all take pride in. -

By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be considered by the governing body.

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Doug Hanson

From: Jace Hellman
Sent: Wednesday, October 20, 2021 7:52 AM
To: Doug Hanson
Subject: Fwd: Online Form Submittal: Public Testimony Form

Sent from my iPhone

Begin forwarded message:

> **From:** noreply@civicplus.com
> **Date:** October 19, 2021 at 9:10:22 PM MDT
> **To:** Jace Hellman <jhellman@kunaid.gov>, City Clerk <cityclerk@kunaid.gov>
> **Subject: Online Form Submittal: Public Testimony Form**
> **Reply-To:** Patty_hugli@yahoo.com

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	20-01-PUD
Public Hearing Date	10/26/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	Patty_hugli@yahoo.com
Phone Number	562-798-8870
First Name	Patty
Last Name	Hugli
Address1	350 N Bay Haven Avenue
City	Kuna
State	ID

Zip	83634
Written Testimony	I am to the understanding that Merlin Cottages/Hathaway Homes is requesting to build rental properties and businesses on Avalon in front of The Merlin Cottages community. I was not told there were rental properties to be built when purchasing my home. If I knew, I would not have purchased the property I now reside at. There were several items that were not installed correctly in my home such as shower doors not installed properly, popping noises in the floors of the house and air/ heating not flowing properly in the front bedroom of the home. Most were repaired with the exception of the floor popping and air/heating which currently remains a problem. Upon request to repair or replace these items I was told to fix the popping floor myself by going under the house and putting wedges in the popping spots. Regarding the air/heating after several conversations I was told by Greg Hathaway that if I wanted to call and have it looked at I would need to pay the fee (I was still under the year warranty with Hathaway at the time). He refused to have his guys look at it. I request there be no rental property be built on Avalon. This would affect the current community of Merlin with sewer problems, traffic congestion (without a signal on Avalon and Sailor) and devalue the current Merlin properties because of rentals moving in with owner possessed homes. Thank you, Patty Hugli

By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be considered by the governing body.

Electronic Signature Agreement	I Agree

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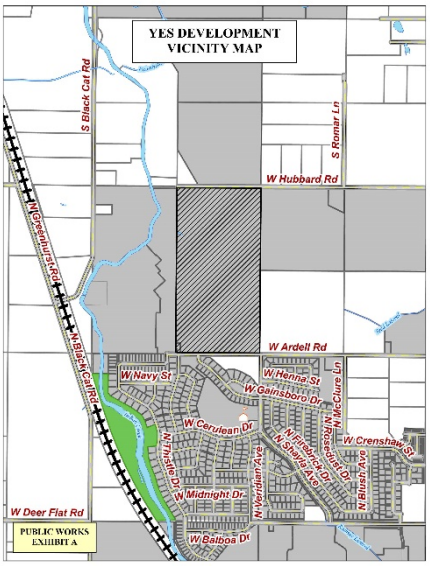
BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF **YES DEVELOPMENT, LLC** *For a Rezone, Preliminary Plat, and Design Review for 4387 W Hubbard Road.*	)	**Case Nos. 21-04-ZC (Rezone), 21-05-S (Preliminary Plat), and 21-12-DR (Design Review)** **STAFF REPORT FOR THE EWING MEADOWS SUBDIVISION APPLICATION.**

TABLE OF CONTENTS

1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. General Project Facts
5. Transportation and Connectivity
6. Staff Analysis
7. Proposed Findings of Fact and Conclusions of Law
8. Proposed Comprehensive Plan Analysis
9. Commission's Recommendation



I
EXHIBIT LIST

The exhibits of the above-referenced matter consist of the following, to-wit:

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	Staff Report			X
2.1	Planning and Zoning Application Coversheet			X

2.2	Rezone Application			X
2.3	Preliminary Plat Application			X
2.15	Design Review Application			X
2.4	Narrative			X
2.5	Vicinity Map			X
2.6	Legal Description			X
2.27	Legal Description Updated			X
2.28	Legal Description Parcel S1315212403			X
2.29	Legal Description Parcel S1315214551			X
2.30	Legal Description Parcel S1315244600			X
2.7	Warranty Deed			X
2.8	Affidavit of Legal Interest			X
2.9	Neighborhood Meeting Certification			X
2.10	Subdivision Name Reservation			X
2.11	Preliminary Plat			X
2.32	Updated Preliminary Plat			X
2.12	Landscape Plan			X
2.36	Updated Landscape Plan			X
2.13	Lot Maintenance Agreement			X
2.14	Commitment to Property Posting			X
2.16	TIS Executive Summary			X
2.17	Agency Transmittal			X
2.18	Ada County Development Services			X
2.19	Central District Health Department			X
2.20	Boise Project Board of Control			X
2.21	Department of Environmental Quality			X
2.22	Nampa Meridian Irrigation District			X
2.23	COMPASS			X
2.24	City Engineer			X
2.31	City Engineer Updated Comments			X
2.37	Ada County Highway District			X
2.25	Planning and Zoning Commission Kuna Melba News			X
2.26	Planning and Zoning Commission Mailer			X
2.33	Kuna Melba News Planning and Zoning Commission Re-notice			X
2.34	Planning and Zoning Commission Mailer Re-notice			X
2.35	Planning and Zoning Commission Website Notice			X
2.36	Planning and Zoning Commission Proof of Property Posting			X

II
PROCESS AND NOTICING

2.1 Kuna City Code (KCC), Title 1, Chapter 14, Section 3 that Rezones and Preliminary Plats are designated as public hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

2.1.1 Notifications

2.1.1.1	Neighborhood Meeting:	May 6, 2021 (7 Attendees)
2.1.1.2	Agency Comments Request:	August 3, 2021
2.1.1.3	300 FT Property Owners Notice:	October 6, 2021
2.1.1.4	Kuna Melba News Newspaper:	October 6, 2021
2.1.1.5	Site Posted:	October 15, 2021

III
APPLICANTS REQUEST

3.1 Sterling Land Development Inc, on behalf of YES Development, LLC requests a rezone for approximately 80.75 total acres to from an A (Agriculture) to an R-6 (Medium Density Residential) zone. The applicant also requests preliminary plat approval in order to subdivide the approx. 80.75 acres into 315 total lots (294 buildable lots, 21 common lots). The site is located in Section 15, Township 2 north, Range 1 West (APNs: S1315212403, S1315244600, S1315214551).

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The subject site was annexed into Kuna City Limits in 2006 with an A (Agriculture) zone. Historically it has been used for agricultural purposes.

4.2 Surrounding Land Uses

North	RR R-4	Rural Residential – Ada County Medium Density Residential – Kuna City
South	RR R-4	Rural Residential – Ada County Medium Density Residential – Kuna City
East	RR R-6	Rural Residential – Ada County Medium Density Residential – Kuna City
West	R-4	Medium Density Residential – Kuna City

4.5 Parcel Number, Owner, Parcel Size and Current Zoning

4.5.1 S1315212403

4.5.1.1 YES Development, LLC

4.5.1.2 Approximately 77.738 acres

4.5.1.3 A (Agriculture)

4.5.2 S1315244600

4.5.1.1 YES Development, LLC

4.5.1.2 Approximately 0.211 acres

4.5.1.3 A (Agriculture)

4.5.3 S1315214551

4.5.1.1 YES Development, LLC

4.5.1.2 Approximately 0.031 acres

4.5.1.3 A (Agriculture)

4.6 Services

Sanitary Sewer – City of Kuna
Potable Water – City of Kuna
Pressurized Irrigation – City of Kuna
Fire Protection – Kuna Rural Fire District
Police Protection – Kuna Police (Ada County Sheriff's Office)
Sanitation Services – J&M Sanitation

4.7 Existing Structures, Vegetation, and Natural Features

4.7.1 The proposed project site currently has a residence and two (2) outbuildings. Vegetation on site is consistent with that of crop fields. The site has an estimated average slope of 1.5% to 5.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be greater than 60 inches in the southwest portion of the proposed development area and 20 to 40 inches across the rest of the site.

4.8 Environmental Issues

4.8.1 Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

4.9 Comprehensive Plan Future Land Use Map

4.9.1 The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the city. The FLUM indicates land use designations generally speaking, it is not

the actual zone. The Future Land Use Map identifies the approximately 80.75-acres as Medium Density Residential.

4.10 Recreation and Pathways Map

4.10.1 The Recreation and Pathways Master Plan Map indicates a trail through the very northwest corner of the subject site. The applicant has proposed a pathway that will begin in the site's northwest corner at Hubbard Road, run along the properties canal and terminate where the canal reaches the parcel to the east. The path will also provide a pedestrian connection to the parcel to the west that is planned for a future greenbelt pathway. The recreation and Pathways Master Plan indicates a bike route along the property's eastern frontage which is planned for a new section of the mid mile collector N Shayla Avenue.

4.11 Agency Responses

Agency	Exhibit No.
Ada County Development Services	2.18
Central District Health Department	2.19
Boise Project Board of Control	2.20
Department of Environmental Quality	2.21
Nampa & Meridian Irrigation District	2.22
COMPASS	2.23
City Engineer	2.24
City Engineer Updated Comments	2.31
Ada County Highway District	2.37

V
TRANSPORTATION AND CONNECTIVITY

5.1 Per the ACHD report and the submitted Traffic Impact Study (TIS), the current roadway segments of Ten Mile Road between Ardell and Hubbard Road and Ten Mile Road between Hubbard Road and Columbia Road will not meet minimum operational thresholds at the buildout of this development in their current configuration. Additionally, the intersections of Ten Mile Road and Columbia Road, Hubbard Road and Ten Mile Road, and Hubbard Road and Linder Road will not meet minimum operational thresholds with the buildout of this development in their current configuration. However, ACHD has listed mitigation improvements to be completed by certain lot counts throughout the development process. Once the mitigation improvements are completed, per the submitted TIS the surrounding roadways and intersections will be back to within an acceptable operational threshold. Staff will require the applicant to work with ACHD and the City to complete all required mitigation improvements to the surrounding roadways and intersections as detailed in the ACHD staff report.

Hubbard Road runs the northern frontage of the proposed subject site. Hubbard Road is listed as a minor arterial on the City of Kuna Master Street Map (MSM), it is currently improved with two (2) travel lanes, 24 feet of pavement and no curb, gutter or sidewalk abutting the site within 50 feet of right-of-way (ROW). The applicant will be required to construct Hubbard Road as half of a 46-foot street section with gravel shoulder and borrow ditch, eight (8) foot wide detached sidewalk and 20 to 30-foot landscape buffer in accordance with ACHD policy and KCC standards. There are two existing driveways on Hubbard Road, the applicant will be required to close the two existing driveways in accordance with ACHD Policy and KCC standards.

Ardell Road runs the southern frontage of the proposed subject site. Ardell Road is listed as a mid-mile collector on MSM, it is currently improved with two (2) travel lanes, 24 feet of pavement and no curb, gutter or sidewalk abutting the site within 50 feet of right-of-way (ROW). The applicant will be required to construct Ardell Road as half of a 36-foot street section with vertical curb, gutter, four (4) to eight (8) foot wide irrigated planter strip, eight (8) foot wide detached sidewalk and 20-foot landscape buffer in accordance with ACHD policy and KCC standards.

The applicant proposes to construct an entirely new section of Shayla Avenue along the property's eastern frontage. Shayla Avenue is listed as a north south mid mile collector on the MSM. The applicant will be required to construct Shayla Avenue as half of a 36-foot street section with 12 additional feet of pavement widening, vertical curb, gutter, four (4) to eight (8) foot wide irrigated planter strip, eight (8) foot wide detached sidewalk and 20-foot landscape buffer in accordance with ACHD policy and KCC standards. The applicant should be required to coordinate the location of Shayla Avenue with the proposed development Sabino's Rocky Ridge to the north as ACHD will require the alignment of Shayla Avenue to align with Shayla Avenue on the north side of Hubbard Road.

The proposed development will construct internal local roads as 36-foot street sections with rolled curb and gutter within 40 feet of ROW with an eight (8) foot wide planter strip and 5-foot-wide detached sidewalks located outside of the right-of-way. The applicant shall be conditioned to provide a permanent ROW easement to two (2) feet behind back of sidewalk for any sidewalk placed outside of the dedicated ROW. The applicant shall be conditioned to measure all front building setbacks from back of sidewalk, not back of property line on all internal local roads. A number of internal local roads are proposed to be constructed at a length greater than 750 feet in length, the applicant should be required to work with ACHD to redesign the roadways to reduce length or include passive design elements. The applicant should be conditioned to submit a revised preliminary plat to ACHD showing the redesigned roadways for review and approval prior to plan approval and ACHD's signature on the first final plat.

The project proposes to construct one local street, Malad Creek Street, to intersect the proposed collector, Shayla Avenue, located 1,250-feet north of Ardell Road ACHD recommends Malad Creek Street to be shifted shift south due to the proximity of the canal and its location near the property line splitting the two adjacent parcels to the east of the site (S1315120800 and S1315131200) to alleviate impacting the construction of the bridge when the adjacent parcel(s) develop. Staff supports this recommendation.

VI
STAFF ANALYSIS

6.1 The applicant held a neighborhood meeting with residents within 300 ft of the proposed project area on May 6, 2021. There was a total of seven (7) residents who attended the meeting. Neighborhood meeting minutes have been provided as a part of this application. The proposed application has been noticed to all property owners within 300 feet and shared in the Kuna Melba News.

The properties are currently zoned A (Agriculture) within Kuna City Limits. The applicant is proposing to rezone approximately 80.75 acres to an R-6 (Medium Density Residential) zone and to subdivide the approximate 80.75 acres into 315 total lots (294 residential and 21 common).

13.21 acres, or *16.4%* of the project, is proposed to be open space, including all end caps, buffers, parks, and pathways. A total of 7.72 acres or, *9.5%* of the project, is considered useable open space as defined by KCC 5-1-6-2. Included in the useable open space are parks with grassy play areas, a tot lot and picnic tables and benches. Pathways are provided throughout the subdivision to provide pedestrian connectivity. KCC 5-17 requires developments with a range of 251-300 homes/dwelling units to devote *9.50%* of the development area to useable open space; staff views the proposed open space for Ewing Meadows to be in compliance with KCC.

The Ewing Meadows Subdivision application represents approximately 294 residential sewer connections. Per Exhibit 2.31 Public Works staff conditionally supports the Ewing Meadows Subdivision development with current design. The developer plans to design and construct a lift station in the northwest corner of the property. Public works recommends that the south portion of the development gravity into Crimson Point Lift Station. The remaining property should gravity into the future regional lift station to the north, which may eliminate the need for a lift station and temporary telemetry work with the Crimson Point Lift Station and force main. If the future northern regional lift station is not operational within Ewing Meadow Subdivision's time constraints, the developer may design a temporary lift station that will discharge to the force main currently used by the Crimson Point Lift Station. To avoid pumping conflicts, the developer may design telemetry to work with the Crimson Point Lift Station and force main. The developer shall take financial responsibility of any required upgrades (such as SCADA or system) that may be needed to support their project. The developer shall also take responsibility of any and all consequences (including unintended) that occur as a result of their creative temporary sewer alternative. The developer shall disconnect from the Crimson Point force main and connect to the future regional lift station when it is online. It will be the responsibility of the developer to obtain all approvals and permits from affected agencies, including but not limited to IDEQ, ditch or canal companies, Central District Health (CDH), and ACHD for construction and decommissioning throughout the project. Public Works recommends a Development Agreement as a condition of the zoning between the City and the developer to document each parties' obligations for the creative temporary sewer alternative. Planning and Zoning would agree with Public Works recommendation.

The installation of streetlights is a required public improvement listed under KCC 6-4-2. The applicant shall be required to work with staff in order to comply with KCC and install street lights a maximum spacing of 250 ft. The final location of street lights will be approved at the time of construction document review. Staff would note that these streetlights must be designed and installed according to "Dark Sky" standards.

A design review application for common area landscaping and open space was included as a part of the overall application. Staff will require the applicant to comply with KCC 5-5-5-F and install "see-through" fencing along all residential buildable lot property lines that abut pathways. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. Additionally, staff notes that if this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves, and ACHD underground facilities. In the event that locations of landscaping are within the locations listed above, the landscaping in that area must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a final landscape inspection.

The developer, owner and/or applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to signature on the final plat.

Staff has reviewed the proposed preliminary plat for technical compliance with KCC, the rezone, preliminary plat and landscape plan comply with Title 5 and Title 6 of Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan if the sewer infrastructure improvements recommended by the Public Works department are completed. The applicant will be required to work with Kuna's staff, ACHD, the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency's requirements. If the Planning and Zoning Commission recommends approval of Case Nos. 21-04-ZC (Rezone) and 21-05-S (Preliminary Plat), and approves Case No. 21-12-DR (Design Review) the applicant shall be subject to the conditions of approval listed in section "IX" of this memo, as well as any additional conditions requested by the Planning and Zoning Commission.

6.2 Applicable Standards

6.2.1 City of Kuna Zoning Ordinance, Title 5

6.2.2 City of Kuna Subdivision Ordinance Title 6.

6.2.3 City of Kuna Comprehensive Plan.

6.2.4 Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

VII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case Nos. 21-04-ZC (Rezone), 21-05-S (Preliminary Plat) and 21-12-DR (Design Review) including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Planning and Zoning Commission hereby *recommends approval/conditional approval/denial* of Case Nos. 21-04-ZC and 21-05-S (Preliminary Plat) and approves/conditionally approves/denies Case no. 21-12-Dr (Design Review), a request from Sterling Land Development Inc, on behalf of YES Development, LLC to rezone approximately 80.75 total acres to from an A (Agriculture) to an R-6 (Medium Density Residential) zone and subdivide the approximately. 80.75 acres into 315 total lots (294 buildable lots, 21 common lots).

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

7.1 Based on the evidence contained in Case Nos. 21-04-ZC, 21-05-S and 21-12-DR, this proposal *does/does not* generally comply with the City Code.

Staff Finding: *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6 if the sewer infrastructure improvements recommended by the Public Works department are completed.*

7.2 The public notice requirements *have/have not* been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: *The applicant held a neighborhood meeting on May 6, 2021. A total of fourteen (7) residents attended the meeting. Neighborhood Notices were mailed out to residents within 300-FT of the proposed project site on October 6, 2021 and a legal notice was published in the Kuna Melba Newspaper on October 6, 2021. The applicant posted sign on the property on October 15, 2021.*

7.3 Based on the evidence contained in Case Nos. 21-04-ZC, 21-05-S and 21-12-DR, this proposal *does/does* not generally comply with the Comprehensive Plan.

Staff Finding: *The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic group in Kuna, as well as the installation of pathways and open space. The proposed zoning district is R-6. The Comp Plan Map designates the property as Medium Density Residential.*

7.4 The contents of the proposed preliminary plat application *do/do not* contain all of the necessary requirements as listed in Kuna City Code 6-2-3: - Preliminary Plat.

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

7.5 The availability of existing and proposed public services and streets *can/cannot* accommodate the proposed development.

Staff Finding: *The Ewing Meadows Subdivision application represents approximately 294 residential sewer connections. Per Exhibit 2.31 Public Works staff conditionally supports the Ewing Meadows Subdivision development with current design. The developer plans to design and construct a lift station in the northwest corner of the property. Public works recommends that the south portion of the development gravity into Crimson Point Lift Station. The remaining property should gravity into the future regional lift station to the north, which may eliminate the need for a lift station and temporary telemetry work with the Crimson Point Lift Station and force main. If the future northern regional lift station is not operational within Ewing Meadow Subdivision's time constraints, the developer may design a temporary lift station that will discharge to the force main currently used by the Crimson Point Lift Station. To avoid pumping conflicts, the developer may design telemetry to work with the Crimson Point Lift Station and force main. The developer shall take financial responsibility of any required upgrades (such as SCADA or system) that may be needed to support their project. The developer shall also take responsibility of any and all consequences (including unintended) that occur as a result of their creative temporary sewer alternative. The developer shall disconnect from the Crimson Point force main and connect to the future regional lift station when it is online. It will be the responsibility of the developer to obtain all approvals and permits from affected agencies, including but not limited to IDEQ, ditch or canal companies, Central District Health (CDH), and ACHD for construction and decommissioning throughout the project. Per the ACHD report and the submitted Traffic Impact Study (TIS), the current roadway segments of Ten Mile Road between Ardell and Hubbard Road and Ten Mile Road between Hubbard Road and Columbia Road will not meet minimum operational thresholds at the buildout of this development. Additionally, the intersections of Ten Mile Road and Columbia Road, Hubbard Road and Ten Mile Road, and Hubbard Road and Liner Road will not meet minimum operational thresholds with the buildout of this development. ACHD has listed mitigation improvements to be completed by certain lot counts throughout the development process. Once the mitigation improvements are completed, per the submitted TIS the surrounding roadways and intersections will be back to within an acceptable operational threshold.*

7.6 The proposed development *is/is not* continuous with Master Utility Plans (Sewer/Water/Pressurized Irrigation).

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

7.7 The public *does/does not* have the financial capability to provide supporting services to the proposed development.

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

7.8 The proposed project *does/ does not* consider health and safety of the public and the surrounding area's environment.

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

7.9 The site landscaping *does/does not* minimize the impact on adjacent properties through the use of screening.

Staff Finding: *Per the submitted landscape Plan, the applicant is proposing a landscape buffer along W Hubbard Road and the future extension of N Shayla Road. A six-foot vinyl fence is proposed around the perimeter of the subdivision where permitted.*

7.10 The applicant and/or owner of the property have the right to request a written regulatory taking analysis.

Staff Finding: *Pursuant to Idaho Code 67-8003, the owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk. Not more that twenty-eight (28) days after the final decision concerning the matter at issue, the City shall prepare a written taking analysis concerning the action if requested.*

VIII
PROPOSED COMPREHENSIVE PLAN ANALYSIS

The Kuna Planning and Zoning may *accept/reject* the Comprehensive Plan components, and shall determine if the proposed Rezone, Preliminary Plat and Design Review requests for the site *are/are not* consistent with the following Comprehensive Plan components:

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

- Goal 2.A.: Maintain and expand parks and public gathering spaces.
  - Objective 2.A.2.: Maintain and expand the pathway and trail network with a focus on building connectivity to key activity and population centers that serve all areas of Kuna.
    - Policy 2.A.2.a: Ensure the trails and pathways system promotes bike and pedestrian connectivity to key activity centers such as schools, parks, retail centers and downtown.

- Policy 2.A.2.d: Work with private developers and landowners to direct expansion of the trails and pathways system throughout Kuna.

- Goal 2.B.: Maintain and expand parks and public gathering spaces.
  - Objective 2.B.1.: Maintain and expand the parks system.
    - Policy 2.B.1.b: Continue to require neighborhood park development through the subdivision development process.

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

- Goal 3.D.: Encourage development of housing options and strong neighborhoods.
  - Objective 3.D.1.: Encourage development of housing options for all citizens.
    - Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
  - Objective 3.D.2.: Create strong neighborhoods through preservation, new development, connectivity and programming.
    - Policy 3.D.2.d: Work to ensure all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure.

- Goal 3.G.: Respect and protect private property rights.
  - Objective 3.G.1.: Ensure land use policies, restrictions, and fees do not violate private property rights.
    - Policy 3.G.1.b: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
    - Policy 3.G.1.c: Ensure land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

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

- Goal 4.B.: Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.
  - Objective 4.B.2.: Maintain and expand sidewalks and pedestrian facilities within the community.
    - Policy 4.B.2.b: Install detached sidewalks and/or protected pedestrian routes/facilities along high trafficked roads as development occurs.

IX
COMMISSION'S RECCOMENDATION

Note: These motions are for the approval, conditional approval or denial of the design review application

and the recommendation of approval, conditional approval or denial of the planned unit development, rezone, preliminary plat and special use applications to the City Council. However, if the planning and Zoning Commission wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby *recommends* (*approval/conditionally approval/denial*) Case Nos. *21-04-ZC (Rezone) and 21-05-S (Preliminary Plat) and approves/conditionally approves/denies Case No. 21-12-DR (Design Review) a request from Sterling Land Development Inc, on behalf of YES Development, LLC to rezone approximately 80.75 total acres to from an A (Agriculture) to an R-6 (Medium Density Residential) zone and subdivide the approximately. 80.75 acres into 315 total lots (294 buildable lots, 21 common lots)*), subject to the following conditions of approval:

9.1 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:

9.1.1 The City Engineer shall approve the sewer hook-ups.

9.1.2 The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

9.1.3 Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".

9.1.4 The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.

9.1.5 The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.

9.1.6 Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).

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

9.2 Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.

9.3 Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.

9.4 When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMIS).

9.5 Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform all corresponding Master Plans.

9.6 The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional lift station capacity.

9.9 Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code Title 5 Chapter 17 and Title 6 Chapter 4.

9.10 Developer/owner/applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic mitigation improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.

9.11 Developer/owner/applicant shall install a sign at the terminus of every proposed stub street stating these roads will continue in the future. Developer/owner/applicant shall obtain proper language from Ada County Highway District.

9.12 Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code.

9.13 Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

9.14 Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).

9.15 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.

9.16 Landscaping shall not be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.

9.17 All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in KCC 5-10.

9.18 If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.

9.19 Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.

9.20 Home construction shall not commence during the City quiet hours of 11:00 pm to 7:00 am.

9.21 All weeds, grass, vines or other growth which endanger property or are liable to be fired, or weeds over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed.

9.22 The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.

9.23 Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.

9.24 Developer/owner/applicant shall comply with all local, state and federal laws.

9.25 Developer/owner/applicant shall not request final plat approval until the City's Public Works Director issues the Will-Serve Letter to the applicant that states the City's Crimson Point Lift Station, future regional lift station or some other City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision.

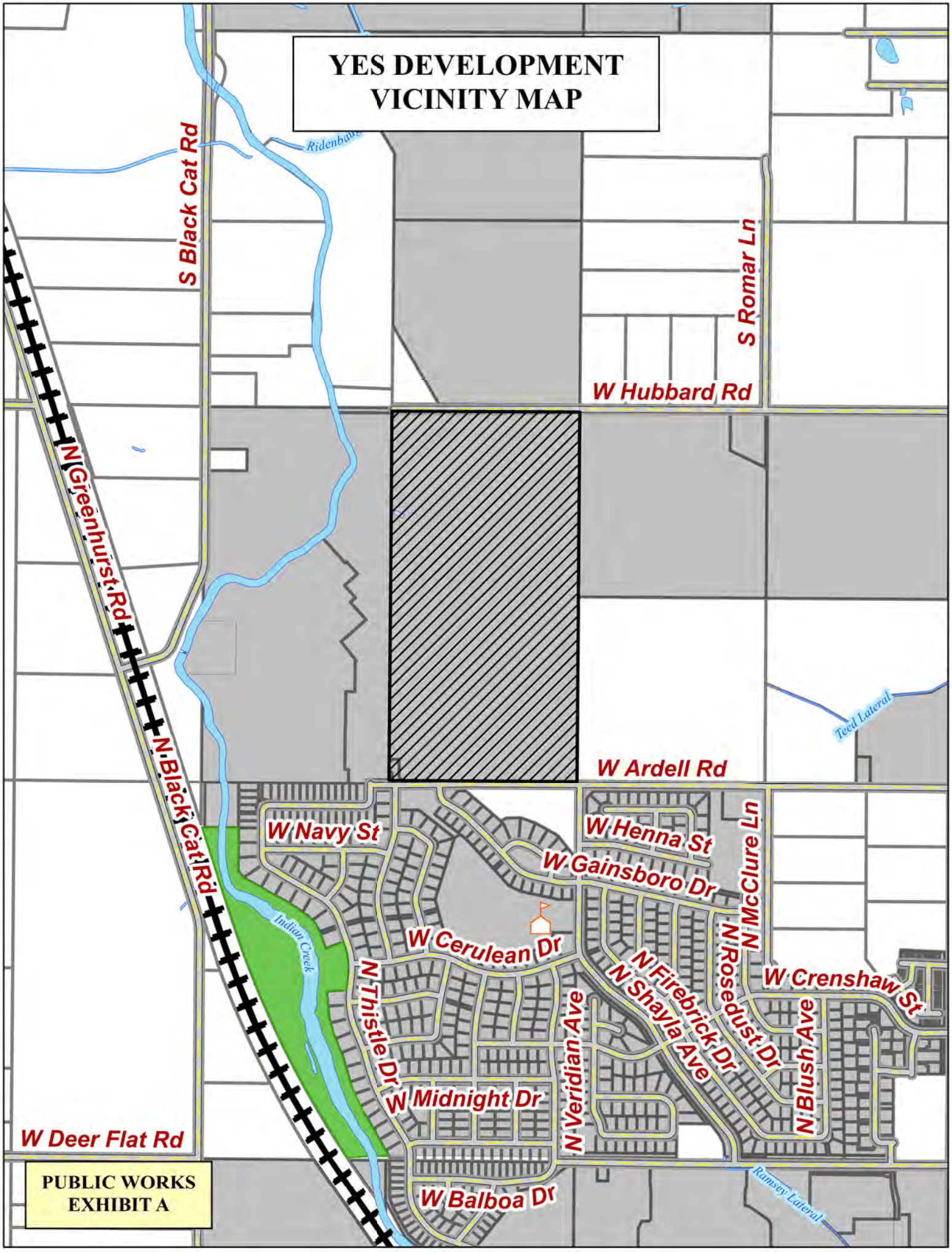
9.26 In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a final plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC 6-2-3 (J), a time extension to file a final plat up to and until a Will-Serve Letter has been issued.

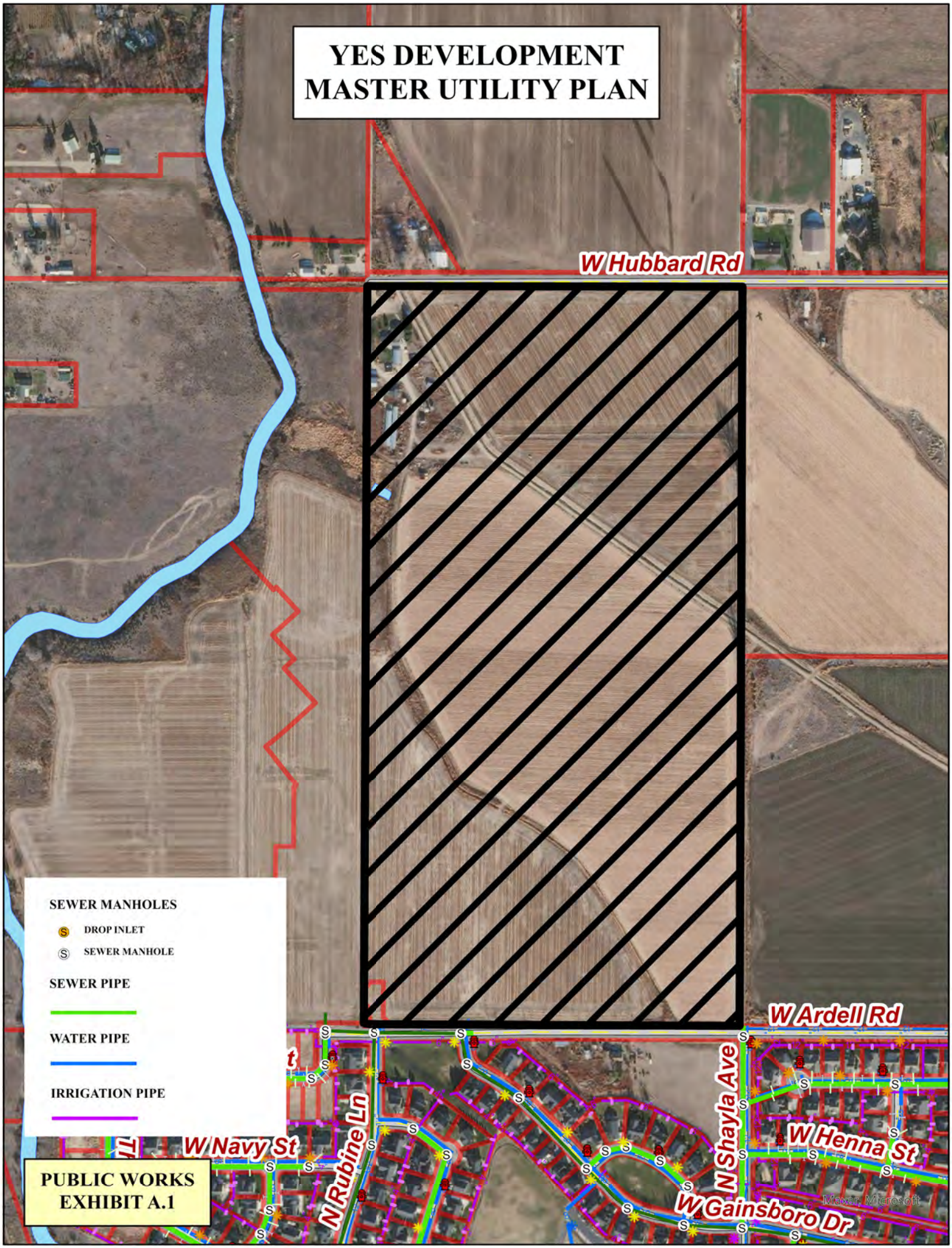
9.27 Developer/owner/applicant shall provide a permanent right-of-way easement to two (2) feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way.

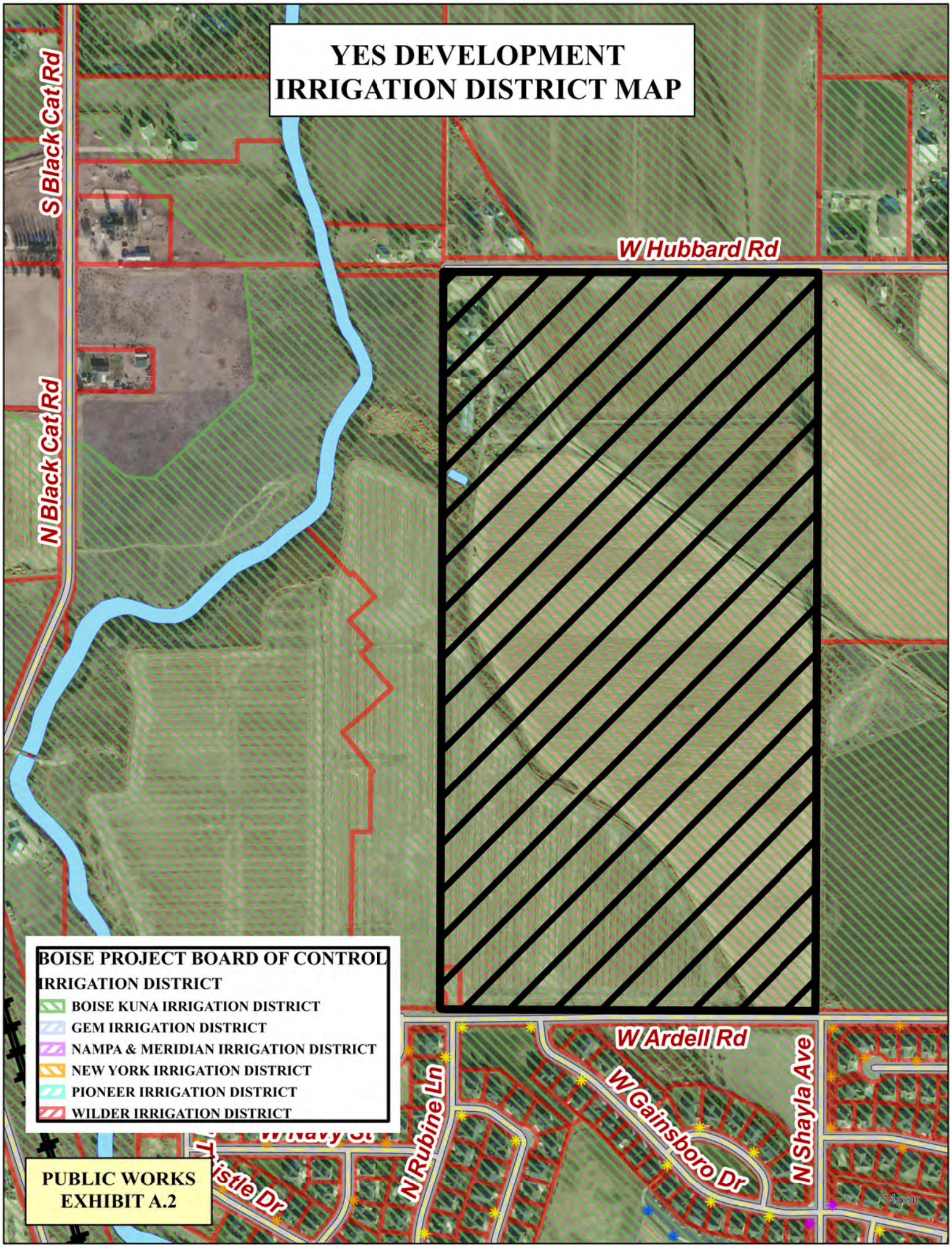
9.28 Developer/owner/applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.

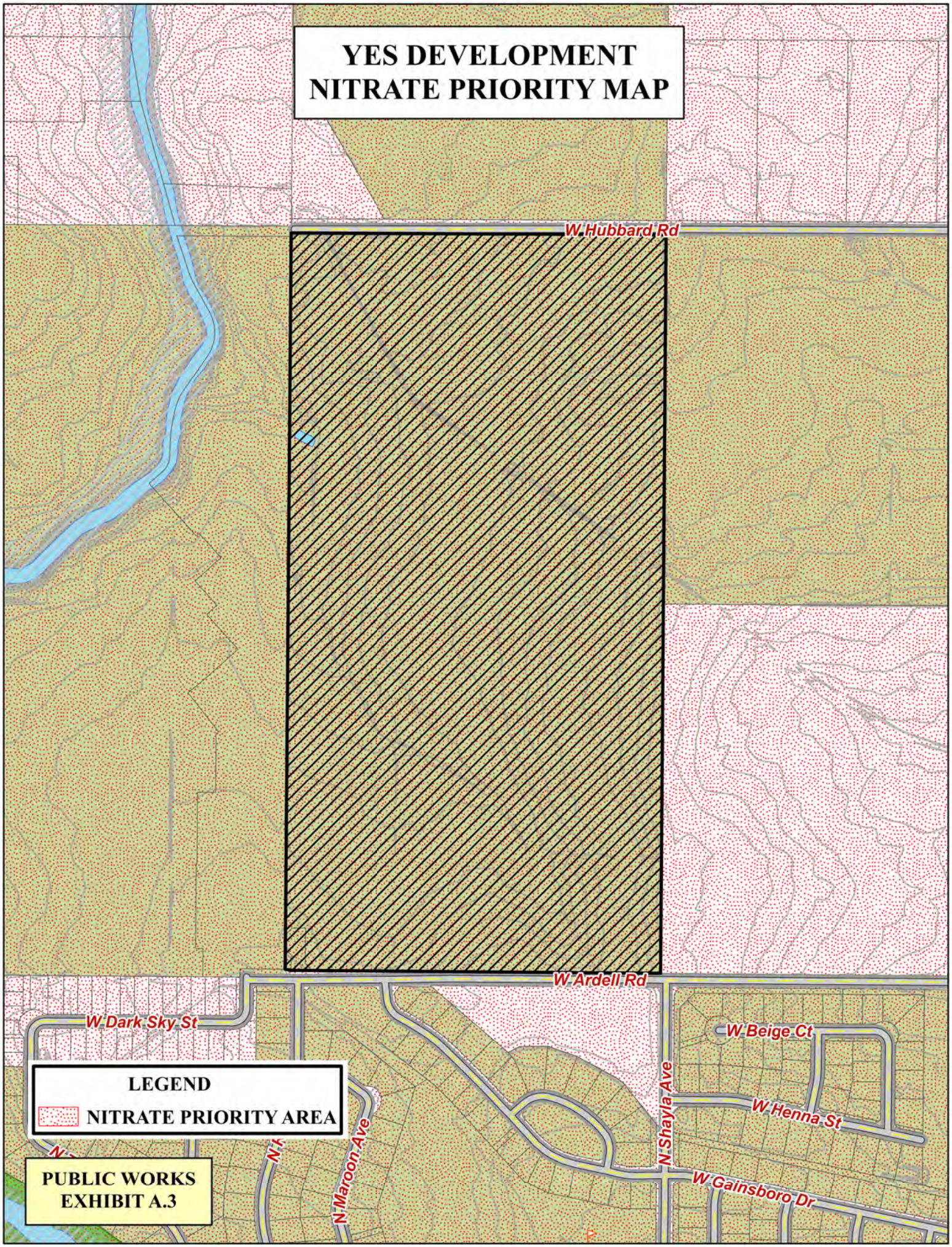
9.29 Developer/owner/applicant shall submit a revised preliminary plat to ACHD showing redesigned roadways for internal local roads greater than 750 feet in length for review and approval prior to plan approval and ACHD's signature on the first final plat.

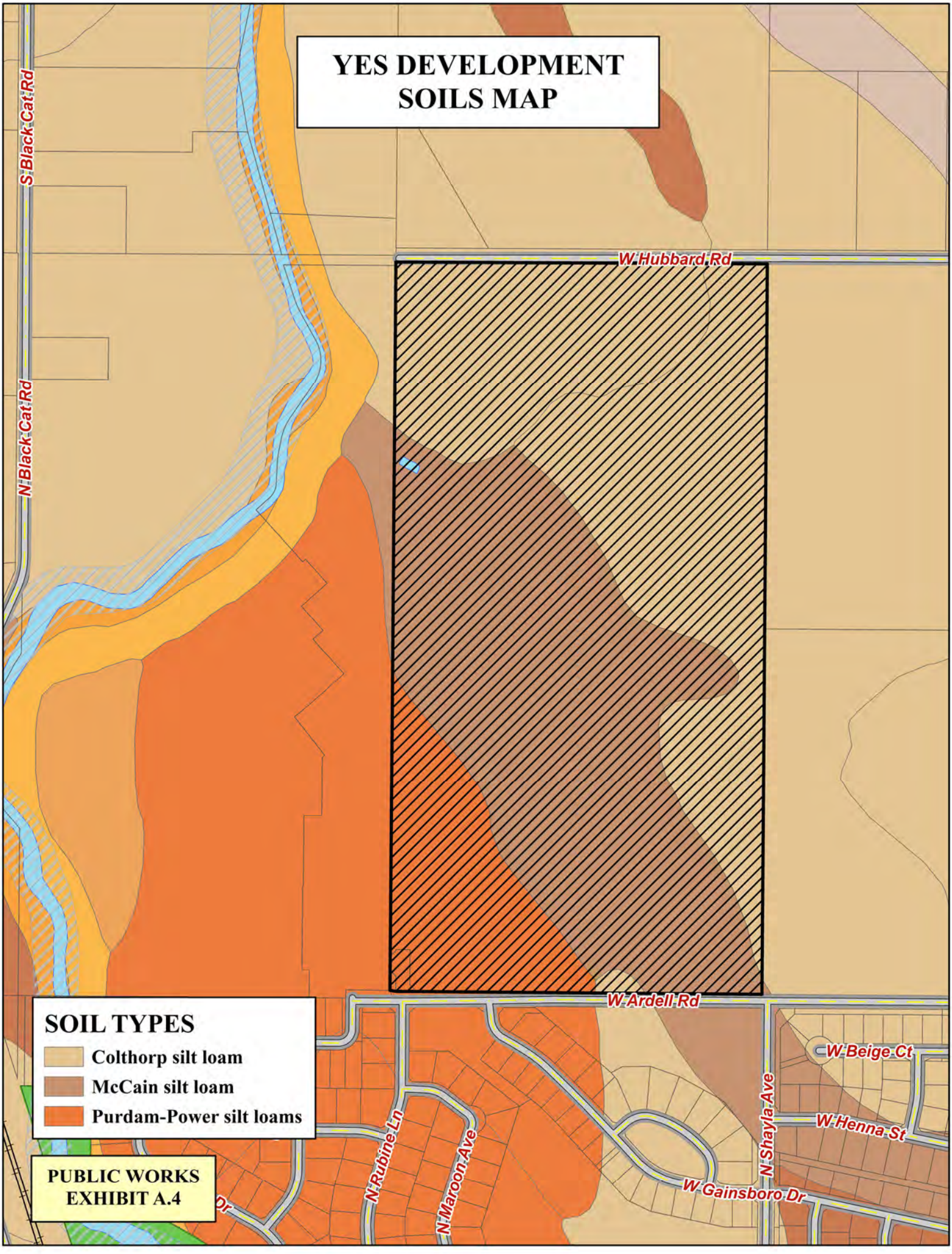
DATED this 26th day of October, 2021.

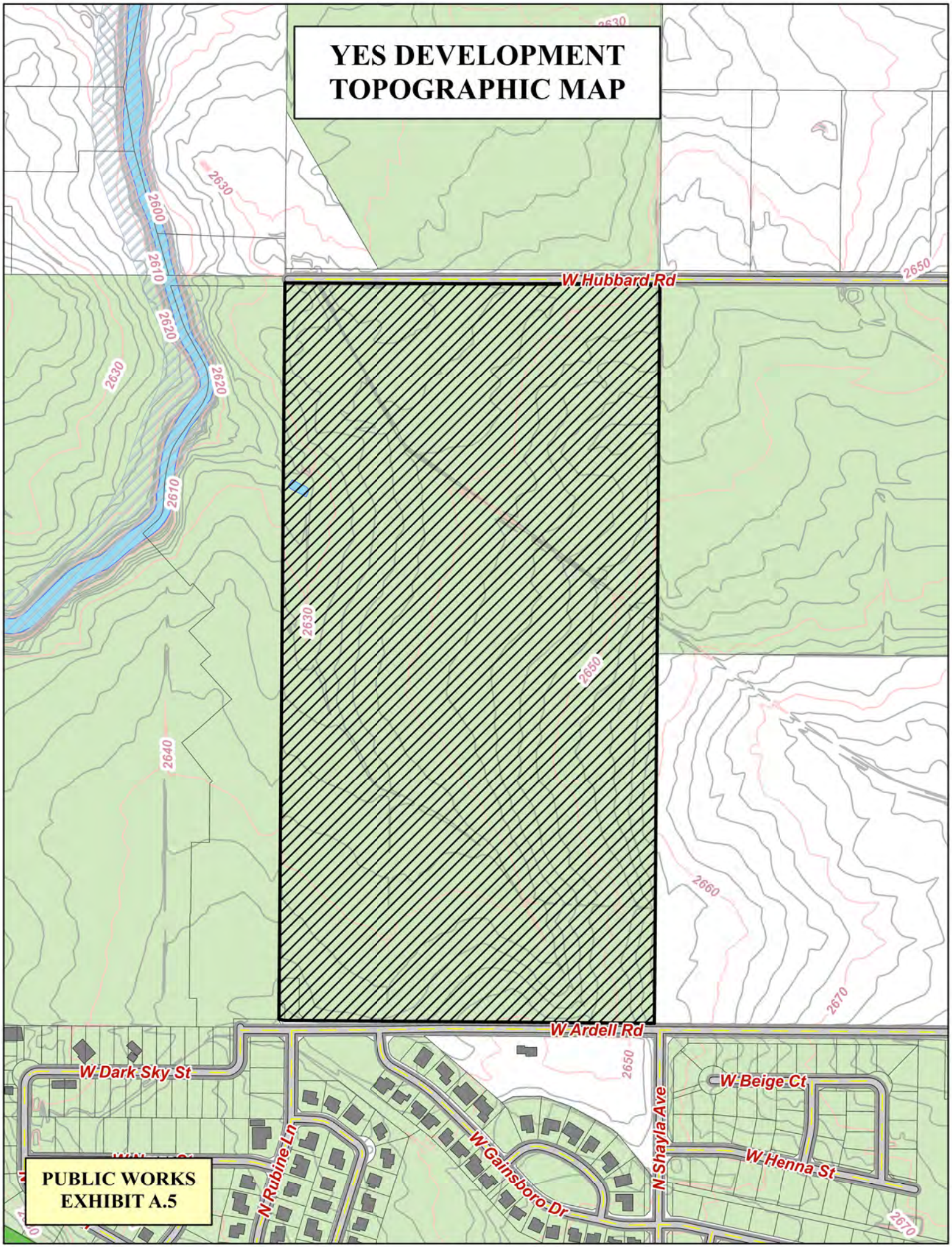

YES DEVELOPMENT
VICINITY MAP
S Black Cat Rd
S Romar Ln
W Hubbard Rd
N Greenhurst Rd
N Black Cat Rd
Teed Lateral
W Ardell Rd
W Navy St
W Henna St
W Gainsboro Dr
N McClure Ln
Indian Creek
W Cerulean Dr
N Thistle Dr
N Firebrick Dr
N Shayla Ave
N Rosedust Dr
W Crenshaw St
N Veridian Ave
N Blush Ave
W Midnight Dr
W Deer Flat Rd
W Balboa Dr
Ramsey Lateral
PUBLIC WORKS
EXHIBIT A

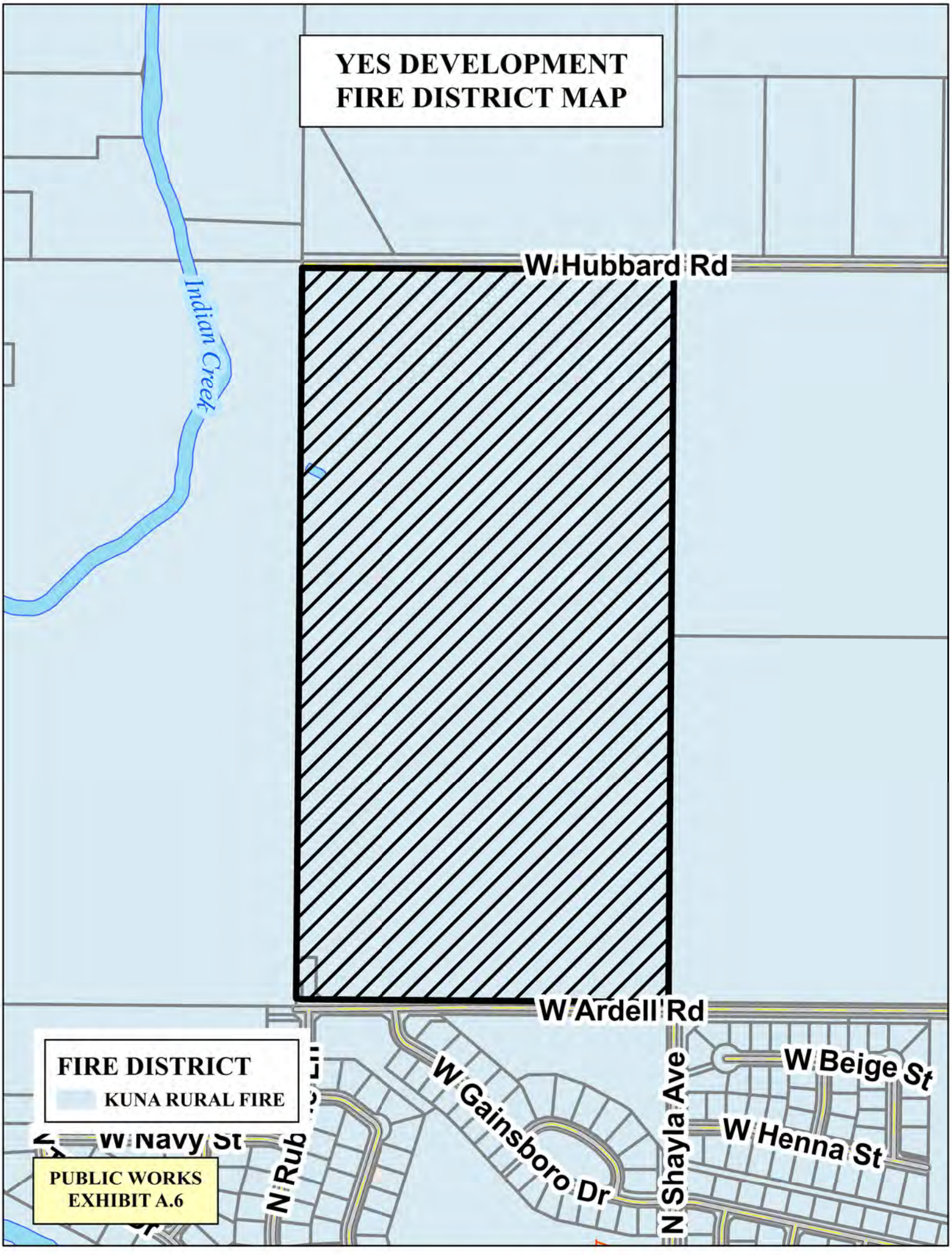

YES DEVELOPMENT
MASTER UTILITY PLAN
W Hubbard Rd
W Ardell Rd
W Navy St
N Rubine Ln
N Shayla Ave
W Henna St
W Gainsboro Dr
SEWER MANHOLES
DROP INLET
SEWER MANHOLE
SEWER PIPE
WATER PIPE
IRRIGATION PIPE
PUBLIC WORKS
EXHIBIT A.1

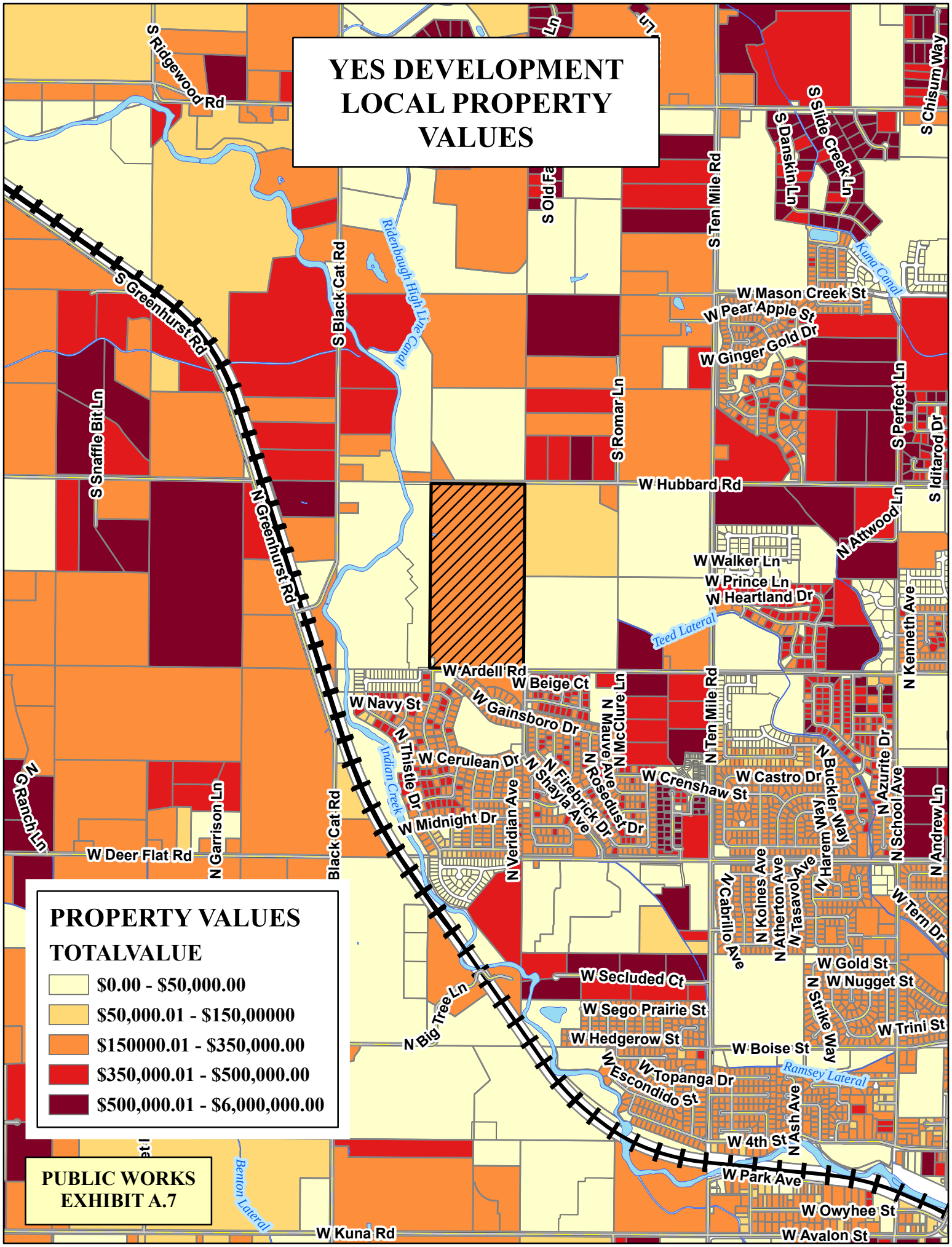

YES DEVELOPMENT
IRRIGATION DISTRICT MAP
S Black Cat Rd
N Black Cat Rd
W Hubbard Rd
W Ardell Rd
W Gainsboro Dr
N Rubine Ln
N Shayla Ave
BOISE PROJECT BOARD OF CONTROL
IRRIGATION DISTRICT
BOISE KUNA IRRIGATION DISTRICT
GEM IRRIGATION DISTRICT
NAMPA & MERIDIAN IRRIGATION DISTRICT
NEW YORK IRRIGATION DISTRICT
PIONEER IRRIGATION DISTRICT
WILDER IRRIGATION DISTRICT
PUBLIC WORKS
EXHIBIT A.2

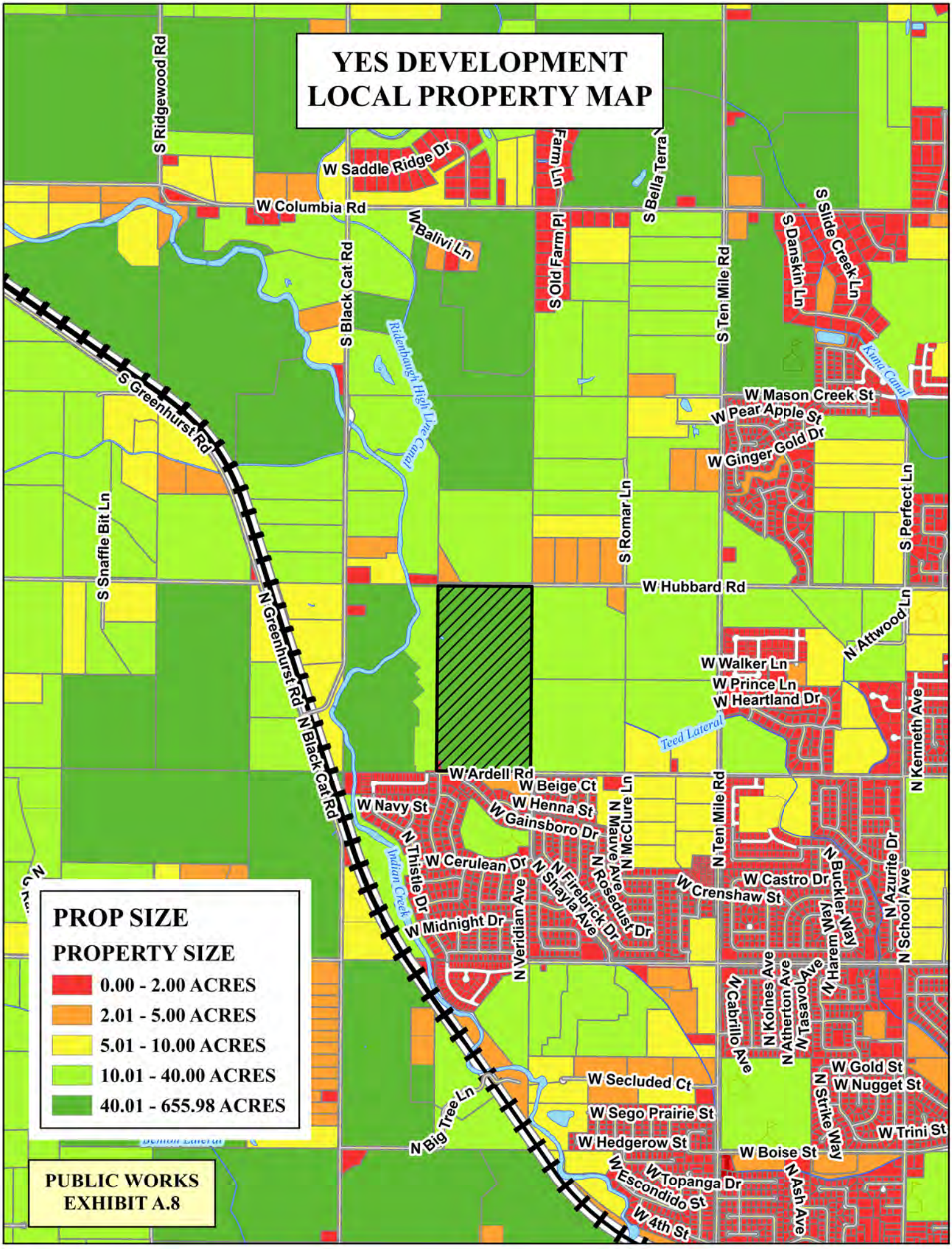

YES DEVELOPMENT
NITRATE PRIORITY MAP
W Hubbard Rd
W Ardell Rd
W Dark Sky St
W Beige Ct
W Henna St
W Gainsboro Dr
N Shayla Ave
N Maroon Ave
LEGEND
NITRATE PRIORITY AREA
PUBLIC WORKS
EXHIBIT A.3

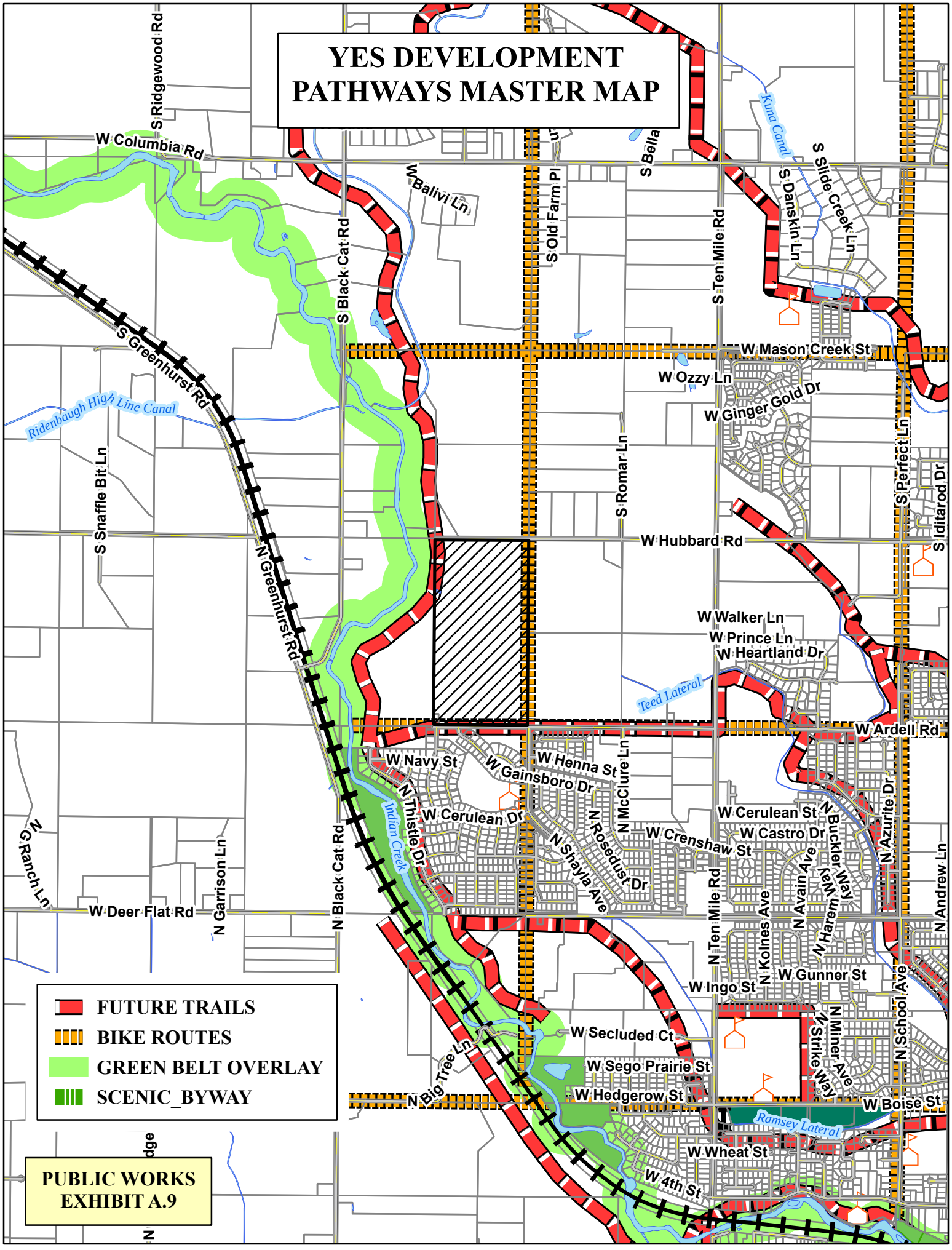

YES DEVELOPMENT
SOILS MAP
S Black Cat Rd
N Black Cat Rd
W Hubbard Rd
W Ardell Rd
W Beige Ct
W Henna St
N Shayla Ave
W Gainsboro Dr
N Rubine Ln
N Maroon Ave
SOIL TYPES
Colthorp silt loam
McCain silt loam
Purdam-Power silt loams
PUBLIC WORKS
EXHIBIT A.4

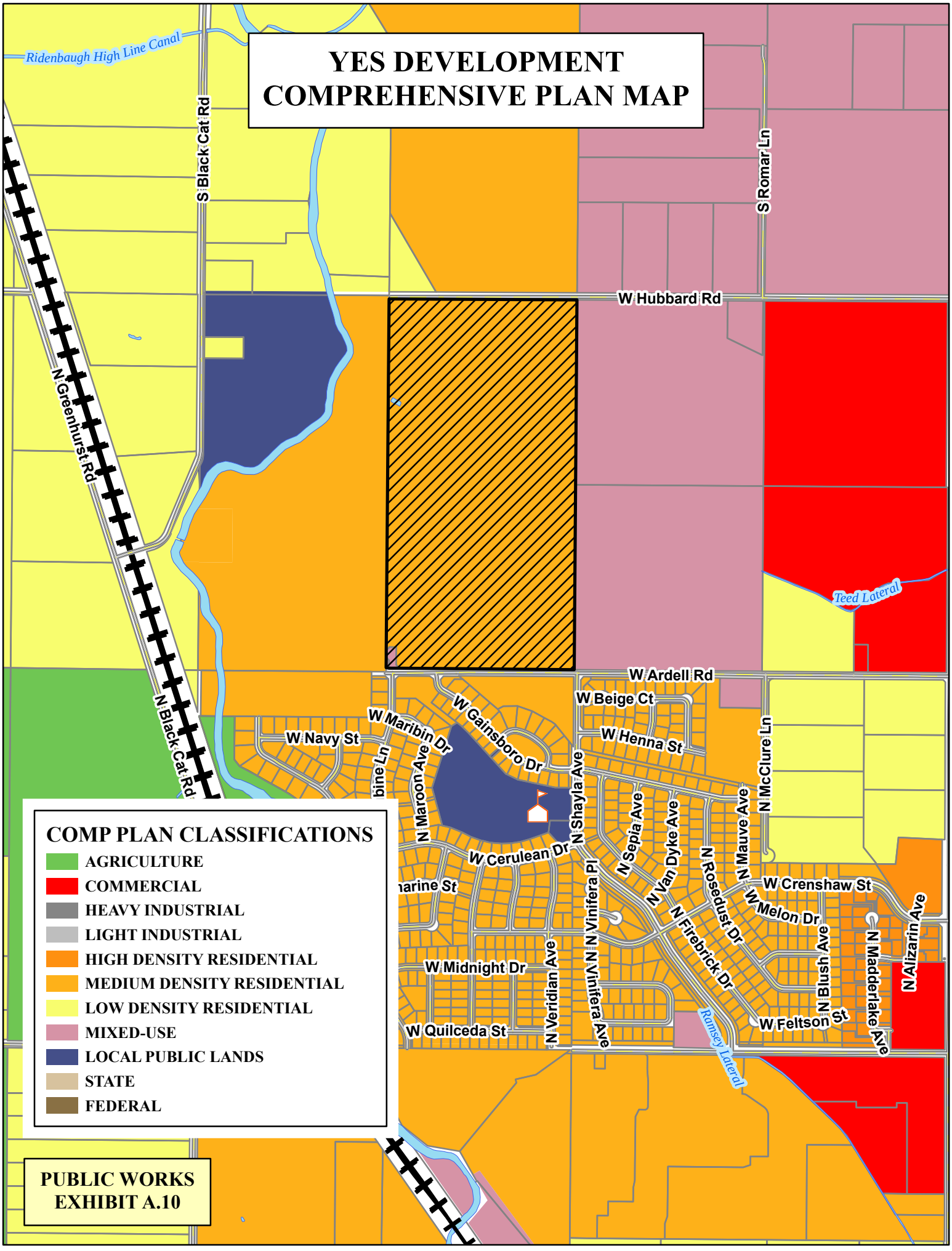

YES DEVELOPMENT
TOPOGRAPHIC MAP
W Hubbard Rd
W Ardell Rd
W Dark Sky St
W Beige Ct
W Henna St
W Gainsboro Dr
N Rubine Ln
N Shayla Ave
2600
2610
2620
2630
2640
2650
2660
2670
PUBLIC WORKS
EXHIBIT A.5

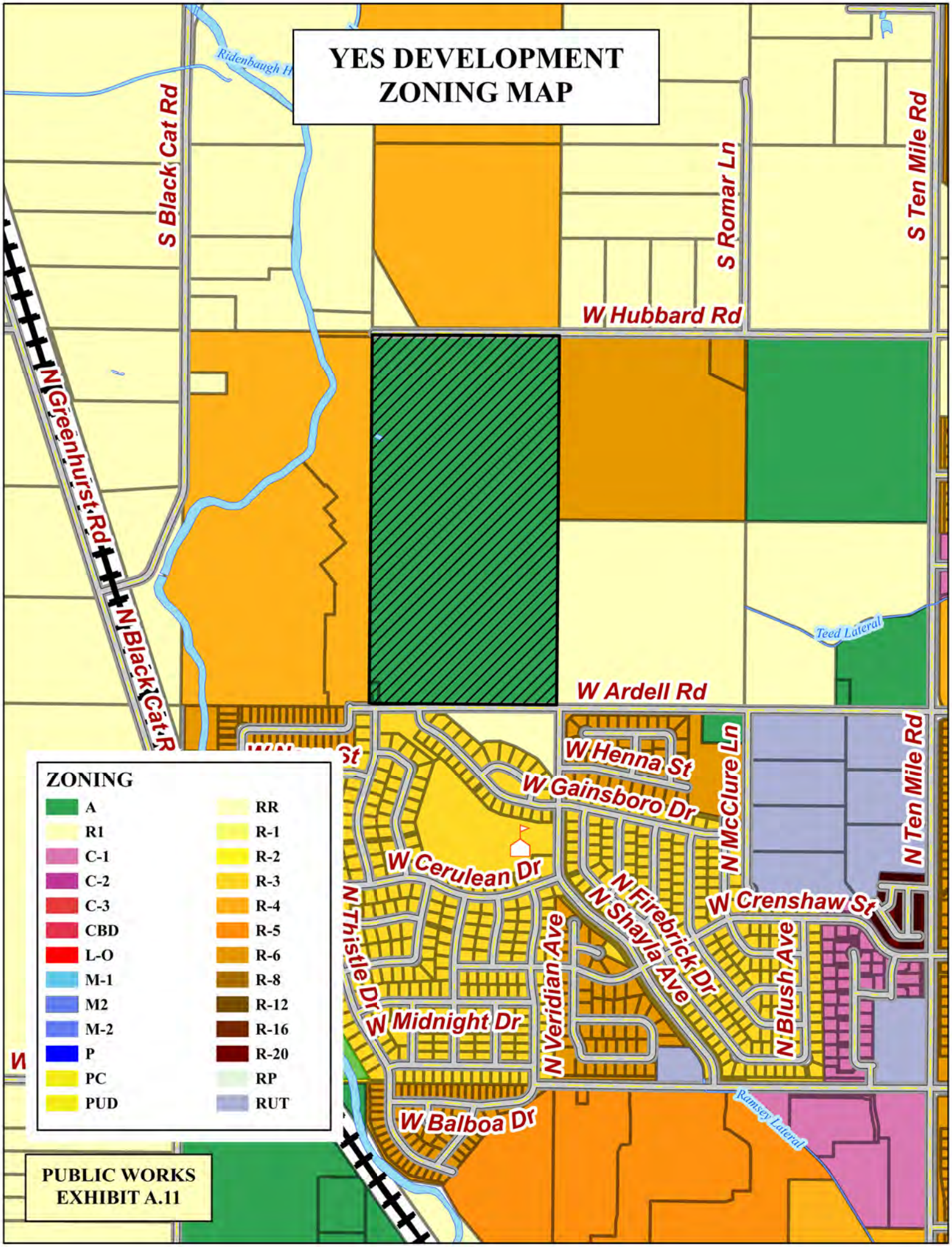

YES DEVELOPMENT
FIRE DISTRICT MAP
Indian Creek
W Hubbard Rd
W Ardell Rd
W Gainsboro Dr
N Shayla Ave
W Beige St
W Henna St
W Navy St
FIRE DISTRICT
KUNA RURAL FIRE
PUBLIC WORKS
EXHIBIT A.6


YES DEVELOPMENT
LOCAL PROPERTY
VALUES
S Ridgewood Rd
S Greenhurst Rd
S Black Cat Rd
Ridenbaugh High Line Canal
S Old Fa
S Ten Mile Rd
S Danskin Ln
S Slide Creek Ln
S Chisum Way
Kuna Canal
W Mason Creek St
W Pear Apple St
W Ginger Gold Dr
S Romar Ln
S Perfect Ln
S Iditarod Dr
S Snaffle Bit Ln
N Greenhurst Rd
W Hubbard Rd
N Attwood Ln
W Walker Ln
W Prince Ln
W Heartland Dr
Teed Lateral
N Kenneth Ave
W Ardell Rd
W Beige Ct
W Navy St
W Gainsboro Dr
N McClure Ln
N Ten Mile Rd
N Thistle Dr
W Cerulean Dr
N Shayla Ave
N Firebrick Dr
N Rosedust Dr
N Meadow Ave
W Crenshaw St
W Castro Dr
N Buckler Way
N Azurite Dr
N School Ave
N Andrew Ln
Indian Creek
N G Ranch Ln
W Deer Flat Rd
N Garrison Ln
Black Cat Rd
W Midnight Dr
N Veridian Ave
N Warhawk Way
N Cabrillo Ave
N Kolnes Ave
N Atherton Ave
N Tasavo Ave
W Tern Dr
W Secluded Ct
W Gold St
W Nugget St
N Strike Way
W Trini St
W Sego Prairie St
N Big Tree Ln
W Hedgerow St
W Boise St
W Topanga Dr
W Escondido St
Ramsey Lateral
N Ash Ave
W 4th St
W Park Ave
W Owyhee St
W Avalon St
W Kuna Rd
Benton Lateral
PROPERTY VALUES
TOTALVALUE
$0.00 - $50,000.00
$50,000.01 - $150,00000
$150000.01 - $350,000.00
$350,000.01 - $500,000.00
$500,000.01 - $6,000,000.00
PUBLIC WORKS
EXHIBIT A.7


YES DEVELOPMENT
LOCAL PROPERTY MAP
S Ridgewood Rd
W Saddle Ridge Dr
W Columbia Rd
W Balivi Ln
S Black Cat Rd
S Old Farm Pl
Farm Ln
S Bella Terra
S Ten Mile Rd
S Slide Creek Ln
S Dunskin Ln
Kuna Canal
Ridenbaugh High Line Canal
S Greenhurst Rd
W Mason Creek St
W Pear Apple St
W Ginger Gold Dr
S Perfect Ln
S Romar Ln
S Snaffle Bit Ln
W Hubbard Rd
N Attwood Ln
N Greenhurst Rd
N Black Cat Rd
W Walker Ln
W Prince Ln
W Heartland Dr
N Kenneth Ave
Teed Lateral
W Ardell Rd
W Beige Ct
W Navy St
W Henna St
W Gainsboro Dr
N McClure Ln
N Ten Mile Rd
N Thistle Dr
W Cerulean Dr
N Mauve Ave
N Firebrick Dr
N Shayla Ave
N Rosedust Dr
N Azurite Dr
W Castro Dr
W Crenshaw St
N Buckler Way
N Veridian Ave
W Midnight Dr
N Warm Way
N School Ave
Indian Creek
N Kolnes Ave
N Atherton Ave
N Tasavol Ave
W Cabrillo Ave
W Gold St
W Nugget St
W Secluded Ct
N Strike Way
W Trini St
N Big Tree Ln
W Sego Prairie St
W Hedgerow St
W Boise St
W Topanga Dr
W Escondido St
N Ash Ave
W 4th St
PROP SIZE
PROPERTY SIZE
0.00 - 2.00 ACRES
2.01 - 5.00 ACRES
5.01 - 10.00 ACRES
10.01 - 40.00 ACRES
40.01 - 655.98 ACRES
PUBLIC WORKS
EXHIBIT A.8


YES DEVELOPMENT
PATHWAYS MASTER MAP
S Ridgewood Rd
W Columbia Rd
W Balivi Ln
S Black Cat Rd
S Old Farm Pl
S Bella
Kuna Canal
S Ten Mile Rd
S Danskin Ln
S Slide Creek Ln
S Greenhurst Rd
Ridenbaugh High Line Canal
W Mason Creek St
W Ozzy Ln
W Ginger Gold Dr
S Romar Ln
S Perfect Ln
S Iditarod Dr
S Snaffle Bit Ln
N Greenhurst Rd
W Hubbard Rd
W Walker Ln
W Prince Ln
W Heartland Dr
Teed Lateral
W Ardell Rd
W Navy St
W Gainsboro Dr
W Henna St
N McClure Ln
N Thistle Dr
W Cerulean Dr
Indian Creek
N Rosedust Dr
N Shayla Ave
W Cerulean St
W Crenshaw St
W Castro Dr
N Azurite Dr
N Buckler Way
N Avain Ave
N Ten Mile Rd
N Kolines Ave
N Andrew Ln
N G Ranch Ln
W Deer Flat Rd
N Garrison Ln
N Black Cat Rd
W Ingo St
W Gunner St
W Secluded Ct
N Big Tree Ln
W Sego Prairie St
W Hedgerow St
N Miner Ave
N Strike Way
N School Ave
W Boise St
Ramsey Lateral
W Wheat St
W 4th St
FUTURE TRAILS
BIKE ROUTES
GREEN BELT OVERLAY
SCENIC_BYWAY
PUBLIC WORKS
EXHIBIT A.9


YES DEVELOPMENT
COMPREHENSIVE PLAN MAP
Ridenbaugh High Line Canal
S Black Cat Rd
S Romar Ln
W Hubbard Rd
N Greenhurst Rd
N Black Cat Rd
Teed Lateral
W Ardell Rd
W Beige Ct
W Maribin Dr
W Gainsboro Dr
W Navy St
W Henna St
N Maroon Ave
N Shayla Ave
N McClure Ln
N Sepia Ave
N Van Dyke Ave
N Mauve Ave
W Cerulean Dr
W Crenshaw St
N Rosedust Dr
W Melon Dr
N Vinifera Pl
N Firebrick Dr
N Madderlake Ave
N Alizarin Ave
N Blush Ave
W Midnight Dr
N Veridian Ave
N Viniferа Ave
W Feltson St
W Quilceda St
Ramsey Lateral
COMP PLAN CLASSIFICATIONS
AGRICULTURE
COMMERCIAL
HEAVY INDUSTRIAL
LIGHT INDUSTRIAL
HIGH DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
LOW DENSITY RESIDENTIAL
MIXED-USE
LOCAL PUBLIC LANDS
STATE
FEDERAL
PUBLIC WORKS
EXHIBIT A.10


YES DEVELOPMENT
ZONING MAP
S Black Cat Rd
S Romar Ln
S Ten Mile Rd
W Hubbard Rd
N Greenhurst Rd
N Black Cat Rd
Teed Lateral
W Ardell Rd
W Henna St
W Gainsboro Dr
N McClure Ln
N Ten Mile Rd
W Cerulean Dr
N Thistle Dr
N Veridian Ave
N Shayla Ave
N Firebrick Dr
W Crenshaw St
N Blush Ave
W Midnight Dr
W Balboa Dr
Ramsey Lateral
ZONING
A
R1
C-1
C-2
C-3
CBD
L-O
M-1
M2
M-2
P
PC
PUD
RR
R-1
R-2
R-3
R-4
R-5
R-6
R-8
R-12
R-16
R-20
RP
RUT
PUBLIC WORKS
EXHIBIT A.11

Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

****Office Use Only****

File No.(s): _____

Project Name: _____

Date Received: _____

Date Accepted as Complete: _____

Type of review requested (check all that apply); please submit all associated applications:

	Annexation		Appeal
	Comp. Plan Map Amendment		Combination Pre & Final Plat
	Design Review		Development Agreement
	Final Planned Unit Development		Final Plat
	Lot Line Adjustment		Lot Split
	Ordinance Amendment		Planned Unit Development
	Preliminary Plat		Rezone
	Special Use Permit		Temporary Business
	Vacation		Variance

Owner of Record

Name: Merlin Pointe LLC

Address: PO Box 690

Meridian Idaho 83680

Phone: 208-514-4909 Email: lindabootstfi@gmail.com

Applicant (Developer) Information

Name: A Team Land Consultants

Address: 1785 Whisper Cove Avenue

Boise Idaho, 83709

Phone: 208-871-7020 Email: steve@ateamboise.com

Engineer/Representative Information

Name: A Team Land Consultants, Steve Arnold

Address: 1785 Whisper Cove Avenue

Boise Idaho 83709

Phone: 208-871-7020 Email: steve@ateamboise.com

Subject Property Information

Site Address: _____

Nearest Major Cross Streets: _____

Parcel No.(s): R5672430040

Section, Township, Range: _____

Property Size: _____

Current Land Use: _____ Proposed Land Use: _____

Current Zoning: _____ Proposed Zoning: _____

Project Description

Project Name: _____

General Description of Project: _____

_____

_____

Type of proposed use (check all that apply and provide specific density/zoning):
☐ Residential: R-2 R-4 R-6 R-8 R-12 R-20 ☐ Commercial: C-1 C-2 C-3 ☐ CBD
☐ Office ☐ Industrial: M-1 M-2 ☐ Other: _____

Type(s) of amenities provided with development: _____

_____

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO
If YES, please describe: _____

_____

Will any existing buildings remain? YES NO

No. of Residential Units: _____ No. of Building Lots: _____

No. of Common Lots: _____ No. of Other Lots: _____

Type of dwelling(s) proposed (check all that apply):
☐ Single-Family ☐ Townhomes ☐ Duplexes ☐ Multi-Family
☐ Other: _____

Minimum square footage of structure(s): _____

Gross Density (Dwelling Units ÷ Total Acreage): _____

Net Density (Dwelling Units ÷ Total Acreage not including Roads): _____

Percentage of Open Space provided: _____ Acreage of Open Space: _____

Type of Open Space provided (i.e. public, common, landscaping): _____

_____

_____

Non-Residential Project Summary (If Applicable)

Number of building lots: 6 Other lots: _____

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

Building height: _____ Hours of Operation: _____

Total no. of employees: _____ Max no. of employees at one time: _____

No. of and ages of students: _____ Seating capacity: _____

Proposed Parking:

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting “Dark Sky” compliant? YES NO

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

_____

_____

_____

Applicant Signature: _____ Date: 6/22/2021

Rezone Application

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

Rezoning requires Public Hearings with both the Planning & Zoning Commission and City Council. Public Hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available.

****Office Use Only****

Case No(s).: _____

Project Name: _____

Date of Pre-Application Meeting: _____ Valid for three (3) months

Date Received: _____

Date Accepted as Complete: _____

Application shall contain one (1) copy of the following (digital documents preferred):

- Complete Planning & Zoning Application Coversheet.
- Complete Rezone Application.
- Detailed narrative or justification for the application, describing the reasons for the proposed Rezone.
- Digital Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Legal Description of Annexation Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Development Agreement & complete Development Agreement Application (*if applicable*).
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.

This application shall not be considered complete (nor will a Public Hearing be scheduled) 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, and any additional items via a Letter of Completeness.

Information to Note:

The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee *(KCC 5-1A-2C).*

Complete applications shall be reviewed within sixty (60) days of date of acceptance *(KCC 5-1A-5A).*

Preliminary Plat Application

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

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.

****Office Use Only****

Case No(s).: _____

Project Name: _____

Date of Pre-Application Meeting: _____ Valid for three (3) months

Date Received: _____

Date Accepted as Complete: _____

Application shall contain one (1) copy of the following:

- Complete Planning & Zoning Application Coversheet
- Complete Preliminary Plat Application
- Detailed narrative or justification for the application, describing the project, design elements, serviceability, amenities, and how the project complies with the requirements found within Kuna City Code.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Legal Description of Preliminary Plat Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.
- A letter or email from the Ada County Engineer showing the subdivision name reservation. (*A name change needs to be submitted and approved by the Planning & Zoning Director & Ada County Engineer.*)
- Preliminary Plat (24" x 36"): Drawn to a scale of 1" = 100' (or similar), showing
    - Topography at 2' intervals
    - Land uses (location, layout, types & dimensions) of Residential, Commercial & Industrial
    - Street right-of-way (ROW) including dimensions of ROW dedication for all roadways, street sections, improvements, etc.
    - Easements/common space such as utility easements, parks, community spaces, etc.
    - Layout & dimensions of lots

    - Improvements drawing showing water, sewer, drainage, electricity, irrigation, telephone, gas, proposed street lighting, proposed street names, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.
- Preliminary Plat (8.5" x 11"): Drawn to a scale of 1" = 100' (or similar), with the same items as listed in the "Preliminary Plat".
- Phasing Plan
- Landscape Plan for subdivision entrances, buffers, common areas, etc.
- Homeowners Maintenance Agreement for the care of landscaped common areas.

If the Preliminary Plat includes 100 lots or more, a Traffic Impact Study is required.

This application shall not be considered complete (nor will a Public Hearing be scheduled) 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, and any additional items via a Letter of Completeness.

Information to Note:
The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee *(KCC 5-1A-2C).*

Complete applications shall be reviewed within sixty (60) days of date of acceptance *(KCC 5-1A-5A).*

DESIGN REVIEW APPLICATION

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

KUNA Planning & Zoning

****Office Use Only****

Case No(s).: _____

Project Name: _____

Date of Pre-Application Meeting: _____ Valid for three (3) months

Date Received: _____

Date Accepted as Complete: _____

The City of Kuna has adopted a Design Review Overlay District whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in Kuna City Code 5-4. The Design Overlay District includes all of Kuna City Limits.

Design Review includes, but is not limited to:

- Commercial
- Industrial
- Institutional
- Office
- Multi-family Residential
- Common Areas
- Proposed Conversions
- Proposed changes in land and/or building use
- Exterior Remodeling/Restoration
- Enlargement or Expansion of existing buildings or sites

Application shall contain one (1) copy of the following:

- Complete Planning & Zoning Application Coversheet
- Complete Design Review Application *(It is the applicant's responsibility to use the most current application.)*
- Detailed narrative or justification for the application, describing the project, design elements and how the project complies with Design Review standards.
- Vicinity Map: 8.5" x 11" at 1" = 300' scale (or similar). Label the location of the property and adjacent streets.
- Aerial Map: 8.5" x 11" color photo depicting proposed site, street names, and surrounding area within 500'.
- Recorded Warranty Deed
- Affidavit of Legal Interest if the individual submitting the application is not the property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Color rendering and material sample(s) specifically noting where each color and material is to be located on the structure. *(PDF or photo of materials acceptable).*

- Detailed Plans: Site Plan; Landscape Plan; Drainage Plan; and Elevations.

Detailed Site Plan Requirements

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Property Lines
- Existing structures – Identify those which are relocated or removed
- On-site and adjoining streets, alleys, private drives and rights-of-way
- Drainage location and method of on-site retention/detention
- Location of public restrooms
- Existing and/or proposed utility services; any above ground utility structures and provide their location
- Location and width of easements, canals and drainage ditches
- Location and dimensions of off-street parking
- Location and size of any loading areas, docks, ramps and vehicle storage or service areas
- Location of trash storage areas and exterior mechanical equipment; provide proposed method of screening
- Sign locations *(A separate Sign Application must be submitted; this is a Staff level review.)*
- On-site transportation circulation plan for motor vehicles, pedestrians and bicycles
- Locations and uses of <u>all</u> Open Spaces (*if applicable*)
- Location, types and sizes of sound and visual buffers *(all buffers must be located outside the public rights-of-way.)*
- Parking layout including spaces, driveways, curbs, cuts, circulation patterns, pedestrian walks and vision triangles
- Location and designation of subdivision lines *(if applicable)*, property lines, and rights-of-way
- Location of walls and fences; provide their height and material of construction
- Roofline and foundation plan of building and location onsite

Landscape Plan

The Landscape Plan need to be drawn by the Project Architect, Professional Landscape Architect, Landscape Designer, or qualified Nurseryman for developments possessing more than twelve thousand (12,000) square feet of private land. The Landscape Plan must be colored and drawn to a scale no smaller than 1" = 30', unless otherwise approved. The Planning & Zoning Director may require the preparation of a landscape plan for smaller developments by one of the noted individuals, if the lot(s) have unique attributes. (*See Kuna City Code 5-17 Landscaping Requirements*)

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Boundaries, property lines and dimensions
- Location and design of areas to be landscaped
- Location and labels for all proposed plants
- Existing vegetation identified by species & sizes, and if they are proposed to be relocated or removed (*Retention of existing trees required, see Kuna City Code 5-17-4*)

- Plant lists or schedules with the botanical common name, quantity, and spacing as well as the size of all proposed landscape materials at time of planting
- Location of automatic, underground irrigation systems (*See Kuna City Code 5-17-11*)
- Clearly identify pressurized irrigation lines and underground water storage
- Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fencings, fountains, street/pathway furniture, etc.
- Sign locations (a separate sign application must be submitted)
- Locations of open spaces (*if applicable*)
- Parking areas
- Location and designations of all sidewalks
- Engineered Grading and Drainage Plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved Design Review application, a detailed site grading and drainage plan prepared by a registered professional engineer (PE), shall be submitted to the City for review and approval by the City Engineer.

Building Elevations

- Detailed elevation plans, in color, of each side of any proposed building(s) or addition(s). Label associated elevations with North, South, East, West
- Color renderings of all proposed building materials and indication where each material and color application are to be located, in PDF or JPEG format.
- Screening of mechanical equipment
- Provide a cross-section of the building showing any rooftop mechanical units and their roof placement
- Detailed trash enclosure elevation plans showing the materials to be used in construction

Lighting Plan

- Exterior lighting, including detailed cut sheets and photometric plan *(pedestrian, vehicle, security, decoration, etc.)*
- Types and wattage of all light fixtures. *(NOTE: Lighting fixtures shall comply with "Dark Sky" policies.)*
- Placement of all light fixtures shown on elevations and landscaping plans

Owner Information

Name: Sterling Land Development - Brian Sinderhoff

Address: 1159 E Iron Eagle Dr., Ste 170-K

Eagle, Idaho 93616

Phone: 949.226.4482 Email: bls@sterlnghomes.us

Applicant Information

Name: Sterling Land Development - Brian Sinderhoff

Address: 1159 E Iron Eagle Dr., Ste 170-K

Eagle, Idaho 93616

Phone: 949.226.4482 Email: bls@sterlinghomes.us

Engineer/Representative

Name: NV5 - Bonnie Layton

Address: 690 S Industry Way, Ste 10

Meridian, Idaho 83642

Phone: 208.275.8742 Email: bonnie.layton@nv5.com

Property Information

Address: 4387 W Hubbard Rd & W Ardell Rd

Parcel No(s).: S1315212403 & S131524460

Closest Major Cross Streets: S Black Cat Road

Please check the box that reflects the intent of the application:

☐ Building Design Review ■ Design Review Modification

☐ Staff Level Application ☐ Subdivision/Common Area Landscape

1. Briefly explain the nature of the request: 303 single family detached residential subdivision with lot widths of 50', 60', 70' and 80' along with 21 common lots for community use.

2. Dimension of property: 80.75 acres

3. Current land use(s): Vacant

4. What are the land uses of the adjoining properties?

North: Agricultural – Plat submitted South: Residential

East: Agricultural West: Agricultural-Residential Plat Approved

5. Is the project intended to be phased? If so, what is the phasing time period?

Yes - Unknown at this time

6. Number and use(s) of all structures: 303 SFD Homes - Proposed new Construction Residential

7. Building Height: Not to exceed 30'

8. Number of Stories: 2

(The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use. Height and area standards can be found in Kuna City Code 5-5-3.)

9. What is the percentage of building space on the lot when compared to the total lot area: 3.75%

Exterior Building Materials and Colors

	Material	Color
Roof:	N/A	
Walls: (include percentage of wall coverage of each material)	N/A	
% of Wood Application:	N/A	
% EIFS: (Exterior Insulation Finish System)	N/A	
% Masonry:	N/A	
% Face Block:	N/A	
% Stucco:	N/A	
Other:	N/A	
Windows/Doors:	N/A	
Soffits and Fascia:	N/A	
Trim, etc.:	N/A	

Mechanical Units

Please identify mechanical unit(s) size and placement: N/A

Proposed screening method? N/A

Trash Enclosures

Please identify trash enclosure location, size, and construction materials: N/A

Irrigation Ditches/Canals

Are there any irrigation ditches/canals on or adjacent to the property? (YES) NO

If Yes, what is the name of the irrigation/drainage provider? City of Kuna

What is the proposed method of on-site drainage retention/detention? Infiltration beds or basins.

Fencing

Is there any existing fencing that will remain? YES (NO)

If Yes, what is the fencing material, size and location? Vinyl - Per City Code

What is the fencing material for all new fencing? N0

The City has regulations for fences, walls, and hedges (see Kuna City Code 5-5-5). A fence permit must but be acquired prior to installation of any fencing; a permit cannot be acquired until Design Review Application approval/denial.

Building Coverage

% of site devoted to building coverage?	N/A	
% of site devoted to landscaping? (include landscaped rights-of-way)	N/A	Square Footage:
% of site that is hard surface? (paving, driveways, walkways)	N/A	Square Footage:
% of site devoted to other uses:	N/A	Describe:

Landscaping

Please provide dimensions of landscaped areas within public rights-of-way:

6'.0" Shayta Ave

8'.0" Hubbard Road

Are there any existing trees of 4" or greater in caliper on the property? YES (NO)

If Yes, what type, size and general location? (*Please indicate location on site plan. NOTE: It is the city's goal to preserve such trees.)*

NO

Dock Loading Facilities

Will there be any dock loading facilities? YES NO *(If Yes, please continue; if No, please skip this section.)*

No. of dock loading facilities and their location: N/A

What is the proposed method of screening? N/A

Pedestrian Amenities

Are there any proposed pedestrian amenities? (i.e. bike racks, trash receptacles, drinking fountains, benches, etc.) (YES) NO

If Yes, please indicate type, number of each type: Pathways

Parking

Total number of parking spaces? N/A Dimensions? _____

Total number of ADA accessible spaces? _____ Dimensions? _____

Total number of compact spaces (8' x 17')? _____

Miscellaneous

Will you be proposing setbacks different than those found in KCC 5-3-3? YES (NO)

If YES, please provide setbacks below, in feet:
Front: _____ Rear: _____ Side: _____ Side: _____

Is any portion of the property subject to flooding conditions? YES NO

The Ada County Highway District (ACHD) may also conduct a public meeting regarding this application. If you have questions about the meeting date, the traffic that this development may generate or the impact of that traffic on streets in the area, please contact ACHD at (208) 387-6170. In order to expedite your request, please have ready the file number indicated.

Applicant Signature: _____ Date: 6/25/21

Additional Information

Please indicate/explain/provide any additional information deemed relevant to this application:

NV5 Delivering Solutions Improving Lives

May 24, 2021

Mr. Troy Behunin
Planner III
City of Kuna
751 W. 4th Street
Kuna, ID 83634

via email

RE: Ewing Meadows (formerly known as Sterling Meadows)
Parcel No. S1315212403
Request for Rezone & Preliminary Plat Application

Dear Mr. Behunin,

On behalf of our client, Sterling Land Development, Inc. please accept the attached applications for Rezone and Preliminary Plat for the subject property approximately 79 acres located between Hubbard and Ardell Roads, west of Ten Mile Road. Our request is to Rezone the property from zoning designation A-Agriculture to R-6 Medium Density Residential as the property was originally previously annexed however a city zoning designation was not applied at that time. This request is supported by the City of Kuna's Comprehensive Plan and Future Land Use Map designation for Medium Density Residential. The project proposes to develop 304 building lots ranging in size from 4,729 square feet to 21,771 square feet, with the average lot size of 7,107 square feet.

Ewing Meadows will be a single family detached residential subdivision with a gross density of 3.75 dwelling units per acre, along with a variety of community amenities including parks with grassy play areas, a tot lot, picnic tables and benches, along with landscape buffers and pathways. In addition to providing 304 building lots the project contemplates 11.83 acres of open space (14.65%) including pathways and sidewalks providing connectivity to various parks dispersed throughout the site. In total there are 20 common lots dispersed throughout the site that will be developed, irrigated and landscaped in accordance with City of Kuna standards.

Sewer flows are proposed to be collected by 8-inch diameter gravity sewer main lines located within the new streets. Sewer flows will be routed to the proposed lift station located on Lot 23 Block 11. The lift station is proposed to discharge to the pressure sewer main at Hubbard Road and Ten Mile Road. Telemetry is proposed for communication with the Crimson Point Lift Station in order to coordinate discharge flows and avoid simultaneous pumping.

Water is proposed to be provided to the new lots via 8-inch diameter water mains to be located within the new streets. The new water mains are proposed to be connected to the existing water distribution mains in West Ardell Road and Hubbard Road. Fire hydrants are to be located in accordance with Kuna Rural Fire District.

Storm water is proposed to be collected and routed to underground infiltration systems to be located within common lots near the low points of the subdivision. The drainage system will be designed in accordance with the City of Kuna and Ada County Highway District standards.

Overall, we believe our project will compliment the surrounding approved and proposed residential developments and provide much needed housing in the area.

We have appreciated your and the rest of city staff's assistance and guidance on this project are pleased to submit these applications for your review and consideration.

If you have any questions please do not hesitate to contact me at 208-724-2624.

Kind regards,

Bonnie L. Layton

Bonnie Layton
Sr. Planner

enclosures

landproDATA

Ewing Meadows

Vicinity Map

May 24, 2021 - landproDATA.com
Scale: 1 inch approx 600 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

NV5 Delivering Solutions Improving Lives

ZONING LEGAL DESCRIPITON – KUNA STERLING Date: May 21, 2021

A parcel of land being a portion of the E1/2 NW 1/4 Section 15, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

COMMENCING at a found 3.25" Brass Cap stamped "PLS 12087" for the NW corner of said Section 15, (Corner Record No. 2019-004520), **WHENCE** a found 5/8" rebar with yellow plastic cap stamped "PLS 972" for the North 1/4 corner of said Section 15, (Corner Record No. 8020753), bears South 89°41'07" East, a distance of 2,647.00 feet;

THENCE South 89°41'07" East, coincident with the northerly section line of said Section 15, a distance of 1323.43 feet;

THENCE leaving said northerly section line, South 0°18'53" West a distance of 25.00 feet to a point of intersection of the southerly Right-of-Way line of W. Hubbard Rd. and the W1/16th line of said Section 15, also being the **POINT OF BEGINNING**;

THENCE leaving said W1/16th line of said Section 15, coincident with said southerly Right-of-Way line of W. Hubbard Rd., South 89°41'07" East a distance of 1288.52 feet;

THENCE leaving said southerly Right-of-Way line of W. Hubbard Rd., parallel and 35.00 feet offset West of the C1/4 line of said Section 15, South 0°25'18" West a distance of 2607.10 feet to a point conterminous with the northerly Right-of-Way line of Ardell Rd.;

THENCE coincident with said northerly Right-of-Way line of Ardell Rd., North 89°32'26" West a distance of 1290.84 feet to said W1/16th line of Section 15;

THENCE coincident with said W1/16th line of Section 15, North 0°28'22" East a distance of 2603.85 feet to the **POINT OF BEGINNING**.

The above described parcel contains 3360219.43 square feet or 77.14 acres, more or less.

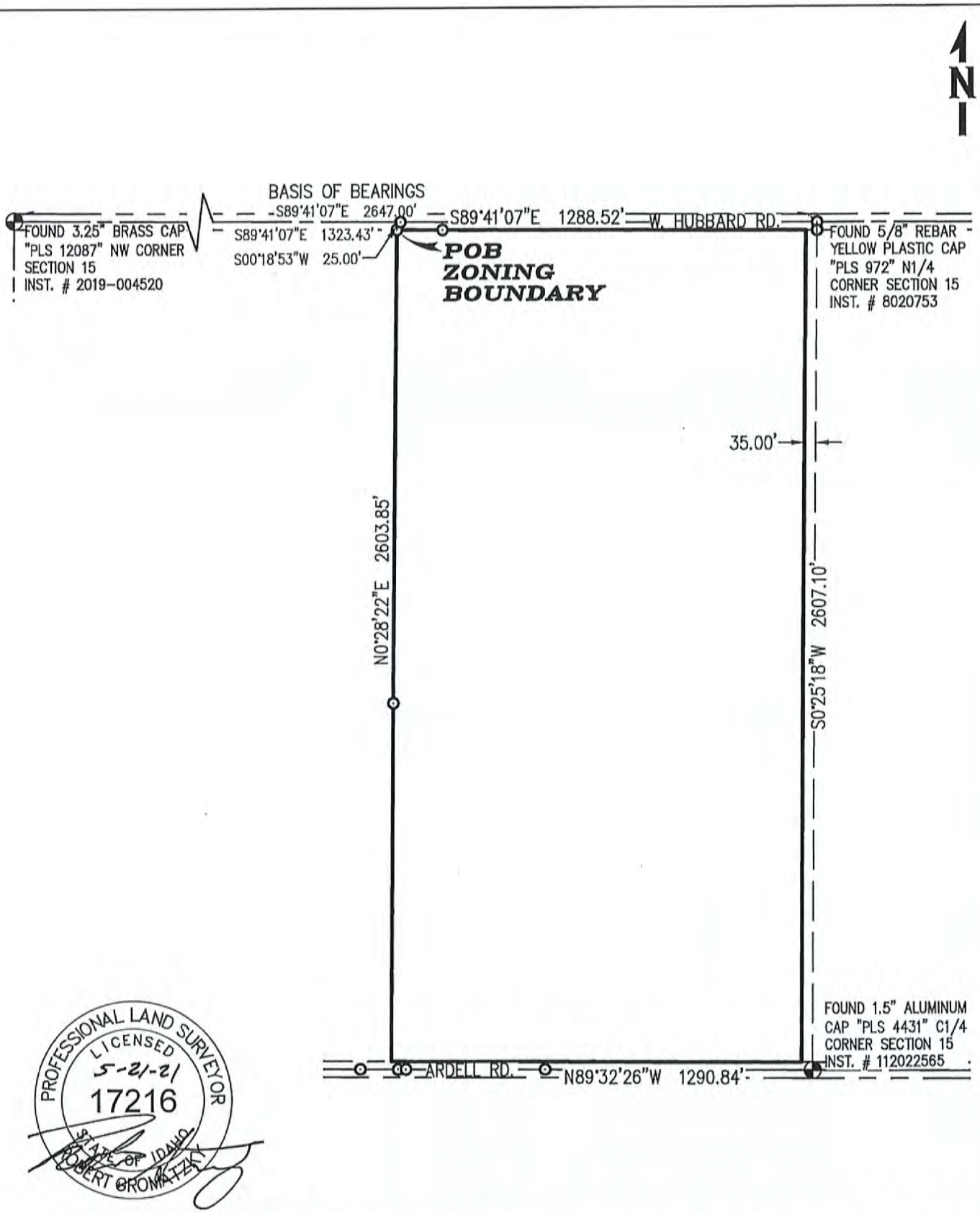
Together with and subject to covenants, easements, and restrictions of record.

The basis of bearings for this description is Grid North, Idaho State Plane West Zone, South 89°41'07" East between the NW corner and the North 1/4 corner of said Section 15.

Robert Gromatzky, P.L.S License No. 17216

End of Description

PROFESSIONAL LAND SURVEYOR LICENSED 5-21-21 17216 STATE OF IDAHO ROBERT GROMATZKY



PROFESSIONAL LAND SURVEYOR
LICENSED
5-21-21
17216
STATE OF IDAHO
ROBERT GROMATZKY

SHEET NUMBER		DRAWING INFO		SHEET INFO	
3 of 3	ZONING EXHIBIT PARCEL S1315212403 STERLING LAND DEVELOPMENT, INC. Kuna 80 Acre Site	B000209.00	DRAWN	RG	NV5 690 Industry Way, Suite 10 Meridian, ID 83642 208-342-5400 www.NV5.com
		VX - Exhibits	CHECKED	RG	
		1"=400'	LAST EDIT	5/21/2021	
			PLOT DATE		

N|V|5 Delivering Solutions Improving Lives

LEGAL DESCRIPTION – KUNA 80 PROPERTY BOUNDARY Date: September 13, 2021

Includes Parcels S1315212403, S1315214551 & S1315244600 (including the Prescriptive R/W portions of W Hubbard Rd and W Ardell Road that lie adjacent to said Parcels)

A parcel of land being a portion of the E1/2 NW 1/4 Section 15, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

COMMENCING at a found 3.25" Brass Cap stamped "PLS 12087" for the NW corner of said Section 15, (Corner Record No. 2019-004520), **WHENCE** a found 5/8" rebar with yellow plastic cap stamped "PLS 972" for the North 1/4 corner of said Section 15, (Corner Record No. 8020753), bears South 89°41'07" East, a distance of 2,647.00 feet;

THENCE South 89°41'07" East, coincident with the northerly section line of said Section 15 (also being the centerline of W Hubbard Road), a distance of 1323.50 feet to the W 1/16 corner commons to Sections 10 and 15 and the **POINT OF BEGINNING**;

THENCE continuing coincident with the northerly section line of said Section 15 and centerline of W Hubbard Road, South 89°41'07" East a distance of 1323.50 feet to the N 1/4 corner of said Section 15;

THENCE leaving said northerly section line and coincident with the north-south center section line, South 0°25'18" West a distance of 2657.19 feet to the Center 1/4 corner of said Section 15 and a point on the centerline of W Ardell Road;

THENCE coincident with the east-west center section line of Said Section 15 and centerline and W Ardell Road, North 89°32'26" West a distance of 1235.16 feet;

THENCE leaving said east-west center section line and centerline of W Ardell Road, North 0°28'31" East a distance of 25.00 feet to the southeasterly corner of that parcel described in Vacation Resolution Number 1037, Instrument No. 112062761, Ada County Records, said point also being on the northerly right-of-way line of said W Ardell Road;

THENCE coincident with said northerly right-of-way being parallel with and offset 25.00 feet northerly of said east-west section line, North 89°32'26" West a distance of 69.94 feet to the southwesterly corner of that parcel described in said Vacation Resolution Number 1037, Instrument No. 112062761;

THENCE South 0°28'31" West, a distance of 25.00 feet to a point on said east-west center section line of Said Section 15 and centerline and W Ardell Road;

THENCE coincident with the east-west center section line of Said Section 15 and centerline and W Ardell Road, North 89°32'26" West a distance of 20.76 feet to the C-W 1/16 corner of Section 15;

THENCE coincident with the W1/16th line of Section 15, North 0°28'22" East a distance of 2653.85 feet to the **POINT OF BEGINNING**.

The above-described parcel contains 3,515,954.92 square feet or 80.715 acres, more or less.

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

The basis of bearings for this description is Grid North, Idaho State Plane West Zone, South 89°41'07" East between the NW corner and the North 1/4 corner of said Section 15.

Travis P. Foster, P.L.S License No. 10729

End of Description

NV5 Delivering Solutions Improving Lives

Parcel S1315212403 - LEGAL DESCRIPTION Date: September 13, 2021

(Includes the Prescriptive R/W portions of W Hubbard Rd and W Ardell Road that lie adjacent to said parcel)

A parcel of land being a portion of the E1/2 NW 1/4 Section 15, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

COMMENCING at a found 3.25" Brass Cap stamped "PLS 12087" for the NW corner of said Section 15, (Corner Record No. 2019-004520), **WHENCE** a found 5/8" rebar with yellow plastic cap stamped "PLS 972" for the North 1/4 corner of said Section 15, (Corner Record No. 8020753), bears South 89°41'07" East, a distance of 2,647.00 feet;

THENCE South 89°41'07" East, coincident with the northerly section line of said Section 15 (also being the centerline of W Hubbard Road), a distance of 1323.50 feet to the W 1/16 corner commons to Sections 10 and 15 and the **POINT OF BEGINNING**;

THENCE continuing coincident with the northerly section line of said Section 15 and centerline of W Hubbard Road, South 89°41'07" East a distance of 1323.50 feet to the N 1/4 corner of said Section 15;

THENCE leaving said northerly section line and coincident with the north-south center section line, South 0°25'18" West a distance of 2657.19 feet to the Center 1/4 corner of said Section 15 and a point on the centerline of W Ardell Road;

THENCE coincident with the east-west center section line of Said Section 15 and centerline and W Ardell Road, North 89°32'26" West a distance of 1235.16 feet;

THENCE leaving said east-west center section line and centerline of W Ardell Road, North 0°28'31" East a distance of 25.00 feet to the southeasterly corner of that parcel described in Vacation Resolution Number 1037, Instrument No. 112062761, Ada County Records, said point also being on the northerly right-of-way line of said W Ardell Road;

THENCE leaving said northerly right-of-way line and coincident with the easterly, northerly, and westerly boundaries of said Instrument No. 112062761, the following six courses:

North 0°28'31" East a distance of 4.37 feet;
North 44°26'49" West a distance of 28.25 feet;
North 0°28'31" East a distance of 124.61 feet;
North 89°31'36" West a distance of 50.00 feet;
South 0°28'31" West a distance of 4.00 feet;
South 46°40'56" West a distance of 28.76 feet to a point on the W1/16th line of Section 15;

THENCE coincident with the W1/16th line of Section 15, North 0°28'22" East a distance of 2503.75 feet to the **POINT OF BEGINNING**.

NV5 Delivering Solutions Improving Lives

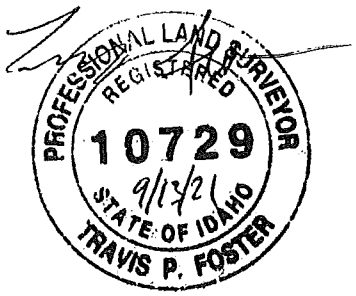
The above-described parcel contains 3,5104,896.83 square feet or 80.46 acres, more or less.

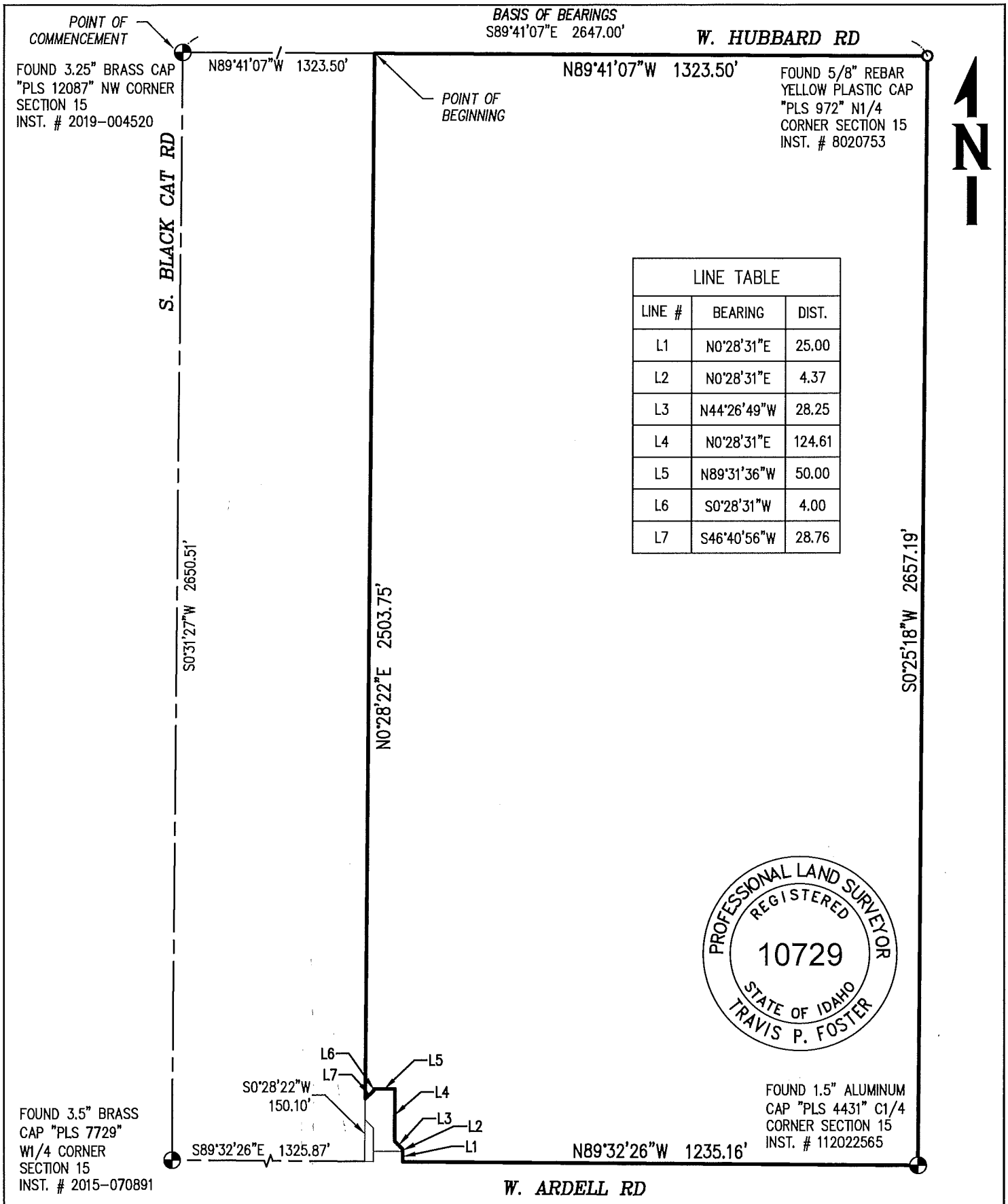
Together with and subject to covenants, easements, rights of ways and restrictions of record.

The basis of bearings for this description is Grid North, Idaho State Plane West Zone, South 89°41'07" East between the NW corner and the North 1/4 corner of said Section 15.

Travis P. Foster, P.L.S License No. 10729

End of Description





SHEET NUMBER	EXHIBIT FOR PARCEL # S1315212403	DRAWING INFO	SHEET INFO	
1 of 3	STERLING DEVELOPMENT EWING MEADOWS	B000209	DRAWN	WC
		B000209 - VX - BM	CHECKED	RG
		1"=300'	LAST EDIT	9/20/2021
			PLOT DATE	9/20/2021

NV5
690 Industry Way, Suite 10
Meridian, ID 83642
208-342-5400 www.NV5.com

NV5 Delivering Solutions Improving Lives

Parcel S1315214551 - LEGAL DESCRIPTION Date: September 13, 2021

(Includes the Prescriptive R/W portion of W Ardell Road that lies adjacent to said parcel)

A parcel of land being a portion of the E1/2 NW 1/4 Section 15, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

COMMENCING at a found 3.25" Brass Cap stamped "PLS 12087" for the NW corner of said Section 15, (Corner Record No. 2019-004520), **WHENCE** a found 5/8" rebar with yellow plastic cap stamped "PLS 972" for the North 1/4 corner of said Section 15, (Corner Record No. 8020753), bears South 89°41'07" East, a distance of 2,647.00 feet;

THENCE South 89°41'07" East, coincident with the northerly section line of said Section 15 (also being the centerline of W Hubbard Road), a distance of 1323.50 feet to the W 1/16 corner commons to Sections 10 and 15;

THENCE coincident with the W1/16th line of Section 15, South 0°28'22" West a distance of 2553.95 feet to a point on the westerly boundary of that parcel described in Vacation Resolution Number 1037, Instrument No. 112062761, Ada County Records, said point also being the **POINT OF BEGINNING**;

THENCE coincident with the easterly boundary of said Instrument No. 112062761, the following two courses:

Leaving said W1/16th line, South 45°44'58" East a distance of 28.76 feet;

South 0°28'31" West a distance of 55.00 feet to a point on the northerly right-of-way of W Ardell Road;

THENCE South 0°28'31" West, a distance of 25.00 feet to a point on said east-west center section line of Said Section 15 and centerline and W Ardell Road;

THENCE coincident with the east-west center section line of Said Section 15 and centerline and W Ardell Road, North 89°32'26" West a distance of 20.76 feet to the C-W 1/16 corner of Section 15;

THENCE coincident with the W1/16th line of Section 15, North 0°28'22" East a distance of 99.90 feet to the **POINT OF BEGINNING**.

NV5 Delivering Solutions Improving Lives

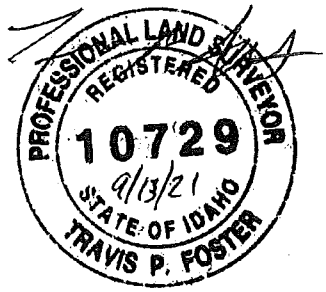
The above-described parcel contains 1,867.42 square feet or 0.04 acres, more or less.

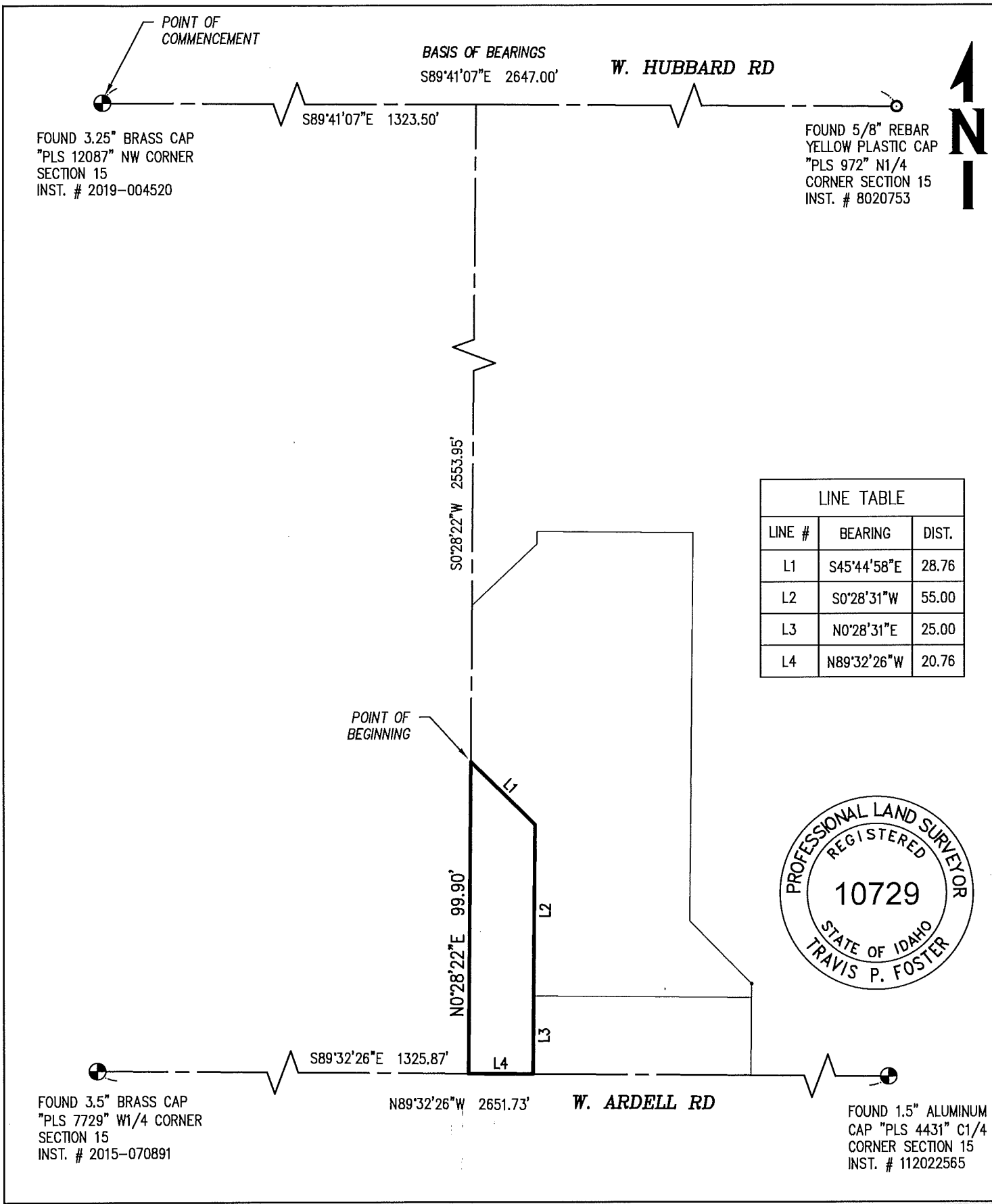
Together with and subject to covenants, easements, rights of ways and restrictions of record.

The basis of bearings for this description is Grid North, Idaho State Plane West Zone, South 89°41'07" East between the NW corner and the North 1/4 corner of said Section 15.

Travis P. Foster, P.L.S License No. 10729

End of Description





LINE TABLE		
LINE #	BEARING	DIST.
L1	S45°44'58"E	28.76
L2	S0°28'31"W	55.00
L3	N0°28'31"E	25.00
L4	N89°32'26"W	20.76

PROFESSIONAL LAND SURVEYOR
REGISTERED
10729
STATE OF IDAHO
TRAVIS P. FOSTER

SHEET NUMBER	EXHIBIT FOR PARCEL #S1315214551	DRAWING INFO	SHEET INFO	
3 of 3	STERLING DEVELOPMENT EWING MEADOWS	B000209	DRAWN	WC
		B000209 - VX - BM	CHECKED	RG
		1"=40'	LAST EDIT	9/20/2021
			PLOT DATE	9/20/2021

NV5
690 Industry Way, Suite 10
Meridian, ID 83642
208-342-5400 www.NV5.com

NV5 Delivering Solutions Improving Lives

Parcel S1315244600 - LEGAL DESCRIPTION Date: September 13, 2021

A parcel of land being a portion of the E1/2 NW 1/4 Section 15, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

COMMENCING at a found 3.25" Brass Cap stamped "PLS 12087" for the NW corner of said Section 15, (Corner Record No. 2019-004520), **WHENCE** a found 5/8" rebar with yellow plastic cap stamped "PLS 972" for the North 1/4 corner of said Section 15, (Corner Record No. 8020753), bears South 89°41'07" East, a distance of 2,647.00 feet;

THENCE South 89°41'07" East, coincident with the northerly section line of said Section 15 (also being the centerline of W Hubbard Road), a distance of 1323.50 feet to the W 1/16 corner commons to Sections 10 and 15;

THENCE coincident with the W1/16th line of Section 15, South 0°28'22" West a distance of 2503.75 feet to a point on the westerly boundary of that parcel described in Vacation Resolution Number 1037, Instrument No. 112062761, Ada County Records, said point also being the **POINT OF BEGINNING**;

THENCE coincident with the easterly, southerly, westerly, and northerly boundaries of said Instrument No. 112062761, the following ten courses:

Coincident with said W1/16th line, South 0°28'22" West a distance of 50.20 feet;

Leaving said W1/16th line, South 45°44'58" East a distance of 28.76 feet;

South 0°28'31" West a distance of 55.00 feet to a point on the northerly right-of-way of W Ardell Road;

Coincident with said northerly right-of-way, South 89°32'26" East a distance of 69.94 feet;

Leaving said northerly right-of-way; North 0°28'31" East a distance of 4.37 feet;

North 44°26'49" West a distance of 28.25 feet;

North 0°28'31" East a distance of 124.61 feet;

North 89°31'36" West a distance of 50.00 feet;

South 0°28'31" West a distance of 4.00 feet;

South 46°40'56" West a distance of 28.76 feet to the **POINT OF BEGINNING**.

NV5 Delivering Solutions Improving Lives

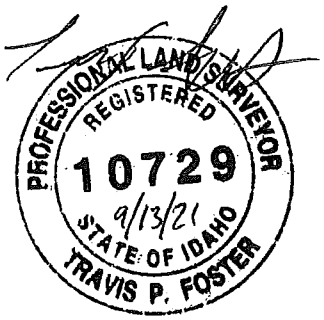
The above-described parcel contains 9,190.67 square feet or 0.21 acres, more or less.

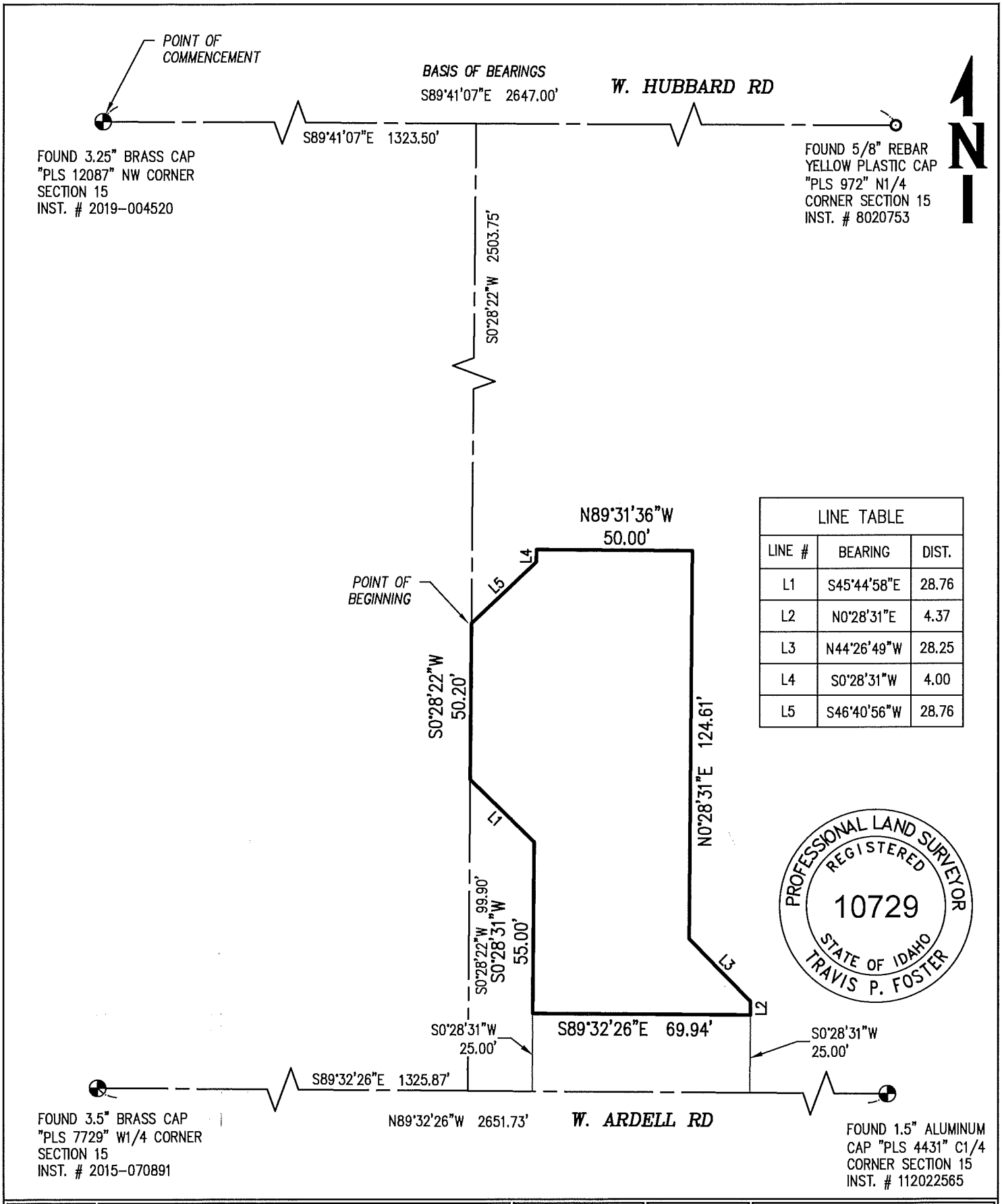
Together with and subject to covenants, easements, rights of ways and restrictions of record.

The basis of bearings for this description is Grid North, Idaho State Plane West Zone, South 89°41'07" East between the NW corner and the North 1/4 corner of said Section 15.

Travis P. Foster, P.L.S License No. 10729

End of Description





LINE TABLE		
LINE #	BEARING	DIST.
L1	S45°44'58"E	28.76
L2	N0°28'31"E	4.37
L3	N44°26'49"W	28.25
L4	S0°28'31"W	4.00
L5	S46°40'56"W	28.76

PROFESSIONAL LAND SURVEYOR
REGISTERED
10729
STATE OF IDAHO
TRAVIS P. FOSTER

SHEET NUMBER		DRAWING INFO		SHEET INFO	
3 of 3	EXHIBIT FOR PARCEL #S1315244600 STERLING DEVELOPMENT EWING MEADOWS	B000209		DRAWN	WC
		B000209 - VX - BM		CHECKED	RG
		1"=40'		LAST EDIT	9/20/2021
				PLOT DATE	9/20/2021

NV5
690 Industry Way, Suite 10
Meridian, ID 83642
208-342-5400 www.NV5.com

2301961DE

A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
8151 W. Rifleman Ave. / Boise, Idaho 83704
(208) 377-2700

ADA COUNTY RECORDER J. DAVID NAVARRO 1
BOISE IDAHO 10/23/03 02:39 PM
DEPUTY Bonnie Oberbillig
RECORDED – REQUEST OF
Pioneer
AMOUNT 3.00

103180556

WARRANTY DEED

For Value Received Kenneth D. Wiscombe and Deborah A. Wiscombe, husband and wife also known as Kenneth Dean Wiscombe and Deborah Ann Wiscombe, husband and wife hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Y.E.S. Development L.L. C. an Idaho Limited Liability Company

hereinafter referred to as Grantee, whose current address is 1500 El Dorado Suite #4 Boise, Idaho 83704 , the following described premises, to-wit:

PARCEL II:

The East half of the Northwest quarter of Section 15, Township 2 North, Range 1 West, Boise Meridian.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: October 22, 2003

Kenneth D. Wiscombe
By: Kenneth D. Wiscombe

Deborah A. Wiscombe
By: Deborah A. Wiscombe

STATE OF IDAHO. County of ADA, ss.

On this 22nd day of October, in the year of 2003, before me the undersigned, notary public personally appeared Kenneth D. Wiscombe and Deborah A. Wiscombe known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

DESIREE A. EGUSQUIZA NOTARY PUBLIC STATE OF IDAHO

Desiree A. Egusquiza
Notary Public of IDAHO
Residing at Nampa, Idaho
Commission expires: March 9, 2006

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
) ss
COUNTY OF ADA)

I, TECO ONE LLC (name), 1500 N. ELDORADO (address)

BOISE (city), IDAHO (state) being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to

   Sterling Land Development, Inc. 1159 E. Iron Eagle Drive, Suite 170-K Eagle ID 83616

   to submit the accompanying application pertaining to that property. SO LONG AS PROPERTY IS UNDER CONTRACT AND IN GOOD STANDINGS WITH BOTH PARTIES. JTE

Address or location of property: 4387 W. Hubbard Road Kuna, ID 83642

2. I agree to indemnify, defend and hold the City of Kuna and it's 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.

   Type of application: Zone Change, Preliminary Plat

Dated this 10 day of MAY, 20 21.

(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

Notary Public for Idaho
Residing at ADA COUNTY

My Commission Expires: 4-13-2026

SHELLLY MOODY
COMMISSION #20201319
NOTARY PUBLIC
STATE OF IDAHO

Neighborhood Meeting Certification

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

KUNA Planning & Zoning

You **must** conduct a Neighborhood Meeting **prior** to submission of an application for Annexation; Rezone; Special Use Permit; Subdivision; and Variance. Please see Kuna City Code 5-1A-2 for more information or contact the Planning & Zoning Department at (208) 922-5274.

The Neighborhood Meeting Certification packet includes the following:

- Neighborhood Meeting Certification – This acts as quick reference information regarding your project.
- Sign-in Sheet – This provides written record of who attended your Neighborhood Meeting.
- Neighborhood Meeting Minutes – Provides space in which to record the items discussed and any concerns attendees may have.

A Neighborhood Meeting cannot take place more than two (2) months prior to acceptance of the application and an application will not be accepted before the meeting is conducted. You are required to mail written notification of your meeting, allowing at least fourteen (14) days before your meeting for property owners to plan to attend. **Contacting and/or meeting individually with property owners will not fulfill Neighborhood Meeting requirements.** You may request a 300' property owners mailing list by completing the Neighborhood Meeting Mailing List Request form located under Forms & Applications on the City of Kuna website.

Neighborhood Meetings must be held on either a weekend between 10:00 Am & 7:00 PM, or a weekday between 6:00 PM & 8:00 PM. The meeting **cannot** be conducted on holidays, holiday weekends, or the day before/after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- Subject property;
- Nearest available public meeting place (i.e. Libraries, Community Centers, etc.); or
- An office space within a one (1) mile radius of the subject property.

Once you have held your Neighborhood Meeting, please complete this certification form and include with your application along with the Sign-in Sheet, Neighborhood Meeting Minutes & a copy of the notification mailed to attendees.

Description of proposed project: Single family detached residential subdivision with a mix of lot sizes ranging from 50' wide up to 80' wide + with a variety of community amenities and open space

Date of Meeting: 5-6-21 Time: 6:00pm

Meeting Location: Crimson Point Elementary School Cafeteria Room located at 1941 N. Shayla Avenue, Kuna, ID 83634 and via Zoom

Site Information

Location: Quarter NW Section 15 Township 2N Range 1W Total Acres 79

Subdivision Name: _____ Lot ____ Block ____

Address: 4387 W Hubbard Road, Kuna, ID

Parcel No(s).: S1315212403

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: YES Development, LLC

Address: 1500 N Eldorado Street, Boise, ID 83704

Contact Person

Name: Brian Sinderhoff

Business Name (if applicable): Sterling Land Development, Inc.

Address: 1159 E. Iron Eagle Drive, Suite 170-K, Eagle, ID 83616

Phone: 949-226-4482 Email: bls@sterlinghomes.us

Applicant

Name: Bonnie Layton

Address: 690 S. Industry Way, Suite 10, Meridian, ID 83642

Phone: 208-724-2624 Email: bonnie.layton@nv5.com

I, Bonnie Layton *, certify that a Neighborhood Meeting was conducted at the time and location noted on this form in accordance with Kuna City Code 5-1A-2.*

Applicant Signature: Bonnie Layton Digitally signed by Bonnie Layton Date: 2021.05.24 15:34:29 -06'00' Date: 5-24-21

SIGN-IN SHEET

Project Name: Sterling Meadows 5-6-21

	Name	Address	Phone
1	Tim Eck	6153 W Hwy 44	850 0521
2	Jack Ewing	1566 N. Eldorado Boise	863-1696
3	RYAN JACOBSON	2755 W. GAINSBORO DR.	208-484-5487
4	Neil Durrant	4000 W Hubbard Rd	208-941-3839
5	Jill Scott	2322 W Bush Ct	208-392-3467
6	Sandy Harwood	3550 N. Bierleywood	208-371-9348
7			
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Attendee Report

Report Generated: 5/7/2021 11:44

Topic	Webinar ID	Actual Start Time	Actual Duration (mint	# Registered	# Cancelled	Unique Viewers	Total Users
Sterling Meadows Ne	898 0S16 6346	5/6/2021 17:54	28	3	0	3	9

Host Details

Attended	User Name (Original I	Email	Join Time	Leave Time	Time in Session (minu	Country/Region Name
Yes	Bonnie Layton	blayton@whpacific.cc	5/6/2021 17:54	5/6/2021 18:02	9	United States
Yes	Bonnie Layton	blayton@whpacific.cc	5/6/2021 18:03	5/6/2021 18:20	18	United States

Panelist Details

Attended	User Name (Original I	Email	Join Time	Leave Time	Time in Session (minu	Country/Region Name

Attendee Details

Attended	User Name (Original I	First Name	Last Name	Email	Address	City	Country/Region
Yes	Carol Miller	Carol	Miller	caherrerias@sbcglobal.net	2720 W. Gainsboro D	Kuna	US
Yes	Carol Miller	Carol	Miller	caherrerias@sbcglobal.net			
Yes	Carol Miller	Carol	Miller	caherrerias@sbcglobal.net			
Yes	Ryan Young	Ryan	Young	Ryan.young@nv5.com	690 e industry way	Meridian	US
Yes	Brian Sinderhoff	Brian	Sinderhoff	bls@sterlinghomes.us	611 S 8Th St	Boise	US
Yes	Brian Sinderhoff	Brian	Sinderhoff	bls@sterlinghomes.us			
Yes	Brian Sinderhoff	Brian	Sinderhoff	bls@sterlinghomes.us			

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 5-6-21 Number of Attendees: 7

Location: Crimson Point Elementary School Cafeteria Room located at 1941 N. Shayla Avenue, Kuna, ID 83634 and via Zoom

Project Description: single family residential subdivision with a variety of lot sizes ranging from 50' wide to 80' wide

Attendee Comments or Concerns:

Impact on Neil Durrant's property when Shayla Avenue is connected to Hubbard Road

Sewer connection and servicability

Traffic at the intersection of Ardell and Ten Mile upon build out of project

School district's capacity for additional students

I, Bonnie Layton, *hereby certify the above information and the information provided within these forms is true, complete and correct to the best of my knowledge.*

Applicant Signature: Bonnie Layton Digitally signed by Bonnie Layton Date: 2021.05.24 15:41:31 -06'00' Date: 5-24-21

NV5 Delivering Solutions Improving Lives

April 21, 2021

Subject: Sterling Meadows Neighborhood Meeting

Dear Neighbor:

You are invited to attend a neighborhood meeting to discuss plans to develop a residential subdivision of approximately 80 acres in Kuna, ID (please see attached map for project location).

The meeting will be held on **Thursday, May 6, 2021 at 6:00pm** at Crimson Point Elementary School – Cafeteria Room located at 1941 N. Shayla Avenue, Kuna, ID 83634.

Additionally, due to COVID-19 concerns, you will be able to attend the meeting online via Zoom. To do so please register in advance for this webinar at:

https://us02web.zoom.us/webinar/register/WN_LnfjSuFGQCuru7B-qeyorw

After registering, you will receive a confirmation email containing information about joining the webinar.

If you are unable to attend the meeting, have any questions about the meeting, or questions about the proposed project, please do not hesitate to call me at 208-275-8742 or e-mail me at bonnie.layton@nv5.com

Sincerely,

Bonnie Layton

Bonnie Layton
Senior Planner

Hubbard Road
Project Site
Ardell Road
Ten Mile Road
W Hubbard Rd
S Black Cat Rd
N Black Cat Rd
N Greenbush Rd
Crimson Point Elementary
N

From:	Terasa O"Brien
To:	Bonnie Layton
Cc:	Matt Munger; Ryan Young
Subject:	Fw: Ewing Meadows Subdivision Name Reservation
Date:	Monday, May 24, 2021 12:30:20 PM
Attachments:	image001.png

Ewing Meadows was accepted below.

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Monday, May 24, 2021 12:28 PM
To: Terasa O'Brien <Terasa.O'Brien@nv5.com>
Cc: Travis Foster <Travis.Foster@nv5.com>
Subject: RE: Ewing Meadows Subdivision Name Reservation

May 24, 2021

Travis Foster, NV5
Terasa O'Brien, NV5

RE: Subdivision Name Reservation: **EWING MEADOWS SUBDIVISION**

At your request, I will reserve the name **Ewing Meadows 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, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,

Glen Smallwood
Surveying Technician

Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 *office*
(208) 287-7909 *fax*

From: Terasa O'Brien <Terasa.O'Brien@nv5.com>
Sent: Monday, May 24, 2021 10:05 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Cc: Bonnie Layton <Bonnie.Layton@nv5.com>; Matt Munger <Matt.Munger@nv5.com>; Ryan Young

<Ryan.Young@nv5.com>
Subject: [EXTERNAL] Subdivision name request

CAUTION: This email originated from outside Ada County email servers. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Verify the sender by mouse-hovering over their display name in order to see the sender's full email address and confirm it is not suspicious. If you are unsure an email is safe, please report the email by using the 'Phish Alert' button in Outlook.

Hello,

We would like to reserve the subdivision name "Ewing Meadows" for the parcels noted below.

- **Parcel numbers - S1315212403 and S1315244600**
- **Owner - Brian Sinderhoff, 949.226.4482**
- **Developer - Sterling Land Development, Inc - Brian Sinderhoff - 949.226.4482**
- **Surveyor - Travis Foster - 208.275.8703**

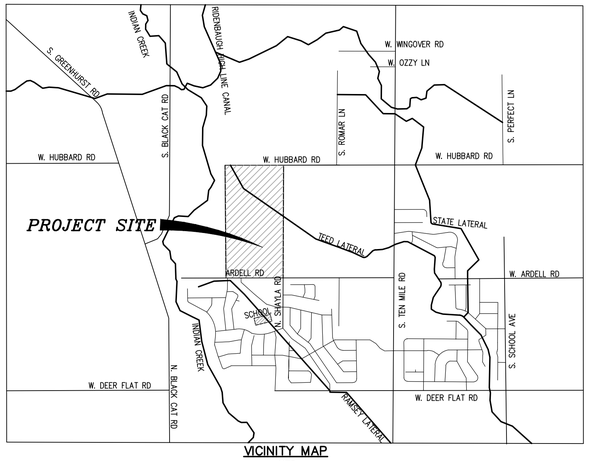
Kind Regards,

Terry O'Brien **| Administrative Assistant**
NV5 Company | 690 Industry Way, Ste 10 Meridian, ID 83642
Phone: 208.342.5400 | terry.obrien@nv5.com
Delivering Solutions | Improving Lives

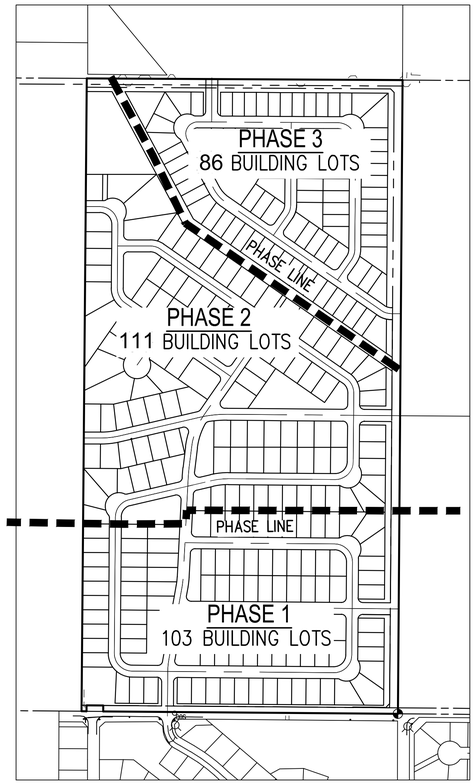
XREF INDEX:

A PRELIMINARY PLAT OF
EWING MEADOWS SUBDIVISION

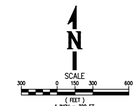
SITUATED ENTIRELY IN THE NE $\frac{1}{4}$ OF THE NW$\frac{1}{4}$ OF SECTION 15, T.2N., R.1W., B.M. CITY OF KUNA, ADA COUNTY, IDAHO



VICINITY MAP
–NTS–

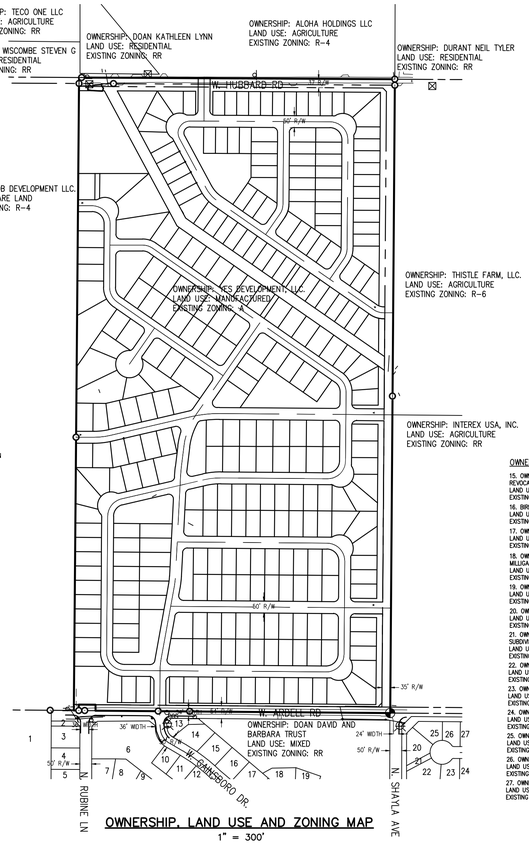


PHASING PLAN MAP
1" = 300'



OWNERS WITHIN 300'

1. OWNERSHIP: CHALLENGER DEVELOPMENT LLC.
LAND USE: BARE LAND
EXISTING ZONING: R-6
2. OWNERSHIP: CRIMSON POINT SUBDIVISION HOA
LAND USE: BARE LAND
EXISTING ZONING: R-3
3. OWNERSHIP: FRY DAVID H
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
4. OWNERSHIP: MURRAY RYAN
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
5. OWNERSHIP: JACKSON MICHELLE DAWN
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
6. OWNERSHIP: CRIMSON POINT SUBDIVISION HOA
LAND USE: BARE LAND
EXISTING ZONING: R-3
7. OWNERSHIP: MEDINA AMY E DANIELS TESTAMENTARY TRUST
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
8. OWNERSHIP: ACEVEDO HUMBERTO BENJAMIN
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
9. OWNERSHIP: DUCKWITZ MATHEW N
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
10. OWNERSHIP: JACOBSON RYAN K
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
11. OWNERSHIP: MIRAHCIC ARMIN
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
12. OWNERSHIP: RB GAINSBORO TRUST
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
13. OWNERSHIP: CRIMSON POINT SUBDIVISION HOA
LAND USE: BARE LAND
EXISTING ZONING: R-3
14. OWNERSHIP: RIEGER BRANDON
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3



OWNERS WITHIN 300', CONT.

15. OWNERSHIP: MILLER FAMILY REVOCABLE LIVING TRUST
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
16. OWNERSHIP: BIRD THOMAS R
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
17. OWNERSHIP: MARKS DELMAR WAYNE
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
18. OWNERSHIP: O'BRIEN NATALIE MULIGAN
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
19. OWNERSHIP: HARWOOD SANDRA K
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
20. OWNERSHIP: AMDON ROBERT K
LAND USE: RESIDENTIAL
EXISTING ZONING: R-6
21. OWNERSHIP: CRIMSON POINT HOA SUBDIVISION
LAND USE: BARE LAND
EXISTING ZONING: R-6
22. OWNERSHIP: MCKNIGHT ANTOINETTE
LAND USE: RESIDENTIAL
EXISTING ZONING: R-6
23. OWNERSHIP: BARTON AUSTIN K
LAND USE: RESIDENTIAL
EXISTING ZONING: R-6
24. OWNERSHIP: HARRIS MICHAEL T
LAND USE: RESIDENTIAL
EXISTING ZONING: R-6
25. OWNERSHIP: TRIPPLE TATE J
LAND USE: RESIDENTIAL
EXISTING ZONING: R-6
26. OWNERSHIP: SOEST LARRY
LAND USE: RESIDENTIAL
EXISTING ZONING: R-6
27. OWNERSHIP: KINNEY JOHN
LAND USE: RESIDENTIAL
EXISTING ZONING: R-6

OWNERSHIP, LAND USE AND ZONING MAP
1" = 300'

APPLICANT
BRIAN SINDERHOFF
STERLING LAND DEVELOPMENT, INC.
1159 E. IRON EAGLE DRIVE, STE 170–K
EAGLE, ID 83616
(949) 226–4482

PLANNER
BONNIE LAYTON
NV5
690 INDUSTRY WAY, STE 10
MERIDIAN, ID 83642
(208) 342–5400

ENGINEER
RYAN YOUNG, P.E.
NV5
690 INDUSTRY WAY, STE 10
MERIDIAN, ID 83642
(208) 342–5400

SURVEYOR
TRAVIS FOSTER, PLS, CFedS
NV5
690 INDUSTRY WAY, STE 10
MERIDIAN, ID 83642
(208) 342–5400

NV5
690 Industry Way, Suite 10
Meridian, ID 83642
208-342-5400 www.NV5.com

PROFESSIONAL ENGINEER
LICENSED
20108
12/21
STATE OF IDAHO
RYAN C YOUNG

REVISIONS			
NO.	BY	DATE	REMARKS

SHEET INFO	
DESIGNED	RCY
DRAWN	KVP
CHECKED	RCY
APPROVED	RCY
LAST EDIT	6/10/2021
PLOT DATE	6/10/2021
SUBMITTAL	

SCALE: AS SHOWN

PRELIMINARY PLAT
COVER SHEET
STERLING LAND DEVELOPMENT, INC.
EWING MEADOWS SUBDIVISION

PROJECT NUMBER: B000209.00
DRAWING FILE NAME: B000209-C-PPLT02

SHEET NUMBER
PP1

[DATE: 6/10/2021 1:50 PM] [AUTHOR: kiera.vanpatten] [PLOTTER: DWG To PDF.pc3] [STYLE: WHP-Standard.ctb]
[PATH: P:\Sterling Land Development, Inc\229121-B000209.00\Execution\Drawings\Civil\B000209-C-PPLT02.dwg] [LAYOUT: C1.0]

XREF INDEX:

DEVELOPMENT FEATURES

TOTAL ACRES	80.75 ACRES
TOTAL LOTS	319 LOTS
TOTAL COMMON LOTS	21 LOTS
BUILDING LOTS	298 LOTS
50' LOTS	84 LOTS
60' LOTS	113 LOTS
70' LOTS	101 LOTS
AVERAGE BUILDING LOT SIZE	7272 SF
RESIDENTIAL DENSITY (GROSS)	3.69 UNITS/Ac.
RESIDENTIAL DENSITY (NET)	5.99 UNITS/Ac.
EXISTING ZONING	A
PROPOSED ZONE	R-6
MINIMUM BUILDING LOT SIZE	4729 SF
TOTAL OPEN SPACE	12.16 ACRES
% OF OPEN SPACE	15.06%

SEWER
CITY OF KUNA

WATER
CITY OF KUNA

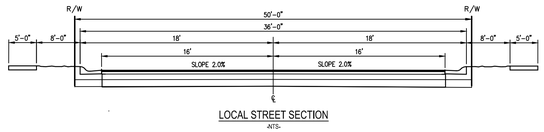
IRRIGATION
BOISE BOARD OF CONTROL

SCHOOL
KUNA SCHOOL DISTRICT

EMERGENCY SERVICES
FIRE – KUNA RURAL FIRE DISTRICT
POLICE – CITY OF KUNA

NOTES
1) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY SHALL HAVE A 10' UTILITY EASEMENT.
2) ALL SANITARY SEWER MAINS SHALL BE 8" ø UNLESS OTHERWISE SHOWN.
3) ALL WATER MAINS SHALL BE 12" ø UNLESS OTHERWISE SHOWN.
4) DRAINAGE SHALL BE DETAINED ON SITE VIA SURFACE AND/OR SUBSURFACE FACILITIES AS APPROVED BY THE CITY OF KUNA AND ACHD.
5) POTABLE WATER SERVICE PROVIDED BY CITY OF KUNA.
6) BLOCK 1 LOT 18, BLOCK 3 LOT 11, BLOCK 4 LOTS 4 & 22, BLOCK 5 LOTS 1 & 11, BLOCK 6 LOT 1, BLOCK 7 LOT 1, BLOCK 8 LOT 1, BLOCK 10 LOT 8, BLOCK 11 LOTS 1, 11, 23 & 25, BLOCK 12 LOTS 1, 10, 30 & 31, BLOCK 13 LOT 21, BLOCK 14 LOT 1 & BLOCK 15 LOT 1 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE H.O.A.
7) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
8) SANITARY SEWER SERVICE PROVIDED BY CITY OF KUNA.
9) THIS DEVELOPMENT RECOGNIZES IDAHO CODE §22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURE OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT".
10) BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AND THIS APPROVAL.
11) SEWER LIFT STATION IS PROPOSED TO DISCHARGE TO THE PRESSURE SEWER MAIN AT HUBBARD RD. AND TEN MILE RD. TELEMETRY WITH THE CRIMSON POINT LIFT STATION IS PROPOSED TO PREVENT SIMULTANEOUS PUMPING.
12) ALL SANITARY SEWER MANHOLE INVERTS SHALL BE AT A MINIMUM DEPTH OF 6 FEET BELOW THE PROPOSED FINISHED GRADE.

A PRELIMINARY PLAT OF
EWING MEADOWS SUBDIVISION
SITUATED ENTIRELY IN THE NE 1/4 OF THE NW1/4 OF SECTION 15, T.2N., R.1W., B.M. CITY OF KUNA, ADA COUNTY, IDAHO

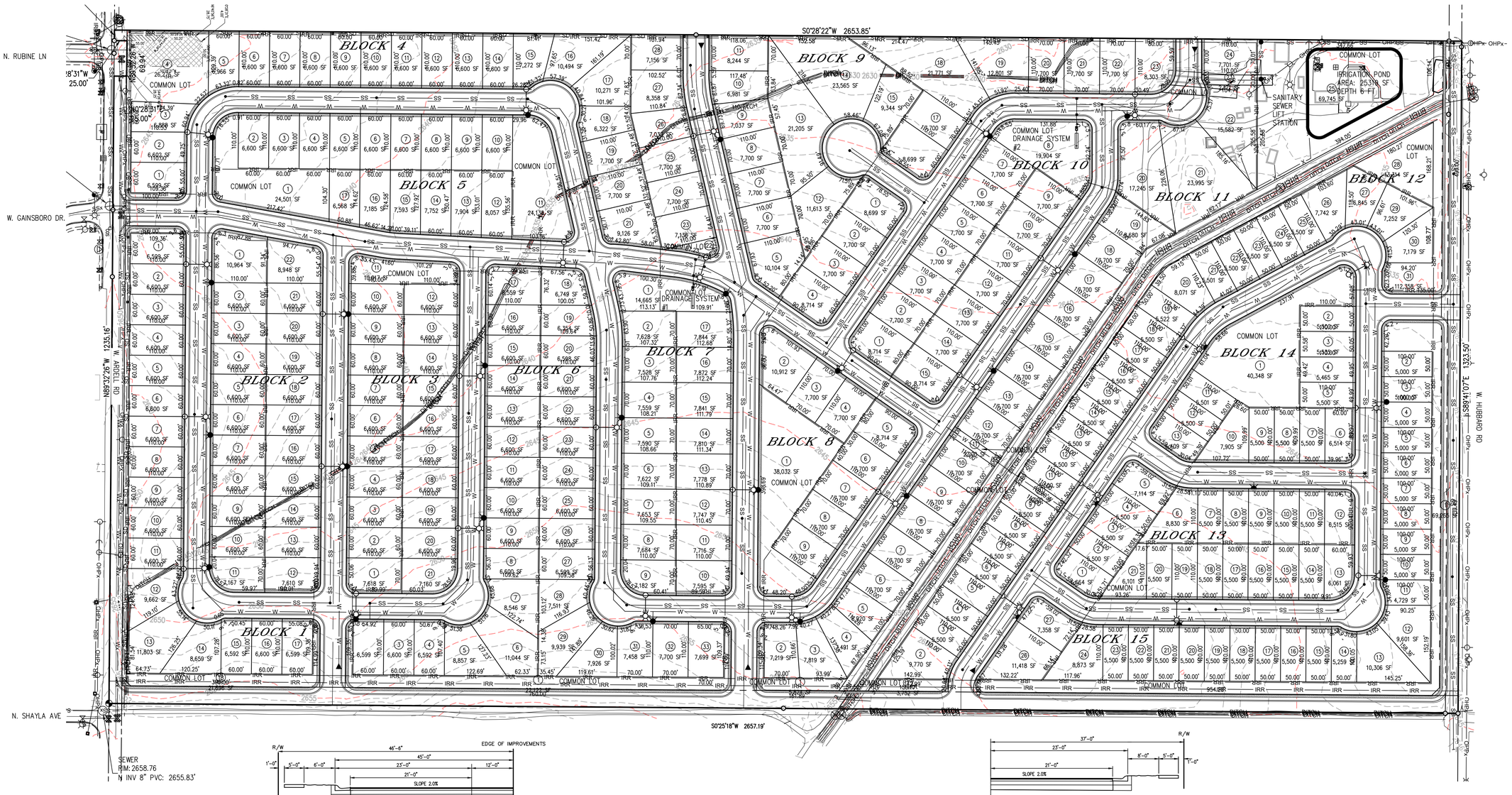


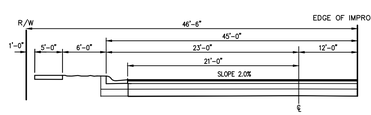
LOCAL STREET SECTION
-NTS-

LEGEND

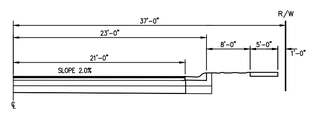
EXISTING FENCE	PROPOSED ROAD CENTERLINE
PROPERTY BOUNDARY	PROPOSED ROAD RIGHT OF WAY
RIGHT OF WAY LINE	PROPOSED LOT LINE
EXISTING ROAD CENTERLINE	BLOCK AND LOT NUMBER
EDGE OF PAVEMENT	PROPOSED REVERSE LIP ROLLED CURB, GUTTER & SIDEWALK
EXISTING LOT LINE	PROPOSED SANITARY SEWER W/ MANHOLE
EXISTING SEWER LINE W/ MANHOLE	PROPOSED 12" WATER MAIN
EXISTING WATER MAIN	PROPOSED PRESSURE IRRIGATION
EXISTING WATER VALVE	PROPOSED FIRE HYDRANT
EXISTING WATER WELL	PROPOSED STREET LIGHT
EXISTING STORM CATCH BASIN	PROPOSED BLOW-OFF VALVE ASSEMBLY
EXISTING LIGHT POLE	
EXISTING SIGN	

SCALE
100 0 50 100 200
(FEET)
1 INCH = 100 FT.





SHAYLA AVE. STREET SECTION
-NTS-



W. HUBBARD RD. STREET SECTION
-NTS-

NV5
690 Industry Way, Suite 10
Meridian, ID 83642
208-342-5400 www.NV5.com

PROFESSIONAL ENGINEER LICENSED 20108 STATE OF IDAHO RYAN C YOUNG 5/12/21

REVISIONS		
NO.	BY	DATE

SHEET INFO	
DESIGNED	RCY
DRAWN	KVP
CHECKED	RCY
APPROVED	RCY
LAST EDIT	7/6/2021
PLOT DATE	7/6/2021
SUBMITTAL	

PRELIMINARY PLAT
STERLING LAND DEVELOPMENT, INC.
EWING MEADOWS SUBDIVISION

PROJECT NUMBER	DRAWING FILE NAME
B000209.00	B000209-C-PPLT02

SCALE: AS SHOWN

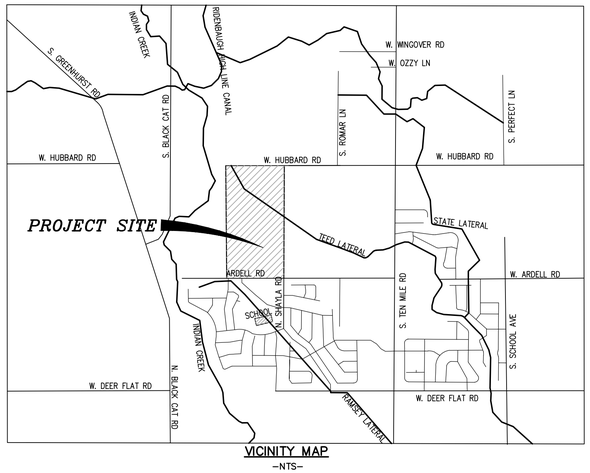
SHEET NUMBER
PP2

[DATE: 7/6/2021 12:45 PM] [AUTHOR: kiera.vanpatten] [PLOTTER: DWG To PDF.pc3] [STYLE: WHP-Standard.ctb]
[PATH: P:\Sterling Land Development, Inc\229121-B000209.00\Execution\Drawings\Civil\B000209-C-PPLT02.dwg] [LAYOUT: C1.1]

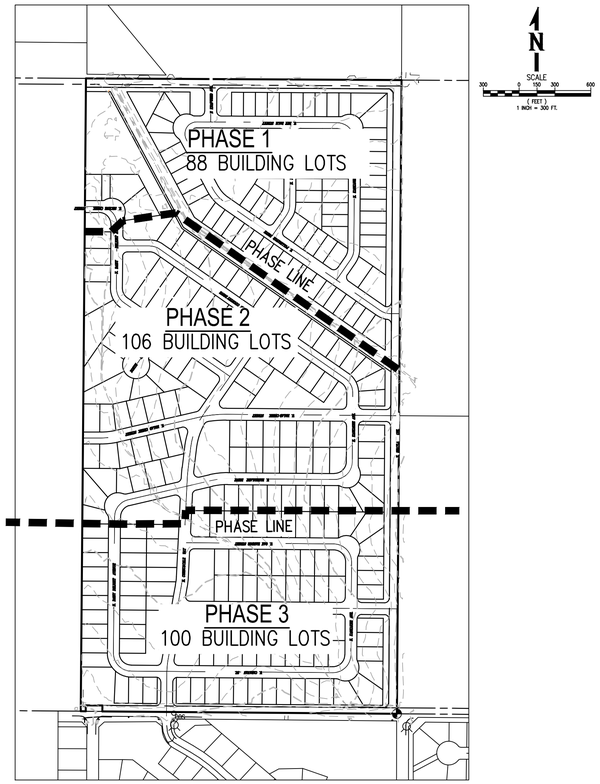
XREF INDEX:

A PRELIMINARY PLAT OF
EWING MEADOWS SUBDIVISION

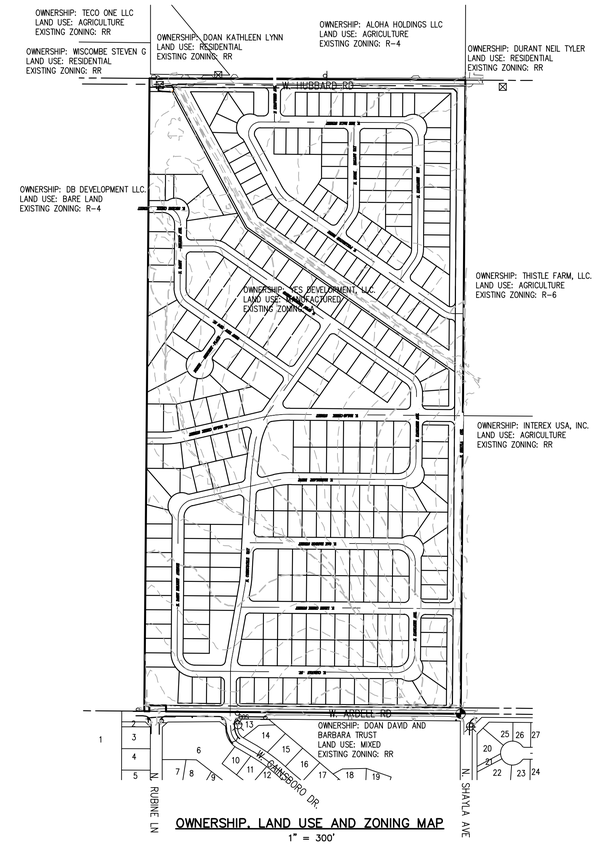
SITUATED ENTIRELY IN THE NE $\frac{1}{4}$
OF THE NW$\frac{1}{4}$ OF SECTION 15,
T.2N., R.1W., B.M.
CITY OF KUNA,
ADA COUNTY, IDAHO



VICINITY MAP
-NTS-



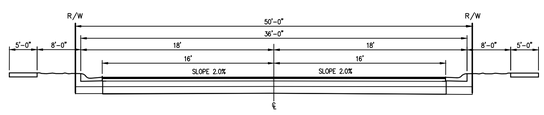
PHASING PLAN MAP
1" = 300'



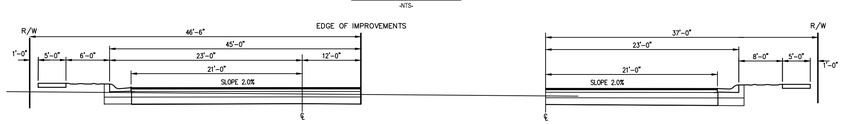
OWNERSHIP, LAND USE AND ZONING MAP
1" = 300'

OWNERS WITHIN 300'

1. OWNERSHIP: CHALLENGER DEVELOPMENT LLC.
LAND USE: BARE LAND
EXISTING ZONING: R-6
2. OWNERSHIP: CRIMSON POINT SUBDIVISION HOA
LAND USE: BARE LAND
EXISTING ZONING: R-3
3. OWNERSHIP: FRY DAVID H
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
4. OWNERSHIP: MURRAY RYAN
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
5. OWNERSHIP: JACKSON MICHELLE DAWN
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
6. OWNERSHIP: CRIMSON POINT SUBDIVISION HOA
LAND USE: BARE LAND
EXISTING ZONING: R-3
7. OWNERSHIP: MEDINA AMY E DANIELS TESTAMENTARY TRUST
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
8. OWNERSHIP: ACEVEDO HUMBERTO BENJAMIN
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
9. OWNERSHIP: DUCKWITZ MATHEW N
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
10. OWNERSHIP: JACOBSON RYAN K
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
11. OWNERSHIP: MIRAHOIC ARMIN
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
12. OWNERSHIP: RB SAINSBORO TRUST
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
13. OWNERSHIP: CRIMSON POINT SUBDIVISION HOA
LAND USE: BARE LAND
EXISTING ZONING: R-3
14. OWNERSHIP: RIEGER BRANDON
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
15. OWNERSHIP: MILLER FAMILY REVOCABLE LIVING TRUST
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
16. BIRD THOMAS R
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
17. OWNERSHIP: HARRIS DELMAR WAYNE
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
18. OWNERSHIP: O'BRIEN NATALIE MILLIGAN
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
19. OWNERSHIP: HAYWOOD SANDRA K
LAND USE: RESIDENTIAL
EXISTING ZONING: R-3
20. OWNERSHIP: AMDON ROBERT K
LAND USE: RESIDENTIAL
EXISTING ZONING: R-6
21. OWNERSHIP: CRIMSON POINT HOA SUBDIVISION
LAND USE: BARE LAND
EXISTING ZONING: R-6
22. OWNERSHIP: MOONIGHT ANTONETTE
LAND USE: RESIDENTIAL
EXISTING ZONING: R-6
23. OWNERSHIP: BARTON AUSTIN K
LAND USE: RESIDENTIAL
EXISTING ZONING: R-6
24. OWNERSHIP: HARRIS MICHAEL T
LAND USE: RESIDENTIAL
EXISTING ZONING: R-6
25. OWNERSHIP: TRIPPLE TATE J
LAND USE: RESIDENTIAL
EXISTING ZONING: R-6
26. OWNERSHIP: SOEST LARRY
LAND USE: RESIDENTIAL
EXISTING ZONING: R-6
27. OWNERSHIP: KRINGEY JOHN
LAND USE: RESIDENTIAL
EXISTING ZONING: R-6



LOCAL STREET SECTION
-NTS-



SHAYLA AVE. STREET SECTION
-NTS-

W. HUBBARD RD. STREET SECTION
-NTS-

APPLICANT
BRIAN SINDERHOFT
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PROFESSIONAL ENGINEER
LICENSED
20108
RYAN C. YOUNG
STATE OF IDAHO

REVISIONS

NO.	BY	DATE	REMARKS

SHEET INFO	
DESIGNED	RCY
DRAWN	KVP
CHECKED	RCY
APPROVED	RCY
LAST EDIT	9/29/2021
PLOT DATE	9/29/2021
SUBMITTAL	

PRELIMINARY PLAT
COVER SHEET
STERLING LAND DEVELOPMENT, INC.
EWING MEADOWS SUBDIVISION

PROJECT NUMBER B000209.00
DRAWING FILE NAME B000209-C-PPLT03
SCALE AS SHOWN

SHEET NUMBER
PP1

[DATE: 9/29/2021 11:26 AM] [AUTHOR: ryan.young] [PLOTTER: DWG To PDF.pc3] [STYLE: WHP-Standard.ctb]
[PATH: P:\Sterling Land Development, Inc\229121-B000209.00\Execution\Drawings\Civil\B000209-C-PPLT03.dwg] [LAYOUT: PP01]

XREF INDEX:

DEVELOPMENT FEATURES

TOTAL ACRES	80.75 ACRES
TOTAL LOTS	315 LOTS
TOTAL COMMON LOTS	21 LOTS
BUILDING LOTS	294 LOTS
50' LOTS	84 LOTS
60' LOTS	110 LOTS
70' LOTS	100 LOTS
AVERAGE BUILDING LOT SIZE	7132 SF
RESIDENTIAL DENSITY (GROSS)	3.64 UNITS/Ac.
RESIDENTIAL DENSITY (NET)	4.80 UNITS/Ac.
EXISTING ZONING	A
PROPOSED ZONE	R-6
MINIMUM BUILDING LOT SIZE	4729 SF
TOTAL OPEN SPACE	13.21 ACRES
TOTAL USABLE OPEN SPACE	7.72 ACRES
% OF OPEN SPACE	16.4%
% OF USABLE OPEN SPACE	9.6%

SEWER
CITY OF KUNA

WATER
CITY OF KUNA

IRRIGATION
BOISE BOARD OF CONTROL

SCHOOL
KUNA SCHOOL DISTRICT

EMERGENCY SERVICES
FIRE – KUNA RURAL FIRE DISTRICT
POLICE – CITY OF KUNA

NOTES
1) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY SHALL HAVE A 10' UTILITY EASEMENT.
2) ALL SANITARY SEWER MAINS SHALL BE 8" ø UNLESS OTHERWISE SHOWN.
3) ALL WATER MAINS SHALL BE 8" ø UNLESS OTHERWISE SHOWN.
4) DRAINAGE SHALL BE DETAINED ON SITE VIA SURFACE AND/OR SUBSURFACE FACILITIES AS APPROVED BY THE CITY OF KUNA AND ACHD.
5) POTABLE WATER SERVICE PROVIDED BY CITY OF KUNA.
6) BLOCK 1 LOT 18, BLOCK 3 LOTS 11, BLOCK 4 LOTS 4 & 22, BLOCK 5 LOTS 1 & 11, BLOCK 6 LOT 1, BLOCK 7 LOTS 1, BLOCK 8 LOT 1, BLOCK 10 LOT 8, BLOCK 11 LOTS 1, 11, 23 & 25, BLOCK 12 LOTS 1, 10, & 28, BLOCK 13 LOT 21, BLOCK 14 LOT 1 & BLOCK 15 LOT 1 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE H.O.A.
7) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
8) SANITARY SEWER SERVICE PROVIDED BY CITY OF KUNA.
9) THIS DEVELOPMENT RECOGNIZES IDAHO CODE §22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURE OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT".
10) BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AND THIS APPROVAL.
11) SEWER LIFT STATION IS PROPOSED TO DISCHARGE TO THE PRESSURE SEWER MAIN AT HUBBARD RD. AND TEN MILE RD. TELEMETRY WITH THE CRIMSON POINT LIFT STATION IS PROPOSED TO PREVENT SIMULTANEOUS PUMPING.
12) ALL SANITARY SEWER MANHOLE INVERTS SHALL BE AT A MINIMUM DEPTH OF 6 FEET BELOW THE PROPOSED FINISHED GRADE.

LEGEND

EXISTING FENCE	PROPOSED ROAD CENTERLINE
PROPERTY BOUNDARY	PROPOSED ROAD RIGHT OF WAY
RIGHT OF WAY LINE	PROPOSED LOT LINE
EXISTING ROAD CENTERLINE	BLOCK AND LOT NUMBER
EDGE OF PAVEMENT	PROPOSED REVERSE LIP ROLLED CURB, GUTTER & SIDEWALK
EXISTING LOT LINE	PROPOSED SANITARY SEWER W/ MANHOLE
EXISTING SEWER LINE W/ MANHOLE	PROPOSED 12" WATER MAIN
EXISTING WATER MAIN	PROPOSED PRESSURE IRRIGATION
EXISTING WATER VALVE	PROPOSED FIRE HYDRANT
EXISTING WATER WELL	PROPOSED STREET LIGHT
EXISTING STORM CATCH BASIN	PROPOSED BLOW-OFF VALVE ASSEMBLY
EXISTING LIGHT POLE	
EXISTING SIGN	

SCALE
100 0 50 100 200
(FEET)
1 INCH = 100 FT.

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PROFESSIONAL ENGINEER LICENSED 20108 STATE OF IDAHO RYAN C YOUNG

REVISIONS			
NO.	BY	DATE	REMARKS

SHEET INFO	
DESIGNED	RCY
DRAWN	KVP
CHECKED	RCY
APPROVED	RCY
LAST EDIT	9/29/2021
PLOT DATE	9/29/2021
SUBMITTAL	

PRELIMINARY PLAT

STERLING LAND DEVELOPMENT, INC.
EWING MEADOWS SUBDIVISION

PROJECT NUMBER B000209.00
DRAWING FILE NAME B000209-C-PPLT03
SCALE AS SHOWN

SHEET NUMBER
PP2

[DATE: 9/29/2021 11:48 AM] [AUTHOR: ryan.young] [PLOTTER: DWG To PDF.pc3] [STYLE: WHP-Standard.ctb]
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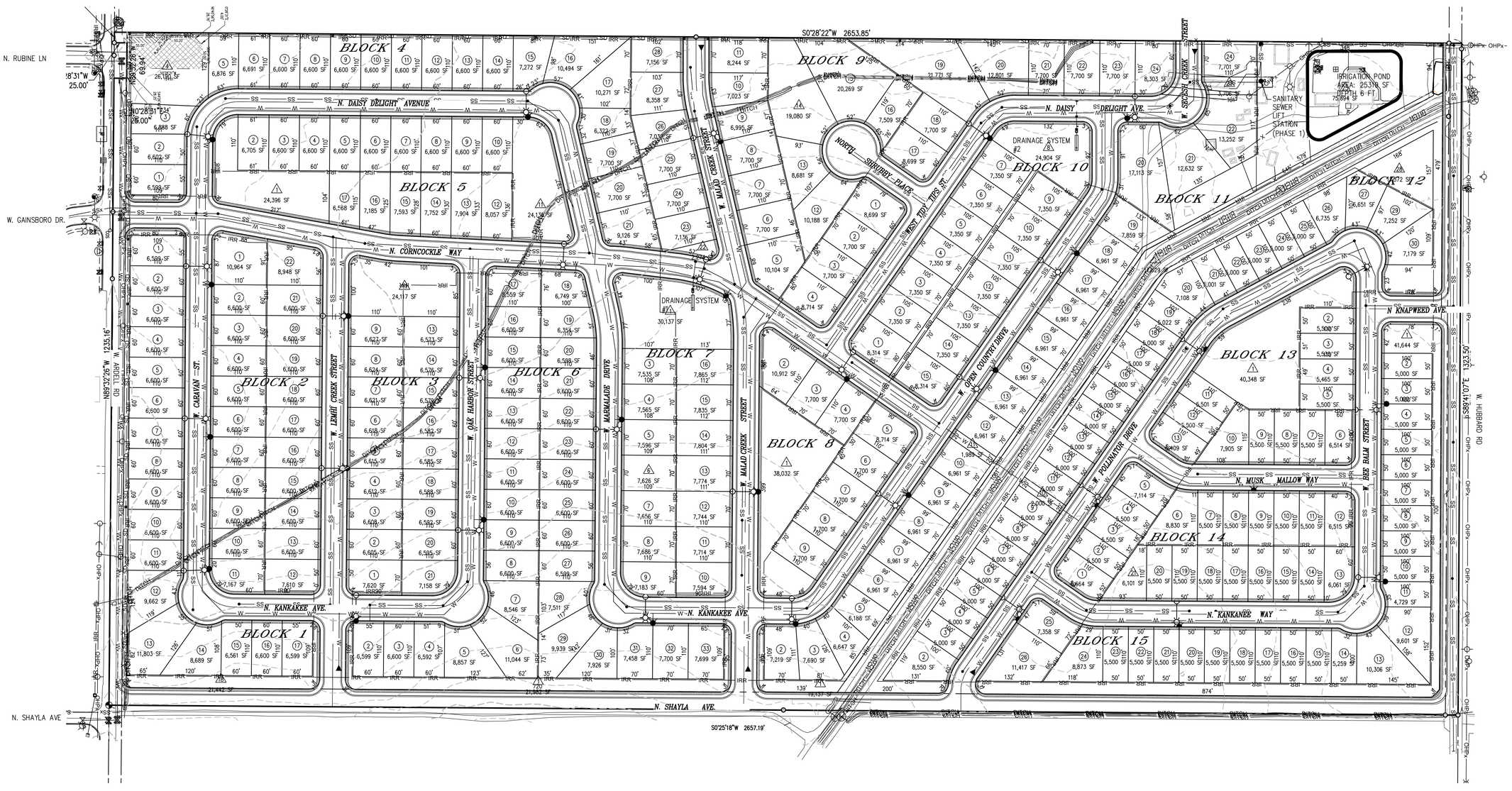
XREF INDEX:

LEGEND

- EXISTING FENCE
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- EXISTING ROAD CENTERLINE
- EDGE OF PAVEMENT
- EXISTING LOT LINE
- EXISTING SEWER LINE W/ MANHOLE
- EXISTING WATER MAIN
- EXISTING WATER VALVE
- EXISTING WATER WELL
- EXISTING STORM CATCH BASIN
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED ROAD CENTERLINE
- PROPOSED ROAD RIGHT OF WAY
- PROPOSED LOT LINE
- BLOCK AND LOT NUMBER (e.g. BLOCK 5 (5))
- PROPOSED REVERSE LIP ROLLED CURB, GUTTER & SIDEWALK
- PROPOSED SANITARY SEWER W/ MANHOLE
- PROPOSED 12" WATER MAIN
- PROPOSED PRESSURE IRRIGATION
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- PROPOSED BLOW-OFF VALVE ASSEMBLY

SCALE
100 0 50 100 200
(FEET)
1 INCH = 100 FT.



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PROFESSIONAL ENGINEER LICENSED 20108 STATE OF IDAHO RYAN C YOUNG

REVISIONS			
NO.	BY	DATE	REMARKS

SHEET INFO		
DESIGNED	RCY	9/29/2021
DRAWN	KVP	
CHECKED	RCY	
APPROVED	RCY	9/29/2021
LAST EDIT		
PLOT DATE		9/29/2021
SUBMITTAL		

PRELIMINARY PLAT

STERLING LAND DEVELOPMENT, INC.
EWING MEADOWS SUBDIVISION

SCALE: AS SHOWN

PROJECT NUMBER: B000209.00

DRAWING FILE NAME: B000209-C-PPLT03

SHEET NUMBER: PP3

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[PATH: P:\Sterling Land Development, Inc\229121-B000209.00\Execution\Drawings\Civil\B000209-C-PPLT03.dwg] [LAYOUT: PP03]

XREF INDEX:

OPEN SPACE NOTES:

QUALIFIED:

BLOCK 3 LOT 11 – 24117 SF
BLOCK 4 LOT 4 – 10585 SF
BLOCK 4 LOT 22 – 2274 SF
BLOCK 5 LOT 1 – 24396 SF
BLOCK 5 LOT 11 – 24135 SF
BLOCK 7 LOT 1 – 30137 SF
BLOCK 8 LOT 1 – 38032 SF
BLOCK 9 LOT 14 – 19080 SF
BLOCK 10 LOT 8 – 24904 SF
BLOCK 11 LOT 1 – 13112 SF
BLOCK 11 LOT 11 – 1989 SF
BLOCK 11 LOT 23 – 3706 SF
BLOCK 11 LOT 25 – 75894 SF
BLOCK 12 LOT 1 – 4650 SF
BLOCK 12 LOT 10 – 2000 SF
BLOCK 12 LOT 28 – 11572 SF
BLOCK 13 LOT 21 – 6101 SF
BLOCK 14 LOT 1 – 40348 SF
BLOCK 15 LOT 1 – 4650 SF

NON-QUALIFIED:

BLOCK 1 LOT 18 – 21442 SF
BLOCK 4 LOT 4 – 15605 SF
BLOCK 6 LOT 1 – 21982 SF
BLOCK 11 LOT 1 – 5650 SF
BLOCK 11 LOT 25 – 25310 SF
BLOCK 12 LOT 1 – 112979 SF
BLOCK 15 LOT 1 – 36994 SF

LEGEND:

QUALIFIED OPEN SPACE

NON-QUALIFIED OPEN SPACE

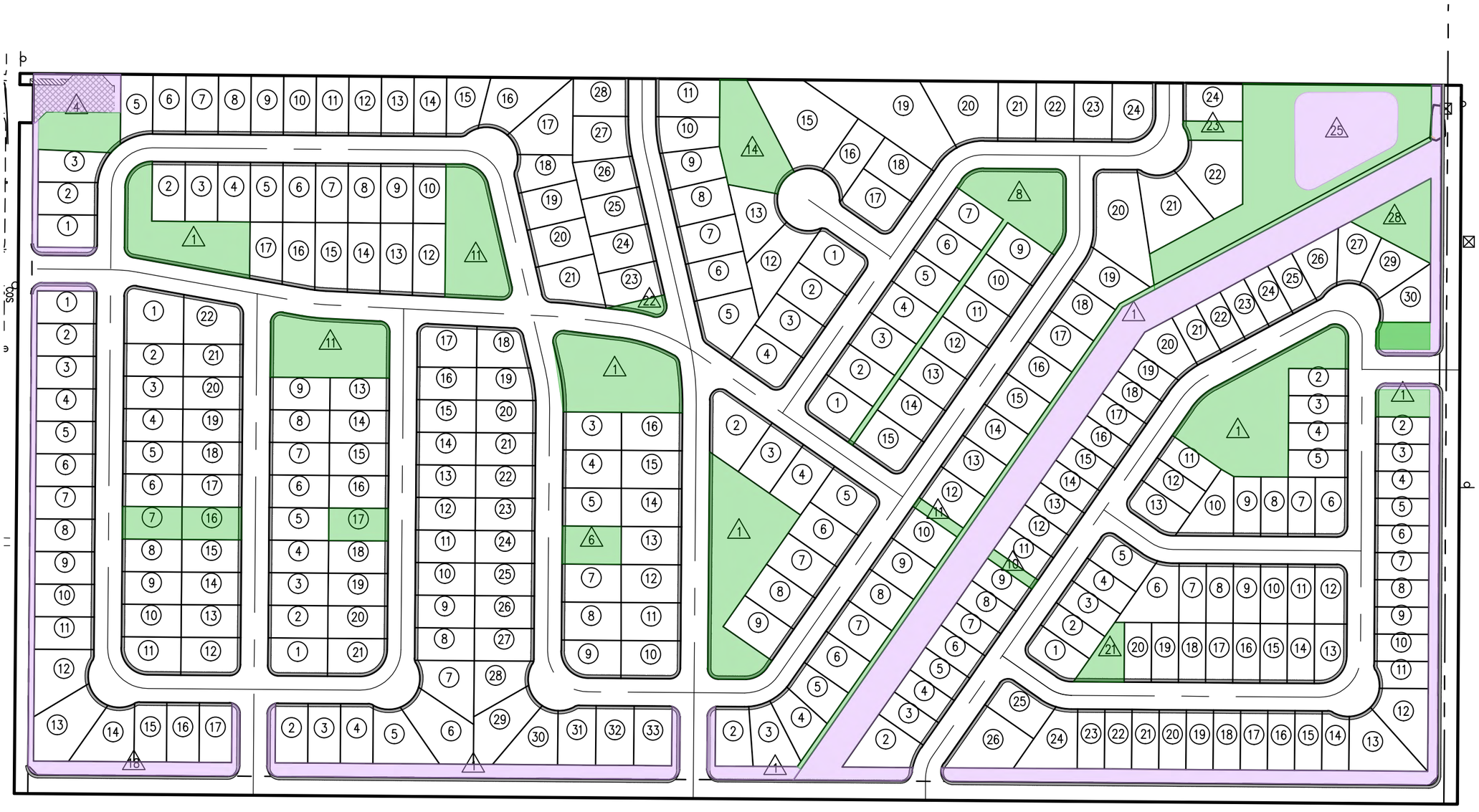
N

SCALE

200 0 100 200

(FEET)

1 INCH = 200 FT.



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PROFESSIONAL ENGINEER
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Ry Young
20108
9-27-21
STATE OF IDAHO
RYAN C YOUNG

REVISIONS			
NO.	BY	DATE	REMARKS

SHEET INFO			
Designed By	RCY	LAST EDIT	9/29/2021
DRAWN	KVP	PLOT DATE	6/29/2021
CHECKED	RCY	SUBMITTAL	
APPROVED	RCY		

OPEN SPACE EXHIBIT

STERLING LAND DEVELOPMENT, INC.
STERLING RIDGE SUBDIVISION

SCALE: AS NOTED

PROJECT NUMBER: B0002211

DRAWING FILE NAME: B0002209-C-PPLT03

SHEET NUMBER

EXHIBIT 1

[DATE: 9/29/2021 11:53 AM] [AUTHOR: ryan.young] [PLOTTER: DWG To PDF.pc3] [STYLE: WHP-Standard.ctb]
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LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION. ALL PLANT MATERIAL SHALL BE GRADE #1 OR BETTER.
2. ALL PLANTING BEDS AND TREE WELLS IN LAWN AREAS (WELLS TO BE 3' IN DIAMETER) SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF 1" MINUS BLACK AND TAN ROCK MULCH. SUBMIT SAMPLE FOR APPROVAL BY OWNER.
3. ALL LAWN AREAS SHALL BE SODDED WITH 100% TURF TYPE TALL FESCUE (FESTUCA ARUNDINACIA). CONTRACTOR SHALL VERIFY AND MATCH THE VARIETY EXISTING IN THE ADJACENT DEVELOPMENT.
4. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
5. PLANTING BACKFILL FOR TREES AND PLANTING BEDS SHALL BE 5 PARTS TOPSOIL AND 1 PART COMPOST WITH STRAW. STAKE ALL TREES PER DETAILS.
6. ALL LAWN AREAS SHALL HAVE 6" OF TOPSOIL AND ALL PLANTING BEDS SHALL HAVE 12" OF TOPSOIL (MINIMUM). TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIAL LARGER THAN 1" IN ANY DIMENSION, A PH FROM 5.5 TO 7.0. TOP SOIL FROM SITE SHALL BE USED, IF MEETING THESE STANDARDS. PLACE 1/2" COMPOST OVER ALL LANDSCAPED AREAS AND ROTOTILL INTO TOP 4". SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE, 1" BELOW SURFACE OF WALKS AND CURBS IN AREAS TO BE SODDED AND 3" IN PLANTING BED AREAS.
7. FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM" PLANTING TABLETS, 21 GRAM. QUANTITY PER MANUFACTURER'S RECOMMENDATION.
8. PLANT MATERIAL SHALL NOT BE SUBSTITUTED WITHOUT THE WRITTEN PERMISSION OF OWNER. SUBMIT NAMES OF THREE SUPPLIERS CONTACTED IF SUBSTITUTION IS REQUESTED AND PLANT MATERIAL SPECIFIED IS NOT AVAILABLE.
9. SHRUB PLANTING BEDS SHALL BE SHOVEL EDGED TO CREATE A DISTINCT SEPARATION OF LANDSCAPE TYPES.
10. IMMEDIATELY CLEAN UP ANY TOPSOIL, OR OTHER DEBRIS ON SITE CREATED FROM LANDSCAPE OPERATION AND DISPOSE OF PROPERLY OFF SITE.
11. ALL LANDSCAPE AREAS SHALL HAVE AN STATE OF THE ART AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND IS PROPERLY ZONED FOR REQUIRED WATER USES AND HAS A WEATHER STATION CAPABLE OF TURNING OFF FOR RAIN/FREEZE EVENTS. ALL SHRUB ZONES, SPRAY ZONES AND GEAR DRIVEN ZONES SHALL BE PLACED ON SEPARATE ZONES. DO NOT EXCEED A MAXIMUM OF 5 FPS IN ALL MAINLINE AND LATERAL LINES.
12. COORDINATE ALL DRAINAGE AREAS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
13. ALL EXISTING TREES SHOWN TO REMAIN SHALL BE RETAINED AND PROTECTED THROUGH OUT CONSTRUCTION.
14. NO TREES SHALL BE PLANTED WITHIN THE 10 FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
15. STORM PONDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
16. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK..
17. TRIM ALL TREES WITHIN VISION TRIANGLES TO 8' ABOVE FINISH GRADE TO MEET ACHD STANDARDS.

IRRIGATION NOTES:

1. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
2. PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
3. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
4. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM.
5. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
   a. PRECISE INDIVIDUAL STATION TIMING
   b. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
   c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
   d. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
   e. POWER FAILURE BACKUP FOR ALL PROGRAMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
6. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
7. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
8. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
9. PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.
10. POINT OF CONNECTION TO BE APPROVED BY JURISDICTION PROVIDING WATER SOURCE.

DISCLAIMER

THIS DRAWING HAS BEEN PREPARED BASED UPON INFORMATION PROVIDED, IN PART BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, SOUTH BECK AND BAIRD, PC. CANNOT ASSURE ITS ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS DRAWING OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATE INTO IT AS A RESULT. SOUTH BECK AND BAIRD, PC. ASSUMES NO LIABILITY FOR ANY MISINFORMATION.

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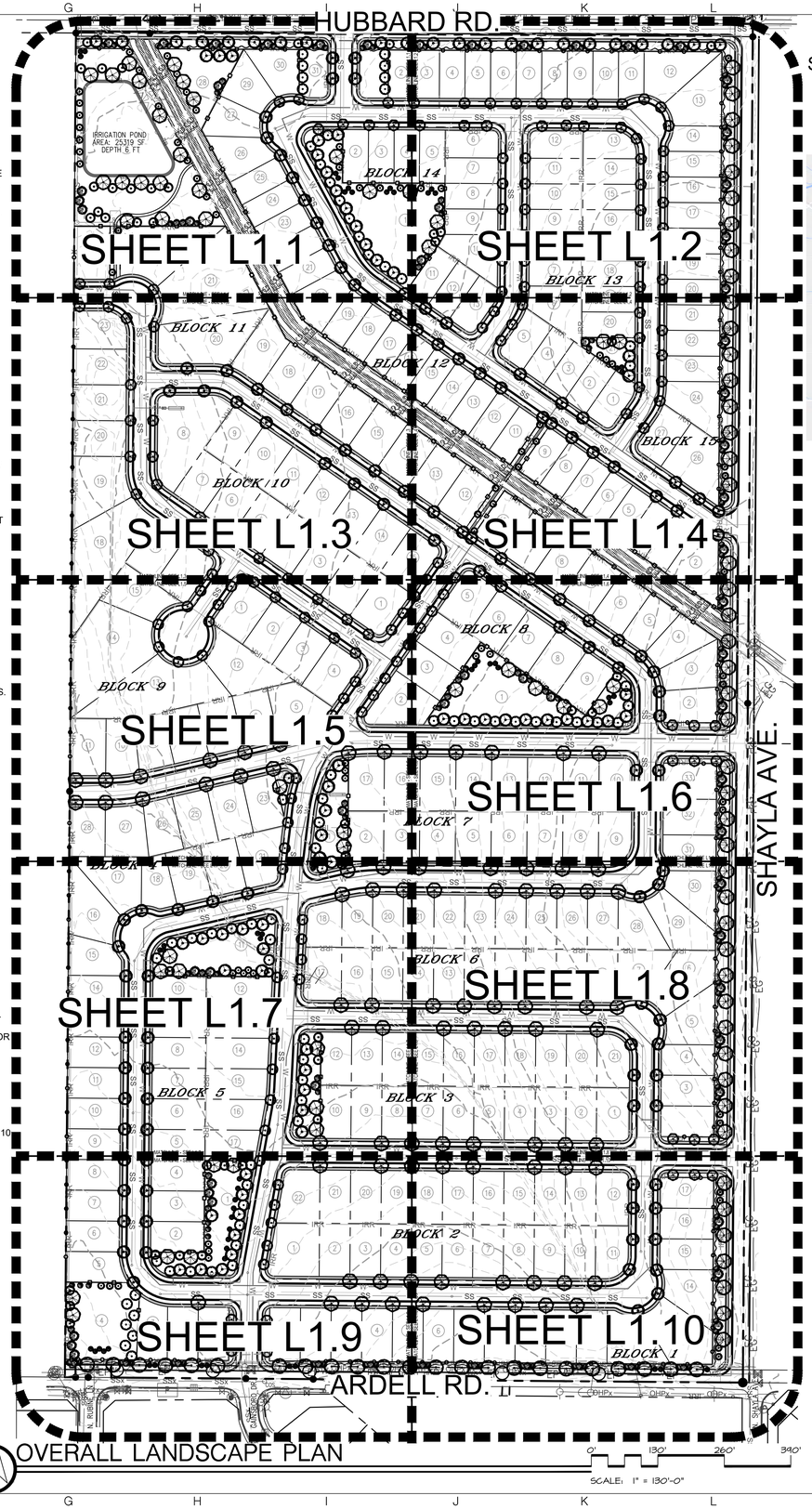
(208) 342-2999



SEE SHEET L1.1-L1.10 FOR DETAILED LANDSCAPE PLANS,
SEE SHEET L2.0 FOR LANDSCAPE DETAILS

EWING MEADOWS SUBDIVISION
SITUATED ENTIRELY IN THE NE 1/4 OF THE NW1/4 OF SECTION 15, T.2N., R.W., B.M.
CITY OF KUNA,
ADA COUNTY, IDAHO

VICINITY MAP

SCALE: NTS

SITE DEVELOPMENT FEATURES

TOTAL ACRES	80.75 ACRES
TOTAL LOTS	319 LOTS
TOTAL COMMON LOTS	21 LOTS
BUILDING LOTS	298 LOTS
50' LOTS	84 LOTS
60' LOTS	113 LOTS
70' LOTS	101 LOTS
AVERAGE BUILDING LOT SIZE	72725 SF
RESIDENTIAL DENSITY (GROSS)	3.69 UNITS/Ac.
RESIDENTIAL DENSITY (NET)	5.99 UNITS/Ac.
EXISTING ZONING	A
PROPOSED ZONE	R-6
MINIMUM BUILDING LOT SIZE	4729 SF
TOTAL OPEN SPACE	12.16 ACRES
% OF OPEN SPACE	15.06%

SEWER
CITY OF KUNA

WATER
CITY OF KUNA

IRRIGATION
BOISE BOARD OF CONTROL

SCHOOL
KUNA SCHOOL DISTRICT

EMERGENCY SERVICES
FIRE - KUNA RURAL FIRE DISTRICT
POLICE - CITY OF KUNA

LANDSCAPING INFORMATION

* ROADWAY LANDSCAPE BUFFERS:

W. HUBBARD RD. (ARTERIAL):
30' STREET BUFFER
1,224 FEET STREET BUFFER
SHADE TREES @ 2/100' =24 TREES REQUIRED
23 TREES PROPOSED
EVERGREENS @ 3/100' =37 EVERGREEN TREES REQUIRED
36 EVERGREEN TREES PROPOSED
ORNAMENTALS @ 0/100' =0 ORNAMENTALS TREES REQUIRED
4 ORNAMENTALS TREES PROPOSED
SHRUBS @ 12/100' =147 SHRUBS REQUIRED
214 SHRUBS PROPOSED

N. SHAYLA AVE. (QUARTER SECTION):
25' STREET BUFFER
2,480 FEET STREET BUFFER
SHADE TREES @ 2/100' =50 TREES REQUIRED
46 TREES PROPOSED
EVERGREENS @ 3/100' =74 EVERGREEN TREES REQUIRED
69 EVERGREEN TREES PROPOSED
ORNAMENTALS @ 0/100' =0 ORNAMENTALS TREES REQUIRED
15 ORNAMENTALS TREES PROPOSED
SHRUBS @ 12/100' =298 SHRUBS REQUIRED
380 SHRUBS PROPOSED

W. ARDELL RD. (QUARTER SECTION):
10' STREET BUFFER
1,241 FEET STREET BUFFER
SHADE TREES @ 2/100' =25 TREES REQUIRED
23 TREES PROPOSED
EVERGREENS @ 3/100' =37 EVERGREEN TREES REQUIRED
33 EVERGREEN TREES PROPOSED
ORNAMENTALS @ 0/100' =0 ORNAMENTALS TREES REQUIRED
9 ORNAMENTALS TREES PROPOSED
SHRUBS @ 12/100' =149 SHRUBS REQUIRED
197 SHRUBS PROPOSED

* COMMON LOTS:
1 TREE / 800 SF
529,690 SF TOTAL COMMON LOT AREA
TOTAL COMMON AREA TREES REQUIRED = 662 SHADE TREES
591 SHADE TREES + 86 ORNAMENTAL TREES + 58 CONIFERS
= 663 (EQUIVALENT) PROVIDED

* NOTE:
CONIFERS AND ORNAMENTAL TREES ARE SUBSTITUTED AT THE RATE OF 2 PER SHADE TREE.

* MITIGATION FOR REMOVAL OF EXISTING TREES:
ALL EXISTING TREES ON THE SITE ARE TO REMAIN - NO MITIGATION NECESSARY - COORDINATE WITH THE CITY FORESTER IN THE FIELD TO DETERMINE MITIGATION REQUIREMENTS BEFORE ANY EXISTING TREES ARE DAMAGED OR REMOVED.

* SITE AMENITIES:
AMENITIES PROVIDED:
POND
OPEN GRASSY PLAY AREA
WALKING PATHS

STAMP: JOHN D. ROTERS, STATE OF IDAHO, PRELIMINARY NOT FOR CONSTRUCTION, 7/29/2021, LANDSCAPE ARCHITECT

DATE: 7/29/2021

811 Know what's below. Call before you dig. IT IS A VIOLATION OF LAW TO ALTER OR REMOVE ANY MARKINGS MADE BY THE UNDERGROUND FACILITY EXCAVATOR FOR THE PROTECTION OF UNDERGROUND FACILITIES MEMBER UTILITIES

SOUTH BECK & BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbge.com
www.sbbge.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description

OVERALL LANDSCAPE PLAN
Ewing Meadows Subdivision
4387 W. Hubbard Rd. Kuna, ID 83634

DRAWN BY: AJ

CHECKED BY: JR

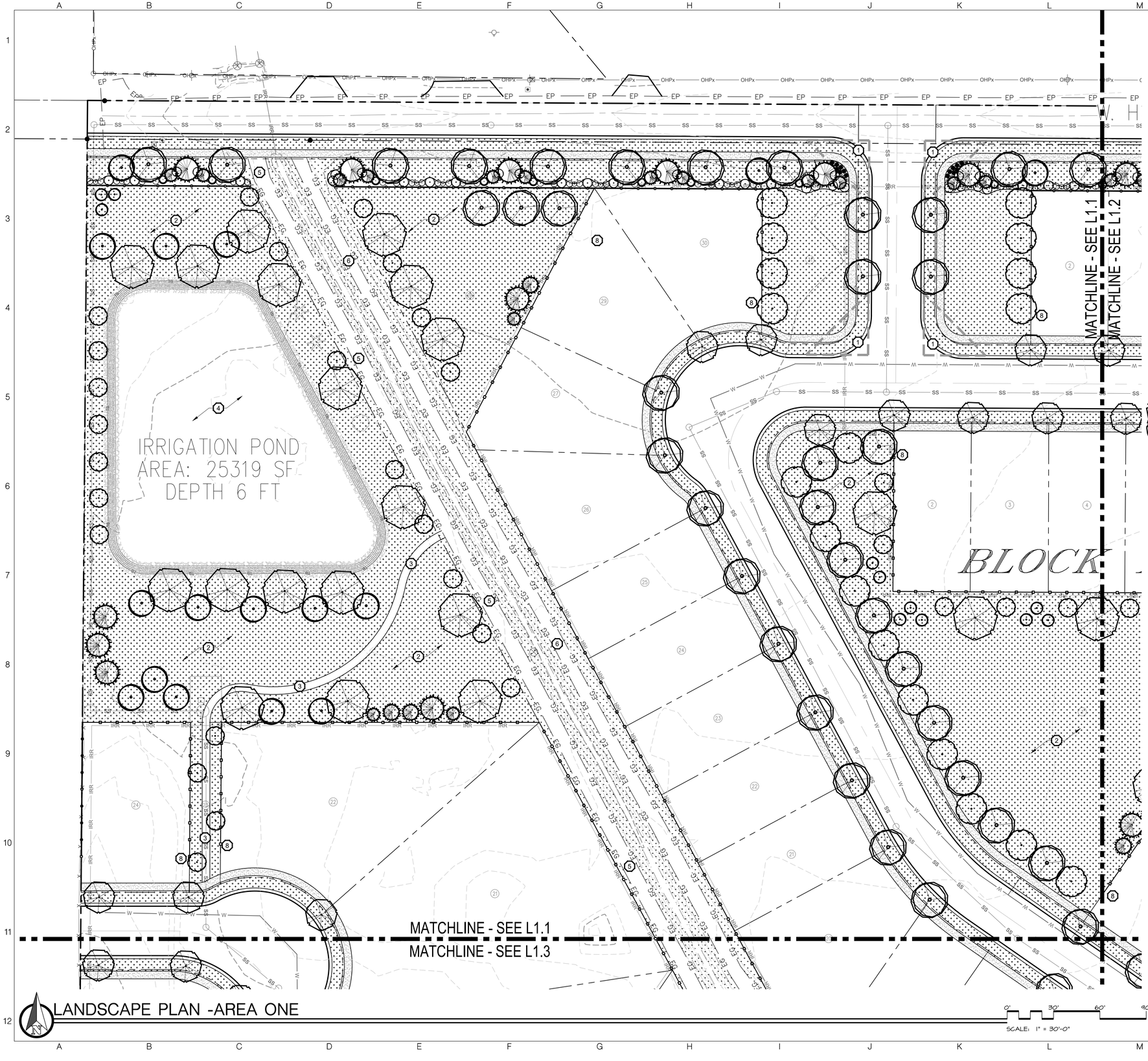
PROJECT NUMBER 21-054

SHEET: L1.0

PRE-PLAT RE-SUBMITTAL

THE PROFESSIONAL SERVICES OF THIS DESIGN FIRM (CONSULTANT) ARE PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL RELATIONS ARE MADE BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR ENTITY. THE CONTENTS OF THIS PLAN SET, INCLUDING BUT NOT LIMITED TO THE TECHNICAL DRAWINGS, REPRESENTATIONS AND MODELS THEREOF, ARE AND SHALL REMAIN THE INTELLECTUAL PROPERTY AND COPYRIGHT OF THE DESIGN PROFESSIONAL WHETHER OR NOT THE PROJECT SHOWN HEREIN IS EXECUTED. THE CONTENTS OF THIS PLAN SET SHALL NOT BE USED BY THE CLIENT OR ANY OTHER PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER WITHOUT THE PRIOR WRITTEN PERMISSION OF THE DESIGN PROFESSIONAL.

USER:ABAM V JOHNSTON LOCATION:N:\PROJECTS\PROJECTS\STERLING LAND DEVELOPMENT\21-054 KUNA 80 SUB\CAD\SHEETS\21-054 LANDSCAPE PLANING PRINT DATE:7/29/2021 9:51 AM



LANDSCAPE PLAN -AREA ONE

SCALE: 1" = 30'-0"

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- STEEL EDGING, SEE DETAIL 1/L2.0
- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
- 6' WROUGHT IRON FENCE, SEE DETAIL 6/L2.0
- POND WATER LINE PER CIVIL
- PROPERTY LINE (VERIFY)
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED
- GRAVEL ROADWAY SHOULDER PER CIVIL
- 3"-6" WASHED COBBLE PER CIVIL

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 9/L2.0	
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Malus x 'Red Baron' Red Barron Crabapple	2" B&B	15' hgt. 10' w	CLASS I
	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
	Prunus sargentii 'Columnaris' Columnar Sargent Cherry	2" B&B	30' hgt. 15' w	CLASS I
	Quercus robur x alba Streetspire Oak	2" B&B	35' hgt. 15' w	CLASS II
	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS II
CONIFEROUS TREES			SEE DETAIL 8/L2.0	
	Picea pungens 'Bacheri' Bacheri Spruce	6' B&B	15' hgt. 8' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	20' hgt. 10' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	8'-10' B&B	35' hgt. 15' w	CONIF.
GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 3/L2.0	
	Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed	1 Gal.	1' hgt. x 1' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	2' hgt. x 3' wide	
	Phlox subulata 'Candy Stripe' Candy Stripe Creeping Phlox	1 Gal.	6" hgt. x 3' wide	
SHRUBS			SEE DETAIL 4/L2.0	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
	Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood	5 Gal.	4' hgt. x 4' wide	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber" Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 Gal.	1' hgt. x 6' wide	
	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	5 Gal.	4' hgt. x 6' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Prunus x cistena Dwarf Red Leaf Sand Cherry	5 Gal.	10' hgt. x 6' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. 10' wide	

CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. OPEN GRASSY PLAY SPACE
3. 5'-0" WIDE CONCRETE PATHWAY, SEE DETAIL 5/L2.0.
4. IRRIGATION POND PER CIVIL.
5. 10'-0" WIDE ASPHALT PATHWAY, SEE DETAIL 5/L2.0.
6. EXISTING 10'-0" WIDE GRAVEL ACCESS ROAD TO REMAIN.
7. 5'-0" WIDE FOOT BRIDGE. COORDINATE AS REQUIRED.
8. START FENCE LINE AT 20' BUILDING SETBACK.

STAMP: STATE OF IDAHO JOHN D. ROYLANCE 17926 PRELIMINARY NOT FOR CONSTRUCTION 7/29/2021 LANDSCAPE ARCH

DATE: 7/29/2021

811 Know what's below. Call before you dig. CALL AT LEAST 48 HOURS BEFORE YOU BEGIN EXCAVATION TO ARRANGE FOR THE LOCATION OF UNDERGROUND MEMBER UTILITIES

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REVISIONS:

No.	Date	Description

DETAILED LANDSCAPE PLAN

Ewing Meadows Subdivision

4387 W. Hubbard Rd. Kuna, ID 83634

DRAWN BY: AJ

CHECKED BY: JR

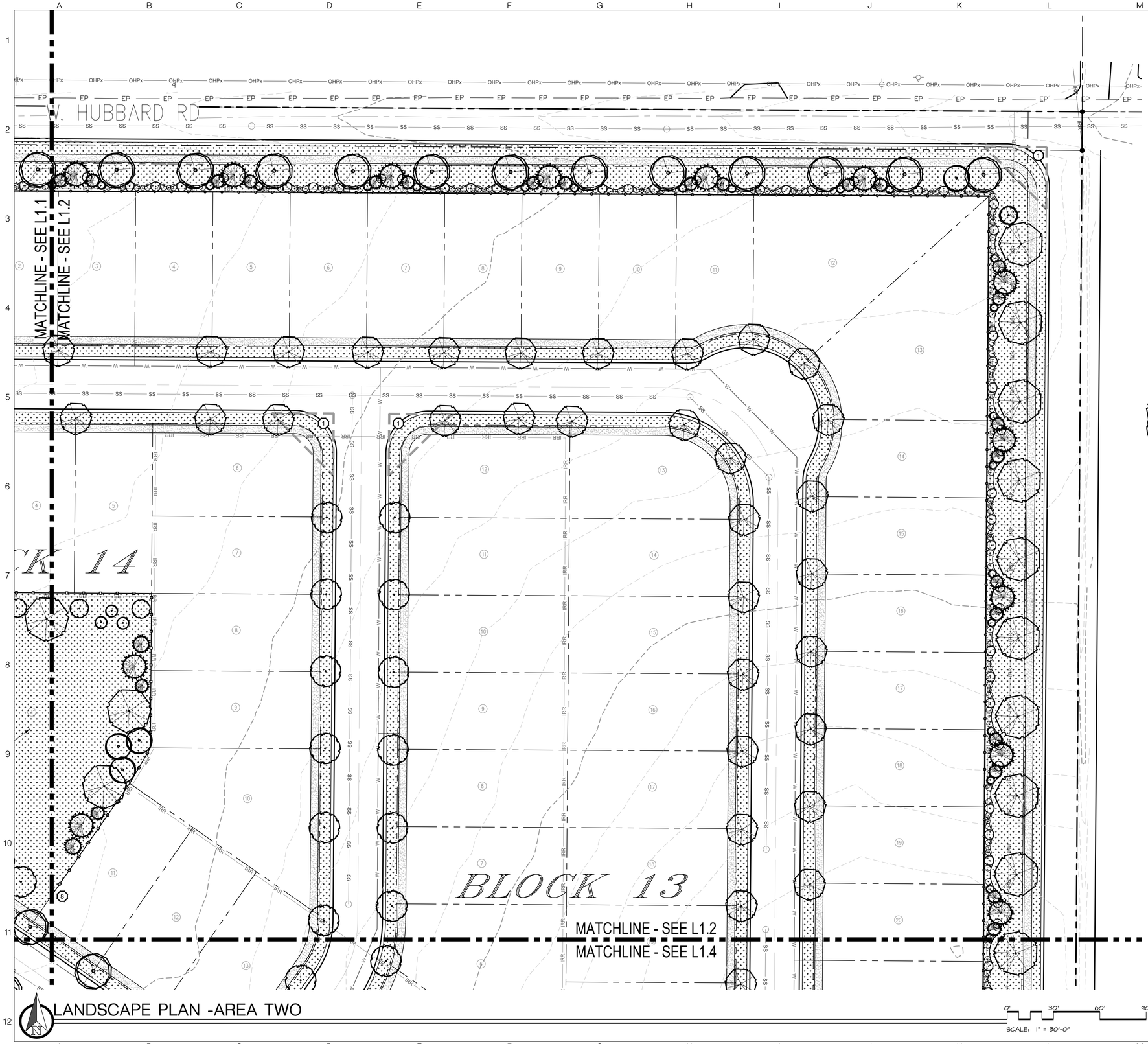
PROJECT NUMBER 21-054

SHEET: L1.1

PRE-PLAT RE-SUBMITTAL

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL WERE PERFORMED IN THE INTEREST OF THE CLIENT AS CONTRACTUAL OBLIGATIONS, ASSUMED BY THIS DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR ENTITY IN THE PROJECT.

USER:ADAM V. JOHNSTON LOCATION:X:\PROJECTS\PROJECTS\STERLING LAND DEVELOPMENT\21-054 KUNA 80 SUB\CAD\SHEETS\21-054 LANDSCAPE PLAN.DWG PRINT DATE:7/29/2021 9:52 AM



LANDSCAPE PLAN -AREA TWO

SCALE: 1" = 30'-0"

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- STEEL EDGING, SEE DETAIL 1/L2.0
- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
- 6' WROUGHT IRON FENCE, SEE DETAIL 6/L2.0
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- PROPERTY LINE (VERIFY)
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED
- GRAVEL ROADWAY SHOULDER PER CIVIL
- 3"-6" WASHED COBBLE PER CIVIL

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
	DECIDUOUS TREES			SEE DETAIL 9/L2.0
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Malus x 'Red Baron' Red Barron Crabapple	2" B&B	15' hgt. 10' w	CLASS I
	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
	Prunus sargentii 'Columnaris' Columnar Sargent Cherry	2" B&B	30' hgt. 15' w	CLASS I
	Quercus robur x alba Streetspire Oak	2" B&B	35' hgt. 15' w	CLASS II
	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS II
	CONIFEROUS TREES			SEE DETAIL 8/L2.0
	Picea pungens 'Bacheri' Bacheri Spruce	6' B&B	15' hgt. 8' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	20' hgt. 10' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	8'-10' B&B	35' hgt. 15' w	CONIF.
	GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 3/L2.0
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	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	2' hgt. x 3' wide	
	Phlox subulata 'Candy Stripe' Candy Stripe Creeping Phlox	1 Gal.	6" hgt. x 3' wide	
	SHRUBS			SEE DETAIL 4/L2.0
	Euonymous alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
	Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood	5 Gal.	4' hgt. x 4' wide	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber" Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 Gal.	1' hgt. x 6' wide	
	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	5 Gal.	4' hgt. x 6' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Prunus x cistena Dwarf Red Leaf Sand Cherry	5 Gal.	10' hgt. x 6' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. 10' wide	

CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. OPEN GRASSY PLAY SPACE
3. 5'-0" WIDE CONCRETE PATHWAY, SEE DETAIL 5/L2.0.
4. IRRIGATION POND PER CIVIL.
5. 10'-0" WIDE ASPHALT PATHWAY, SEE DETAIL 5/L2.0.
6. EXISTING 10'-0" WIDE GRAVEL ACCESS ROAD TO REMAIN.
7. 5'-0" WIDE FOOT BRIDGE. COORDINATE AS REQUIRED.
8. START FENCE LINE AT 20' BUILDING SETBACK.

STAMP: STATE OF IDAHO — JOHN D. ROYER — PRELIMINARY NOT FOR CONSTRUCTION — 7/29/2021 — LANDSCAPE ARCH

DATE: 7/29/2021

811 Know what's below. Call before you dig. CALL A MINIMUM OF TWO WORKING DAYS BEFORE YOU EXCAVATE FOR THE LOCATION OF UNDERGROUND MEMBER UTILITIES

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REVISIONS:

No.	Date	Description

DETAILED LANDSCAPE PLAN

Ewing Meadows Subdivision

4387 W. Hubbard Rd. Kuna, ID 83634

DRAWN BY: AJ

CHECKED BY: JR

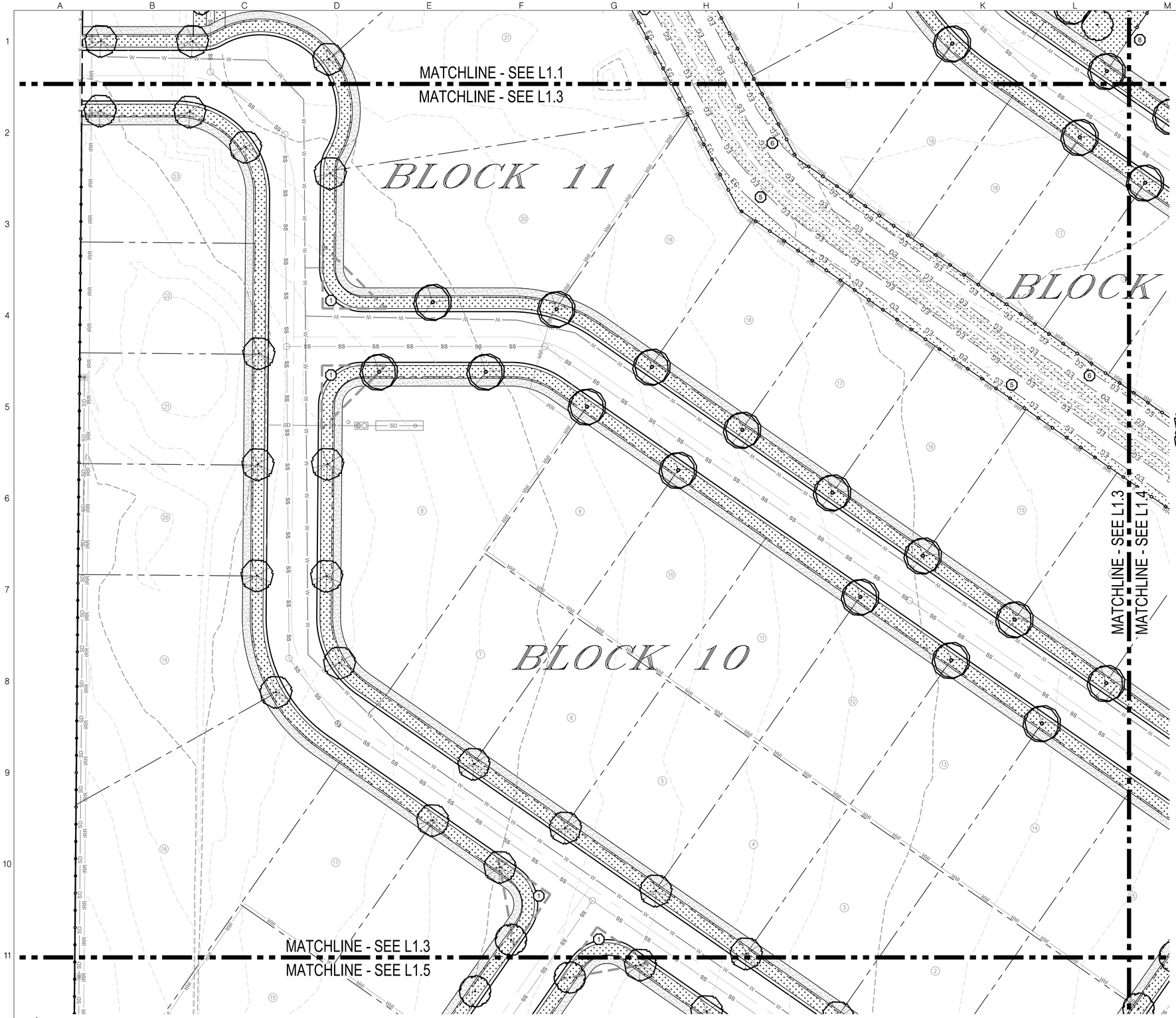
PROJECT NUMBER 21-054

SHEET: L1.2

PRE-PLAT RE-SUBMITTAL

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL HAS ENDEAVORED IN AND PERFORMED IN THE INTEREST OF THE CLIENT IN CONTRACTUAL OBLIGATIONS ASSUMED BY THIS DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR USER IN THE PROJECT

C:\USERS\ADAM W JOHNSTON LOCATION3\PROJECTS\PROJECTS\STERLING LAND DEVELOPMENT\21-054 KUNA 80 SUB\CAD\SHEETS\21-054 LANDSCAPE PLAN.DWG PRINT DATE:7/29/2021 9:52 AM



LANDSCAPE PLAN -AREA THREE

SCALE: 1" = 30'-0"

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- STEEL EDGING, SEE DETAIL 1/L2.0
- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
- 6' WROUGHT IRON FENCE, SEE DETAIL 6/L2.0
- POND WATER LINE PER CIVIL
- PROPERTY LINE (VERIFY)
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PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

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	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
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	Phlox subulata 'Candy Stripe' Candy Stripe Creeping Phlox	1 Gal.	6" hgt. x 3' wide	
SHRUBS			SEE DETAIL 4/L2.0	
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	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. 10' wide	

CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. OPEN GRASSY PLAY SPACE
3. 5'-0" WIDE CONCRETE PATHWAY, SEE DETAIL 5/L2.0.
4. IRRIGATION POND PER CIVIL.
5. 10'-0" WIDE ASPHALT PATHWAY, SEE DETAIL 5/L2.0.
6. EXISTING 10'-0" WIDE GRAVEL ACCESS ROAD TO REMAIN.
7. 5'-0" WIDE FOOT BRIDGE. COORDINATE AS REQUIRED.
8. START FENCE LINE AT 20' BUILDING SETBACK.

STAMP: STATE OF IDAHO — JOHN D. ROTEN — PRELIMINARY NOT FOR CONSTRUCTION — 7/29/2021 — LANDSCAPE ARCHITECT

DATE: 7/29/2021

811 Know what's below. Call before you dig. CALL BEFORE YOU DIG - IT'S THE LAW - IDAHO LAW REQUIRES 48 HOURS NOTICE BEFORE YOU EXCAVATE FOR THE LOCATION OF UNDERGROUND MEMBER UTILITIES

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REVISIONS:

No.	Date	Description

DETAILED LANDSCAPE PLAN
Ewing Meadows Subdivision
4387 W. Hubbard Rd. Kuna, ID 83634

DRAWN BY: AJ

CHECKED BY: JR

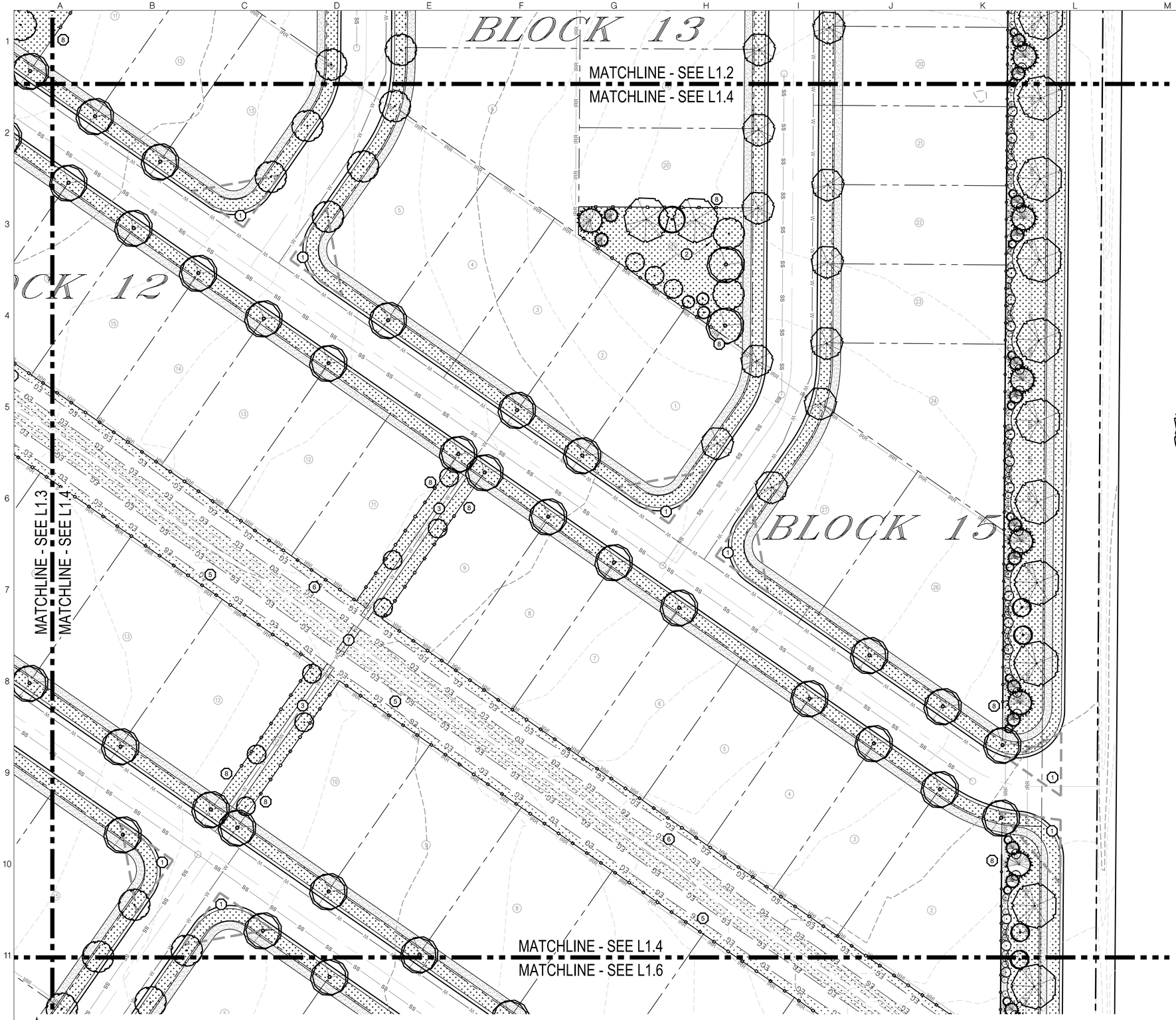
PROJECT NUMBER 21-054

SHEET: L1.3

PRE-PLAT RE-SUBMITTAL

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL HAS BEEN PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THIS DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT AS THE PROJECT

USER:ADAM V. JOHNSTON LOCATION:G:\PROJECTS\PROJECTS\STERLING LAND DEVELOPMENT\21-054 KUNA RD SUB\CAD\SHEETS\21-054 LANDSCAPE PLANDVG PRINT DATE:7/29/2021 9:52 AM



LANDSCAPE PLAN -AREA FOUR

SCALE: 1" = 30'-0"

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- STEEL EDGING, SEE DETAIL 1/L2.0
- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
- 6' WROUGHT IRON FENCE, SEE DETAIL 6/L2.0
- POND WATER LINE PER CIVIL
- PROPERTY LINE (VERIFY)
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED
- GRAVEL ROADWAY SHOULDER PER CIVIL
- 3"-6" WASHED COBBLE PER CIVIL

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
	DECIDUOUS TREES			SEE DETAIL 9/L2.0
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Malus x 'Red Baron' Red Barron Crabapple	2" B&B	15' hgt. 10' w	CLASS I
	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
	Prunus sargentii 'Columnaris' Columnar Sargent Cherry	2" B&B	30' hgt. 15' w	CLASS I
	Quercus robur x alba Streetspire Oak	2" B&B	35' hgt. 15' w	CLASS II
	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS II
	CONIFEROUS TREES			SEE DETAIL 8/L2.0
	Picea pungens 'Bacheri' Bacheri Spruce	6' B&B	15' hgt. 8' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	20' hgt. 10' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	8'-10' B&B	35' hgt. 15' w	CONIF.
	GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 3/L2.0
	Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed	1 Gal.	1' hgt. x 1' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	2' hgt. x 3' wide	
	Phlox subulata 'Candy Stripe' Candy Stripe Creeping Phlox	1 Gal.	6" hgt. x 3' wide	
	SHRUBS			SEE DETAIL 4/L2.0
	Euonymous alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
	Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood	5 Gal.	4' hgt. x 4' wide	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber" Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 Gal.	1' hgt. x 6' wide	
	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	5 Gal.	4' hgt. x 6' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Prunus x cistena Dwarf Red Leaf Sand Cherry	5 Gal.	10' hgt. x 6' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. 10' wide	

CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. OPEN GRASSY PLAY SPACE
3. 5'-0" WIDE CONCRETE PATHWAY, SEE DETAIL 5/L2.0.
4. IRRIGATION POND PER CIVIL.
5. 10'-0" WIDE ASPHALT PATHWAY, SEE DETAIL 5/L2.0.
6. EXISTING 10'-0" WIDE GRAVEL ACCESS ROAD TO REMAIN.
7. 5'-0" WIDE FOOT BRIDGE. COORDINATE AS REQUIRED.
8. START FENCE LINE AT 20' BUILDING SETBACK.

STAMP: STATE OF IDAHO, JOHN D. ROYER, 15703, LANDSCAPE ARCHITECT, PRELIMINARY NOT FOR CONSTRUCTION, 7/29/2021

DATE: 7/29/2021

811 Know what's below. Call before you dig. CALL AT LEAST 48 HOURS BEFORE YOU BEGIN EXCAVATION TO ARRANGE FOR THE LOCATION OF UNDERGROUND MEMBER UTILITIES

SOUTH BECK & BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgeo.com
www.sbbgeo.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description

DETAILED LANDSCAPE PLAN
Ewing Meadows Subdivision
4387 W. Hubbard Rd. Kuna, ID 83634

DRAWN BY: AJ

CHECKED BY: JR

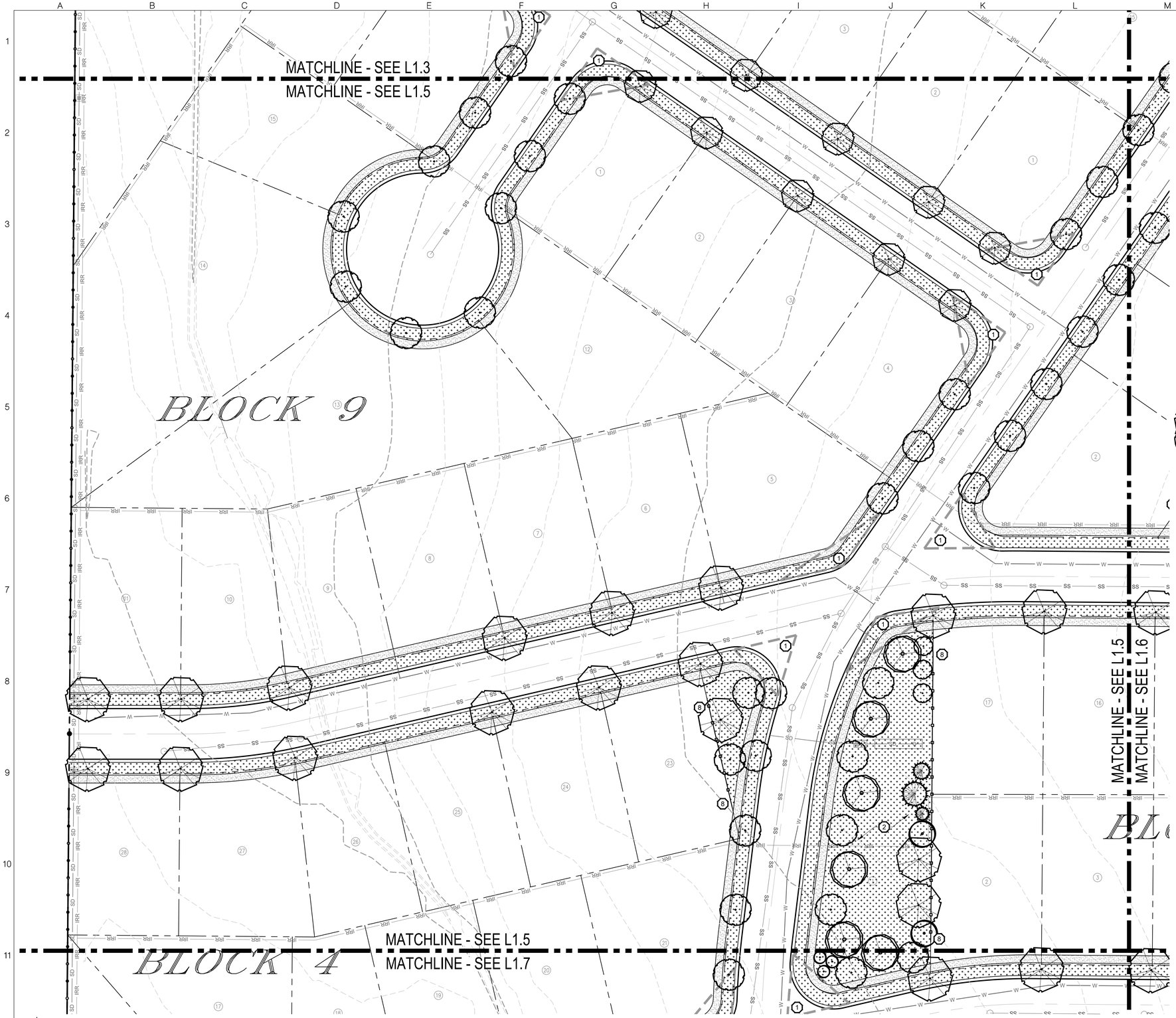
PROJECT NUMBER: 21-054

SHEET: L1.4

PRE-PLAT RE-SUBMITTAL

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL HAS BEEN PERFORMED IN THE INTEREST OF THE CLIENT'S CONTRACTUAL OBLIGATIONS, ASSUMED BY THIS DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR ENTITY IN THE PROJECT.

USER:ADAM V. JOHNSTON LOCATION:G:\PROJECTS\PROJECTS\STERLING LAND DEVELOPMENT\21-054 KUNA 80 SUB\CAD\SHEETS\21-054 LANDSCAPE PLAN.DWG PRINT DATE:7/29/2021 9:52 AM



LANDSCAPE PLAN -AREA FIVE

SCALE: 1" = 30'-0"

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- STEEL EDGING, SEE DETAIL 1/L2.0
- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
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- 3"-6" WASHED COBBLE PER CIVIL

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
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	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Malus x 'Red Baron' Red Barron Crabapple	2" B&B	15' hgt. 10' w	CLASS I
	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
	Prunus sargentii 'Columnaris' Columnar Sargent Cherry	2" B&B	30' hgt. 15' w	CLASS I
	Quercus robur x alba Streetspire Oak	2" B&B	35' hgt. 15' w	CLASS II
	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS II
	CONIFEROUS TREES			SEE DETAIL 8/L2.0
	Picea pungens 'Bacheri' Bacheri Spruce	6' B&B	15' hgt. 8' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	20' hgt. 10' w	CONIF.
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	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	2' hgt. x 3' wide	
	Phlox subulata 'Candy Stripe' Candy Stripe Creeping Phlox	1 Gal.	6" hgt. x 3' wide	
	SHRUBS			SEE DETAIL 4/L2.0
	Euonymous alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
	Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood	5 Gal.	4' hgt. x 4' wide	
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	Cotoneaster horizontalis Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber" Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
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	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	5 Gal.	4' hgt. x 6' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Prunus x cistena Dwarf Red Leaf Sand Cherry	5 Gal.	10' hgt. x 6' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. 10' wide	

CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. OPEN GRASSY PLAY SPACE
3. 5'-0" WIDE CONCRETE PATHWAY, SEE DETAIL 5/L2.0.
4. IRRIGATION POND PER CIVIL.
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6. EXISTING 10'-0" WIDE GRAVEL ACCESS ROAD TO REMAIN.
7. 5'-0" WIDE FOOT BRIDGE. COORDINATE AS REQUIRED.
8. START FENCE LINE AT 20' BUILDING SETBACK.

STAMP: STATE OF IDAHO JOHN D. ROYER 15932 PRELIMINARY NOT FOR CONSTRUCTION 7/29/2021 LANDSCAPE ARCH

DATE: 7/29/2021

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REVISIONS:

No.	Date	Description

DETAILED LANDSCAPE PLAN
Ewing Meadows Subdivision
4387 W. Hubbard Rd. Kuna, ID 83634

DRAWN BY: AJ

CHECKED BY: JR

PROJECT NUMBER 21-054

SHEET: L1.5

PRE-PLAT RE-SUBMITTAL

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL WAS ENGAGED AND WERE PERFORMED IN THE INTEREST OF THE CLIENT NOTED CONTRACTUAL OBLIGATIONS, ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR ENTITY IN THE PROJECT.

G:\SERVER\ARM V JOHNSTON LOCATIONS\PROJECTS\PROJECTS\STERLING LAND DEVELOPMENT\21-054 KUNA RD SUB\CAD\SHEETS\21-054 LANDSCAPE PLAN.DWG PRINT DATE:7/29/2021 9:52 AM

MATCHLINE - SEE L1.4

MATCHLINE - SEE L1.6

BLOCK 8

MATCHLINE - SEE L1.5

MATCHLINE - SEE L1.6

BLOCK 7

MATCHLINE - SEE L1.6

MATCHLINE - SEE L1.8

LANDSCAPE PLAN -AREA SIX

SCALE: 1" = 30'-0"

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- STEEL EDGING, SEE DETAIL 1/L2.0
- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
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PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

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STAMP: STATE OF IDAHO, JOHN D. ROTEN, PRELIMINARY NOT FOR CONSTRUCTION, 7/29/2021, LANDSCAPE ARCH

DATE: 7/29/2021

811 Know what's below. Call before you dig. CALL BEFORE YOU DIG - IT'S THE LAW! IDAHO LAW REQUIRES THAT YOU NOTIFY THE UNDERGROUND FACILITY OWNERS BEFORE YOU EXCAVATE FOR THE PROTECTION OF YOUR UNDERGROUND MEMBER UTILITIES

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REVISIONS:

No.	Date	Description

DETAILED LANDSCAPE PLAN

Ewing Meadows Subdivision

4387 W. Hubbard Rd. Kuna, ID 83634

DRAWN BY: AJ

CHECKED BY: JR

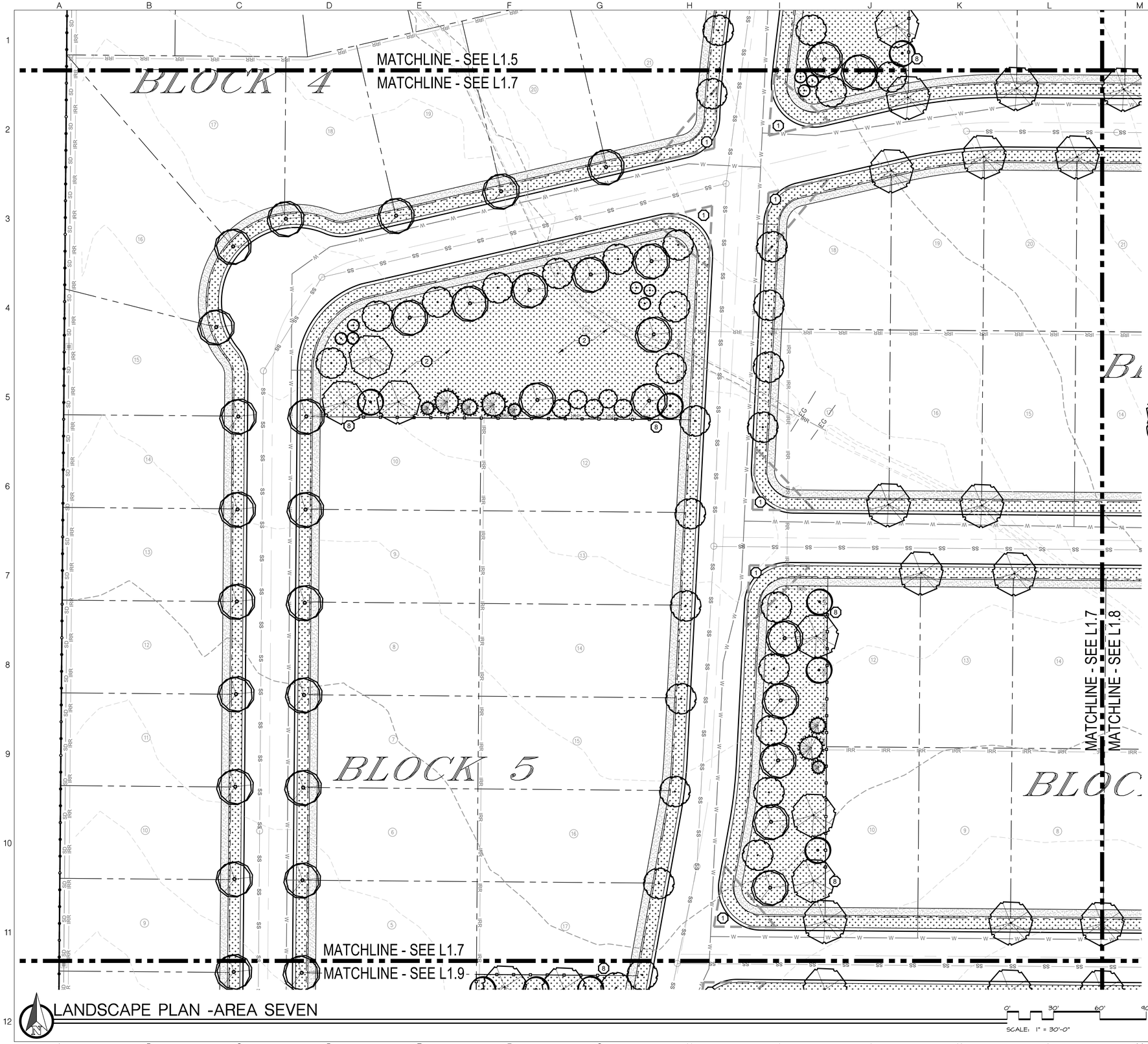
PROJECT NUMBER 21-054

SHEET: L1.6

PRE-PLAT RE-SUBMITTAL

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL WERE PERFORMED IN THE INTEREST OF THE CLIENT AS CONTRACTUAL OBLIGATIONS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR ENTITY ON THE PROJECT.

C:\USERS\ADAM.V.JOHNSTON LOCATION:D:\PROJECTS\PROJECTS\STERLING LAND DEVELOPMENT\21-054 KUNA 80 SUB\CAD\SHEETS\21-054 LANDSCAPE PLAN.DWG PRINT DATE:7/29/2021 9:32 AM



LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- STEEL EDGING, SEE DETAIL 1/L2.0
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	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	2' hgt. x 3' wide	
	Phlox subulata 'Candy Stripe' Candy Stripe Creeping Phlox	1 Gal.	6" hgt. x 3' wide	
	SHRUBS			SEE DETAIL 4/L2.0
	Euonymous alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
	Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood	5 Gal.	4' hgt. x 4' wide	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber'' Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 Gal.	1' hgt. x 6' wide	
	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	5 Gal.	4' hgt. x 6' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Prunus x cistena Dwarf Red Leaf Sand Cherry	5 Gal.	10' hgt. x 6' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. 10' wide	

CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. OPEN GRASSY PLAY SPACE
3. 5'-0" WIDE CONCRETE PATHWAY, SEE DETAIL 5/L2.0.
4. IRRIGATION POND PER CIVIL.
5. 10'-0" WIDE ASPHALT PATHWAY, SEE DETAIL 5/L2.0.
6. EXISTING 10'-0" WIDE GRAVEL ACCESS ROAD TO REMAIN.
7. 5'-0" WIDE FOOT BRIDGE. COORDINATE AS REQUIRED.
8. START FENCE LINE AT 20' BUILDING SETBACK.

STAMP: STATE OF IDAHO · JOHN D. ROTEGARD · PRELIMINARY NOT FOR CONSTRUCTION · 7/29/2021 · LANDSCAPE ARCH

DATE: 7/29/2021

811 Know what's below. Call before you dig. CALL AT LEAST 48 HOURS (NOT INCLUDING SATURDAY, SUNDAY OR HOLIDAYS) BEFORE YOU EXCAVATE FOR THE LOCATION OF UNDERGROUND MEMBER UTILITIES

SOUTH BECK & BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
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REVISIONS:

No.	Date	Description

DETAILED LANDSCAPE PLAN

Ewing Meadows Subdivision

4387 W. Hubbard Rd. Kuna, ID 83634

DRAWN BY: AJ

CHECKED BY: JR

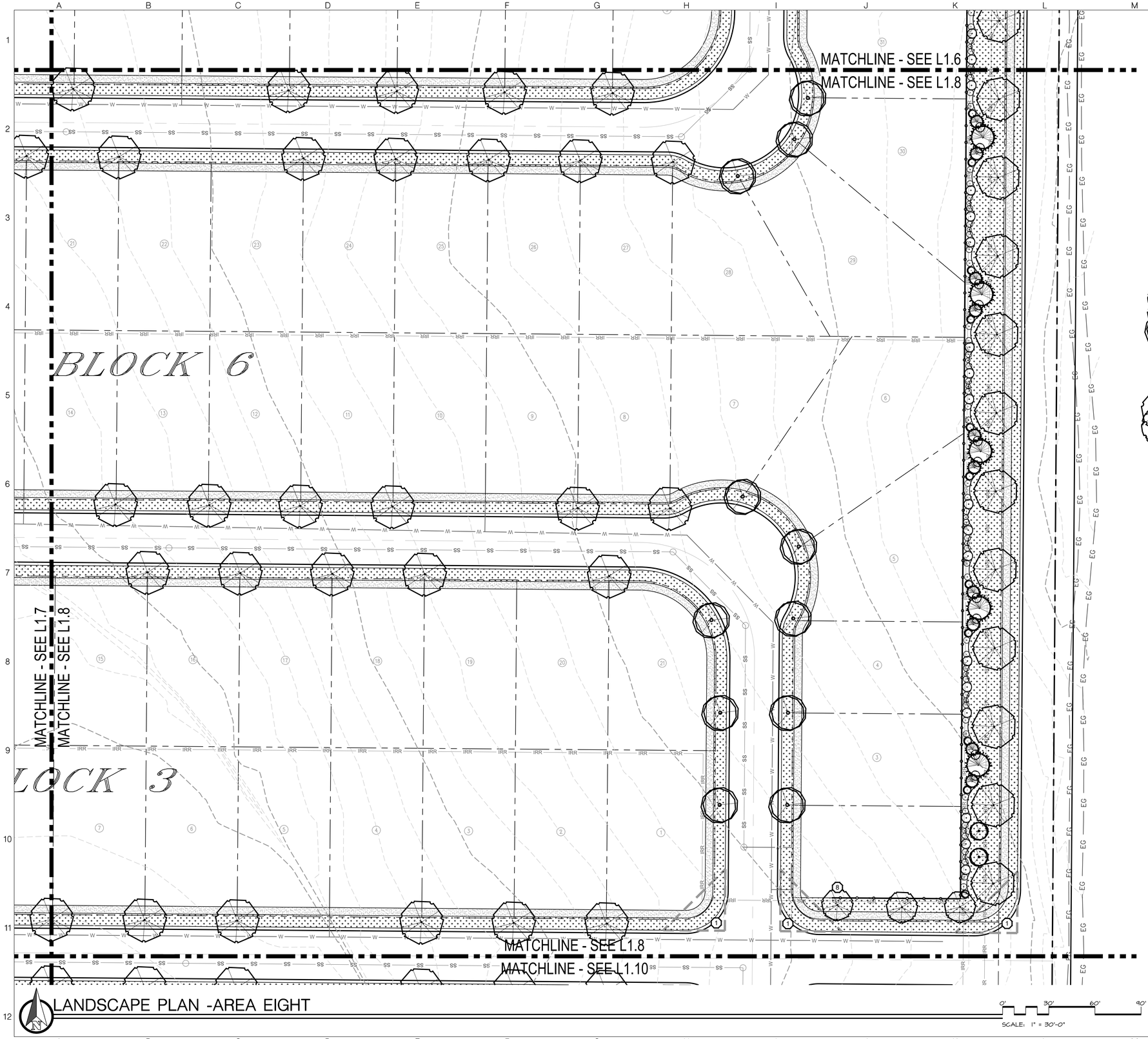
PROJECT NUMBER 21-054

SHEET: L1.7

PRE-PLAT RE-SUBMITTAL

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL HAS BEEN PERFORMED IN THE INTEREST OF THE CLIENT AS CONTRACTUAL OBLIGATIONS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCLUSIVE TO THE PROJECT

USER:ADAM V JOHNSTON LOCATION:\PROJECTS\PROJECTS\STERLING LAND DEVELOPMENT\21-054 KUNA 88 SUB\CAD\SHEETS\21-054 LANDSCAPE PLAN.DWG PRINT DATE:7/29/2021 9:52 AM



LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- STEEL EDGING, SEE DETAIL 1/L2.0
- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
- 6' WROUGHT IRON FENCE, SEE DETAIL 6/L2.0
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- PROPERTY LINE (VERIFY)
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED
- GRAVEL ROADWAY SHOULDER PER CIVIL
- 3"-6" WASHED COBBLE PER CIVIL

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
	DECIDUOUS TREES			SEE DETAIL 9/L2.0
	Acer platanoides 'Columnarbroad' Parkway Maple	2" B&B	40' hgt. 25' w	CLASS II
	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Malus x 'Red Baron' Red Barron Crabapple	2" B&B	15' hgt. 10' w	CLASS I
	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
	Prunus sargentii 'Columnaris' Columnar Sargent Cherry	2" B&B	30' hgt. 15' w	CLASS I
	Quercus robur x alba Streetspire Oak	2" B&B	35' hgt. 15' w	CLASS II
	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS II
	CONIFEROUS TREES			SEE DETAIL 8/L2.0
	Picea pungens 'Bacheri' Bacheri Spruce	6' B&B	15' hgt. 8' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	20' hgt. 10' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	8'-10' B&B	35' hgt. 15' w	CONIF.
	GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 3/L2.0
	Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed	1 Gal.	1' hgt. x 1' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	2' hgt. x 3' wide	
	Phlox subulata 'Candy Stripe' Candy Stripe Creeping Phlox	1 Gal.	6" hgt. x 3' wide	
	SHRUBS			SEE DETAIL 4/L2.0
	Euonymous alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
	Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood	5 Gal.	4' hgt. x 4' wide	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber" Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 Gal.	1' hgt. x 6' wide	
	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	5 Gal.	4' hgt. x 6' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Prunus x cistena Dwarf Red Leaf Sand Cherry	5 Gal.	10' hgt. x 6' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. 10' wide	

CALLOUT LEGEND

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8. START FENCE LINE AT 20' BUILDING SETBACK.

STAMP: STATE OF IDAHO — JOHN D. ROTEN — PRELIMINARY NOT FOR CONSTRUCTION — 7/29/2021 — LANDSCAPE ARCH

DATE: 7/29/2021

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REVISIONS:

No.	Date	Description

DETAILED LANDSCAPE PLAN

Ewing Meadows Subdivision

4387 W. Hubbard Rd. Kuna, ID 83634

DRAWN BY: AJ

CHECKED BY: JR

PROJECT NUMBER 21-054

SHEET: L1.8

PRE-PLAT RE-SUBMITTAL

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL HAS BEEN PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THIS DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT AS THE PROJECT

USER:ADAM V JOHNSTON LOCATION:O:\PROJECTS\PROJECTS\STERLING LAND DEVELOPMENT\21-054 KUNA 80 SUB\CAD\SHEETS\21-054 LANDSCAPE PLAN.DWG PRINT DATE:7/29/2021 9:33 AM

MATCHLINE - SEE L1.7

MATCHLINE - SEE L1.9

MATCHLINE - SEE L1.9

MATCHLINE - SEE L1.10

N. RUBINE LN

W. GAINSBORO DR

W. ARDELL

BLOC

LANDSCAPE PLAN -AREA NINE

SCALE: 1" = 30'-0"

0' 30' 60' 90'

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- STEEL EDGING, SEE DETAIL 1/L2.0
- CUT EDGE, SEE DETAIL 2/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 7/L2.0
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- 3"-6" WASHED COBBLE PER CIVIL

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
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	Betula nigra River Birch	2" B&B multi-stem	35' hgt. 25' w	CLASS II
	Gleditsia triacanthos inermis 'Skyline' Skyline Honeylocust	2" B&B	45' hgt. 30' w	CLASS II
	Malus x 'Red Baron' Red Barron Crabapple	2" B&B	15' hgt. 10' w	CLASS I
	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	20' hgt. 20' w	CLASS I
	Prunus sargentii 'Columnaris' Columnar Sargent Cherry	2" B&B	30' hgt. 15' w	CLASS I
	Quercus robur x alba Streetspire Oak	2" B&B	35' hgt. 15' w	CLASS II
	Tilia tomentosa 'Sterling' Sterling Linden	2" B&B	45' hgt. 35' w	CLASS II
	Zelkova serrata 'Schmidtlow' Wireless Zelkova	2" B&B	24' hgt. 36' w	CLASS II
	CONIFEROUS TREES			SEE DETAIL 8/L2.0
	Picea pungens 'Bacheri' Bacheri Spruce	6' B&B	15' hgt. 8' w	CONIF.
	Pinus flexilis 'Vanderwolf's Pyramid" Vanderwolf's Limber Pine	6' B&B	20' hgt. 10' w	CONIF.
	Picea pungens 'glauca' Colorado Blue Spruce	8'-10' B&B	35' hgt. 15' w	CONIF.
	GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 3/L2.0
	Coreopsis rosea 'Sweet Dreams' Sweet Dreams Tickseed	1 Gal.	1' hgt. x 1' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	1 Gal.	3' hgt. x 2' wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	1 Gal.	18" hgt. x 2' wide	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	1 Gal.	2' hgt. x 3' wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	1 Gal.	2' hgt. x 3' wide	
	Phlox subulata 'Candy Stripe' Candy Stripe Creeping Phlox	1 Gal.	6" hgt. x 3' wide	
	SHRUBS			SEE DETAIL 4/L2.0
	Euonymous alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
	Buxus microphylla japonica 'Winter Gem' Winter Gem Boxwood	5 Gal.	4' hgt. x 4' wide	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	5 Gal.	6' hgt. x 6' wide	
	Cotoneaster horizontalis Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	12" hgt. x 6' wide	
	Rhus trilobata 'Autumn Amber" Autumn Amber sumac	2 Gal.	6" hgt. x 6' wide	
	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	5 Gal.	1' hgt. x 6' wide	
	Picea pungens 'Globosa' Dwarf Globe Blue Spruce	5 Gal.	4' hgt. x 6' wide	
	Physocarpus opulifolious 'Seaward' Summer Wine Ninebark	2 Gal.	4' hgt. x 4' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Prunus x cistena Dwarf Red Leaf Sand Cherry	5 Gal.	10' hgt. x 6' wide	
	Rosa x 'Noasplash' Pink Splash Groundcover Rose	2 Gal.	2' hgt. x 4' wide	
	Spiraea japonica 'Goldmound' Goldmound Spirea	2 Gal.	3' hgt. 3' wide	
	Viburnum plicatum tomentosum 'Mariesii' Doublefile Viburnum	5 Gal.	6' hgt. 10' wide	

CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. OPEN GRASSY PLAY SPACE
3. 5'-0" WIDE CONCRETE PATHWAY, SEE DETAIL 5/L2.0.
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8. START FENCE LINE AT 20' BUILDING SETBACK.

STAMP: STATE OF IDAHO · JOHN D. ROSENO · PRELIMINARY NOT FOR CONSTRUCTION · 7/29/2021 · LANDSCAPE ARCH

DATE: 7/29/2021

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REVISIONS:

No.	Date	Description

DETAILED LANDSCAPE PLAN
Ewing Meadows Subdivision
4387 W. Hubbard Rd. Kuna, ID 83634

DRAWN BY: AJ

CHECKED BY: JR

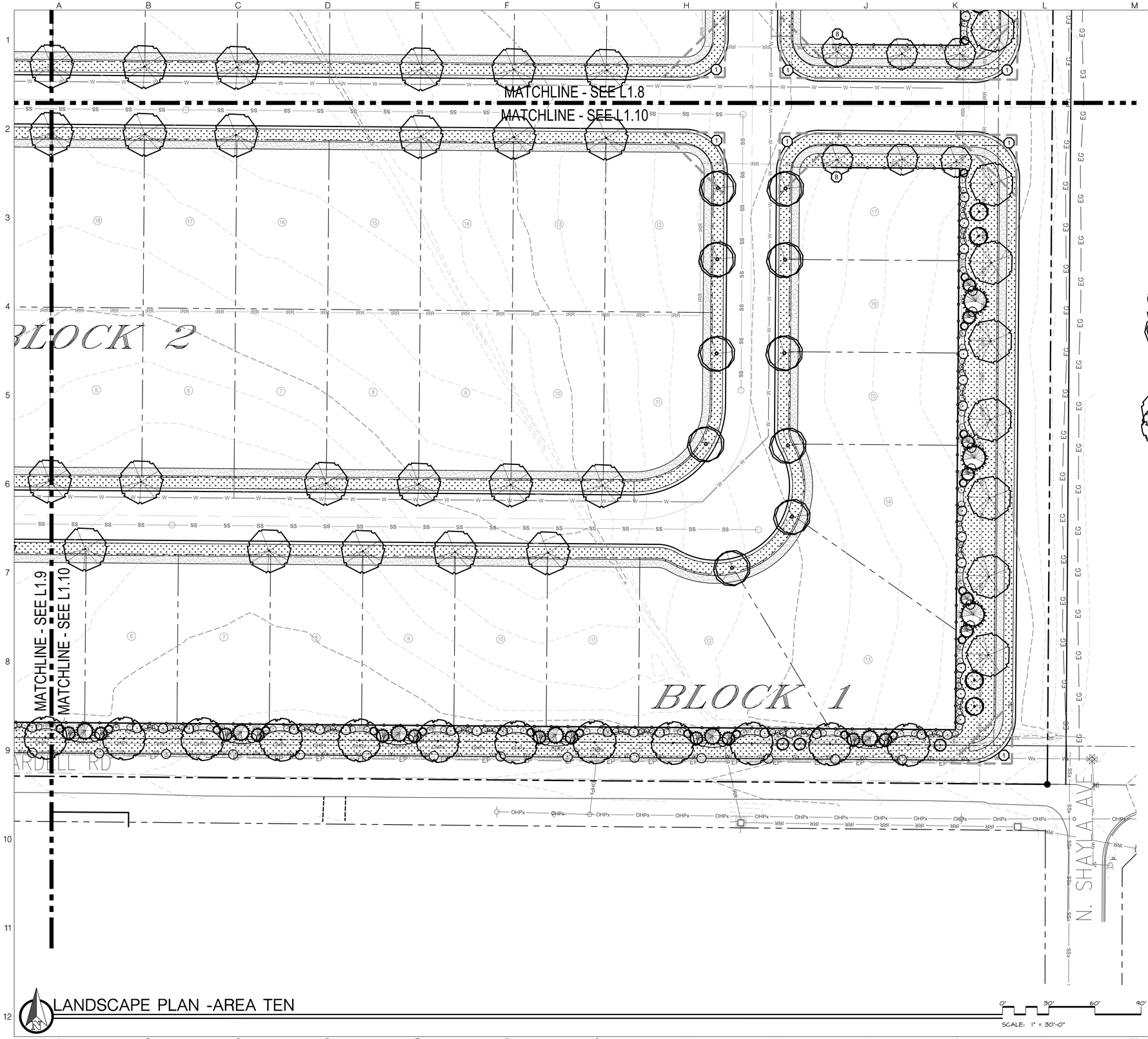
PROJECT NUMBER 21-054

SHEET: L1.9

PRE-PLAT RE-SUBMITTAL

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL WERE PERFORMED IN THE INTEREST OF THE CLIENT NO CONTRACTUAL OBLIGATIONS ASSUMED BY THIS DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT AS TO THE PROJECT

USER:ADAM V JOHNSTON LOCATION:N:\PROJECTS\STERLING LAND DEVELOPMENT\21-054 KUNA BD 2\10\CAD\SHEETS\21-054 LANDSCAPE PLANTING PRINT DATE:7/29/2021 9:53 AM



LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- STEEL EDGING, SEE DETAIL 1/L2.0
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STAMP: STATE OF IDAHO JOHN D. ROTHER 15703 PRELIMINARY NOT FOR CONSTRUCTION 7/29/2021 LANDSCAPE ARCH

DATE: 7/29/2021

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REVISIONS:

No.	Date	Description

DETAILED LANDSCAPE PLAN
Ewing Meadows Subdivision
4387 W. Hubbard Rd. Kuna, ID 83634

DRAWN BY: AJ

CHECKED BY: JR

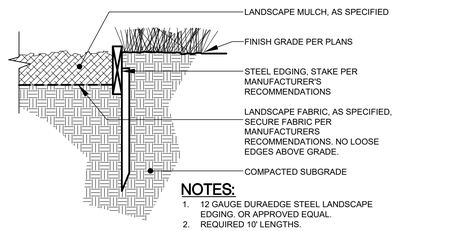
PROJECT NUMBER 21-054

SHEET: L1.10

PRE-PLAT RE-SUBMITTAL

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL ARE ENDORSED IN THE INTEREST OF THE CLIENT'S CONTRACTUAL OBLIGATIONS, ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR USER IN THE PROJECT.

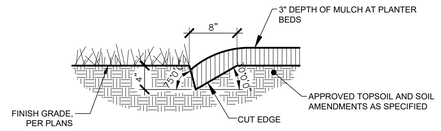
USER:ADAM V. JOHNSTON LOCATION:D:\PROJECTS\PROJECTS\STERLING LAND DEVELOPMENT\21-054 KUNA 80 SUB\CAD\SHEETS\21-054 LANDSCAPE PLANING PRINT DATE:7/29/2021 9:53 AM



NOTES:
1. 12 GAUGE DURAEDGE STEEL LANDSCAPE EDGING. OR APPROVED EQUAL.
2. REQUIRED 10' LENGTHS.
3. FOUR (4) STAKES PER LENGTH.

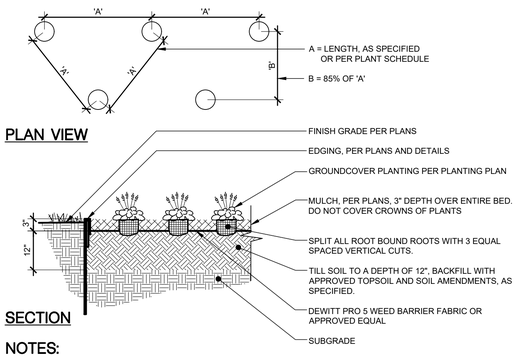
1 DURA EDGE STEEL EDGING

NOT TO SCALE



2 PLANTER BED CUT EDGE (TYPICAL AT TREES IN TURF AREAS)

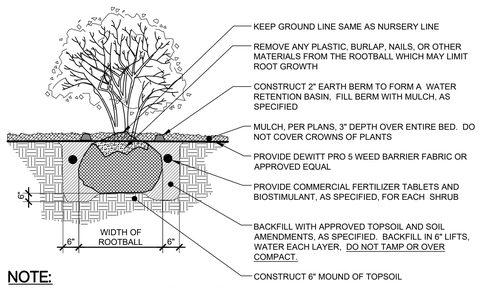
NOT TO SCALE



NOTES:
1. ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

3 PERENNIAL & GROUNDCOVER PLANTING

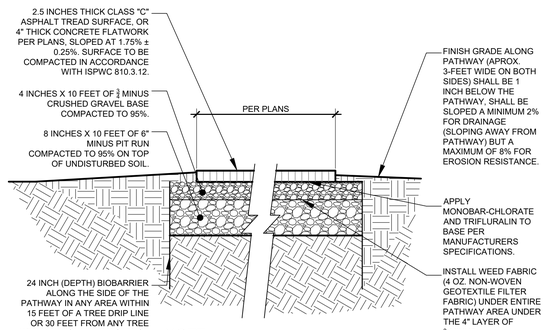
NOT TO SCALE



NOTE:
1. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

4 SHRUB PLANTING

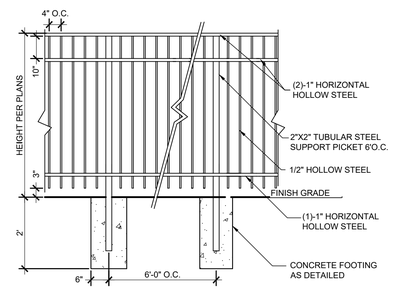
NOT TO SCALE



NOTE:
1. THE LAYOUT OF THE PATHWAY MUST FACILITATE ACCESS OF CITY SERVICE AND EMERGENCY VEHICLES (I.E. TURN RADIUS AND SLOPE SUITABLE FOR FULL SIZE PICKUP AND 15' TRAILER
2. ALL TREES WITHIN 4-FEET OF EACH SIDE OF THE 8-FOOT WIDE PATHWAY TREAD SHALL BE REMOVED.
3. ALL ROOTS SHALL BE CUT ALONG BOTH SIDES OF PATHWAY A MINIMUM OF 24-INCHES IN DEPTH AND REMOVE ALL ROOT MATERIAL THAT CROSSES THE PATHWAY PRIOR TO CONSTRUCTION.

5 PAVED WALKING PATH

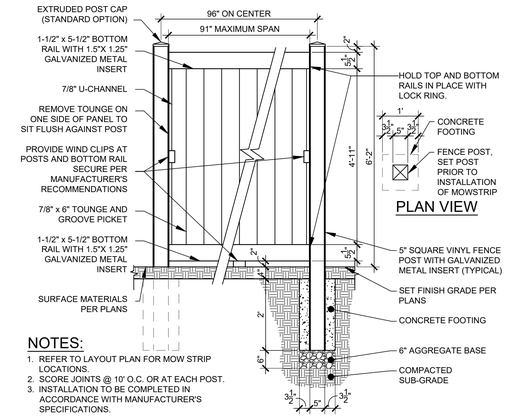
Scale: 3/4"= 1'-0"



NOTES:
1. REFER TO PLANS FOR FENCE LOCATIONS.
2. CONTRACTORS ARE RESPONSIBLE FOR SHOP DRAWINGS TO BE REVIEWED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. WROUGHT IRON TO BE PAINTED WITH ELECTRO STATIC PAINT - COLOR AS DIRECTED BY OWNER.

6 WROUGHT IRON FENCE

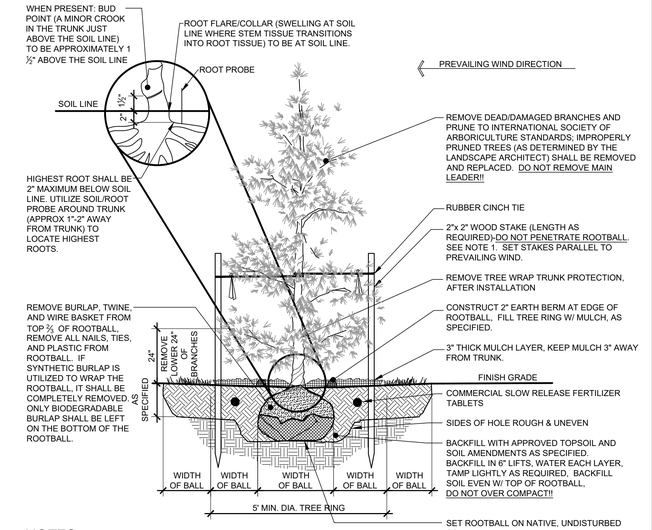
Scale: 1/2"= 1'-0"



NOTES:
1. REFER TO LAYOUT PLAN FOR MOW STRIP LOCATIONS.
2. SCORE JOINTS @ 10' O.C. OR AT EACH POST.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

7 VINYL FENCE PANEL

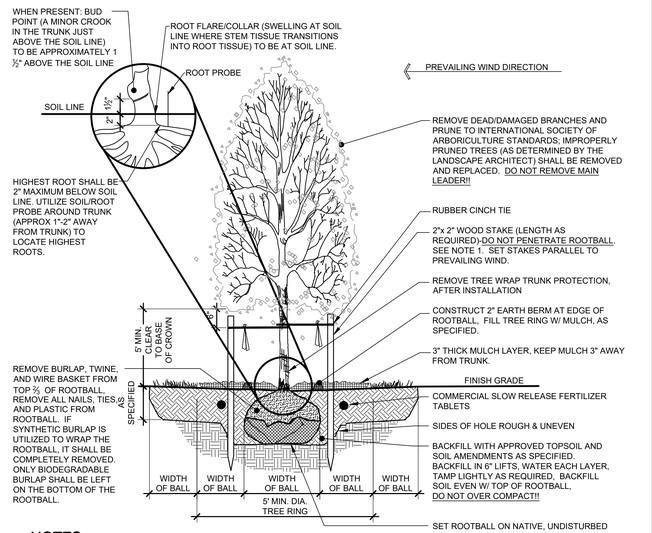
SCALE: 1/2"= 1'-0"



NOTES:
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICH EVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

8 CONIFEROUS TREE PLANTING

NOT TO SCALE



NOTES:
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2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
7. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. EXTEND ROOT BARRIER TO 80% OF MATURE TREE CANOPY. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

9 DECIDUOUS TREE PLANTING

NOT TO SCALE

STAMP: JOHN D. ROTEN, STATE OF IDAHO, PRELIMINARY NOT FOR CONSTRUCTION, 7/29/2021, LANDSCAPE ARCHITECT

DATE: 7/29/2021

811 Know what's below. Call before you dig. CALL 48 HOURS BEFORE YOU BEGIN EXCAVATION. IT IS UNLAWFUL TO EXCAVATE FOR THE PURPOSE OF LOCATING UNDERGROUND MEMBER UTILITIES

SOUTH BECK & BAIRD
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgo.com
www.sbbgo.com

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REVISIONS:

No.	Date	Description

LANDSCAPE DETAILS
Ewing Meadows Subdivision
4387 W. Hubbard Rd.
Kuna, ID 83634

DRAWN BY: AJ

CHECKED BY: JR

PROJECT NUMBER 21-054

SHEET: L2.0

PRE-PLAT RE-SUBMITTAL

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL ARE PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT IN THE PROJECT.

USER:ADAM V JOHNSTON LOCATION:J:\PROJECTS\PROJECTS\STERLING LAND DEVELOPMENT\21-054 KUNA 80 SUB\CAD\SHEETS\21-054 LANDSCAPE PLANING PRINT DATE:7/29/2021 9:53 AM

4.3.7.1 Underground lines, cables, wires, conduits or other devices for the transmission of electricity or electronic signals for lighting, heating, power, telephone, television or other purposes, and the above ground lighting stanchions, meters, and other facilities associated with the provisions of lighting and services;

4.3.7.2 Public sewers, storm drains, water drains and pipes, water supply systems, sprinkling systems, heating and gas lines or pipes, and any similar public or quasi-public improvements or facilities; and

4.3.7.3 Mailboxes and sidewalk abutments around such mailboxes or any service facility, berm, fencing and landscaping abutting Common Area, public and private streets or land conveyed for any public or quasi-public purpose including, without limitation, pedestrian and bicycle pathways.

4.3.8 Newsletter. If it so elects, the Association shall have the power to prepare and distribute a newsletter on matters of general interest to Members of the Association, the cost of which shall be included in Regular Assessments;

4.3.9 Other. The Association shall have such other and further powers as the Association Board deems reasonable and appropriate, it being the intent of Declarant that the Association have broad power and authority consistent with the Project Documents and applicable law.

4.4. Duties.

In addition to duties necessary and proper to carry out the powers delegated to the Association by the Project Documents, without limiting the generality thereof, the Association or its agents, if any, shall have the authority and the obligation to conduct all business affairs of the Association and to perform, without limitation, each of the following duties:

4.4.1 Operation and Maintenance of Common Area. Operate, maintain, and otherwise manage or provide for the operation, maintenance and management of the Common Area, including the repair and replacement of property damaged or destroyed by casualty loss, including any signs placed at the entrances to, or otherwise in the vicinity of the Real Property. The Association shall, at Declarant's discretion, operate and maintain all properties owned by Declarant which are designated by Declarant for temporary or permanent use by Members of the Association.

4.4.2 Reserve Account. Establish and fund a reserve account with a reputable banking institution or savings and loan association or title insurance company authorized to do business in the State of Idaho, which reserve account shall be dedicated to the costs of repair, replacement, maintenance and improvement of the Common Area.

4.4.3 Maintenance of Berms and Retaining Walls. Maintain any berms, retaining walls, and water amenities within and abutting any Common Area.

4.4.4 Improvements in the Public Right-of-Way. Maintain, improve, operate, repair and replace the facilities and improvements described in Section 4.3.5.

COMMITMENT TO PROPERTY POSTING

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

Per Kuna City Code (KCC) 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 on the property under consideration; all posting must be in substantial compliance.

The Applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the Planning and Zoning Department *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 to the next available date, as scheduling permits.

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

Print Name: Bonnie L. Layton

Signature: _____ Date: _____

DocuSign Envelope ID: 4863A02E-A1C4-4864-ABE7-16CAC0DC02D8

TRAFFIC IMPACT STUDY FOR

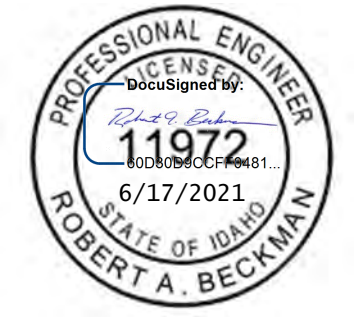
STERLING – KUNA80 SUBDIVISION
W HUBBARD ROAD

DATE:
June 16, 2021

LOCATION:
Kuna, Idaho

PREPARED FOR:
Sterling Land Development, Inc.

PREPARED BY:
NV5 Engineers and Consultants, Inc.
Contact: Robert Beckman, PE, PTOE
Robert.Beckman@NV5.com



NV5
nv5.com

DocuSign Envelope ID: 4863A02E-A1C4-4864-ABE7-16CAC0DC02D8

1.0 EXECUTIVE SUMMARY

This study was prepared in accordance with the Ada County Highway District's *(ACHD)* requirements for a Traffic Impact Study listed in Section 7106 of the current *ACHD Policy Manual.* It evaluates the traffic impacts associated with a proposed residential development located in Kuna, Idaho. The study area, scope, specific analysis parameters, and requirements are the result of an Area of Influence review performed by the Community Planning Association of Southwest Idaho (COMPASS), a preliminary scoping memo submitted to ACHD for concurrence prior to this study and review of the surrounding area. The study's principal findings and recommendations are summarized below.

Proposed Development

The proposed development consists of 284 single-family dwelling units located on 80 acres on the south side of Hubbard Road, west of Ten Mile Road in Kuna, Idaho. As buildout of the proposed development is expected to be completed in 2-3 years, 2025 was selected as a conservative buildout year. Due to the short duration of buildout, an interim evaluation was not required. The proposed development is estimated to generate 2,716 daily trips, 206 AM peak hour trips, and 277 PM peak hour trips.

The primary roadway network serving this proposed development includes the following intersections and roadway segments:

- Intersections
  - Ardell Road & Shayla Avenue
  - Deer Flat Road & Ten Mile Road
  - Ardell Road & Ten Mile Road
  - Hubbard Road & Ten Mile Road
  - Columbia Road & Ten Mile Road
  - Hubbard Road & Linder Road
  - Hubbard Road & Shayla Avenue
  - All site access locations

- Segments
  - Ardell Road, between Ten Mile Road & Shayla Avenue
  - Ten Mile Road, between Deer Flat Road and Ardell Road
  - Ten Mile Road, between Ardell Road and Hubbard Road
  - Ten Mile Road, between Hubbard Road and Columbia Road
  - Hubbard Road, between Ten Mile Road and Linder Road

Primary access to the site will be provided via two new access points located along Hubbard Road and Ardell Road.

Proposed Mitigation for Existing Traffic

For the existing traffic conditions analyzed with the existing roadway configuration, all study area roadway segments meet minimum operational thresholds. No roadway improvements are needed to mitigate the existing traffic.

For the existing traffic conditions analyzed with the existing intersection control, and lane configuration, all intersections meet minimum requirements. No intersection improvements are needed to mitigate the existing traffic.

DocuSign Envelope ID: 4863A02E-A1C4-4864-ABE7-16CAC0DC02D8

Proposed Mitigation for 2025 Background Traffic

For the 2025 Background traffic conditions analyzed with the existing roadway configuration, all study area roadway segments meet minimum operational thresholds. No roadway improvements are needed to mitigate the 2025 Background traffic.

For the 2025 Background traffic conditions analyzed with the existing intersection controls and lane configurations, the intersection of Columbia Road & Ten Mile Road does not meet minimum operational thresholds.

The following mitigations are recommended:

- Columbia Road & Ten Mile Road
  - Single-Lane Roundabout
  - Traffic Signal

Proposed Mitigation for 2025 Site Plus Background Traffic

For the 2025 Site Plus Background traffic conditions analyzed with the existing roadway configuration, the roadway segment of Ten Mile Road, between Ardell Road and Hubbard and between Hubbard Road and Columbia Road do not meet minimum operational thresholds.

The following mitigations are recommended:

- Ten Mile Road, between Ardell Road and Hubbard Road
  - Continuous Left-Turn Lane
- Ten Mile Road, between Hubbard Road and Columbia Road
  - Continuous Left-Turn Lane

For the 2025 Site Plus Background traffic conditions analyzed with the existing intersection control and lane configuration, or previously recommended mitigations, the intersections of Hubbard Road & Ten Mile Road and Hubbard Road & Linder Road do not meet minimum operational thresholds.

The following mitigations are recommended:

- Hubbard Road & Ten Mile
  - Single-Lane Roundabout
  - Traffic Signal
- Hubbard Road & Linder Road
  - Westbound Left-turn Lane

For complete Traffic Impact Study (TIS) CLICK HERE

Doug Hanson

From: Doug Hanson
Sent: Tuesday, August 3, 2021 2:43 PM
To: 'Ada County Engineer'; 'Ada County Highway District'; 'Adam Ingram'; 'Beky Rone (Kuna USPS Addressing)'; Bobby Withrow; 'Boise Project Board of Control'; 'Brent Moore (Ada County)'; 'Cable One TV'; Catherine Feistner; 'Central District Health Department '; 'Chief Fratusco'; 'COMPASS'; 'David Reinhart'; 'DEQ'; 'Eric Adolfson'; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Intermountain Gas'; 'ITD'; 'J&M Sanitation'; Jace Hellman; 'Krystal Hinkle'; 'Leon Letson (Ada County)'; 'Marc Boyer (Kuna Postmaster)'; 'Marci Horner (Meridian School District)'; 'Megan Leatherman'; 'Nampa Meridian Irrigation District '; 'New York Irrigation'; 'Paris Dickerson'; Paul Stevens; 'Planning Manager (Ada County Development Services)'; 'Robbie Reno'; 'Stacey Yarrington (Ada County)'; 'TJ Lawrence (Interim KRFD Chief)'
Subject: 21-04-ZC, 21-05-S Ewing Meadows City of Kuna Request for Comment
Attachments: Part 1 21-04-ZC, 21-05-S Ewing Meadows Agency Transmittal Packet.pdf

August 3, 2021

Notice is hereby given by the City of Kuna that the following actions are under consideration, due to file size the packet will be coming in three parts. Please find part 1 attached.

FILE NUMBER:	*21-04-ZC* (Rezone), *21-05-S* (Preliminary Plat)
PROJECT DESCRIPTION	Sterling Land Development Inc requests a rezone for approximately 80.75 total acres to from an A (Agriculture) to an R-6 (Medium Density Residential) zone. The applicant also requests preliminary plat approval in order to subdivide the approx. 80.75 acres into 319 total lots (298 buildable lots, 21 common lots). The site is located in Section 15, Township 2 north, Range 1 West (APN: S1315212403).
SITE LOCATION	4387 W Hubbard Road, Kuna, Idaho 83634.
REPRESENTATIVE	Bonnie Layton 690 S Industry Way, Suite 10 Meridian, ID 83642 208.724.2624 bonnie.layton@nv5.com
SCHEDULED HEARING DATE	Tuesday, **September 28, 2021** 6:00 P.M.
STAFF CONTACT	Doug Hanson dhanson@kunaid.gov Phone: 208.922.5274 Fax: 208.922.5989

We have included a packet with the application items that were submitted to assist you with your consideration and responses. **No response within 15 business days will indicate you have no objection or concerns with this proposed project.** We would appreciate any information you can provide about how this action would affect the services you provide. The public hearing is at 6:00 p.m. or, as soon thereafter as it may be heard, in Kuna's chambers located at Kuna City Hall 751 W. 4th Street, Kuna, Idaho. If your agency needs additional time for review, please let our office know ASAP.

Best,

Doug Hanson
Planner II
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771

ADA COUNTY
DEVELOPMENT SERVICES

200 W. FRONT STREET, BOISE, IDAHO 83702-7300 PHONE (208) 287-7900
https://adacounty.id.gov/developmentservices FAX (208) 287-7909

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

August 2, 2021

Doug Hanson
Kuna City Planning Department
PO Box 13
Kuna, ID 83634

RE: 21-04-ZC, 21-05-S / 4387 W Hubbard Road / Ewing Meadows Subdivision

Doug,

The City of Kuna has requested feedback regarding the proposed annexation, planned unit development, and preliminary plat for the Ewing Meadows Subdivision, which will consist of 298 detached single-family lots on 80 acres located at 4387 W Hubbard Road.

Ada County is supportive of the application due to the proximity of the site to existing public services. *Goal 2.2f* of the Ada County Comprehensive Plan encourages residential development to occur at urban densities within Areas of City Impact where public facilities are available.

The layout of the subdivision complies with many of the goals of the Ada County Comprehensive Plan. The proposal to set aside 15% of the site as usable open space, which will include grassy areas, a tot lot, park benches and shady structures, is compatible with *Goal 1.3:* which call for the development of recreational areas and programs for the use and enjoyment of residents of all ages and abilities. The pedestrian pathways throughout the development will provide connectivity to the proposed open space/park areas.

The proposed access points to both Ardell Road and Hubbard Road and the stub streets proposed to the west are supported by *Goal 4.3* of the Ada County Comprehensive Plan which supports the development of local transportation systems that are well-connected both internally and to the regional transportation system, and *Goal 4.3d* which calls for new developments to provide stub streets that will connect to future developments on adjacent lands wherever possible. The proposed new north/south collector street, Shayla Avenue, is supported by *Goal 4.3a:* which promotes the design of continuous collector streets that discourages cut-through traffic on local streets.

Regarding the land use, the proposal is for detached single family lots with a proposed zoning of R-6, which allows for 6 units per acre. The site is contiguous to City of Kuna limits. Therefore, the proposed development is compatible with other development in the area.

Please feel free to contact me with any questions.

Sincerely,

Stacey Yarrington

Stacey Yarrington
Community & Regional Planner
Ada County Development Services

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:
- ☐ ACZ
- ☐ Boise
- ☐ Eagle
- ☐ Garden City
- ☐ Meridian
- ☒ Kuna
- ☐ Star

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 21-05-S

Ewing Meadows

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.

☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
- ☐ high seasonal ground water
- ☐ bedrock from original grade
- ☐ waste flow characteristics
- ☐ other _____

☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.

☒ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
- ☒ central sewage
- ☐ interim sewage
- ☐ individual sewage
- ☐ community sewage system
- ☒ central water
- ☐ individual water
- ☐ community water well

☒ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- ☒ central sewage
- ☐ sewage dry lines
- ☐ community sewage system
- ☒ central water
- ☐ community water

☐ 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.

☐ 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 12. We will require plans be submitted for a plan review for any:
- ☐ food establishment
- ☐ beverage establishment
- ☐ swimming pools or spas
- ☐ grocery store
- ☐ child care center

☒ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.

☐ 14. _____

_____

_____

Reviewed By: [signature]

Date: 8/5/2021

GALE MASLONKA
CHAIRMAN OF THE BOARD

RICHARD DURRANT
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

RECEIVED
AUG 09 2021
CITY OF KUNA

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

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

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

06 August 2021

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

RE: Bonnie Layton (Ewing Meadows **21-04-ZC, 21-05-S**
3925 W Hubbard Rd, Kuna
Boise-Kuna Irrigation District BK-1401, 289
Teed Lateral 263+90, 267+50, Ramsey Lateral 114+60
Sec. 15, T2N, R1W, BM.

Doug Hanson:

The United States' Teed Canal lies within the boundary of the above-mentioned location. The easement for this canal is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this canal. We assert the federal easement 30 feet south and west and 30 feet north and east of the canal's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. Easement must remain a flat drivable surface.

Fencing and pathways (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

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

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

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

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.

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.

Future preliminary and final plats must call out the Project easements and the plats must also note, which lots have surface irrigation water rights and which lots do not.

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,

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Clint McCormick Watermaster, Div; 2 BPBC
Alicia Flavel Secretary – Treasurer, BKID
File

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

August 13, 2021

By e-mail: dhanson@kunaid.gov

City of Kuna
751 W 4th St
Kuna, ID 83634

Subject: Ewing Meadows Subdivision, 21-04-ZC/21-05-S

Dear Mr. Hanson:

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: https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/.

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

1. **AIR QUALITY**

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

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

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

- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

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

- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 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: https://www.deq.idaho.gov/water-quality/drinking-water/. 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 Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollution Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- 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: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
- 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 (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** 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 (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

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

  For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 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 (208) 373-0550, or visit the DEQ website https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/ for assistance.

- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

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

Sincerely,

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2021AEK156

RECEIVED
AUG 16 2021
CITY OF KUNA

ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

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

August 11, 2021

Doug Hanson, Planner I
City of Kuna
751 W. 4th Street
Kuna, ID 83634

RE: 21-04-ZC & 21-05-S/ 4387 W. Hubbard Road

Dear Doug:

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

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

Sincerely,

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

Cc:
Office/ file
T. Ritthaler, Board of Control

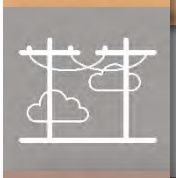
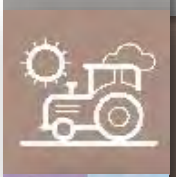
Communities in Motion 2040 2.0 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040 2.0* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 2.0 goals.

Development Name: Ewing Meadows **Agency: Kuna**

CIM Vision Category: Future Neighborhoods

New households: 298 **New jobs: 0** **Exceeds CIM forecast: No**

CIM Corridor: **None** Pedestrian level of stress: **N/A** Bicycle level of stress: **N/A**	Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with **G or PG** ratings better support bicyclists and pedestrians of all ages and comfort levels.
Housing within 1 mile: **1,280** Jobs within 1 mile: **110** Jobs/Housing Ratio: **0.1**	A good jobs/housing balance – a ratio between **1 and 1.5** – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.
 Nearest police station: **1.7 miles** Nearest fire station: **2.6 miles**	Developments within **1.5 miles** of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.
 Farmland consumed: **Yes** Farmland within 1 mile: **888 acres**	Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.
Nearest bus stop: **>4 miles** Nearest public school: **0.3 miles** Nearest public park: **1.7 miles** Nearest grocery store: **3 miles**	Residents who live or work less than **½ mile** from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.

Recommendations

The proposal is on the fringe of urban development in an area removed from employment centers and existing public transportation. The closest transit services are located more than four miles away and there are no planned routes for public transportation near this location.

The location is within walking distance of Crimson Point Elementary School. To support the Regional Safe Routes to Schools Program consider a safe pedestrian crossing on West Ardell Road at West Gainsboro Drive.

More information about COMPASS and *Communities in Motion 2040 2.0*:
Web: www.compassidaho.org
Email info@compassidaho.org
More information about the development review process:
http://www.compassidaho.org/dashboard/devreview.htm

COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

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

Catherine Feistner, E.I.T.
Assistant Kuna City Engineer

Brady Barroso
Engineering Technician I

PRELIMINARY PLAT MEMORANDUM

To:	**Jace Hellman**	**- Planning and Zoning Director**
From:	**Brady Barroso**	**- Engineering Technician I**
	Catherine Feistner	**- Assistant City Engineer**
Date:	**30 August 2021**	
RE:	**Public Works Comments**	
	Ewing Meadows Subdivision – 21-04-ZC (Rezone) 21-05-S (Preliminary Plat)	

The Ewing Meadows Subdivision, located on the northwest corner of W Ardell Rd and N Shayla Rd, dated 3 August 2021 has been reviewed. This review is based on land use as allowed or permitted in "R-6" zones. This application encompasses 77.14 acres. This application contains a total of 298 single-family residential lots, and 21 common lots. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Public Works staff cannot provide positive support for this development with the current design. The applicant proposes designing telemetry with a lift station containing two (2) lift stations already connected to the force main. Public Works staff recommends constructing gravity sewer for thirty (30) lots in phase 1 that may gravity into Crimson Point Lift Station. The applicant should gravity sewer the remainder of the development to the future northern regional lift station.

Comments may be expanded or refined in connection with the future land-use actions.

1) Inspection Fees

a) An inspection fee will apply to inspect the final construction of water, sewer, and irrigation facilities associated with this development.
b) The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
c) The developer's engineer and the City's inspector are permitted to coordinate inspections. The current inspection fee is $1.00 per lineal foot of sewer, water, and pressure irrigation pipe. *Payment is due and payable prior to the pre-construction meeting.*
d) The Kuna Rural Fire District's current hydrant flow testing and plat base fee are $300.00 and $75.00 respectively for a total of $375.00. *Payment is due and payable prior to the pre-construction meeting.*

2) General

a) The Ewing Meadows Subdivision encompasses 77.14 acres with City of Kuna A zoning designation.
b) Ewing Meadows Subdivision requests the development be rezoned from A to R-6.
c) Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 948. This makes the realized density approximately 13 people per acre.
d) The preliminary plat shows five (7) total accesses to the subdivision, one (1) off of W Ardell Rd, three (3) off of N Shayla Rd, one (1) off of W Hubbard Rd, one (1) off of W Secesh Creek St, and one (1) off of W Malad Creek St.
e) The applicant is providing street connectivity with Arroyo Vista Subdivision.
f) At least two access point are required in Phase I per Kuna Rural Fire District (KRFD) or no more than thirty (30) certificates of occupancy.
g) Areas for outside activities are incorporated into the project. Connection to the City of Kuna pathways presents a long-term goal that should be considered.
h) A plan approval letter will be required if this project affects any local irrigation districts.
i) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
j) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
k) All positional information shall be from the most recent state plane coordinate system.
l) Provide engineering certification on all final engineering drawings.
m) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrance of the subdivision, at intersections, and at every 250' interval. Streetlights should coincide with Fire Hydrants whenever possible.
n) Kuna Rural Fire District (KRFD) requires fire hydrants at 500' intervals.

3) Right-of-Way

a) Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
b) Approaches onto classified streets must comply with ACHD approach policies.
c) All street construction must meet or exceed City of Kuna and ACHD development standards.
d) All City mainlines crossing proposed lots or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
e) The KRFD Deputy Fire Marshal, or its representative, must approve fire access to the subdivision and any traffic calming measures.
f) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4) Sanitary Sewer Connection

a) The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected sewer load. City Code 6-4-2-B.14 requires the subdivision to connect to the City sewer system. City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.

b) The developer plans to design and construct a lift station in the northwest corner of the property and is in communication with public works. The developer shall provide clarity as to what phase the lift station will be designed and constructed.
c) Public Works recommends the south portion of the development to gravity into Crimson Point lift station. The remaining property should gravity into the future regional lift station to the north. This may eliminate the need to design telemetry work with the Crimson Point Lift Station force main.
d) The applicant shall communicate with surrounding developments to provide an adequate sewer solution to minimize required lift stations.
e) All sewer infrastructure must meet or exceed City of Kuna requirements.
f) A larger sewer gravity main on W Hubbard Rd is required in accordance with the sewer master plan and sewer flow model results.
g) Sewer flow models will be required to verify and accommodate pipe sizes.
h) Sewer connection fees apply to each lot containing a home or other facility.
i) All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.
j) This application shall conform to the sewer master plan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

5) Potable Water Connection

a) The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected water demand. City Code 6-4-2-B.23 requires the subdivision to connect to the City water system. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels.
b) There is 12-in water mainline on the north side of W Ardell Rd.
c) The developer shall extend pipe on W Ardell Rd, and N Shayla Rd in accordance with the water master plan as applicable.
d) This project is located in a different water pressure zone. Improvements may be requested from applicant to provide appropriate pressures. An individual pressure reducing valve may be required.
e) All water infrastructure must meet or exceed City of Kuna requirements.
f) Water flow models will be required to verify and accommodate adequate water supply and fire suppression.
g) Water connection fees apply to each lot containing a home or other facility.
h) All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
i) Fire hydrants are required in a layout acceptable to the KRFD.

6) Pressurized Irrigation

a) The applicant's property is not connected to the City's pressurized irrigation system. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
b) The developer plans to design and construct a pump and pond in the northwest corner of the property and has been in communication with public works.

c) The developer shall provide clarity as to what phase the irrigation pump and pond will be designed and constructed. The pump and pond is eligible for reimbursement.
d) There is 6-in PI on the south side of W Ardell Rd.
e) The developer shall extend pipe on W Ardell Rd, N Shayla Rd, and W Hubbard Rd with adequate sizing supported by master plan and flow model results.
f) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
g) Annexation into the municipal irrigation district and pooling of water rights is a requirement of the final plat approval.
h) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
i) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply.
j) All residential, common lots, and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection fee.

7) Grading and Storm Drainage

a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
b) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
c) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provided detailed drawings of drainage & treatment facilities with supporting calculation for review and approval.
d) Sidewalks, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.
e) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
f) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.

8) As-Built Drawings

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

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

Catherine Feistner, E.I.T.
Assistant Kuna City Engineer

Brady Barroso
Engineering Technician I

PRELIMINARY PLAT MEMORANDUM

To:	**Jace Hellman**	**- Planning and Zoning Director**
From:	**Brady Barroso**	**- Engineering Technician I**
	Catherine Feistner	**- Assistant City Engineer**
Date:	**22 September 2021**	
RE:	**Public Works Comments**	
	Ewing Meadows Subdivision – 21-04-ZC (Rezone) 21-05-S (Preliminary Plat)	

The Ewing Meadows Subdivision, located on the northwest corner of W Ardell Rd and N Shayla Rd, dated 3 August 2021 has been reviewed. This review is based on land use as allowed or permitted in "R-6" zones. The legal description provided by the developer with the application encompasses 77.14 acres. This application contains a total of 298 single-family residential lots, and 21 common lots. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Public Works staff conditionally supports the Ewing Meadows Subdivision development with the current design. The developer offers a creative temporary sewer solution and conditions of Public Works support are described in Paragraph 4 – Sanitary Sewer Connection. Please note that temporary sewer alternatives are ineligible for reimbursement. Public Works recommends a Development Agreement between the developer and the City to document parties' responsibilities for the creative temporary sewer solution.

Comments may be expanded or refined in connection with the future land-use actions.

1) Inspection Fees

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

d) The Kuna Rural Fire District's current hydrant flow testing and plat base fee are $300.00 and $75.00 respectively for a total of $375.00. *Payment is due and payable prior to the pre-construction meeting.*

2) General

a) Ewing Meadows Subdivision legal description provided by the developer encompasses 77.14 acres with City of Kuna A zoning designation.
b) Ewing Meadows Subdivision requests the development be rezoned from A to R-6.
c) Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 948. This makes the realized density approximately 13 people per acre.
d) The preliminary plat shows five (7) total accesses to the subdivision, one (1) off of W Ardell Rd, three (3) off of N Shayla Rd, one (1) off of W Hubbard Rd, one (1) off of W Secesh Creek St, and one (1) off of W Malad Creek St.
e) The applicant is providing street connectivity with Arroyo Vista Subdivision.
f) At least two access point are required in Phase I per Kuna Rural Fire District (KRFD) or no more than thirty (30) certificates of occupancy.
g) Areas for outside activities are incorporated into the project. Connection to the City of Kuna pathways presents a long-term goal that should be considered.
h) A plan approval letter will be required if this project affects any local irrigation districts.
i) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
j) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
k) All positional information shall be from the most recent state plane coordinate system.
l) Provide engineering certification on all final engineering drawings.
m) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrance of the subdivision, at intersections, and at every 250' interval. Streetlights should coincide with Fire Hydrants whenever possible.
n) Kuna Rural Fire District (KRFD) requires fire hydrants at 500' intervals.

3) Right-of-Way

a) Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
b) Approaches onto classified streets must comply with ACHD approach policies.
c) All street construction must meet or exceed City of Kuna and ACHD development standards.
d) All City mainlines crossing proposed lots or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
e) The KRFD Deputy Fire Marshal, or its representative, must approve fire access to the subdivision and any traffic calming measures.
f) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4) Sanitary Sewer Connection

a) The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected sewer load. City Code 6-4-2-B.14 requires the subdivision to connect to the City sewer system. City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.

b) The developer plans to design and construct a lift station in the northwest corner of the property and is in communication with public works. The developer shall provide clarity as to what phase the lift station will be designed and constructed.

c) Public Works recommends the south portion of the development to gravity into Crimson Point lift station. The remaining property should gravity into the future regional lift station to the north. This may eliminate the need for a lift station and temporary telemetry work with the Crimson Point Lift Station and force main.

d) Public Works recommends a Development Agreement between the City and the developer to document each parties' obligations for the creative temporary sewer alternative. A portion of the recommended conditions are outlined in Paragraph 4.e.

e) If the future northern regional lift station is not operational within Ewing Meadow Subdivision's time constraints, the developer may design a temporary lift station that will discharge to the force main currently used by Crimson Point Lift Station. To avoid pumping conflicts, the developer may design telemetry to work with the Crimson Point Lift Station and force main. The developer shall take financial responsibility of any required upgrades (such as SCADA or system) that may be needed to support their project. The developer shall also take responsibility of any and all consequences (including unintended) that occur as a result of their creative temporary sewer alternative. The developer shall disconnect from the Crimson Point force main and connect to the future regional lift station when it is online. It will be the responsibility of the developer to obtain all approvals and permits from affected agencies, including but not limited to IDEQ, ditch or canal companies, CDH, and ACHD for construction and decommissioning throughout the project.

f) The applicant shall communicate with surrounding developments to provide an adequate sewer solution to minimize required lift stations.

g) All sewer infrastructure must meet or exceed City of Kuna requirements.

h) A larger sewer gravity main on W Hubbard Rd is required in accordance with the sewer master plan and sewer flow model results.

i) Sewer flow models will be required to verify and accommodate pipe sizes.

j) Sewer connection fees apply to each lot containing a home or other facility.

k) All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.

l) This application shall conform to the sewer master plan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

5) Potable Water Connection

a) The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected water demand. City Code 6-4-2-B.23 requires the subdivision to connect to the City water system. City code 5-16-3-B.2 states public water utilities shall be

extended to each parcel when water is available within three hundred (300) feet of the parcels.

b) There is 12-in water mainline on the north side of W Ardell Rd.
c) The developer shall extend pipe on W Ardell Rd, and N Shayla Rd in accordance with the water master plan as applicable.
d) This project is located in a different water pressure zone. Improvements may be requested from applicant to provide appropriate pressures. An individual pressure reducing valve may be required.
e) All water infrastructure must meet or exceed City of Kuna requirements.
f) Water flow models will be required to verify and accommodate adequate water supply and fire suppression.
g) Water connection fees apply to each lot containing a home or other facility.
h) All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
i) Fire hydrants are required in a layout acceptable to the KRFD.

6) Pressurized Irrigation

a) The applicant's property is not connected to the City's pressurized irrigation system. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
b) The developer plans to design and construct a pump and pond in the northwest corner of the property and has been in communication with public works.
c) The developer shall provide clarity as to what phase the irrigation pump and pond will be designed and constructed. The pump and pond is eligible for reimbursement.
d) There is 6-in PI on the south side of W Ardell Rd.
e) The developer shall extend pipe on W Ardell Rd, N Shayla Rd, and W Hubbard Rd with adequate sizing supported by master plan and flow model results.
f) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
g) Annexation into the municipal irrigation district and pooling of water rights is a requirement of the final plat approval.
h) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
i) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply.
j) All residential, common lots, and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection fee.

7) Grading and Storm Drainage

a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
b) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
c) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm

water runoff volumes. Provided detailed drawings of drainage & treatment facilities with supporting calculation for review and approval.

d) Sidewalks, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.

e) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.

f) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.

8) As-Built Drawings

a) As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product.

b) As-built drawings will be required before occupancy or final plat approval is granted.

Project/File: **Ewing Meadows/ KPP21-0003/ 21-05-S/ 21-04-ZC**
This is a rezone and a preliminary plat application to allow for the development of a 319-lot residential subdivision on 81-acres. The site is located on the south side of Hubbard Road west of Ten Mile Road.

Lead Agency: City of Kuna

Site address: 4387 W. Hubbard Road,
S1315214551 &
W. Ardell Road (S1315244600)

Staff Approval: October 19, 2021

Applicant: Sterling Land Development
1159 E. Iron Eagle Drive, Ste. 170-K
Eagle, ID 83616

Representative: Bonnie Layton
NV5 Engineers and Consultants
690 S. Industry Way, Ste. 10
Meridian, ID 83642

Staff Contact: Dawn Battles, Planner II
Phone: 387-6218
E-mail: dbattles@achdidaho.org

A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a rezone from A (Agriculture) to R-6 (Medium Density Residential) and a preliminary plat to allow for the development of 319-lots consisting of 298 single family lots and 21 common lots on 81-acres. The existing home and outbuildings are proposed to be removed. The applicant's rezone proposal is consistent with the City of Kuna's comprehensive plan which designates this site as Medium Density Residential.

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

Direction	Land Use	Zoning
North	Medium Density Residential & Rural Residential (Ada County)	R-4 & RR
South	Medium Density Residential & Rural Residential (Ada County)	R-3 & RR
East	Medium Density Residential & Rural Residential (Ada County)	R-6 & RR
West	Medium Density Residential	R-4

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

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

- Sabino's Rocky Ridge, consisting of 619 single family lots, 76 common lots and 2 commercial lots on 136 acres, located north and northeast of the site and is currently under review.

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

6. **Pathway Crossings:** United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

   AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

   FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

7. **New Center Lane Miles:** The proposed development includes 2.58 centerline miles of new public road.

8. **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. The impact fee assessment will not be released until the civil plans are approved by ACHD.

9. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**

   - Ten Mile Road is scheduled in the IFYWP for the installation of school zone beacons at Boise Street in 2022.
   - The intersection of Ten Mile Road and Deer Flat Road is scheduled in the IFYWP to be constructed as a single-lane roundabout in 2024.
   - The intersection of Ten Mile Road and Hubbard Road is scheduled in the IFYWP to be widened or constructed as a single-lane roundabout. The design year is scheduled in 2024 with construction in the future.
   - The intersection of Ten Mile Road and Columbia Road is scheduled in the IFYWP to be constructed as a single-lane roundabout. The design year and construction date have not been determined.
   - Ten Mile Road is listed in the CIP to be widened to 3-lanes from Deer Flat Road to Hubbard Road between 2031 and 2035.
   - Ten Mile Road is listed in the CIP to be widened to 3-lanes from Hubbard Road to Columbia Road between 2031 to 2035.

10. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

The BMP identifies Hubbard Road as a Level 2 facility and Ardell Road as a Level 1 facility that will be constructed as part of a future ACHD project. The BMP also identifies level 1 facilities on the new collector roadway within the site. The applicant will construct the new collector consistent with the MSM and the Roadways to Bikeways Master plan.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 2,716 vehicle trips per day; 277 vehicle trips per hour in the PM peak hour, based on the traffic impact study.

2. **Traffic Impact Study**
NV5 Engineers and Consultants prepared a traffic impact study for the proposed Ewing Meadows, formerly Sterling-Kuna80. The executive summary of the findings **as presented by** NV5 Engineers and Consultants, can be found as Attachment 3. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.

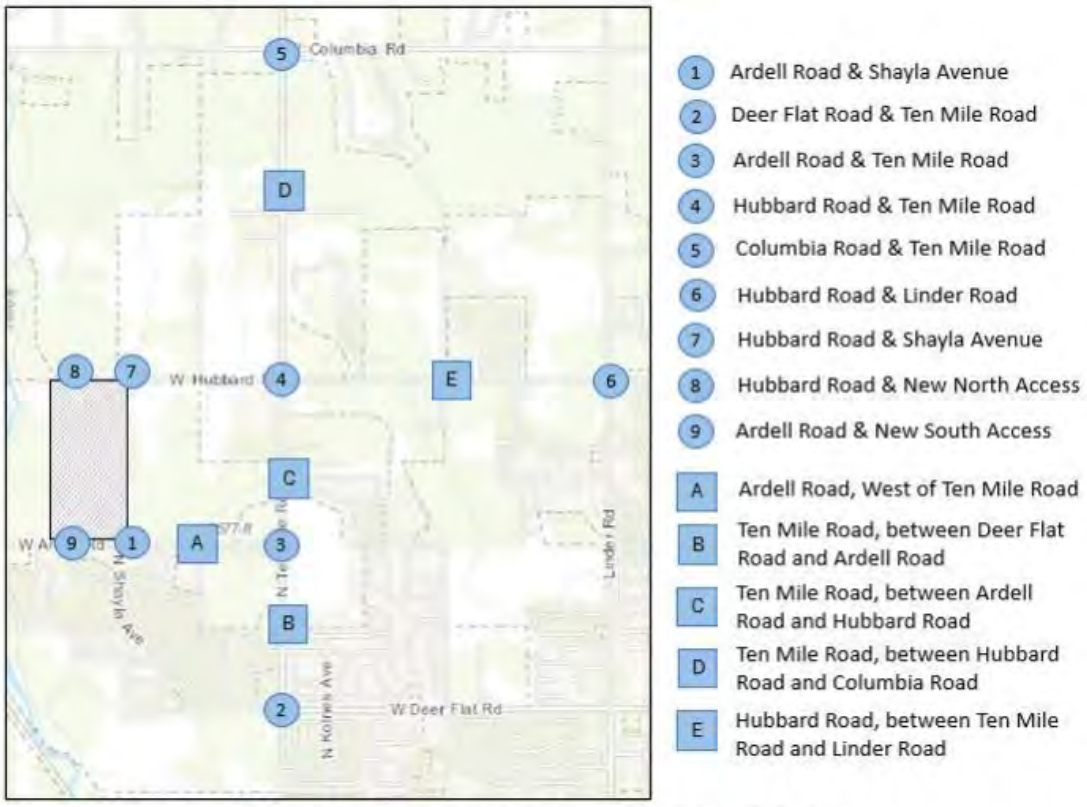


Figure C – Total Study Intersections and Roadway Segments

a. **Policy:**
Mitigation Proposals: Mitigation recommendations shall be provided within the report. At a minimum, for each roadway segment and intersection that does not meet the minimum acceptable level of service planning threshold or v/c ratio, the report must discuss feasible measures to avoid or reduce the impact to the system. To be considered adequate, measures should be specific and feasible. Mitigation may also include:

- Revision to the Phasing Plan to coincide with the District's planning Capital Projects.
- Reducing the scope and/or scale of the project.

Alternative Mitigation Measures: 7106.7.3 states that if traditional mitigation measures such as roadway widening and intersection improvements are infeasible as determined by ACHD, the TIS may recommend alternative mitigation measures. Alternative mitigation measures shall demonstrate that impacts from the project will be offset.

- If the impacted roadway segments and/or intersections are programmed as funded in the Integrated Five Year Work Plan (IFYWP) or the Capital Improvements Plan (CIP); no alternative mitigation is required.
- If the impacted roadway segments and/or intersections are not programmed in either the IFYWP or the CIP; the applicant may (i) analyze the shoulder hour and (ii) provide a safety analysis to determine alternative mitigation requirements.
    - If the impacted roadway segments and intersections meet the minimum acceptable level of service planning thresholds in the shoulder hour the applicant may suggest feasible alternative mitigation such as: sidewalks, bike facilities, connectivity, safety improvements, etc. within 1.5 miles of the proposed development.
    - If the shoulder hour planning thresholds are exceeded the applicant may request to enter into a Development Agreement and pay into the Priority Corridor Fund an amount determined by the ACHD to offset impacts from the project.
- Alternative Mitigation may also include:
    - Revision to the Phasing Plan to coincide with the District's future Capital Projects.
    - Reducing the scope and/or scale of the project.

Level of Service Planning Thresholds: District Policy 7206.4.1 states that, Level of Service Planning Thresholds have been established for principal arterials and minor arterials within ACHD's Capital Improvement Plan and are also listed in section 7106. Unless otherwise required to provide a Traffic Impact Study under section 7106, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation for a roadway or intersection that currently exceeds the minimum acceptable level of service planning threshold or V/C ratio.

b. Staff Comments/Recommendations: The TIS indicates that all roadway segments and intersections in the study area are expected to operate at an acceptable level of service planning threshold during the exiting AM and PM peak hours under existing traffic and 2025 background traffic conditions with the exception of Columbia Road/Ten Mile Road intersection.

The TIS recommends mitigation measures for the following intersection to mitigate the 2025 background traffic conditions and the following intersections and roadway segments to mitigate total traffic conditions. The percentage of site generated traffic under total traffic conditions (2025) in the PM peak hour is provided in parenthesis.

Intersections:

- Columbia Road/Ten Mile Road (9%)
    - Single lane roundabout or a traffic signal for 2025 background traffic conditions

This intersection is located offsite and is listed in ACHD's IFYWP to be constructed as a single lane roundabout. The TIS recommends this intersection be constructed as a single-lane roundabout or an interim traffic signal be installed to accommodate 2025 background traffic conditions with 121 PM peak hour trips. Consistent with ACHD policy, a signal warrant analysis was completed for the intersection. The intersection analysis found that the intersection meets the 8 hour, 4 hour warrants. However, an interim 3 X 3 traffic signal was installed at the

Columbia Road/Ten Mile Road intersection in July 2021 as part of the requirements for Silver Trail 6. Additionally, the TIS notes this intersection is expected to operate at an acceptable level of service as a signalized intersection; no improvements are required at this intersection.

- Hubbard Road/Ten Mile Road (18%)
    - Single lane roundabout or a traffic signal for 2025 total traffic conditions

Consistent with ACHD policy, a signal warrant analysis was completed for the intersection. The intersection analysis found that the intersection meets the 8 hour, 4 hour warrants.

This intersection is located offsite and is listed in the IFYWP to be widened or constructed as a single-lane roundabout; a construction date has not been determined. The TIS recommends this intersection be constructed as a single lane roundabout or an interim 3 X 3 traffic signal be installed to accommodate the 2025 total traffic conditions with the 165th residential building lot or when the site generates 165 PM peak hour trips.

To verify the assumptions of the TIS and to ensure that improvements are made, when necessary to serve the site, the applicant should be required to submit an updated intersection analysis for the Hubbard Road/Ten Mile Road intersection prior to ACHD's signature on the final plat that contains the 166th residential lot. Additional improvements may be required based on the findings of the updated intersection analysis.

If it is determined through the analysis that a signal is warranted, then the applicant should be required to install an interim signal within the existing right-of-way at the intersection, prior to plan approval and ACHD's signature on the final plat that contains the 166th residential building lot. Currently there is a sufficient amount of right-of-way for the installation of the interim signal making this a feasible improvement. Additionally, the applicant will be required to obtain plan approval and enter into a signal agreement with ACHD.

The signal agreement should note that the intersection should be designed to provide a 3 X 3 intersection with three 12-foot wide travel lanes; one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach, that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement.

To ensure the Hubbard Road/Ten Mile Road intersection will be improved when warranted, the following items must be in place prior to plan acceptance for the final plat which contains the 166th residential building lot:

- Signal Agreement
- Full design and approved plans for the intersection

As an alternative, the applicant may stop final platting and wait for ACHD to make the improvements listed in the IFYWP.

The TIS for an area development, Sabino's Rocky Ridge, currently under review by ACHD also recommended improvements to the Hubbard Road/Ten Mile intersection including the installation of an interim signal. The interim signal should be installed by the development that necessitates the improvement first.

- Hubbard Road/Linder Road (7%)
    - Westbound left-turn lane for 2025 total traffic conditions

This intersection is located offsite, and Hubbard Road is not scheduled for improvements in ACHD's CIP or IFYWP. The TIS recommends a westbound left-turn lane be constructed on Hubbard Road to accommodate 2025 total traffic conditions with 80 PM peak hour trips.

Consistent with ACHD policy, a signal warrant analysis was completed for the intersection. The intersection analysis found that the intersection meets the 8 hour, 4 hour warrants. The TIS recommends the Hubbard Road/Linder Road intersection is preferrable as an all-way stop controlled intersection with a westbound left-turn lane added instead of converted to a signalized intersection as the v/c ratio is 0.01 over the threshold for a single approach. In addition, the traffic impact study notes that the site generated traffic at this intersection will also be less than 10% of the 2025 total traffic conditions. Therefore, consistent with District policy 7205.3.1 Level of Service Planning Threshold policy, which states, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation; no improvements are required at this intersection.

Roadway Segments:

- Ten Mile Road from Ardell Road to Hubbard Road (15%)
    - Continuous left-turn lane for 2025 total traffic conditions

The roadway segment of Ten Mile Road from Ardell Road to Hubbard Road is located offsite. The TIS recommends the construction of a continuous left-turn lane on this segment of Ten Mile Road to accommodate 2025 total traffic with the 35th residential lot or when the site generates 35 PM peak trips. Staff has determined that this is not a feasible improvement as there is not enough right-of-way to allow for the construction of the center turn lane. The roadway segment of Ten Mile Road from Deer Flat Road to Hubbard Road is listed as a funded improvement in ACHD's CIP to be widened to 3-lanes between 2031 and 2035. Therefore, consistent with the District's Alternative Mitigation Policy, which states that no alternative mitigation is required if the impacted roadway segments and/or intersections are programmed as funded in the Integrated Five Year Work Plan (IFYWP) or the Capital Improvements Plan (CIP). Additionally, there is an existing center left-turn lane at the Ten Mile Road/Treehouse Street and the Ten Mile Road/Ardell Road intersections and right turn lanes at the Heartland Drive/Ten Mile Road intersection; therefore, no mitigation should be required for this segment of Ten Mile Road.

- Ten Mile Road from Hubbard Road to Columbia Road (13%) Warranted at 12 PM Peak Trips
    - Continuous left-turn lane for 2025 total traffic conditions

The roadway segment of Ten Mile Road from Hubbard Road to Columbia Road is located offsite. The TIS recommends the construction of a continuous left-turn lane on this segment of Ten Mile Road to accommodate 2025 total traffic with the 12th residential lot or 12 PM site generated peak trips. Staff has determined that this is not a feasible improvement as there is not enough right-of-way to allow for the construction of the center turn lane. The roadway segment of Ten Mile Road from Deer Flat Road to Hubbard Road is listed as a funded improvement in ACHD's CIP to be widened to 3-lanes between 2031 and 2035. Therefore, consistent with the District's Alternative Mitigation Policy, which states that no alternative mitigation is required if the impacted roadway segments and/or intersections are programmed as funded in the Integrated Five Year Work Plan (IFYWP) or the Capital Improvements Plan (CIP). Additionally, there is an existing center left-turn lane at the Ten Mile Road/ Mason Creek Street intersection and a center turn-lane at the Ten Mile Road/Columbia Road signalized intersection; therefore, no mitigation should be required for this segment of Ten Mile Road.

Site Access Evaluation

- Site Access 8, on Hubbard Road, a proposed local street to be located 788-feet west of Shayla Avenue, a proposed collector street, and in alignment with the proposed entrance roadway for the proposed Sabino's Rocky Ridge development on the north side of Hubbard Road across from the site. The TIS notes that this access will operate

acceptable as a full access. Staff recommends approval of the location of the local street as it meets District policy.

- Site Access 9, on Ardell Road, a proposed local street to be located 991-feet west of Shayla Road and in alignment with Gainsboro Drive on the south side of Ardell Road across from the site. The TIS notes this access will operate acceptable as a full access. Staff recommends approval of the location of the local street as it meets District policy.

3. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Hubbard Road	1,322-feet	Minor Arterial	211	Better than "E"
Ten Mile Road-Deer Flat Road to Ardell Road	None	Minor Arterial	389	Better than "E"
Ten Mile Road-Ardell Road to Hubbard Road	None	Minor Arterial	462	Better than "E"
Ten Mile Road-Hubbard Road to Columbia Road	None	Minor Arterial	481	Better than "E"
Ardell Road-Ten Mile Road to Shayla Road	None	Collector	82	Better than "D"
Ardell Road	1,322-feet	Local	N/A	N/A

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).
* Acceptable level of service for a two-lane collector is "D" (425 VPH).

4. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Hubbard Road west of Linder Road was 2,987 on March 25, 2021.
- The average daily traffic count for Ten Mile Road north of Deer Flat Road was 7,186 on March 17, 2021.
- The average daily traffic count for Ten Mile Road north of Ardell Road was 8,896 on March 17, 2021.
- The average daily traffic count for Ten Mile Road south of Columbia Road was 8,078 on March 25, 2021.
- The average daily traffic count for Ardell Road west of Ten Mile Road was 1,673 on March 17,2021.
- There are no current traffic counts for Ardell Road west of Shayla Road.

C. Findings for Consideration

1. Hubbard Road/Ten Mile Road Intersection

The TIS recommends this intersection be constructed as a single lane roundabout or an interim 3 X 3 traffic signal be installed to accommodate the 2025 total traffic conditions with the 165th residential building lot or 165 PM site generated peak hour trips.

To verify the assumptions of the TIS and to ensure that improvements are made, when necessary, to serve the site, the applicant should be required to submit an updated intersection analysis for the Hubbard Road/Ten Mile Road intersection prior to ACHD's signature on the final plat that contains the 166th residential lot. Additional improvements may be required based on the findings of the updated intersection analysis.

If it is determined through the analysis that a signal is warranted, then the applicant should be required to install an interim signal within the existing right-of-way at the intersection, prior to plan approval and ACHD's signature on the final plat that contains the 166th residential building lot. Currently there is a sufficient amount of right-of-way for the installation of the interim signal making this a feasible improvement. Additionally, the applicant will be required to obtain plan approval and enter into a signal agreement with ACHD.

The signal agreement should note that the intersection should be designed to provide a 3 X 3 intersection with three 12-foot wide travel lanes; one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach, that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement.

To ensure the Hubbard Road/Ten Mile Road intersection will be improved when warranted, the following items must be in place prior to plan acceptance for the final plat which necessitates the improvements based on the findings of the traffic impact study:

- Signal Agreement
- Full design and approved plans for the intersection

As an alternative, the applicant may stop final platting and wait for ACHD to make the improvements listed in the IFYWP.

2. Hubbard Road

a. Existing Conditions: Hubbard Road is improved with 2-travel lanes, 24-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Hubbard Road (17-feet from centerline).

b. Policy:

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

Street Section and Right-of Way Width Policy: District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Off-Site Streets Policy: District Policy 7205.2.1 states that if the proposed development is not served by a public street that is fully improved to urban standards (curb, gutter, sidewalk) or a minimum 30-feet of pavement, then the developer shall provide 30-feet of pavement with 3-foot wide gravel shoulders from the site to the public street specified by the District, typically to the nearest public street that meets the District's minimum standards or a maximum of ¼ mile; OR shall provide 24-feet of pavement with 3-foot wide gravel shoulders and a minimum 6-foot wide detached asphalt/concrete pedestrian facility from the site to the public street specified by the District, typically to the nearest public street that meets the District's minimum standards or a maximum of ¼ mile.

Alternatives to pavement widening including sidewalks and pathways, or other proposals may be considered by the District. The extent of roadway improvements (improvement type and length) will be determined by evaluating certain criteria. Criteria to establish improvement type and length include but are limited to: traffic volumes (existing and projected); the posted speed limit; topography; accident history; potential need for bicycle and bus/traffic routes; number of pedestrians (existing and projected); location of pedestrian attractors and generators (i.e. parks and schools); number of access points/streets serving the proposed development; usable right-of-way; need for traffic calming; utilities and irrigation facilities. All utility relocation costs associated with the off-site street widening shall be borne by the developer.

Narrower street widths may be considered if pedestrian or bike facilities exist or if the proposed development is for ten (10) residential lots or fewer or will generate less than 100 VTD.

The District will consider the phasing of off-site improvements to the arterial roadway on a case-by-case basis if a phasing plan is approved by the lead land use agency. The required improvements must be constructed prior to the signature on the final plat that included the 40th residential lot; or exceeds trip generation of 400 VTD.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder

adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Hubbard Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 78-feet of right-of-way.

c. **Applicant Proposal:** The applicant is proposing to dedicate right-of-way to total 37-feet from centerline of Hubbard Road and improve Hubbard Road with pavement widening to 21-feet from centerline, vertical curb, gutter, an 8-foot wide planter strip and 5-foot wide concrete sidewalk abutting the site.

d. **Staff Comments/Recommendations:** Hubbard Road is not centered on the section line and varies between 6 to 10-feet. Therefore, frontage improvements and right-of-way dedication along Hubbard Road should be measured from the section line.

Consistent with the MSM, the applicant should be required to dedicate additional right-of-way to total 39-feet from section line of Hubbard Road abutting the site. The applicant will not be compensated for any right-of-way dedication, as Hubbard Road is not listed in ACHD's IFYWP or CIP.

The applicant's proposal to construct Hubbard Road as ½ of a 46-foot wide street section with vertical curb, gutter an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk abutting the site exceeds ACHD policy which requires right-of-way dedication, pavement widening and the construction of sidewalks on arterial roadways and should not be approved as proposed.

The applicant should be required to improve Hubbard Road with 17-feet of pavement from centerline plus a 3-foot wide gravel shoulder and 5-foot wide concrete sidewalk located 32-feet from the section line abutting the site.

Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk 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.

There is an off-site section of Hubbard Road that is improved with 24 to 26-feet of pavement plus 8 to 16-foot wide gravel shoulders east of the site. Consistent with District Off-Site Street policy, which requires that a site not served by a public street, should be improved with 30-feet of pavement plus 3-foot wide gravel shoulders, if they do not exist, or the construction of pedestrian facilities. Therefore, the applicant should be required to improve the off-site portion of Hubbard Road between the site's east property line and Ten Mile Road with 30-feet of pavement or the construction of pedestrian facilities between the site's east property line and Ten Mile Road.

Or, if the proposed Sabino's Rocky Ridge development located on the north side of Hubbard Road, across and northeast of the site, has improved Hubbard Road abutting their site as required by ACHD Frontage Improvements policy, then the applicant should coordinate with the development of Sabino's Rocky Ridge to improve the segment of Hubbard Road shown in red with 30-feet of pavement or the construction of pedestrian facilities.

3. Shayla Avenue-North/South Mid-Mile Collector

a. Existing Conditions: There are no collector roadways within the site.

b. Policy:

Collector Street Policy: District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between

the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should align with Shayla Avenue on the south side of Ardell Road and continue along the site's west property line stubbing to the north. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, a 36-foot street section within 54-feet of right-of-way.

c. **Applicant Proposal:** The applicant is proposing to construct Shayla Avenue from Ardell Road along the site's west property line to intersect Hubbard Road, as shown on the MSM, as ½ of a 46-foot street section with vertical curb, gutter, a 6-foot wide planter strip, 5-foot wide detached concrete sidewalk on the west side of the roadway, plus 12-feet of additional pavement on the east side of the roadway within 46-feet of right-of-way.

   The applicant is proposing to construct Shayla Avenue, abutting the site's east property line, to intersect Ardell Road offset approximately 35-feet west of Shayla Avenue on the south side of Ardell Road across from the site.

d. **Staff Comments/Recommendations:** The applicant's proposal exceeds District policy and the MSM which requires a 36-foot wide collector street section and should not be approved, as proposed. The applicant should be required to construct Shayla Avenue from Ardell Road along the site's west property line to intersect Hubbard Road, consistent with the MSM as ½ of a 36-foot wide collector street section with vertical curb, gutter and 5-foot wide detached or 7-foot wide attached concrete sidewalk on the west side of the roadway with an additional 12-feet of pavement widening beyond the centerline of the roadway with a 3-foot wide gravel shoulder and borrow ditch sized to accommodate the roadway storm runoff on the east side of the roadway. Dedicate right-of-way to extend to 2-feet behind back of sidewalk on the west side and to 2-feet behind back of borrow ditch on the east side.

   Although the MSM shows Shayla Avenue intersecting Hubbard Road at the site's east property line, Sabino's Rocky Ridge development on the north side of Hubbard Road across from the site is being required to adjust the alignment by shifting Shayla Avenue to the west. This is due to the close proximity of the house located on the adjacent parcel (S1310438755) east of the proposed Sabino's Rocky Ridge site and the impact of widening Shayla Avenue in the future. Therefore, the applicant should be required to shift Shayla Avenue to the west a minimum of 22-feet alignment with the location of Shayla Avenue as part of Sabino's Rocky Ridge, which is required to be constructed with the centerline located a minimum of 22-feet west of the site's east property line. The applicant should coordinate the location of Shayla Avenue with the

development of Sabino's Rocky Ridge as ACHD will require the alignment of Shayla Avenue to align with Shayla Avenue on the north side of Hubbard Road across from the site.

The applicant should be required to provide a permanent right-of-way easement for any public sidewalks 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.

The applicant's proposal to construct Shayla Avenue to intersect Ardell Road with of an offset of approximately 35-feet west of Shayla Avenue on the south side of Ardell Road does not meet ACHD's Roadway Offset policy which requires collector streets intersecting collector streets to align or offset ¼ of a mile from other collector streets, nor is it consistent with the MSM which requires Shayla Avenue to align with Shayla Avenue on the south side of Ardell Road across from the site and should not be approved as proposed.

The applicant should work with the adjacent property owner to dedicate right-of-way necessary to allow Shayla Avenue to be constructed in alignment with Shayla Avenue on the south side of Ardell Road across from the site.

If the necessary right-of-way is not obtained from the adjacent property owner to allow Shayla Avenue to intersect Ardell Road in alignment with Shayla Avenue on the south side of Ardell Road across from the site, then the applicant should construct their portion of Shayla Avenue from Hubbard Road south approximately 2,230-feet, shown in green, and provide ACHD a road trust deposit in the amount of $55,100 for the approximate 385 lineal foot section, shown in red, that will be constructed when the necessary right-of-way is obtained from the adjacent property to the east. The applicant should be required to dedicate right-of-way for their portion of Shayla Avenue that will not be constructed.

The Teed Lateral runs through the site and the construction of a bridge on Shayla Avenue is required for the crossing. The applicant should be required to construct the bridge to accommodate a future two lane 36-foot collector street section to include pavement widening, vertical, curb, gutter and 5-foot wide detached or 7-foot wide attached concrete sidewalk.

4. Ardell Road

a. Existing Conditions: Ardell Road is improved with 2-travel lanes, 24-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Ardell Road (25-feet from centerline).

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 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-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 wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, 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 wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

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.

c. **Applicant's Proposal:** The applicant is proposing to construct Ardell Road as ½ of a 36-foot street section with curb, gutter an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk abutting the site.

d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved. Although this section of Ardell Road is classified as a local street, it will function as a collector street with no proposed front on housing; therefore, vertical curb should be constructed abutting the site to match the improvements on the south side of Ardell Road.

Dedicate right-of-way to 2-feet behind back of curb and provide a permanent right-of-way easement for any public sidewalks 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.

5. Internal Local Streets

a. Existing Conditions: There are no local streets within the site. There are two local streets, Secesh Creek Street and Malad Creek Street that are proposed to stub to the site's west property line as part of Arroyo Vista Subdivision.

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 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-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 wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, 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 wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

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.

Cul-de-sac Streets Policy: District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 50-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 extend the two local streets proposed to stub to the site's west property line into the site and construct the internal local streets as 36-foot street sections with rolled curb, gutter within 40-feet of right-of-way and an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk located outside of the right-of-way.

   The applicant is proposing to construct a cul-de-sac turnaround at the terminus of Shrubby Place.

   The applicant is proposing to construct 7 knuckles throughout the site.

d. **Staff Comments/Recommendations:** The applicant's proposal to extend the two local streets proposed to stub to the site's west property line into the site and construct the internal local streets as 36-foot street sections with rolled curb and gutter within 40-feet of right-of-way and an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk located outside of the right-of-way meets District policy and should be approved, as proposed.

   The applicant's proposal to construct a cul-de-sac turnaround at the terminus of Shrubby Place meets District policy and should be approved, as proposed. The cul-de-sac turnaround should be designed with a minimum radius of 50-feet.

   The applicant's proposal to construct 7 knuckles meets District policy and should be approved, as proposed.

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

6. Roadway Offsets

a. **Existing Conditions:** There are no roadways within the site.

b. **Policy:**

   Local Street Intersection Spacing on Minor Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

Collector Offset Policy: District policy 7206.4.2 states that the optimum spacing for unsignalized collectors intersecting minor arterial roadways is 1,320-feet.

District policy 7206.4.2 states that the preferred spacing for new collectors intersecting existing collectors is ¼ mile to allow for adequate signal spacing and alignment.

District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

Local Offset Policy: 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).

c. **Applicant's Proposal:** The applicant is proposing to construct one new collector street, Shayla Avenue, to intersect the following roadways:

- Ardell Road, a collector street, located approximately 35-feet west of Shayla Avenue on the south side of Ardell Road across from the site.
- Hubbard Road, a minor arterial street, located 788-feet east of the proposed entrance roadway.

The applicant is proposing to construct one new local street, Knapweed Avenue, to intersect Hubbard Road, located 788-feet west of Shayla Avenue, a proposed collector street, and in alignment with the proposed entrance roadway for the proposed Sabino's Rocky Ridge development on the north side of Hubbard Road across from the site.

The applicant is proposing to construct one new local street, Corncockle Way, to intersect Ardell Road, located 991-feet west of Shayla Avenue and in alignment with Gainsboro Drive on the south side of Ardell Road across from the site.

The applicant is proposing to construct three local streets to intersect the proposed collector street, Shayla Avenue, located as follows:

- Lemhi Street, located 439-feet north of Ardell Road
- Malad Creek Street, located 1,250-feet north of Ardell Road
- Pollinator Drive, located 1,677-feet north of Ardell Road

The applicant is proposing to construct all other internal local streets to align or offset a minimum of 125-feet.

d. **Staff Comments/Recommendations:** The applicant's proposal to construct one new collector street, Shayla Avenue, to intersect Ardell Road located approximately 35-feet west of Shayla Avenue on the south side of Ardell Road across from the site does not meet District policy and should not be approved as proposed.

The applicant should be required to construct the collector Street, Shayla Avenue, to intersect Ardell Road in alignment with Shayla Avenue on the south side of Ardell Road across from the site.

The applicant's proposal to construct one new collector street, Shayla Avenue, to intersect Hubbard Road a minor arterial street, located 788-feet east of the proposed entrance roadway meets District policy and should be approved, as proposed. As noted above in Findings C3d., Sabino's Rocky Ridge development is being required to shift Shayla Avenue to the west; therefore, the applicant should be required to align Shayla Avenue with the location of Shayla Avenue on the north side of Hubbard Road across from the site.

The applicant's proposal to construct one new local street, Knapweed Avenue, to intersect Hubbard Road, located 788-feet west of Shayla Avenue, a proposed collector street, and in alignment with the proposed entrance roadway for the proposed Sabino's Rocky Ridge development on the north side of Hubbard Road across from the site meets District policy and should be approved, as proposed.

The applicant's proposal to construct one new local street, Corncockle Way, to intersect Ardell Road, located 991-feet west of Shayla Avenue and in alignment with Gainsboro Drive on the south side of Ardell Road across from the site meets District policy and should be approved, as proposed.

The applicant's proposal to construct two local streets Lemhi Street, located 439-feet north of Ardell Road and Pollinator Drive, located 1,677-feet north of Ardell Road meets District policy and should be approved, as proposed.

The applicant's proposal to construct one local street, Malad Creek Street, to intersect the proposed collector, Shayla Avenue, located 1,250-feet north of Ardell Road meets District policy. However, staff recommends the local street, Malad Creek Street, located 1,250-feet north of Ardell Road shift south due to the proximity of the canal and its location near the property line splitting the two adjacent parcels to the east of the site (S1315120800 and S1315131200) to alleviate impacting the construction of the bridge when the adjacent parcel(s) develop.

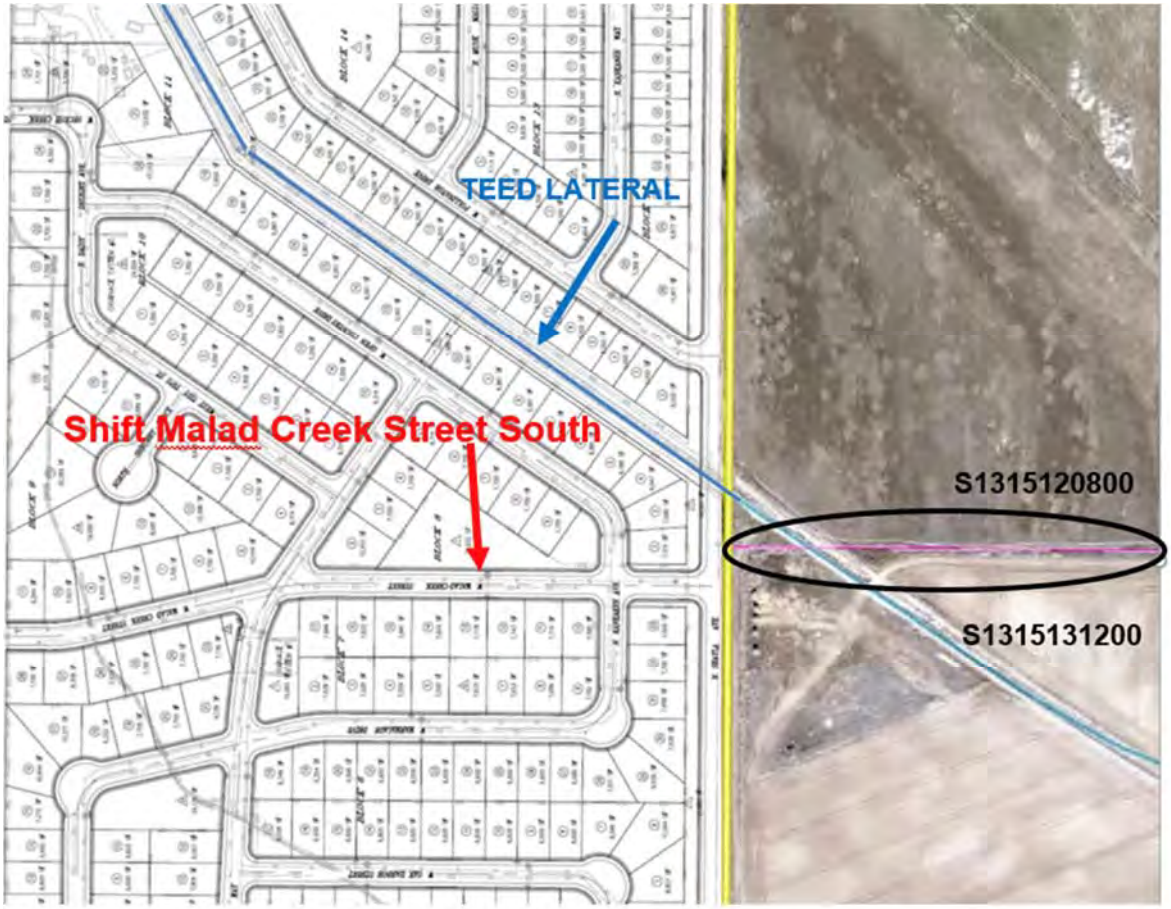


IMAGE FOR INFORMATION PURPOSES ONLY

7. Driveways

7.1 Hubbard Road

a. Existing Conditions: There are two existing driveways from the site onto Hubbard Road.

b. Policy:

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

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

c. Applicant's Proposal: The applicant is proposing to close the two existing driveways from the site onto Hubbard Road with vertical curb, gutter, landscaping and 5-foot wide concrete sidewalk.

d. Staff Comments/Recommendations: The applicant's proposal to close the two existing driveways onto Hubbard Road meets District policy and should be approved; however, the applicant should not construct curb and gutter, as they are not required on Hubbard Road, an arterial roadway. The applicant should be required to close the driveways with the construction of sidewalk.

8. Traffic Calming

a. Speed Control and Traffic Calming Policy: District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, or the streets extend greater than 750-feet in length, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

b. Staff Comments/Recommendations: There are several local streets proposed that are greater than 750-feet in length and will need to be redesigned to reduce the length of the roadways or to include the use of passive design elements. The following roadways greater than 750-feet in length are as follows:

- Corncockle Way
- Caravan Street

- Marmalade Drive
- Malad Creek Street
- Open Country Drive
- Pollinator Drive

Speed humps/bumps and valley gutters will not be accepted as traffic calming.

The applicant should be required to submit a revised preliminary plat showing the redesigned roadways for review and approval prior to plan approval and ACHD's signature on the first final plat.

9. Bridge for Teed Lateral Crossing

The District will require that the applicant submit the bridge plans for the crossing of the Teed Lateral (Shayla Avenue) for review and approval prior to the pre-construction meeting and final plat approval. Note: all plan submittals for bridges or pipe crossings of irrigation facilities should be submitted to ACHD for review no later than December 15th for construction in the following year prior to irrigation season.

10. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

11. 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.

12. Other Access

Hubbard Road is classified as a minor arterials roadway and Shayla Avenue is classified as a collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Prior to ACHD's signature on the first final plat, submit a revised preliminary plat showing the redesigned roadways to reduce the length of the roadways or to include the use of passive design elements for review and approval:

- Corncockle Way
- Caravan Street
- Marmalade Drive
- Malad Creek Street
- Open Country Drive
- Pollinator Drive

Speed humps/bumps and valley gutters will not be accepted as traffic calming.

2. Submit an updated intersection analysis for the Hubbard Road/Ten Mile Road intersection prior to ACHD's signature on the final plat that contains the 166th residential lot. Additional improvements may be required based on the findings of the updated intersection analysis.

If through the updated analysis it is determined that improvements are necessary at the Hubbard Road/Ten Mile Road intersection, then it will need to be improved with an interim signal.

Enter into a signal agreement with ACHD for the installation of the interim signal at the Hubbard Road/Ten Mile Road intersection. The signal agreement should include requirements that the intersection be designed as a 3 X 3 intersection with three 12-foot wide travel lanes: one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach; that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement by ACHD.

In order to ensure the Hubbard Road/Ten Mile Road intersection will be improved when warranted, the following items must be in place prior to plans acceptance for the final plat which necessitates the improvement based on the findings of the updated intersection analysis:

- Signal Agreement;
- Full design and approved plans for the intersection.

As an alternative the applicant may stop final platting and wait for ACHD to make the improvements listed in the CIP.

3. Dedicate additional right-of-way to total 39-feet from section line of Hubbard Road abutting the site. Compensation will not be provided.

4. Improve Hubbard Road with 17-feet of pavement from centerline plus a 3-foot wide gravel shoulder and 5-foot wide concrete sidewalk located 32-feet from the section line abutting the site.

5. Improve the off-site portion of Hubbard Road between the site's east property line and Ten Mile Road with 30-feet of pavement or the construction of pedestrian facilities between the site's east property line and Ten Mile Road.

OR,

If the proposed Sabino's Rocky Ridge development located on the north side of Hubbard Road, across and northeast of the site, has improved Hubbard Road abutting their site as required by ACHD Frontage Improvements policy, then the applicant should coordinate with the development of Sabino's Rocky Ridge to improve the segment of Hubbard Road, shown in red on the image in Findings C2d, with 30-feet of pavement or the construction of pedestrian facilities.

6. Construct Shayla Avenue from Ardell Road along the site's east property line to intersect Hubbard Road as ½ of a 36-foot wide collector street section with vertical curb, gutter and 5-foot wide detached or 7-foot wide attached concrete sidewalk on the west side of the roadway with an additional 12-feet of pavement widening beyond the centerline of the roadway with a 3-foot wide gravel shoulder and borrow ditch sized to accommodate the roadway storm runoff on the east side of the roadway.

7. Shift Shayla Avenue to the west at the intersection with Hubbard Road a minimum of 22-feet to the west in alignment with the location of Shayla Avenue as part of Sabino's Rocky Ridge. Coordinate the exact location of Shayla Avenue with the development of Sabino's Rocky Ridge as Shayla Avenue is required to align with Shayla Avenue on the north side of Hubbard Road across from the site.

8. Work with the adjacent property owner to dedicate right-of-way necessary to allow Shayla Avenue to be constructed in alignment with Shayla Avenue on the south side of Ardell Road across from the site.

OR

9. If the necessary right-of-way is not obtained from the adjacent property owner to allow Shayla Avenue to intersect Ardell Road in alignment with Shayla Avenue on the south side of Ardell Road across from the site, then construct the portion of Shayla Avenue from Hubbard Road south approximately 2,230-feetand provide ACHD a road trust deposit in the amount of $55,100 for the approximate 385 lineal foot section that will be constructed when the necessary right-of-way is obtained from the adjacent property to the east. Dedicate right-of-way for the portion of Shayla Avenue that will not be constructed.

10. Construct the bridge crossing on Shayla Avenue to accommodate a future two lane 36-foot collector street section to include pavement widening, vertical, curb, gutter and 5-foot wide detached or 7-foot wide attached concrete sidewalk.

11. Construct Ardell Road as ½ of a 36-foot street section with vertical curb, gutter an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk abutting the site. Dedicate right-of-way to 2-feet behind back of curb and provide a permanent right-of-way easement for any public sidewalks 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.

12. Extend the two local streets proposed to stub to the site's west property line into the site and construct the internal local streets as 36-foot street sections with rolled curb, gutter within 40-feet of right-of-way and an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk located outside of the right-of-way.

13. Construct a cul-de-sac turnaround at the terminus of Shrubby Place designed with a minimum radius of 50-feet.

14. Construct 7 knuckles, as proposed.

15. Construct one new local street, Knapweed Avenue, to intersect Hubbard Road, located 788-feet west of Shayla Avenue, a proposed collector street, and in alignment with the proposed entrance roadway for the proposed Sabino's Rocky Ridge development on the north side of Hubbard Road across from the site.

16. Construct one new local street, Corncockle Way, to intersect Ardell Road, located 991-feet west of Shayla Avenue and in alignment with Gainsboro Drive on the south side of Ardell Road across from the site.

17. Construct two local streets to intersect the proposed collector street, Shayla Avenue, located as follows:

- Lemhi street, located 439-feet north of Ardell Road
- Pollinator Drive, located 1,677-feet north of Ardell Road

18. Construct one local street, Malad Creek Street, to intersect the proposed collector street , Shayla Avenue, further south due to the proximity of the canal and its location near the property line splitting the two adjacent parcels to the east of the site (S1315120800 and S1315131200) to alleviate impacting the construction of the bridge when the adjacent parcel(s) develop.

19. Close the two existing driveways from the site onto Hubbard Road with landscaping and 5-foot wide concrete sidewalk.

20. Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk 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.

21. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.

22. Payment of impact fees is due prior to issuance of a building permit.

23. 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,

13. 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. Utility Coordinating Council
4. Development Process Checklist
5. Appeal Guidelines

VICINITY MAP

SITE PLAN

Ada County Utility Coordinating Council

Developer/Local Improvement District
Right of Way Improvements Guideline Request

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

1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.

2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.

3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.

4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

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

Development Process Checklist

Items Completed to Date:

☒Submit a development application to a City or to Ada County

☒The City or the County will transmit the development application to ACHD

☒The ACHD **Planning Review Section** will receive the development application to review

☒The **Planning Review Section** will do one of the following:

☐Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.

☒Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

☒Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

☐For **ALL** development applications, including those receiving a **"No Review"** letter:

- The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
- The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.

☐Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:
Construction (Non-Subdivisions)

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

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

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

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

Construction (Subdivisions)

☐ **Sediment & Erosion Submittal**

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

☐ **Idaho Power Company**

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

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

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.

    a. Filing Fee: The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.

    b. Initiation: An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.

    c. Time to Reply: The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.

    d. Notice of Hearing: Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.

    e. Action by Commission: Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

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 11:00 a.m. 2 days 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.

ADVERTISING PROOF

PO Box 9399
1618 N Midland Blvd, 83651,
Nampa,ID 83652
Ph. (208) 465-8129 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
09/02/21	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
143269	21-04-ZC - EWING MEA	09/08/21	09/08/21	1	$47.92

LEGAL NOTICE

Case Nos. 21-04-ZC (Rezone) & 21-05-S (Preliminary Plat): Ewing Meadows Subdivision

NOTICE IS HEREBY GIVEN the Planning and Zoning Commission will hold a public hearing Tuesday, September 28, 2021, at 6:00 PM, or as soon as can be heard; in connection with a Rezone (ZC) & Preliminary Plat (S) request for the Ewing Meadows Subdivision. Sterling Land Development Inc requests a rezone for approximately 80.75 total acres from an A (Agriculture) to an R-6 (Medium Density Residential) zone. The applicant also requests preliminary plat approval in order to subdivide the approx. 80.75 acres into 319 total lots (298 buildable lots, 21 common lots). The site is located in Section 15, Township 2 north, Range 1 West (APN: S1315212403).

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

September 8, 2021
143269

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$47.92**
Paid Amount:**$0.00**

Amount Due:**$47.92**

We Appreciate Your Business!

AD# 143269

Suggestions for Testifying at Public Hearings:

Be Informed…
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

Be on time…
Although the item you are interested in may not be first on the agenda, you never know when it will be heard; the governing body has authority to adjust the schedule according to its discretion, thus, anticipate attending from the beginning.

Speak to the Point…
The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes. The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

KUNA
Planning & Zoning
PO BOX 13
Kuna, ID 83634

FIRST-CLASS MAIL
09/08/2021
US POSTAGE $000.00⁰

ZIP 83634
041M11460992

JR 9.8.21
DH 9/8/21

City of Kuna

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning & Zoning Commission** is scheduled to hold a Public Hearing on **Tuesday, September 28, 2021 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

Case Nos. 21-04-ZC (Rezone) & 21-05-S (Preliminary Plat) Ewing Meadows Subdivision

Sterling Land Development, Inc. requests a Rezone for approx. 80.75 ac. from A (Agriculture) to an R-6 (Medium Density Residential) zone. The applicant also requests Preliminary Plat approval in order to subdivide the approx. 80.75 ac. into 359 total lots (298 buildable lots, 21 common lots). The site is located in Section 15, Township 2 North, Range 1 West (APN: S1315212403).

The public is invited to provide written or oral testimony. Due to current health precautions associated with COVID-19, alternative methods have been provided. Contact Planning & Zoning at (208) 922-5274 for more information.

Written testimony received by close of business on **September 22, 2021** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.

MAILED 09.08.2021

ADVERTISING PROOF

c/o ISj Payment Processing Center
PO Box 1570,
Pocatello,ID 83204
Ph. (208) 465-8129 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
10/01/21	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
153896	PH 10/26/21 - EWING	10/06/21	10/06/21	1	$47.92

LEGAL NOTICE

Case Nos. 21-04-ZC (Rezone) & 21-05-S (Preliminary Plat): Ewing Meadows Subdivision

NOTICE IS HEREBY GIVEN the Planning and Zoning Commission will hold a public hearing **Tuesday, October 26, 2021, at 6:00 PM,** or as soon as can be heard; in connection with a Rezone (ZC) & Preliminary Plat (S) request for the Ewing Meadows Subdivision. Sterling Land Development Inc requests a rezone for approximately 80.75 total acres from an A (Agriculture) to an R-6 (Medium Density Residential) zone. The applicant also requests preliminary plat approval in order to subdivide the approx. 80.75 acres into 315 total lots (294 buildable lots, 21 common lots). The site is located in Section 15, Township 2 North, Range 1 West (APN: S1315212403, S1315244600, S1315214551).

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

October 6, 2021 153896

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$47.92**
Paid Amount:**$0.00**

Amount Due:**$47.92**

We Appreciate Your Business!

AD# 153896

Suggestions for Testifying at Public Hearings:

Be Informed…
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

Be on time…
Although the item you are interested in may not be first on the agenda, you never know when it will be heard; the governing body has authority to adjust the schedule according to its discretion, thus, anticipate attending from the beginning.

Speak to the Point…
The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes. The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

KUNA

Planning & Zoning
PO BOX 13
Kuna, ID 83634

NEOPOST FIRST-CLASS MAIL
10/06/2021
US POSTAGE $000.00º

ZIP 83634
041M11460992

JR 10.6.21

City of Kuna

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning & Zoning Commission** is scheduled to hold a Public Hearing on **Tuesday, October 26, 2021 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

Case Nos. 21-04-ZC (Rezone) & 21-05-S (Preliminary Plat) Ewing Meadows Subdivision

Sterling Land Development, Inc. requests a Rezone for approx. 80.75 ac. from A (Agriculture) to an R-6 (Medium Density Residential) zone. The applicant also requests Preliminary Plat approval in order to subdivide the approx. 80.75 ac. into 315 total lots (294 buildable lots, 21 common lots). The site is located in Section 15, Township 2 North, Range 1 West (APN: S1315212403, S1315244600, S1315214551).

The public is invited to provide written or oral testimony. Due to current health precautions associated with COVID-19, alternative methods have been provided. Contact Planning & Zoning at (208) 922-5274 for more information.

Written testimony received by close of business on **October 20, 2021** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.

MAILED 10.06.2021

CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.5989

Case Nos. 21-04-ZC (Rezone) & 21-05-S (Preliminary Plat): Ewing Meadows Subdivision

NOTICE IS HEREBY GIVEN the Planning and Zoning Commission will hold a public hearing **Tuesday, October 26, 2021, at 6:00 PM**, or as soon as can be heard; in connection with a **Rezone (ZC) & Preliminary Plat (S)** request for the *Ewing Meadows Subdivision*. Sterling Land Development Inc requests a rezone for approximately 80.75 total acres from an A (Agriculture) to an R-6 (Medium Density Residential) zone. The applicant also requests preliminary plat approval in order to subdivide the approx. 80.75 acres into 315 total lots (294 buildable lots, 21 common lots). The site is located in Section 15, Township 2 North, Range 1 West (APN: S1315212403, S1315244600, S1315214551).

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The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Map Provided on Page 2

N

- **Blue – Irrigation Pond & Ditch**
- **Light Green – Open Space & Pathways**
- **Dark Green - Landscaping**

W Ardell Road

KUNA
Planning & Zoning

Proof of Property Posting

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

This form shall confirm that the Public Hearing Notice for Case No. _____ Ewing Meadows Name was posted, as required per Kuna City Code 5-1A-8, on 10/15/2021 Date. This form and associated photos shall be returned to the Planning & Zoning department no later than seven (7) days prior to the Public Hearing.

Signs shall be removed from the site within three (3) days after the Public Hearing.

DATED this 15th day of October, 2021.

Signature: _____ Owner/Developer

State of Idaho)
) ss
County of Ada)

On this 15th day of October, 2021, 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. Subscribed and sworn to before me the day and year first above written.

Matt M Munger Print Name

Residing at: 3699 S. Firenze Way Address

Meridian, Idaho 83642 City State ZIP

My Commission expires: 11/10/21 Date

MATT M MUNGER
Comm. No. 40732
NOTARY PUBLIC
Affix Seal Here
Expires: 11/10/2021
STATE OF IDAHO

Signature

CITY OF KUNA
PUBLIC HEARING NOTICE
Kuna Planning & Zoning Commission

THE CITY OF KUNA will hold a public hearing on Oct. 26, 2021 at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634

PURPOSE: Ewing Meadows Subdivision Preliminary Plat and Rezone for 315 lots (294 building lots, 21 common lots) on approximately 80 acres. Rezone A-Ag to R-6 - Parcel # S1315212403, S1315214551 and S1315244600

PROPERTY LOCATION: W Hubbard Road

APPLICATION BY: NV5 - Bonnie Layton

CONTACT: Doug Hanson, 208-922-5274
dhanson@kunaID.gov, with any questions

10/14/2021

CITY OF KUNA
PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission

THE CITY OF KUNA will hold a public hearing on Oct. 26, 2021 at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634

PURPOSE: Ewing Meadows Subdivision Preliminary Plat and Rezone for 315 lots (294 building lots, 21 common lots) on approximately 80 acres. Rezone A-Ag to R-6 - Parcel # S1315212403, S1315214551 and S1315244600

PROPERTY LOCATION: W Hubbard Road

APPLICATION BY: NV5 - Bonnie Layton

CONTACT: Doug Hanson, 208-922-5274
dhanson@kunaID.gov, with any questions

10/14/2021