

**OFFICIALS**

Lee Young, Chairman  
Dana Hennis, Vice Chairman  
Tyson Garten, Commissioner  
Ginny Greger, Commissioner  
Jim Main, Commissioner



**CITY OF KUNA**  
Kuna City Hall Council Chambers, 751 W 4<sup>th</sup> Street, Kuna, Idaho 83634

**Planning & Zoning Commission Meeting**  
**AGENDA**  
**Tuesday April 12, 2022**

**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 March 22, 2022
- 2. Findings of Fact & Conclusions of Law
  - A. Case No. 22-01-DR (Design Review) Arby's
  - B. Case No. 22-04-DR (Design Review) Project Peregrine
  - C. Case Nos. 21-17-AN (Annexation) & 21-06-CPF (Combination Plat) Skylar Ranch Subdivision
  - D. Case Nos. 21-19-AN (Annexation) & 21-07-SUP (Special Use Permit) Kuna Lutheran Church

*Staff requests item 2.D. for the Kuna Lutheran Church Findings of Fact & Conclusions of Law (Case Nos. 21-19-AN & 21-07-SUP) be moved to Business Items as to correct the Motion made on March 22, 2022.*

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

- A. *Tabled from March 22, 2022* Comprehensive Plan Amendment (Maps) & Area of City Impact (ACI) Boundary Reduction – Dough Hanson, Planning & Zoning Director

The City of Kuna requests consideration from the Planning and Zoning Commission for an Amendment to the Comprehensive Plan Maps, and a reduction of the Area of City Impact (ACI) Boundary and to forward a recommendation to City Council.

*The Public Hearing was closed March 22, 2022; no additional testimony shall be received.*

- B. Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat), 20-05-SUP (Special Use Permit), 22-01-V (Variance) & 20-22-DR (Design Review) for Merlin Cottages Subdivision – Doug Hanson, Planning & Zoning Director

A Team Boise, requests Planned Unit Development approval for approx. 7.04-acres with C-1 (Neighborhood Commercial) & R-12 (High Density Residential) zones. In addition, Applicant requests Preliminary Plat approval to subdivide the parcel into 66 total lots (54 single family, 6 common & 6 commercial), a Variance is requested for reduced side property line setbacks. 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)

#### **4. BUSINESS ITEMS:**

- A.** *Tabled from March 22, 2022* Case No. 21-34-DR (Design Review) for Changed Life Church – Jessica Reid, Planner I

Rick Bugatsch of RBA Architects, on behalf of Big D Builders, requests Design Review approval for an approx. 24,754 square foot pre-engineered metal building to be used as the primary sanctuary for Changed Life Church, as well as the associated parking lot and landscaping. This further development of the site is the second portion of their previously approved Special Use Permit and Design Review (06-12-SUP & 07-01-DR; Approved February 2007). The approx. 6.23-acre subject site is located at 500 E Deer Flat Road (APN: R7702700502) with a R-2 (Low Density Residential) zone.

*Staff requests this item be tabled to a date certain of April 26, 2022, pending Public Works comments.*

- B.** Case No. 22-03-DR (Design Review) for Del Taco – Jessica Reid, Planner I

Erstad Architects request Design Review approval for an approx. 2,022 drive-thru restaurant, associated parking lot & landscaping. The subject site is located 1035 N Jacksonmill Ave (APN: R0539771360); Township 2N, Range 1 East, Section 19.

- C.** Case No. 22-06-DR (Design Review) for Falcon Crest Pressurized Irrigation Pump House – Jessica Reid, Planner I

Conger Group request Design Review approval for an approximately 722 square foot pump house which will house the pumps for Falcon Crest’s private pressurized irrigation system. The pump house is proposed to be located east of the Hole 5 Tee (APN: S1422244200).

#### **5. ADJOURNMENT:**

**OFFICIALS**

Lee Young, Chairman  
Dana Hennis, Vice Chairman  
Stephen Damron, Commissioner  
Tyson Garten, Commissioner  
Vacant



**CITY OF KUNA**  
Kuna City Hall Council Chambers, 751 W 4<sup>th</sup> Street, Kuna, Idaho 83634

**Planning & Zoning Commission Meeting**  
**MINUTES**  
**Tuesday March 22, 2022**

**6:00 PM REGULAR MEETING**

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

**1. CALL TO ORDER & ROLL CALL:**

*(Timestamp 00:00:28)*

**COMMISSION MEMBERS PRESENT:**

Chairman Lee Young – In Person  
Vice Chairman Dana Hennis – In Person  
Commissioner Stephen Damron – Absent  
Commissioner Tyson Garten – In Person  
Vacant

**CITY STAFF PRESENT:**

Bill Perkins, City Attorney – In Person  
Doug Hanson, Planning & Zoning Director – In Person  
Jessica Reid, Planner I – In Person

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

*(Timestamp 00:00:45)*

1. Regular Planning & Zoning Commission Meeting Minutes Dated March 8, 2022
2. Findings of Fact & Conclusions of Law  
*None*

*(Timestamp 00:00:47)*

**Motion To:** Approve Consent Agenda.  
**Motion By:** Vice Chairman Hennis  
**Motion Seconded:** Commissioner Garten  
**Further Discussion:** None  
**Voting No:** None  
**Absent:** 1  
**Motion Passed:** 3-1-0

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

*(Timestamp 00:01:05)*

- A. *Tabled from March 8, 2022* Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat), 20-05-SUP (Special Use Permit) & 20-22-DR (Design Review) for Merlin Cottages Subdivision – Doug Hanson, Planning & Zoning Director

*(Timestamp 00:01:43)*

**Motion To:** Table Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat), 20-05-SUP (Special Use Permit) & 20-22-DR (Design Review) for Merlin Cottages Subdivision to a date uncertain.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-1-0

*(Timestamp 00:02:27)*

**B. Tabled from March 8, 2022** Case Nos. 21-02-CPM (Comprehensive Plan Map Amendment), 21-08-AN (Annexation), 21-06-S (Preliminary Plat) & 21-18-DR (Design Review) for Rising Sun West Subdivision – Troy Behunin, Planner III

*(Timestamp 00:03:02)*

**C. Motion To:** Table Case Nos. 21-02-CPM (Comprehensive Plan Map Amendment), 21-08-AN (Annexation), 21-06-S (Preliminary Plat) & 21-18-DR (Design Review) for Rising Sun West Subdivision to a date certain of April 26, 2022.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-1-0

*(Timestamp 00:03:36)*

**D. Tabled from March 8, 2022** Case Nos. 21-17-AN (Annexation) & 21-06-CPF (Combination Preliminary & Final Plat) for Skylar Ranch Subdivision – Doug Hanson, Planning & Zoning Director

*(Timestamp 00:03:58)*

Director Doug Hanson presented an overview of the project.

*(Timestamp 00:05:40)*

Angie Prayer of Mason & Associates presented an overview of the project.

*(Timestamp 00:12:08)*

Chairman Young opened the Public Hearing.

Support:

1. Angie Cuellar – Applicant, Mason & Associates, 924 3<sup>rd</sup> Street South, Nampa, Idaho, 83651

Neutral:

None

Against:

None

*(Timestamp 00:12:32)*

As there were no persons who had signed in to testify, Chairman Young closed the Public Hearing & the Commission proceeded into deliberation.

*(Timestamp 00:12:56)*

Commissioner Hennis felt the future proposed development would have a good transition between the densities & felt the project was appropriate for the area.

*(Timestamp 00:13:40)*

Commissioner Garten agreed & felt that it fit the Comprehensive Plan.

*(Timestamp 00:14:08)*

Chairman Young agreed with fellow Commissioners.

*(Timestamp 00:14:40)*

**Motion To:** Recommend Approval to City Council of Case Nos. 21-17-AN (Annexation) & 21-06-CPF (Combination Preliminary & Final Plat) for Skylar Ranch Subdivision, with the Conditions as outlined in the Staff Report.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-1-0

*(Timestamp 00:15:15)*

**E.** Case No. 21-19-AN (Annexation) & 21-07-SUP (Special Use Permit) for Kuna Lutheran Church – Doug Hanson, Planning & Zoning Director

*(Timestamp 00:15:30)*

Director Doug Hanson presented an overview of the requested Annexation.

*(Timestamp 00:17:04)*

Applicant Representative Richard Girard reiterated the request to Annex the property & construct a new church in the future.

*(Timestamp 00:18:49)*

Pastor Tom Hausch provided a brief history of Kuna Lutheran Church.

*(Timestamp 00:20:35)*

Chairman Young opened the Public Hearing.

Support:

1. Richard Girard – Applicant, 675 N Ramey Creek Avenue, Star, Idaho, 83669
2. Tom Hausch – Pastor, 398 N Sierra Bay View, Eagle, Idaho, 83616

Neutral:

None

Against:

None

*(Timestamp 00:20:58)*

Seeing none, Chairman Young closed the Public Hearing & the Commission proceeded into deliberation.

*(Timestamp 00:21:14)*

The Commissioners believed the parcel was an appropriate location for a church & had no issues with the Annexation request.

*(Timestamp 00:21:10)*

**Motion To:** Recommend Approval to City Council of Case No. 21-19-AN (Annexation) Kuna Lutheran Church, with the Conditions as outlined in the Staff Report.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-1-0

*(Timestamp 00:22:44)*

**F.** Case No. 21-13-AN (Annexation) & 21-09-S (Preliminary Plat) for Lee Country Subdivision – Troy Behunin, Senior Planner

*(Timestamp 00:23:16)*

**Motion To:** Table Case Nos. 21-13-AN (Annexation) & 21-09-S (Preliminary Plat) for Lee Country Subdivision to a date uncertain.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-1-0

*(Timestamp 00:20:50)*

**G.** Comprehensive Plan Amendment (Maps) & Area of City Impact (ACI) Boundary Reduction – Dough Hanson, Planning & Zoning Director

*(Timestamp 00:23:55)*

Director Doug Hanson presented an overview of the request, as well as provided specifics on why the request was being made.

*(Timestamp 00:25:34)*

Chairman Young Opened the Public Hearing.

Support:

None

Neutral:

1. Henry Vander Stelt, 2800 W Kuna Mora Road, Kuna, Idaho, 83634 – Testify
2. David Boehecker – Mark Bottles Real Estate, 4840 N Lakemont Place, Garden City, Idaho, 83714 – Testify
3. Adam Capell – Toll Brothers, 3103 W Sheryl Drive, Meridian, Idaho, 83642 – Testify

Against:

None

*(Timestamp 00:26:23)*

Mr. Vander Stelt testified on behalf of Vander Stelt Dairy, & provided history on the property. He also explained his family's concern that if their property's future land use designation was changed, it would limit its ability to be sold & requested an R-4 Medium Density Residential future land use designation.

*(Timestamp 00:28:51)*

Chairman Young asked a clarifying question on the location of Mr. Vander Stelt's property.

*(Timestamp 00:29:15)*

Planner I Jessica Reid directed the Commission to page 155 so they could identify the property Mr. Vander Stelt was referencing.

*(Timestamp 00:30:04)*

David Boehecker of Mark Bottles Real Estate testified on behalf of his client Mrs. King, regarding the proposal which would change her property's future land use designation from Low Density Residential to Agriculture. Mr. Boehecker stated the land was prime Agriculture ground due to the bedrock depth & was better suited to residential development. He stated a Map change was not supposed to downgrade individual properties.

*(Timestamp 31:58)*

Adam Capell of Toll Brothers testified that changes to the Future Land Use Map would limit their ability to proceed with projects they had been working on. Mr. Capell specifically requested the property for their future project Astor Grove, be designated as Medium Density Residential & also requested the property on Meadow View Road be designated as Mixed Use.

*(Timestamp 00:35:23)*

As there were no others signed in to testify, Chairman Young closed the Public Hearing & the Commission proceeded into deliberation.

*(Timestamp 00:35:49)*

Chairman Young felt the map modification was needed as some of the previous designations in certain areas stretched the bounds of the intent of the growth. He asked staff if he was correct that when considering the proposed changes, they were looking at areas in general & not parcel specific.

*(Timestamp 00:36:45)*

Mr. Hanson confirmed that was correct. He further explained that parcel lines in the proposal were removed as it better fit the intent of Idaho Code regarding Comprehensive Plans & the map

was used as a guide on how the city would like to see Kuna grow; Mr. Hanson explained the land use designations were not a set zone.

*(Timestamp 00:37:23)*

Chairman Young asked that as projects came forward, Applicants were able to submit a Comprehensive Plan Map Amendment request.

*(Timestamp 00:37:38)*

Mr. Hanson confirmed the Chairmans comment & also explained that if an application was submitted which did not exactly fit the map but it was smart growth, & aligned with the city's Comprehensive Plan goals moving forward, it may not need the Comprehensive Plan Map Amendment; he then gave an example.

*(Timestamp 00:38:20)*

Vice Chairman Hennis asked how that would apply to the properties referred to in public comment letters, where they wanted to change from a Mixed Use to Medium Density Residential as that was quite a bit different use.

*(Timestamp 00:38:34)*

Mr. Hanson stated staff would review the subject site, consider the feasibility of the development plan & how the proposed use factored in; he then referenced a development on S Swan Falls which was designated Mixed Use but due to the limited frontage on S Swan Falls, the Applicant proposed a Medium Density Residential use instead, which was supported by the decision makers of the city.

*(Timestamp 00:39:20)*

Chairman Young addressed Mr. Vander Stelt's comments & explained that the proposed designation of Low Density appeared appropriate then reiterated the map was just a guide, not the final verdict on the zone; he was in agreement with the proposed changes.

*(Timestamp 00:40:36)*

Vice Chairman Hennis agreed & stated the larger concerns are when projects are wanting to go from Commercial to Residential or Mixed Use to only Residential. He referenced the public comment letters & expressed he was concerned with the requested changes.

*(Timestamp 00:41:50)*

Chairman Young expressed it was difficult to address specific parcels with how the map was proposed.

Vice Chairman Hennis agreed.

Chairman Young referenced the Commercial Corridor on Meridian Road & how keeping density (Residential) closer to the core of the city, then working out from there was a better way to address growth. He did not have issues with how the map was presented but also understood the comments which were presented; he didn't feel as though projects that were already working through the process with the city would now be denied (based on the proposed changes).

*(Timestamp 00:43:38)*

Vice Chairman Hennis agreed. He then asked Mr. Hanson if projects already in the works would be affected by the proposed changes.

*(Timestamp 00:44:12)*

Mr. Hanson explained that applications for the projects referred to by Mr. Capell had not been formally submitted, however, until the proposed changes had been adopted by City Council, submittals would continue to abide by the existing Future Land Use Map.

*(Timestamp 00:45:23)*

Vice Chairman Hennis stated he was not necessarily against the requested modifications but was not sure how the Commission would modify parcels (as map is not parcel specific).

*(Timestamp 00:45:49)*

Chairman Young asked Mr. Hanson if he was correct in his thinking that the city works closely with Applicants on projects that were already in the works.

*(Timestamp 00:46:10)*

Mr. Hanson confirmed that was correct.

*(Timestamp 00:46:40)*

Chairman Young asked the Commission if they would be comfortable making a decision that evening based on the information at hand or if they would like additional time to consider.

*(Timestamp 00:47:05)*

Vice Chairman Hennis wished to further review & reflect on the information presented; he wanted to make sure the changes requested made sense. He expounded on the effects it could have on projects & properties.

*(Timestamp 00:48:44)*

Chairman Young understood as the proposed map was not parcel specific when the previous map was.

*(Timestamp 00:49:30)*

Commissioner Garten expressed he was in agreement with a map change but was unsure how to address the requests made.

*(Timestamp 00:49:40)*

Vice Chairman Hennis suggested the matter be tabled in order to consider it further.

Chairman Hennis agreed.

*(Timestamp 00:49:58)*

**Motion To:** Table the Comprehensive Plan Amendment (Maps) & Area of City Impact (ACI) Boundary Reduction to April 12, 2022.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-1-0

(Timestamp 00:50:32)

Mr. Hanson asked the Commission if they wished to receive additional testimony at the meeting on April 12, 2022 or to keep the Public Hearing closed.

(Timestamp 00:50:44)

Chairman Young felt that additional testimony was unnecessary to receive additional testimony due to comments received from the open house, public comment letters & testimony provided; the Commission just needed additional time to consider the information.

#### 4. BUSINESS ITEMS:

(Timestamp 00:52:12)

A. Tabled from March 8, 2022 Case No. 22-04-DR (Design Review) for Project Peregrine – Doug Hanson, Planning & Zoning Director

(Timestamp 00:52:27)

Director Doug Hanson presented an overview of the Design Review request.

(Timestamp 00:54:20)

Planner I Jessica Reid notified the Commission the Applicant was attending via Zoom.

(Timestamp 00:54:52)

Susan Devine of Parametrix thanked staff for the overview & stated they were excited to work with the city & other applicable agencies as the project moved forward; she then stood for questions.

(Timestamp 00:55:54)

Chairman Hennis asked the Commission if there were any questions; there were not. The Commission then proceeded into deliberation.

(Timestamp 00:56:06)

Vice Chairman Hennis felt the request was straightforward & the site was well laid out; based on his professional experience, he felt the design was a step-up from other data center projects he had seen.

(Timestamp 00:56:34)

Chairman Young agreed. He felt the landscaping was appropriate & the proposed structures worked well with being in an Industrial/Manufacturing zone. The Chairman had no concerns with the proposal.

(Timestamp 00:57:24)

Commissioner Garten agreed; the landscaping & design was appropriate.

(Timestamp 00:58:00)

**Motion To:** Approve Case No. 22-04-DR (Design Review) for Project Peregrine with the Conditions as outlined in the staff report.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-1-0

*(Timestamp 00:58:31)*

**B.** Case No. 21-34-DR (Design Review) for Changed Life Church – Jessica Reid, Planner I

*(Timestamp 00:58:49)*

Planner I Jessica Reid informed the Commission of a correction in the Case name as it should have read “Changed Life *Church*”.

*(Timestamp 00:59:17)*

**Motion To:** Table Case No. 21-34-DR (Design Review) for Changed Life Church to a date certain of April 12, 2022.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-1-0

*(Timestamp 00:59:38)*

**C.** Case No. 22-01-DR (Design Review) for Arby’s – Jessica Reid, Planner I

*(Timestamp 00:59:46)*

Planner I Jessica Reid presented an overview of the project & stood for questions; there were no questions.

*(Timestamp 01:01:22)*

Applicant Steve Krekus touched on highlights of the project, provided some company history & stated they looked forward to providing more jobs within the community.

*(Timestamp 01:02:20)*

Vice Chairman Hennis asked Mr. Krekus if he had read the staff report & had any concerns; Mr. Krekus had no concerns.

*(Timestamp 01:02:36)*

Vice Chairman Hennis felt the design had good aesthetics & it was in an appropriate location.

*(Timestamp 01:02:54)*

Commissioner Garten agreed & felt that it fit the surrounding area.

*(Timestamp 01:03:08)*

Chairman Young had no concerns with the request as presented.

*(Timestamp 01:03:36)*

Commissioner Garten referenced the previously approved Commercial Tire project just west of the proposed Arby’s.

Vice Chairman Hennis confirmed the location & stated he believed that there would be no issues with access or residual effects by surrounding businesses.

*(Timestamp 01:04:06)*

**Motion To:** Approve Case No. 22-01-DR (Design Review) for Arby's with the Conditions as outlined in the staff report.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-1-0

## 5. **ADJOURNMENT:**

*(Timestamp 01:04:50)*

Chairman Young asked if there were any items or updates staff wished to discuss; there were not.

*(Timestamp 01:05:08)*

**Motion To:** Adjourn.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-1-0

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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

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Doug Hanson, Planning and Zoning Director  
Kuna Planning and Zoning Department



# CITY OF KUNA

751 W. 4<sup>th</sup> Street • Kuna, Idaho • 83634 • Phone (208) 922-5274  
Fax: (208) 922-5989 • www.Kunacity.Id.gov

## SIGN-UP SHEET

**March 22, 2022 – Planning and Zoning Commission Public Hearing**

**Case Name: Skylar Ranch Subdivision**

**Case No: 21-17-AN (Annexation), 21-06-CPF (Combination preliminary and Final Plat)**

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

| IN FAVOR   | NEUTRAL   | IN OPPOSITION   |
|--|---|---|
| <input checked="" type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u><br><u>Angie Cuellar</u><br>Print Name<br><u>924 3<sup>rd</sup> Street S</u><br>Print Address<br><u>Nampa ID 83651</u><br>City                      State, Zip | <input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u><br>_____<br>Print Name<br>_____<br>Print Address<br>_____<br>City                      State, Zip | <input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u><br>_____<br>Print Name<br>_____<br>Print Address<br>_____<br>City                      State, Zip |
| <input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u><br>_____<br>Print Name<br>_____<br>Print Address<br>_____<br>City                      State, Zip  | <input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u><br>_____<br>Print Name<br>_____<br>Print Address<br>_____<br>City                      State, Zip | <input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u><br>_____<br>Print Name<br>_____<br>Print Address<br>_____<br>City                      State, Zip |
| <input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u><br>_____<br>Print Name<br>_____<br>Print Address<br>_____<br>City                      State, Zip  | <input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u><br>_____<br>Print Name<br>_____<br>Print Address<br>_____<br>City                      State, Zip | <input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u><br>_____<br>Print Name<br>_____<br>Print Address<br>_____<br>City                      State, Zip |
| <input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u><br>_____<br>Print Name<br>_____<br>Print Address<br>_____<br>City                      State, Zip  | <input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u><br>_____<br>Print Name<br>_____<br>Print Address<br>_____<br>City                      State, Zip | <input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u><br>_____<br>Print Name<br>_____<br>Print Address<br>_____<br>City                      State, Zip |



# CITY OF KUNA

751 W. 4<sup>th</sup> Street • Kuna, Idaho • 83634 • Phone (208) 922-5274

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## SIGN-UP SHEET

**March 22, 2022 – Planning and Zoning Commission Public Hearing**

### Case Name: Comprehensive Plan Amendment (Maps) and ACI Boundary Reduction

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

| IN FAVOR                         |                                      | NEUTRAL                                     |                                      | IN OPPOSITION                    |                                      |
|----------------------------------|--------------------------------------|---|--------------------------------------|----------------------------------|--------------------------------------|
| <input type="checkbox"/> Testify | <input type="checkbox"/> Not Testify | <input checked="" type="checkbox"/> Testify | <input type="checkbox"/> Not Testify | <input type="checkbox"/> Testify | <input type="checkbox"/> Not Testify |
| _____                            | _____                                | <u>HENRY VANDER STEIT</u>                   | _____                                | _____                            | _____                                |
| Print Name                       | _____                                | Print Name                                  | _____                                | Print Name                       | _____                                |
| _____                            | _____                                | <u>2800 W KUNA MARSH</u>                    | _____                                | _____                            | _____                                |
| Print Address                    | _____                                | Print Address                               | _____                                | Print Address                    | _____                                |
| _____                            | _____                                | <u>KUNA ID 83634</u>                        | _____                                | _____                            | _____                                |
| City                             | State, Zip                           | City  | State, Zip                           | City                             | State, Zip                           |
| <input type="checkbox"/> Testify | <input type="checkbox"/> Not Testify | <input checked="" type="checkbox"/> Testify | <input type="checkbox"/> Not Testify | <input type="checkbox"/> Testify | <input type="checkbox"/> Not Testify |
| _____                            | _____                                | <u>DAVID BOECKER</u>                        | _____                                | _____                            | _____                                |
| Print Name                       | _____                                | Print Name                                  | _____                                | Print Name                       | _____                                |
| _____                            | _____                                | <u>4840 N. LAKE MOUNT PL.</u>               | _____                                | _____                            | _____                                |
| Print Address                    | _____                                | Print Address                               | _____                                | Print Address                    | _____                                |
| _____                            | _____                                | <u>GARDEN CITY 83714</u>                    | _____                                | _____                            | _____                                |
| City                             | State, Zip                           | City  | State, Zip                           | City                             | State, Zip                           |
| <input type="checkbox"/> Testify | <input type="checkbox"/> Not Testify | <input checked="" type="checkbox"/> Testify | <input type="checkbox"/> Not Testify | <input type="checkbox"/> Testify | <input type="checkbox"/> Not Testify |
| _____                            | _____                                | <u>ADAM CAPELL</u>                          | _____                                | _____                            | _____                                |
| Print Name                       | _____                                | Print Name                                  | _____                                | Print Name                       | _____                                |
| _____                            | _____                                | <u>303 W. SHERYL DR</u>                     | _____                                | _____                            | _____                                |
| Print Address                    | _____                                | Print Address                               | _____                                | Print Address                    | _____                                |
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| City                             | State, Zip                           | City  | State, Zip                           | City                             | State, Zip                           |



# CITY OF KUNA

751 W. 4<sup>th</sup> Street • Kuna, Idaho • 83634 • Phone (208) 922-5274  
Fax: (208) 922-5989 • www.Kunacity.Id.gov

## SIGN-UP SHEET

**March 22, 2022 – Planning and Zoning Commission Public Hearing**

**Case Name: Kuna Lutheran Church**

**Case No: 21-19-AN (Annexation) and 21-07-SUP (Special Use Permit)**

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

| IN FAVOR                                |   | NEUTRAL                                 |   | IN OPPOSITION                           |   |
|---|---|---|---|---|---|
| <input type="checkbox"/> <u>Testify</u> | <input type="checkbox"/> <u>Not Testify</u> | <input type="checkbox"/> <u>Testify</u> | <input type="checkbox"/> <u>Not Testify</u> | <input type="checkbox"/> <u>Testify</u> | <input type="checkbox"/> <u>Not Testify</u> |
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|             |                                 |  |  |   |
|-------------|---------------------------------|--|--|---|
| <b>2.13</b> | Drainage Report                 |  |  | X |
| <b>2.14</b> | Stormwater Management Plan      |  |  | X |
| <b>2.15</b> | J&M Sanitation                  |  |  | X |
| <b>2.16</b> | Ada County Highway District     |  |  | X |
| <b>2.17</b> | Idaho Transportation Department |  |  | X |
| <b>2.18</b> | Public Works Memo               |  |  | X |

**1.2 Public Meeting**

**1.2.1** The Planning and Zoning Commission heard this on March 22, 2022; the Findings have been requested to go before the Commission on April 12, 2022.

**1.3 Testimony**

**1.3.1** Those who testified at the Commissions March 22, 2022, meeting are as follows, to-wit:

**1.3.1.1** City Staff:  
Jessica Reid, Planner I

**1.3.1.2** Applicant’s Representative:  
Steve Krekus, RB America Group, LLC

**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 FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, to-wit:

**III  
FINDINGS OF FACT**

**3.1 Findings Regarding Design Review**

**3.1.1** 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 listed in Kuna City Code Title 5.

**3.1.2** Review by Staff and the Commission of the proposed Design Review confirms the proposed building is appropriate for the subject site.

**3.1.3** The Comprehensive Plan designates the future land use designation of the proposed subject site as Commercial; the subject site is currently zoned C-1 (Neighborhood Commercial) and is to be developed following the zones permitted uses.

**3.1.4** Upon review, staff finds the proposed facility is an appropriate fit for the property’s C-1 (Neighborhood Commercial) zone and use.

- 3.1.5** The buildings placement and orientation, building façade and colors, parking lot, and landscaping all provide adequate mitigation of the impact on adjacent properties.
- 3.1.6** The number of standard and ADA accessible stalls provided in the proposed parking lot meets KCC 5-9. Safe Pedestrian access is provided via sidewalks immediately adjacent to the building, as well as a painted crossing from the sidewalk parallel with Meridian Road, across the drive-thru exit.

## **3.2 Testimony of City Staff**

**3.2.1 Conclusions:** Planner I Jessica Reid, in a staff report to the Planning and Zoning Commission dated March 22, 2022, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

- 3.2.1.1** The Design Review request is for an approximately 2,579 square foot drive-thru restaurant, associated parking lot and landscaping. The subject site is located on the southwest corner of the E Profile Road and N Meridian Road intersection, with a C-1 (Neighborhood Commercial) zone.
- 3.2.1.2** The proposed drive-thru restaurant is oriented with its main customer entrance facing north, and the drive-thru wrapping around the restaurant along its southwest corner and exiting at the northeast corner.
- 3.2.1.3** The proposed structure offers aluminum storefront windows and doors in Dark Bronze, with multiple patron ingress/egress. Metal awnings are proposed to be over each ingress/egress.
- 3.2.1.4** The proposed façades have various recesses, projections and architectural details as well as various materials of v-groove EIFS panels in Gray and Dark Brown, Dark Brown brick with Mocha grout, a STOP Red accent band, and highlights of White.
- 3.2.1.5** The proposed CMU trash enclosure will be in the southwest corner of the site and is estimated to be approximately 22-feet by 12-feet in size. Three (3) of the walls are proposed to be slit face concrete blocks painted to match the Dark Brown of the restaurant. The remaining portion is proposed to be a gate which staff commented should be the corrugated metal option as to match the rest of the Commercial subdivision. J&M Sanitation did not voice any concerns.
- 3.2.1.6** The proposed fully improved parking lot contains 22 standard stalls and two (2) ADA accessible stalls, thus being more than the number required in Kuna City Code (KCC) 5-9. Pedestrian access into the proposed site is provided from N Meridian Road via a painted crosswalk and internal driveways.
- 3.2.1.7** Three (3) LED light poles are proposed for the site; one (1) near the northwest corner, one (1) on the east, and one (1) on the south adjacent to the drive-thru. Wall mounted light fixtures approximately one (1) foot above sidewalk along the building façades, provide adequate and safe lighting.
- 3.2.1.8** Proposed landscaping for the site is composed of sod; ornamental and evergreen shrubs; and shade, ornamental and evergreen trees. Landscaping will border the site on all sides, including additional landscape areas behind the drive-thru menu boards and various planting areas along three of the four elevations. Based

upon staff review of, the proposed landscaping appears to be in compliance with KCC 5-17.

**3.2.1.9** Per the Public Works Memo (Exhibit 2.18), a review of the civil site plan, which incorporates any comments/requested changes made by Public Works, is required; upon the review, Public Works staff can support the Design Review request. The site has previously reserved capacity within the Danskin Sewer Basin and the closest water and sewer connections are directly northwest of the proposed building. Utility connection fees for the subject site will need to be paid prior to construction; additional costs may be incurred at time of Building Permit submittal, based on the fixture counts. In regards to Pressurized Irrigation, connection fees apply to each lot containing a facility.

**3.2.1.10** Additional research of the original Plat for Ridley's Family Center No. 1 Subdivision, shows the landscape buffer between the subject site's property line and Hwy 69 has not been completed. Per the original Findings of Fact and Conclusions of Law for Ridley's Family Center No. 1, dated March 18, 2008, it states the Developer (Ridley's AKA CJM Limited Liability Limited Partnership) is required to follow the requirements listed in KCC 5-2A-7(C). Staff has made contact with the Developer of Ridley's Family Center No. 1 regarding completion of the buffer and is currently awaiting a response.

**3.2.1.11** Upon complete review, staff finds the application generally complies with Title 5 of Kuna City Code; Comprehensive Plan Future Land Use Map (FLUM); and Idaho Code. Staff would recommend the Planning and Zoning Commission Approve Case No. 22-01-DR, with the Applicant being subject to the recommended Conditions of Approval listed in Section 3.2.2 of this report.

**3.2.2 Staff Recommendations:** As a result of the review, Planning Services Specialist, Jessica Reid, recommended approval of the applications with the following Conditions:

**3.2.2.1** The Applicant shall follow all requirements for sanitary sewer, potable water, irrigation system connections, and all other requirements of the Kuna Public Works Department. Potable/drinking water shall not be used for irrigation purposes per Kuna City Code 6-4-2(B)(9).

**3.2.2.2** The Applicant shall obtain written approval of the construction plans from the agencies noted below; the approval may be either on agency letterhead referring to the approved use, or may be written or stamped upon a copy of the approved plans. All site improvements are prohibited prior to approval of these agencies and the issuance of a building permit:

**3.2.2.2.1** No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received approval of the Civil Plan.

**3.2.2.2.2** The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities are required by the Kuna Rural Fire District is required.

**3.2.2.2.3** The city shall approve any modifications to the existing irrigation system.

- 3.2.2.2.4** Approval from Ada County Highway District impact fees, if any, shall be paid *prior to issuance* of building permits.
- 3.2.2.3** Developer/Owner/Applicant shall provide engineering certification on all final engineering drawings, as applicable.
- 3.2.2.4** Developer/Owner/Applicant shall provide a utility site layout showing proposed modifications to the water/sewer/pressurized irrigation lines and how they connect to the proposed building, to Public Works prior to construction or Building Permit application.
- 3.2.2.5** On-site stormwater retention shall be reviewed in conjunction with this Design Review and Applicant/Developer shall be required to provide a stormwater disposal and treatment plan which accounts for increased on-site storm water runoff volumes; detailed drawings of drainage and treatment facilities with supporting calculations for review and approval.
- 3.2.2.6** If applicable, Fire Suppression shall be shown on all plans and approved by the Kuna Rural Fire District (KRFD).
- 3.2.2.7** The Kuna Rural Fire District, or KRFD representative, must approve fire access to the project before, during, and after construction.
- 3.2.2.8** Developer/Owner/Applicant shall 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.
- 3.2.2.9** This development is subject to Architectural and Landscape compliance Design Review inspections *prior* to receiving a Certificate of Occupancy. Design Review inspection fees shall be paid *prior* to requesting staff inspection.
- 3.2.2.10** The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all Conditions of development as approved by the Planning and Zoning Commission, or seek amending them through the Design Review process.
- 3.2.2.11** All required landscaping shall be permanently maintained in healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three (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.
- 3.2.2.12** Landscaping shall not be placed within 10 feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities, and must honor all vision triangles.
- 3.2.2.13** As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the Applicants Engineer.
- 3.2.2.14** 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 12-inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout the seasons.

- 3.2.2.15** Developer/Owner/Applicant is hereby notified of Kuna’s working hours. Construction of any kind shall only be conducted between 7:00 AM to 11:00 PM; noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
- 3.2.2.16** Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
- 3.2.2.17** Developer/Owner/Applicant shall comply with all local, state and federal laws.

**IV  
CONCLUSIONS OF LAW**

- 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.
- 4.2** The Kuna Planning and Zoning Commission has the decision-making authority over all Legislative Design Review applications as provided in Kuna City Code Title 1, Section 14, Section 3.
- 4.3** Kuna City Code Title 5, Chapter 4, Section 2 provides that:

This chapter applies to all proposed development located within the design review overlay district which shall include the entire city limits, and any land annexed into the city after the date of adoption hereof. Such development includes, but is not limited to, new commercial, industrial, institutional, office, multifamily residential projects, common areas, subdivision signage, proposed conversions, proposed changes in land use and/or building use, or exterior remodeling, exterior restoration, and enlargement or expansion of existing buildings, signs or sites, and requires the submittal of a design review application pursuant to this chapter and fee as prescribed from time to time by the city council.

**IV  
CONCLUSIONS OF LAW**

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

- 5.1** Case No. 22-01-DR (Design Review) for Arby’s.

**BY ACTION OF THE PLANNING AND ZONING COMMISSION** of the City of

Kuna at its regular meeting held on the 12<sup>th</sup> day of April, 2022.

---

Lee Young, Chairman



|             |                                      |  |  |   |
|-------------|--------------------------------------|--|--|---|
| <b>2.13</b> | City Engineer                        |  |  | X |
| <b>2.14</b> | Nampa & Meridian Irrigation District |  |  | X |

**1.2 Public Meeting**

**1.2.1** The Planning and Zoning Commission heard this on March 22, 2022; the Findings have been requested to go before the Commission on April 12, 2022.

**1.3 Testimony**

**1.3.1** Those who testified at the Commissions March 22, 2022, meeting are as follows, to-wit:

**1.3.1.1** City Staff:  
Doug Hanson, Planner and Zoning Director

**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 FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, to-wit:

**III  
FINDINGS OF FACT**

**3.1 Findings Regarding Design Review**

**3.1.1** 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 listed in Kuna City Code Title 5.

**3.1.2** Review by Staff and the Commission of the proposed Design Review confirms the proposed building is appropriate for the subject site.

**3.1.3** The Comprehensive Plan contains several goals and policies pertaining to the utilization of industrial land use designations to encourage the development and expansion of industrial businesses in Kuna. The subject site is currently zoned M-1 (Light Manufacturing/Industrial) and is proposed to be developed following the zones permitted uses.

**3.1.4** Upon review, staff finds the proposed data center campus is an appropriate fit for the property’s M-1 (Light Manufacturing/Industrial) zone and use.

- 3.1.5** The project is located along the Kuna Mora expressway. ACHD policy requires that no building structures are within 150 feet of the centerline of Kuna Mora Road. Landscaping buffers, in accordance with Kuna City Code, have been provided along the sites' frontages on Cole Road and Kuna Mora Road. Additionally, screenwall fencing is proposed to be provided in an effort to help reduce the visual blight of mechanical equipment areas near the buildings.
- 3.1.6** The proposed administrative office space for Phase 1 is approximately 54,400 square feet. For administrative buildings, Kuna City Code requires one parking stall per 400 square feet of useable area. The proposed parking is in compliance with KCC 5-9. At full build out upon the completion of Phase 3, the site will have 910 parking stalls with an additional 36 ADA accessible spaces in compliance with KCC. Onsite facilities for pedestrian and bicycle traffic are to be made available for employees and visitors to the campus.
- 3.1.7** The subject site is proposed to be accessed via a primary ingress/egress onto Kuna Mora Road and two (2) secondary ingress/egress points on Cole Road. Circulation throughout the site is provided via private driveways, there are no public roads proposed within the project area.
- 3.1.8** Ada County Highway District (ACHD) is currently reviewing an updated Traffic Impact Study (TIS), and is unable to provide a traditional staff report until the TIS has been accepted. However, ACHD has submitted comments (Exhibit 2.12) stating that they do not have concerns with the City proceeding with the application process. ACHD has included in their comments, a request that a Condition of Approval be included that requires the Applicant to comply with the Final ACHD Conditions of Approval following acceptance of the TIS. Staff agrees with this Condition, and has noted it as Condition 8.12 within Section 3.2.2, Commissions Order of Decision.

## **3.2 Testimony of City Staff**

- 3.2.1 Conclusions:** Planner and Zoning Director, Doug Hanson, in a staff report to the Planning and Zoning Commission dated March 22, 2022, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

- 3.2.1.1** The proposed data center is to be built out in phases. The first phase of development will consist of an onsite utility build and an approximately 891,095 SF Data Center, which includes data hall rooms, an entrance lobby, main common space, food court, offices, conference rooms, collaboration spaces and building support rooms. Exterior building materials of the data center include basalt stone, fiber cement panels, precast concrete panels and metal panels. Mechanical units are to be placed on grade at the generator yards as well as the low roofs of the data halls and admin area. Roof top units are to be screened by horizontal trapezoidal

metal panels, which will be painted white. Phase 2 and 3 will contain additional Data Center space and ancillary support buildings. Full site buildout will equal out to be approximately 2,692,706 buildable square feet.

- 3.2.1.2** Landscape buffers are proposed along Kuna Mora Road and Cole Road. Buffers appear to be in compliance with Kuna City Code (KCC), except for some areas where site constraints reduce the potential to have a full width buffer. In an effort to make up constrained areas, additional buffer width has been provided in areas where permissible. Staff supports the proposed buffer widths, and they should be approved as proposed. A majority of the landscaping on site is proposed to use native drought resistant plantings. Some adapted species, such as select tree plantings will be incorporated into the overall design, KCC 5-17-12 permits water conservative landscaping design. Staff has determined the proposed landscaping is in compliance with the landscaping requirements of KCC and should be approved as proposed.
- 3.2.1.3** Due to the nature of the area, the Applicant has proposed to defer the development of sidewalk along the site's frontage. Staff would support this deferment and will require the Applicant to enter in an agreement detailing at what point in time sidewalks, in accordance with KCC, will be required to be installed on site.
- 3.2.1.4** The proposed parking lot to be included within the first build phase provides 203 standard stalls and six (6) ADA accessible stalls. The administrative office portion of the Phase 1 facility is approximately 54,400 square feet. Per KCC 5-9-3, professional administrative buildings require 1 parking stall per 400 square feet of floor area. The proposed parking for this application exceeds requirements of KCC and should be approved as proposed. At full build out upon the completion of Phase 3, the site will have 910 parking stalls with an additional 36 ADA accessible spaces in compliance with KCC.
- 3.2.1.5** Upon complete review, staff finds the application generally complies with Title 5 of Kuna City Code. Staff would recommend the Planning and Zoning Commission Approve Case No. 22-04-DR, with the Applicant being subject to the recommended Conditions of Approval listed in Section 3.2.2 of this report.

**3.2.2 Staff Recommendations:** As a result of the review, Planning and Zoning Director, Doug Hanson, recommended approval of the applications with the following Conditions:

- 3.2.2.1** The Applicant shall follow all requirements for sanitary sewer, potable water, irrigation system connections, and all other requirements of the

Kuna Public Works Department. Potable/drinking water shall not be used for irrigation purposes per Kuna City Code 6-4-2(B)(9).

- 3.2.2.2** The Applicant shall obtain written approval of the construction plans from the agencies noted below; the approval may be either on agency letterhead referring to the approved use, or may be written or stamped upon a copy of the approved plans. All site improvements are prohibited prior to approval of these agencies and the issuance of a building permit:
  - 3.2.2.2.1** No construction of any kind, or grading, filling, clearing or excavation of any kind shown on the Civil Plan shall be initiated until the Applicant has received approval of the Civil Plan. Blasting and rough grading is permitted.
  - 3.2.2.2.2** The Kuna Rural Fire District, or alternative fire district authority, shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Kuna Rural Fire District is required.
  - 3.2.2.2.3** The City shall approve any modifications to the existing irrigation system.
  - 3.2.2.2.4** Approval from Ada County Highway District (impact fees), if any, shall be paid prior to issuance of building permits.
- 3.2.2.3** Developer/Owner/Applicant shall provide engineering certification on all final engineering drawings, as applicable.
- 3.2.2.4** On-site stormwater retention shall be reviewed in conjunction with this Design Review and Applicant/Developer shall be required to provide a stormwater disposal and treatment plan which accounts for increased on-site storm water runoff volumes; detailed drawings of drainage and treatment facilities with supporting calculations for review and approval.
- 3.2.2.5** If applicable, Fire Suppression shall be shown on all plans and approved by the Kuna Rural Fire District (KRFD), or alternative fire district authority.
- 3.2.2.6** The Kuna Rural Fire District, or alternative fire district authority, must approve fire access to the project before, during, and after construction.
- 3.2.2.7** This development is subject to Architectural and Landscape compliance Design Review inspections *prior* to receiving a Certificate of Occupancy. Design Review inspection fees shall be paid *prior* to requesting staff inspection.

- 3.2.2.8** The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all Conditions of development as approved by the Planning and Zoning Commission, or seek amending them through the Design Review process.
- 3.2.2.9** All required landscaping shall be permanently maintained in healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three (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.
- 3.2.2.10** As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the Applicants Engineer.
- 3.2.2.11** Developer/Owner/Applicant shall work with City of Kuna Staff to enter into a deferred installation agreement for sidewalks required by Kuna City Code.
- 3.2.2.12** Developer/Owner/Applicant shall be subject to the Final Conditions of Approval provided by Ada County Highway District following their acceptance of the development's Traffic Impact Study.
- 3.2.2.13** Enclosures for onsite trash collection shall be in compliance with Kuna City Code 5-5-6.
- 3.2.2.14** Developer/Owner/Applicant is hereby notified of Kuna's working hours. Construction of any kind shall only be conducted between 7:00 AM to 11:00 PM; noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
- 3.2.2.15** Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
- 3.2.2.16** Developer/Owner/Applicant shall comply with all local, state and federal laws.

#### **IV CONCLUSIONS OF LAW**

- 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.
- 4.2 The Kuna Planning and Zoning Commission has the decision-making authority over all Legislative Design Review applications as provided in Kuna City Code Title 1, Section 14, Section 3.
- 4.3 Kuna City Code Title 5, Chapter 4, Section 2 provides that:

This chapter applies to all proposed development located within the design review overlay district which shall include the entire city limits, and any land annexed into the city after the date of adoption hereof. Such development includes, but is not limited to, new commercial, industrial, institutional, office, multifamily residential projects, common areas, subdivision signage, proposed conversions, proposed changes in land use and/or building use, or exterior remodeling, exterior restoration, and enlargement or expansion of existing buildings, signs or sites, and requires the submittal of a design review application pursuant to this chapter and fee as prescribed from time to time by the city council.

**IV  
CONCLUSIONS OF LAW**

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

- 5.1 Case No. 22-04-DR (Design Review) for Project Peregrine.

**BY ACTION OF THE PLANNING AND ZONING COMMISSION** of the City of Kuna at its regular meeting held on the 12<sup>th</sup> day of April, 2022.

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Lee Young, Chairman



|             |  |  |  |   |
|-------------|--|--|--|---|
| <b>2.10</b> | Subdivision Name Reservation                           |  |  | X |
| <b>2.11</b> | Legal Description – Subdivision Boundary               |  |  | X |
| <b>2.12</b> | Legal Description R-4 & R-6                            |  |  | X |
| <b>2.13</b> | Preliminary Plat                                       |  |  | X |
| <b>2.14</b> | Final Plat   |  |  | X |
| <b>2.15</b> | Agency Transmittal                                     |  |  | X |
| <b>2.16</b> | Ada County Development Services                        |  |  | X |
| <b>2.17</b> | Central District Health Comments                       |  |  | X |
| <b>2.18</b> | Boise Project Bord of Control                          |  |  | X |
| <b>2.19</b> | Department of Environmental Quality                    |  |  | X |
| <b>2.20</b> | Kuna Rural Fire District                               |  |  | X |
| <b>2.21</b> | Nampa & Meridian Irrigation District                   |  |  | X |
| <b>2.22</b> | Ada County Highway District                            |  |  | X |
| <b>2.26</b> | City Engineer  |  |  | X |
| <b>2.27</b> | Kuna School District                                   |  |  | X |
| <b>2.23</b> | Planning & Zoning Commission Kuna Melba News           |  |  | X |
| <b>2.24</b> | Planning & Zoning Commission Mailer                    |  |  | X |
| <b>2.25</b> | Planning & Zoning Commission Proof of Property Posting |  |  | X |

## **1.2 Hearings**

**1.2.1** The Planning and Zoning Commission heard this on March 22, 2022. The FCO's have been requested to go to the Planning and Zoning Commission on April 12, 2022.

## **1.3 Witness Testimony**

**1.3.1** Those who testified at the Planning and Zoning Commission's January 25, 2022 hearing are as follows, to-wit:

**1.3.1.1** City Staff:  
Doug Hanson, Planner II

**1.3.1.2** Appearing for the Applicant:  
Angie Cuellar, Mason & Associates, 924 3<sup>rd</sup> Street South, Suite B,  
Nampa ID 83651 – Testified

**1.3.2.3** Appearing in Favor:  
None

**1.3.2.4** Appearing Neutral:  
None

- 1.3.2.5 Appearing Against:  
None

## 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 RECOMMENDED 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 City Code and Idaho Statutes.

#### 3.1.2 Notice Provided

**3.1.2.1** Notice was published for the March 22, 2022 hearing on the Skylar Ranch 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.

| <i>Newspaper</i>       | <i>Date Published</i> |
|------------------------|-----------------------|
| <i>Kuna Melba News</i> | February 16, 2022     |

**3.1.2.2** Notice for the March 22, 2022 hearing containing the legal description of the property proposed to be re-platted was mailed on February 16, 2022 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 March 22, 2022 hearing was posted on a sign in accordance with Kuna City Code 5-1A-8 on February 24, 2022. A Proof of Property Posting was provided to staff on February 24, 2022.

**3.1.2.4** Notice for the March 22, 2022 hearing was posted on the City Website.

### 3.2 Findings Regarding Annexation and Combination Plat

**3.2.1** The land for proposed Combo Plat is comprised of one (1) parcel totaling approximately 9.97 acres. The parcel is as follows:

| Property Owner    | Parcel Size: | Current Zone           | Parcel Number |
|-------------------|--------------|------------------------|---------------|
| Skylar Ranch, LLC | 9.97 acres   | RR (Rural Residential) | S1314244739   |

**3.2.2** The existing land uses and zoning districts for lands surrounding the subject parcel is as follows:

|       |     |  |
|-------|-----|--|
| North | RR  | Rural Residential – Ada County         |
| South | R-4 | Medium Density Residential – Kuna City |
|       | R-6 | Medium Density Residential – Kuna City |
| East  | C-1 | Neighborhood Commercial – Kuna City    |
| West  | R-4 | Medium Density Residential – Kuna City |

**3.2.4** The Applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in technical compliance with Kuna City Code (KCC) Title 5.

**3.2.5** The Applicant held a Neighborhood Meeting on June 30, 2020; no residents attended the meeting. A legal notice was published in the Kuna Melba Newspaper on February 16, 2022. The Applicant posted a sign on the property on February 24, 2022. Neighbor Notices were mailed to land owners within 300-FT of the proposed project site on February 16, 2022.

**3.2.6** Review by Staff of the proposed Combination Plat confirms all technical requirements listed in KCC 6-2-3 were provided.

**3.2.7** The application proposes no new development at this time, therefore existing public services and infrastructure will be unaffected. Ada County Highway District (ACHD) has provided comments per Exhibit 2.22 on what transportation improvements will be required based upon the “Concept Plan” shown as a part of Exhibit 2.13 Preliminary Plat. The Applicant shall not submit a future Preliminary Plat application until such time that the property can be served by City infrastructure in accordance with the proposed Development Agreement.

**3.2.8** The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups in Kuna, as well as the installation of pathways and open space. The Annexation and Combo Plat is proposed to be zoned R-4 and R-6 (Medium Density Residential), the Comp Plan Map designates the property as Medium Density Residential.

- 3.2.9** The property owner has signed an Affidavit of Legal Interest to allow Skylar Ranch, LLC to submit an Annexation application request to the City of Kuna on their behalf.
- 3.2.10** The land proposed for Annexation has a contiguous touch to Kuna City Limits to the East, West and South of the site.
- 3.2.11** 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.

### **3.3 Testimony of the City Planner**

- 3.3.1 Conclusions:** The Planning and Zoning Director, in a staff report to the Planning and Zoning Commission dated March 22, 2022 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** A pre-application meeting was held with the City on October 14, 2021. Planning and Zoning, Parks and Recreation and the Public Works Department were in attendance. The Applicant held a Neighborhood Meeting on October 25, 2021; there were eight (8) attendees. Meeting minutes from the Neighborhood Meeting have been provided as a part of this packet.
  - 3.3.1.2** The Applicant, requests approval for Annexation of 9.97 acres into Kuna City Limits with R-4 and R-6 (Medium Density Residential) zones, and to subdivide the 9.97 acres into three (3) lots. The application will be accompanied by a Development Agreement.
  - 3.3.1.3** At this time, the Applicant is only requesting Annexation, Combo Plat and Development Agreement approval. The purpose of the Combo Plat is to create three (3) lots, two (2) of which will be for the already existing single-family homes, and the third for future Medium Density Residential Development. The Development Agreement has been proposed to ensure the property will not be able to develop until such time that there is adequate serviceability. At which time adequate serviceability for the site is determined, the Applicant may apply to subdivide the property in substantial conformance with the “Concept Plan” shown as a part of Exhibit 2.13, Preliminary Plat.
  - 3.3.1.4** Per Exhibit 2.26, Public Works can support the approval of this application, given the understanding that connection to City services

will not be available until the 18” Danskin force main upgrade is successful.

**3.3.1.5** Staff has reviewed the proposed Annexation and Combo Plat for compliance with Title 5 and Title 6 of Kuna City Code; Idaho Statutes § 50-222 and § 67-6511; and the Kuna Comprehensive Plan. 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 21-17-AN (Annexation) and 21-06-CPF (Combination Plat), the Applicant shall be subject to the Conditions of Approval listed in section 3.3.2 of this report, as well as any additional Conditions requested by the Planning and Zoning Commission.

**3.3.2 Staff Recommendations:** As a result of the review, Planning and Zoning Director, Doug Hanson, recommends if the Planning and Zoning Commission recommended approval of Case Nos. 21-17-AN (Annexation) and 21-06-CPF (Combination Plat), the Applicant shall be subject to the following Conditions of Approval:

**3.3.2.1** The Owner/Developer/Applicant 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 the sewer connections.

**3.3.2.1.2** 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.

**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** 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.

- 3.3.2.1.5** The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
- 3.3.2.1.6** Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid *prior to issuance* of any building permit(s).
- 3.3.2.1.7** 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.
- 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** It is the responsibility of the Developer or his Engineer to coordinate and design for the stricter requirement between agencies and the City of Kuna standards for the entire development
- 3.3.2.6** The Land Owner/Applicant/Developer, and/or 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.
- 3.3.2.7** Owner/Developer/Applicant, and/or any future assigns having an interest in any of the subject properties shall be subject to all provisions required within an applicable Development Agreement.
- 3.3.2.8** For all future development, the Owner/Developer/Applicant and any future assigns having interests in any of the subject properties shall be subject to applicable processes required in Kuna City Code, unless otherwise provided for within an applicable Development Agreement.

**3.3.2.9** Owner/Developer/Applicant shall follow staff, City Engineers and other agency recommended requirements as applicable.

**3.3.2.10** Owner/Developer/Applicant shall comply with all local, state and federal laws.

### **3.4 Other Testimony**

**3.4.1** 3/22/2022 Public Hearing – Angie Cuellar, Mason & Associates, 924 3<sup>rd</sup> Street South, Suite B, Nampa ID 83651, discussed the intent to annex the property and subdivide into three (3) lots. She stated that two (2) lots will be created for the existing homes and the third lot will be further subdivided in the future when The City has capacity to serve the project and all property improvements will be completed at time of development in the future.

## **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 §50-222, 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 ANNEXATION**

- 5.1** The City of Kuna has authority to annex lands into its boundaries pursuant to I.C. §50-222.
- 5.2** I.C. §50-222(1) provides that:

[C]ities of the state should be able to annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, *to enable the orderly development of private lands* which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocated the costs of public services in management of development on the urban fringe. (emphasis added).

- 5.3 The proposed Annexation is a Category A Annexation as described in I.C. §50-222(3)(a), because the private landowner of the parcel at issue has consented to the proposed Annexation.
- 5.4 The Annexation, proposed by the application for Case No. 21-17-AN, would constitute an orderly development and would not contribute to urban sprawl of the City of Kuna.

**VI**  
**CONCLUSIONS OF LAW**  
**RE: APPLICATION FOR COMBINATION PLAT**

- 6.1 The City of Kuna has authority to approve Preliminary Plats within its boundaries pursuant to I.C. §50-13 & §67-65.
- 6.2 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.
- 6.3 Subdivision regulations as defined in Kuna City Code Title 6 are authorized by I.C. §50-13 & §67-65 and Article 12, section 2.

**VII**  
**ORDER OF RECOMMENDING APPROVAL OF APPLICATION FOR**  
**ANNEXATION AND 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:

- 7.1 Recommend Approval to City Council of the Annexation application (Case No. 21-17-AN).
- 7.2 Recommend Approval to City Council of the Combination Plat application (Case No. 21-06-CPF).

**BY ACTION OF THE PLANNING AND ZONING COMMISSION** of the City of Kuna at its regular meeting held on the 12th day of April 2022.

\_\_\_\_\_  
Lee Young, Chairman  
Kuna Planning and Zoning Commission



|             |  |  |  |   |
|-------------|--|--|--|---|
| <b>2.8</b>  | Warranty Deed                            |  |  | X |
| <b>2.9</b>  | Neighborhood Meeting Certification       |  |  | X |
| <b>2.10</b> | Commitment to Property Posting           |  |  | X |
| <b>2.11</b> | Agency Transmittal Letter                |  |  | X |
| <b>2.12</b> | Kuna Rural Fire District                 |  |  | X |
| <b>2.13</b> | Ada County Development Services          |  |  | X |
| <b>2.14</b> | Nampa & Meridian Irrigation District     |  |  | X |
| <b>2.15</b> | Ada County Highway District              |  |  | X |
| <b>2.18</b> | City Engineer                            |  |  | X |
| <b>2.20</b> | Kuna School District                     |  |  | X |
| <b>2.16</b> | P&Z Commission Kuna Melba News           |  |  | X |
| <b>2.17</b> | P&Z Commission Mailer                    |  |  | X |
| <b>2.19</b> | P&Z Commission Proof of Property Posting |  |  | X |

## **1.2 Hearings**

**1.2.1** The Planning and Zoning Commission heard this on March 22, 2022. The FCO's have been requested to go to the Planning and Zoning Commission on April 12, 2022.

## **1.3 Witness Testimony**

**1.3.1** Those who testified at the Planning and Zoning Commission's March 22, 2022 hearing are as follows, to-wit:

**1.3.1.1** City Staff:  
Doug Hanson, Planner II

**1.3.1.2** Appearing for the Applicant:  
Richard Girard, 675 N Ramey Creek Avenue, Star, ID 83669

**1.3.2.3** Appearing in Favor:  
Tom Hausch, 398 N Sierra View Way, Eagle, ID 83616 – Testified

**1.3.2.4** Appearing Neutral:  
None

**1.3.2.5** Appearing Against:  
None

**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 RECOMMENDED 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 City Code and Idaho Statutes.

**3.1.2 Notice Provided**

**3.1.2.1** Notice was published for the March 22, 2022 hearing on the Kuna Lutheran Church Annexation and Special Use Permit 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.

| <i>Newspaper</i>       | <i>Date Published</i> |
|------------------------|-----------------------|
| <i>Kuna Melba News</i> | March 2, 2022         |

**3.1.2.2** Notice for the March 22, 2022 hearing containing the legal description of the property proposed to be Annexed and granted a Special Use Permit was mailed on March 2, 2022, 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 March 22, 2022 hearing was posted on a sign in accordance with Kuna City Code 5-1A-8 on March 8, 2022. A Proof of Property Posting was provided to staff on March 8, 2022.

**3.1.2.4** Notice for the March 22, 2022 hearing was posted on the City Website.

**3.2 Findings Regarding Annexation and Special Use Permit**

**3.2.1** The land for proposed Annexation is comprised of one (1) parcel totaling approximately 5.01 acres. The parcel is as follows:

| Property Owner            | Parcel Size: | Current Zone                 | Parcel Number |
|---------------------------|--------------|------------------------------|---------------|
| Kuna Lutheran Church Inc. | 5.01         | RUT (Rural Urban Transition) | S1324233800   |

**3.2.2** The landowner of the parcel at issue did not oppose Annexation.

**3.2.3** The existing land uses and zoning districts for lands surrounding the subject parcels is as follows:

|       |            |   |
|-------|------------|---|
| North | R-4<br>R-8 | Medium Density Residential – Kuna City<br>Medium/High Density Residential – Kuna City |
| South | P<br>R-6   | Public – Kuna City<br>Medium Density Residential – Kuna City                          |
| East  | R-6        | Medium Density Residential – Kuna City  |
| West  | R-6        | Medium Density Residential – Kuna City  |

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

**3.2.5** The Applicant held a Neighborhood Meeting on December 7, 2021; there were seven (7) attendees. Neighborhood Notices were mailed out to residents within 300-FT of the proposed project site on March 2, 2022 and a legal notice was published in the Kuna Melba Newspaper on March 2, 2022. The Applicant posted a sign on the property on March 8, 2022.

**3.2.6** The Comprehensive Plan designates the future land use designation of the proposed subject site as Commercial, the Applicant is requesting a C-1 (Neighborhood Commercial) zone.

**3.2.7** Per submitted comments from ACHD (Exhibit 2.15), the roadway is fully improved and can accommodate the project. The driveway access will need to be improved to ACHD standards with the development of the property. Per City Engineer’s comments (Exhibit 2.18), the Applicant’s property is located within the Danskin Lift Station Basin, which is currently at capacity. The Public Works Department is unable to provide sewer capacity until the 18-in. force main project is complete.

**3.2.8** The parcel to be Annexed has a contiguous touch to Kuna City Limits on all sides.

**3.2.9** 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.

### 3.3 Testimony of City Staff

**3.3.1 Conclusions:** Planning and Zoning Director, Doug Hanson, in a staff report to the Planning and Zoning Commission dated March 22, 2022, 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 with neighboring land owners within 300 ft of the proposed project area on December 7, 2021; there were seven (7) attendees. The meeting minutes have been included as a part of this application.

**3.3.1.2** Kuna Lutheran Church requests approval for Annexation of approximately 5.01 acres into Kuna City Limits with a C-1 (Neighborhood Commercial) zone. The Applicant also requests Special Use Permit approval in order to operate a church. The subject site is located near the NEC of N Linder Road and E Porter, Kuna, ID 83634 (APN: S1324233800).

**3.3.1.3** Per City Engineer's comments (Exhibit 2.18), the Applicant's property is located within the Danskin Lift Station Basin, which is currently at capacity. The Public Works Department is unable to provide sewer capacity until the 18-in. force main project is complete.

**3.3.1.4** This request is limited to the Annexation of the of the property and Special Use Permit Approval, no development is associated with this application. The Applicant will be required to return for Design Review Approval at a later date for the church building(s), parking lot and landscaping.

**3.3.1.5** Staff has determined the Applicant's Annexation request is in technical compliance with Idaho Statute § 50-222 to request Annexation. The Special Use Permit Request is in compliance with Idaho Statute § 67-65, Title 5 of Kuna City Code (KCC) and the goals and policies set in Kuna's Comprehensive Plan. Staff recommends that if the Commission approves the Special Use Permit and recommends approval of the Annexation to the City Council, the Applicant be subject to the Conditions of Approval listed in Section 3.3.2 of this report, as well as any additional Conditions designated by the Planning and Zoning Commission.

**3.3.2 Staff Recommendations:** As a result of the review, Planning and Zoning Director, Doug Hanson, recommended if the Planning and Zoning Commission recommends Approval of Case No. 21-19-AN (Annexation) and approves Case No. 21-07-SUP (Special Use Permit), the Applicant be subject to the following Conditions of Approval:

- 3.3.2.1** Upon development 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 the sewer connections.
  - 3.3.2.1.2** 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.
  - 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** 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.
  - 3.3.2.1.5** The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
  - 3.3.2.1.6** Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid *prior to issuance* of any building permit(s).
  - 3.3.2.1.7** 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.
- 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** The Applicant/Developer/Owner, 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.
- 3.3.2.6** The Applicant/Developer/Owner shall follow staff, City Engineers and other agency recommended requirements as applicable.
- 3.3.2.7** The Applicant/Developer/Owner shall comply with all local, state and federal laws.
- 3.3.2.8** The Applicant/Developer/Owner shall obtain a City of Kuna Business License prior to receiving a Certificate of Occupancy.
- 3.3.2.9** The Applicant/Developer/Owner 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.
- 3.3.2.10** The Applicant/Developer/Owner/Contractors are all hereby notified of Kuna’s working hours. Construction of any kind shall only be conducted within the hours specified in KCC. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
- 3.3.2.11** The Applicant/Developer/Owner shall return for Design Review Approval for the church buildings, parking lot and landscaping.

#### **3.4 Other Testimony**

- 3.4.1** 3/22/2022 Public Hearing – Richard Girard, 675 N Ramey Creek Avenue, Star, ID 83669, stated that their request is currently limited to the Annexation of the property with church buildings to follow. The Church anticipates a 3,500 to 4,500 square foot church building with irrigated lawn.
- 3.4.2** 3/22/2022 Public Hearing – Tom Hausch, 398 N Sierra View Way, Eagle, ID 83616, the pastor of the church, discussed they have been engaged in the community for the past three years with small groups and meetings at Kuna High School.

**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 §50-222 and Kuna City Code 1-14-3.

**V**  
**CONCLUSIONS OF LAW**  
**RE: APPLICATION FOR ANNEXATION**

- 5.1** The City of Kuna has authority to annex lands into its boundaries pursuant to I.C. §50-222.
- 5.2** I.C. §50-222(1) provides that:

[C]ities of the state should be able to annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, *to enable the orderly development of private lands* which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocated the costs of public services in management of development on the urban fringe.

(emphasis added).

- 5.3** The proposed Annexation is a Category A Annexation as described in I.C. §50-222(3)(a), because the private landowner of the parcel at issue has consented to the proposed Annexation.
- 5.4** The Annexation, proposed by the application for Case No. 21-19-AN, would constitute an orderly development and would not contribute to urban sprawl of the City of Kuna.

**VI**  
**CONCLUSIONS OF LAW**  
**RE: SPECIAL USE PERMIT**

- 6.1** Kuna City Code §5-6 provides that:

It is recognized that an increasing number of new kinds of uses are appearing daily, and that many of these and some other more conventional uses possess characteristics of such unique and special nature relative to location, design, size,

method of operation, circulation and public facilities that each specific use must be considered individually.

The Planning and Zoning Commission shall hold a public hearing on each special use permit application as specified in the official schedule of district regulations. The Commission may approve, conditionally approve or deny a special use permit under the conditions as herein specified and considering such additional safeguards as will uphold the intent of this title.

## **VII**

### **ORDER OF RECOMMENDING APPROVAL OF APPLICATION FOR ANNEXATION**

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:

- 7.1** Recommend Approval to City Council of the Annexation Application (Case No. 21-19-AN).
- 7.2** Approve Case No. 21-07-SUP (Special Use Permit).

**BY ACTION OF THE PLANNING AND ZONING COMMISSION** of the City of Kuna at its regular meeting held on the 12th day of April 2022.

---

Lee Young, Chairman  
Kuna Planning and Zoning Commission



|             |  |  |  |   |
|-------------|--|--|--|---|
| <b>2.6</b>  | Planning & Zoning Commission Kuna Melba News |  |  | X |
| <b>2.7</b>  | Open House Notification 12.08.2021           |  |  | X |
| <b>2.8</b>  | Open House Attendance Sheet                  |  |  | X |
| <b>2.9</b>  | Open House Comment Card Responses            |  |  | X |
| <b>2.10</b> | Timothy Eck Comment Letter                   |  |  | X |
| <b>2.11</b> | Toll Brothers Comment Letter                 |  |  | X |
| <b>2.12</b> | Vander Stelt Dairy Comment Letter            |  |  | X |
| <b>2.13</b> | Kellie King Comment Letter                   |  |  | X |

**II  
PROCESS AND NOTICING**

**2.1** Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states amendments are designated as a public hearing with the Planning and Zoning Commission as the recommending body and City Council as the decision-making body. This request was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act and Kuna City Code, Title 5.

**2.1.1 Notifications**

- 2.1.1.1** Open House: December 8, 2021 (47 Attendees)
- 2.1.1.2** Agency Comments Request: February 14, 2022
- 2.1.1.3** Kuna Melba News Newspaper: February 23, 2022 and March 2, 2022

**III  
APPLICANTS REQUEST**

**3.1** The City of Kuna requests consideration from the Planning and Zoning Commission for an Amendment to the Comprehensive Plan Maps, and a reduction of Area of City Impact (ACI) Boundary and to forward a recommendation to City Council.

**IV  
AGENCY RESPONSES**

**4.1 Agency Responses**

| <b>Agency</b>                   | <b>Exhibit No.</b> |
|---------------------------------|--------------------|
| Ada County Development Services | 2.5                |

**V  
STAFF ANALYSIS**

**5.1** The City of Kuna held an Open House in the City of Kuna Council Chambers on December 8, 2021, from 4:00 p.m. to 6:00 p.m., there were 47 in person attendees. The meeting sign-up-sheet and comments have been provided as a part of this application.

The City of Kuna requests consideration from the Planning and Zoning Commission for an Amendment to the Comprehensive Plan Maps, and a reduction of Area of City Impact (ACI) Boundary and to forward a recommendation to City Council.

The Future Land Use Map (FLUM) is intended to carry out the goals of the Comprehensive Plan by designating land uses that will enhance the city by shaping and managing both the built and undeveloped environment, preserving existing land uses and implementing a strong community design that will meet the demands of the citizens, public infrastructure and services.

The City of Kuna's FLUM, approved in July 2019, will be updated to meet the aforementioned goals. Changes include: a significant increase in lands designated Agriculture, to preserve open spaces and rural character outside of the city's core; providing Commercial frontages along the main entry corridors to the city; and adapting future land uses to ensure unnecessary hardship will not be placed on public infrastructure.

The City of Kuna ACI reduction will remove a portion of land totaling approximately 762 acres. All Comprehensive Plan Maps are included in this application to reflect the proposed ACI reduction.

## **5.2 Applicable Standards**

**6.2.1** City of Kuna Zoning Ordinance Title 5.

**6.2.2** City of Kuna Comprehensive Plan.

**6.2.3** Idaho Code, Title 67, Chapter 65 – the Local Land Use Planning Act.

## **VI PROPOSED FINDINGS OF FACT**

Based upon the record contained in the Comprehensive Plan Amendment (Maps) and ACI Boundary Reduction Application, Kuna City Code, Idaho Code, the Comprehensive Plan 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 the Findings of Fact and Conclusions of Law for a request from The City of Kuna for an amendment to the Comprehensive Plan Maps and Area of City Impact Boundary Reduction.

*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.*

**6.1** The public notice requirements have been met and the open house was conducted within the guidelines of applicable Idaho Code and City Ordinances.

*Staff Finding: An open house was held on December 8, 2021, there were 47 attendees. Legal notices were published in the Kuna Melba News on February 23, 2022 and March 2, 2022.*

**6.2** In accordance with KCC 5-1A-3 applicable agencies were notified and asked to provide comment.

*Staff Finding: Applicable agencies were notified and asked to provide comment on February 14, 2022.*

**VI**  
**COMMISSION'S RECCOMENDATION**

*Note: These Motions are for recommendation of Approval, Conditional Approval or Denial of the Comprehensive Plan Amendment (Maps) and ACI Boundary Reduction 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/Conditional Approval/Denial*) of the Comprehensive Plan Amendment (Maps) and ACI Boundary Reduction Application.

**DATED** this 22<sup>nd</sup> day of March 2022.

## City of Kuna Proposed Comprehensive Plan Maps

| Map                                   | Page Number(s) |
|---------------------------------------|----------------|
| Future Land Use                       | 58, 132        |
| Downtown Overlay Map                  | 65, 135        |
| Entryway Corridor Overlay             | 136            |
| Street Circulation                    | 137            |
| Public Parks & Recreation             | 40, 138        |
| Pathways Master Plan                  | 139            |
| Bedrock Depth (Approximate)           | 140            |
| Cemetery District                     | 141            |
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| Library District                      | 145            |
| Location Map                          | 146            |
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| Existing Service Area - Irrigation    | 151            |
| Existing Service Area – Potable Water | 152            |
| Existing Service Area- Sewer          | 153            |



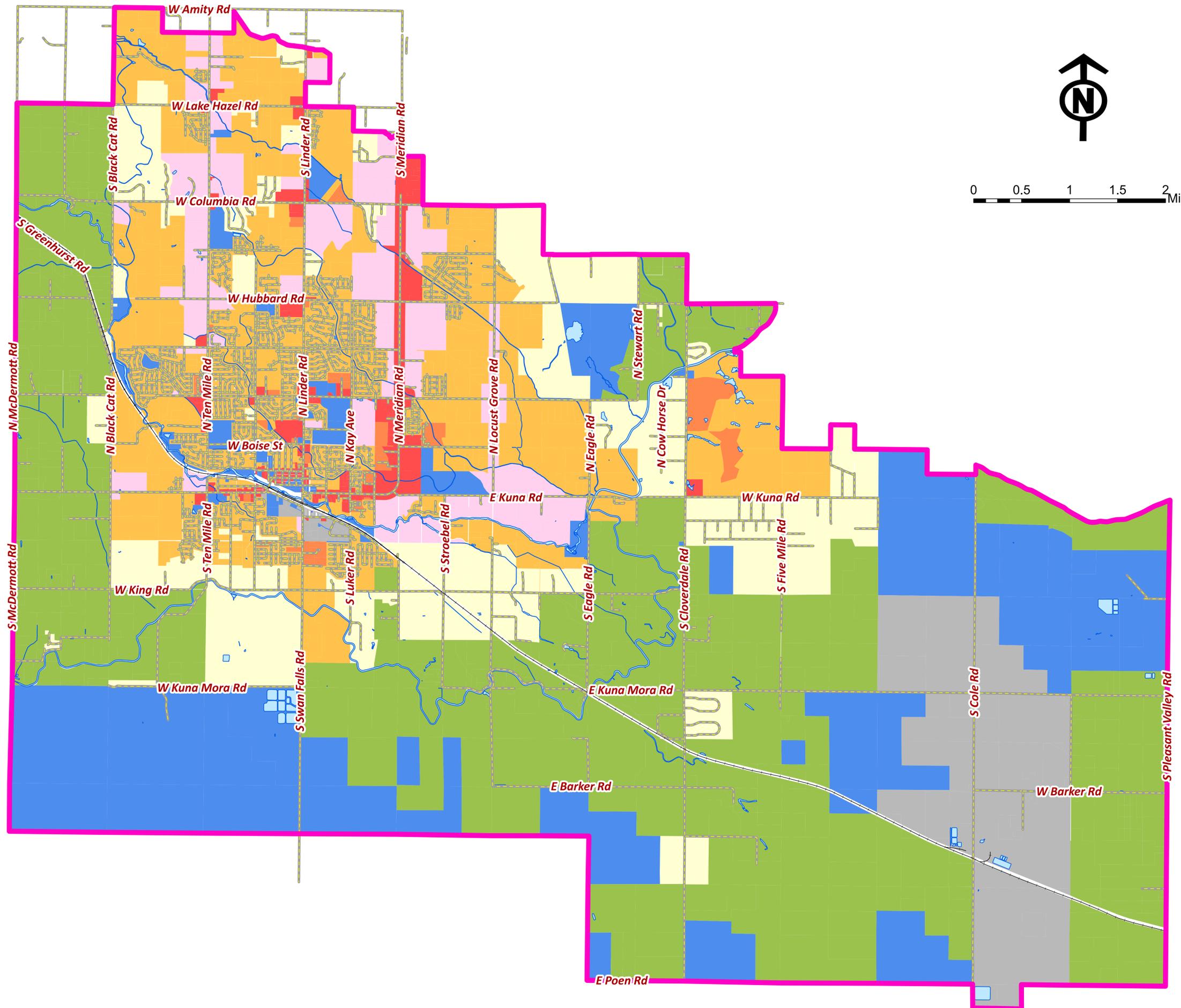
# CITY OF KUNA

## Future Land Use



0 0.5 1 1.5 2 Miles

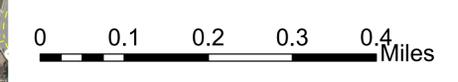
- Legend**
- ▭ Area of City Impact
  - Union Pacific Railroad
  - Roads
  - ▭ Waterway
  - Future Land Use Designations**
  - ▭ Designation
  - ▭ Agriculture
  - ▭ Low Density Residential
  - ▭ Medium Density Residential
  - ▭ High Density Residential
  - ▭ Commercial
  - ▭ Mixed-Use
  - ▭ Industrial
  - ▭ Public



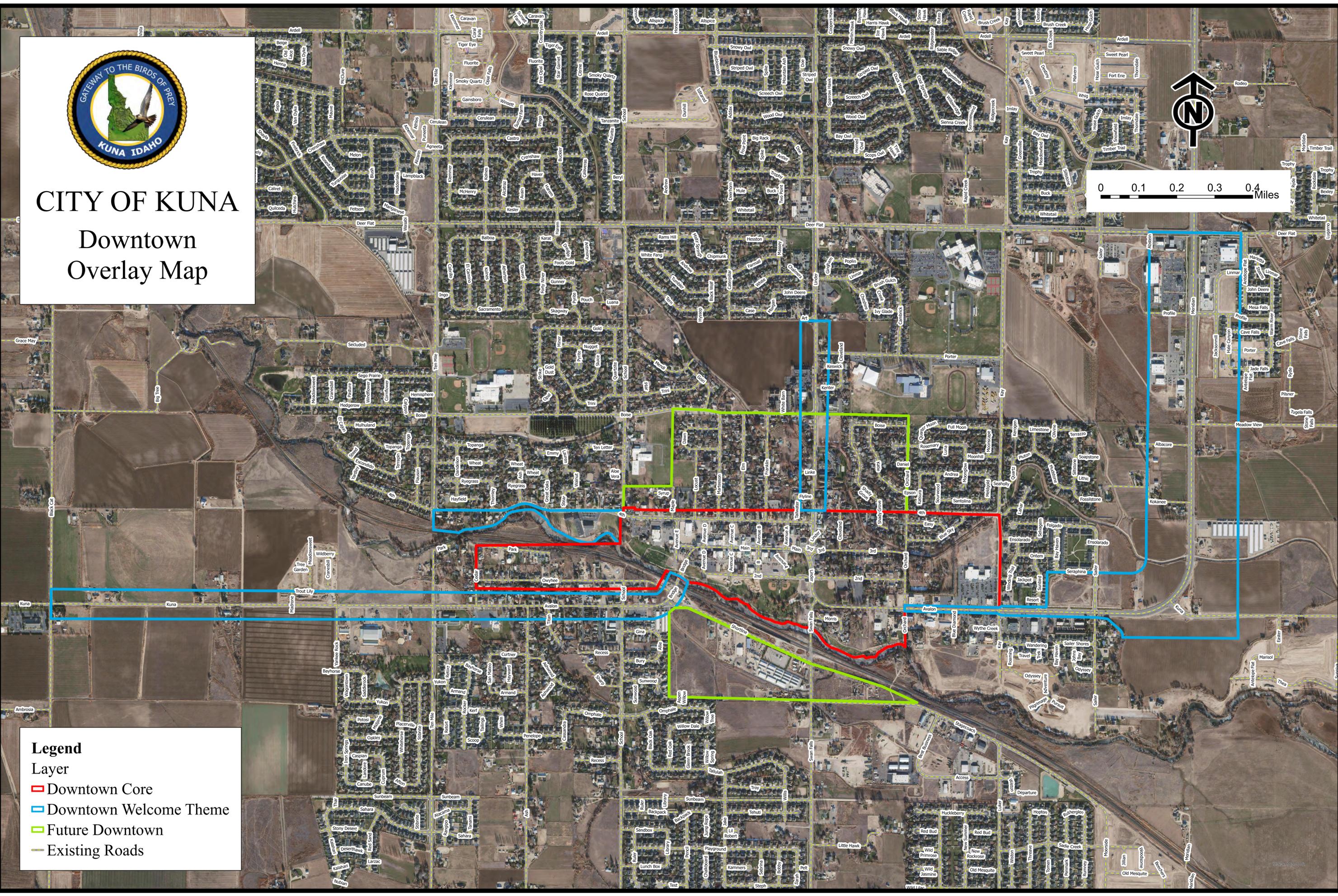


# CITY OF KUNA

## Downtown Overlay Map



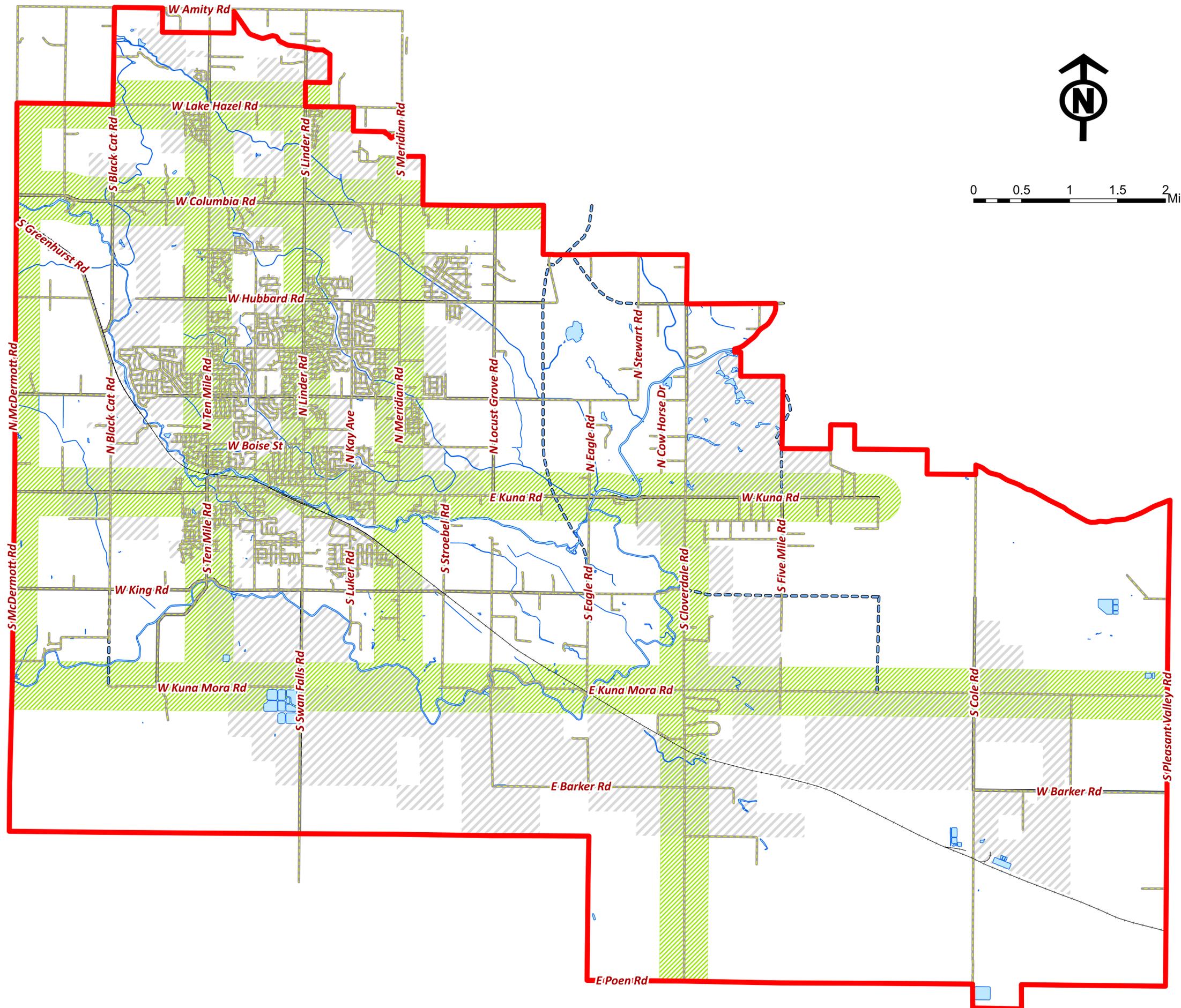
- Legend**
- Layer
- Downtown Core
  - Downtown Welcome Theme
  - Future Downtown
  - Existing Roads





# CITY OF KUNA

## Entryway Corridor Overlay



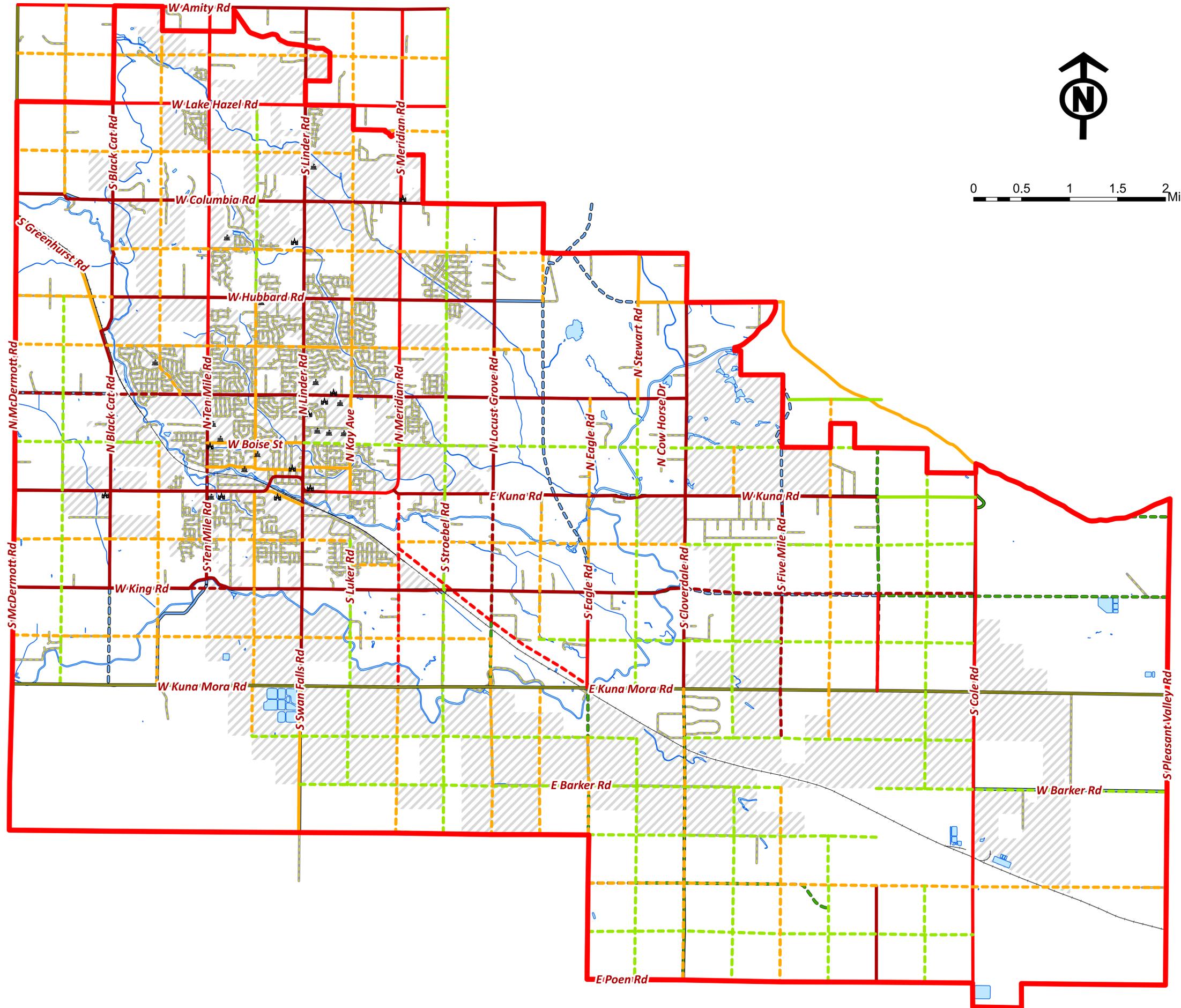
### Legend

- ▬ Area of City Impact
- Union Pacific Railroad
- Roads
- ▬ Waterway
- Kuna City Limits
- Residential Arterial (New)
- Residential Arterial
- Entryway Corridor



# CITY OF KUNA

## Street Circulation

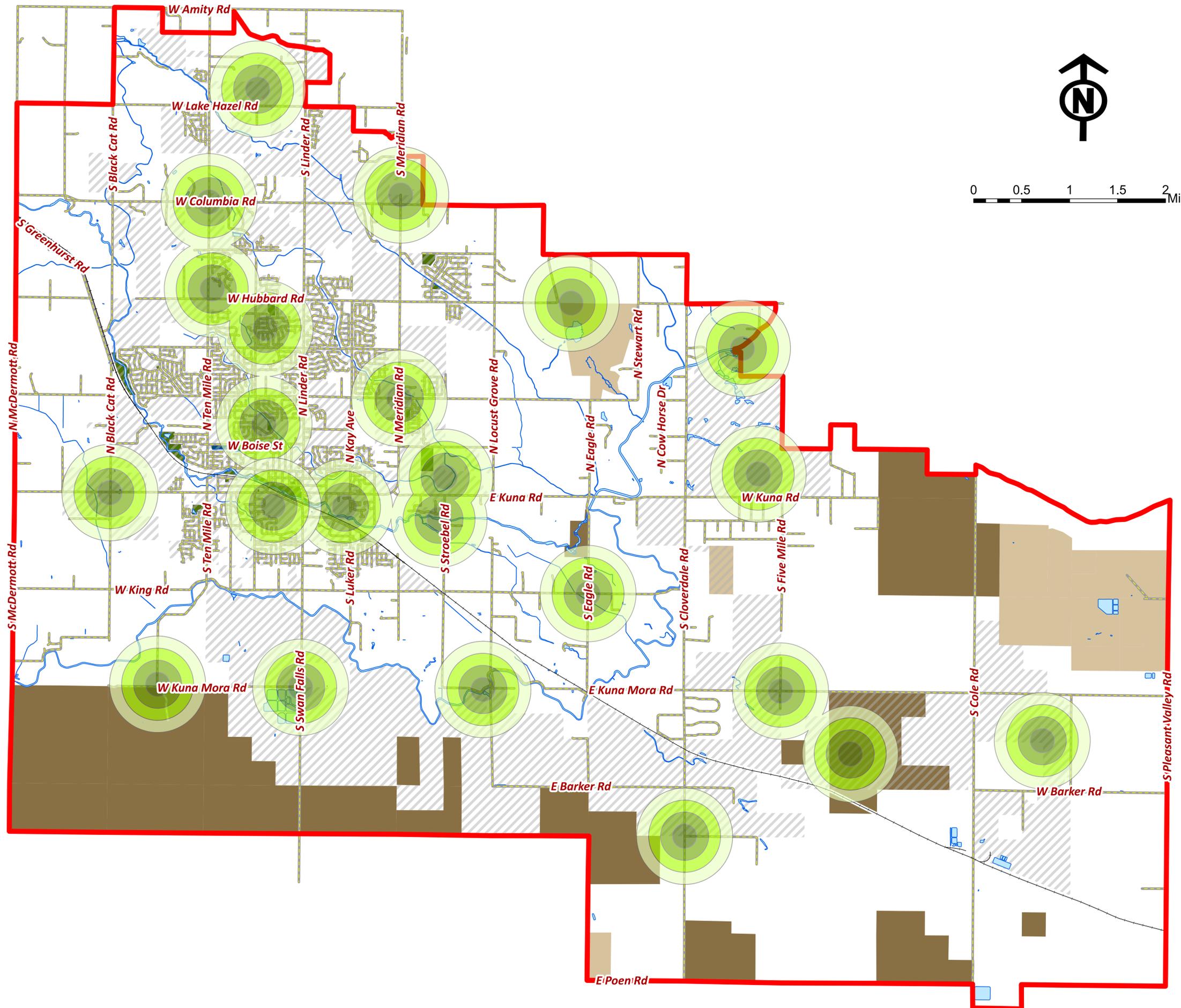
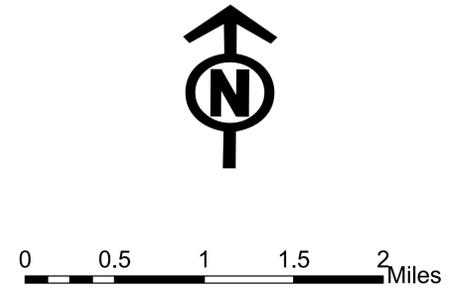


- Legend**
- ▣ Schools
  - ✝ Churches
  - ▭ Area of City Impact
  - Roadway Type**
  - ▬ Principal Arterial - Section Line (84/120 FT)
  - ▬ Major Collector - Mid Mile (60/70 FT)
  - ▬ Minor Arterial - 3 Lane (74/96 FT)
  - ▬ Minor Collector - 2 Lane (60/70 FT)
  - ▬ Proposed Principal Arterial - Section Line (96/120 FT)
  - ▬ Proposed Major Collector - Mid Mile (70 FT)
  - ▬ Proposed Minor Arterial - 3 Lane (74/96 FT)
  - ▬ Proposed Minor Collector - 2 Lane (62 FT)
  - ▬ Proposed Expressway - (160/260 FT)
  - ▬ Residential Arterial
  - ▬ Residential Arterial (New)
  - ▬ Rural Arterial
  - ▬ Rural Arterial (New)
  - ▬ Existing Roads
  - ▬ Union Pacific Railroad
  - ▬ Waterway
  - ▭ Kuna City Limits



# CITY OF KUNA

## Points of Interest



- Legend**
- Area of City Impact
  - Union Pacific Railroad
  - Roads
  - ▬ Waterway
  - ▨ Kuna City Limits
  - Kuna Cemetery
  - Kuna Parks
  - State Lands
  - Federal Lands
  - Future Parks (Approximate Locations)



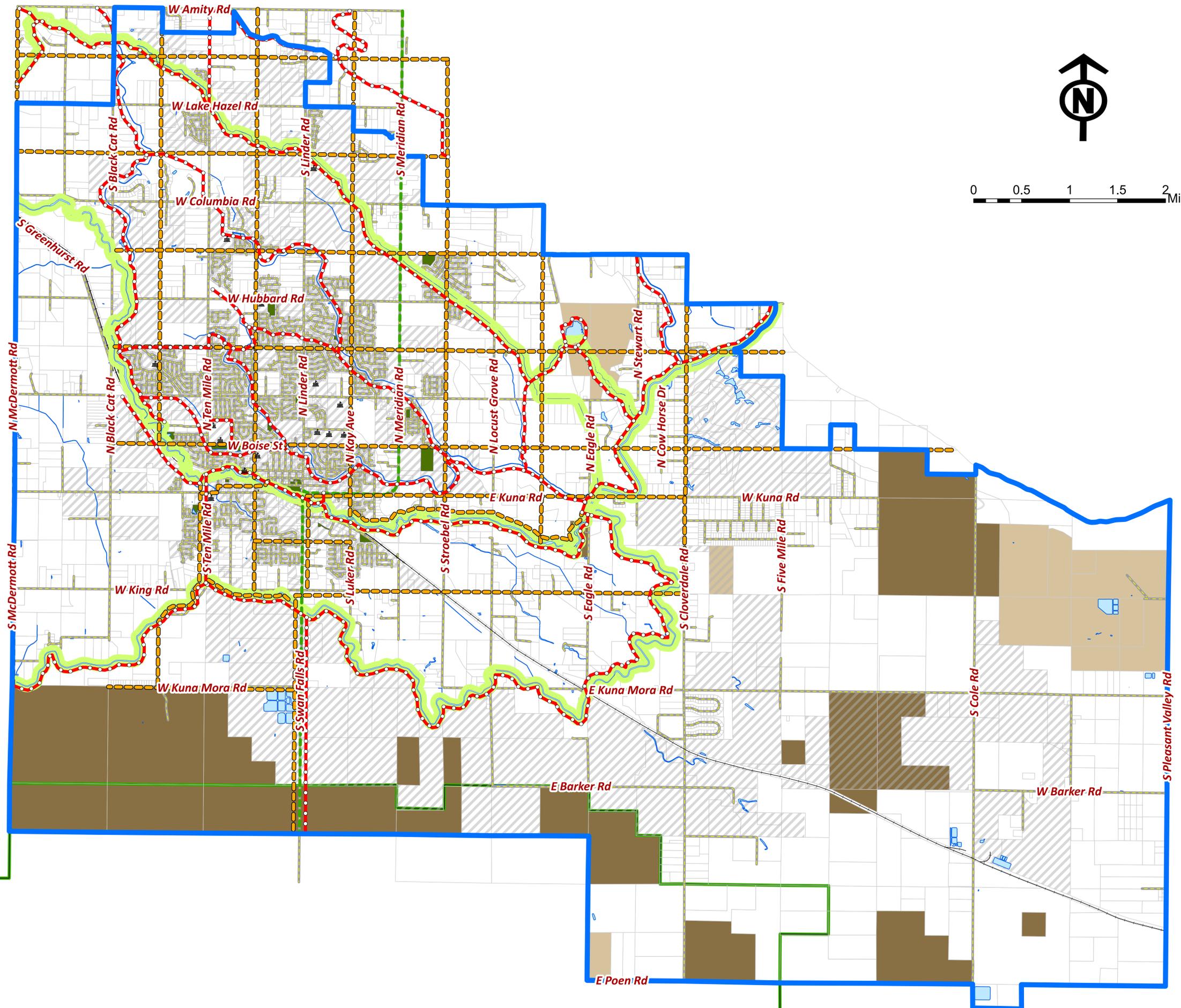
# CITY OF KUNA

## Pathways Master Plan



0 0.5 1 1.5 2 Miles

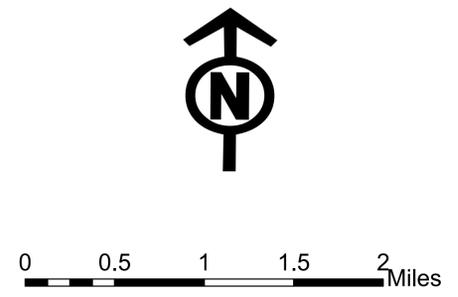
- Legend**
- Area of City Impact
  - Schools
  - - - Future Trails
  - - - Bike Routes
  - Scenic Byway
  - Green Belt Overlay
  - Union Pacific Railroad
  - Roads
  - Waterway
  - Kuna Parks
  - Kuna City Limits
  - Parcels
  - Birds of Prey Boundary
  - State Lands
  - Federal Lands



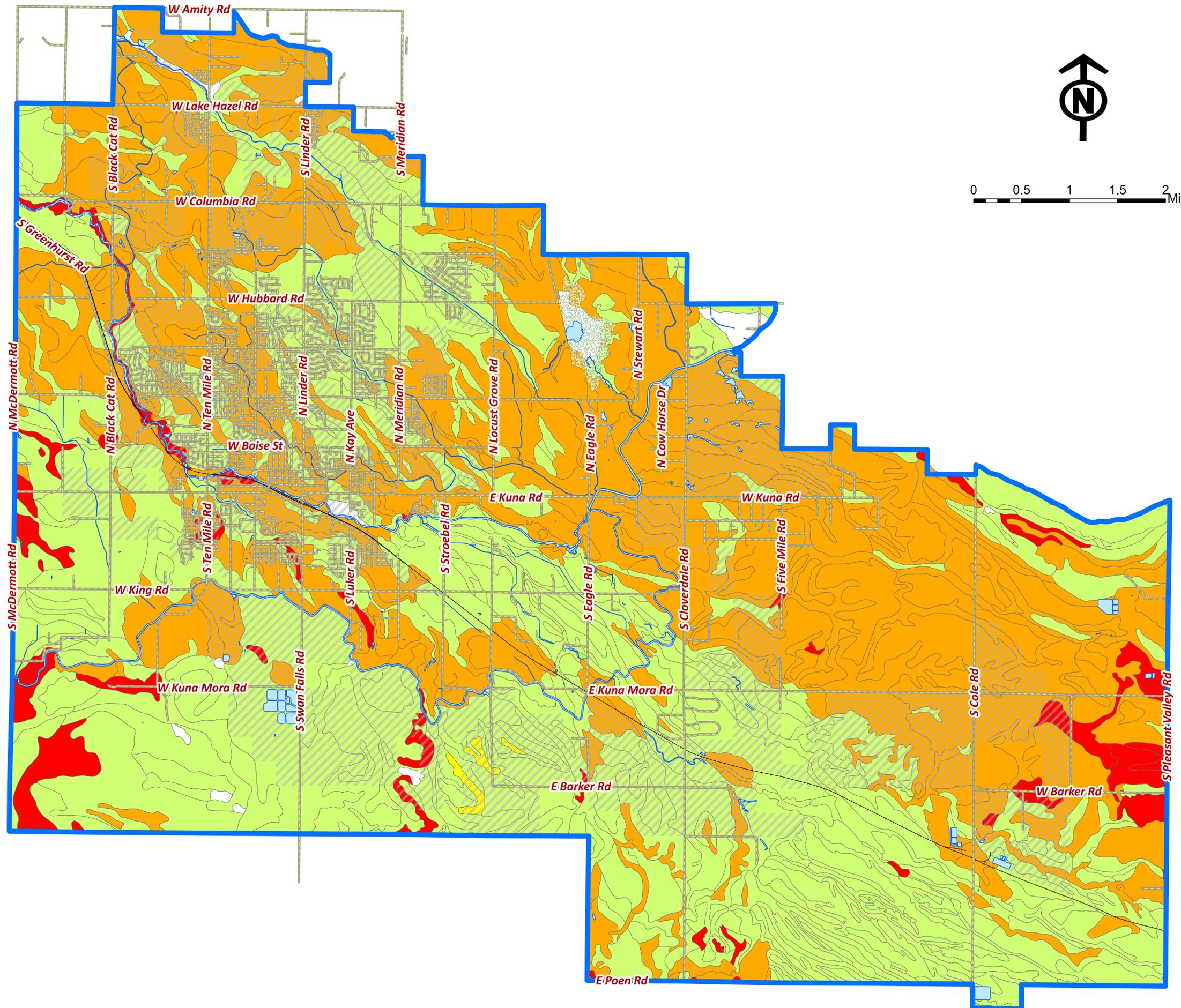


# CITY OF KUNA

## Bedrock Depth (Approximate)



- Legend**
- Area of City Impact
  - Roads
  - Union Pacific Railroad
  - Waterway
  - Wetlands
  - Kuna City Limits
- Bedrock Depth**
- Approximate Bedrock Depth
- 10"-20"
  - 20"-40"
  - 40"-60"
  - >60"
  - N/A



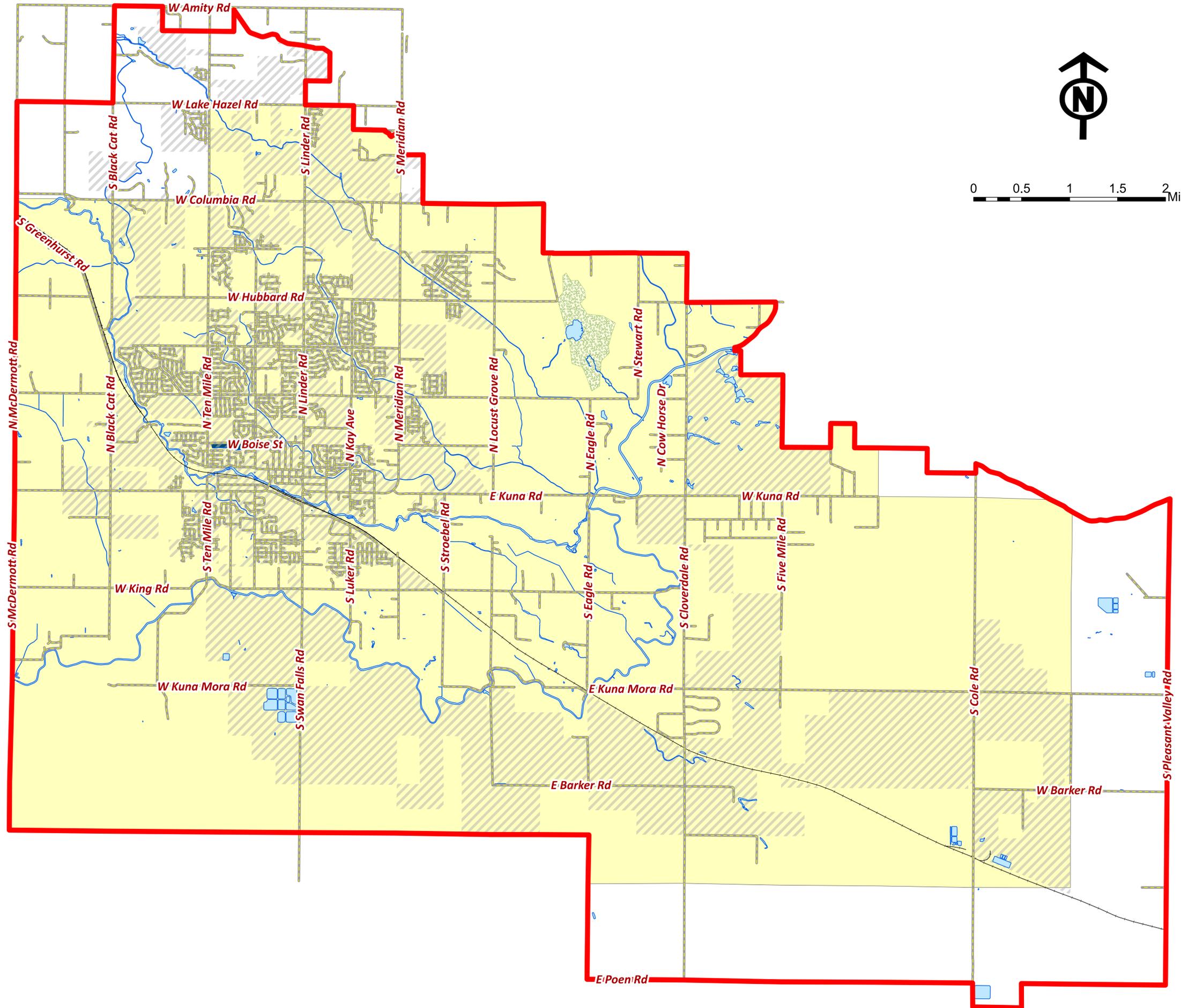


# CITY OF KUNA

## Cemetery District



0 0.5 1 1.5 2 Miles



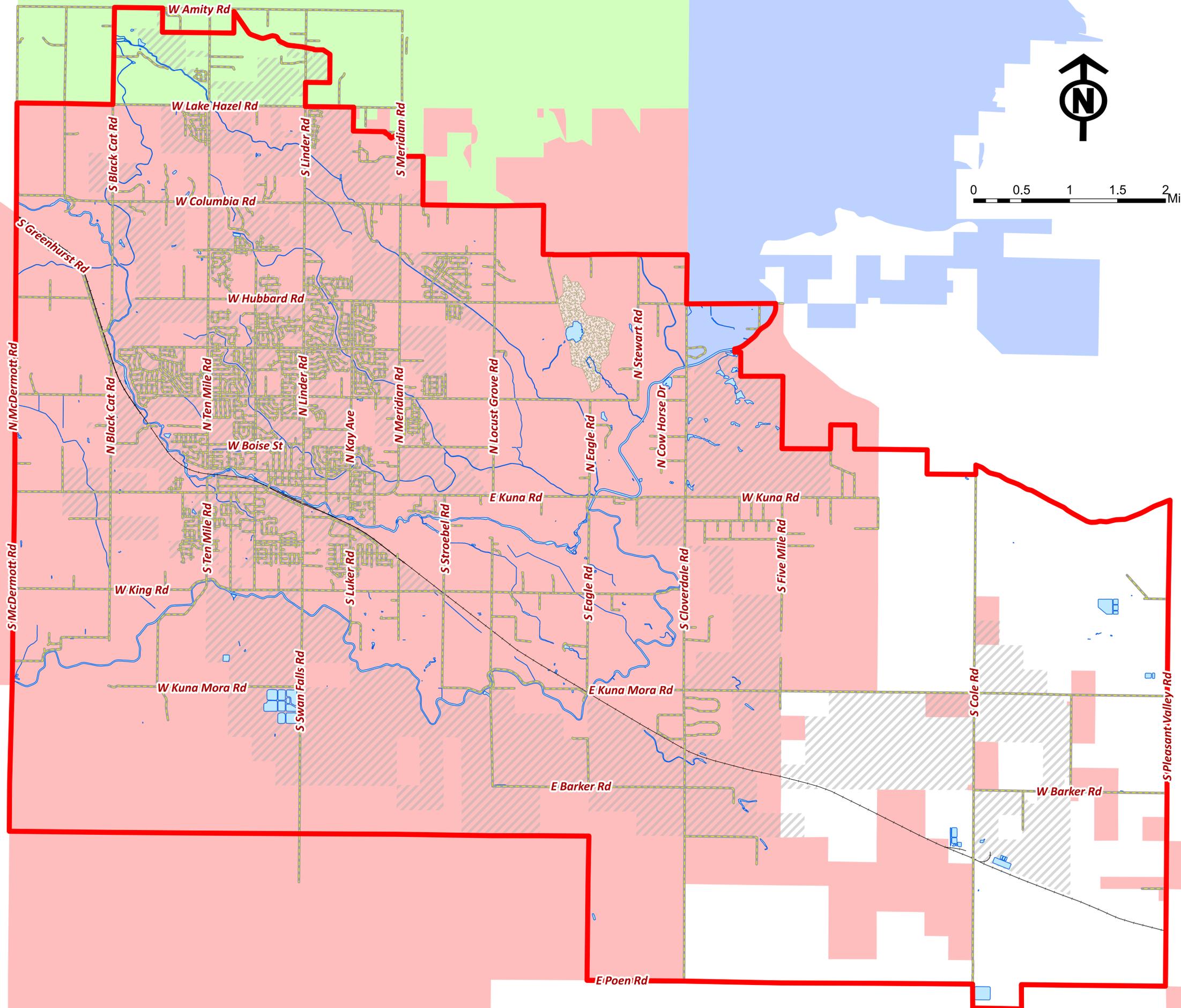
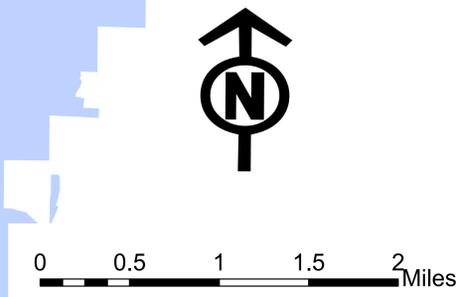
**Legend**

- Area of City Impact
- Roads
- Union Pacific Railroad
- Waterway
- Kuna City Limits
- Kuna Cemetery
- Kuna Cemetery District



# CITY OF KUNA

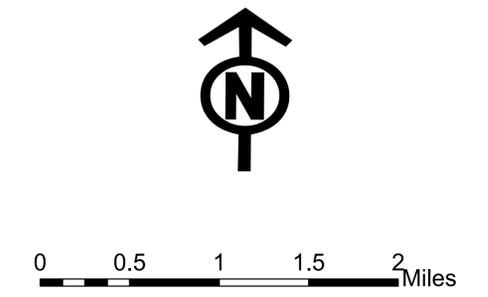
## Fire Districts



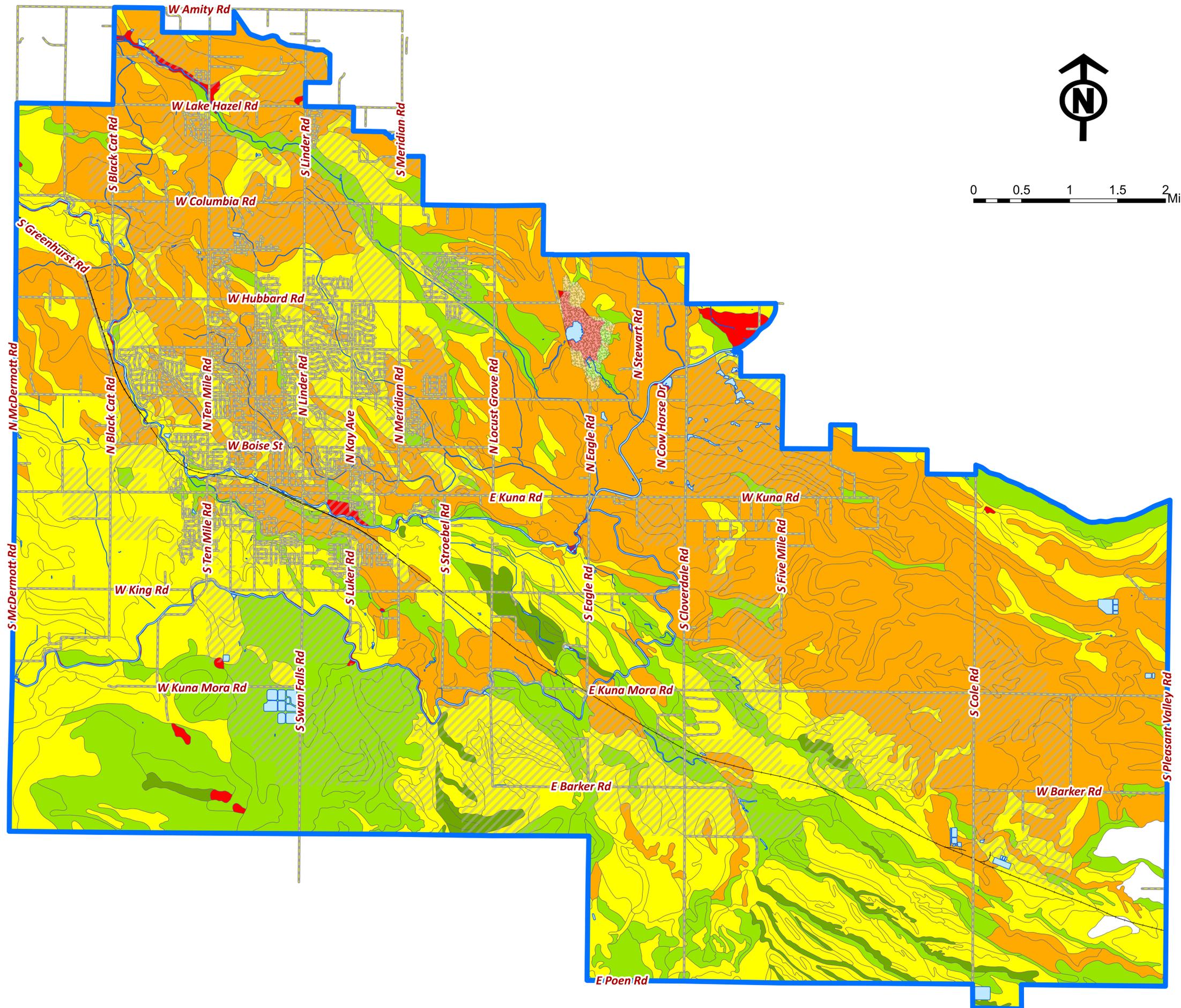
- Legend**
- ▬ Area of City Impact
  - ▬ Roads
  - + Union Pacific Railroad
  - ▬ Waterway
  - ▨ Kuna City Limits
- Fire Districts
- Kuna
  - Meridian
  - Whitney



# CITY OF KUNA Hydrologic Groups



- Legend**
- Area of City Impact
  - Roads
  - Union Pacific Railroad
  - Waterway
  - Wetlands
  - Kuna City Limits
  - Hydrologic Groups
  - Hydrologic Group
  - Hydrologic Group A
  - Hydrologic Group B
  - Hydrologic Group C
  - Hydrologic Group D
  - Not Rated





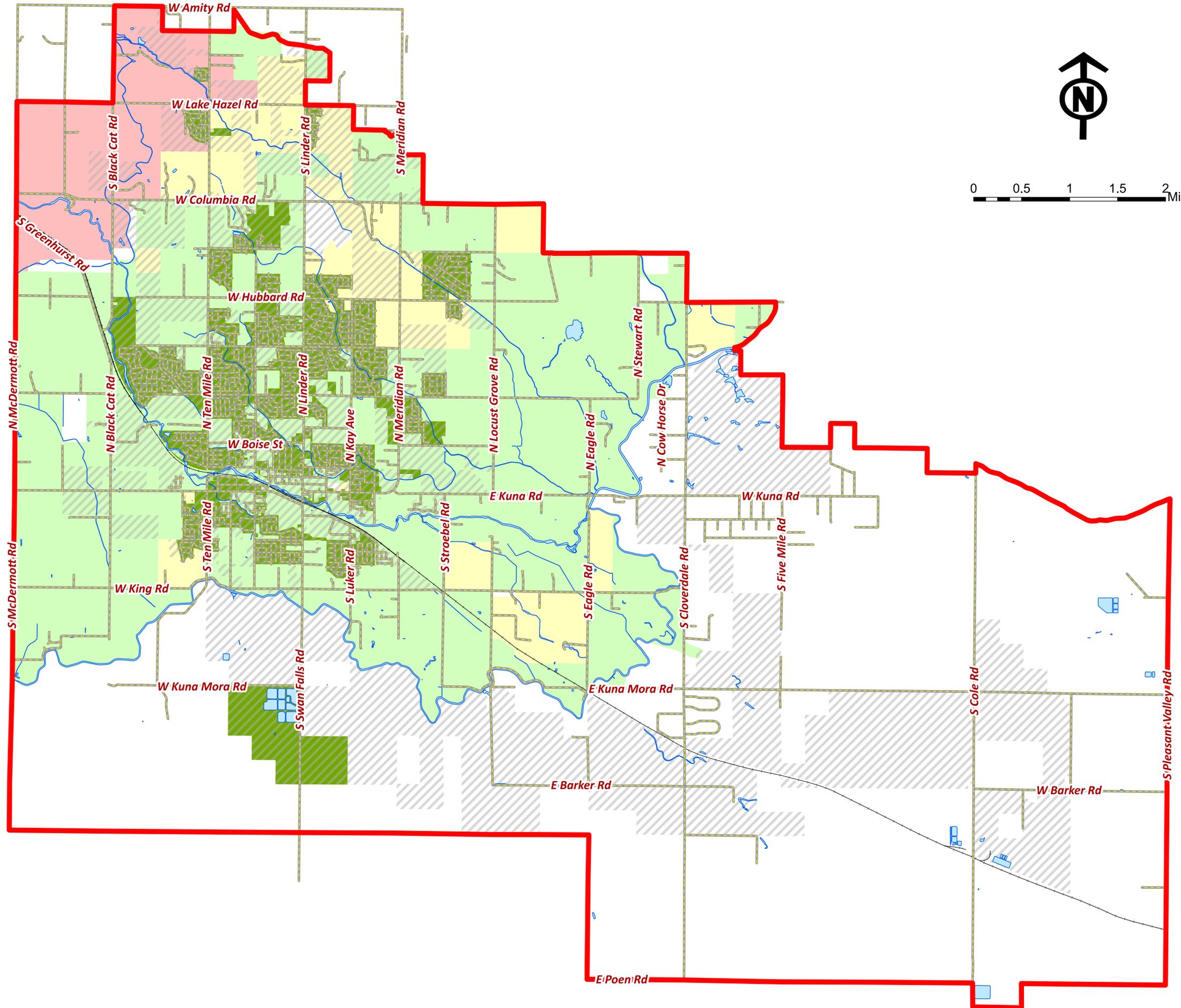
# CITY OF KUNA

## Irrigation Districts



0 0.5 1 1.5 2 Miles

- Legend**
- Area of City Impact
  - Roads
  - Union Pacific Railroad
  - Waterway
  - Kuna City Limits
  - Kuna Municipal Irrigation District
  - Boise Kuna Irrigation District
  - Nampa & Meridian Irrigation District
  - New York Irrigation District

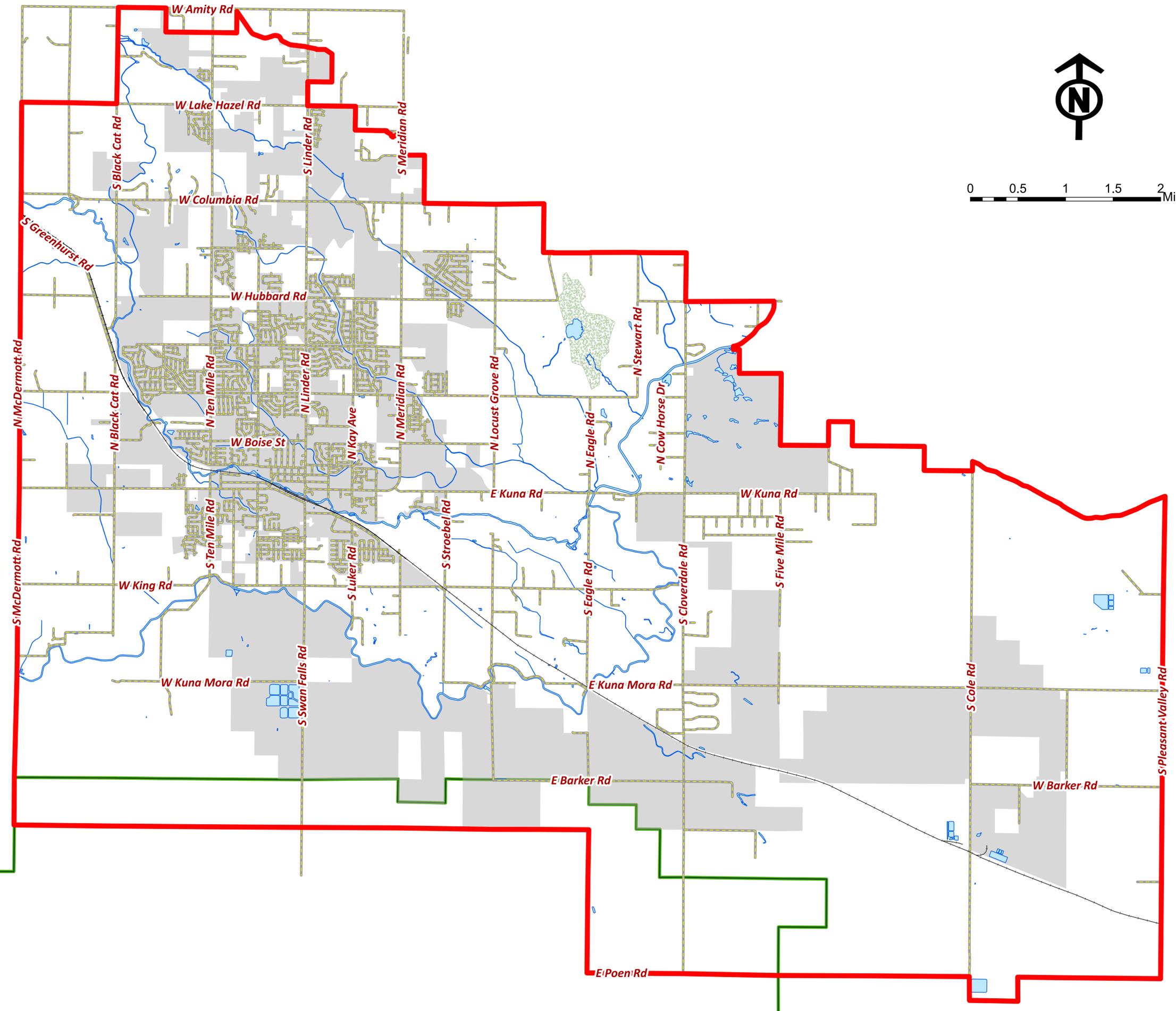
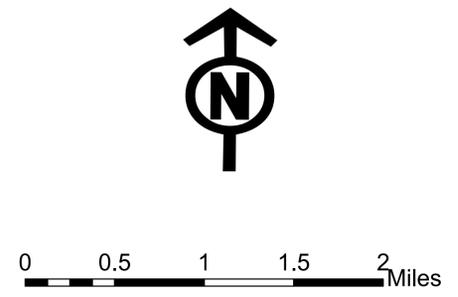
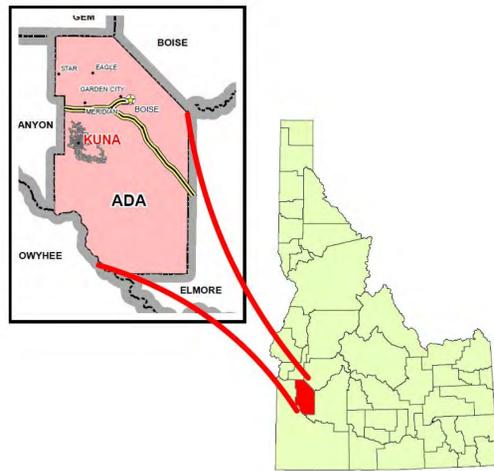






# CITY OF KUNA

## Location Map



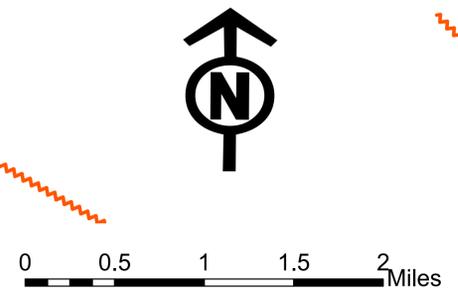
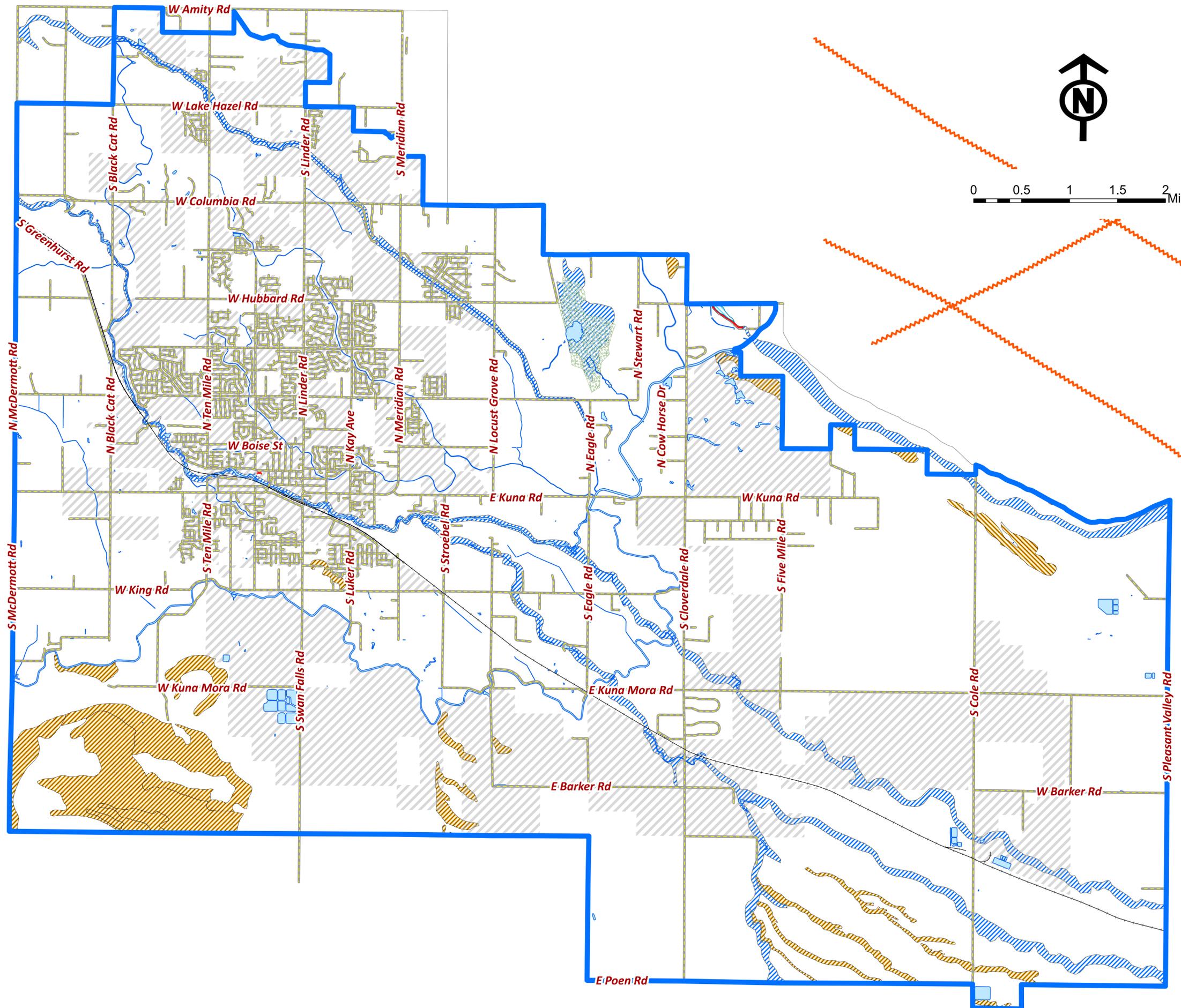
- Legend**
- ▭ Area of City Impact
  - ▬ Union Pacific Railroad
  - ▬ Roads
  - ▬ Waterway
  - ▭ Kuna City Limits
  - ▬ Birds of Prey Boundary
  - ▭ Wetlands



# CITY OF KUNA

## Natural Hazards

- Legend**
- Area of City Impact
  - Union Pacific Railroad
  - Roads
  - ▬ Waterway
  - ▨ Kuna City Limits
  - ▨ Wetlands
  - ▨ 500 Year Floodplain
  - ▨ 100 Year Floodplain
  - Floodway
  - ▨ Zone AE
  - ▨ Zone X
  - ⚡ Fault Lines
  - Steep Slopes
  - Slope Percentage
  - ▨ 8 to 12 Percent Slopes
  - ▨ 12 to 30 Percent Slopes





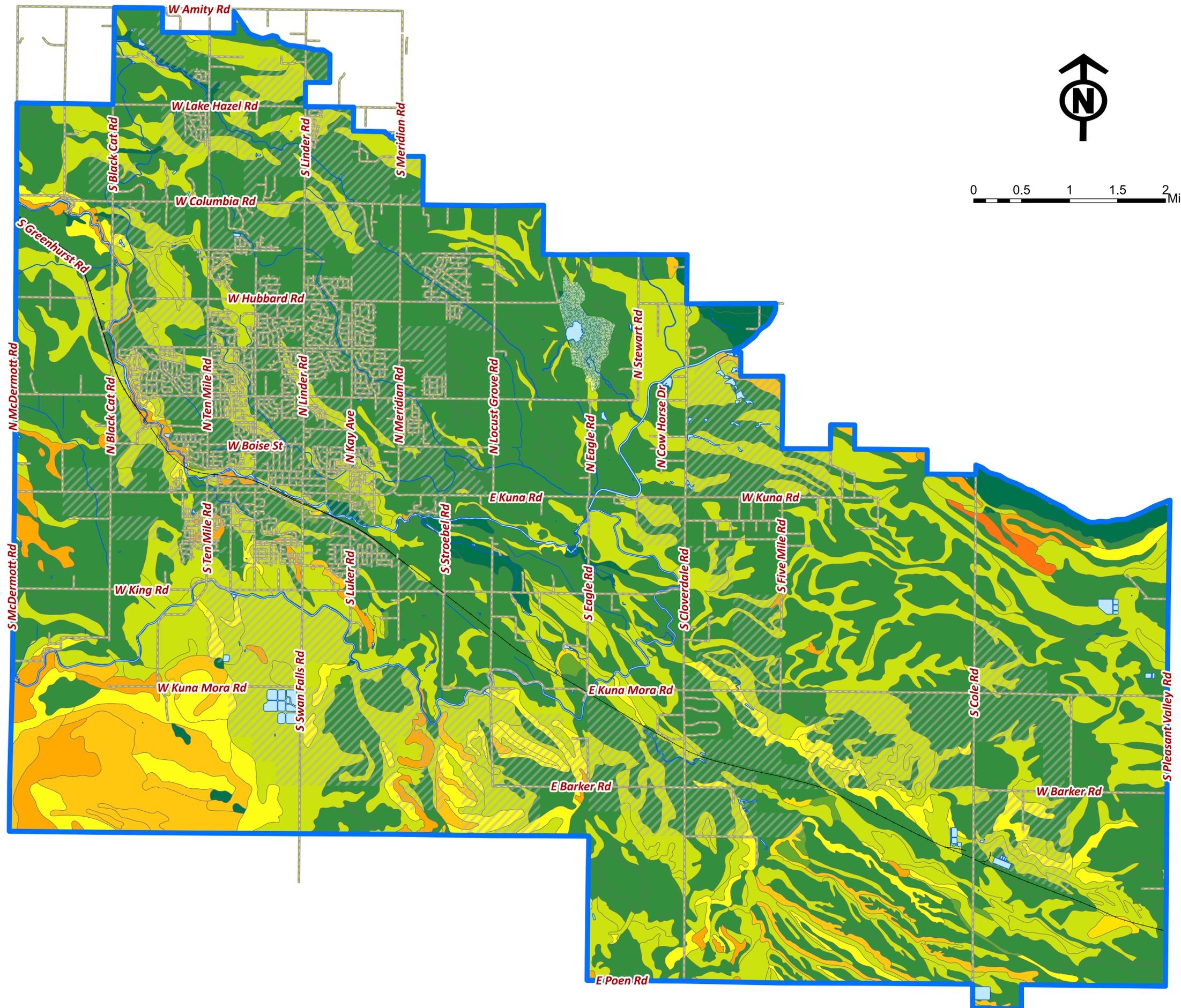


# CITY OF KUNA

## Slope Averages



- Legend**
- Area of City Impact
  - Roads
  - Union Pacific Railroad
  - Waterway
  - ▨ Wetlands
  - Kuna City Limits
  - Slope
  - Slope Average
  - 0 - 0.9%
  - 1 - 1.4%
  - 1.5 - 1.9%
  - 2 - 2.9%
  - 3 - 5.9%
  - 6 - 7.4%
  - 7.5 - 9.9%
  - 10 - 12.4%
  - 12.5 - 20.9%
  - 21 - 47.4%
  - 47.5 and Greater



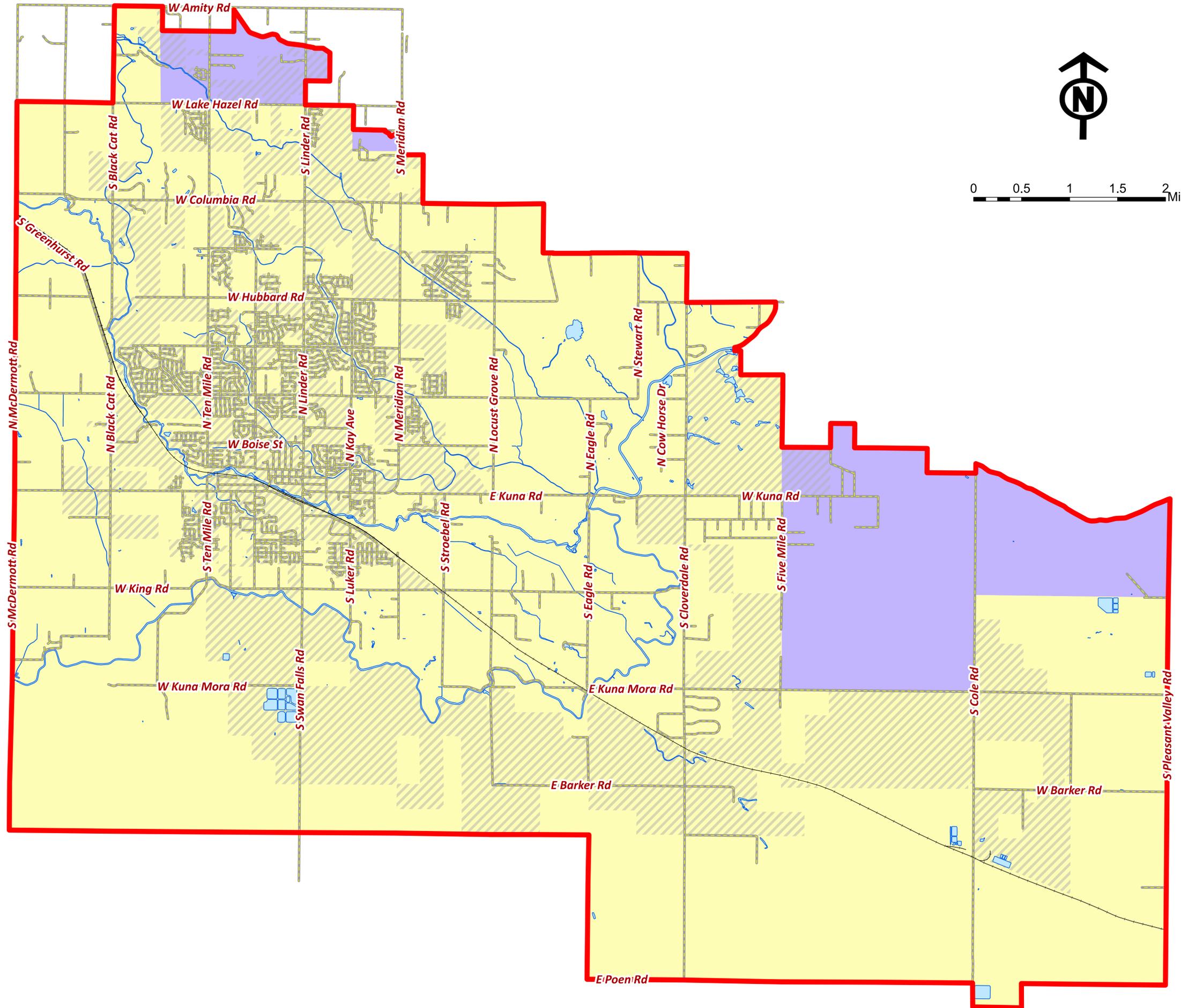


# CITY OF KUNA

## School Districts



0 0.5 1 1.5 2 Miles

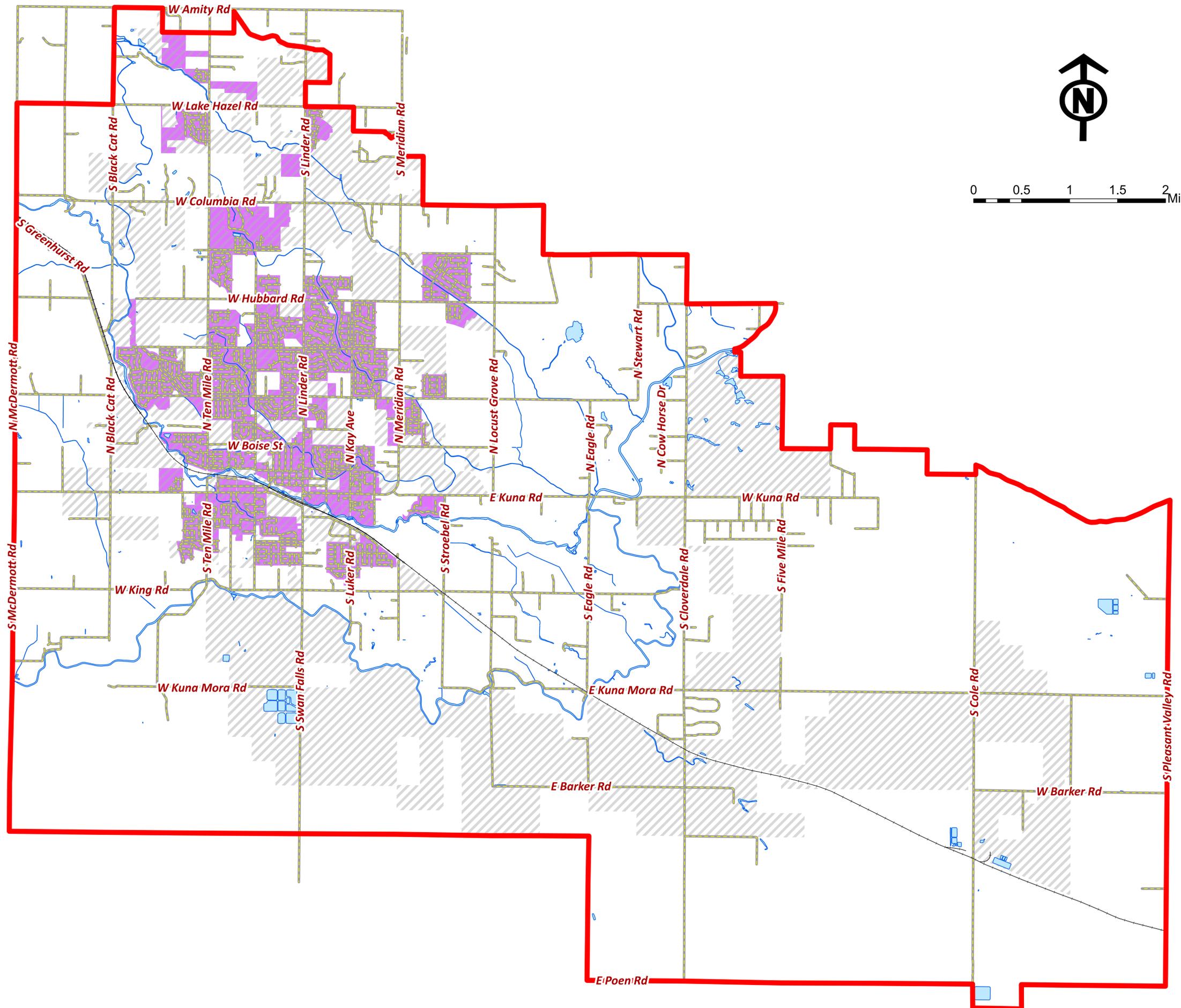
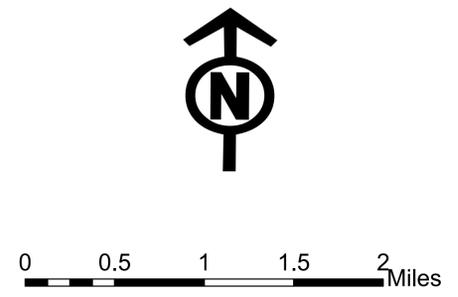


- Legend**
- ▬ Area of City Impact
  - ⊕ Union Pacific Railroad
  - Roads
  - ▬ Waterway
  - ▨ Kuna City Limits
  - School Districts
  - District
  - Kuna Joint School District No. 3
  - Meridian School District No. 2



# CITY OF KUNA

## Existing Service Area Irrigation

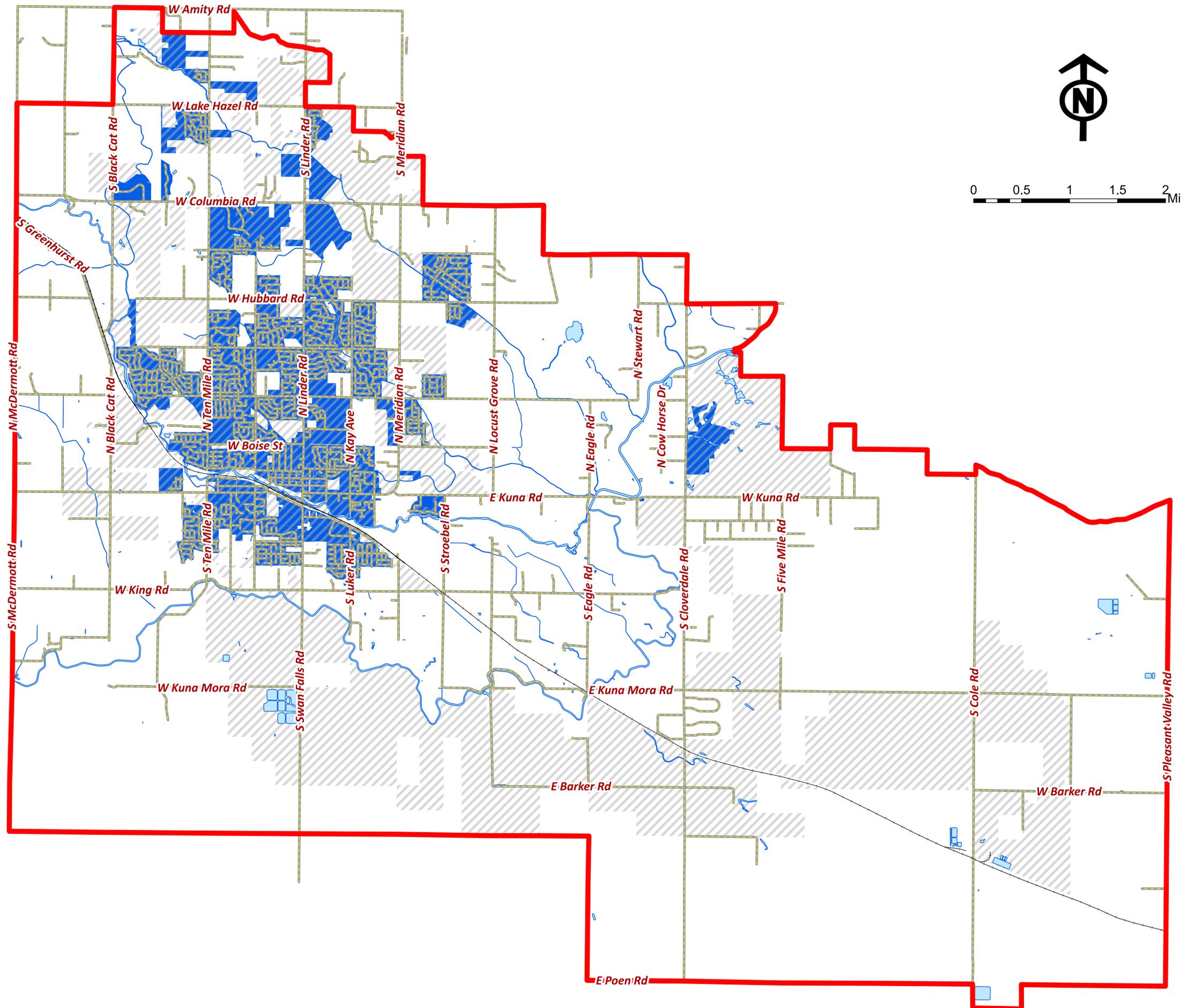


- Legend**
- Area of City Impact
  - Union Pacific Railroad
  - Roads
  - Waterway
  - Kuna City Limits
  - Irrigation Service Area



# CITY OF KUNA

## Existing Service Area Potable Water



**Legend**

- Area of City Impact
- Union Pacific Railroad
- Roads
- Waterway
- Kuna City Limits
- Potable Water Service Area

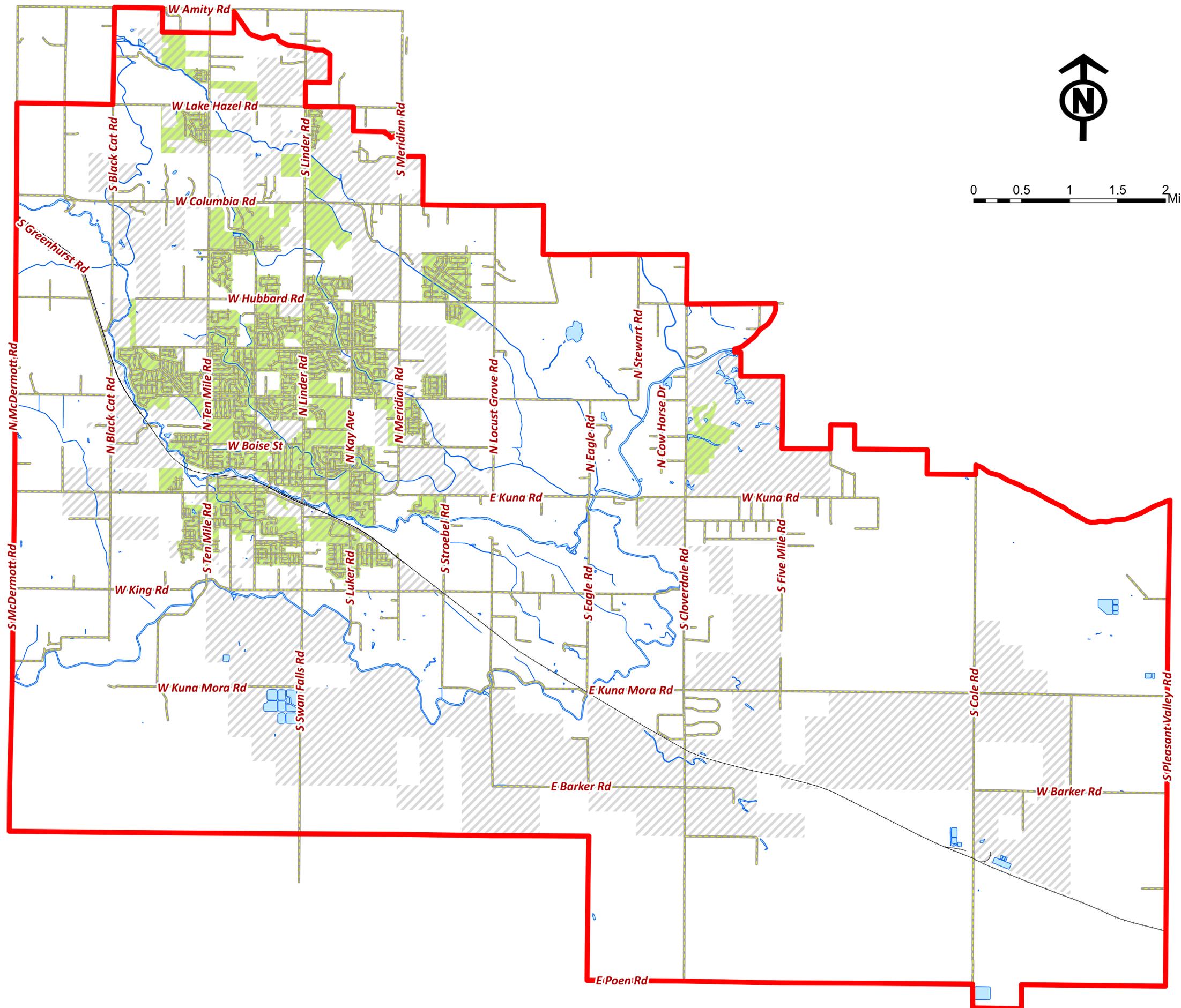


# CITY OF KUNA

## Existing Service Area Sewer



0 0.5 1 1.5 2 Miles

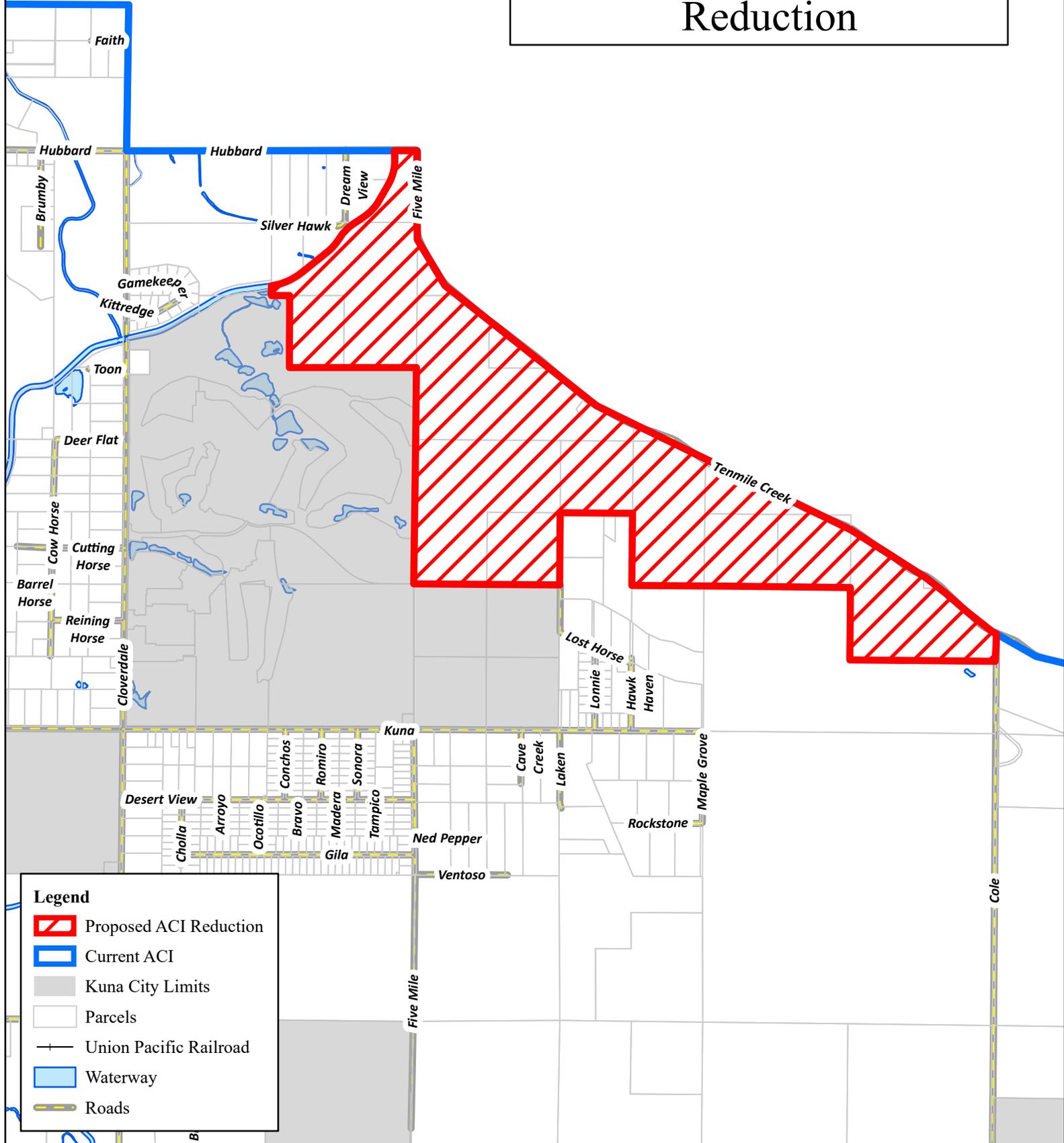


- Legend**
- ▭ Area of City Impact
  - Union Pacific Railroad
  - Roads
  - ▭ Waterway
  - ▨ Kuna City Limits
  - ▭ Sewer Service Area



# CITY OF KUNA

## Proposed Area of City Impact Reduction



**LEGAL DESCRIPTION FOR THE CITY OF KUNA'S PROPOSED AREA OF CITY IMPACT:**

Commencing at the northwest corner of Section 4, Township 2 North Range 1 West also being the intersection of W Lake Hazel Rd and S McDermott Rd,

Thence south 7-½ miles to the corner common with Sections 8 & 9 of Township 1 North Range 1 West;

Thence east 6 miles to the corner common with Sections 8 & 9 of Township 1 North Range 1 East;

Thence south 1-½ miles to a point in the center of the E Poen Rd;

Thence east 4 miles along the E Poen Rd centerline;

Thence south ¼ mile along the centerline of S Cole Rd;

Thence east ½ mile to the centerline of S Broken Sky Ln;

Thence north along said alignment ¼ mile to the centerline of E Poen Rd;

Thence east 1 ½ miles to the centerline of S Pleasant Valley Rd;

Thence north along said S Pleasant Valley Rd 5 miles more or less to the intersection of W Tenmile Creek Rd;

Thence in a northwesterly direction for 2.04 miles more or less along the centerline of W Tenmile Creek to the intersection of S Cole Rd;

Thence south along the centerline of S Cole Rd 518.13 feet to the NE corner of the SE ¼ of the SE ¼ of Section 24, Township 2 North, Range 1 East also known as the South 1/16 corner;

Thence west along the east-west centerline of the SE ¼ of said section approximately 2,679.04 feet to the center-south 1/16 corner;

Thence north 1,326.62 feet to the center ¼ corner of said Section 24;

Thence west 3,999.44 feet to the center-east 1/16 corner of Section 23, Township 2 North, Range 1 East;

Thence north 1,322.45 feet to the north-east 1/16 corner of said section 23;

Thence west 1324.04 feet to the center-north 1/16 corner of said section 23;

Thence south 1322.05 feet to the center ¼ corner of said section 23;

Thence west 2,667.82 feet to what would be the alignment of S Five Mile Rd and the west ¼ corner of said Section 23;

Thence north 3,962.49 feet to the south 1/16 corner of Section 15, Township 2 North, Range 1 East;

Thence west approximately 2,323.03 feet to a point in said Section 15;

Thence north approximately 1319.07 feet to the east-west centerline of said Section 15;

Thence west 333.40 feet to the center ¼ corner of said Section 15;

Thence approximately 178.67 feet to a point in the centerline of the New York Canal;

Thence in a northeasterly direction along the centerline of the New York Canal till the intersection and centerline of W Hubbard Rd;

Thence west approximately 4,897.58 feet along the centerline W Hubbard Rd to the intersection of S Cloverdale Rd;

Thence north  $\frac{1}{2}$  mile along the centering S Cloverdale Rd;

Thence west  $1\frac{1}{2}$  miles along the alignment of E Hubbard Rd and or the north right-of-way of said road not to encroach any private properties that lie north of E Hubbard Rd to the center of Section 8, Township 2 North Range 1 East;

Thence north  $\frac{1}{2}$  miles to a point in the centerline of E Columbia Rd;

Thence west approximately  $1\frac{1}{4}$  miles along the centerline E Columbia Rd to the east line of the west half of the southwest  $\frac{1}{4}$  Section 6, Township 2 North, Range 1 East;

Thence north  $\frac{1}{2}$  of a mile along that eastern line of the west half of the southwest  $\frac{1}{4}$  of said Section 6 to the center-west  $\frac{1}{16}$  corner;

Thence west  $\frac{1}{4}$  of a mile to the centerline of S Meridian Rd;

Thence north 1,164.67 feet more or less along said centerline of S Meridian Rd to a point that is coincident with the S Meridian Rd, the centerline Meridian Lateral and the northern boundary of Taysom Subdivision;

Thence west along the centerline of the Meridian Lateral and the northern boundary of the Taysom Subdivision to the northwest corner of Lot 1 Block 1 of Taysom Subdivision and a point which lies 58.52 feet south of the southern boundary of Stucker Subdivision;

Thence north 58.52 feet to the southern boundary of Stucker Subdivision;

Thence west 1,742.40 feet along the southern line of the north  $\frac{1}{2}$  of the northeast  $\frac{1}{4}$  of Section 1, Township 2 North, Range 1 West;

Thence north 1,307.26 feet along the west line of said north half to the centerline of W Lake Hazel Rd;

Thence west  $\frac{1}{2}$  of a mile along the centerline of W Lake Hazel Rd to the intersection of S Linder Rd;

Thence north  $\frac{1}{4}$  of a mile along the centerline of S Linder Rd;

Thence leaving said centerline of S Linder Rd east  $\frac{1}{4}$  of a mile more or less to the south-west  $\frac{1}{16}$  corner of Section 36, Township 3 North, Range 1 West;

Thence north 1,548.56 feet to the centerline of the Rawson Lateral;

Thence along the Rawson Lateral approximately 1.17 miles and parallel with S Arabian Acres Ln for a portion to a point that lies 141.93 feet more or less due south of W Amity Rd and coincident with the eastern boundary of the northwest  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$ , Township 3 North, Range 1 West, Section 35;

Thence south .22 miles more or less to the northwest 1/16 corner of Section 35, Township 3 North, Range 1 West;

Thence west  $\frac{3}{4}$  of a mile more or less to a point that lies east 15.05 feet from the center-north 1/16 corner of Section 35, Township 3 North, Range 1 West;

Thence north  $\frac{1}{4}$  of a mile and approximately 15 east and parallel to the west line of the northeast  $\frac{1}{4}$  of said Section 35 to the centerline of W Amity Rd;

Thence west along the centerline of West Amity Rd  $\frac{1}{2}$  of a mile to the intersection of said road and S Black Cat Rd;

Thence south one mile along the centerline of S Black Cat Rd to the intersection of W Lake Hazel Rd;

Thence west one mile along the centerline of W Lake Hazel Rd to the Point of Beginning;

Said area contains 80.386 square miles more or less.

## Doug Hanson

---

**From:** Doug Hanson  
**Sent:** Monday, February 14, 2022 4:59 PM  
**To:** 'Ada County Engineer'; 'Ada County Highway District'; 'Adam Ingram'; 'Beky Rone (Kuna USPS Addressing)'; Bobby Withrow; 'Boise Project Board of Control'; 'Brady Barroso'; '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)'; 'Megan Leatherman'; 'Mike Borzick'; 'Nampa Meridian Irrigation District'; 'New York Irrigation'; 'Paris Dickerson'; Paul Stevens; 'Robbie Reno'; 'Sarah Arjona ITD'; 'Scott Arellano (KRFD)'; 'Stacey Yarrington (Ada County)'; 'TJ Lawrence (Interim KRFD Chief)'; 'Marci Horner (Meridian School District)'; 'Joe Bongiorno'; 'ross@whitneyfiredistrict.org'  
**Subject:** City of Kuna Comprehensive Plan Map Amendment and ACI Boundary Reduction Request for Comment  
**Attachments:** City of Kuna Comp Plan Map Amendment and ACI Boundary Reduction Agency Transmittal Packet.pdf

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

|                                      |   |
|--------------------------------------|---|
| <b>Case Name:</b>                    | City of Kuna Comprehensive Plan Map Amendment and Area of City Impact (ACI) Boundary Reduction  |
| <b>Project Description</b>           | The City of Kuna is proposing to amend its Comprehensive Plan Future Land Use Map, approved in July of 2019. Proposed changes include: a significant increase in lands designated Agriculture, to preserve open spaces and rural character outside of the City's core; provide Commercial frontages along the main entryway corridors; and adapting future land uses to ensure unnecessary hardship will not be placed on public infrastructure. Additionally, the City of Kuna is proposing a reduction to its ACI Boundary. |
| <b>Site Location</b>                 | See attached maps and legal description   |
| <b>Applicant</b>                     | City of Kuna – Planning and Zoning Department   |
| <b>Tentative Public Hearing Date</b> | Tuesday, <b>March 22, 2022</b><br>6:00 pm<br>Kuna City Hall is located at 751 W. 4 <sup>th</sup> Street, Kuna, ID 83634   |
| <b>Staff Contact</b>                 | Doug Hanson<br><a href="mailto:dhanson@kunaid.gov">dhanson@kunaid.gov</a><br>Phone: 208.287.1771<br>Fax: 208.922.5989   |

All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project.*

Best,

Doug Hanson

Planner II

City of Kuna

751 W 4<sup>th</sup> St

Kuna, ID 83634

[dhanson@kunaid.gov](mailto:dhanson@kunaid.gov)

208.287.1771





# ADA COUNTY DEVELOPMENT SERVICES

200 W. FRONT STREET, BOISE, IDAHO 83702-7300  
<https://adacounty.id.gov/developmentservices>

PHONE (208) 287-7900  
FAX (208) 287-7909

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

March 4, 2022

Doug Hanson  
Kuna City Planning Department  
PO Box 13  
Kuna, ID 83634

RE: City of Kuna Comprehensive Plan Future Land Use Map Amendment and Area of City Impact Boundary Reduction

Doug,

The City of Kuna has requested feedback regarding the proposed Comprehensive Plan Future Land Use Map Amendment and a reduction of its northeastern Area of City Impact Boundary. Ada County supports the reduction of the proposed Area of City Impact boundary, as this is the boundary that the City of Kuna has identified it can provide public infrastructure to serve.

Ada County is also supportive of the proposed changes to the City of Kuna's Future Land Use Map. As you are aware, Ada County has not adopted Kuna's most recent Comprehensive Plan (2019) and is currently utilizing the Ada County Land Use Map for Kuna's Area of City Impact 'B'. The proposed significant increase in lands designated as Agriculture are more in-line with Ada County's Future Land Use Map. The designation of Commercial uses along the main entry corridors is also supported by Ada County, as the higher traffic trips generated through commercial uses typically minimizes additional traffic through lesser classified streets in denser residential areas. Ada County looks forward to working with city staff in the renegotiation and adoption of Kuna's Comprehensive Plan.

Thank you for this opportunity to provide feedback.

Sincerely,

*Stacey Yarrington*

Stacey Yarrington  
Community & Regional Planner  
Ada County Development Services



# 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: |
|---------------|-------------|
| 02/19/22      | 21880       |

## LEGAL NOTICE

### City of Kuna Comprehensive Plan Amendment & Area of City Impact (ACI) Boundary Reduction

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing **Tuesday, March 22, 2022, at 6:00 PM**, or as soon as can be heard; in connection with a request from the City of Kuna to amend its Comprehensive Plan (maps), approved in July of 2019 and to reduce the City's ACI boundary.

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

February 23, 2022  
 March 2, 2022 205649

1 KUNA, CITY OF  
 P.O. BOX 13  
 KUNA, ID 83634

| AD #   | DESCRIPTION        | START    | STOP     | TIMES | AMOUNT  |
|--------|--------------------|----------|----------|-------|---------|
| 205649 | BOUNDARY REDUCTION | 02/23/22 | 03/02/22 | 2     | \$73.48 |

## Payments:

| Date | Method | Card Type | Last 4 Digits | Check | Amount |
|------|--------|-----------|---------------|-------|--------|
|------|--------|-----------|---------------|-------|--------|

|            |               |              |                |
|------------|---------------|--------------|----------------|
| Discount:  | <b>\$0.00</b> | Gross:       | <b>\$73.48</b> |
| Surcharge: | <b>\$0.00</b> | Paid Amount: | <b>\$0.00</b>  |
| Credits:   | <b>\$0.00</b> |              |                |

**Amount Due: \$73.48**

*We Appreciate Your Business!*

# **YOU'RE INVITED TO AN OPEN HOUSE**

**December 8, 2021 at 4:00 to 6:00 PM in City Hall  
Council Chambers located at 751 W 4<sup>th</sup> Street**



The Future Land Use Map (FLUM) is intended to carry out the goals of the Comprehensive Plan by designating land uses that will enhance the city by shaping and managing both the built and undeveloped environment, preserving existing land uses and implementing a strong community design that will meet the demands of the citizens, public infrastructure and services.

The City of Kuna's FLUM, approved in July 2019, will be updated to meet the aforementioned goals. Changes include: a significant increase in lands designated Agriculture, to preserve open spaces and rural character outside of the city's core; providing Commercial frontages along the main entry corridors to the city; and adapting future land uses to ensure unnecessary hardship will not be placed on public infrastructure.

Visit the Planning & Zoning Public Outreach page at [www.kunacity.id.gov](http://www.kunacity.id.gov) to view the proposed changes!

# December 8, 2021 Open House Sign-in-Sheet

| Comment Sheet No. | Name                    |
|-------------------|-------------------------|
| 1                 | Larry Arave             |
| 2                 | Kari Arave              |
| 3                 | Alice Lichlyter         |
| 4                 | Rachel Lindstrom        |
| 5                 | Greg Lindstrom          |
| 6                 | Billy Edwards           |
| 7                 | Martha Drake            |
| 8                 | Jason Miller            |
| 9                 | Alex Coronado           |
| 10                | Helsea Odan (?)         |
| 11                | Don Kolodziejczak       |
| 12                | John Laraway            |
| 13                | Chris Bruce             |
| 14                | Stacy Yarrington (ACHD) |
| 15                | George & Sharon Pollick |
| 16                | Bill & Sandy Dry        |
| 17                | Rick Pleskan (sp?)      |
| 18                | Joe Hibbard             |

|           |                             |
|-----------|-----------------------------|
| <b>19</b> | Deb Wiscombe                |
| <b>20</b> | Ken Wiscombe                |
| <b>21</b> | Mike Williams-Black         |
| <b>22</b> | Lyle Dennison-Swisse        |
| <b>23</b> | Kyle Prewett                |
| <b>24</b> | Dennis & Tracy Vander Stelt |
| <b>25</b> | Karen & Jack Culver         |
| <b>26</b> | Bob & Marsha Hood           |
| <b>27</b> | Marie & Mark O'Leary        |
| <b>28</b> | Tom Ogle                    |
| <b>29</b> | Susan Wasserman             |
| <b>30</b> | Bruce Wasserman             |
| <b>31</b> | Carol Deutsche              |
| <b>32</b> | Richard Deutsche            |
| <b>33</b> | Steve & Pat Hessing         |
| <b>34</b> | Robbie Reno                 |
| <b>35</b> | Liisa Itkonen               |
| <b>36</b> | David Gronbeck, KG Global   |
| <b>37</b> | Penelope Constantakies      |
| <b>38</b> | Brandon Young               |
| <b>39</b> | Heidi Black                 |

|           |  |
|-----------|--|
| <b>40</b> | Rikma Weaver                                 |
| <b>41</b> | Robin Douglas                                |
| <b>42</b> | Tucker Johnson                               |
| <b>43</b> | Patty Hamm                                   |
| <b>44</b> | Cathy Cabor (?)                              |
| <b>45</b> | Teresa Halderson                             |
| <b>46</b> | Merlene Henry                                |
| <b>47</b> | Dave Yorgason                                |
| <b>48</b> | Cindy Giesen - Via Email                     |
| <b>49</b> | Gary Pruitt - Via Email                      |
| <b>50</b> | Sherry Huber - In Person on<br>Following Day |
| <b>51</b> | Becky J Miller - Via Email                   |
| <b>52</b> | Henry Vander Stelt - Via<br>Phone            |



**LIKES**

Billy

A. \_\_\_\_\_

Why? \_\_\_\_\_

Bubble on Lugarno  
North wrong color

B. \_\_\_\_\_

Why? \_\_\_\_\_

C. \_\_\_\_\_

Why? \_\_\_\_\_

D. \_\_\_\_\_

Why? \_\_\_\_\_

E. \_\_\_\_\_

Why? \_\_\_\_\_

Billy Edwards - Select Development

F. \_\_\_\_\_

Why? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

G. \_\_\_\_\_

Why? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

H. \_\_\_\_\_

Why? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

I. \_\_\_\_\_

Why? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

J. \_\_\_\_\_

Why? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**DISLIKES**

A. \_\_\_\_\_

Why? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

B. \_\_\_\_\_

Why? \_\_\_\_\_

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C. \_\_\_\_\_

Why? \_\_\_\_\_

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D. \_\_\_\_\_

Why? \_\_\_\_\_

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Why? \_\_\_\_\_

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F. \_\_\_\_\_

Why? \_\_\_\_\_

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G. \_\_\_\_\_

Why? \_\_\_\_\_

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H. \_\_\_\_\_

Why? \_\_\_\_\_

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\_\_\_\_\_

I. \_\_\_\_\_

Why? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

J. \_\_\_\_\_

Why? \_\_\_\_\_

\_\_\_\_\_

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**LIKES**

A. Future open space / green belt plans Meridian Rd / Kuna Rd

Why? Excited to hear about the ~~new~~ concepts being proposed  
by the developer for additional ~~the~~ riverfront trails and  
parks

B. \_\_\_\_\_

Why? \_\_\_\_\_

C. \_\_\_\_\_

Why? \_\_\_\_\_

D. \_\_\_\_\_

Why? \_\_\_\_\_

E. \_\_\_\_\_

Why? \_\_\_\_\_

Jason Miller

F. \_\_\_\_\_

Why? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

G. \_\_\_\_\_

Why? \_\_\_\_\_

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H. \_\_\_\_\_

Why? \_\_\_\_\_

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I. \_\_\_\_\_

Why? \_\_\_\_\_

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J. \_\_\_\_\_

Why? \_\_\_\_\_

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**DISLIKES**

A. \_\_\_\_\_

Why? \_\_\_\_\_

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B. \_\_\_\_\_

Why? \_\_\_\_\_

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C. \_\_\_\_\_

Why? \_\_\_\_\_

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D. \_\_\_\_\_

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Why? \_\_\_\_\_

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G. \_\_\_\_\_

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H. \_\_\_\_\_

Why? \_\_\_\_\_

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I. \_\_\_\_\_

Why? \_\_\_\_\_

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J. \_\_\_\_\_

Why? \_\_\_\_\_

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LIKES

12B

A. LINDER & HUBBARD

Why? I DON'T BELIEVE WE SHOULD MAKE THIS  
30 ACRES ALL MIXED USE, IT INVITES  
THE WRONG TYPE OF GROWTH, I.E. TOWNHOUSE  
APARTMENT.

B. GOOD STAFF PRESENTATION.

Why? EXPLAINED MANY CONCEPTS OF PLANNING  
PROCESS. GOOD INTERACTION. KUPA'S  
TO STAFF

12C

C. TOO MUCH ATOMIC MIXED USE

Why? I BELIEVE WE SHOULD NOT AUTOMATICALLY  
CREATE MIXED USE. MAKE IT WHAT COUNTY  
HAS IT, THEN CHANGE IT DURING DEDICATION

D. \_\_\_\_\_

Why? \_\_\_\_\_

\_\_\_\_\_

E. \_\_\_\_\_

Why? \_\_\_\_\_

\_\_\_\_\_

John Laraway

F. \_\_\_\_\_

Why? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

G. \_\_\_\_\_

Why? \_\_\_\_\_

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H. \_\_\_\_\_

Why? \_\_\_\_\_

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I. \_\_\_\_\_

Why? \_\_\_\_\_

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\_\_\_\_\_

J. \_\_\_\_\_

Why? \_\_\_\_\_

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**DISLIKES**

A. \_\_\_\_\_

Why? \_\_\_\_\_

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B. \_\_\_\_\_

Why? \_\_\_\_\_

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C. \_\_\_\_\_

Why? \_\_\_\_\_

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G. \_\_\_\_\_

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H. \_\_\_\_\_

Why? \_\_\_\_\_

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I. \_\_\_\_\_

Why? \_\_\_\_\_

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J. \_\_\_\_\_

Why? \_\_\_\_\_

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## LIKES

A. \_\_\_\_\_

Why? \_\_\_\_\_

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B. \_\_\_\_\_

Why? \_\_\_\_\_

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C. \_\_\_\_\_

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D. \_\_\_\_\_

Why? \_\_\_\_\_

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\_\_\_\_\_

E. \_\_\_\_\_

Why? \_\_\_\_\_

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Mike Williams-Black

Comment Card No. 21

F. \_\_\_\_\_

Why? \_\_\_\_\_

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G. \_\_\_\_\_

Why? \_\_\_\_\_

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H. \_\_\_\_\_

Why? \_\_\_\_\_

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I. \_\_\_\_\_

Why? \_\_\_\_\_

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J. \_\_\_\_\_

Why? \_\_\_\_\_

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**DISLIKES**

A. Changed from mixed use to medium density

Why? We purchased the property because it was mixed use. We intended to build apartments or possibly a storage facility. property is less than 1 mile from the largest commercial center in Kuna.

B. No irrigation water available

Why? \_\_\_\_\_

\_\_\_\_\_

c. Should be industrial or light industrial

Why? No ditch water, All ag land would have to have wells to irrigate with groundwater

D. Too much medium density.

Why? There was too much mixed use but now I think you are over correcting. Should be a balance on all main roads

E. \_\_\_\_\_

Why? \_\_\_\_\_

\_\_\_\_\_

F. \_\_\_\_\_

Why? \_\_\_\_\_

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G. \_\_\_\_\_

Why? \_\_\_\_\_

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H. \_\_\_\_\_

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J. \_\_\_\_\_

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## LIKES

A. \_\_\_\_\_

Why? \_\_\_\_\_

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B. \_\_\_\_\_

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C. \_\_\_\_\_

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Why? \_\_\_\_\_

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E. \_\_\_\_\_

Why? \_\_\_\_\_

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*Lyle Dennison-Swisse - Toll Brothers*

F. \_\_\_\_\_

Why? \_\_\_\_\_

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G. \_\_\_\_\_

Why? \_\_\_\_\_

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H. \_\_\_\_\_

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I. \_\_\_\_\_

Why? \_\_\_\_\_

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J. \_\_\_\_\_

Why? \_\_\_\_\_

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**DISLIKES**

A. ASTER GROUP

Why? SEE ATTACHED LETTER

B. WANNER-BUCKNER MU

Why? SEE ATTACHED LETTER

C. \_\_\_\_\_

Why? \_\_\_\_\_

D. \_\_\_\_\_

Why? \_\_\_\_\_

E. \_\_\_\_\_

Why? \_\_\_\_\_

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J. \_\_\_\_\_

Why? \_\_\_\_\_

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# Toll Brothers

AMERICA'S LUXURY HOME BUILDER®

## RE: Kuna Future Land Use Map Amendments

Dear Mayor, City Council, Planning & Zoning Commission and Planning Staff:

Toll Brothers provides this comment letter as part of the City's request for input on the draft amendment to the Kuna Future Land Use Map ("FLUM").

We would like to thank the City of Kuna for soliciting comment and working with the development community and public on the FLUM update. Toll Brothers has enjoyed working with the City on our successful residential project in Kuna including, Sterling Ranch and Timbermist. The City has also been a great partner on our recently approved Paloma projects, which are moving forward as planned. We look forward to continuing to work collaboratively with Kuna on future development projects.

Toll Brothers is actively planning several projects in Kuna; two low density residential projects, Aster Grove and Denali North, and one mixed use project. We plan to file development applications for these projects in the near future. As detailed below, we request two revisions to the draft FLUM to support two of our upcoming Kuna projects.

### 22A 1. Aster Grove.

Aster Grove is planned as a residential community with a density near 3 units per acre located on 37 acres at 610 West Columbia Road (Parcel No. S1301438810). The current FLUM and the draft FLUM both designate the property as Mixed Use. **Toll Brothers requests the City designate the property as Medium-Density Residential ("MDR") on the updated FLUM.** A MDR designation is more appropriate because:

- This land is more suited for MDR with the new Swan Falls High School and the Springhill Subdivision just to the west. MDR development will be the most compatible with the surroundings and will provide desirable homes near the school.
- The MDR designation will allow Toll Brothers to go forward with Aster Grove and extend the Mason Creek sewer trunk line and provide the City with a regional well site. Both are needed City infrastructure projects.
- The property is adjacent to land designated MDR and High Density Residential, which makes MDR a more appropriate fit for this Property.
- The location of the Aster Grove property cannot support a mixed use development concept because it has limited frontage on Columbia Road and the bulk of the property is set away from Columbia. Also, there is already a significant amount of land designated as Mixed Use and Commercial in the corridor to provide a mix of uses in the immediate area.

### 22B 2. Wanner-Buckner Mixed-Use Project



The Wagner-Buckner project is a mixed use project located on 35 acres at 700 N. Meridian Road (Parcel No. S1419325400). Toll Brothers has plans to develop this site as a mixed-use community with approximately 10 acres of commercial fronting on Meridian Road and the remainder of the property as a medium-density residential community. The current FLUM and the draft FLUM both designate the property as Commercial. **We request this parcel be designated as Mixed-Use ("MU") on the updated FLUM.** The MU designation is more appropriate because:

- It will allow for commercial development on the property's busy Meridian Road frontage and a residential neighborhood immediately to the east to support commercial development.
- The MU designation also supports Objectives 3.2.A and Goal 4.A of Envision Kuna by creating a distinctive mixed use entryway corridor into the City.
- The residential neighborhood component of the project will abut a planned City park to the west, which will provide an appealing transition between the commercial development on Meridian Road and the new City park (*see* Envision Kuna p. 40).
- The MU designation and the resulting mixed-use development will be compatible with the Ashton Estates project to the north and provide continuity on the Meridian Road corridor.

Thank you for your consideration of these comments. On the following page is a summary map of the revisions to the draft FLUM Toll Brothers is requesting. Please do not hesitate to reach out if you have any questions.

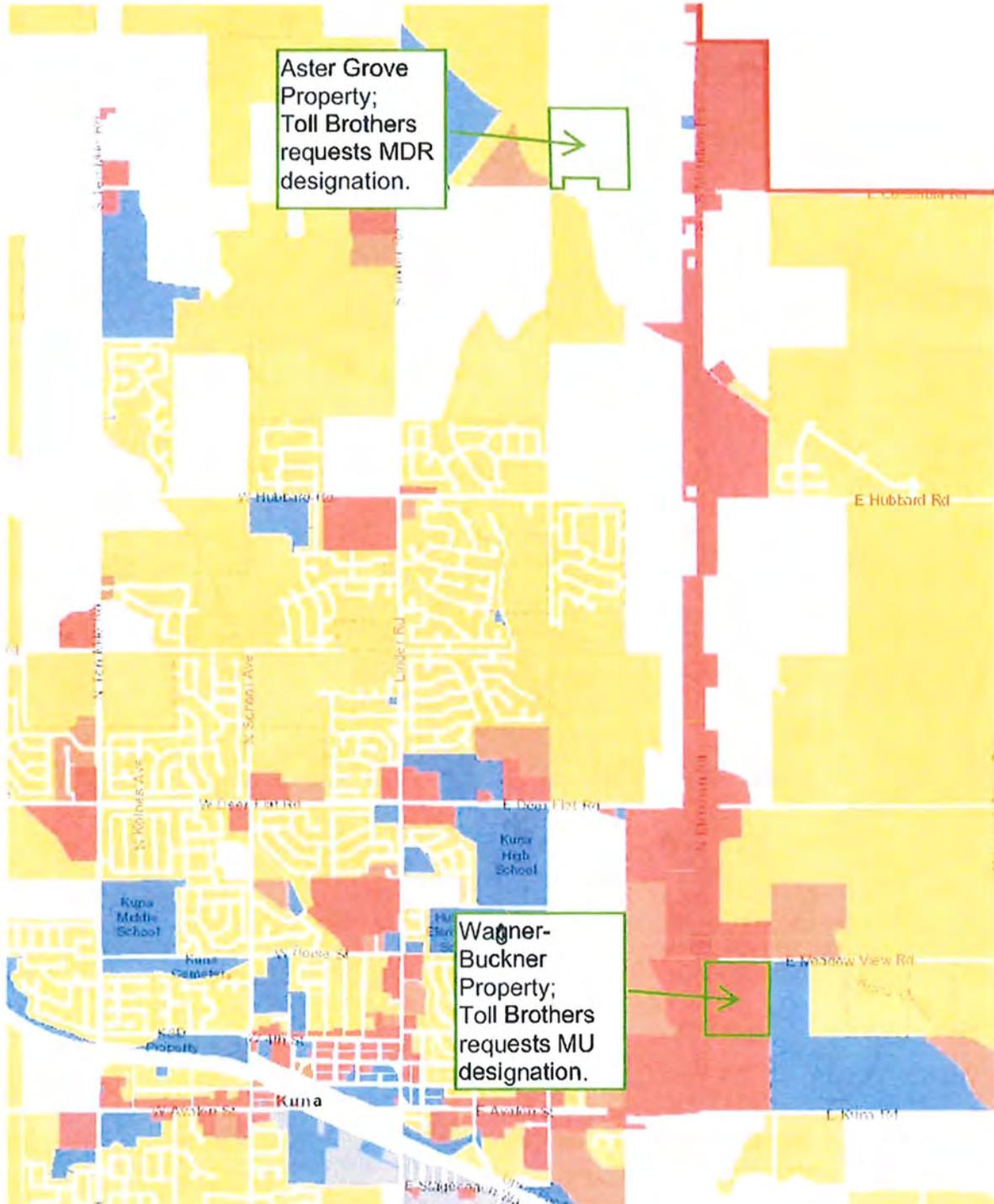
Sincerely,



Ryan Hammons,  
Senior Vice President



## Toll Brothers' Requested Revisions to the Draft FLUM







## LIKES

A. 24A ~

Why? For the foreseeable future that should work fine. Maybe later R4 would be better

B. \_\_\_\_\_

Why? \_\_\_\_\_

C. \_\_\_\_\_

Why? \_\_\_\_\_

D. \_\_\_\_\_

Why? \_\_\_\_\_

E. \_\_\_\_\_

Why? \_\_\_\_\_

*Dennis & Tracy Vander Stelt*

F. \_\_\_\_\_

Why? \_\_\_\_\_

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G. \_\_\_\_\_

Why? \_\_\_\_\_

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H. \_\_\_\_\_

Why? \_\_\_\_\_

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I. \_\_\_\_\_

Why? \_\_\_\_\_

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J. \_\_\_\_\_

Why? \_\_\_\_\_

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**DISLIKES**

A. \_\_\_\_\_

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B. \_\_\_\_\_

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C. \_\_\_\_\_

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D. \_\_\_\_\_

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E. \_\_\_\_\_

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F. \_\_\_\_\_

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G. \_\_\_\_\_

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J. \_\_\_\_\_

Why? \_\_\_\_\_

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## LIKES

A. more Agriculture

Why? like it RURAL

B. \_\_\_\_\_

Why? \_\_\_\_\_

C. \_\_\_\_\_

Why? \_\_\_\_\_

D. \_\_\_\_\_

Why? \_\_\_\_\_

E. \_\_\_\_\_

Why? \_\_\_\_\_

Steve & Pat Hessing

F. \_\_\_\_\_

Why? \_\_\_\_\_

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G. \_\_\_\_\_

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H. \_\_\_\_\_

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I. \_\_\_\_\_

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J. \_\_\_\_\_

Why? \_\_\_\_\_

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**DISLIKES**

A. too much traffic especially

Why? Lindee & Avalon

B. Need less high density &

Why? medium density

C. \_\_\_\_\_

Why? \_\_\_\_\_

D. \_\_\_\_\_

Why? \_\_\_\_\_

E. \_\_\_\_\_

Why? \_\_\_\_\_

F. \_\_\_\_\_

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J. \_\_\_\_\_

Why? \_\_\_\_\_

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## LIKES

A. \_\_\_\_\_

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B. \_\_\_\_\_

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Why? \_\_\_\_\_

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Heidi Black

F. \_\_\_\_\_

Why? \_\_\_\_\_

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G. \_\_\_\_\_

Why? \_\_\_\_\_

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I. \_\_\_\_\_

Why? \_\_\_\_\_

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J. \_\_\_\_\_

Why? \_\_\_\_\_

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**DISLIKES**

A. Changes our property from mixed use to medium density  
Why? We purchased the property thinking it would be zoned mixed use in the future. I believe changing it from mixed use to medium density will devalue our property.

B. \_\_\_\_\_  
Why? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c. Show the zoning ~~At~~ Agriculture  
Why? I think it should be zoned Industrial because its not good farm ground.

D. \_\_\_\_\_  
Why? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

E. \_\_\_\_\_  
Why? \_\_\_\_\_  
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F. \_\_\_\_\_

Why? \_\_\_\_\_

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G. \_\_\_\_\_

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H. \_\_\_\_\_

Why? \_\_\_\_\_

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I. \_\_\_\_\_

Why? \_\_\_\_\_

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J. \_\_\_\_\_

Why? \_\_\_\_\_

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## LIKES

A. \_\_\_\_\_

Why? \_\_\_\_\_

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B. \_\_\_\_\_

Why? \_\_\_\_\_

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C. \_\_\_\_\_

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D. \_\_\_\_\_

Why? \_\_\_\_\_

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E. \_\_\_\_\_

Why? \_\_\_\_\_

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Rikma Weaver

F. \_\_\_\_\_

Why? \_\_\_\_\_

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G. \_\_\_\_\_

Why? \_\_\_\_\_

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H. \_\_\_\_\_

Why? \_\_\_\_\_

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I. \_\_\_\_\_

Why? \_\_\_\_\_

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J. \_\_\_\_\_

Why? \_\_\_\_\_

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**DISLIKES**

A. Traffic & Pedestrian use

Why? Unsafe Intersection - Cavalon & Kay

B. \_\_\_\_\_

Why? \_\_\_\_\_

C. \_\_\_\_\_

Why? \_\_\_\_\_

D. \_\_\_\_\_

Why? \_\_\_\_\_

E. \_\_\_\_\_

Why? \_\_\_\_\_

F. \_\_\_\_\_

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Why? \_\_\_\_\_

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H. \_\_\_\_\_

Why? \_\_\_\_\_

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I. \_\_\_\_\_

Why? \_\_\_\_\_

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J. \_\_\_\_\_

Why? \_\_\_\_\_

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**LIKES**

A. Reduction of mixed use OVERALL

Why? MORE AG & LOW DENSITY keeps  
our traditional feel of KUNA

B. \_\_\_\_\_

Why? \_\_\_\_\_

C. \_\_\_\_\_

Why? \_\_\_\_\_

D. \_\_\_\_\_

Why? \_\_\_\_\_

E. \_\_\_\_\_

Why? \_\_\_\_\_

Robin Douglas

F. \_\_\_\_\_

Why? \_\_\_\_\_

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G. \_\_\_\_\_

Why? \_\_\_\_\_

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H. \_\_\_\_\_

Why? \_\_\_\_\_

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I. \_\_\_\_\_

Why? \_\_\_\_\_

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J. \_\_\_\_\_

Why? \_\_\_\_\_

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**DISLIKES**

A. Loss of light industrial zoning

Why? Along the tracks is perfect for small manuf. factoring, assembly and small warehousing. Also, around Kingst Stobel is still close to town, helps our commercial businesses as well.

B. \_\_\_\_\_

Why? \_\_\_\_\_

C. \_\_\_\_\_

Why? \_\_\_\_\_

D. \_\_\_\_\_

Why? \_\_\_\_\_

E. \_\_\_\_\_

Why? \_\_\_\_\_

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G. \_\_\_\_\_

Why? \_\_\_\_\_

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H. \_\_\_\_\_

Why? \_\_\_\_\_

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I. \_\_\_\_\_

Why? \_\_\_\_\_

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J. \_\_\_\_\_

Why? \_\_\_\_\_

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## LIKES

A. Expanding Greenbelt

Why? \_\_\_\_\_  
\_\_\_\_\_  
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B. Access at Strobel

Why? \_\_\_\_\_  
\_\_\_\_\_  
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C. \_\_\_\_\_

Why? \_\_\_\_\_  
\_\_\_\_\_  
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D. \_\_\_\_\_

Why? \_\_\_\_\_  
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E. \_\_\_\_\_

Why? \_\_\_\_\_  
\_\_\_\_\_  
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Patty Hamm

F. \_\_\_\_\_

Why? \_\_\_\_\_

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G. \_\_\_\_\_

Why? \_\_\_\_\_

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H. \_\_\_\_\_

Why? \_\_\_\_\_

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I. \_\_\_\_\_

Why? \_\_\_\_\_

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J. \_\_\_\_\_

Why? \_\_\_\_\_

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**DISLIKES**

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B. \_\_\_\_\_

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C. \_\_\_\_\_

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H. \_\_\_\_\_

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J. \_\_\_\_\_

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**LIKES**

A. Save that land near water

Why? \_\_\_\_\_

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B. No signal - High Traffic "Keep that land"

Why? Land still there should be purchased  
by City turned into Nature Park  
on water before lost FOREVER

Extend Green Belt - Plus Nature Park  
Deers are gone - Geese gone  
Quail gone

C. \_\_\_\_\_

Why? \_\_\_\_\_

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D. \_\_\_\_\_

Why? \_\_\_\_\_

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E. \_\_\_\_\_

Why? \_\_\_\_\_

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Cathy Cabor (?)

F. \_\_\_\_\_

Why? \_\_\_\_\_

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G. \_\_\_\_\_

Why? \_\_\_\_\_

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H. \_\_\_\_\_

Why? \_\_\_\_\_

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I. \_\_\_\_\_

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J. \_\_\_\_\_

Why? \_\_\_\_\_

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**DISLIKES**

A. Emergency connection Stop Development

Why? Until Bridge is built

B. No Traffic Light, many issues there, Boy that

Why? Remaining Land and turn to Nature Park

Green belt is to be but Park Building there "Boy"

You can't get it back when its Built

The rest of the way -

C. \_\_\_\_\_

Why? \_\_\_\_\_

D. \_\_\_\_\_

Why? \_\_\_\_\_

E. \_\_\_\_\_

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## LIKES

A. \_\_\_\_\_

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B. \_\_\_\_\_

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*Teresa Halderson*

F. \_\_\_\_\_

Why? \_\_\_\_\_

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G. \_\_\_\_\_

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J. \_\_\_\_\_

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**DISLIKES**

A. Commercial designation on 3 of 4 corners

Why? Increase traffic at already congested intersection

Very concerned about high intensity commercial near houses

on 1 acre lots. Intersection needs a round-about

B. \_\_\_\_\_

Why? Move commercial zoning to Meridian (Hwy 69)

C. \_\_\_\_\_

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D. \_\_\_\_\_

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**LIKES**

A. less commercial - allow mixed use  
Why? to transition to commercial on  
Meridian Rd

B. Remove from area of impact  
Why?

C. residential up to 3 du/A  
Why? makes sense. Could ~~also~~ allow higher  
density along railroad

D. better use of corridor + not only parcel  
Why? specific

E. Same as "D" - better use of corridor  
Why?

Dave Yorgason

F. \_\_\_\_\_

Why? \_\_\_\_\_

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G. \_\_\_\_\_

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**DISLIKES**

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B. \_\_\_\_\_

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J. \_\_\_\_\_

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**From:** [Cindy Giesen](#)  
**To:** [Jessica Reid](#)  
**Subject:** Re: Proposed Comp Plan FLUM Amendment Feedback  
**Date:** Tuesday, December 14, 2021 6:55:54 PM  
**Attachments:** [image001.png](#)

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From Cindy Giesen 1363 South Ash Avenue, Kuna Idaho  
[cmthewiz@yahoo.com](mailto:cmthewiz@yahoo.com) 12/14/21

**COMMENT CARD #48** (But sorry, I'm not able to break it down into a few lines on the comment card format before the deadline – and will be on the roadtrip again. This does include my Likes and Dislikes and Whys though)....

The following are my inputs and requests concerning the proposed 2021 FLUM updates to the Kuna City Comprehensive Plan (2019). If you are time limited in reading, my major inputs concerning the FLUM are numbered (1.- 4.). The lettered (a. b. etc.) comments below each input are why I believe this observation may be helpful or justified. Thank you for the opportunity to contribute ideas to Kuna's future planning.

1. I appreciate that much of the mixed-use zoning is being removed and restored back to Agricultural use. This will allow our infrastructure and services to catch up with current growth.

a. Why? I feel the mixed-use code has been abused, with applicants seeking higher residential densities, while dangling promises of some parcels for commercial development, jobs hopes, subdivision recreation facilities and useful open spaces. Sadly, these promises rarely comes to fruition or is frequently renegotiated after the home sections are built.

b. We (south of the tracks) all realize until a railroad overpass and better emergency services are provided, growth in the south should be slowed down. This change helps.

2. Much of the land south of W. King Road and west of Locus Grove is, appropriately, now zoned Low Density and AG zones. This is a good transition to BLM, Melba and Birds of Prey boundaries. The proposed densities will provides a nice transition from the higher land uses on the north side of W. King. HOWEVER, around 100 acres on the east side of Swan Falls Road and south of W King is being identified as Medium Density on the FLUM. I request that you allow only the Medium Density of R-4 or fewer homes on these parcels. Since one family owns most of this land, I think I understand why it wasn't coded Low density like the surrounding smaller parcels.

a. As defined in code, Medium Density can be 6-3 homes, but most subdivision applicants request the maximum 'Medium

Density" of R-6, which I feel is not appropriate south of King Road. I suspect that the applicants would have less opposition if the land owners/planners/developers requested R-4 or less in this area.

b. The 100 acre section of 'Medium Density' land has at least three large dairy farms and cattle feed lots nearby. Because I live close to this land, I know for a fact that the area can be unpleasant to our senses. The dairy farms have frequent unbearable smells and have recently acquired highly intense outside lights (not 'dark sky', as our codes require) to increase milk production and to speed up cow reproduction and growth. People who have a little extra land (R-4 or less) tend to add farm animals or gardens and can better contend with these negative dairy and agricultural farm issues.

3. I'm told you will be updating the Land Use Tables for each zone. PLEASE, pay extra attention to the Agriculture 'special uses' permitted and to the Industrial uses (M1,M2 area). As you know, potential land uses have greatly expanded in our digital, manufacturing and chemical age. PLEASE, also update our Kuna Zoning Codes to handle the impact of these uses unfamiliar uses in our area. Kuna has set aside limited land resources in the east for Industrial uses. We need projects that are compatible, safe, provide jobs and ones that provide the city, and local district, tax and income benefits. Please avoid uses that give away our potential City and local tax income.

a. For an example of why new land uses concern many residents, I am aware that a special use that was permitted in 2015 for a solar farm on agricultural land. This was surrounded by farms, housing and unincorporated Ada county citizens. There was much controversy and it seems that even six years later, their concerns about this type of utility/energy use, has not been addressed. The issues the community had with this application can be found archived on the Kuna website identified as: "Council Packet 09.29.2015 Appeal Hearing – Solar Farm" . They could have been resolved by not rushing the project, by finding solutions and by having relative and up to date zoning codes. We suspect more chemical and energy producing uses are coming to the south (M1,M2, 1000+ acres?). Even now, if you search in Kuna Codes for 'manufacturing' you will mostly find it refers to mobile homes and farming/animal uses. We need M1 and M2 related code sections that make it easier to determine how our land and people will be protected from issues the businesses might create (environment, water, living creatures etc.)

b. For my 'solar farm' example, the considerations noted in

this North Carolina article URL, best describes the question and issues I feel should be addressed in more specific, Industrial land use codes, well before accepting an application for that type of project (jobs,taxes,environment,health,cleanup..).  
<https://craven.ces.ncsu.edu/considerations-for-transferring-agricultural-land-to-solar-panel-energy-production/>

4. People have been attracted to Kuna because of its semi-rural, smaller town, country feel. If we continue to approve maximum Medium and High Density housing (5 or more homes per acre) from Hubbard to Lake Hazel, and from Linder to Black Cat/Canyon County, we will lose that identity. In the process, will disenfranchise the existing unincorporated Ada County residents and Kuna will merge into one giant bedroom community, connected to the dense housing Meridian has allowed south of the 184. Much of the region I noted is still Agriculture and/or very low density housing. The land west of Ten Mile to beyond the Canyon County line (to Nampa) is mostly low density and agriculture. PLEASE, consider lower, transitional densities in this region of our Kuna impact zone (4 or less homes) to distinguish Kuna from the other cities nearby. Provide a minimal, but adequate (more?) commercial area to serve that mostly residential region.

a. The lower transitional zoning will provide more opportunities for small farms, higher end large lot homes and small agricultural opportunities. It appears Nampa's FLUM transitions to low density uses towards the east, will be compatible with this approach.

b. This will provide more types of housing types and lifestyle opportunities, which is part of Kuna's comprehensive plan. I suspect we have plenty of R-6 and higher density residential developments.

c. This area could provide a medium to small neighborhood commercial area for the NW Kuna and SW Meridian families. It will reduce trip-ends to resources in nearby cities and it will result in more taxes dollars for Kuna, more regional jobs, less traffic and a unique well planned city, but may require a few more commercial zones, ideally on Ten Mile.

Thank you again and PLEASE help 'Keep Kuna Our Town' and a little bit country.

*Cindy Giesen*

On Thursday, December 9, 2021, 08:27:33 AM MST, Jessica Reid <jreid@kunaid.gov> wrote:

Good Morning Cindy,

I have attached the information we discussed regarding our proposed Future Land Use Map (FLUM) amendments. In the attachment is a Facts Sheet, a Comment Sheet & the current FLUM. I know you had stated you were planning on making comments directly on images of the map & that's totally fine, the Comment Sheet is more of a formality as it is numbered and correlates with my comment tracking record & I wanted to make sure you were assigned a number.

In regards to the map, the original FLUM was adopted in July 2019 with the Envision Kuna Comp Plan; the map within the attached packet was amended March 2020 – the only change is the March 2020 map reflects an adjustment to the City of Kuna ACI (Area of City Impact) which was negotiated with the City of Meridian & encompasses the properties north of Amity Road which were Annexed into City Limits. If you would like to compare the March 2020 map to the July 2019 map, please use this link <http://www.kunacity.id.gov/ImageRepository/Document?documentID=4405>.

I believe you already know how to reach the proposed FLUM map on the Planning & Zoning Public Outreach page, but for convenience, here is the direct link <https://www.arcgis.com/home/webmap/viewer.html?webmap=6032b1bf2aec42fa8a69269a3280e4b2&extent=-116.5492,43.4078,-116.1276,43.569>. I can also provide a PDF of this map if you would like, just let me know.

If you have any questions, please feel free to let me know. I will be reviewing the comments received the remainder of this week, as well as next week, so if you could have your comments back to me by Friday December 17<sup>th</sup> that would be great.

Our department & the City of Kuna appreciate your feedback!

Sincerely,

# Jessica Reid

Planning Services Specialist

751 W 4<sup>th</sup> Street • Kuna, ID 83634

[jreid@kunaid.gov](mailto:jreid@kunaid.gov) • Ph: (208) 387-7731





What is a Comprehensive Plan & why do we have one?

- Idaho Code §67-6508(i) of the Local Land Use Planning Act (LLUPA), requires cities to adopt and utilize a Comprehensive Plan for land use development within its jurisdiction.
- The Envision Kuna Comprehensive Plan is the official policy document that guides future development within Kuna City Limits, the Area of City Impact (ACI) and our planning area for a period of 20 years.
- It is used as the primary tool to ensure future decision-making reflects and implements the community’s vision for Kuna.
- Comprehensive Plan updates have occurred in 1993, 1997, 2000, 2003, 2008, 2015 and 2019; Appendices may be updated as necessary.

What is a Future Land Use Map (FLUM)?

- The FLUM is used to carry out the goals of the Comprehensive Plan by designating land uses that shape and manage both the built and undeveloped environment, preserves existing Agriculture lands, and implements a strong community design.
- The current FLUM was adopted with the Envision Kuna Comprehensive Plan in July 2019 and amended in March of 2020 to include the northern Area of City Impact expansion.

What changes are being proposed on the FLUM?

- Significant increase in lands designated as Agriculture in order to preserve open spaces and the rural character outside of the city’s core.
- Commercial/Mixed Use frontages along main entry corridors.
- Adapting future land uses to ensure unnecessary hardship is not placed on public infrastructure.

If adopted, the proposed changes to the FLUM will increase/decrease as follows:

| FLUM Designation                  | 2020*     | 2022*     | Difference  |
|-----------------------------------|-----------|-----------|-------------|
| <b>Agriculture</b>                | 7,762.10  | 19,303.50 | + 11,541.40 |
| <b>Commercial</b>                 | 1,239.60  | 736.00    | - 503.30    |
| <b>Industrial</b>                 | 5,026.30  | 3,819.40  | - 1,207.30  |
| <b>High Density Residential</b>   | 187.80    | 329.60    | + 141.80    |
| <b>Medium Density Residential</b> | 6,104.00  | 8,436.20  | + 2,332.20  |
| <b>Low Density Residential</b>    | 10,757.60 | 6,271.20  | - 4,576.10  |
| <b>Mixed-Use</b>                  | 12,359.40 | 2,957.30  | - 9,402.10  |
| <b>Public</b>                     | 11,018.70 | 10,485.80 | - 532.90    |

\*Total in acres.

If/when changes to a Comprehensive Plan are adopted, the Maps to be amended are: Future Land Use Map, Downtown Overlay Map, Entryway Corridor Overlay, Street Circulation, Parks and Recreation, Pathways Master Plan, Bedrock Depth, Cemetery District, Fire District, Hydrologic Groups, Irrigation Districts, Library District, Location Map, Natural Hazards, Points of Interest, Slope Averages, School Districts, Existing Service Area(s) – Irrigation; Potable Water; and Sewer.



## LIKES

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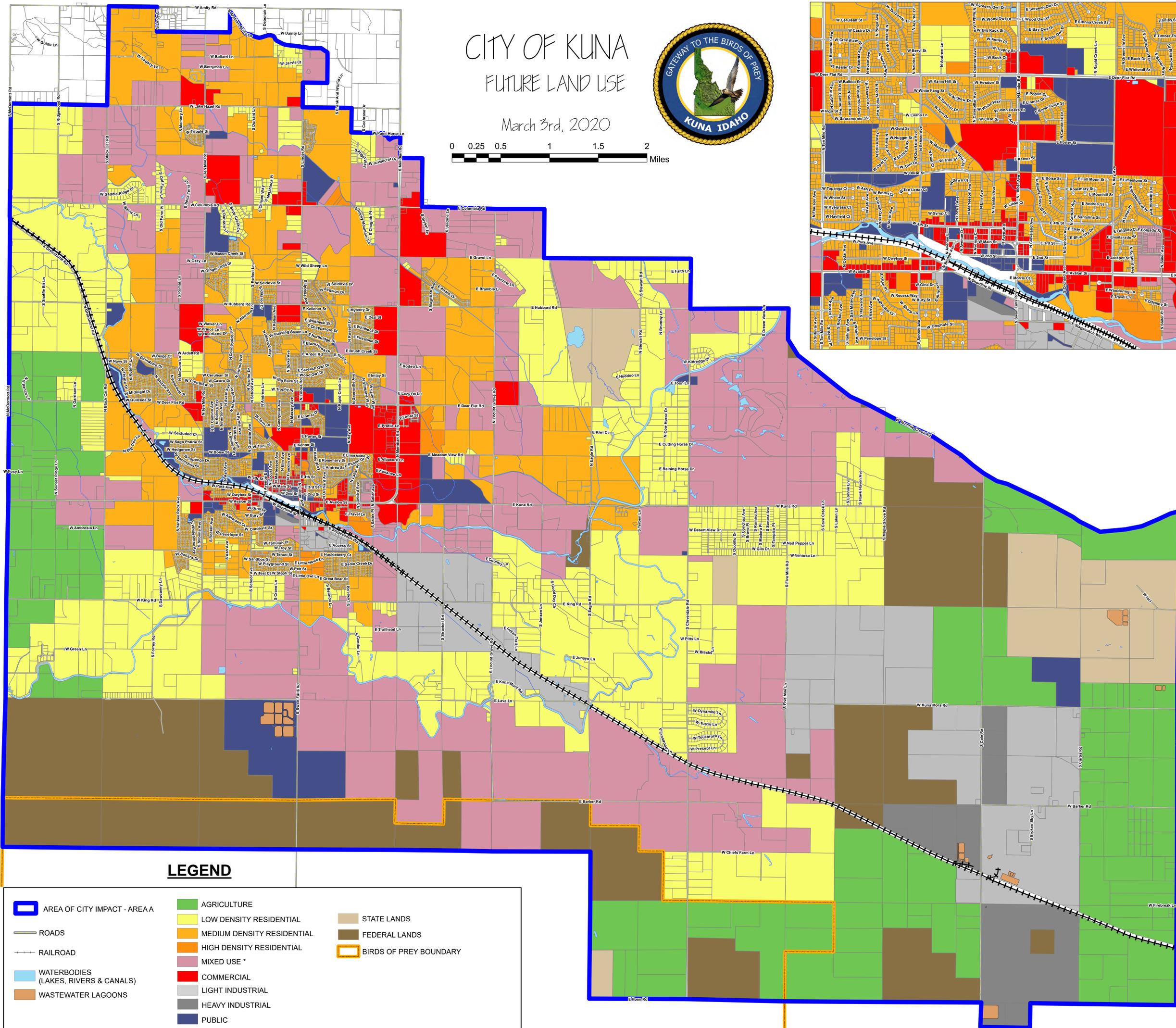
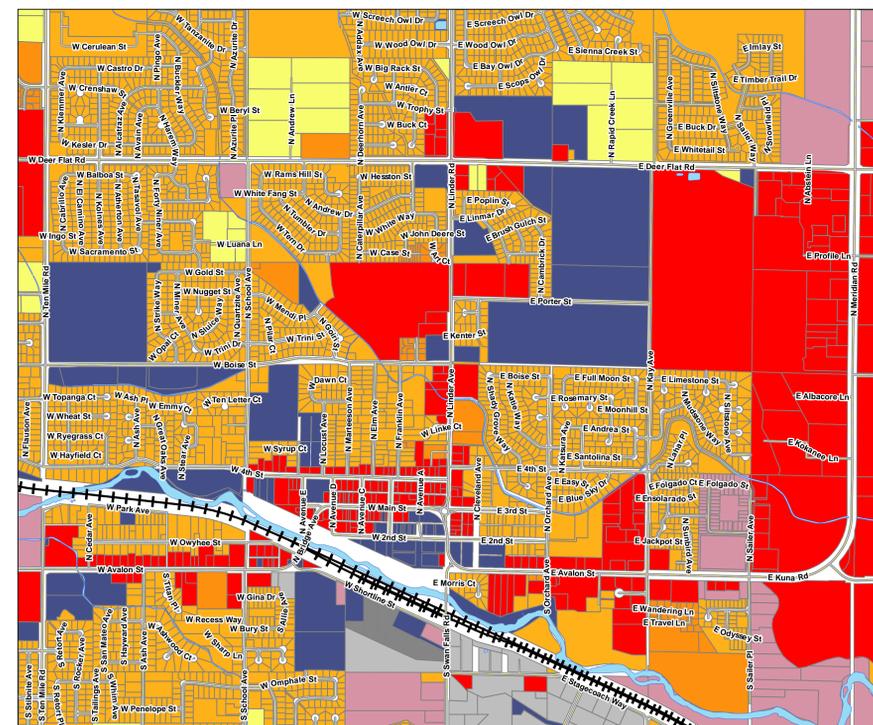
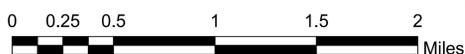
Why? \_\_\_\_\_

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# CITY OF KUNA FUTURE LAND USE

March 3rd, 2020



## LEGEND

- |                                      |                            |                        |
|--------------------------------------|----------------------------|------------------------|
| AREA OF CITY IMPACT - AREA A         | AGRICULTURE                | STATE LANDS            |
| ROADS                                | LOW DENSITY RESIDENTIAL    | FEDERAL LANDS          |
| RAILROAD                             | MEDIUM DENSITY RESIDENTIAL | BIRDS OF PREY BOUNDARY |
| WATERBODIES (LAKES, RIVERS & CANALS) | HIGH DENSITY RESIDENTIAL   |                        |
| WASTEWATER LAGOONS                   | MIXED USE *                |                        |
|                                      | COMMERCIAL                 |                        |
|                                      | LIGHT INDUSTRIAL           |                        |
|                                      | HEAVY INDUSTRIAL           |                        |
|                                      | PUBLIC                     |                        |

\* SEE COMPREHENSIVE PLAN TEXT FOR MORE DETAIL.



Dis LIKES

A. NEC of N Locust Grove & E Deer Flat

Why? Requesting property be considered mixed use Commercial & Housing (Prefer low density to medium density) corner is the only full 40AC East of Knust Shore. Commercial would accommodate all the housing on the E. side of R.G. and some from West side R.G. Deer Flat will also

B. one day be continued to Cloverdale (ACTD already has some of the R/W). If you have any questions, please feel free to contact me at:

Sherry Huber - Sherryhuber1@gmail.com

C. 208-888-4247

Why? Please notify me when changes will come before Commission & Council.

Thank you

D. Also, it is my understand that our property at 2601 E Hubbard Rd (next to Hubbard Res) dog designation remains unchanged. If this is incorrect, please let me know.

E. \_\_\_\_\_

Why? \_\_\_\_\_

Sherry Huber

(missing more things to add Commercial)

F. \_\_\_\_\_

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**DISLIKES**

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Dis LIKES

A. Vander Stelt Property  
Why? Requests R-4 MDR to match ~~zone~~ property to East (Thornton).

B. \_\_\_\_\_

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Henry Vander Stelt

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**DISLIKES**

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January 25, 2022

Dear Mayor, City Council Members, Planning and Zoning Commission and Planning Staff,

I provide this letter in response to the City's request for comment on the proposed changes to the Future Land Use Map (the "Proposed FLUM").

As you are aware, I have a long-standing relationship with the City of Kuna and, among other projects, have developed numerous neighborhoods in the City. I have also dedicated property for Association parks, schools, and pathways, and have built significant oversized infrastructure for the benefit of the City including multiple sewer lift stations, pressure irrigation lagoons and booster stations. I currently have several new projects pending that include additional school sites, a fire station/first responder site, qualifying open space and park sites, which I look forward to developing to our mutual satisfaction.

As set forth below, I am asking for revisions to the Proposed FLUM for two pending projects. I also write in support of changes to the Proposed FLUM for two other pending projects. I previously provided a letter requesting that portions of the Proposed FLUM for the DesertHawk West development be amended.

#### **1. Gallica Heights.**

Gallica Heights is a mixed-use community with proposed detached single-family homes, attached townhomes, and a commercial element. It located on the south-east corner of Columbia Road and Black Cat. The current FLUM designates the property as Mixed Use (MU). It is designated as MU and Medium Density Residential (MDR) on the Proposed FLUM. **We request that all property west of the Ridenbaugh canal be designated MU. We support the MDR designation on the remainder of the Property.** MU is more appropriate west of the canal because:

- It will allow for commercial development on the property's busy Columbia Road/Black Cat corner, with adjacent higher density townhomes.
- The Ridenbaugh canal bisects the property, creating two distinct parcels and land use areas.

- The MU designation supports *Envision Kuna* Objectives 3.C.2 and 3.D.1 by creating a neighborhood-serving commercial center surrounded by a variety of housing options.

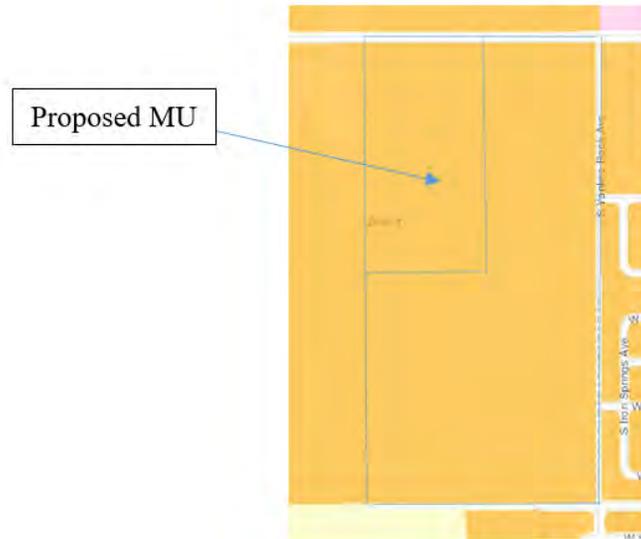


## 2. Madrone Village.

Madrone Village is located south of Kuna Road and just west of Ten Mile. It is currently designed MDR on the FLUM and remains MDR on the Proposed FLUM. The western boundary of this property will become a new mid-mile collector, Beadily Avenue. Fronting Kuna Road, we have set aside land to be donated to the City for a Fire Station, and land to be donated to the City as a City park/soccer field. We also propose a small commercial development on the north-west corner, with townhomes directly to the south. Due to these intended uses, **we request that the north-west quadrant of this property be designated MU.** The MU designation is appropriate because:

- Commercial development along Kuna Road helps preserve Kuna Road as a Commuter Entryway Corridor, in furtherance of *Envision Kuna* Objective 4.A.1.

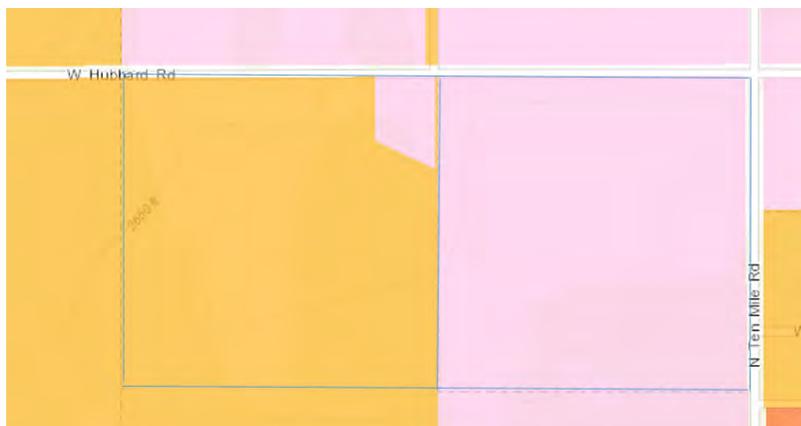
- A mixture of detached and attached homes will be located in this quadrant, furthering the *Envision Kuna* Objectives 3.C.2 and 3.D.1 of creating a neighborhood mixed-use area with a variety of housing-types and a commercial component.



### 3. Bodahl Farms and Stiner.

The Bodahl Farms and Stiner developments are directly adjacent to each other. Bodahl is on the corner of Ten Mile and Hubbard, and Stiner is directly to the west. The Bodahl parcel is currently designated Commercial on the FLUM. It is designated MU on the Proposed FLUM. **We support this change to MU.**

Stiner is currently designated on MU on the FLUM. The Proposed FLUM designates this parcel MU and MDR. **We support this change to MU and MDR.**



Thank you for your consideration of these requests. I look forward to continuing to work with you as Kuna grows and develops.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Timothy W Eck', with a stylized, cursive script.

Timothy W Eck

January 25, 2022

Dear Mayor, City Council Members, Planning and Zoning Commission and Planning Staff,

I am providing this letter as the Member/Manager of several legal entities that own parcels of land within the City of Kuna and the Kuna Area of Impact. I write this letter in response to the City's request for comment on the proposed changes to the Future Land Use Map ("FLUM").

As you are aware, I have a long-standing relationship with the City of Kuna and, among other projects, have developed the Crimson Point, Arbor Ridge, Deserthawk, Silver Trail, Springhill, Gran Prado, Caspian, Cazador, Madrone Heights neighborhoods. I have also dedicated property for Association parks, school, pathways, lift stations and pressure irrigation lagoons, and have built significant oversized infrastructure for the benefit of the City including multiple sewer lift stations, pressure irrigation lagoons and booster stations. I currently have several new projects pending that include additional school sites, a fire station/first responder site, qualifying open space and park sites, which I look forward to developing to our mutual satisfaction.

I write specifically to request a FLUM amendment for the proposed Deserthawk West subdivision. The Deserthawk West subdivision is approximately 28.48 acres of agriculture ground identified as parcel numbers R7321000850 (the "**West Parcel**") and R7321000916 (the "**East Parcel**") (collectively, the "**Property**"). The West Parcel is currently zoned RUT within Ada County, is in the Kuna Area of Impact, and is designated Low-Density Residential ("LDR") on the FLUM. The East Parcel is currently zoned R-6 within Kuna and is designated Medium-Density ("MDR") residential on the FLUM. ***I request that you designate the West Parcel as MDR on the updated FLUM*** for the reasons set forth below.

Property location:



Proposed FLUM:



MDR is a more appropriate designation for the West Parcel because an MDR designation matches the designation of the East Parcel, that of the sister developments, Deserthawk Subdivision Nos. 1 and 2 (further to the east), and the undeveloped property to the north. This change permits the West Parcel to seamlessly integrate into the East Parcel and the existing Deserthawk Subdivisions, which were conceptualized as one larger development. Stub streets were incorporated into the Deserthawk Subdivision Nos. 1 and 2 to provide future connections to the Property and open space overlaps between the Property and the existing Deserthawk subdivisions.

Given the high demand for housing in the Treasure Valley at this time, this proposed FLUM amendment will alleviate some of this demand by allowing a Medium-Density neighborhood in this desirable area in Kuna.

Thank you for your consideration of these comments.

Sincerely,

Timothy W Eck

# Toll Brothers

AMERICA'S LUXURY HOME BUILDER®

## RE: Kuna Future Land Use Map Amendments

Dear Mayor, City Council, Planning & Zoning Commission and Planning Staff:

Toll Brothers provides this comment letter as part of the City's request for input on the draft amendment to the Kuna Future Land Use Map ("FLUM").

We would like to thank the City of Kuna for soliciting comment and working with the development community and public on the FLUM update. Toll Brothers has enjoyed working with the City on our successful residential project in Kuna including, Sterling Ranch and Timbermist. The City has also been a great partner on our recently approved Paloma projects, which are moving forward as planned. We look forward to continuing to work collaboratively with Kuna on future development projects.

Toll Brothers is actively planning several projects in Kuna; two low density residential projects, Aster Grove and Denali North, and one mixed use project. We plan to file development applications for these projects in the near future. As detailed below, we request two revisions to the draft FLUM to support two of our upcoming Kuna projects.

### 1. Aster Grove.

Aster Grove is planned as a residential community with a density near 3 units per acre located on 37 acres at 610 West Columbia Road (Parcel No. S1301438810). The current FLUM and the draft FLUM both designate the property as Mixed Use. **Toll Brothers requests the City designate the property as Medium-Density Residential ("MDR") on the updated FLUM.** A MDR designation is more appropriate because:

- This land is more suited for MDR with the new Swan Falls High School and the Springhill Subdivision just to the west. MDR development will be the most compatible with the surroundings and will provide desirable homes near the school.
- The MDR designation will allow Toll Brothers to go forward with Aster Grove and extend the Mason Creek sewer trunk line and provide the City with a regional well site. Both are needed City infrastructure projects.
- The property is adjacent to land designated MDR and High Density Residential, which makes MDR a more appropriate fit for this Property.
- The location of the Aster Grove property cannot support a mixed use development concept because it has limited frontage on Columbia Road and the bulk of the property is set away from Columbia. Also, there is already a significant amount of land designated as Mixed Use and Commercial in the corridor to provide a mix of uses in the immediate area.

### 2. Wanner-Buckner Mixed-Use Project

The Wagner-Buckner project is a mixed use project located on 35 acres at 700 N. Meridian Road (Parcel No. S1419325400). Toll Brothers has plans to develop this site as a mixed-use community with approximately 10 acres of commercial fronting on Meridian Road and the remainder of the property as a medium-density residential community. The current FLUM and the draft FLUM both designate the property as Commercial. **We request this parcel be designated as Mixed-Use (“MU”) on the updated FLUM.** The MU designation is more appropriate because:

- It will allow for commercial development on the property’s busy Meridian Road frontage and a residential neighborhood immediately to the east to support commercial development.
- The MU designation also supports Objectives 3.2.A and Goal 4.A of Envision Kuna by creating a distinctive mixed use entryway corridor into the City.
- The residential neighborhood component of the project will abut a planned City park to the west, which will provide an appealing transition between the commercial development on Meridian Road and the new City park (*see* Envision Kuna p. 40).
- The MU designation and the resulting mixed-use development will be compatible with the Ashton Estates project to the north and provide continuity on the Meridian Road corridor.

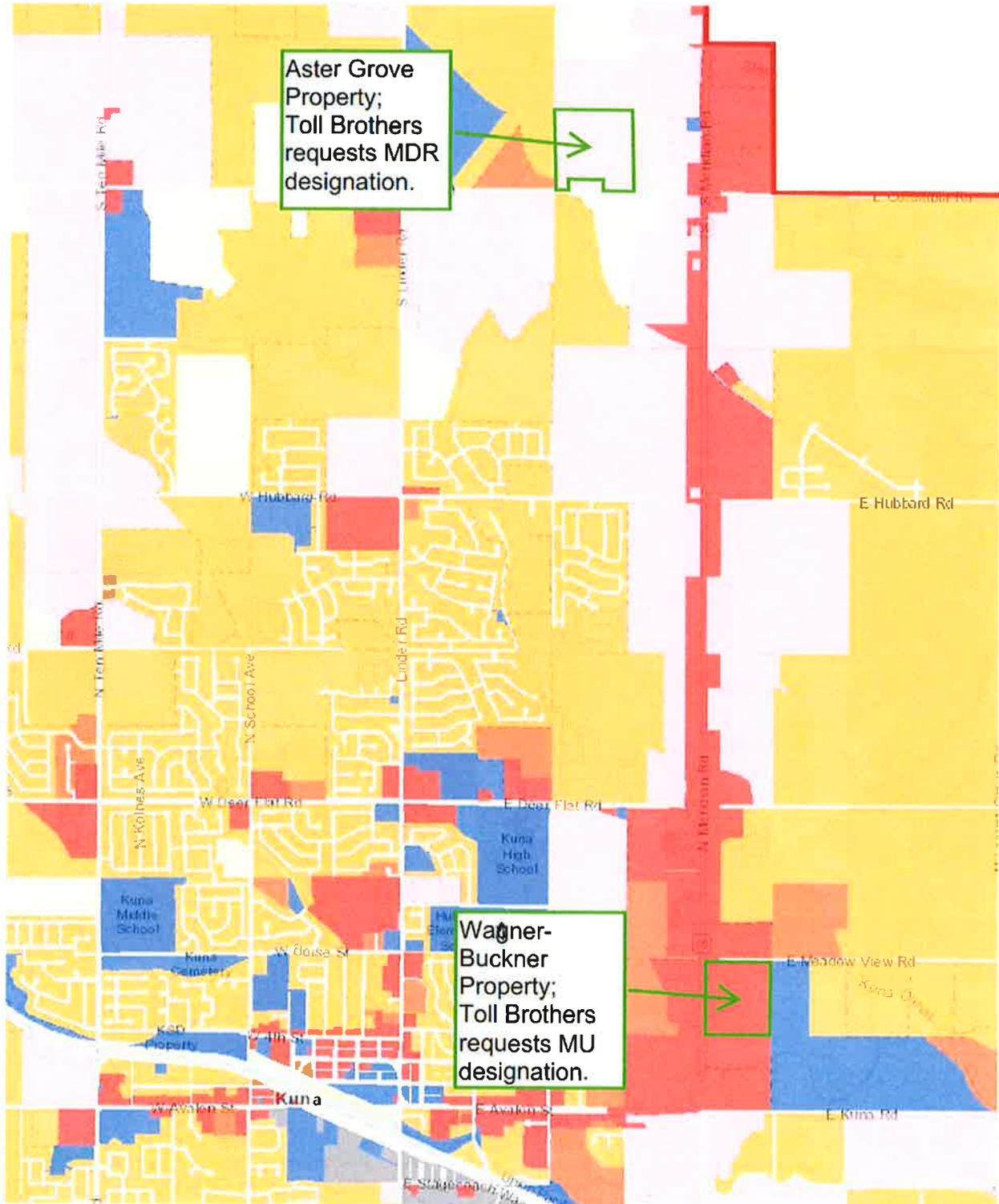
Thank you for your consideration of these comments. On the following page is a summary map of the revisions to the draft FLUM Toll Brothers is requesting. Please do not hesitate to reach out if you have any questions.

Sincerely,



Ryan Hammons,  
Senior Vice President

## Toll Brothers' Requested Revisions to the Draft FLUM



received  
3.15.22

Vander Stelt Dairy  
2777 Swan Falls Rd  
Kuna , Idaho 83634

Kuna Planning & Zoning  
751 W Street  
Kuna , Idaho 83634

March 11, 2022

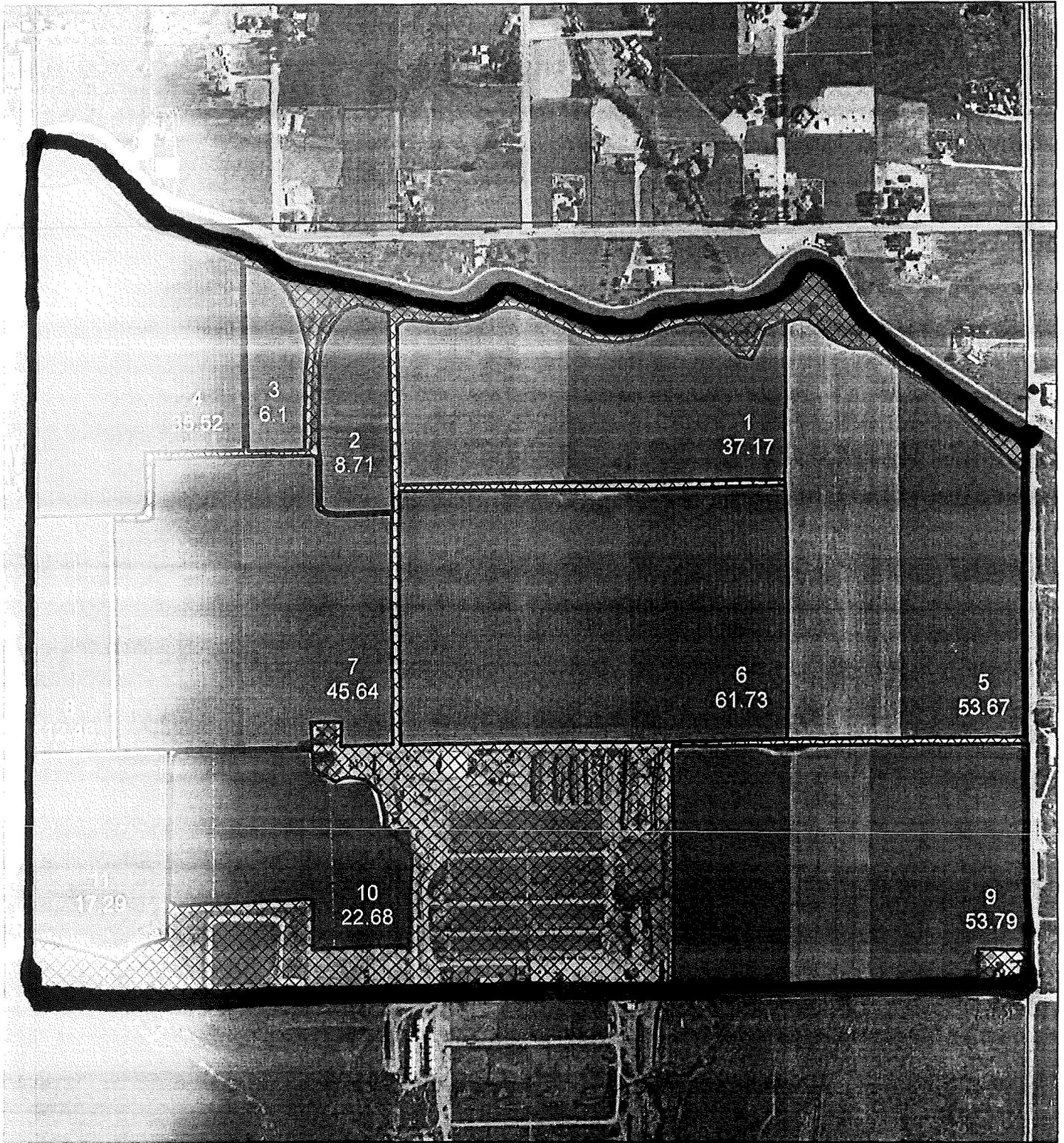
To the Planning Commission:

Vander Stelt dairy after reviewing the proposed Comprehensive Plan Future Land Use Map (FLUM) update being presented to Planning & Zoning March 22, 2022 for approval , would with this letter humbly request the Kuna Planning Commission consider changing the proposed zoning designation of our property on approximately 440 acres of the 570 total , from Low Density Residential to Medium Density Residential.

History:

Vander Stelt Dairy has operated at its present location 2777 Swan Falls Rd , one and a half miles south of Kuna since 1978. Vander Stelt Dairy is a general partnership consisting of two partners Dennis and Henry Vander Stelt. The property is made up of 570 continuous acres and is bordered in between Kuna Mora Canal to the North, Kuna Mora Road to the South and Swan Falls Road to the east. The property contains a Dairy and 355 acres of irrigated farm ground.

At the request of the City of Kuna in June of 2006 all 570 acres were incorporated into the city to facilitate a land bridge by which means the city sewer lagoons could be brought into the city as well. At the time of this agreement their was a mutual understanding and assumption (although not written) that eventually when the Dairy had run its course their would be given consideration of improved zoning to improve salability of said property .



United States Department of Agriculture  
Farm Service Agency

October 20, 2011

Farm: 4014  
Tract: 1502

**Ada County, ID**

1:8,532



Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.





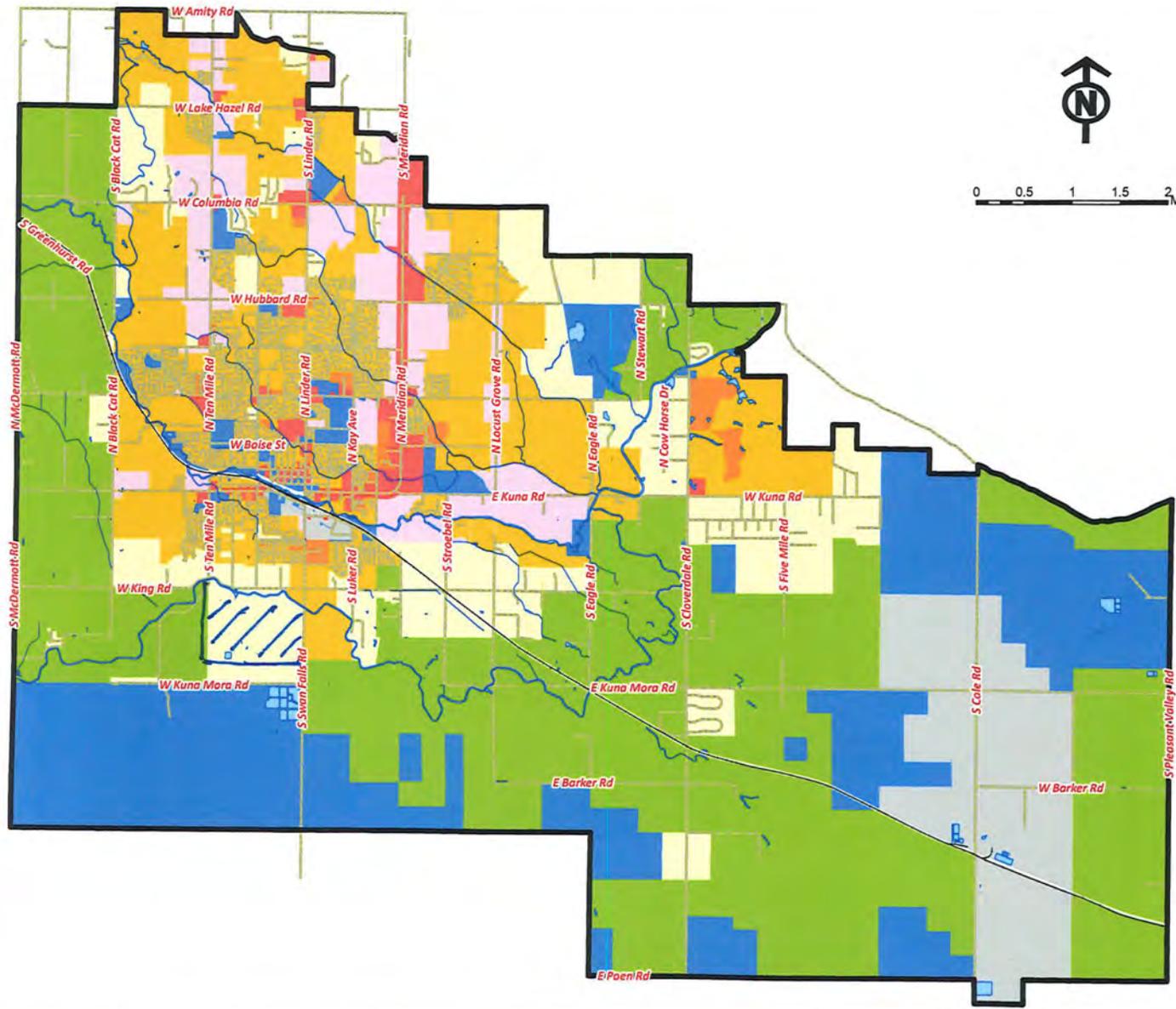
# CITY OF KUNA Future Land Use



0 0.5 1 1.5 2 Miles

**Legend**

- Proposed ACI
- Union Pacific Railroad
- Waterway
- Roads
- Future Land Use Designations**
- Proposed Future Land Use Designations**
- Agriculture
- Commercial
- Industrial
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed-Use
- Public



received  
3.17.22

March 16, 2022

Kellie King  
2665 W King Rd  
Kuna, ID 83634

City of Kuna  
751 W 4<sup>th</sup> St  
Kuna, ID 83634

RE: Proposed Future Land Use Map revision

Dear Planning and Zoning Commissioners:

This is in regard to the proposed change in the Future Land Use Map.

I am the owner of 65 acres at 2665 W King Road. The property is on the south side of King Road. It is my understanding that the proposed Future Land Use Map would change the intended future use of my land from Low-Density to Agricultural.

This is not prime agricultural ground. Depth of bedrock is shallow 20"-40" (see attached). The soil survey of Ada County Area reported "Depth to rock and the hazard of erosion are the major limitations to agricultural" in this specific area.

This will request that the future designation for my property remain Low-Density. My husband and I purchased the property in 1999. It was our primary asset and our home until he suddenly passed away recently. (It is still my residence.) Now I am following up on the plan he initiated to sell our property of twenty-three years.

The Low-Density designation is a crucial part of our timing as we saw development come closer to our home.

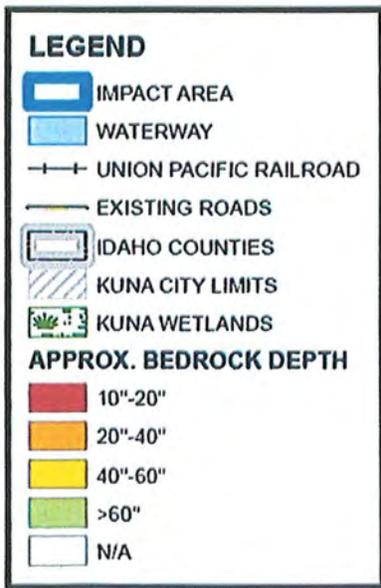
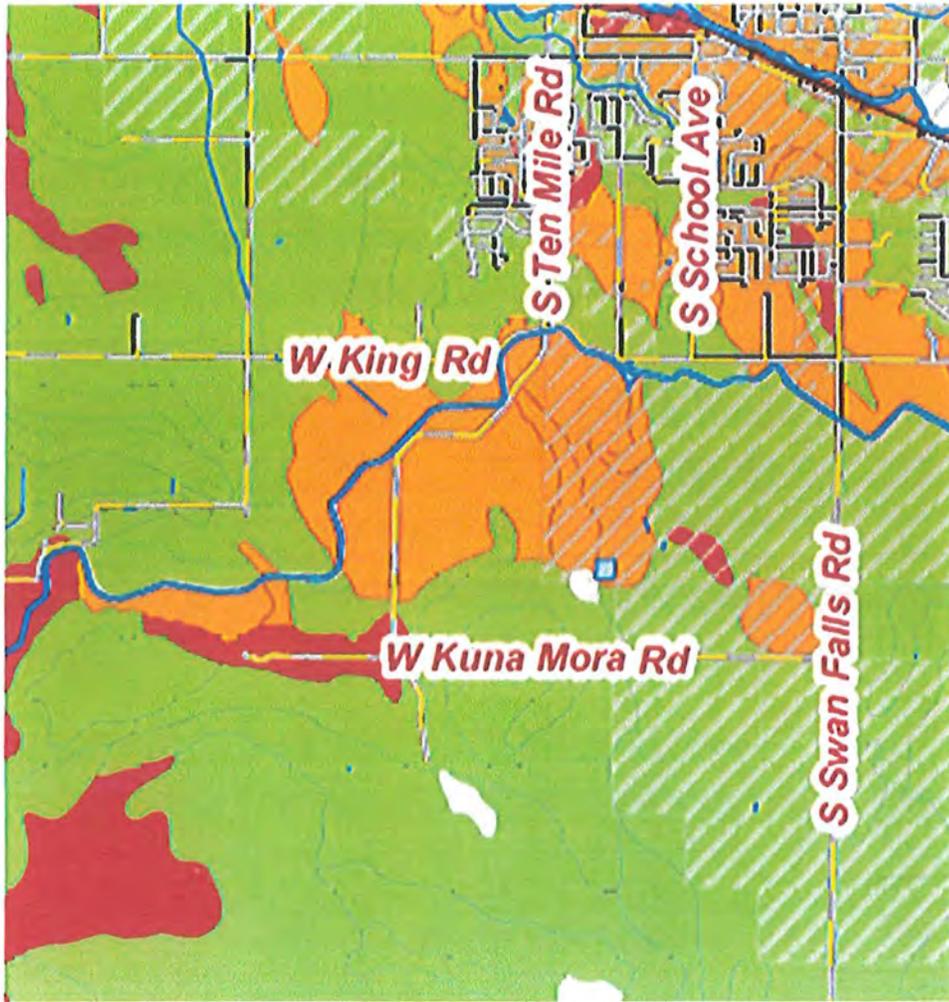
- Presently my property is just two parcels away from annexation.
- Properties directly across King Road from me are not having the designation changed from Low-Density to Agricultural.

To change the designation now will impact a serious financial loss to me.

I respectfully ask that the Low-Density designation not be changed.

Sincerely,

Kellie King



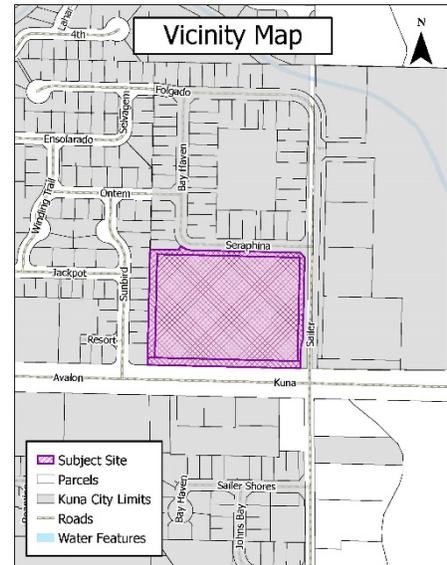
**BEFORE THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF KUNA**

|  |  |
|--|--|
| <p>IN THE MATTER OF THE APPLICATIONS OF<br/><br/><b>MERLIN POINTE, LLC</b><br/><br/><i>For a Planned Unit Development, Rezone,<br/>Preliminary Plat, Special Use Permit,<br/>Variance and Design Review for 115 N Sailer<br/>Avenue.</i></p> | <p>) <b>Case Nos. 20-01-PUD</b><br/>) <b>(Planned Unit Development),</b><br/>) <b>20-06-ZC (Rezone),</b><br/>) <b>20-08-S (Preliminary Plat),</b><br/>) <b>22-01-V (Variance),</b><br/>) <b>20-05-SUP (Special Use Permit),</b><br/>) <b>and 20-22-DR (Design Review)</b><br/>) <b>STAFF REPORT FOR THE MERLIN</b><br/>) <b>POINTE SUBDIVISION</b><br/>) <b>APPLICATION.</b></p> |
|--|--|

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**TABLE OF CONTENTS**

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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:**

| <i>DESCRIPTION OF EVIDENCE</i> |   | Withdrawn | Refused | Admitted |
|--------------------------------|---|-----------|---------|----------|
| <b>1.11</b>                    | Staff Report  |           |         | X        |
| <b>1.3</b>                     | Planning and Zoning Commission Sign in Sheet 10.26.2021   |           |         | X        |
| <b>1.5</b>                     | Planning and Zoning Commission Sign-in-Sheet 11.09.2021   |           |         | X        |
| <b>1.6</b>                     | Planning and Zoning Commission Meeting Minutes 10.26.2021 |           |         | X        |
| <b>1.7</b>                     | Planning and Zoning Commission Meeting Minutes 11.09.2021 |           |         | X        |
| <b>1.8</b>                     | Planning and Zoning Commission Meeting Minutes 12.14.2021 |           |         | X        |
| <b>1.9</b>                     | Planning and Zoning Commission Meeting Minutes 01.11.2022 |           |         | X        |
| <b>2.1</b>                     | Planning and Zoning Application Coversheet                |           |         | X        |
| <b>2.2</b>                     | Planned Unit Development Application                      |           |         | X        |
| <b>2.3</b>                     | Rezone Application  |           |         | X        |
| <b>2.4</b>                     | Preliminary Plat Application                              |           |         | X        |
| <b>2.5</b>                     | Special Use Permit Application                            |           |         | X        |
| <b>2.34</b>                    | Design Review Application                                 |           |         | X        |
| <b>2.72</b>                    | Variance Application                                      |           |         | X        |
| <b>2.6</b>                     | Letter of Intent  |           |         | X        |
| <b>2.7</b>                     | Vicinity Map  |           |         | X        |
| <b>2.8</b>                     | Warranty Deed   |           |         | X        |
| <b>2.9</b>                     | Affidavit of Legal Interest                               |           |         | X        |
| <b>2.10</b>                    | Commitment to Property Posting                            |           |         | X        |
| <b>2.11</b>                    | Common Area Maintenance Agreement                         |           |         | X        |
| <b>2.12</b>                    | Neighborhood Meeting Certification                        |           |         | X        |
| <b>2.13</b>                    | Subdivision Name Reservation                              |           |         | X        |
| <b>2.14</b>                    | Merlin Cottages Legal Description                         |           |         | X        |
| <b>2.62</b>                    | Merlin Cottages Legal Description Updated                 |           |         | X        |
| <b>2.15</b>                    | Merlin Pointe Subdivision Legal Description               |           |         | X        |
| <b>2.17</b>                    | Planned Unite Development Site Plan                       |           |         | X        |
| <b>2.57</b>                    | Updated Planned Unite Development Site Plan               |           |         | X        |
| <b>2.18</b>                    | 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 |
| 2.64 | Ada County Highway District Updated Staff Report            |  |  | X |
| 2.56 | Kuna Rural Fire District                                    |  |  | X |
| 2.65 | Kuna School District 12.09.2021                             |  |  | X |
| 2.66 | Idaho Transportation Department                             |  |  | 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 |
| 2.67 | Planning and Zoning Commission Kuna Melba News 02.16.2022   |  |  | X |
| 2.68 | Planning and Zoning Commission Proof Posting 02.15.2022     |  |  | X |
| 2.69 | Planning and Zoning Commission Mailer 02.16.2022            |  |  | X |
| 2.73 | Planning and Zoning Commission Kuna Melba News 04.12.2022   |  |  | X |
| 2.74 | Planning and Zoning Commission Mailer 04.12.2022            |  |  | X |
| 2.75 | Planning and Zoning Commission Proof of Posting 04.12.2022  |  |  | 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 |
| 2.63 | Lon Morgan Public Comment 10.25.2021                |  |  | X |
| 2.70 | Leslye Langla Public Comment                        |  |  | X |
| 2.71 | Chris Ransom Public Comment                         |  |  | X |
| 2.76 | Donna and Richard Gerhart Public Comment 04.06.2022 |  |  | X |
| 2.77 | Roger and Joanne Tofslie Public Comment 04.06.2022  |  |  | X |

## II PROCESS AND NOTICING

**2.1** Kuna City Code (KCC), Title 1, Chapter 14, Section 3 states Planned Unit Developments, Rezones Preliminary Plats, and Variances are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. Special Use Permits are Public Hearings with the Planning and Zoning Commission as the decision-making body and Design Reviews are designated as public meetings with the Planning and Zoning Commission 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: March 23, 2022

2.1.1.4 Kuna Melba News Newspaper: March 23, 2022

2.1.1.5 Site Posted:

April 1, 2022

**III  
APPLICANTS REQUEST**

**3.1** A Team Boise, requests Planned Unit Development approval for approx. 7.04-acres with C-1 (Neighborhood Commercial) & R-12 (High Density Residential) zones. Applicant requests Preliminary Plat approval to subdivide the parcel into 66 total lots (54 single family, 6 common & 6 commercial) with a Variance request for reduced side property line setbacks. 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).

**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**

|              |     |  |
|--------------|-----|--|
| <b>North</b> | C-1 | Neighborhood Commercial – Kuna City    |
| <b>South</b> | C-2 | Area Commercial – Kuna City            |
|              | R-6 | Medium Density Residential – Kuna City |
|              | R-1 | Estate Residential – Ada County        |
| <b>East</b>  | C-1 | Neighborhood Commercial – Ada County   |
| <b>West</b>  | 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 curb, gutter and five (5) foot wide sidewalk within 60 feet of right-of-way (ROW) in compliance with ACHD Policy and KCC standards. Seraphina Street runs the northern frontage of the site and is listed as a Local Road on the MSM. It is improved with two travel lanes, vertical curb, 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 alley is proposed to serve two rows of alley loaded homes located in the northeast corner of the subject site. This does not meet ACHD's policy as proposed, as an alley cannot provide sole access. ACHD recommends that the alley instead be constructed as a private road. If the alley is constructed as a private road, KCC will require pavement widening to total 28 feet in width and limit one of the proposed private road accesses with the use of an automatic gate or other traffic control device as recommended by the Planning and Zoning Commission and approved by the City Council. If the proposed private road is approved the Applicant will be required to meet all Kuna Rural Fire District (KRFD) requirements for traffic control and possible turnaround.

The private road Merlin Lane is proposed to run north-south on the western side of the subject site, it is proposed to be 28 feet in width and fully paved.

On page 10 of Exhibit 2.64 ACHD has detailed the public vs. private road layout required to conform to ACHD policy.

Idaho Transportation Department (ITD) comments were provided to staff on February 3, 2022. Per exhibit 2.66, The Traffic Impact Study for Phase 1 of the Merlin Cottages Subdivision was accepted in October of 2018. At full buildout of Phase 1 the Developer will collect traffic counts for Sailer Place and submit a right turn lane warrant to ITD. Should the warrant identify the need for a right turn lane, the applicant will need to design and construct the required mitigation to ITD 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 a 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) with a Variance for reduced setbacks.

The overall gross density of the project is 7.67 dwelling units per acre (DUA), the net density is 9.20 DUA. The proposed gross density for the residential portion of the project of the project is 9.35 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. A Variance has been requested for the three (3) foot side setback in order to request a separation distance of the single-family units less than 10 feet. 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” (9) of this report, 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) 20-05-SUP (Special Use Permit), 22-01-V (Variance) & 20-22-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. 20-01-PUD, 20-06-ZC, 20-08-S and 22-01-V, and approves Case Nos. 20-05-SUP & 20-22-DR, 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, 20-05-SUP, 22-01-V & 20-22-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 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 February 16, 2022 and a legal notice was published in the Kuna Melba Newspaper on February 16, 2022. The applicant posted sign on the property on February 15, 2022..*

- 7.3** Based on the evidence contained in Case Nos. 20-01-PUD, 20-06-ZC, 20-08-S, 20-05-SUP, 22-01-V & 20-22-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 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 and 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 (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. Per exhibit 2.66, The Traffic Impact Study for Phase 1 of the Merlin Cottages Subdivision was accepted in October of 2018. At full buildout of Phase 1 the Developer will collect traffic counts for Sailer Place and submit a right turn lane warrant to ITD. Should the warrant identify the need for a right turn lane, the Applicant will need to design and construct the required mitigation to ITD standards.*

- 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 than 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 Commission 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 and Special Use Permit Applications and the Recommendation of Approval, Conditional Approval or Denial of the Planned Unit Development, Rezone, Preliminary Plat and Variance 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*) of Case Nos. 20-01-PUD (Planned Unit Development, 20-06-ZC (Rezone), 20-08-S (Preliminary Plat,) and 22-01-V (Variance), a 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. 20-05-SUP (Special Use Permit) and 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** Developer/Owner/Applicant, 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 Station 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.
- 9.26** 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.
- 9.27** 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. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

**9.28** Developer/Owner/Applicant shall, at full buildout of Phase 1, collect traffic counts for Sailer Place and submit a right turn lane warrant to Idaho Transportation Department (ITD). Should the warrant identify the need for a right turn lane, the required mitigation shall be designed and constructed to ITD standards.

**9.29** Developer/Owner/Applicant shall meet all City and Kuna Rural Fire District requirements for private roads.

**DATED** this 12<sup>th</sup> day of April, 2022.

# Aerial Map

N



Lahar  
4th

Folgado

Selvagem

Bay Haven

Ensolarado

Ontem

Winding Trail

Seraphina

Jackpot

Sunbird

Resort

Sailer

Avalon

Kuna

Subject Site

Parcels

Roads

Water Features

Bay Haven

Sailer Shores

Johns Bay



CITY OF KUNA

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Fax: (208) 922-5989 • www.Kunacity.Id.gov

SIGN-UP SHEET

October 26, 2021 – Planning and Zoning Commission Public Hearing

Case Name: Merlin Cottages Subdivision

Case No: 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Subdivision), 20-05-SUP (Special Use Permit) and 20-22-DR (Design Review)

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

IN FAVOR NEUTRAL IN OPPOSITION

Testify Not Testify Steve Arnold 1755 Whisper Lane Boise Id 83709

Testify Not Testify Lon Morgan

Testify Not Testify Greg Hathaway 6770 Elm Lane Nampa ID 83687

Testify Not Testify Bob Hathaway 10958 Quail Lane Nampa ID 83687

Testify Not Testify David Reinhard 771 E Porter Kuna ID 83634

Testify Not Testify

Testify Not Testify

Testify Not Testify

Testify Not Testify Lon Morgan 1037 E Seraphina Kuna ID 83634

Testify Not Testify Roger + Joanne Tofstie 233 N. Sailer Ave Kuna

Testify Not Testify Mia Riegel 313 N. Sailer Av Kuna 83634

Testify Not Testify Donna + Dick Gehart 1144 E. Seraphina Kuna ID 83634

**IN FAVOR**

**NEUTRAL**

**IN OPPOSITION**

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Lonnie Kowalski  
Print Name  
1110 E Folsom St  
Print Address  
Kuna 83634  
City                      State, Zip

Testify     Not Testify

Shelley Kamps  
Print Name  
297 N Sailer Ave  
Print Address  
Kuna ID 83634  
City                      State, Zip

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Tami Morgan  
Print Name  
1088 E Seraphina St  
Print Address  
Kuna Idaho 83634  
City                      State, Zip

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Roger J. Torsie  
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233 ID Sailer Ave  
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Kuna ID 83634  
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Charlotte Busbee  
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364 N Bay Haven Ave  
Print Address  
Kuna ID 83634  
City                      State, Zip

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Jim Kowalski  
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1110 E Folsom St  
Print Address  
Kuna 83634  
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**IN OPPOSITION**

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*Kathleen Thomas*

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*308 N Bay Haven*  
\_\_\_\_\_  
Print Address

*Kennel ID 83634*  
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CITY OF KUNA

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SIGN-UP SHEET

November 9, 2021 – Planning and Zoning Commission Public Hearing

Case Name: Merlin Cottages Subdivision

Case No: 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Subdivision), 20-05-SUP (Special Use Permit) and 20-22-DR (Design Review)

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

IN FAVOR NEUTRAL IN OPPOSITION

[X] Testify [ ] Not Testify
Steve Arnold
Print Name
1785 Whigper Cove
Print Address
Boise Id 83709
City State, Zip

[ ] Testify [ ] Not Testify
Print Name
Print Address
City State, Zip

[X] Testify [ ] Not Testify
Rebbie Reno
Print Name
711 E Porter
Print Address
Kuna ID 83634
City State, Zip

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**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 4<sup>th</sup> Street, Kuna, Idaho 83634

**Planning & Zoning Commission Meeting**  
**MINUTES**  
**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:**

*(Timestamp 00:01:22)*

**COMMISSION MEMBERS PRESENT:**

Chairman Lee Young – Absent  
Vice Chairman Dana Hennis – In Person  
Commissioner Cathy Gealy – Absent  
Commissioner Stephen Damron – In Person  
Commissioner Tyson Garten – In Person

**CITY STAFF PRESENT:**

Bill Gigray, City Attorney – Via Zoom  
Jace Hellman, Planning & Zoning Director – Via Zoom  
Doug Hanson, Planner II – In Person  
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.*

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

*(Timestamp 00:01:40)*

**Motion To:** Approve Consent Agenda.

**Motion By:** Commissioner Damron

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 2

**Motion Passed:** 3-0-2, Commissioners Young and Gealy were absent.

*(Timestamp 00:01:48)*

City Attorney Bill Gigray suggested that as the Chairman was not present, the Commission add to the Motion the Vice Chairman may sign the Consent Agenda items in his stead. Vice Chairman Hennis thanked Mr. Gigray.

*(Timestamp 00:02:24)*

**Motion To:** Approve Consent Agenda and permit the Vice Chairman to sign the items due to the Chairman's absence.

**Motion By:** Commissioner Damron

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 2

**Motion Passed:** 3-0-2, Commissioners Young and Gealy were absent.

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

*(Timestamp 00:02:48)*

- 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).

*(Timestamp 00:03:19)*

Planner II Doug Hanson presented an overview of the project and notified the Commission that he had received word from Ada County Highway District (ACHD) that morning in regards to them making updates to their Staff Report as the road layout for this project had been amended per their direction. Mr. Hanson stated he would leave the decision to the Commission on whether to make a recommendation to City Council after the Public Hearing or to table the Case to a date certain pending their review of the amended ACHD Staff Report; he then stood for questions.

*(Timestamp 00:05:02)*

Commissioner Damron asked if ACHD had provided a timeline of when they anticipated to have the revised Staff Report complete. Mr. Hanson answered they had estimated two (2) weeks at the latest.

*(Timestamp 00:05:20)*

Vice Chairman Hennis asked Mr. Hanson what the proposed density was for the residential aspect of the project. Mr. Hanson stated the Net Density was 13.27 Dwelling Units Per Acre (DUA); Vice Chairman thanked Mr. Hanson.

*(Timestamp 00:06:20)*

Commissioner Damron expressed his preference to wait for the revised ACHD report prior to making a recommendation so as to have a complete overview of the project; Commissioner Garten agreed.

*(Timestamp 00:06:47)*

Vice Chairman Hennis was concerned with the fact the Public Hearing had previously been and stated he would like to receive testimony from those in attendance; Commissioner Damron agreed.

*(Timestamp 00:08:20)*

Steve Arnold of A Team Land Consultants provided additional information regarding the revised ACHD Staff Report and that he and the Developer agreed with their comments which they had been provided via email. Mr. Arnold expressed he would like to succeed some of his allotted time to the project Builder as there had been previous discussion and submitted testimony from the current residents of Merlin Pointe, regarding issues they had faced in their homes constructed by the same Builder. Mr. Arnold continued by showing a slideshow of the updated Preliminary Plat where the residential lot counts had been reduced and the commercial lots increased; he also commented he had calculated a Net Density of 7.6 DUA based on the revised Preliminary Plat. Mr. Arnold continued, stating there was 27% open space within the project and there were several building themes; the units along the public street, Cottage and Merlin Avenue were rear-loaded residences. He explained the craftsman style of Phase 1 of Merlin Cottages would continue into this Phase & the dwelling would range from 1,500 to 1,800 SF. Mr. Arnold explained the amenities of walking paths, green space and gazebos. He touched on the concern of existing residents that the proposed residences would be rentals, however, that was not the case and would be a for sale product. Additionally, he addressed the decrease in traffic as the project no longer incorporated the original box-store that was under contract in the past, and the proposed project reduced in lot count. An HOA would be put in place and would be responsible for maintaining common areas.

*(Timestamp 00:14:15)*

Commissioner Damron asked if it would be the same HOA. Mr. Arnold answered there would be two separate HOA's.

*(Timestamp 00:14:24)*

Mr. Arnold continued addressing the traffic, stating only 15% of the originally projected traffic would be generated by this project. He also addressed the issues they experience with their original landscaper and how they had remedied that issue and were continuing to address the remaining items. In summary, Mr. Arnold agreed with all staff and agency recommendations; reduced their original proposed density; and were providing a mix of housing types. He then stood for questions.

*(Timestamp 00:17:00)*

Commissioner Damron asked if the builder on the first Phase was the same for this one. Mr. Arnold stated that was correct and made a few comments on the interior finishes.

*(Timestamp 00:17:20)*

Vice Chairman Hennis questioned if the updated Preliminary Plat was in the packet. Mr. Hennis addressed Mr. Arnolds statement that the project followed Kuna City Code but was requesting

variance in the lot coverage and setbacks. Mr. Arnold explained that it was permitted by the Planned Unit Development (PUD) barring certain other items were done.

*(Timestamp 00:18:32)*

Mr. Hanson made a point of clarification and pointed out Exhibit 2.58 was the updated 54 lot Preliminary Plat and was titled "Updated Preliminary Plat" in the packet. He then explained the overall density of the project was 9.02 but when looking at only the residential portion, the Net Density did total 13.27 DUA; he also explained Applicants are allowed up to a 15% increase in the underlying zoning density with a PUD. The Commission thanked Mr. Hanson.

*(Timestamp 00:19:18)*

Commissioner Damron asked if the 1,500 to 1,800 sf included the garages. Mr. Arnold said it did not, it was the living space only.

*(Timestamp 00:19:42)*

There were no other questions from the Commission and Mr. Arnold left the podium. Planning Services Specialist notified the Commission there was one minute and 28 seconds left of the Applicants allotted time for the Builder to use in addressing the Commission.

*(Timestamp 00:20:03)*

Greg Hathaway of Hathaway Homes (Builder) addressed the Commission and touched on the issues raised in written testimony submitted by residents of Phase 1. He said he did not like individuals to feel like work was inadequate and they stood by their warranty, however, there were additional issues with the grade they could not take care of; specifically, the amount of water applied after individuals had taken residence. Mr. Hathaway explained French drains had been installed to address water runoff issues. He also stated as grass seed had not taken originally, they had provided sod as a replacement in efforts to be fair. He also explained that as the project continued on, landscaping was not provided in the yards, therefore they did not add additional topsoil, it was up to the homeowner and stated that was common practice among development(s) throughout the area. In conclusion, Mr. Hathaway stated they make an effort to address issues reported by homeowners as soon as possible and schedule with homeowners for times that were convenient for them to perform repairs. Mr. Hathaway then stood for questions.

*(Timestamp 00:21:59)*

Vice Chairman Hennis asked if it was within the contract for homeowners to receive the backyards with additional topsoil or if that was dependent on the Phase. Mr. Hathaway stated it was dependent on the Phase; when it was a part, up to four (4) inches of topsoil was provided and it was graded to maintain the required grade. Vice Chairman thanked Mr. Hathaway and as there were no other questions, Mr. Hathaway left the podium.

*(Timestamp 00:22:45)*

Vice Chairman Hennis opened the Public Hearing.

Support:

1. Steve Arnold, A Team Land Consultants, 1785 Whisper Cove, Boise, ID, 83709 – Applicant, Testify
2. Greg Hathaway, Hathaway Homes, 6770 Elm Lane, Nampa, ID, 83687 – Builder, Testify
3. Bob Hathaway, Hathaway Homes, 10988 Quail Cove, Nampa, ID, 83687 – Builder, Not Testify

Neutral:

1. David Reinhart, Kuna Joint School District No. 3, 711 E Porter, Kuna, ID, 83634 – Testify
2. Lonna Kowalski, 1110 E Folgado, Kuna, ID, 83634 – Not Testify
3. Kathleen Thomason, 308 N Bay Haven, Kuna, ID, 83634 - Testify

Against:

1. Lon Morgan, 1033 E Seraphina, Kuna, ID, 83634 – Neighborhood Representative, Testify
2. Roger Tofslie, 233 N Sailer Avenue, Kuna, ID, 83634 – Not Testify
3. Joanne Tofslie, 233 N Sailer Avenue, Kuna, ID, 83634 – Not Testify
4. Mia Riegel, 313 N Sailer Avenue, Kuna, ID, 83634 – Not Testify
5. Donna Gerhart, 1144 E Seraphina, Kuna, ID, 83634 – Not Testify
6. Dick Gerhart, 1144 E Seraphina, Kuna, ID, 83634 – Not Testify
7. Shelly Kamps, 2967 N Sailer Avenue, Kuna, ID, 83634 – Not Testify
8. Tami Morgan, 1088 E Seraphina, Kuna, ID, 83634 – Not Testify
9. Roger Tofslie, 233 N Sailer Avenue, Kuna, ID, 83634 – Not Testify
10. Charlotte Busbee, 364 N Bay Haven Avenue, Kuna, ID, 83634 – Not Testify
11. Jim Kowalski, 1110 E Folgado, Kuna, ID, 83634 – Not Testify

*(Timestamp 00:23:18)*

David Reinhart explained no one project causes adverse effects to the School District (KSD) but all projects combined, that is why KSD was taking a new approach and requesting partnerships with Developers in which they provide land and/or voluntary impact fees. KSD had not yet discussed this with the Developer but would be reaching out.

*(Timestamp 00:25:05)*

Lon Morgan, speaking as a Neighborhood Representative, thanked the Commission for the opportunity to testify and for the information provided by the Applicant. He listed concerns regarding property values; traffic; home style and class. Mr. Morgan wished the Developer to mirror the existing home product and curb appeal. He expressed serious concerns with the amount of traffic coming around the “Kuna Curve” and how difficult it was to merge into the traffic that already existed; he questioned if turn lanes could be provided. Mr. Morgan discussed how Kuna was a very young City when it came to its residents median age and felt that due to this, the possible buyers attracted to the project would be first-time homebuyers. Mr. Morgan proposed some possible alternatives: mirror the existing home style in the new Phase; and possibly developing a City Park. Mr. Morgan thanked the Commission for their time.

*(Timestamp 00:39:40)*

Kathleen Thomason expressed her disagreement with her neighbors’ opinions and how they had become upset when they were notified of the proposed continued development. Ms. Thomason stated she was made aware of the future development of the surrounding property when she purchased her home. She also expressed her opinion that the proposed homes that would not have yards would actually attract “older folks” as it was less to take care of.

*(Timestamp 00:41:18)*

In rebuttal, Mr. Arnold was flattered the existing residents cared so much for the neighborhood that they were trying to protect its future; he continued by assuring the existing residents that the next Phases would be even better than the first. He touched on feedback received that less landscaping be provided and instead an HOA maintained common area. Mr. Arnold stated he had

stressed to the realtor that marketed the first part of the project, that buyers were made aware that additional development was coming. Mr. Arnold reiterated that the original traffic study was performed with a big-box store in mind and by creating single-family development instead, it actually reduced the originally projected traffic. He then stood for any additional questions from the Commission.

*(Timestamp 00:45:15)*

Vice Chairman Hennis addressed public testimony regarding deceleration/turn lanes for the development and asked if there were any plans for that. Mr. Arnold stated that in their original discussions with Ada County Highway District (ACHD) regarding the development of the properties, they had requested a turn lane, however they would not allow it. Vice Chairman Hennis also pointed out that the Idaho Transportation Department (ITD) controlled Meridian Road to about Walgreens, that is why they were differentiating between the two agencies (ACHD & ITD); he explained the public may not know that information. Mr. Arnold took the opportunity to point out that ITD was intending to reduce the speed limit at the Kuna Curve down to 35, and reducing down from there for the following speed zones, to help with deceleration of speed. There were no further questions from the Commission.

*(Timestamp 00:47:15)*

Vice Chairman Hennis asked the Commission their thoughts on continuing the Public Hearing until the revised ACHD staff report was received. Commissioner Damron said he agreed with waiting as he was concerned with the traffic; since there could not be a deceleration lane, could there be a light. Vice Chairman Hennis stated he was not aware of a light planned at that location and hadn't seen any information from ACHD or ITD.

*(Timestamp 00:49:52)*

City Attorney Bill Gigray provided comment for consideration by the Commission explaining the hearing could be recessed and reconvened at the following meeting. He also suggested getting comments from not just ACHD but ITD as well; that would clear up which parts of the road are primary and secondary jurisdiction. Vice Chairman Hennis thanked Mr. Gigray and asked Mr. Hanson if comments had been received from ITD; there were none. Vice Chairman Hennis then asked if the information had been sent to ITD and Mr. Hanson confirmed the information had been provided along with the agency transmittal request for comments. Vice Chairman Hennis was surprised ITD did not provide comments and Commissioner Damron was curious if ITD had seen the traffic study like ACHD had. Mr. Hanson explained the Traffic Impact Study (TIS) was performed five (5) years prior when the project as a whole was presented for approvals; Vice Chairman Hennis pointed out that Mr. Arnolds comments on traffic reduction seemed appropriate as the original TIS included the big-box store, however, he still wanted additional information.

*(Timestamp 00:54:35)*

Mr. Gigray suggested asking the Applicant what negotiations and/or permits they may have received from ACHD or ITD since access permits are required to access the roadways. Mr. Arnold stated the access was fully under ITD and they had in fact submitted their TIS to both ITD and ACHD; ITD reviewed the impacts to their rights-of-way and ACHD reviewed the projected traffic on internal streets. Mr. Arnold guessed that since there was a reduction in traffic with the new proposed Phase, they did not deem it necessary to comment. He also pointed out there was a possible traffic light at Kay and Avalon, and there were plans to change the layout of the

Meridian Road and Kuna Road intersection, so an additional light at N Sailer and Avalon most likely would not be approved.

*(Timestamp 00:59:50)*

The Commission continued to discuss their desire for additional comments, Vice Chairman Hennis deferred to Mr. Hanson. Mr. Hanson stated there had been a request for comments from ITD on the original plat and the revised plat but none had been provided, however, he asked the Commission if they would like him to request specific comments regarding decelerations lanes or other specifics, before the next meeting. Commissioner Damron then asked if there was a light planned; Mr. Hanson explained a signalized intersection at Kay and Avalon was the City's number one line-item request from ACHD. Commissioner Damron requested Mr. Hanson to follow up with ITD on a possible traffic light.

*(Timestamp 01:02:32)*

**Motion To:** Recess 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 until November 9, 2021, pending additional comments from the Idaho Transportation Department.

**Motion By:** Commissioner Damron

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 2

**Motion Passed:** 3-0-2, Commissioners Young and Gealy were absent.

*(Timestamp 01:04:08)*

**Motion To:** Recess the meeting for few minutes to allow the individuals present for the previous hearing to vacate Chambers if they wished to.

**Motion By:** Commissioner Damron

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 2

**Motion Passed:** 3-0-2, Commissioners Young and Gealy were absent.

*(Timestamp 01:12:18)*

**Motion To:** Reconvene the meeting.

**Motion By:** Commissioner Damron

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 2

**Motion Passed:** 3-0-2, Commissioners Young and Gealy were absent.

*(Timestamp 01:12:25)*

**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).

*(Timestamp 01:12:41)*

Planner II Doug Hanson presented an overview of the proposed project. Mr. Hanson notified the Commission it had been requested for the Applicant/Developer enter into a Development Agreement (DA) with the city, for any possible creative sewer solutions they may develop. He then stood for questions.

*(Timestamp 01:14:10)*

Vice Chairman Hennis asked if a DA had been presented yet; Mr. Hanson answered there was not as of yet. There were no other questions from the Commission.

*(Timestamp 01:14:25)*

Bonnie Layton thanked the Commission for their time and presented an overview of the proposed project. She informed the Commission of the project location and that Shayla Avenue would provide the connection through the development from Ardell to Hubbard. Ms. Layton explained the subject site had been Annexed into the city in 2006 with a zoning designation of Agriculture and they were requesting Medium Density Residential. She explained their project and others were working together to create a sewer serviceability solution with Public Works, such as a temporary lift station. Mrs. Layton discussed the sites topography and how the project had been designed with that in mind. She stated the project Net Density was 4.9 Dwelling Units Per Acre (DUA) with lots sizes ranging from 50 – 60+ feet wide in order to accommodate various floor plans. Ms. Layton talked about the proposed pathways and open spaces throughout the development, and how they were a great amenity for residents. She addressed the revisions requested in the ACHD Staff Report and stated they agreed with them and would be making those changes. She also explained they had been in contact with Kuna Joint School District No. 3 and were developing that partnership; she then stood for questions.

*(Timestamp 01:25:24)*

Commissioner Damron referenced Lots 6, 7, 9 and 10 and asked if they would be a green pathway; Ms. Layton confirmed they were. Vice Chairman asked about the proposed housing; Ms. Layton stated there would be a mix of one (1) and two (2) story homes with two (2) to three (3) car garages. Commissioner Damron asked about the average size of the homes; Ms. Layton stated they were anticipated to be a minimum of 1,800 sf and up to possibly 3,200 sf. Vice Chairman Hennis provided positive comments on how the open spaces were spread out through the development, then asked if they were going to be providing amenities like playgrounds. Ms. Layton explained they typically provide play structures, shade structures and various other items as part of all of their developments. Commissioner Damron asked if irrigation would be coming from the proposed pond; Ms. Layton said they would have pressurized irrigation but wished to defer any additional irrigation questions to their Engineer. Ryan Young, NV5 Engineer, addressed the Commission explaining the pond would be used as an irrigation reservoir for the City's irrigation system and irrigation for the subdivision came from the City's regular pressurized irrigation system. He also noted their pressurized irrigation was reviewed and approved by Public Works. As for stormwater drainage, there would be underground drainage built in. The Commission thanked Mr. Young.

*(Timestamp 01:30:12)*

Vice Chairman Hennis opened the public hearing.

Support:

None

Neutral:

1. David Reinhart, Kuna Joint School District No. 3, 711 E Porter Street, Kuna, ID, 83634 – Testify
2. Tuck Ewing, 1500 N Eldorado, Boise, ID, 83704 - Testify

Against:

1. Neil Durrant, 4000 W Hubbard Road, Kuna, ID, 83634 – Testify

*(Timestamp 01:30:28)*

David Reinhart of Kuna Joint School District No.3 (KSD), reviewed the projected number of students at buildout which totaled 220; though not all would attend KSD schools, a majority would. The Developer of the project was the first one to pledge voluntary impact/support fees to KSD to accommodate their impact; Crimson Point Elementary would need to add on.

*(Timestamp 01:33:06)*

Neil Durrant addressed the Commission and informed them the Developer had not reached out regarding the concerns he had raised during the Neighborhood Meeting; nothing on the Plat had been changed. He was concerned the Developer had not considered the impact to the 5-acre lots to the north and they fact they have equipment/trucks entering/exiting their properties. Mr. Durrant was concerned that he would face issues moving his farm equipment up and down Hubbard Road when construction on the sewer line began, especially because some of his equipment reached 20 feet wide and W Hubbard was a dead-end road. Per Mr. Durrant, he had attended the last Kuna Rural Fire District (KRFD) Commission meeting where they had discussed KRFD was responding to less than 75% of calls within the area, and they were relying heavily on the surrounding areas/cities to respond to the rest. He also addressed where it was stated in the Design Review application that there were no trees over four (4) inches; Mr. Durrant disagreed and stated there were actually many, including a large Poplar tree visited by hawks and other birds of prey. He explained he had to go directly to the Ada County Highway District (ACHD) to address his concerns about the N Shayla alignment since the Developer had not; if the alignment of the roadway had not been addressed, that Mid-Mile Collector would have lined up directly with his driveway. Mr. Durrant then referred to ACHD comments that N Ten Mile Road would face traffic issues once the 12<sup>th</sup> and 35<sup>th</sup> lot was developed due to lack of right-of-way; he also addressed the need for additional right-of-way from the southeast corner property owner and how that would further affect the N Shayla alignment. (Mr. Durrant's time elapsed and Vice Chairman Hennis requested he finish up). Mr. Durrant stated the site posting was not perpendicular to the roadway but were parallel. He also thanked the Developer for placing larger lots near his house but also requested the homes on those lots be limited to single-story. Mr. Durrant summarized that he was willing to work with the Developer and make compromises, however, the Developer needed to reach out. He then thanked the Commission and vacated the podium.

*(Timestamp 01:37:18)*

Vice Chairman Hennis invited the Applicant to rebut.

*(Timestamp 01:37:48)*

Ms. Layton discussed concerns brought up during their Neighborhood Meeting and how they were addressed: The alignment adjustment to N Shayla was requested by ACHD and they would make those revisions. She understood Mr. Durrants concerns and commented that they would communicate with ACHD and any other agencies on performing their construction in a way that would minimize impact. Mrs. Layton then stood for any additional questions.

*(Timestamp 01:40:22)*

Vice Chairman Hennis referenced the traffic mitigation efforts on N Ten Mile as the list from ACHD was extensive, and asked Ms. Layton if they were in agreeance with them since some of the items may not have a planned fix quite yet. She explained they had reviewed the mitigation requests and spoke with Mindy at ACHD regarding timelines of some of the items and the impacts of additional proposed subdivisions. She further explained that Mindy had said the neighboring subdivisions had been accounted for and the same requests had been made of them, it became a point of who got to that point in their development first; Ms. Layton stated they were coordinating with the other Developers and they would work together on those mitigations.

*(Timestamp 01:41:50)*

Commissioner Damron asked Ms. Layton if they were agreeable to keeping the homes on the lots next to Mr. Durrants property single-story. She responded Mr. Durrants home was across Hubbard from Mr. Durrant, not directly adjacent, but believed they were fine with that request.

*(Timestamp 01:42:40)*

Mr. Hanson deferred to City Attorney Bill Gigray for a point of clarification: Mr. Durrant stated the signs posting the property were parallel to the roadway and one sided, however, staff was in receipt of a Proof of Property Posting form with photos; Mr. Hanson further explained that short of staff visiting the site to confirm this, there was no way to prove either way. Would the property need to be reposted and continued? Mr. Gigray stated the most important thing was the property was posted, second was if the signs were two (2) sided and they had proof of that which the Commission could base their decision on. He explained the posting procedure would be controlled primarily by City Ordinance. Mr. Hanson referred to Kuna City Code (KCC) 5-1A-8 which states signs must be double sided and placed perpendicular to the roadway; an Affidavit of Posting (Proof of Posting) stating the signs were posted in accordance with KCC; and the photos were primarily used to confirm the verbiage of the sign. Mr. Gigray stated the Commission could inquire further with the Applicant who submitted the Affidavit, if they had personal knowledge the signs were posted correctly. Ms. Layton approached the podium and explained they contracted Forge Sign Works for the posting of the site and that company posts projects all over the valley, and had been the sign contractor NV5 had been using for a long time. She believed they were in compliance with posting the signs per KCC.

*(Timestamp 01:45:55)*

Mr. Gigray informed the Commission they could recess the hearing barring additional proof of the sign posting, from the sign company themselves, if they felt it was necessary. The Commission discussed that option amongst themselves, the options they had, and the legality of the posting. Commissioner Damron asked staff how many additional parcels there were further down Hubbard Road, Mr. Hanson stated he was not sure. Vice Chairman Hennis pointed out if there was signage along Ardell Road to the south, there were many more homes due to the Crimson Point Subdivision.

*(Timestamp 01:49:11)*

An audience member asked if the opportunity for public testimony was closed, Vice Chairman Hennis answered it was not. The Commission continued to discuss the matter amongst themselves. Mr. Gigray explained if the Commission wished to recess the hearing to the next meeting, they could limit the receipt of additional testimony in regards to the signs only, then make a decision. If it was determined at that meeting the posting was not correct, then the site would have to be reposted. The Commission thanked Mr. Gigray.

*(Timestamp 01:52:02)*

Commissioner Damron commented there was no blatant attempt to obscure the sign and the site was posted, he continued by stating if they wished to receive testimony from the sign company themselves, it could delay the hearing one (1) or two (2) meetings, thus pushing it into December. Commissioner Damron did not feel it was not on purpose and Vice Chairman Hennis commented that Ordinance was Ordinance. Mr. Gigray explained that the matter became an issue of due process if the posting was challenged.

*(Timestamp 01:54:18)*

Commissioner Damron pointed out the Commission could not prove the sign wasn't moved either. Vice Chairman Hennis requested the audience member who wished to testify to come forward.

*(Timestamp 01:54:56)*

Tuck Ewing of Yes Development addressed that Mr. Durrant did bring up a good point, then asked if this was a matter that Mr. Durrant wanted to address in court. Mr. Ewing stated he believed the signs were there, he just had not seen them himself. He further stated that if the signs were not posted correctly and did not meet KCC, Mr. Durrant's concerns were legitimate and he understood the Commission would have to make the best decision they saw fit; he also felt that delaying the project and it turned out the signs were posted correctly, it was appropriate for some monetary recourse.

*(Timestamp 01:56:35)*

Commissioner Damron asked Mr. Durrant if the matter was a great enough issue to him to carry the matter to court? Mr. Durrant stated it was not a severe issue, he just wished to address it and referred to the photos provided with the Proof of Property Posting. He explained by looking at how the sign was set against the adjacent cornfield and gated pipe; it was evident they were not perpendicular. Mr. Durrant stated that as long as the Developer was willing to work with him on his concerns, it was not a matter that needed to go to court. Vice Chairman Hennis asked if his driveway was on Hubbard Road, Mr. Durrant confirmed it was. The Vice Chairman then asked Mr. Durrant if the shifting of N Shayla was adequate or still caused issue. Mr. Durrant explained the road would be immediately adjacent to his driveway and that raised safety concerns with him when it came to exiting his driveway.

*(Timestamp 01:58:58)*

Commissioner Damron asked Mr. Gigray what their recourse options were: legal recourse or a minor infraction where the complainant was not determined to push the matter to court and what the Commission could do. Mr. Gigray explained taking all of the information into account, if it was evidence they could rely on, the Commission could make a decision. Mr. Gigray also pointed out that there was no recourse from the Developer to Mr. Durrant in regards to Mr. Durrant's right

to comment on the signs and did not believe the Developer had a right to threaten Mr. Durrant with costs for doing so; he continued by stating that the Developer would of course need to refer to his own attorneys in the matter. Mr. Gigray summarized that if the Commission was confident with the strength of the record, they could make a decision.

*(Timestamp 02:02:03)*

Commissioner Damron requested Ms. Layton approach the podium and asked that since Mr. Durrant did not see it as a huge issue if they worked with him on his concerns, would they be willing to do so? Ms. Layton stated it was a reasonable request and would work with Mr. Durrant and stressed they wanted to be good neighbors. The Commission thanked Ms. Layton then requested Mr. Durrant approach. Commissioner Damron asked Mr. Durrant if that was acceptable solution, he stated it was.

*(Timestamp 02:04:17)*

The Vice Chairman closed the hearing and the Commission proceeded into deliberation. Vice Chairman Hennis stated he was satisfied they had reached a solution and requested a Condition be added referring to it; he further commented the sewer improvements were a positive. The Chairman believed there was a solution to be had and Commissioner Damron agreed. Commissioner Garten commented he was appreciative the Developer was willing to work with KSD.

*(Timestamp 02:06:04)*

**Motion To:** Recommend Approval to City Council of Case Nos. 21-04-ZC (Rezone) & 21-05-S (Preliminary Plat) for Ewing Meadows Subdivision with the Conditions as outlined in the Staff Report, and the additional Conditions the Developer enter into a Development Agreement regarding sewer solutions and the Developer work with Mr. Durrant on his safety concerns.

**Motion By:** Commissioner Damron

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 2

**Motion Passed:** 3-0-2, Commissioners Young and Gealy were absent.

**Motion To:** Approve Case No. 21-12-DR (Design Review) for Ewing Meadows Subdivision with the Conditions as outlined in the Staff Report.

**Motion By:** Commissioner Damron

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 2

**Motion Passed:** 3-0-2, Commissioners Young and Gealy were absent.

*(Timestamp 02:08:44)*

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).

*(Timestamp 02:09:00)*

Planner II Doug Hanson stated staff requested the item be tabled to a date certain of November 9, 2021.

*(Timestamp 02:09:36)*

**Motion To:** Table Case Nos. 21-04-S (Preliminary Plat) & 21-14-DR (Design Review) Falcon Crest Golf Villages be tabled to a date certain of November 9, 2021.

**Motion By:** Commissioner Damron

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 2

**Motion Passed:** 3-0-2, Commissioners Young and Gealy were absent.

#### 4. BUSINESS ITEMS:

*(Timestamp 02:09:50)*

The Vice Chairman asked staff if there were any items to address; there were not.

#### 5. ADJOURNMENT:

*(Timestamp 02:10:06)*

**Motion To:** Adjourn.

**Motion By:** Commissioner Damron

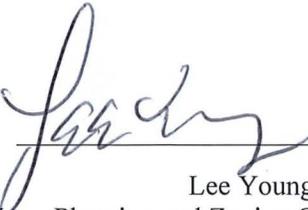
**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

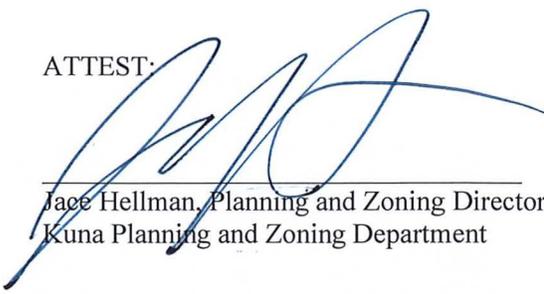
**Voting No:** None

**Absent:** 2

**Motion Passed:** 3-0-2, Commissioners Young and Gealy were absent.

  
\_\_\_\_\_  
Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

  
\_\_\_\_\_  
Jace Hellman, Planning and Zoning Director  
Kuna Planning and Zoning Department



**OFFICIALS**

Lee Young, Chairman  
Dana Hennis, Vice Chairman  
Stephen Damron, Commissioner  
Tyson Garten, Commissioner  
Vacant



**CITY OF KUNA**  
Kuna City Hall Council Chambers, 751 W 4<sup>th</sup> Street, Kuna, Idaho 83634

**Planning & Zoning Commission Meeting**  
**MINUTES**  
**Tuesday November 9, 2021**

**6:00 PM REGULAR MEETING**

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

**I. CALL TO ORDER & ROLL CALL:**

(Timestamp 00:00:26)

**COMMISSION MEMBERS PRESENT:**

Chairman Lee Young – In Person  
Vice Chairman Dana Hennis – Via Zoom  
Commissioner Stephen Damron – In Person  
Commissioner Tyson Garten – Absent  
Vacant

**CITY STAFF PRESENT:**

Bill Gigray, City Attorney – Via Zoom  
Jace Hellman, Planning & Zoning Director – In Person  
Doug Hanson, Planner II – In Person  
Jessica Reid, Planning Services Specialist – In Person

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

(Timestamp 00:00:56)

- I. Regular Planning and Zoning Commission Meeting Minutes Dated October 26, 2021
2. Findings of Fact & Conclusions of Law
  - I. Case Nos. 21-04-ZC (Rezone), 21-05-S (Preliminary Plat) & 21-12-DR (Design Review)  
Ewing Meadows Subdivision

(Timestamp 00:00:58)

**Motion To:** Approve Consent Agenda.

**Motion By:** Commissioner Damron

**Motion Seconded:** Vice Chairman Hennis

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-0-1, Commissioner Garten was absent.

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

*(Timestamp 00:01:14)*

- A. *Recessed from October 26, 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).

*(Timestamp 00:02:05)*

Planner II Doug Hanson stated he had sent a second request for comments to ITD (Idaho Transportation Department) per the Commission's request; ITD responded they would have comments but did not have them ready in time for the meeting. Mr. Hanson explained ACHD (Ada County Highway District) had provided an updated Staff Report (Exhibit 2.61). Additionally, KSD (Kuna Joint School District No. 3) had provided a late submittal that morning and a copy had been provided to the Commissioners; Mr. Hanson notified the Commission that KSD's late submittal would be entered into the record as Exhibit 2.65. Mr. Hanson proceeded to explain to the Commission a decision could be made that evening if they were comfortable with the updates regarding ACHD and ITD as provided, or they could continue the hearing once again in order to review updated comments once received; if the Commission wished to continue the hearing, Mr. Hanson requested the Case be continued to December 14, 2021. He then stood for questions.

*(Timestamp 00:03:10)*

Commissioner Damron asked if ITD had provided an estimated timeframe for when their comments would be submitted; they had not.

*(Timestamp 00:03:23)*

City Attorney Bill Gigray suggested the Chairman ask the applicant if they had been able to review the submitted ACHD and KSD comments. Chairman Young invited the applicant to the podium.

*(Timestamp 00:03:46)*

Applicant Steve Arnold addressed the Commission and confirmed they had been able to do so. Mr. Arnold stated they were in agreement with the requirements laid out by ACHD and explained he also had a traffic generation of the Wal-Mart proposed in the past, and the current potential count per 1,000 SF of living space; it resulted in approximately 600 trips per day due to the project. Mr. Arnold commented that ITD was currently understaffed and only had one individual reviewing applications. In regards to KSD comments, Mr. Arnold explained they felt that the standard taxes generated by the project already had the largest portion going to KSD, and did not agree with KSD's request. Additionally, they had offered to provide a school bus pull out as KSD was concerned the turning maneuver onto N Sailer was unsafe; Mr. Arnold did point out that school buses already made this turn and reiterated their willingness to provide an ample turnout. He then stood for questions.

(Timestamp 00:07:02)

Commissioner Damron asked Mr. Gigray if it was legal for KSD to request impact fees. Mr. Gigray explained school districts were not yet allowed to collect impact fees as they did not have Ordinance authority. Mr. Gigray stated the request may have been generated as a result of House Bill 389. He continued by stating he did not feel comfortable creating a Development Agreement that requested these additional fees either.

(Timestamp 00:10:35)

Chairman Young asked the Commissioners their thoughts on moving forward with the Case, or continuing the Case so they may receive and review ITD comments.

Vice Chairman Hennis felt there was more going on then previously received; he did want to review ITD's comments but he was also concerned with KSD's comments on it being unsafe for school buses even though buses were already accessing the subdivision. He felt safety of the school buses needed to be verified, especially because the proposed project was denser than usual (per Planned Unit Development).

Chairman Young asked Vice Chairman Hennis if he felt ITD comments were necessary in order for the Case to move forward.

Vice Chairman Hennis questioned if the turn onto N Sailer would be safe and wanted to see ITD's thoughts on that, especially since the concentration of traffic would be more centered around leaving and returning home times instead of spread throughout the day like with a box store.

(Timestamp 00:13:54)

Commissioner Damron agreed with Vice Chairman Hennis and was concerned about children safety. Vice Chairman Hennis stated he believed this issue needed to be looked into more.

(Timestamp 00:14:30)

Chairman Young asked the Commission if they wanted to continue the Public Hearing to December 14, 2021, pending ITD comments. Vice Chairman Hennis thought it would be fair to the project and make a properly informed recommendation to City Council. Chairman Young then stood for a Motion.

(Timestamp 00:15:18)

**Motion To:** Continue 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 to December 14, 2021.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Damron

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-0-1, Commissioners Garten was absent.

(Timestamp 00:16:03)

**B. Tabled from October 12, 2021** 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

Providence Properties LLC requests Planned Unit Development approval for approximately 136.17 acres, with C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-8 (High Density Residential) zoning district classifications. The applicant requests Pre-Plat approval in order to subdivide the approximate 136.17 acres into 697 total lots (619 single family, 76 common, and 2 commercial). The subject site is located at 3250 W Hubbard Road, Kuna, ID 83634, within Section 10, Township 2 North, Range 1 West; (APNs: S1310314800, S1310346805, S1310427810, S1310449300).

(Timestamp 00:16:50)

Planner II Doug Hanson explained staff had not received comments from ACHD (Ada County Highway District), which was why the Case had been requested to be tabled to a date uncertain.

(Timestamp 00:17:00)

City Attorney Bill Gigray made a point of clarification that the Case would require re-noticing as the item was being tabled.

(Timestamp 00:17:27)

**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 uncertain.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Damron

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-0-1, Commissioners Garten was absent.

(Timestamp 00:18:05)

C. Case No. 21-07-AN (Annexation) for Ledgestone South – Troy Behunin, Senior Planner

GEM State Planning, LLC on behalf of Trilogy Development, Inc. requests Annexation of approximately 99.78 acres into the City of Kuna and to zone approximately (approx.) 83.33 acres as R-6 Medium Density Residential (MDR), and 16.45 acres as R-8 MDR. The Applicant only requests Annexation at this time and will propose a Preliminary Plat in the future. The subject site is adjacent to Kuna City limits on the north and west side; and is currently zoned RR (Rural Residential) in Ada County. The subject site is located at 2425 N Locust Grove Road, Kuna, ID 83642, (APN's: S1418123460, S1418123496, S1418123498, S1418123490, S1418427800 & S1418417200).). Section 18, Township 2 North, Range 1 East.

(Timestamp 00:18:20)

Senior Planner Troy Behunin presented an overview of the project and reminded the Commission the Case was strictly for the Annexation, and that any development application would come forward in the future. He then stood for questions.

(Timestamp 00:19:46)

City Attorney Bill Gigray asked a clarifying question in regards to a Rezone & Mr. Behunin confirmed a Rezone was not part of the application because a zone must be indicated when requesting Annexation.

Planning and Zoning Director Jace Hellman further explained Rezone's are typically seen when a subject property was already part of City Limits and required a zone change as part of development, however, staff historically did not require a Rezone when only an Annexation was requested since the applicant is required to indicate a zone as part of their Annexation application.

Mr. Gigray thanked staff for their clarification.

(Timestamp 00:21:36)

Chairman Young recalled issues with the previous development application regarding services, and asked if that had been mitigated.

Mr. Behunin reiterated the application was strictly for Annexation and serviceability issues would be addressed at time of a development application. Additionally, Mr. Behunin explained a DA (Development Agreement) would be presented to the City Council which stated a development application would not come forward until services were available.

(Timestamp 00:23:47)

Jane Suggs of Gem State Planning presented an overview of the proposed project and some of the previous development applications history. She did expound that the development community was working with Kuna Public Works on addressing current sewer capacity issues and working towards solutions. Ms. Suggs stressed the application before the Commission was strictly for Annexation with an R-6 and R-8 zone. She agreed with the Conditions of Approval listed in the staff report and explained when the development application came forward in the future, that is when the serviceability would be addressed. Ms. Suggs the Annexation follows the FLUM (Future Land Use Map) within the Comprehensive Plan. She then stood for questions.

(Timestamp 00:27:20)

Vice Chairman Hennis asked if there were any major changes proposed as compared to the previous application. Ms. Suggs referenced the future development application would closely follow the layout and product the previous application but the application being heard was the Annexation with the R-6 and R-8 zones.

(Timestamp 00:28:44)

Chairman Young opened the Public Hearing.

Support:

1. Jane Suggs (Applicant), Gem State Planning, 9839 Cablecar Street, Boise, Idaho, 83709 – Testify
2. Charlotte Busbee, 364 N Bay Haven Avenue, Kuna, Idaho, 83634 – Not Testify

Neutral:

1. Roger Staff, 2303 N locust Grove Road, Kuna, Idaho, 83634 – Not Testify

Against:

None

(Timestamp 00:29:20)

As there were no individuals signed-in who wished to testify, Chairman Young asked if there was anyone who was present who would like to sign-in; there were not, so he closed the Public Hearing.

(Timestamp 00:29:52)

Commissioner Damron did not express any issues.

Vice Chairman Hennis touched on a few topics he had previously expressed.

Chairman Young did not express any concerns.

(Timestamp 00:30:45)

**Motion To:** Recommend Approval to City Council of Case No. 21-07-AN (Annexation) for LedgeStone South, with the Conditions as outlined in the staff report.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Damron

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-0-1, Commissioners Garten was absent.

#### **4. BUSINESS ITEMS:**

(Timestamp 00:31:16)

- A. Case No. 21-25-DR (Design Review) for the Americool Buildings – Jessica Reid, Planning Services Specialist ACTION ITEM

Rick Bugatsch, on behalf of TLM, LLC, requests Design Review approval for a 3,300 SF metal building with office & warehouse space, associated parking lot and landscaping. The subject site is located at 707 W Avalon (APN: S1326120800) with an M-1 (Light Industrial/Manufacturing) zoning designation; Section 26, Township 2 North, Range 1 West.

(Timestamp 00:31:28)

Planning Services Specialist Jessica Reid presented an overview of the project then stood for questions.

(Timestamp 00:34:26)

Property owner Tony Martarano addressed the Commission, notifying them that they generally agreed with the staff report and Conditions; he explained he did have a few questions regarding the pressurized irrigation connection but would address those with staff. Mr. Martarano then stood for questions; there were none.

(Timestamp 00:35:38)

The Commission proceeded into discussion of the project.

Vice Chairman Hennis expressed the project was well designed; the trash enclosure met specifications; and the landscaping was appropriate. Commissioner Damron agreed.

(Timestamp 00:36:20)

**Motion To:** Approve Case No. 21-25-DR (Design Review) for the Americool Building, with the Conditions as outlined in the staff report.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Damron

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-0-1, Commissioners Garten was absent.

(Timestamp 00:36:58)

Ms. Reid requested a moment to speak with the Applicants before proceeding to the next Case as she was also operating as the meeting Clerk.

(Timestamp 00:37:22)

**B.** Case No. 21-27-DR (Design Review) Rising Sun Fencing Alternative Compliance Request – Troy Behunin, Senior Planner ACTION ITEM

M3 Companies, LLC requests Design Review (Alternative Compliance) approval for perimeter fencing for the subdivisions known as the Rising Sun Estates and Rising Sun Commons. The Applicant desires to install a consistent and unique fence throughout each of their multiple phases, as described in KCC 5-4-6-B-3-g-2. This project is located on the Southwest Corner (SWC) of Kuna Road and Stroebel Road, Kuna, ID.

(Timestamp 00:37:42)

Senior Planner Troy Behunin presented an overview of the project and stood for questions; there were none.

(Timestamp 00:39:18)

Travis Jeffers of M3 Companies presented their proposal for alternative fencing which was similar to another alternative compliance request at another project. Mr. Jeffers pointed out the fence maintenance plan which would be executed by the developments HOA (Homeowners Association); he then referenced images of their proposal.

(Timestamp 00:41:18)

City Attorney Bill Gigray asked if Vice Chairman Hennis was able to see the presentation images as he was attending via Zoom. Vice Chairman Hennis he was not but was able to review the presentation images submitted with the meeting packet.

(Timestamp 00:41:28)

Mr. Jeffers summarized his presentation and stood for questions; there were none.

(Timestamp 00:43:00)

The Commission proceeded into their discussion.

Chairman Young agreed it was an acceptable alternative and was aesthetically pleasing.

Commissioner Damron felt it was more aesthetically pleasing than the usual vinyl fencing.

Vice Chairman Hennis agreed, especially as there was such a strong maintenance plan.

(Timestamp 00:43:36)

**Motion To:** Approve Case No. 21-27-DR (Design Review) Rising Sun Fencing Alternative Compliance Request, with the Conditions as outlined in the staff report.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Damron

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-0-1, Commissioners Garten was absent.

## 5. **ADJOURNMENT:**

(Timestamp 00:44:06)

Chairman Young asked staff if there were any items to address as the rest of the agenda had been completed; there were not.

(Timestamp 00:44:22)

**Motion To:** Adjourn.

**Motion By:** Commissioner Damron

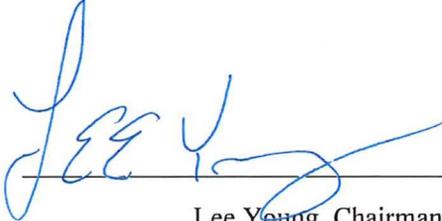
**Motion Seconded:** Vice Chairman Hennis

**Further Discussion:** None

**Voting No:** None

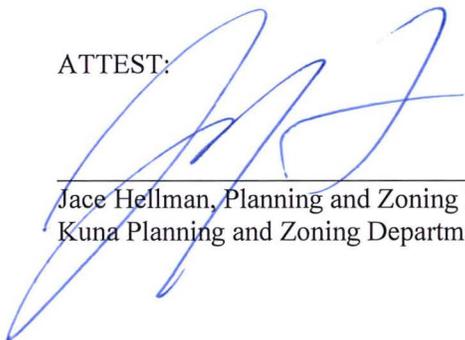
**Absent:** 1

**Motion Passed:** 3-0-1, Commissioners Garten was absent.



Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:



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

**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 4<sup>th</sup> Street, Kuna, Idaho 83634

**Planning & Zoning Commission Meeting**  
**MINUTES**  
**Tuesday December 14, 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 00:01:02)

**COMMISSION MEMBERS PRESENT:**

Chairman Lee Young – Via Zoom  
Vice Chairman Dana Hennis – In Person  
Commissioner Stephen Damron – Absent  
Commissioner Tyson Garten – In Person  
Vacant

**CITY STAFF PRESENT:**

Bill Gigray, City Attorney – Via Zoom  
Troy Behunin, Senior Planner – In Person  
Jessica Reid, Planning Services Specialist – In Person

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

(Timestamp 00:01:16)

1. Regular Planning and Zoning Commission Meeting Minutes Dated November 9, 2021
2. Findings of Fact & Conclusions of Law
  1. Case No. 21-25-DR (Design Review) for the Americool Building
  2. Case No. 21-17-DR (Design Review) Rising Sun Fencing Alternative Compliance

(Timestamp 00:01:18)

**Motion To:** Approve Consent Agenda.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-0-1, Commissioner Damron was absent.

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

*(Timestamp 00:01:33)*

- A.** Continued from November 9, 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).

*(Timestamp 00:02:00)*

Chairman Young commented Staff had requested the item be continued until a date certain of January 11, 2022 pending critical agency comments.

*(Timestamp 00:02:15)*

**Motion To:** Continue 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 to January 11, 2022.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-0-1, Commissioners Damron was absent.

*(Timestamp 00:02:50)*

- B.** Case Nos. 21-04-S (Preliminary Plat) for Falcon Crest Golf Villages Subdivision – Troy Behunin, Senior Planner

Wendy Shrief of J-U-B Engineers, on behalf of M3 Companies, LLC, requests preliminary plat approval to subdivide approximately 86.03 ac. into 291 residential lots, 43 common lots, and 18 common driveway lots, within an R-6 (Medium Density Residential) zone. (APN: S1422110300). Section 22, Township 2 North, Range 1 East.

*(Timestamp 00:03:25)*

Senior Planner Troy Behunin presented an overview of the proposed project and touched on additional Conditions of Approval listed within the staff report.

*(Timestamp 00:07:34)*

Mark Tate of M3 Companies spoke on the history of the Falcon Crest master planned community then provided a presentation (page 285 - 295 of the meeting packet). Mr. Tate asked the Commission for a caveat on Condition 9.26 within the staff report, requesting verbiage be added stating “if topography allows” due to a sever slope and ridge. He then explained their intent to modify hole 17, and additional details about the entrance and park. Mr. Tate then stood for questions.

*(Timestamp 00:20:33)*

Chairman Young asked a question regarding past concerns from neighboring landowners that their wells and/or water supply would be affected; he confirmed that water and sewer services would be provided by the City of Kuna and the developer would not be using wells to provide water to the future residences.

*(Timestamp 00:21:12)*

Mr. Tate confirmed that was correct; he explained there were existing wells which were used for Agricultural purposes and such but they had chosen to withdraw their water right request and bring domestic water in from the City of Kuna.

*(Timestamp 00:22:24)*

Chairman Young asked the Commission if there were any other questions; there were not. He then proceeded to open the Public Hearing.

Support:

None

Neutral:

None

Against:

1. Robbie Reno, Kuna Joint School District No. 3 (KSD), 711 E Porter Street, Kuna, Idaho, 83634 – Testify

*(Timestamp 00:22:44)*

As Chairman Young was attending via Zoom, Vice Chairman Hennis read the name of the only individual which had signed up to testify.

*(Timestamp 00:23:02)*

Robbie Reno addressed a letter dated December 9, 2021, which had been submitted to the Planning and Zoning Department (page 278 of meeting packet). Mr. Reno explained that at time of the letter's submission, the Developer had not reached out regarding discussion of a possible partnership, however, the Developer had reached out since and they were scheduled to meet Friday of that week to discuss a possible partnership. He then stood for questions; there were none.

*(Timestamp 00:24:00)*

Vice Chairman Hennis indicated there were no other individuals signed up to testify; he then asked if there was anything the Applicant would like to add. Mr. Tate confirmed they would be meeting and touched on the fact that a majority of the current project was 55+ communities and they would not be generating the same number of potential students as other developments.

*(Timestamp 00:25:28)*

Chairman Young closed the Public Hearing and the Commission proceeded into their discussion. The Chairman expressed the proposed project fit with the overall Development as well as expressing the landscaping and open space seemed adequate and consistent.

(Timestamp 00:26:45)

Vice Chairman Hennis agreed with the Chairman and additionally pointed out the good connectivity of the project. He also expressed his interest in seeing the high-end product which was proposed; he had no concerns.

(Timestamp 00:28:08)

Commissioner Garten also expressed interest in the fact the proposed project was a high-end product and that there were plans to improve the golf course.

(Timestamp 00:28:46)

Chairman Young asked if there were any other questions; being none, he asked for a Motion which also included working with the city on development of the requested pathways and possible topography issues.

(Timestamp 00:29:22)

**Motion To:** Recommend Approval of Case Nos. 21-04-S (Preliminary Plat) for Falcon Crest Golf Villages Subdivision with Conditions as outlined in the Staff Report, and the additional Conditions the Applicant work with the City of Kuna on pathway development dependent on topography; and the Applicant work with Kuna Joint School District No. 3 to ensure future potential students are served.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-0-1, Commissioners Damron was absent.

#### 4. BUSINESS ITEMS:

(Timestamp 00:30:53)

- A. Case Nos. 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage – Jessica Reid, Planning Services Specialist **ACTION ITEM**

Matt Sanchi of ZGA Architects, on behalf of his client Jason Papich, requests Special Use Permit & Design Review approval for an approx. 14.86-acre development which includes: Enclosed RV & self-storage; outdoor RV storage; self-storage office with second-floor living quarters; three (3) flex-space (office/warehouse) buildings; fire suppression tank/system; fencing; landscaping; and parking. The proposed project is to be completed in five (5) phases and be connected to a well & septic system until City Services are within 300 feet of the site. The subject site is located at 7370 S Meridian Road, #1 (APN: S1406325625) with a C-2 (Area Commercial) zoning designation; Section 06, Township 2 North, Range 1 East.

(Timestamp 00:31:10)

Chairman Young stated staff had requested the item be tabled to a date certain of January 25, 2022, pending critical agency comments.

*(Timestamp 00:31:23)*

**Motion To:** Table Case Nos. 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage to January 25, 2022.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-0-1, Commissioners Damron was absent.

*(Timestamp 00:32:05)*

**B.** Case No. 21-33-DR (Design Review) for the Athleta Townhomes – Troy Behunin, Senior Planner ACTION ITEM

Pacific Rim Builders requests Design Review Modification approval for new townhome elevations for the Athleta Subdivision. This project is located on the northwest corner of N Ten Mile Road and W Crenshaw Street; Section 15, Township 2 North, Range 1 West.

*(Timestamp 00:32:26)*

Senior Planner Troy Behunin presented a history of the project and the current Design Review approval request. Mr. Behunin also addressed the fence which was currently installed against the sidewalk on N Ten Mile Road and the city's request for it to be moved or removed completely. He then stood for questions.

*(Timestamp 00:34:50)*

Chairman Young asked the Commission if there were any questions for staff.

Vice Chairman Hennis asked what the intention had been behind the request to remove the fence.

Mr. Behunin answered by explaining the fence was installed on the property line and was right against the sidewalk along N Ten Mile Road, which caused it to be imposing and uninviting to pedestrians.

Vice Chairman Hennis thanked Mr. Behunin.

*(Timestamp 00:36:27)*

Theo Hanson of Pacific Rim Builders discussed the history of the project they had purchased and the newly proposed Design Review. Mr. Hanson touched on the intent behind their design which provided the adequate square footage for a townhome and didn't cause the product to appear like an apartment, as well as their intent to sell the townhomes to individual buyers. He also expressed their intent to remove the fence along N Ten Mile Road; he then stood for questions.

*(Timestamp 00:39:50)*

Chairman Young and the Commission proceeded into their discussion with the Chairman expressing he felt the project was in the correct location, and the proposed design was aesthetically pleasing. He also pointed out that the plat and open spaces had not changed.

*(Timestamp 00:41:05)*

Vice Chairman Hennis agreed with the Chairman and felt the proposal looked good overall.

(Timestamp 00:41:46)

Commissioner Garten also agreed and was pleased the fence would be taken down.

(Timestamp 00:42:06)

**Motion To:** Approve Case No. 21-33-DR (Design Review) for the Athleta Townhomes with the Conditions as outlined in the Staff Report, with the additional Condition the fence along N Ten Mile Road be removed in agreement with the Applicant.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-0-1, Commissioners Damron was absent.

## 5. ADJOURNMENT:

(Timestamp 00:42:46)

As the Chairman saw no other items listed on the agenda, he asked staff if there were any other items to add.

(Timestamp 00:43:00)

Planning Services Specialist Jessica Reid notified the Commission there was potential that the December 28, 2021 meeting would be canceled and would let the Commissioners know as soon as it was decided.

(Timestamp 00:43:30)

**Motion To:** Adjourn.

**Motion By:** Commissioner Garten

**Motion Seconded:** Vice Chairman Hennis

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 3-0-1, Commissioners Damron was 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. 4<sup>th</sup> Street • Kuna, Idaho • 83634 • Phone (208) 922-5274

Fax: (208) 922-5989 • www.Kunacity.Id.gov

## SIGN-UP SHEET

December 14, 2021 – P&Z Commission, Public Hearing

Case Name: **Golf Villages @ Falcon Crest Preliminary Plat Request:**

1. Case Type: Subdivision Preliminary Plat.

Case No.: 21-04- S (Preliminary Plat).

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                               |                                      |
|----------------------------------|--------------------------------------|----------------------------------|--------------------------------------|---|--------------------------------------|
| <input type="checkbox"/> Testify | <input type="checkbox"/> Not Testify | <input type="checkbox"/> Testify | <input type="checkbox"/> Not Testify | <input checked="" type="checkbox"/> Testify | <input type="checkbox"/> Not Testify |
| <del>None</del>                  |                                      |                                  |                                      | Robbie Ren                                  |                                      |
| Print Name                       |                                      | Print Name                       |                                      | Print Name                                  |                                      |
| Print Address                    |                                      | Print Address                    |                                      | 711 E Porter                                |                                      |
| City                             | State, Zip                           | City                             | State, Zip                           | City  | State, Zip                           |
|                                  |                                      |                                  |                                      | Kuna  | ID 83634                             |
| <input type="checkbox"/> Testify | <input type="checkbox"/> Not Testify | <input type="checkbox"/> Testify | <input type="checkbox"/> Not Testify | <input type="checkbox"/> Testify            | <input type="checkbox"/> Not Testify |
| Print Name                       |                                      | Print Name                       |                                      | Print Name                                  |                                      |
| Print Address                    |                                      | Print Address                    |                                      | Print Address                               |                                      |
| City                             | State, Zip                           | City                             | State, Zip                           | City  | State, Zip                           |
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| Print Name                       |                                      | Print Name                       |                                      | Print Name                                  |                                      |
| Print Address                    |                                      | Print Address                    |                                      | Print Address                               |                                      |
| City                             | State, Zip                           | City                             | State, Zip                           | City  | State, Zip                           |
| <input type="checkbox"/> Testify | <input type="checkbox"/> Not Testify | <input type="checkbox"/> Testify | <input type="checkbox"/> Not Testify | <input type="checkbox"/> Testify            | <input type="checkbox"/> Not Testify |
| Print Name                       |                                      | Print Name                       |                                      | Print Name                                  |                                      |
| Print Address                    |                                      | Print Address                    |                                      | Print Address                               |                                      |
| City                             | State, Zip                           | City                             | State, Zip                           | City  | State, Zip                           |

**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 4<sup>th</sup> Street, Kuna, Idaho 83634

**Planning & Zoning Commission Meeting**

**MINUTES**

**Tuesday January 11, 2022**

**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 – Via Zoom  
Vice Chairman Dana Hennis – In Person  
Commissioner Stephen Damron – In Person  
Commissioner Tyson Garten – In Person  
Vacant

**CITY STAFF PRESENT:**

Matt Johnson, City Attorney – In Person  
Morgan Treasure, Economic Development Director – In Person  
Jace Hellman, Planning and Zoning Director – In Person  
Doug Hanson, Planner II – In Person  
Jessica Reid, Planning Services Specialist – In Person

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

*(Timestamp 00:00:38)*

- 1. Regular Planning and Zoning Commission Meeting Minutes Dated December 14, 2021
- 2. Findings of Fact & Conclusions of Law
  - 1. Case No. 21-07-AN (Annexation) for Ledgestone South

*(Timestamp 00:00:42)*

**Motion To:** Approve Consent Agenda.  
**Motion By:** Commissioner Damron  
**Motion Seconded:** Vice Chairman Hennis  
**Further Discussion:** None  
**Voting No:** None  
**Absent:** 0  
**Motion Passed:** 4-0-0

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

*(Timestamp 00:01:02)*

- A. *Continued from December 14, 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).

*(Timestamp 00:01:40)*

**Motion To:** Table Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat), and 20-05-SUP (Special Use Permit) for Merlin Cottages Subdivision to a date uncertain.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 0

**Motion Passed:** 4-0-0

*(Timestamp 00:02:07)*

- B. Case No. 21-12-AN (Annexation) for Boise Basin/Markovetz – Doug Hanson, Planner II

Boise Basin Development LLC and Donald Markovetz, request approval to Annex two (2) parcels totaling approximately 51.67 acres, into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100).

*(Timestamp 00:02:30)*

Planner II Doug Hanson presented an overview of the Case.

*(Timestamp 00:03:38)*

Vice Chairman Hennis asked where the contiguous touch to Kuna City Limits was to the subject sites. Mr. Hanson answered Kuna City Limits were immediately East.

Chairman Young also asked about future connection to city services as the subject site was approximately 500-feet from the nearest connection point. Mr. Hanson explained the request was strictly for Annexation but should development occur in the future, connection to city water and sewer would be required. Chairman Young then asked about pressurized irrigation, Mr. Hanson explained that as the subject sites did not have water rights, any future development would be required to pool their water to serve as a private irrigation system.

*(Timestamp 00:05:15)*

Commissioner Damron asked if the existing residents would be required to vacate their private septic system when the subject site developed. Mr. Hanson explained that as the existing residents were not part of the Annexation application, they would not be required to do so.

*(Timestamp 00:06:10)*

Chase Craig provided additional information regarding their Annexation request. He specifically addressed their request for a lower density zone than what had been previously requested in a past application. Mr. Craig made points the requested zoning designation aligned with the Comprehensive Plan, and Annexation of their property followed orderly development requirements within Idaho state code. He also reiterated their desire to be good neighbors to the existing residents and had no intention to affect their private septic system but were also willing to work with the existing residents should they wish to connect to services upon development of the subject site. Mr. Craig explained the subject sites had also applied for water rights and they had been granted a total of 51-acres of water rights.

*(Timestamp 00:11:00)*

Technical difficulties were being experienced; adjustments were made and the meeting proceeded.

*(Timestamp 00:11:58)*

Mr. Craig quickly reviewed maps that were provided as part of the meeting packet. He agreed with staffs report then commented on the need for affordable housing since the current median home price was over \$400,000. Mr. Craig stood for questions.

*(Timestamp 00:13:52)*

Vice Chairman Hennis asked if Mr. Craig had read all of the Conditions of Approval within the staff report and was in agreement. Mr. Craig confirmed.

*(Timestamp 00:14:17)*

Chairman Young opened the Public Hearing.

Support:

1. Michael Smith, 3521 E King Road, Kuna, Idaho, 83634 – Testify
2. Kathryn Rainwater, 145 S Marko Lane, Kuna, Idaho, 83634 – Not Testify
3. Dennis Rainwater, 145 S Marko Lane, Kuna, Idaho, 83634 – Not Testify
4. Norm Kreuger, 41 S Marko Lane, Kuna, Idaho, 83634 – Not Testify

Neutral:

None

Against:

None

*(Timestamp 00:14:17)*

As Chairman Young was attending via Zoom, Vice Chairman Hennis reviewed the testimony sign-in sheet and called forward the first individual that wished to testify.

*(Timestamp 00:15:14)*

Michael Smith expressed he was a property owner that had multiple parcels near the subject site. He expressed his support of developing the areas that do not have water rights and aren't fertile farmland; he felt it was appropriate to beautify properties along E Kuna Road as able.

*(Timestamp 00:16:10)*

Chairman Young closed the hearing and the Commission proceeded into their discussion.

*(Timestamp 00:16:34)*

Vice Chairman Hennis asked staff if the infrastructure would be overloaded upon development of the subject site.

Planning and Zoning Director Jace Hellman answered that upon development, infrastructure would be adequate and the sewer would flow into a sewer basin that was not overburdened. He also stated that if future development of the subject site caused stress upon the basin, the Developer would be responsible to contribute funds for upgrades to the affected Lift Station.

Vice Chairman Hennis thanked Mr. Hellman. He then expressed he felt the area was appropriate for the zone being requested and was glad to hear the Developer had worked with the existing neighbors.

*(Timestamp 00:18:35)*

Chairman Young agreed with Vice Chairman Hennis and felt the requested density was appropriate and followed the Comprehensive Plan.

Commissioner Garten also agreed with the comments of his fellow Commissioners.

*(Timestamp 00:19:14)*

**Motion To:** Recommend Approval to City Council of Case No. 21-12-AN (Annexation) for Boise Basin/Markovetz, with the Conditions as outlined in the Staff Report.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 0

**Motion Passed:** 4-0-0

*(Timestamp 00:19:50)*

Planning Services Specialist Jessica Reid addressed those in the audience and announced if they were only in attendance for the Case just heard, they were welcome to vacate Chambers if they so wished; many attendees did so.

*(Timestamp 00:21:20)*

**C.** Case Nos. 21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit) for First Choice Collision Repair – Doug Hanson, Planner II

Craig Kulchak, on behalf of Todd Goode and Emmett Partners, LLC requests approval to Rezone approximately 1.60 acres from its current zoning district classification of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The Applicant also requests Special Use Permit approval in order to operate an automobile repair shop. The subject site is located at 997 N Meridian Road (APN: R2404320014).

*(Timestamp 00:21:45)*

Planner II Doug Hanson presented an overview of the Case and explained future development of the subject site would be heard under a separate Design Review application.

*(Timestamp 00:23:17)*

Vice Chairman Hennis asked if the only requirements from DEQ (Department of Environmental Quality) were the oil/water separator and that Kuna City Code did not require more. Mr. Hanson confirmed that was correct.

*(Timestamp 00:24:42)*

Craig Kulchak, attending through Zoom via phone, expressed they were in agreement with Mr. Hanson's presentation and were in support of the staff report. He also expressed a Design Review for development of the subject site would be forthcoming.

*(Timestamp 00:25:52)*

Vice Chairman Hennis asked if the Applicant was in agreement with the Conditions of Approval listed in the staff report, the Applicant confirmed.

*(Timestamp 00:26:34)*

Vice Chairman opened the hearing.

Support:

None

Neutral:

None

Against:

None

*(Timestamp 00:27:00)*

As there were none, Chairman Young closed the hearing and the Commission proceeded into deliberation.

*(Timestamp 00:27:24)*

Chairman Young felt the Rezone request was appropriate and compatible for the area.

Vice Chairman Hennis agreed, as did Commissioner Garten, who further expressed the proposed type of business was needed for the community. Commissioner Damron agreed.

*(Timestamp 00:29:05)*

**Motion To:** Recommend Approval to City Council of Case No. 21-02-ZC (Rezone) for First Choice Collision Repair, with the Conditions as outlined in the Staff report.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Damron

**Further Discussion:** None

**Voting No:** None

**Absent:** 0

**Motion Passed:** 4-0-0

*(Timestamp 00:29:40)*

**Motion To:** Approve Case No. 21-02-SUP (Special Use Permit) for First Choice Collision Repair, with the Conditions as listed in the Staff report.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Damron

**Further Discussion:** None

**Voting No:** None

**Absent:** 0

*(Timestamp 00:30:14)*

Chairman Young accidentally overlooked the remaining Public Hearing agenda item and proceeded to Business agenda items; Vice Chairman redirected the Chairman.

*(Timestamp 00:30:50)*

**D.** Case No. 21-14-CPF (Combination Preliminary & Final Plat) for Ashville Acres – Troy Behunin, Senior Planner

Applicant requests approval for a Combined Preliminary & Re-Final Plat for Lots 3 & 4, Blk 12, Ashton Estates No. 2. Applicant's desires to divide these two (2) lots into four (4) total lots, thus providing another two (2) buildable lots, in the Ashton Estates No. 2, Commercial Subdivision within Kuna City. This is a request for re-subdivision.

*(Timestamp 00:31:08)*

**Motion To:** Table Case No. 21-14-CPF (Combination Preliminary & Final Plat) for Ashville Acres to a date uncertain.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Damron

**Further Discussion:** None

**Voting No:** None

**Absent:** 0

#### **4. BUSINESS ITEMS:**

*(Timestamp 00:31:30)*

**A.** Case No. 21-11-DR (Design Review) for Commercial Tire – Jessica Reid, Planning Services Specialist **ACTION ITEM**

David Blodgett of Rudeen Architects, on behalf of his client the Schwenkfelder's, requests Design Review approval for an approximately 10,022 Square Foot tire shop with mezzanine level office; a 1,965 Square Foot mercantile space; a 3,266 Square Foot open air truck/equipment bay; associated parking lot; and landscaping. The subject site is located at 997 N Meridian Road (APN: R2404340100) with a C-1 (Neighborhood Commercial) zoning designation; Section 24, Township 2 North, Range 1 West.

*(Timestamp 00:31:45)*

Planning Services Specialist Jessica Reid presented an overview of the project and stood for questions.

*(Timestamp 00:34:12)*

David Blodgett provided a presentation (included in the meeting packet) touching on various points and design in the project. He also expressed the proposed project was a great fit for the previously heard Case for First Choice Collision Repair and very compatible. Mr. Blodgett then stood for questions.

*(Timestamp 00:39:38)*

As there were no questions from the Commission, they moved into deliberation.

*(Timestamp 00:39:46)*

Chairman Young felt the design was appropriate and provided great variation. He also felt the setup of facing the service bays away from the main road was great design; he also felt the landscaping was appropriate.

*(Timestamp 00:40:46)*

Vice Chairman Hennis appreciated the appealing design and various materials used.

*(Timestamp 00:41:15)*

Commissioner Damron believed the location and being next to the proposed First Choice Collision Repair was a fabulous fit.

Commissioner Garten agreed and further expressed that both proposed businesses would be bringing jobs into Kuna. He was also satisfied the design satisfied the requirements.

*(Timestamp 00:41:35)*

**Motion To:** Approve Case No. 21-11-DR (Design Review) for Commercial Tire, with the Conditions as outlined in the staff report.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Damron

**Further Discussion:** None

**Voting No:** None

**Absent:** 0

*(Timestamp 00:42:05)*

Chairman Young asked staff if there were any other items to address.

*(Timestamp 00:42:22)*

Planning and Zoning Director Jace Hellman notified the Commission staff was still actively searching for a new Commissioner to complete late Commissioner Gealys' term. Mr. Hellman also requested the Commissioners provide a schedule of any upcoming vacations so staff could be aware of any potential conflicts.

## 5. **ADJOURNMENT:**

*(Timestamp 00:43:36)*

**Motion To:** Approve Case No. 21-11-DR (Design Review) for Commercial Tire, with the Conditions as outlined in the staff report.

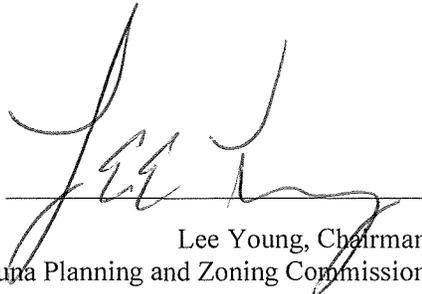
**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Damron

**Further Discussion:** None

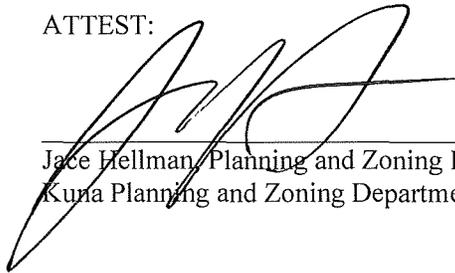
**Voting No:** None

**Absent:** 0



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

January 11, 2022 – Planning and Zoning Commission Public Hearing

Case Name: Boise Basin - Markovetz

Case No: 21-12-AN (Annexation)

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

IN FAVOR NEUTRAL IN OPPOSITION

[X] Testify [ ] Not Testify

Michael R Smith
Print Name
3521 E King Road
Print Address
Kuna ID 83634
City State, Zip

[ ] Testify [ ] Not Testify

Print Name
Print Address
City State, Zip

[ ] Testify [ ] Not Testify

Print Name
Print Address
City State, Zip

[ ] Testify [X] Not Testify

KATHY RAINWATER
Print Name
1455 MARKO LN
Print Address
KUNA ID
City State, Zip

[ ] Testify [ ] Not Testify

Print Name
Print Address
City State, Zip

[ ] Testify [ ] Not Testify

Print Name
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Dennis Rainwater
Print Name
1455 MARKO LN
Print Address
KUNA ID
City State, Zip

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[ ] Testify [X] Not Testify

NORM KRUEGER
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41 S. MARKO LN
Print Address
KUNA ID 83634
City State, Zip

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**CITY OF KUNA**

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**SIGN-UP SHEET**

**January 11, 2022 – Planning and Zoning Commission Public Hearing**

**Case Name: First Choice Collision Auto Repair**

**Case No: 21-02-ZC (Rezone), 21-02-SUP (Special Use Permit)**

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

| IN FAVOR                                |   | NEUTRAL                                 |   | IN OPPOSITION                           |   |
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# Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://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:

|                          |                                |                          |                              |
|--------------------------|--------------------------------|--------------------------|------------------------------|
| <input type="checkbox"/> | Annexation                     | <input type="checkbox"/> | Appeal                       |
| <input type="checkbox"/> | Comp. Plan Map Amendment       | <input type="checkbox"/> | Combination Pre & Final Plat |
| <input type="checkbox"/> | Design Review                  | <input type="checkbox"/> | Development Agreement        |
| <input type="checkbox"/> | Final Planned Unit Development | <input type="checkbox"/> | Final Plat                   |
| <input type="checkbox"/> | Lot Line Adjustment            | <input type="checkbox"/> | Lot Split                    |
| <input type="checkbox"/> | Ordinance Amendment            | <input type="checkbox"/> | Planned Unit Development     |
| <input type="checkbox"/> | Preliminary Plat               | <input type="checkbox"/> | Rezone                       |
| <input type="checkbox"/> | Special Use Permit             | <input type="checkbox"/> | Temporary Business           |
| <input type="checkbox"/> | Vacation                       | <input type="checkbox"/> | Variance                     |

### Owner of Record

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### Applicant (Developer) Information

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### Engineer/Representative Information

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: 208-871-7020 Email: \_\_\_\_\_

### Subject Property Information

Site Address: \_\_\_\_\_

Nearest Major Cross Streets: \_\_\_\_\_

Parcel No.(s): \_\_\_\_\_

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: \_\_\_\_\_ 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: \_\_\_\_\_



# Planned Unit Development Application

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://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](http://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.

**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).*

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: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Applicant Information**

Name & Title: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Representative:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Property Information**

Address: \_\_\_\_\_

Parcel No(s): \_\_\_\_\_

Major Cross Streets: \_\_\_\_\_

Distance from Major Cross Streets: \_\_\_\_\_

**PUD Information**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 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: \_\_\_\_\_

\_\_\_\_\_

4. Total number of parking spaces, including L x W? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

5. What is the current land use? \_\_\_\_\_

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

North: \_\_\_\_\_ South: \_\_\_\_\_ East: \_\_\_\_\_ West: \_\_\_\_\_

7. If the development is intending to be phased, what is the phasing time period?

\_\_\_\_\_

\_\_\_\_\_

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?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

10. % of site devoted to building coverage: \_\_\_\_\_

11. % of site devoted to landscaping: \_\_\_\_\_ Sq. Ft.: \_\_\_\_\_

12. % of landscaping within parking lot(s): \_\_\_\_\_

13. Provide dimensions of landscaped areas within public ROW: \_\_\_\_\_

\_\_\_\_\_

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: \_\_\_\_\_ Sq. Ft.: \_\_\_\_\_

16. % of site devoted to other uses: \_\_\_\_\_ Please describe: \_\_\_\_\_

\_\_\_\_\_



**From:** [noreply@civicplus.com](mailto: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](mailto: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](mailto: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                         | <i>Field not completed.</i> |
| 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 - Residential, Commercial  
Check all that apply:

---

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? Parkway, 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                   | <a href="#">Narrative_MC (002).pdf</a>                        |
| Vicinity Map                       | <a href="#">MC_VICINITY MAP_08-22-2020.pdf</a>                |
| Legal Description                  | <a href="#">20-74 Legal Description - Merlin Cottages.pdf</a> |
| Warranty Deed                      | <a href="#">Deed - Merlin Pointe.pdf</a>                      |
| Proof of Ownership                 | <a href="#">Affidavit Signed_MC.PDF</a>                       |
| Neighborhood Meeting Certification | <a href="#">Neighborhood Meeting Certification.pdf</a>        |
| Commitment of Property Posting     | <a href="#">Commitment to Property Posting.pdf</a>            |

---

### 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](mailto: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](mailto:steve@ateamboise.com)

Address1 PO Box 690

Address2 *Field not completed.*

City Meridian

State ID

Zip 83680

Applicant (Developer): Steve Arnold

Applicant (Developer) Company: A Team Land Consultants

Phone: 208-871-7020

Email: [steve@ateamboise.com](mailto: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:                           | 2088717020                  |
| Email:                           | steve@ateamboise.com        |
| Address1                         | 1785 Whisper Cove Ave       |
| Address2                         | <i>Field not completed.</i> |
| 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 - Residential, Commercial  
Check all that apply:

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? Vinyl  
Will it remain?

---

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 | <a href="#">MC_VICINITY MAP_08-22-2020.pdf</a> |
|--------------|--|

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|                       |  |
|-----------------------|--|
| Maintenance Agreement | <a href="#">CCRs-Merlin Pointe - Residential.doc ACHD.docx</a> |
|-----------------------|--|

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|                   |   |
|-------------------|---|
| Legal Description | <a href="#">Legal Description - NW Properties.pdf</a> |
|-------------------|---|

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|                    |  |
|--------------------|--|
| Proof of Ownership | <a href="#">Deed - Merlin Pointe.pdf</a> |
|--------------------|--|

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|                  |  |
|------------------|--|
| Letter of Intent | <a href="#">Narrative_MC (002).pdf</a> |
|------------------|--|

---

|                                |  |
|--------------------------------|--|
| Commitment of Property Posting | <a href="#">Commitment to Property Posting.pdf</a> |
|--------------------------------|--|

---

|                      |                             |
|----------------------|-----------------------------|
| Traffic Impact Study | <i>Field not completed.</i> |
|----------------------|-----------------------------|

---

|                  |                             |
|------------------|-----------------------------|
| TIS Dropbox Link | <i>Field not completed.</i> |
|------------------|-----------------------------|

---

|                              |  |
|------------------------------|--|
| Subdivision Name Reservation | <a href="#">Merlin Pointe Sub Name Reservation.msg</a> |
|------------------------------|--|

---

|              |   |
|--------------|---|
| Phasing Plan | <a href="#">MC_PREPLAT_08-27-2020.pdf</a> |
|--------------|---|

---

|                |   |
|----------------|---|
| Landscape Plan | <a href="#">MC_LANDSCAPE_08-27-2020.pdf</a> |
|----------------|---|

---

|                                    |  |
|------------------------------------|--|
| Neighborhood Meeting Certification | <a href="#">Neighborhood Meeting Certification.pdf</a> |
|------------------------------------|--|

---

|                                      |   |
|--------------------------------------|---|
| 8.5" x 11" Proposed Preliminary Plat | <a href="#">MC_PREPLAT_08-27-2020.pdf</a> |
|--------------------------------------|---|

---

|                            |   |
|----------------------------|---|
| 24" x 36" Preliminary Plat | <a href="#">MC_PREPLAT_08-27-2020.pdf</a> |
|----------------------------|---|

---

Drawing

---

(Section Break)

---

Reference

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Affidavit of Legal Interest [Click here](#)

---

Commitment to Property [Click here](#)  
Posting

---

Email not displaying correctly? [View it in your browser.](#)

**From:** [noreply@civicplus.com](mailto: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](mailto: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](mailto: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                         | <i>Field not completed.</i> |
| 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 - Residential, Commercial  
Check all that apply:

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.*

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Submittal Letter                      [Narrative\\_MC \(002\).pdf](#)

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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](#)

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Site Development Plan                      [MC\\_PUD\\_08-31-2020.pdf](#)

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Commitment of Property Posting                      [Commitment to Property Posting.pdf](#)

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Neighborhood Meeting Certification                      [Neighborhood Meeting Certification.pdf](#)

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(Section Break)

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Reference

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Affidavit of Legal Interest                      [Click here](#)

---

Commitment to Property Posting                      [Click here](#)

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Email not displaying correctly? [View it in your browser.](#)



# DESIGN REVIEW APPLICATION

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://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, fences, 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: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Applicant Information**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Engineer/Representative**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Property Information**

Address: \_\_\_\_\_

Parcel No(s): \_\_\_\_\_

Closest Major Cross Streets: \_\_\_\_\_

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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

2. Dimension of property: \_\_\_\_\_

3. Current land use(s): \_\_\_\_\_

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

North: \_\_\_\_\_ South: \_\_\_\_\_

East: \_\_\_\_\_ West: \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

6. Number and use(s) of all structures: \_\_\_\_\_

7. Building Height: \_\_\_\_\_

8. Number of Stories: \_\_\_\_\_

*(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:  
\_\_\_\_\_

### Exterior Building Materials and Colors

|   | Material | Color |
|---|----------|-------|
| Roof:   |          |       |
| Walls: (include percentage of wall coverage of each material) |          |       |
| % of Wood Application:  |          |       |
| % EIFS: (Exterior Insulation Finish System)                   |          |       |
| % Masonry:  |          |       |
| % Face Block:   |          |       |
| % Stucco:   |          |       |
| Other:  |          |       |
| Windows/Doors:  |          |       |
| Soffits and Fascia:   |          |       |
| Trim, etc.:   |          |       |

### Mechanical Units

Please identify mechanical unit(s) size and placement: \_\_\_\_\_

\_\_\_\_\_

Proposed screening method? \_\_\_\_\_

\_\_\_\_\_

### Trash Enclosures

Please identify trash enclosure location, size, and construction materials: \_\_\_\_\_

\_\_\_\_\_

### 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? \_\_\_\_\_

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

\_\_\_\_\_

### Fencing

Is there any existing fencing that will remain? YES NO

If Yes, what is the fencing material, size and location? \_\_\_\_\_

What is the fencing material for all new fencing? \_\_\_\_\_

*The City has regulations for fences, walls, and hedges (see Kuna City Code 5-5-5). A fence permit must 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?                                 |  |                 |
| % of site devoted to landscaping?<br>(Include landscaped rights-of-way) |  | Square Footage: |
| % of site that is hard surface? (paving,<br>driveways, walkways)        |  | Square Footage: |
| % of site devoted to other uses:  |  | Describe:       |

### Landscaping

Please provide dimensions of landscaped areas within public rights-of-way: \_\_\_\_\_

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.)

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

What is the proposed method of screening? \_\_\_\_\_

**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: \_\_\_\_\_

\_\_\_\_\_

**Parking**

Total number of parking spaces? \_\_\_\_\_ 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: \_\_\_\_\_

**Additional Information**

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# Variance Application

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)

# KUNA

Planning & Zoning

**A Variance request requires Public Hearings with both the Planning & Zoning Commission and City Council. Public Hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online.**

**\*\*Office Use Only\*\***

**Case No(s):** 20-01-PUD, 20-06-ZC, 20-08-S, 20-05-SUP, 22-01-V, 20-01-DA

**Project Name:** Merlin Cottages

**Date Received:** 03.21.2022

**Date Accepted as Complete:** \_\_\_\_\_

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

- Complete Planning & Zoning Application Coversheet.
- Complete Variance Application.
- Detailed narrative or justification for the application with the following details: The exceptional difficulty and undue hardship; unique characteristics of the site which constitutes the exceptional difficulty & undue hardship is; if the result of the characteristic of the site deprives the owner of the reasonable use of their land or building. Things to consider in writing your narrative: Does the applicable zoning deprive the property rights & privileges enjoyed by other property in the vicinity due to special circumstances applicable to the property? Will the granting of this Variance constitute a special privilege for the owner? Will the granting of this Variance be in conflict with the public interest?
- 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.

**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).

Thomas T. Nicholson  
Signature

3/21/2022  
Date



June 22, 2021

Mr. Jace Hellman  
Planning and Zoning Administrator  
City of Kuna  
751 W. 4<sup>th</sup> 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.

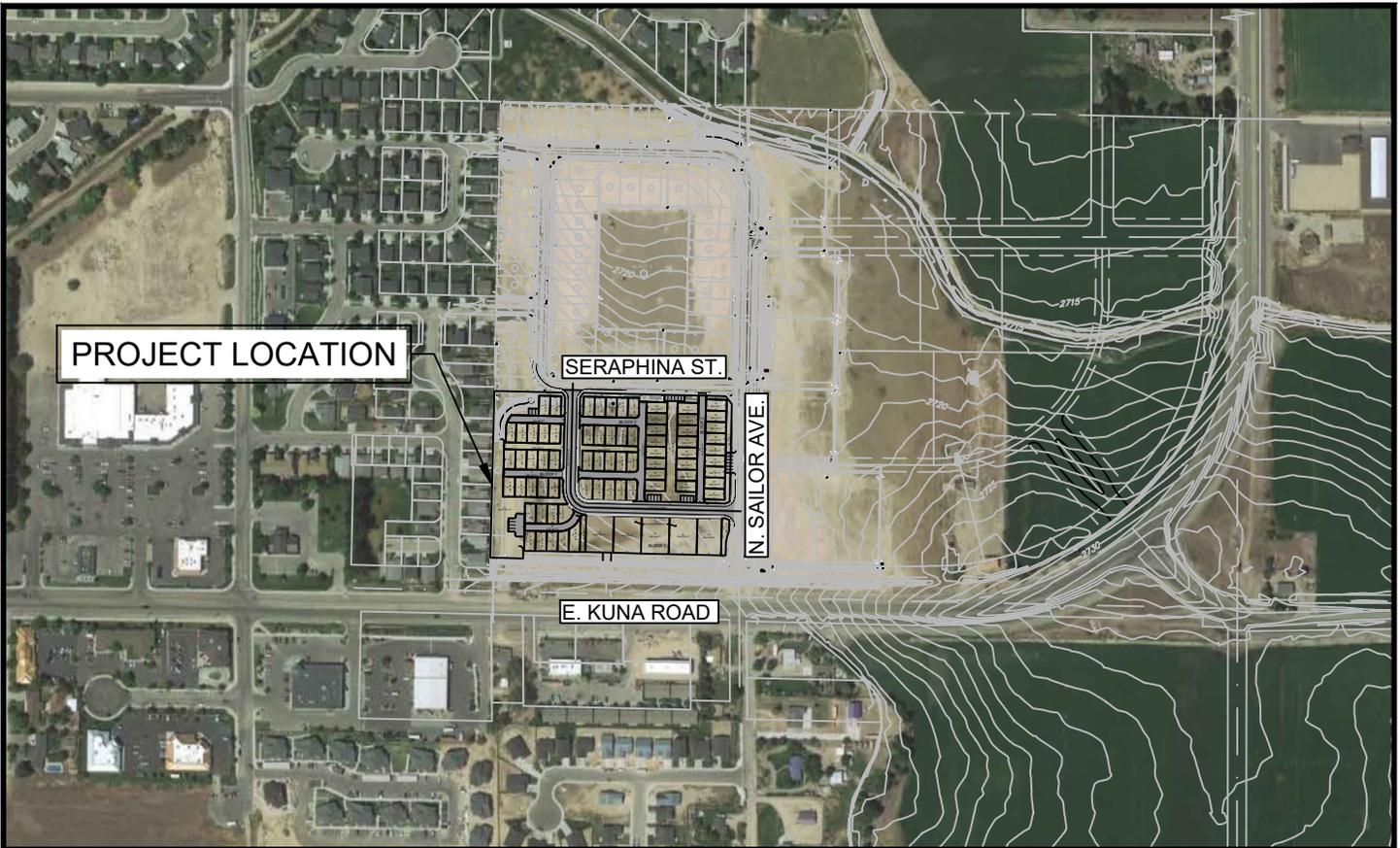
Sincerely,  
A Team Land Consultants



Steve Arnold  
Project & Real Estate Manager

Cc: Tom Nicholson  
Scott Nicholson  
Linda Boots





## ***VICINITY MAP***

**SCALE: 1:500**



### ***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***





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## 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.

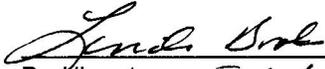
Dated:

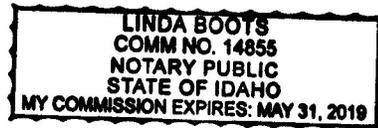
Black Creek Limited Partnership, an Idaho limited partnership

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.

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





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

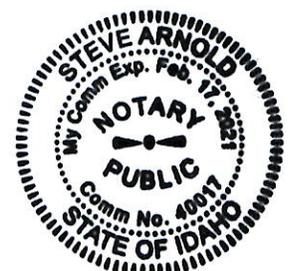
Thomas T. Nicholson  
Signature

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

John H. [Signature]  
Notary Public for Idaho

Residing at: Boise

My commission expires: 2/17/2021





# City of Kuna COMMITMENT TO PROPERTY POSTING

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

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

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

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

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

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

Authenticator  
**Steven R Arnold**



8/27/2020

Applicant/agent signature:

Date:

8/27/2020 4:59:04 PM MDT

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 Tax Parcel Number(s): R5672430040  
Kuna, ID 83634

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

Re-zone

five retail lots

**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)  Date 7/20/2020

# SIGN IN SHEET

PROJECT NAME: Merlin Cottages

Date: 7/14/2020

|    | <u>Name</u>                          | <u>Address</u>             | <u>Zip</u>   | <u>Phone</u> |
|----|--------------------------------------|----------------------------|--------------|--------------|
| 1  | <u>Sue Peck</u>                      | <u>204 Bay Haven</u>       | <u>83634</u> | <u></u>      |
| 2  | <u>Dale and Debby Rippy</u>          | <u>1116 Seraphina St</u>   | <u>83634</u> | <u></u>      |
| 3  | <u>Michael &amp; Roberta Sailer</u>  | <u>PO Box 82</u>           | <u>83634</u> | <u></u>      |
| 4  | <u>Dallas &amp; Rachel McCulloch</u> | <u>1165 E Folgado St</u>   | <u>83634</u> | <u></u>      |
| 5  | <u>Jarid &amp; Staci Sinkler</u>     | <u>233 N. Sailer</u>       | <u>83634</u> | <u></u>      |
| 6  | <u>Lon &amp; Tami Morgan</u>         | <u>1088 E Seraphina St</u> | <u>83634</u> | <u></u>      |
| 7  | <u>Richard &amp; Donna Gerhart</u>   | <u>1144 E Seraphina St</u> | <u>83634</u> | <u></u>      |
| 8  | <u>Dolores Hidalgo</u>               | <u>1158 E Seraphina St</u> | <u>83634</u> | <u></u>      |
| 9  | <u></u>                              | <u></u>                    | <u></u>      | <u></u>      |
| 10 | <u></u>                              | <u></u>                    | <u></u>      | <u></u>      |
| 11 | <u></u>                              | <u></u>                    | <u></u>      | <u></u>      |
| 12 | <u></u>                              | <u></u>                    | <u></u>      | <u></u>      |
| 13 | <u></u>                              | <u></u>                    | <u></u>      | <u></u>      |
| 14 | <u></u>                              | <u></u>                    | <u></u>      | <u></u>      |
| 15 | <u></u>                              | <u></u>                    | <u></u>      | <u></u>      |
| 16 | <u></u>                              | <u></u>                    | <u></u>      | <u></u>      |
| 17 | <u></u>                              | <u></u>                    | <u></u>      | <u></u>      |
| 18 | <u></u>                              | <u></u>                    | <u></u>      | <u></u>      |
| 19 | <u></u>                              | <u></u>                    | <u></u>      | <u></u>      |
| 20 | <u></u>                              | <u></u>                    | <u></u>      | <u></u>      |
| 21 | <u></u>                              | <u></u>                    | <u></u>      | <u></u>      |
| 22 | <u></u>                              | <u></u>                    | <u></u>      | <u></u>      |
| 23 | <u></u>                              | <u></u>                    | <u></u>      | <u></u>      |
| 24 | <u></u>                              | <u></u>                    | <u></u>      | <u></u>      |
| 25 | <u></u>                              | <u></u>                    | <u></u>      | <u></u>      |
| 26 | <u></u>                              | <u></u>                    | <u></u>      | <u></u>      |
| 27 | <u></u>                              | <u></u>                    | <u></u>      | <u></u>      |
| 28 | <u></u>                              | <u></u>                    | <u></u>      | <u></u>      |
| 29 | <u></u>                              | <u></u>                    | <u></u>      | <u></u>      |
| 30 | <u></u>                              | <u></u>                    | <u></u>      | <u></u>      |

## 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 my knowledge.

A Team Land Consultants, Steve Arnold

Printed Name



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](#)

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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](mailto:jhastings@adaweb.net)

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**From:** Steve Arnold [mailto:[steve@ateamboise.com](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

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**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](mailto:jhastings@adaweb.net)

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**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;

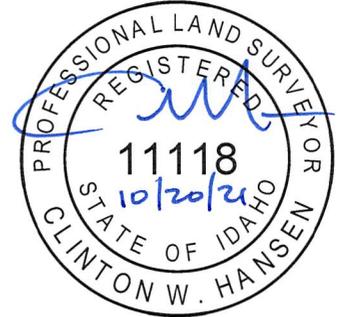
Thence a distance of 22.33 feet along the arc of a 57.00 foot radius curve left, said curve having a central angle of 22°26'44" and a long chord bearing S 12°30'52" W a distance of 22.19 feet to a point of tangency;

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 FACILITIES 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<br>R5672430060         | SITE DETAILS: | COMMON LANDSCAPE AREA: 1.95 AC<br>COTTAGES: 1.42 AC<br>COMMERCIAL: 1.06 AC<br>ROW & ALLEY: 1.40 AC |
| ADDRESSES:     | 115 N SAILER AVE<br>KUNA, ID 83634 | SETBACKS:     |  |
| ZONING:        | C-1 & R-12 (PROPOSED)              | 5.83 AC       |  |
| PROPERTY SIZE: | 5.83 AC                            | COTTAGES:     | FRONT: 10'<br>SIDE: 3'<br>REAR: 2'   |
| TOTAL LOTS:    | 72                                 | TOWNHOMES:    | FRONT: 15'<br>SIDE: 0'<br>REAR: 10'  |
| COMMON LOTS:   | 6                                  |               |  |
| COTTAGES:      | 60                                 |               |  |
| COMMERCIAL:    | 6                                  |               |  |
| DENSITY UNITS: | 10.29 PER ACRE                     |               |  |

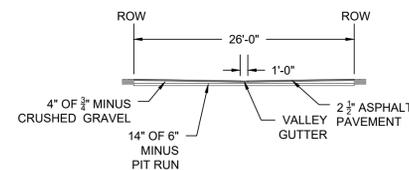
SITE AMENITIES:  
PATHWAYS, LANDSCAPE BUFFERS, GAZEBOS,  
PARK, PLAZAS

**LEGEND**

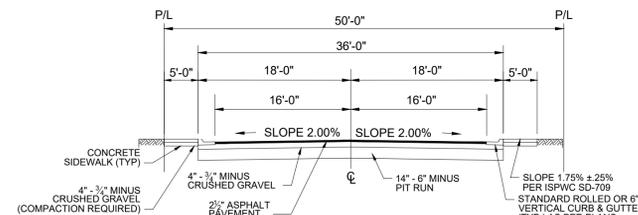
|     |                                  |     |                    |
|-----|----------------------------------|-----|--------------------|
| --- | SITE BOUNDARY LINE               | --- | EXIST GUARDRAIL    |
| --- | SECTION LINE                     | ○   | EXIST CONIF TREE   |
| --- | EXIST CENTER LINE                | ○   | EXIST DECID TREE   |
| --- | EXIST IRRIGATION LINE            | ■   | EXIST CATCH BASIN  |
| --- | EDGE OF GRAVEL                   | △   | SURF FLOW DIRECT.  |
| --- | EXIST OVERHEAD POWER             | ●   | PROP FIRE HYDRANT  |
| --- | TOP OF SLOPE                     | ○   | PROP STREET LIGHT  |
| --- | EDGE OF WATER                    | □   | PROP GAZEBO        |
| --- | EXIST SANITARY SEWER             | ■   | PROP PLAY AREA     |
| --- | EXIST WATER LINE                 | ○   | PROP PARKING       |
| --- | EXIST STORM DRAIN                | ○   | PROP PLAZA         |
| --- | EXIST FENCE                      | ○   | PROP PARK BENCH    |
| --- | CENTERLINE DITCH/FLOW LINE       | ○   | PROP SS MANHOLE    |
| --- | TOP OF BANK                      | ○   | CLIMBING ROCK      |
| --- | EXIST EDGE OF PAVEMENT           | ○   |                    |
| --- | MAJOR CONTOUR LINE               | ○   |                    |
| --- | MINOR CONTOUR LINE               | ○   |                    |
| --- | PROPOSED LOT LINE                | ○   |                    |
| --- | PROPOSED ROW LINE                | ○   |                    |
| --- | PROPOSED CENTER LINE             | ○   |                    |
| --- | PROPOSED SEWER LINE              | ○   |                    |
| --- | PROPOSED WATER LINE              | ○   |                    |
| --- | PROPOSED PRESSURIZED IRRIG LINE  | ○   |                    |
| --- | IRRIGATION EASEMENT LINE         | ○   |                    |
| ○   | FND 1/2" IRON PIN (AS NOTED)     | ○   | EXIST FIRE HYDRANT |
| ○   | FND 3/4"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               | ○   |                    |



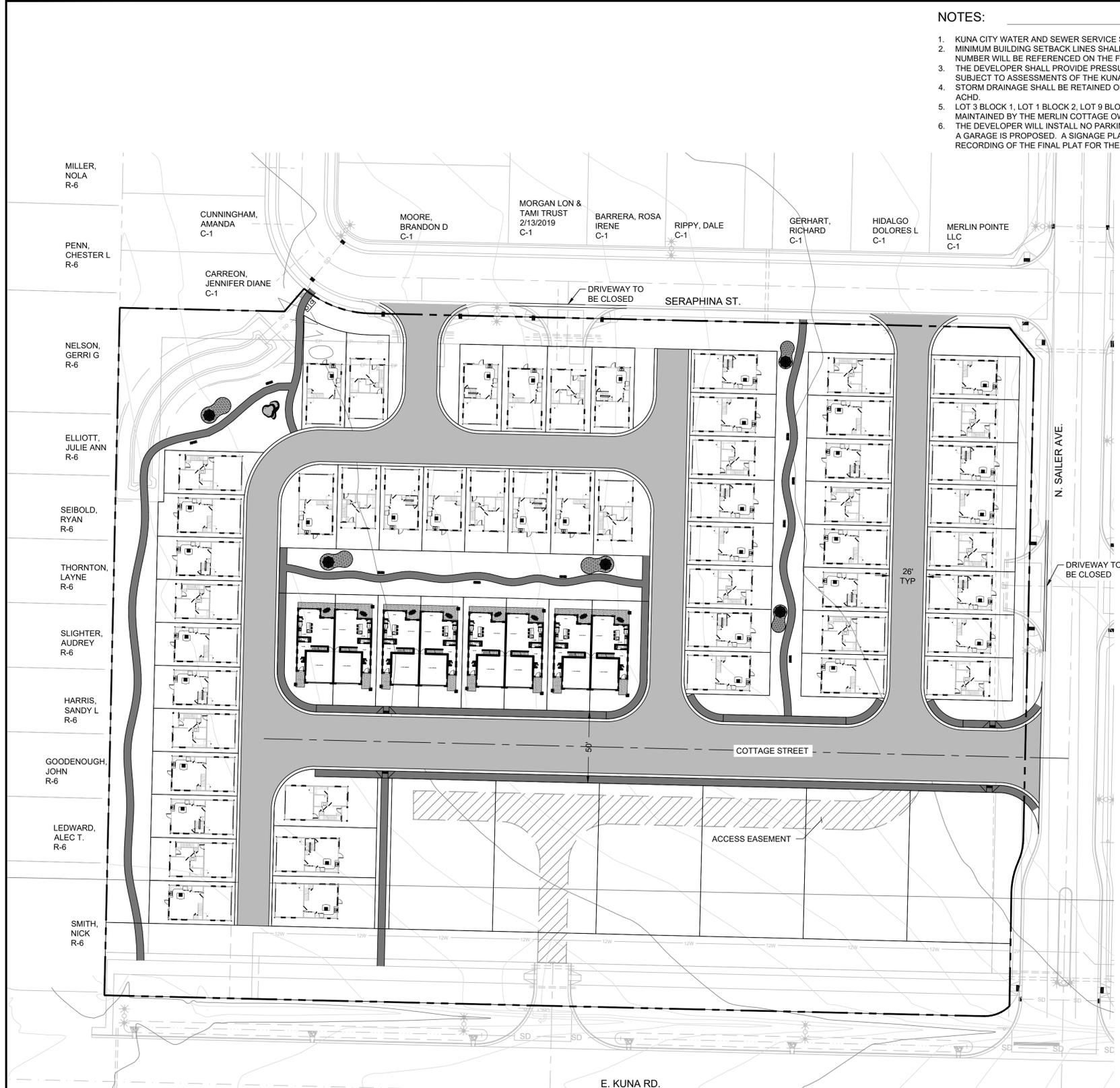
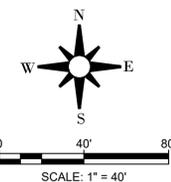
VICINITY MAP  
SCALE: 1:500



26' ROW STREET SECTION  
SCALE: 1:10



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



|  |   |
|--|---|
| <b>OWNER</b><br>MERLIN POINTE, LLC<br>P.O. BOX 690<br>MERIDIAN, ID 83680   | <b>SURVEYOR</b><br>LAND SOLUTIONS<br>231 E. 5TH ST.<br>MERIDIAN, ID 83642<br>(208) 288-2040 |
| <b>PLANNER / CONTACT</b><br>STEVE ARNOLD<br>A-TEAM LAND CONSULTANTS<br>1785 WHISPER COVE AVE.<br>BOISE, ID 83709<br>208-871-7020 | <b>DEVELOPER</b><br>MERLIN POINTE, LLC<br>P.O. BOX 690<br>MERIDIAN, ID 83680                |

**MERLIN COTTAGES**  
**PUD/SITE MAP**  
SECTION 24, T.2N., R.1W., B.M.  
CITY OF KUNA, ADA COUNTY, IDAHO

**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 FACILITIES 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.

**PRELIMINARY DEVELOPMENT FEATURES**

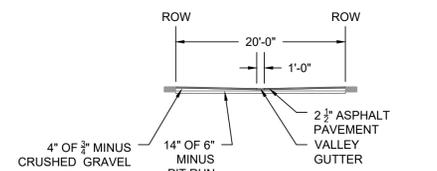
|                      |   |                            |  |
|----------------------|---|----------------------------|--|
| PARCEL NO'S:         | R5672430040<br>R5672430060<br>R5672430020 | SITE DETAILS:              | COMMON LANDSCAPE AREA: 1.93 AC<br>COTTAGES: 2.67 AC<br>COMMERCIAL: 1.27 AC<br>ROW & ALLEY: 1.17 AC |
| ADDRESSES:           | 115 N SAILER AVE<br>KUNA, ID 83634        | SETBACKS:                  |  |
| ZONING:              | 7.04 AC                                   | COTTAGES:                  |  |
| PROPERTY SIZE:       | 7.04 AC                                   | FRONT:                     | 10'  |
| TOTAL LOTS:          | 66  | FRONT ALONG PUBLIC STREET: | 15'  |
| COMMON LOTS:         | 6   | SIDE:                      | 3'   |
| COTTAGES:            | 54  | REAR:                      | 3'   |
| COMMERCIAL:          | 6   | REAR ALONG PUBLIC STREET:  | 10'  |
| GROSS DENSITY UNITS: | 7.67 PER AC                               | SITE AMENITIES:            | PATHWAYS, LANDSCAPE BUFFERS, GAZEBOS,<br>PARK, PLAZAS  |
| NET DENSITY UNITS:   | 9.20 PER AC                               |                            |  |

**LEGEND**

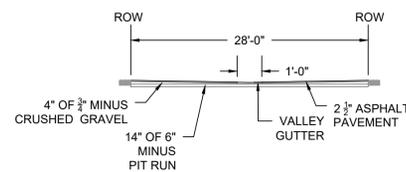
|     |                                  |     |                    |
|-----|----------------------------------|-----|--------------------|
| --- | SITE BOUNDARY LINE               | --- | EXIST GUARDRAIL    |
| --- | SECTION LINE                     | ○   | EXIST CONIF TREE   |
| --- | EXIST CENTER LINE                | ○   | EXIST DECID TREE   |
| --- | EXIST IRRIGATION LINE            | ■   | EXIST CATCH BASIN  |
| --- | EDGE OF GRAVEL                   | △   | SURF FLOW DIRECT.  |
| --- | EXIST OVERHEAD POWER             | ●   | PROP FIRE HYDRANT  |
| --- | TOP OF SLOPE                     | ○   | PROP STREET LIGHT  |
| --- | EDGE OF WATER                    | □   | PROP GAZEBO        |
| --- | EXIST SANITARY SEWER             | ■   | PROP PLAY AREA     |
| --- | EXIST WATER LINE                 | ○   | PROP PARKING       |
| --- | EXIST STORM DRAIN                | ○   | PROP PLAZA         |
| --- | EXIST FENCE                      | ○   | PROP PARK BENCH    |
| --- | CENTERLINE DITCH/FLOW LINE       | ○   | PROP SS MANHOLE    |
| --- | TOP OF BANK                      | ○   | CLIMBING ROCK      |
| --- | EXIST EDGE OF PAVEMENT           |     |                    |
| --- | MAJOR CONTOUR LINE               |     |                    |
| --- | MINOR CONTOUR LINE               |     |                    |
| --- | PROPOSED LOT LINE                |     |                    |
| --- | PROPOSED ROW LINE                |     |                    |
| --- | PROPOSED CENTER LINE             |     |                    |
| --- | PROPOSED SEWER LINE              |     |                    |
| --- | PROPOSED WATER LINE              |     |                    |
| --- | PROPOSED PRESSURIZED IRRIG LINE  |     |                    |
| --- | IRRIGATION EASEMENT LINE         |     |                    |
| --- | PROPERTY SETBACKS                |     |                    |
| ○   | FND 1/2" IRON PIN (AS NOTED)     | ○   | EXIST FIRE HYDRANT |
| ○   | FND 3/4"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               |     |                    |



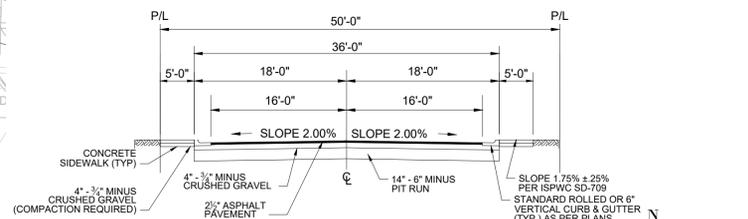
VICINITY MAP  
SCALE: 1:500



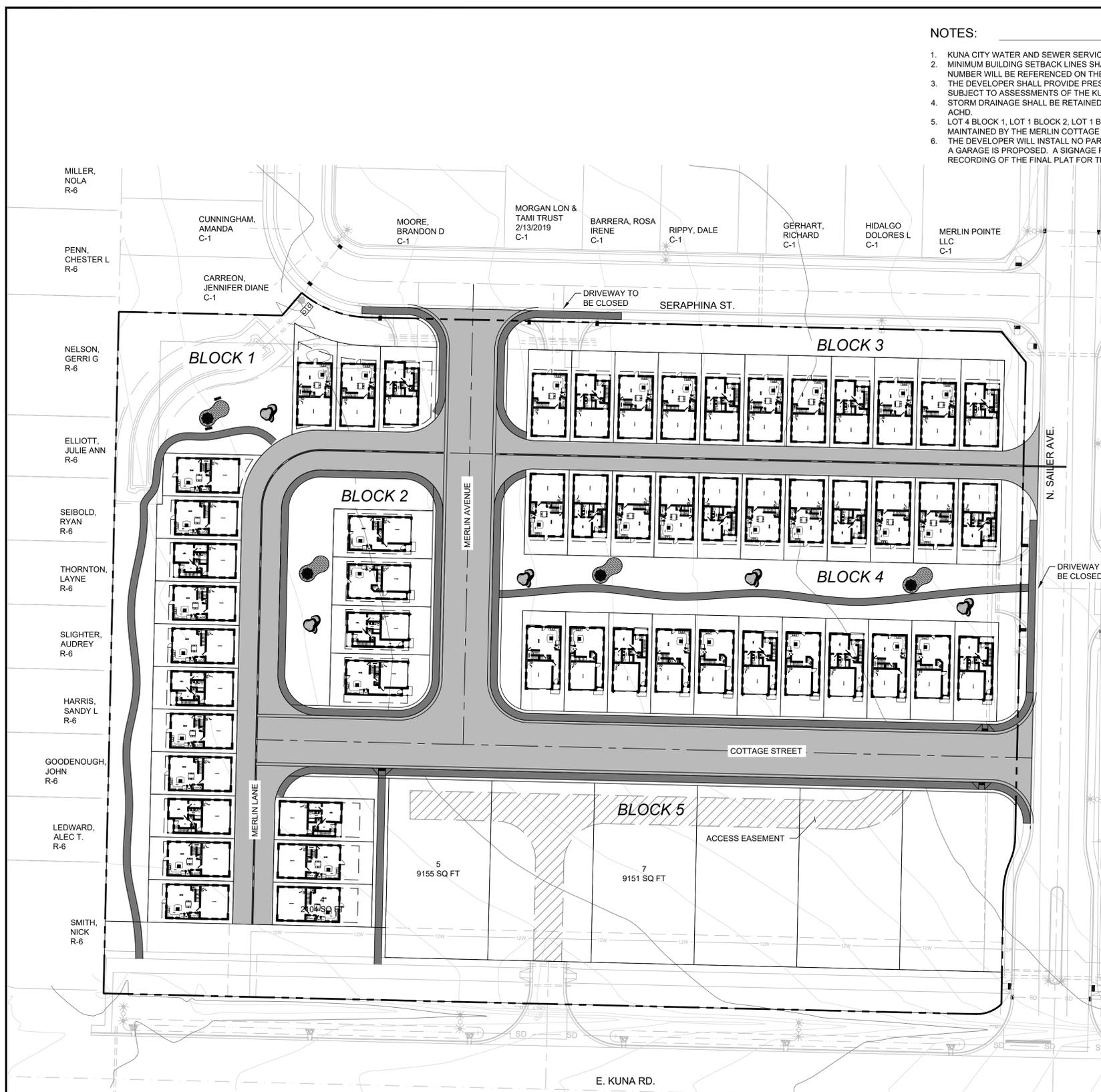
20' ALLEY STREET SECTION  
SCALE: 1:10



28' ROW STREET SECTION  
SCALE: 1:10



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



|  |   |
|--|---|
| <b>OWNER</b><br>MERLIN POINTE, LLC<br>P.O. BOX 690<br>MERIDIAN, ID 83680   | <b>SURVEYOR</b><br>LAND SOLUTIONS<br>231 E. 5TH ST.<br>MERIDIAN, ID 83642<br>(208) 288-2040 |
| <b>PLANNER / CONTACT</b><br>STEVE ARNOLD<br>A-TEAM LAND CONSULTANTS<br>1785 WHISPER COVE AVE.<br>BOISE, ID 83709<br>208-871-7020 | <b>DEVELOPER</b><br>MERLIN POINTE, LLC<br>P.O. BOX 690<br>MERIDIAN, ID 83680                |

**MERLIN COTTAGES**  
**PUD/SITE MAP**  
SECTION 24, T.2N., R.1W., B.M.  
CITY OF KUNA, ADA COUNTY, IDAHO

**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 FACILITIES 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**

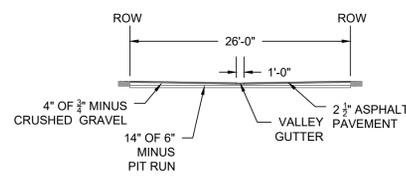
|                |                                    |                 |  |
|----------------|------------------------------------|-----------------|--|
| PARCEL NO'S:   | R5672430040<br>R5672430060         | SITE DETAILS:   | COMMON LANDSCAPE AREA: 1.95 AC<br>COTTAGES: 1.42 AC<br>COMMERCIAL: 1.06 AC<br>ROW & ALLEY: 1.40 AC |
| ADDRESSES:     | 115 N SAILER AVE<br>KUNA, ID 83634 | SETBACKS:       |  |
| ZONING:        | C-1 & R-12 (PROPOSED)              | COTTAGES:       |  |
| PROPERTY SIZE: | 5.83 AC                            | FRONT: 10'      |  |
| TOTAL LOTS:    | 72                                 | SIDE: 3'        |  |
| COMMON LOTS:   | 6                                  | REAR: 2'        |  |
| COTTAGES:      | 60                                 | TOWNHOMES:      |  |
| COMMERCIAL:    | 6                                  | FRONT: 15'      |  |
| DENSITY UNITS: | 10.29 PER ACRE                     | SIDE: 0'        |  |
|                |                                    | REAR: 0'        |  |
|                |                                    | SITE AMENITIES: | PATHWAYS, LANDSCAPE BUFFERS, GAZEBOS,<br>PARK, PLAZAS  |

**LEGEND**

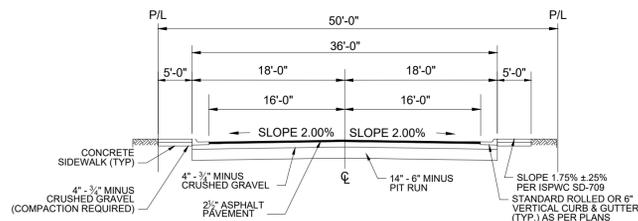
|  |                                  |  |                   |
|--|----------------------------------|--|-------------------|
|  | SITE BOUNDARY LINE               |  | EXIST GUARDRAIL   |
|  | SECTION LINE                     |  | EXIST CONIF TREE  |
|  | EXIST CENTER LINE                |  | EXIST DECID TREE  |
|  | EXIST IRRIGATION LINE            |  | EXIST CATCH BASIN |
|  | EDGE OF GRAVEL                   |  | SURF FLOW DIRECT  |
|  | EXIST OVERHEAD POWER             |  | PROP FIRE HYDRANT |
|  | TOP OF SLOPE                     |  | PROP STREET LIGHT |
|  | EDGE OF WATER                    |  | PROP GAZEBO       |
|  | EXIST SANITARY SEWER             |  | PROP PLAY AREA    |
|  | EXIST WATER LINE                 |  | PROP PARKING      |
|  | EXIST STORM DRAIN                |  | PROP PLAZA        |
|  | EXIST FENCE                      |  | PROP PARK BENCH   |
|  | CENTERLINE DITCH/FLOW LINE       |  | PROP SS MANHOLE   |
|  | TOP OF BANK                      |  | CLIMBING ROCK     |
|  | EXIST EDGE OF PAVEMENT           |  |                   |
|  | MAJOR CONTOUR LINE               |  |                   |
|  | MINOR CONTOUR LINE               |  |                   |
|  | PROPOSED LOT LINE                |  |                   |
|  | PROPOSED ROW LINE                |  |                   |
|  | PROPOSED CENTER LINE             |  |                   |
|  | PROPOSED SEWER LINE              |  |                   |
|  | PROPOSED WATER LINE              |  |                   |
|  | PROPOSED PRESSURIZED IRRIG LINE  |  |                   |
|  | IRRIGATION EASEMENT LINE         |  |                   |
|  | FND 1/2" IRON PIN (AS NOTED)     |  |                   |
|  | FND 5/8"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               |  |                   |



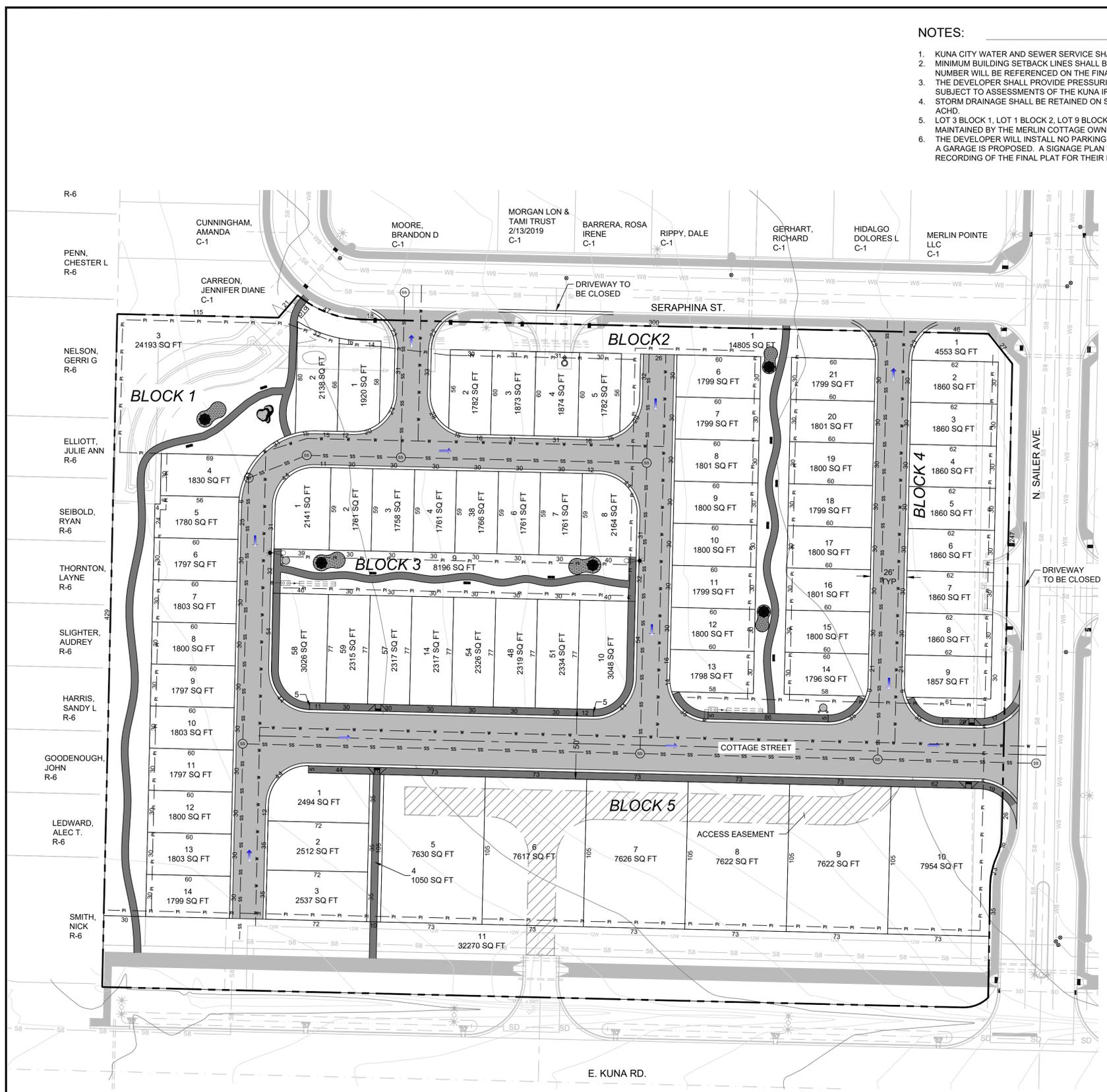
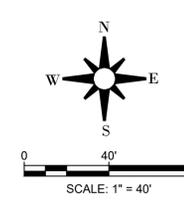
VICINITY MAP  
SCALE: 1:500



26' ROW STREET SECTION  
SCALE: 1:10



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



|  |  |
|--|--|
| <b>OWNER</b><br>MERLIN POINTE, LLC<br>P.O. BOX 690<br>MERIDIAN, ID 83680   | <b>SURVEYOR</b><br>LAND SOLUTIONS<br>231 E. 5TH ST.<br>MERIDIAN, ID 83642<br>(208) 288-2040  |
| <b>PLANNER / CONTACT</b><br>STEVE ARNOLD<br>A-TEAM LAND CONSULTANTS<br>1785 WHISPER COVE AVE.<br>BOISE, ID 83709<br>208-871-7020 | <b>DEVELOPER</b><br>MERLIN POINTE, LLC<br>P.O. BOX 690<br>MERIDIAN, ID 83680                 |
| <b>MERLIN COTTAGES</b><br><b>PRELIMINARY PLAT MAP</b><br>SECTION 24, T.2N., R.1W., B.M.<br>CITY OF KUNA, ADA COUNTY, IDAHO       |  |
|  | <b>SHEET 1 OF 1</b><br>DRAWN BY: CJ SHERLOCK<br>DATE: April 27, 2021<br>FILE: MC_PREPLAT.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.
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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.

**PRELIMINARY DEVELOPMENT FEATURES**

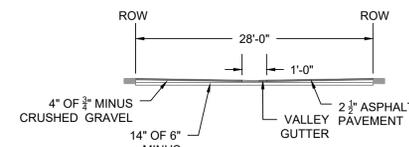
|                      |   |                            |  |
|----------------------|---|----------------------------|--|
| PARCEL NO'S:         | R5672430040<br>R5672430060<br>R5672430020 | SITE DETAILS:              | COMMON LANDSCAPE AREA: 1.93 AC<br>COTTAGES: 2.67 AC<br>COMMERCIAL: 1.27 AC<br>ROW & ALLEY: 1.17 AC |
| ADDRESSES:           | 115 N SAILER AVE<br>KUNA, ID 83634        | SETBACKS:                  |  |
| ZONING:              | C-1 & R-12 (PROPOSED)                     | COTTAGES:                  |  |
| PROPERTY SIZE:       | 7.04 AC                                   | FRONT:                     | 10'  |
| TOTAL LOTS:          | 66  | FRONT ALONG PUBLIC STREET: | 15'  |
| COMMON LOTS:         | 6   | SIDE:                      | 3'   |
| COTTAGES:            | 54  | REAR:                      | 3'   |
| COMMERCIAL:          | 6   | REAR ALONG PUBLIC STREET:  | 10'  |
| GROSS DENSITY UNITS: | 7.67 PER AC                               |                            |  |
| NET DENSITY UNITS:   | 9.20 PER AC                               | SITE AMENITIES:            | PATHWAYS, LANDSCAPE BUFFERS, GAZEBOS,<br>PARK, PLAZAS  |

**LEGEND**

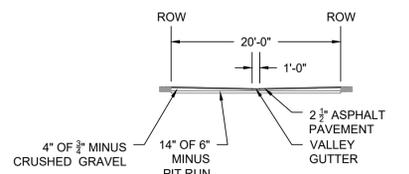
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|--|------------------------------------|--|---------------------------|
|  | SITE BOUNDARY LINE                 |  | EXIST GUARDRAIL           |
|  | SECTION LINE                       |  | EXIST CONIF TREE          |
|  | EXIST CENTER LINE                  |  | EXIST DECID TREE          |
|  | EXIST IRRIGATION LINE              |  | EXIST CATCH BASIN         |
|  | EDGE OF GRAVEL                     |  | SURF FLOW DIRECT          |
|  | EXIST OVERHEAD POWER               |  | PROP FIRE HYDRANT         |
|  | TOP OF SLOPE                       |  | PROP STREET LIGHT         |
|  | EDGE OF WATER                      |  | PROP GAZEBO               |
|  | EXIST SANITARY SEWER               |  | PROP PLAY AREA            |
|  | EXIST WATER LINE                   |  | PROP PARKING              |
|  | EXIST STORM DRAIN                  |  | PROP PLAZA                |
|  | EXIST FENCE                        |  | PROP PARK BENCH           |
|  | CENTERLINE DITCH/FLOW LINE         |  | PROP SS MANHOLE           |
|  | TOP OF BANK                        |  | CLIMBING ROCK             |
|  | EXIST EDGE OF PAVEMENT             |  |                           |
|  | MAJOR CONTOUR LINE                 |  |                           |
|  | MINOR CONTOUR LINE                 |  |                           |
|  | PROPOSED LOT LINE                  |  |                           |
|  | PROPOSED ROW LINE                  |  |                           |
|  | PROPOSED CENTER LINE               |  |                           |
|  | PROPOSED SEWER LINE                |  |                           |
|  | PROPOSED WATER LINE                |  |                           |
|  | PROPOSED PRESSURIZED IRRIG LINE    |  |                           |
|  | IRRIGATION EASEMENT LINE           |  |                           |
|  | PROPERTY SETBACKS                  |  |                           |
|  | FND 1/2" IRON PIN (AS NOTED)       |  | EXIST TELEPHONE RISER     |
|  | FND 3/4" x 24" IRON PIN (AS NOTED) |  | EXIST COMM MANHOLE        |
|  | FND BRASS CAP (AS NOTED)           |  | EXIST SAN SEWER MANHOLE   |
|  | FND ALUMINUM CAP (AS NOTED)        |  | EXIST WATER VALVE         |
|  | CALCULATED POINT                   |  | EXIST IRRIGATION BOX      |
|  | EXIST POWER POLE                   |  | EXIST STORM DRAIN MANHOLE |
|  | EXIST GUY ANCHOR                   |  | EXIST SIGN                |
|  | EXIST GAS METER                    |  | EXIST FIRE HYDRANT        |
|  | EXIST GAS RISER                    |  |                           |
|  | EXIST GAS VALVE                    |  |                           |
|  | EXIST TELEPHONE RISER              |  |                           |



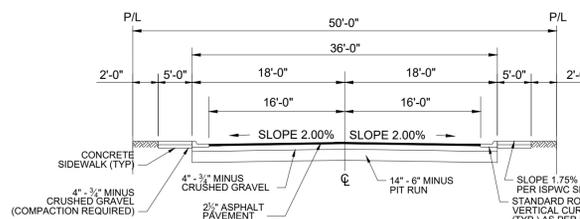
VICINITY MAP  
SCALE: 1:500



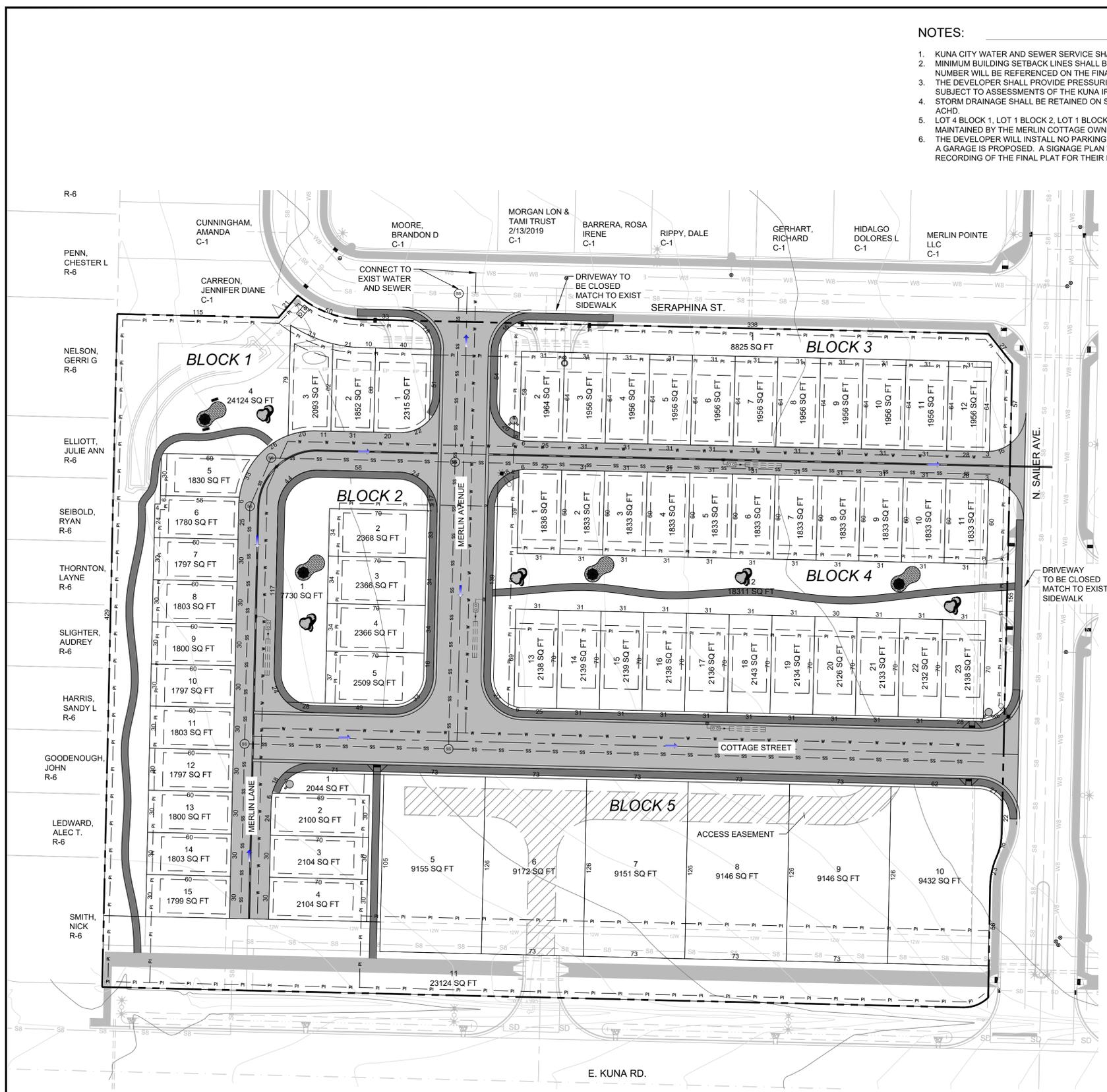
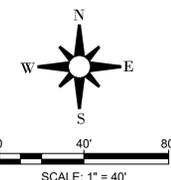
28' ROW PRIVATE STREET SECTION  
SCALE: 1:10



20' ROW ALLEY STREET SECTION  
SCALE: 1:10

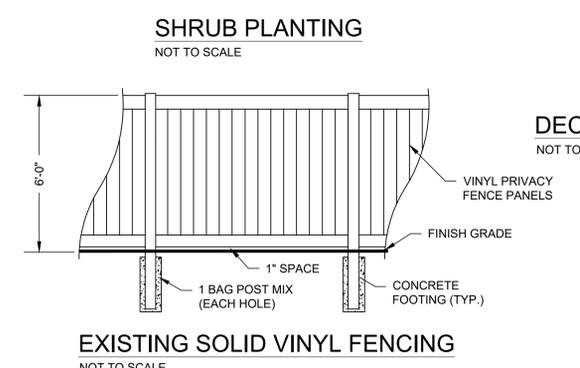
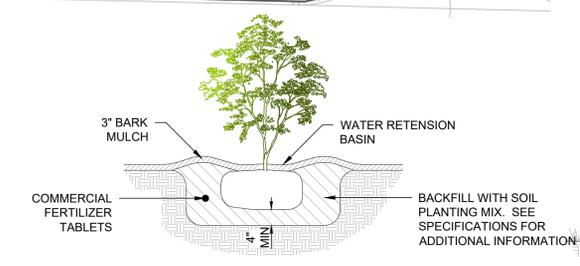
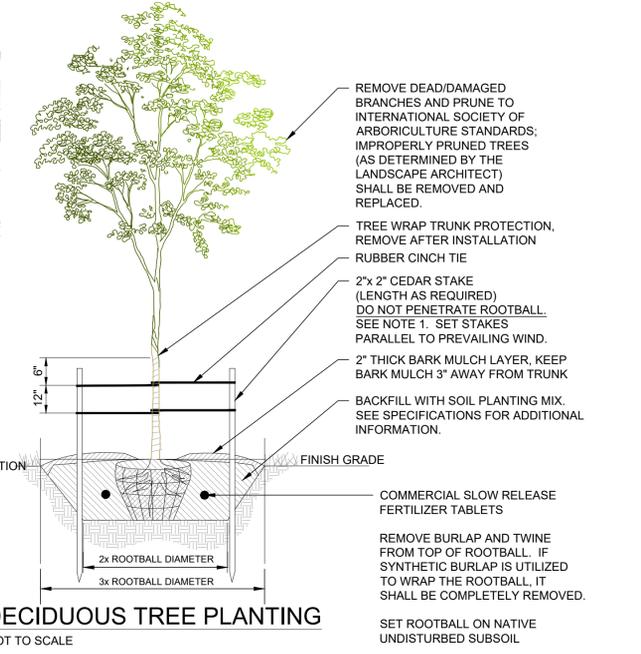
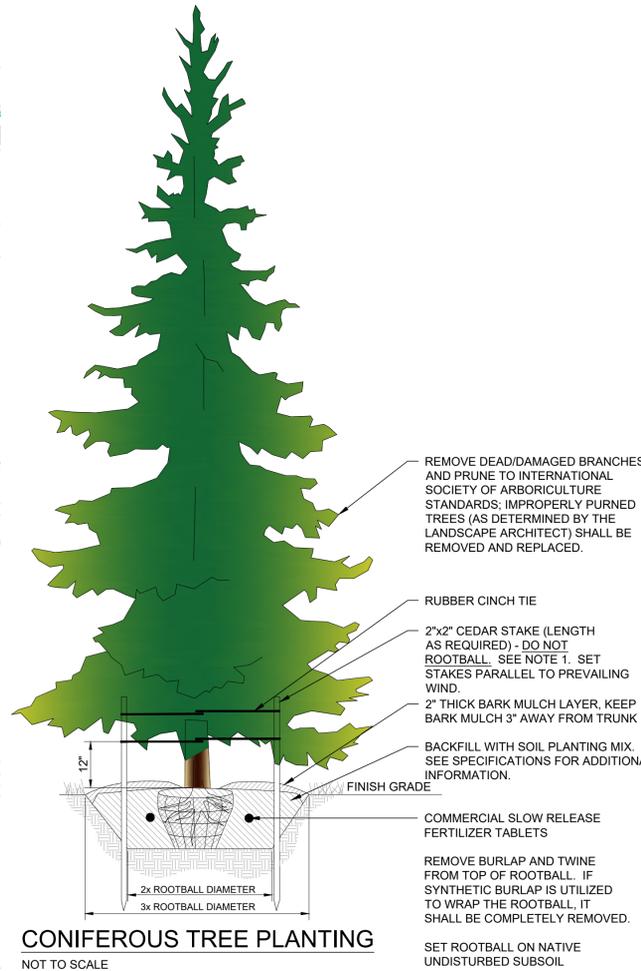


50' RIGHT-OF-WAY  
36' STREET SECTION  
NOT TO SCALE



|  |   |
|--|---|
| <b>OWNER</b><br>MERLIN POINTE, LLC<br>P.O. BOX 690<br>MERIDIAN, ID 83680   | <b>SURVEYOR</b><br>LAND SOLUTIONS<br>231 E. 5TH ST.<br>MERIDIAN, ID 83642<br>(208) 288-2040 |
| <b>PLANNER / CONTACT</b><br>STEVE ARNOLD<br>A-TEAM LAND CONSULTANTS<br>1785 WHISPER COVE AVE.<br>BOISE, ID 83709<br>208-871-7020 | <b>DEVELOPER</b><br>MERLIN POINTE, LLC<br>P.O. BOX 690<br>MERIDIAN, ID 83680                |

**MERLIN COTTAGES**  
**PRELIMINARY PLAT MAP**  
SECTION 24, T.2N., R.1W., B.M.  
CITY OF KUNA, ADA COUNTY, IDAHO



**LANDSCAPE & IRRIGATION NOTES:**

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- NEW CONIFER AND DECIDUOUS TREE PLANTING, SEE DETAIL B AND C/L 1.0. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E., FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.
- NEW SHRUB PLANTING. SEE DETAIL A/L 1.0.
- 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.
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- FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN.
- 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.
- FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- 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.
- 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.
- 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.
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**TREE PLANTING NOTES**

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**LANDSCAPE LEGEND**

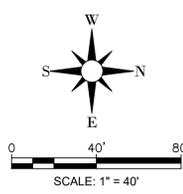


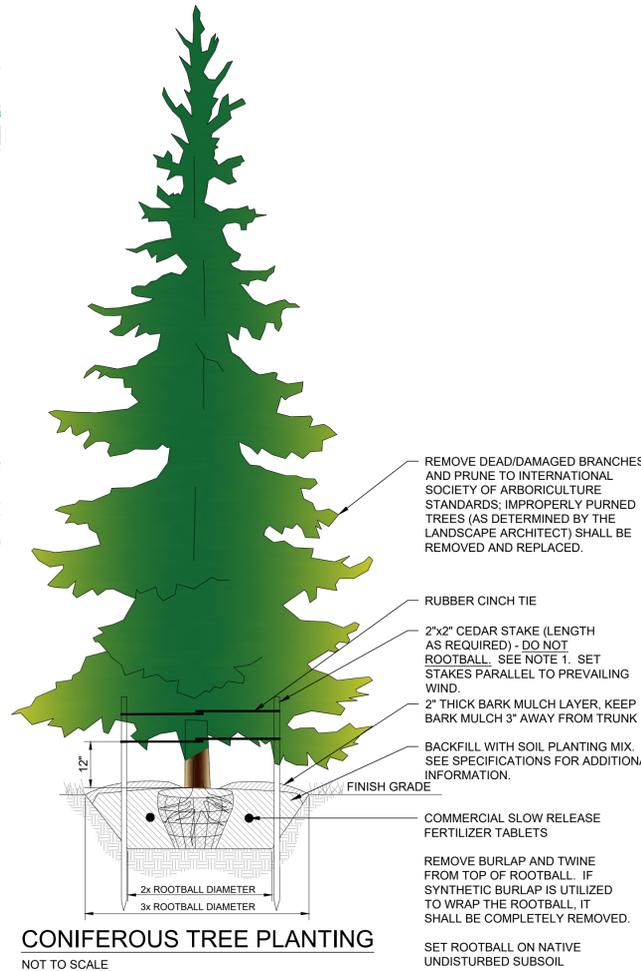
PLAZA/GAZEBO AND PICNIC AREA



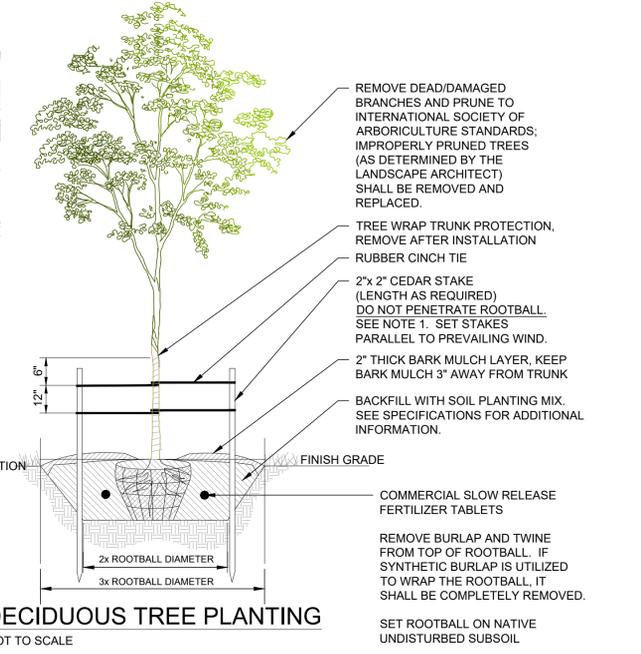
CLIMBING ROCK

|  |  |   |
|--|--|---|
| <b>LANDSCAPE DESIGNER</b><br>THE 3 BROTHERS LANDSCAPING CO.<br>2565 W TARGEE ST<br>BOISE, ID 83705<br>(208) 899-2108 | <b>MERLIN COTTAGE</b><br><b>PRELIMINARY LANDSCAPE PLAN</b><br>SECTION 24, T.2N., R.1W., B.M.<br>CITY OF KUNA, ADA COUNTY, IDAHO  | SHEET 1 OF 2  |
|  |  | DRAWN BY: CJ SHERLOCK<br>DATE: March 19, 2021<br>FILE: MC_LANDSCAPE.dwg |
| <b>OWNER/DEVELOPER</b><br>MERLIN POINTE LLC<br>P.O. BOX 690<br>MERIDIAN, ID 83680                                    | <b>PLANNER   CONTACT</b><br>STEVE ARNOLD<br>A-TEAM LAND CONSULTANTS<br>1785 WHISPER COVE AVE.<br>BOISE, ID 83709<br>208-871-7020 |   |

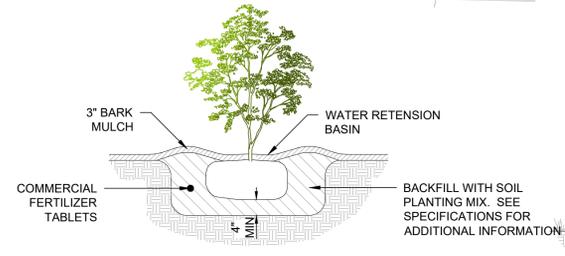




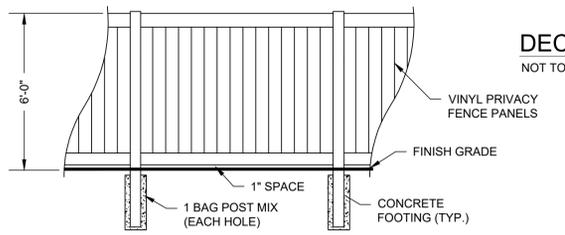
**CONIFEROUS TREE PLANTING**  
NOT TO SCALE



**DECIDUOUS TREE PLANTING**  
NOT TO SCALE



**SHRUB PLANTING**  
NOT TO SCALE



**EXISTING SOLID VINYL FENCING**  
NOT TO SCALE

**LANDSCAPE & IRRIGATION NOTES:**

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
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**LANDSCAPE LEGEND**

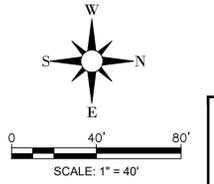
- DECIDUOUS TREE (ASH, NORWAY MAPLE, LINDEN)
- CONIFEROUS TREE
- SHRUB
- CLIMBING ROCKS
- LAWN AREA (SOD)
- EXISTING 6" VINYL FENCE
- GRAVEL BORROW DITCH



**PLAZA/GAZEBO AND PICNIC AREA**



**CLIMBING ROCK**



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

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

**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



SHEET 1 OF 1  
DRAWN BY: CJ SHERLOCK  
DATE: October 19, 2021  
FILE: MC\_LANDSCAPE.dwg































## 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 Adolfsen'; '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:

|                            |   |
|----------------------------|---|
| <b>FILE NUMBER:</b>        | <b>UPDATED</b> 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-06-ZC (Rezone), and 20-05-SUP (Special Use Permit).   |
| <b>PROJECT DESCRIPTION</b> | 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). |
| <b>SITE LOCATION</b>       | 115 N Sailer Avenue, Kuna, Idaho 83634.   |
| <b>REPRESENTATIVE</b>      | A Team Boise – Steve Arnold<br>1785 Whisper Cove Avenue<br>Boise, ID 83709<br>208.871.7020<br><a href="mailto:steve@ateamboise.com">steve@ateamboise.com</a>  |

|  |   |
|--|---|
| <b>SCHEDULED HEARING DATE</b>  | Tuesday, <b>September 14, 2021</b><br>6:00 P.M.   |
| <b>STAFF CONTACT</b>   | Doug Hanson<br><a href="mailto:dhanson@kunaid.gov">dhanson@kunaid.gov</a><br>Phone: 208.922.5274<br>Fax: 208.922.5989 |
| <p>We have included a packet with the application items that were submitted to assist you with your consideration and responses. <b>No response within 15 business days will indicate you have no objection or concerns with this proposed project.</b> 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. 4<sup>th</sup> Street, Kuna, Idaho. If your agency needs additional time for review, please let our office know ASAP.</p> |   |

Best,

Doug Hanson  
Planner II  
City of Kuna  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[dhanson@kunaid.gov](mailto:dhanson@kunaid.gov)  
208.287.1771



## Doug Hanson

---

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**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:

|                            |   |
|----------------------------|---|
| <b>FILE NUMBER:</b>        | <b>UPDATED</b> 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-06-ZC (Rezone), and 20-05-SUP (Special Use Permit).   |
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| <b>REPRESENTATIVE</b>      | A Team Boise – Steve Arnold<br>1785 Whisper Cove Avenue<br>Boise, ID 83709<br>208.871.7020<br><a href="mailto:steve@ateamboise.com">steve@ateamboise.com</a>  |

|  |   |
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Best,

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Planner II  
City of Kuna  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[dhanson@kunaid.gov](mailto:dhanson@kunaid.gov)  
208.287.1771



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)  
115 N Sailer Ave. Kuna 83634  
Boise-Kuna Irrigation District  
Teed Lateral 65+10  
Sec. 24, T2N, R1W, BM.

20-08-S, 20-06-ZC

BK-1401

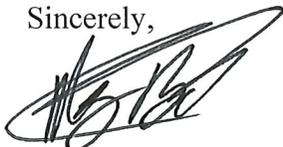
Doug Hanson, Planner:

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

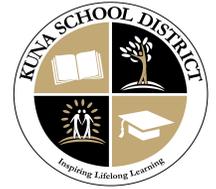
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cc: Clint McCormick  
Alicia Flavel  
File

Watermaster, Div.; 2 BPBC  
Secretary – Treasurer, BKID

# 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)<br>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,

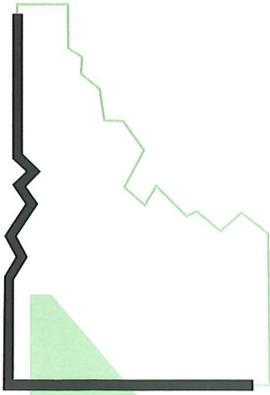
*David Reinhart*

Assistant Superintendent for School Services

# Kuna School District

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





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. 4<sup>th</sup> 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.

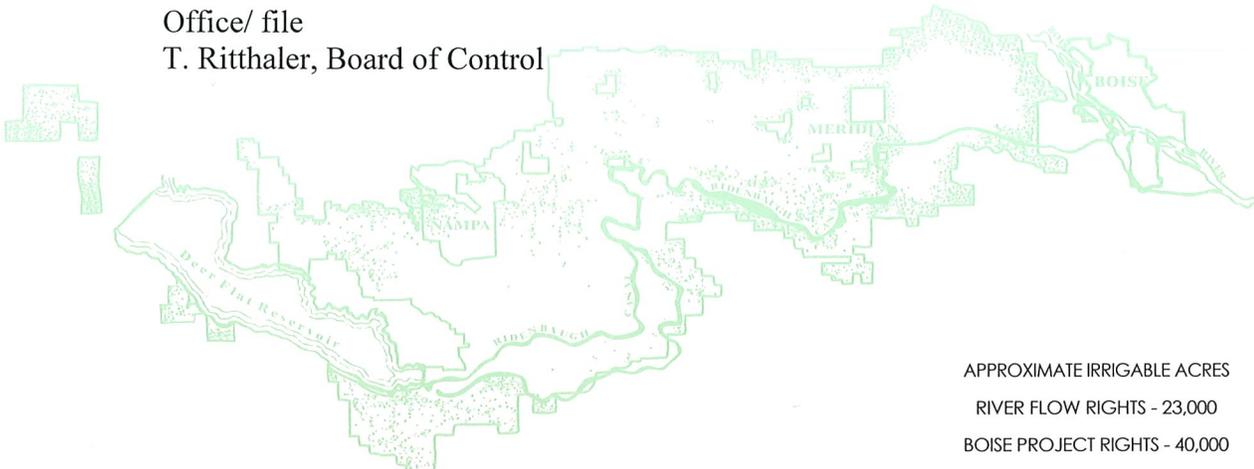
All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

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](mailto: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 Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **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.

Response to Request for Comment

July 9, 2021

Page 5

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,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive style with a large, prominent "A" and "S".

Aaron Scheff  
Regional Administrator  
DEQ-Boise Regional Office

EDMS#: 2021AEK131



**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
  - 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: 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**

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

## Recommendations

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](http://www.compassidaho.org)

Email [info@compassidaho.org](mailto:info@compassidaho.org)

More information about the development review process:

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





**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](mailto:bgarro@achdidaho.org)



## A. Findings of Fact

- 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.

- Description of Adjacent Surrounding Area:**

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

- 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.

- 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, 10<sup>th</sup> edition.

### **Estimated Trip Generation for Commercial Uses:**

| <b>Use (per 1,000 square feet)</b>        | <b>Average Daily Trips</b> | <b>PM Peak Hour Trip Generation</b> |
|---|----------------------------|-------------------------------------|
| 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)

| <b>Roadway</b>                                  | <b>Frontage</b> | <b>Functional Classification</b> | <b>PM Peak Hour Traffic Count</b> |
|---|-----------------|----------------------------------|-----------------------------------|
| **State Highway 69/<br>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 extended 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

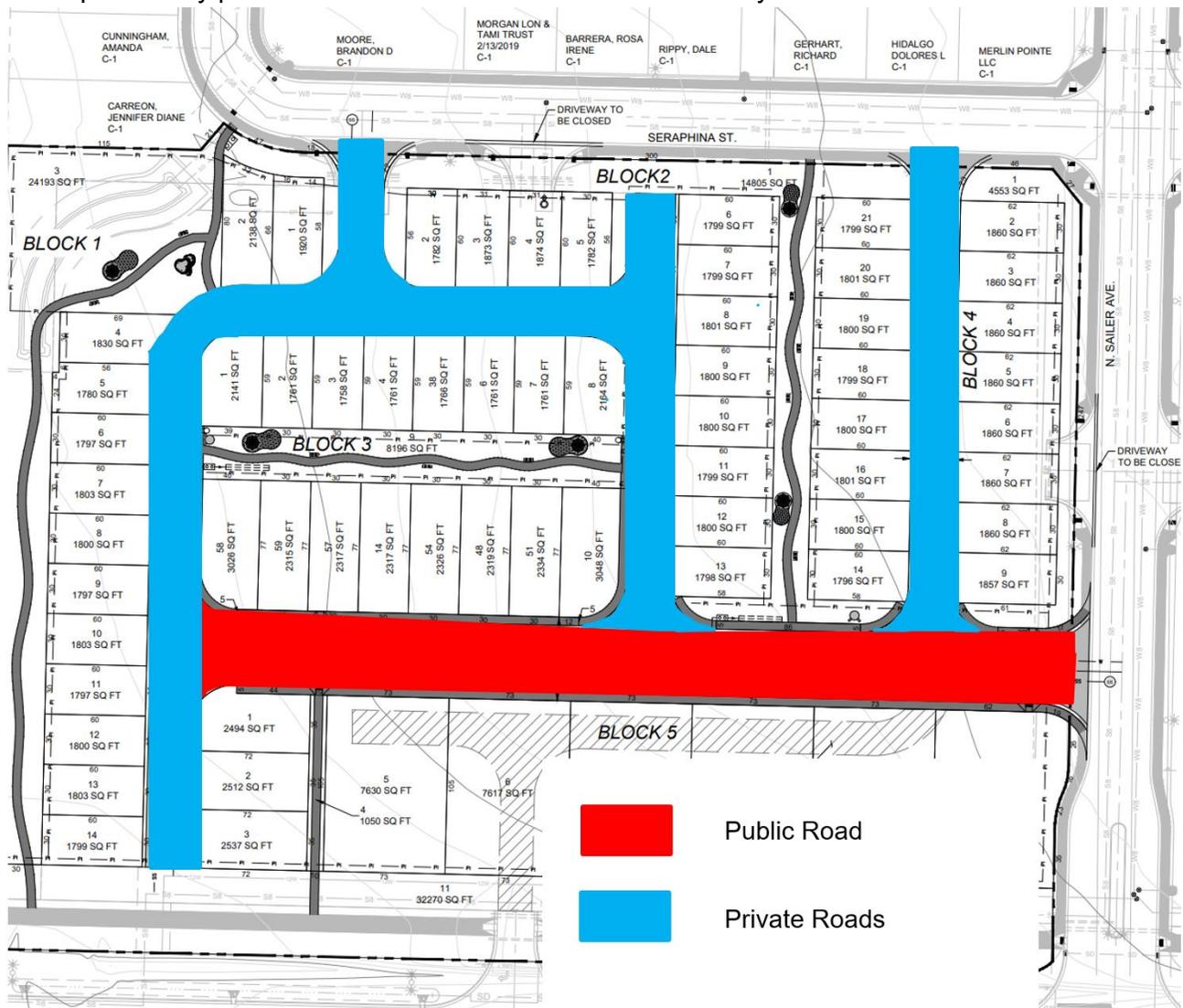
provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the 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 through 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, ISWPC 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**

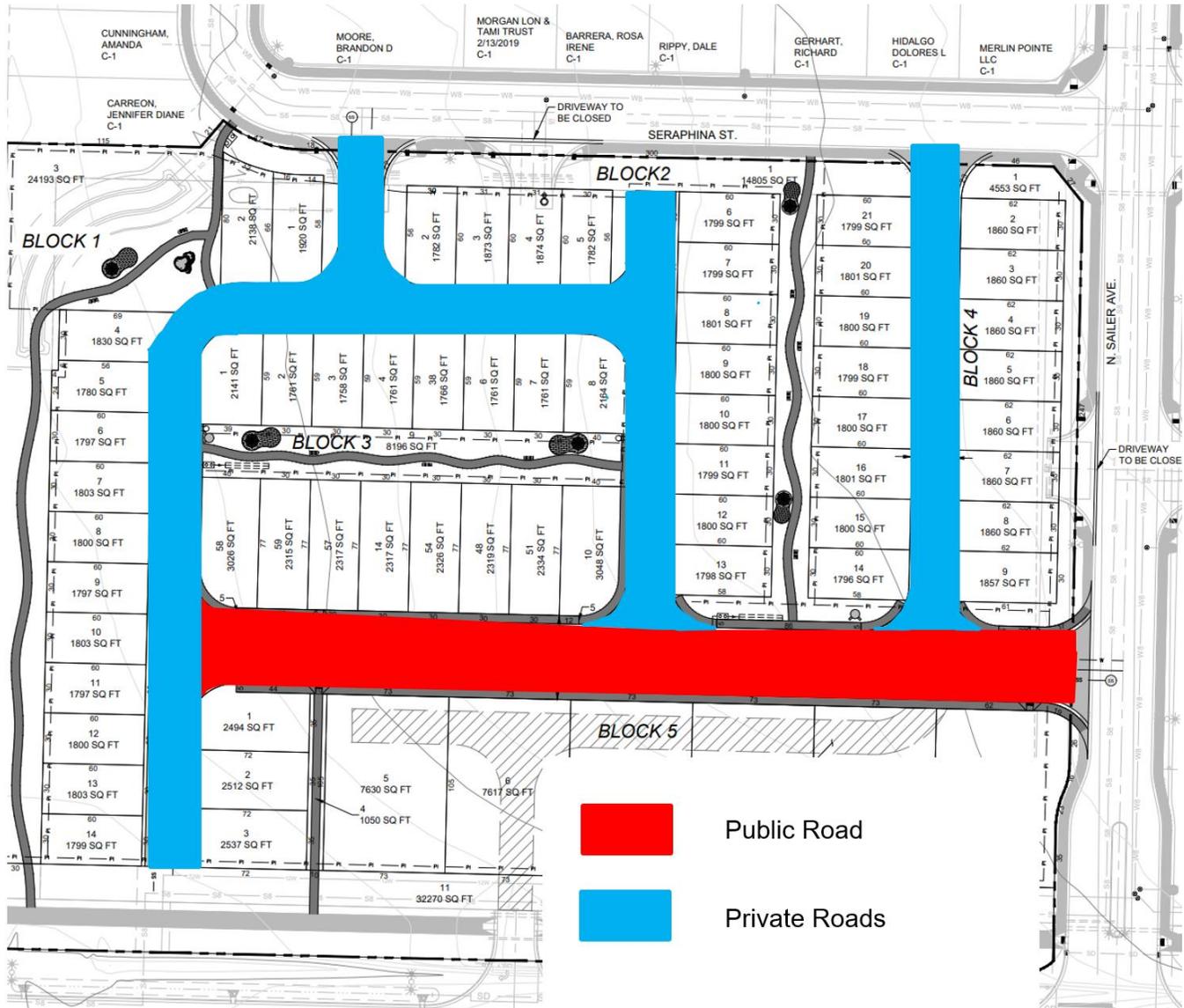
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

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

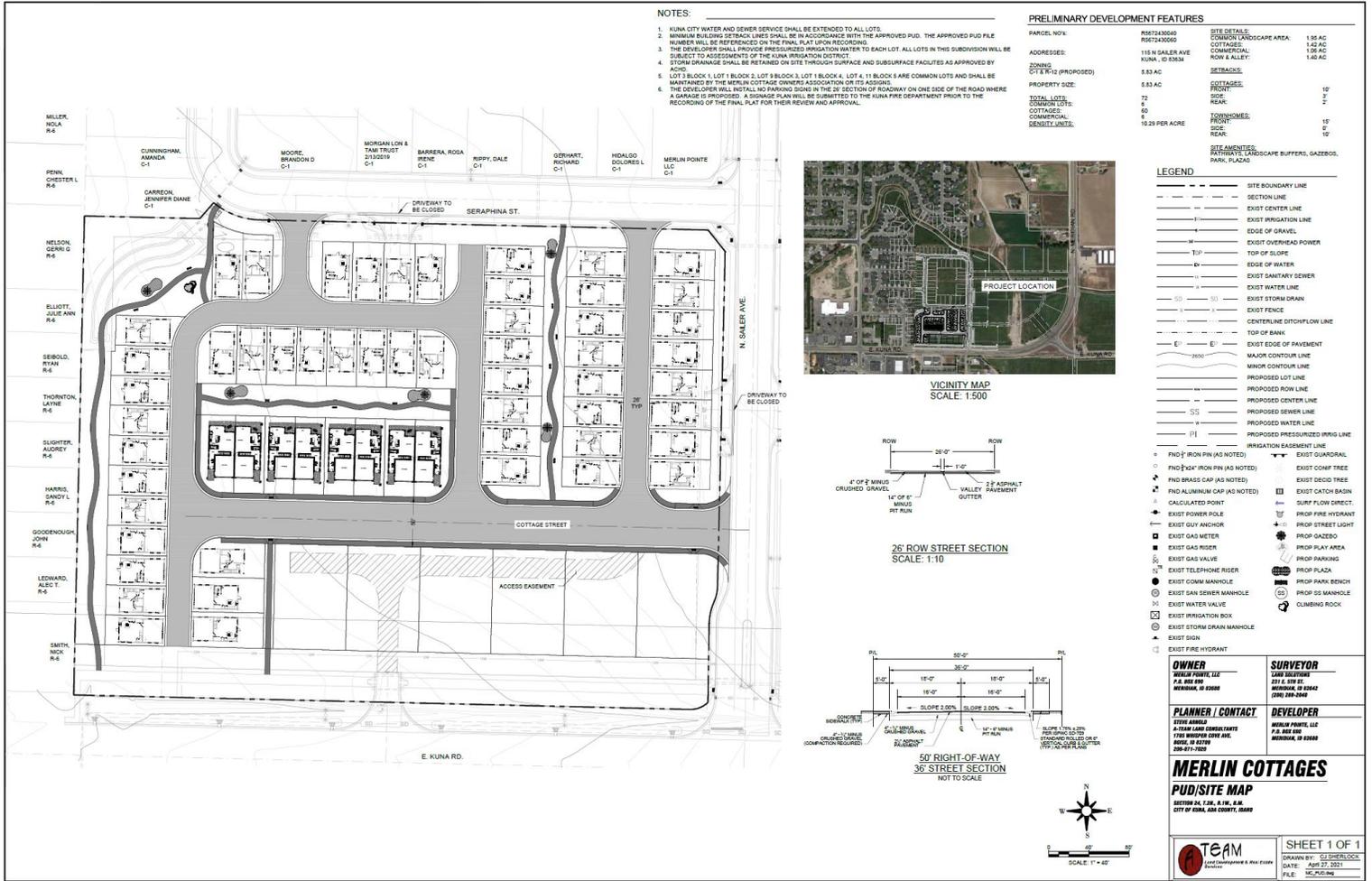
**FIGURE 1**



VICINITY MAP



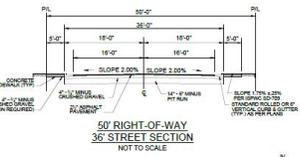
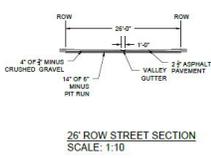
# SITE PLAN



- NOTES:**
- KUNA CITY WATER AND SEWER SERVICE SHALL BE EXTENDED TO ALL LOTS.
  - 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.
  - 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.
  - STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE AND SUBSURFACE FACILITIES AS APPROVED BY KDC.
  - LOT 3, BLOCK 1, LOT 1, BLOCK 2, LOT 3, BLOCK 3, LOT 4, BLOCK 4, LOT 4, 11, BLOCK 6 ARE COMMON LOTS AND SHALL BE MAINTAINED BY THE MERLIN COTTAGES OWNERS ASSOCIATION OR ITS SUCCESSORS.
  - THE DEVELOPER WILL INSTALL NO PARKING SIGNS IN THE 36' 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.:               | R027230040                        | SITE DETAILS:  | COMMERCIAL LANDSCAPE AREA: | 1.98 AC       |         |
| ADDRESS:                  | 115 N SULER AVE<br>KUNA, ID 83834 | PARCEL NO.:    | R027230040                 | COTTAGE:      | 1.02 AC |
| ZONING:                   | KDC                               | PROPERTY SIZE: | 18.29 AC                   | COMMERCIAL:   | 1.06 AC |
| PROPERTY SIZE:            | 18.29 AC                          | TOTAL LOTS:    | 72                         | PROV & ALLEY: | 1.46 AC |
| TOTAL LOTS:               | 72                                | COMMON LOTS:   | 6                          |               |         |
| COMMON LOTS:              | 6                                 |                |                            |               |         |
| COMMERCIAL DENSITY UNITS: | 18.29 PER ACRE                    |                |                            |               |         |



**LEGEND**

|     |                            |     |                                 |
|-----|----------------------------|-----|---------------------------------|
| --- | SECTION BOUNDARY LINE      | --- | EXIST CENTER LINE               |
| --- | SECTION LINE               | --- | EXIST IRRIGATION LINE           |
| --- | EXIST CENTER LINE          | --- | EDGE OF DRAIN                   |
| --- | EXIST IRRIGATION LINE      | --- | EXIST OVERHEAD POWER            |
| --- | EDGE OF DRAIN              | --- | TOP OF SLOPE                    |
| --- | EXIST OVERHEAD POWER       | --- | EDGE OF WATER                   |
| --- | TOP OF SLOPE               | --- | EXIST SANITARY SEWER            |
| --- | EDGE OF WATER              | --- | EXIST WATER LINE                |
| --- | EXIST SANITARY SEWER       | --- | EXIST STORM DRAIN               |
| --- | EXIST WATER LINE           | --- | EXIST FENCE                     |
| --- | EXIST STORM DRAIN          | --- | CENTERLINE DITCH/FLOW LINE      |
| --- | EXIST FENCE                | --- | EXIST EDGE OF PAVEMENT          |
| --- | CENTERLINE DITCH/FLOW LINE | --- | MAJOR CONTOUR LINE              |
| --- | EXIST EDGE OF PAVEMENT     | --- | MINOR CONTOUR LINE              |
| --- | MAJOR CONTOUR LINE         | --- | PROPOSED LOT LINE               |
| --- | MINOR CONTOUR LINE         | --- | PROPOSED ROW LINE               |
| --- | PROPOSED LOT LINE          | --- | PROPOSED CENTER LINE            |
| --- | PROPOSED ROW LINE          | --- | PROPOSED SEWER LINE             |
| --- | PROPOSED CENTER LINE       | --- | PROPOSED WATER LINE             |
| --- | PROPOSED SEWER LINE        | --- | PROPOSED PRESSURIZED IRRIG LINE |
| --- | PROPOSED WATER LINE        | --- | IRRIGATION EASEMENT LINE        |

|   |  |
|---|--|
| <p><b>OWEN</b><br/>221 E. 10th St<br/>Meridian, ID 83642<br/>(208) 288-2848</p> <p><b>PLANNER / CONTACT</b><br/>SERVA BRUNO<br/>1700 BROADWAY<br/>Meridian, ID 83642<br/>(208) 871-7000</p> | <p><b>SURVEYOR</b><br/>MERLIN POINTE, LLC<br/>P.O. BOX 808<br/>Meridian, ID 83642<br/>(208) 288-2848</p> <p><b>DEVELOPER</b><br/>MERLIN POINTE, LLC<br/>P.O. BOX 808<br/>Meridian, ID 83642<br/>(208) 288-2848</p> |
|---|--|

**MERLIN COTTAGES**  
PUD/SITE MAP  
SECTION 24, T2N, 8 E, R. 6M  
CITY OF KUNA, IDAHO COUNTY, IDAHO

|   |   |
|---|---|
| <p><b>TEAM</b><br/>CONSTRUCTION &amp; REAL ESTATE</p> | <p>SHEET 1 OF 1<br/>DRAWN BY: CJ SHERLOCK<br/>DATE: APR 27, 2021<br/>FILE: HC-2020-00</p> |
|---|---|

# Ada County Utility Coordinating Council

## Developer/Local Improvement District Right of Way Improvements Guideline Request

*Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.*

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

**Notification to the Ada County UCC can be sent to:** 50 S. Cole Rd. Boise 83707, or Visit [iducc.com](http://iducc.com) for e-mail notification information.

# Development Process Checklist

## Items Completed to Date:

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

## Items to be completed by Applicant:

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

### DID YOU REMEMBER:

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

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

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

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

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

#### *Construction (Subdivisions)*

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

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

##### **Idaho Power Company**

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

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

## Request for Appeal of Staff Decision

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

Catherine Feistner, E.J.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-l.
- 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**  
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Catherine Feistner, E.I.T.  
Asst. Kuna City Engineer  
cfeistner@kunaid.gov  
208-639-5347

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## 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

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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

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**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](mailto:bgarro@achdidaho.org)



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**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](mailto:Steve@ateamboise.com)



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**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](mailto: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.

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**From:** [steve@ateamboise.com](mailto:steve@ateamboise.com) <[steve@ateamboise.com](mailto:steve@ateamboise.com)>  
**Sent:** Thursday, September 23, 2021 4:48 PM  
**To:** Brenna Garro <[BGarro@achdidaho.org](mailto:BGarro@achdidaho.org)>  
**Cc:** 'Doug Hanson' <[dhanson@kunaid.gov](mailto:dhanson@kunaid.gov)>; 'Jessica Reid' <[jreid@kunaid.gov](mailto: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](mailto:Steve@ateamboise.com)



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**From:** Brenna Garro <[BGarro@achdidaho.org](mailto:BGarro@achdidaho.org)>  
**Sent:** Tuesday, August 24, 2021 4:00 PM  
**To:** [steve@ateamboise.com](mailto:steve@ateamboise.com)  
**Cc:** Doug Hanson <[dhanson@kunaid.gov](mailto:dhanson@kunaid.gov)>; Jessica Reid <[jreid@kunaid.gov](mailto: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](mailto:bgarro@achdidaho.org)



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**From:** Brenna Garro  
**Sent:** Friday, August 20, 2021 1:25 PM  
**To:** [steve@ateamboise.com](mailto:steve@ateamboise.com)  
**Cc:** Doug Hanson <[dhanson@kunaaid.gov](mailto:dhanson@kunaaid.gov)>; Jessica Reid <[jreid@kunaaid.gov](mailto:jreid@kunaaid.gov)>  
**Subject:** KPP21-0012 Merlin Cottages 20-01-PUD 20-08-S 20-06-ZC 20-05-SUP

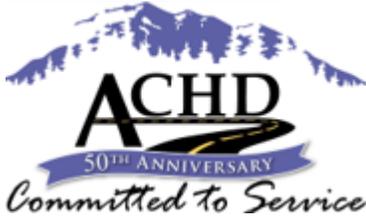
Good afternoon,

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 24<sup>th</sup>, 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](mailto:bgarro@achdidaho.org)



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**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 66-lot mixed-use development on 5.83-acres.

**Lead Agency:** City of Kuna

**Site address:** 115 N Sailer Avenue

**Staff Approval:** November 5<sup>th</sup>, 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](mailto:bgarro@achdidaho.org)



## A. Findings of Fact

- 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 66-lots (54 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.

- Description of Adjacent Surrounding Area:**

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

- 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.

- 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 510 vehicle trips per day; 54 vehicle trips per hour in the PM peak hour for single-family use, based on the Institute of Transportation Engineers Trip Generation Manual, 10<sup>th</sup> edition.

### **Estimated Trip Generation for Commercial Uses:**

| <b>Use (per 1,000 square feet)</b>        | <b>Average Daily Trips</b> | <b>PM Peak Hour Trip Generation</b> |
|---|----------------------------|-------------------------------------|
| 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)

| <b>Roadway</b>                                  | <b>Frontage</b> | <b>Functional Classification</b> | <b>PM Peak Hour Traffic Count</b> |
|---|-----------------|----------------------------------|-----------------------------------|
| **State Highway 69/<br>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. Internal Commercial Roads

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 new internal commercial streets, Cottage Street and Merlin Avenue, as a 36-foot wide street section with curb, gutter, and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.

- d. **Staff Comments/Recommendations:** The applicant's proposal to construct new internal commercial streets, Cottage Street and Merlin Avenue, as a 36-foot wide street section with curb, gutter, and 5-foot wide attached sidewalk within 50-feet of right-of-way meets District policy and should be approved as proposed.

## 5. Alleys

- a. **Existing Conditions:** There are no alleys within the site.
- b. **Policy:**

**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.

**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).

**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/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.

- c. **Applicant's Proposal:** The applicant is proposing to construct a new alley within the site as a 20-foot wide alley street section to run east/west between Sailer Avenue and Merlin Avenue. This alley is proposed to provide sole access to lots 2-12 of block 3 and lots 1-11 of block 4.
- d. **Staff Comments/Recommendations:** The applicant's proposal to construct a new alley within the site as a 20-foot wide alley street section to run east/west between Sailer Avenue and Merlin Avenue does not meet District alley policies as an alley cannot provide sole access and should not be approved, as proposed. Staff recommend that this alley be redesigned and constructed as a private road.

## 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 approximately 240-feet north of Kuna Road.
 

The applicant is proposing to construct a new internal street, Merlin Avenue, to intersect Seraphina Street approximately 125-feet east of Bay Haven 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 a new internal street, Merlin Avenue, to intersect Seraphina Street 125-feet east of Bay Haven Avenue meets District policy and should be approved, as proposed.

## 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 reconstruct existing driveway on Seraphina Street located approximately 463-feet west of Sailer Avenue, as an entrance to an internal commercial road located approximately 125-feet east of Bay Haven Avenue.

- 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 reconstruct existing driveway on Seraphina Street located approximately 463-feet west of Sailer Avenue, as an entrance to an internal commercial road located approximately 125-feet east of Bay Haven Avenue, meets District policy and should be approved, as proposed.

## 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.

**Driveway Location Policy:** District policy 7208.4.1 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/arterial or arterial street intersection.

**Successive Driveways:** District Policy 7208.4.1 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 7208.4.3 restricts commercial driveways to a maximum width of 40-feet. Most commercial driveways will be constructed as curb-cut type facilities.

**Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7208.4.3, 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.

- b. **Applicant's Proposal:** The applicant is proposing to construct a 28-foot wide private road, Merlin Lane, within the site to intersect the proposed internal roads at two points in alignment with Cottage Street and the proposed alleyway.
- c. **Staff Comments/Recommendations:** The applicant's proposal to construct a 28-foot wide private road, Merlin Lane, within the site to intersect the proposed internal roads at two points in alignment with Cottage Street and the proposed alleyway meets District policy. However, staff recommends that the proposed alleyway and the portion of Cottage Street between the Merlin Avenue and Merlin Lane be constructed as a private road. The private road approaches at the intersections of the proposed internal streets should be constructed as curb cut type approaches. See Figure 1.

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.

Figure 1.



## 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 Cottage Street and Merlin Avenue as 36-foot wide street sections with curb, gutter, and 5-foot wide sidewalk within 50-feet of right-of-way.
3. Construct Cottage Street to intersect Sailer Avenue 240-feet north of Kuna Road, as proposed.

4. Construct Merlin Avenue to intersect Seraphina Street 125-feet east of Bay Haven Avenue, 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. Reconstruct existing driveway on Seraphina Street located approximately 463-feet west of Sailer Avenue, as an entrance to an internal commercial road located approximately 125-feet east of Bay Haven Avenue.
8. Construct Merlin Lane as a 28-foot wide private road to intersect Merlin Avenue as a curb cut type approach, as shown in Figure 1.
9. Construct the portion of Cottage Street between the Merlin Avenue and Merlin Lane as a 28-foot wide private road to intersect Cottage Street as a curb cut type approach, as shown in Figure 1.
10. Construct the proposed 20-foot wide alley street section as a private road to intersect Sailer Avenue 119-feet south of Seraphine Street, as shown in Figure 1.
11. Construct the proposed 20-foot wide alley street section as a private road with a curb cut type approach onto Merlin Avenue, as shown in Figure 1.
12. Install street name and stop signs for the private road/drive aisles. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.
13. 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.
14. Payment of impact fees is due prior to issuance of a building permit.
15. 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. Figure 1
2. Vicinity Map
3. Site Plan
4. Utility Coordinating Council
5. Development Process Checklist
6. Appeal Guidelines

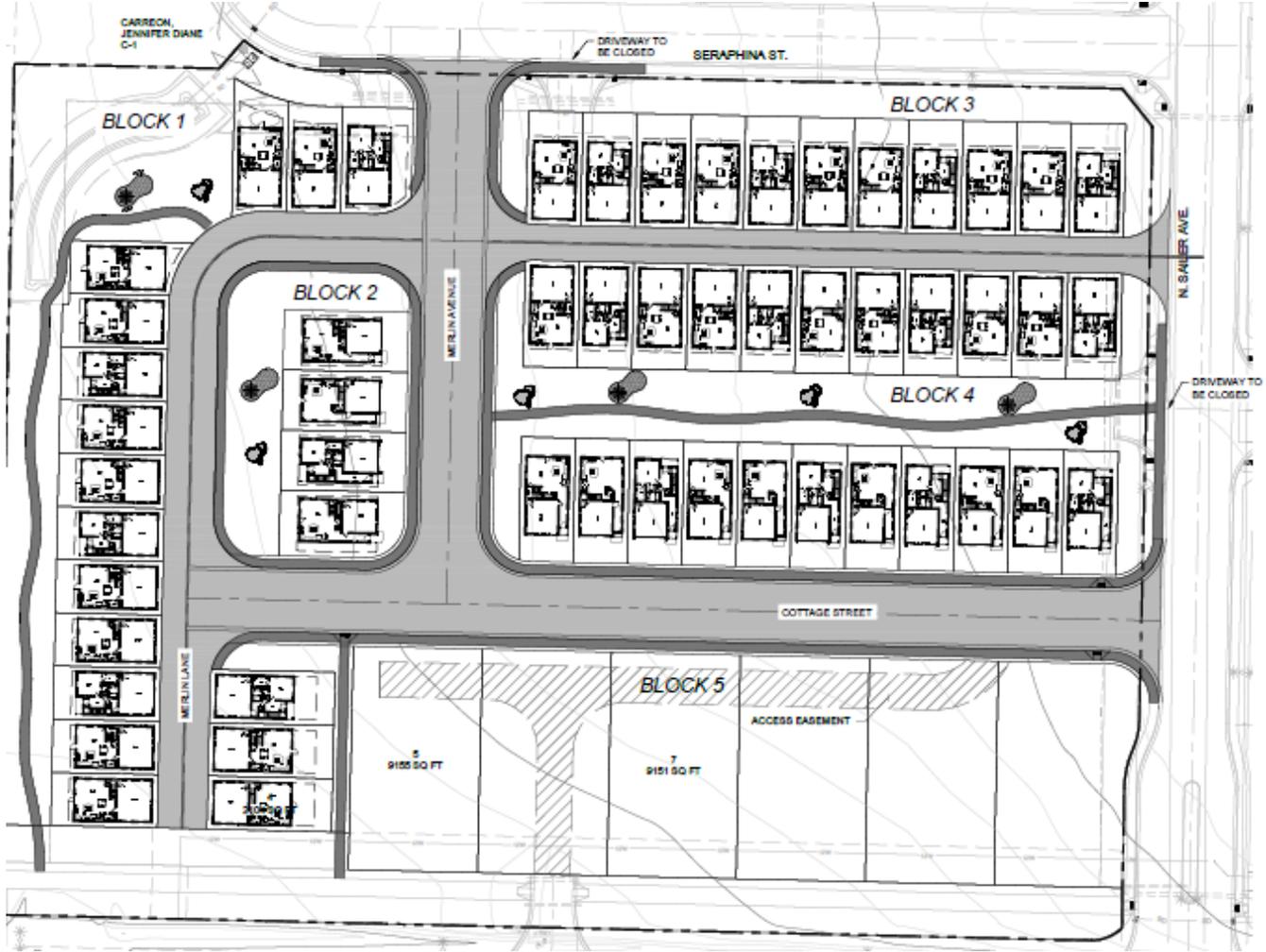
FIGURE 1



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

# Development Process Checklist

## Items Completed to Date:

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

## Items to be completed by Applicant:

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

### DID YOU REMEMBER:

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

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

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

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

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

#### *Construction (Subdivisions)*

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

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

##### **Idaho Power Company**

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

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

## Request for Appeal of Staff Decision

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

## Doug Hanson

---

**From:** Scott Arellano <[scott@fccnwi.com](mailto: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](mailto:scott@fccnwi.com)

On Tue, Oct 5, 2021 at 11:41 AM Doug Hanson <[dhanson@kunaid.gov](mailto: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 4<sup>th</sup> St

Kuna, ID 83634

[dhanson@kunaid.gov](mailto:dhanson@kunaid.gov)

208.287.1771



← Existing Public Road

54 COTTAGE LOTS  
6 COMMERCIAL LOTS  
6 COMMON LOTS

BLOCK 2

BLOCK 1

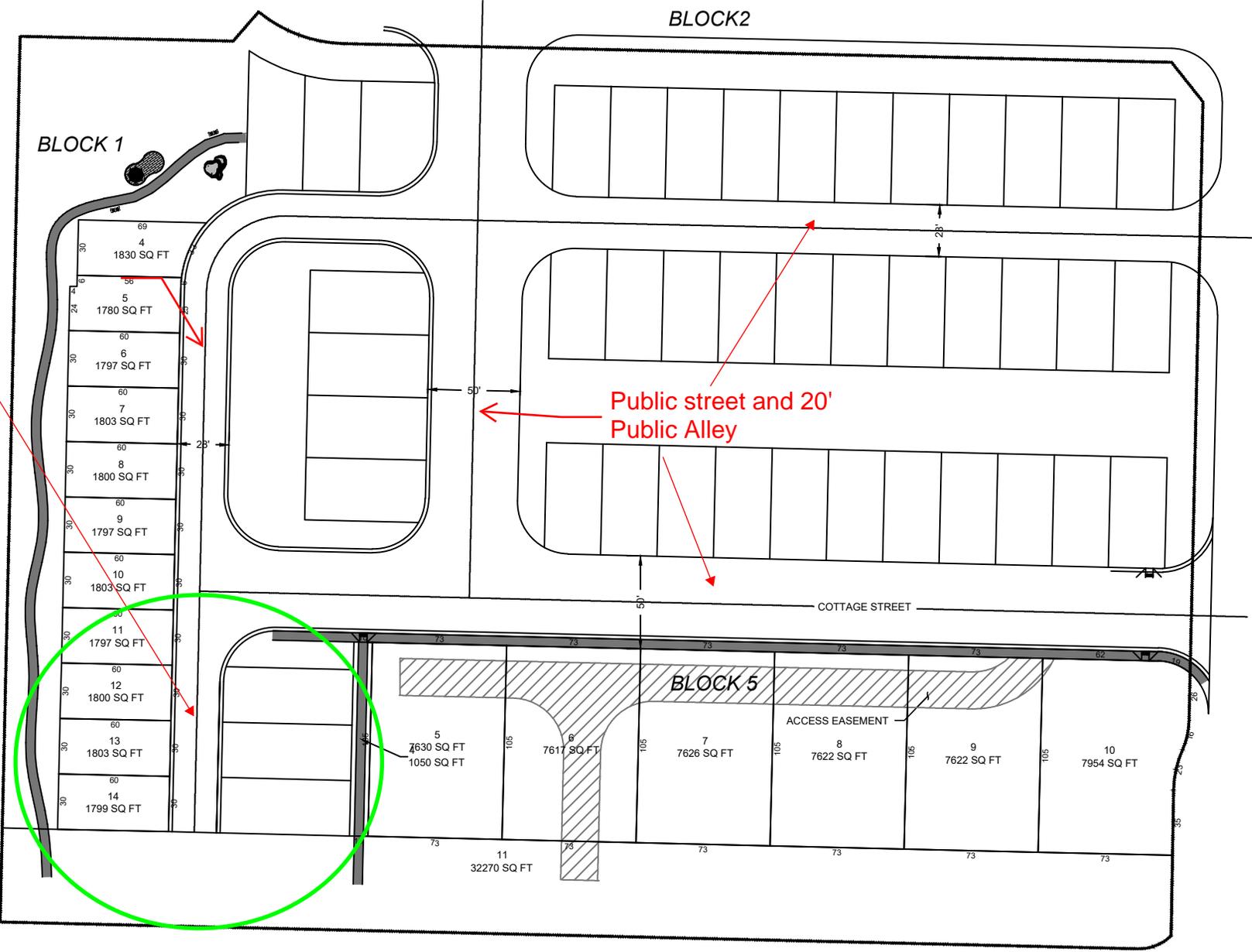
Public street and 20'  
Public Alley

COTTAGE STREET

BLOCK 5

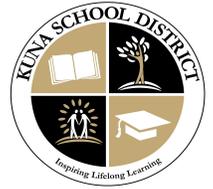
ACCESS EASEMENT

Private



# Kuna School District

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



Dec 9, 2021

Dear City of Kuna

We have no further contact with the developer of Merlin Cottages. We have reached out, but there hasn't been a returned call.

Kuna School District has experienced approximately 2% growth over the last ten years. Given the current approvals you have granted, we will be beyond our ability to serve the homes of Merlin Cottages, which are built without additional bonds. The number of developments that encompass these 3, once built out, put all of the schools over capacity.

In the 2019 City of Kuna Comprehensive Plan approved by the City Council you state: "School facilities will expand, as needed, to keep pace with Kuna's growing population." In order to expand we require partnerships with the developers and most importantly, bonds. As you know, bonds in the State of Idaho require a 67% super majority to pass for school construction and expansion. We cannot legally advocate for a bond, therefore passage to keep up with growth is not in our control.

While our buses can turn into Sailor, they are doing so for one or two special education students. Our Transportation Director indicates they will not be turning in there for general education students because as a practice, we normally do not. Any general education students in this development would need safe walking passage, including lighting, all the way to Kay St.

We also seek partnerships with the residential developers of this area. Few have come forward to help offset the costs associated with expansion. When those partnerships are established we will always inform the City of Kuna through an amended letter.

In the future we will write a more detailed letter with the period of Agency Comment.

Regards,

*David Reinhart and Robbie Reno  
School District Planners*



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Your Economic Opportunity**

**IDAHO TRANSPORTATION DEPARTMENT**  
P.O. Box 8028 • Boise, ID 83707-2028  
(208) 334-8300 • itd.idaho.gov

February 3, 2022

Doug Hanson  
City Planner  
751 W 4<sup>th</sup> Street  
P.O. Box 13  
Kuna, Idaho 83634

**VIA EMAIL**

|                                |   |
|--------------------------------|---|
| <b>Development Application</b> | <b>20-01-PUD, 20-08-S, 20-06-ZC, 20-05-SUP</b>  |
| <b>Project Name</b>            | <b>MERLIN COTTAGES</b>  |
| <b>Project Location</b>        | 115 North Sailer Avenue, north of SH-69 milepost 101.   |
| <b>Project Description</b>     | Planned Unit Development approval for an approximately 5.83 acre parcel, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts. Applicants requests pre-plat approval in order to subdivide the approximate 5.83 acres into 66 lots; 6 common lots, 54 cottages, and 6 commercial lots. |
| <b>Applicant</b>               | Steve Arnold  |

The Idaho Transportation Department (ITD) reviewed the referenced planned unit development, preliminary plat, rezone, and special use permit applications and has the following comments:

1. This project abuts the State Highway system.
2. ITD had previously reviewed a Traffic Impact Study for Phase 1 of Merlin Pointe Subdivision. The proposed development (Merlin Cottages) changes the trip generation numbers however the mitigation required for Phase 1 of Merlin Pointe, which Merlin Cottages is a part, remains unchanged. Below is a table comparing the previously studied uses and the new proposed uses.





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|  | Previous buildable sq ft/units | AM/PM Peak Trips generated (entering, exiting) | New Proposed buildable sq ft/ units | AM/PM Peak Trips generated (entering, exiting) |
|--|--------------------------------|--|-------------------------------------|--|
| Retail (ITE) 820                         | 50,600                         | 48 (30,18)/<br>193 (93,100)                    | 44,326                              | 42 (26,16)/<br>169 (81,88)                     |
| Single Family Detached Housing (ITE 210) | 0                              | 0  | 54                                  | 40 (10,30)/<br>53 33,20)                       |

3. Per ITD's TIS Acceptance letter dated October 16, 2018, at full buildout of Phase 1, developer will collect traffic counts at the Sailer Place approach and submit a right turn lane warrant to ITD. Should the warrant identify the need for a right turn lane, applicant will need to design and construct the needed mitigation to ITD standards (see attached).
4. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State Highway.
5. The Idaho Administrative Procedure Act (IDAPA) 39.03.60 governs advertising along the State Highway system. The applicant may contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at (208) 334-8832 for more information.
6. Provided the applicant provide a right turn lane warrant once Phase 1 is complete and build a westbound right turn lane at North Sailer Avenue, if warranted, ITD does not object to the proposed application as presented.

If you have any questions, you may contact me at (208) 334-8338.

Sincerely,

Sarah Arjona  
Development Services Coordinator  
[Sarah.Arjona@itd.idaho.gov](mailto:Sarah.Arjona@itd.idaho.gov)





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Your Economic Opportunity**

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P.O. Box 8028 • Boise, ID 83707-2028  
(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

October 16, 2018

Steve Arnold  
Project Manager  
1785 S Whisper Cove  
Boise, Idaho 83709

Via Email

RE: Merlin Pointe Subdivision Phase 1 – ITD Traffic Impact Study Acceptance Letter.

Dear Mr. Arnold,

The Idaho Transportation Department (ITD) has reviewed the Traffic Impact Study for Phase 1 of the Merlin Pointe Subdivision. The development is located west of SH-69 between milepoint 1.80 to milepoint 2.35. The development requests two commercial approaches on SH-69. A 57ft wide boulevard style full access approach in alignment with Sailer Place. A 26ft wide right-in / right-out approach located approximately 350ft west of Sailer Place.

Please find ITD's position below on required improvements to the transportation system to mitigate development impacts.

**Full Access Approach (Sailor Place)**

- Design and construct the 57ft wide boulevard approach per ITD's design standards.
- Provide a 12ft by 410ft easement adjacent to ITD's right-of-way on the north side of SH-69 and east of Sailer Place for potential future right turn deceleration lane. The easement will need to be recorded with the city of Kuna.
- At full buildout of Phase 1 (anticipated in 2020), developer will collect traffic counts at the Sailer Place approach and submit a right turn lane warrant to ITD.

**Right-in / Right-out Approach**

- Design and construct the 26ft wide approach per ITD's design standards.

**Merlin Pointe Traffic Impact Study (TIS)**

- For each intersection in Table 2 and Table 3, please revise the overall intersection Level of Service (LOS) and delay. It currently shows the worst case approach LOS and delay.
-



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Your Economic Opportunity**

**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

If the applicant is in agreement with addressing the items as outlined above then this TIS is acceptable from a state highway access, safety and mobility standpoint. You may proceed with stamped engineered drawings to address the required corridor improvements.

This letter only acknowledges the acceptance of the TIS, final approval of the improvements is determined once all documentation has been provided and the permit is signed.

Maintaining safety and mobility for Idaho's motorists is of the utmost importance to ITD. Please let me know if you have any questions. I can be reached by phone at (208) 334-8340 or email at [erika.bowen@itd.idaho.gov](mailto:erika.bowen@itd.idaho.gov).

Sincerely,

A handwritten signature in blue ink that reads "Erika R. Bowen".

Erika R. Bowen, P.E.  
ITD District 3  
Traffic Technical Engineer

cc.  
Christy Little, ACHD  
Troy Behunin, City of Kuna

---



# 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



# **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

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**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       |

## 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

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**  
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*We Appreciate Your Business!*

**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](http://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.



Planning & Zoning  
PO BOX 13  
Kuna, ID 83634

FOPOST  
8/25/2021  
FIRST-CLASS MAIL  
US POSTAGE \$000.00<sup>00</sup>



ZIP 83634  
041M11460992

JR 8-25-21  
DH 8-25-21

City of Kuna

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 4<sup>th</sup> 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**

# LEGAL NOTICE



## 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](http://www.kunacity.id.gov) >City Government >Agendas & Minutes.

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Planning & Zoning  
PO BOX 13  
Kuna, ID 83634

NO POST

09/21/2021

US POSTAGE \$000.00<sup>00</sup>



ZIP 83634  
041M11460992

JR 9-21-21  
DH 9-21-21  
FIRST CLASS MAIL

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 4<sup>th</sup> 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       |

## 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

JESSICA REID  
 1 KUNA, CITY OF  
 P.O. BOX 13  
 KUNA, ID 83634

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.

| 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 |
|------|--------|-----------|---------------|-------|--------|
|------|--------|-----------|---------------|-------|--------|

Kuna Planning & Zoning  
 Department

September 22, 2021  
 149041

|            |        |              |         |
|------------|--------|--------------|---------|
| Discount:  | \$0.00 | Gross:       | \$51.62 |
| Surcharge: | \$0.00 | Paid Amount: | \$0.00  |
| Credits:   | \$0.00 |              |         |

Amount Due: **\$51.62**

*We Appreciate Your Business!*



# 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, 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



# 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

# CITY OF KUNA PUBLIC HEARING NOTICE

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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

# CITY OF KUNA PUBLIC HEARING NOTICE

## **Kuna Planning and Zoning Commission**

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Zoning – C-1 & R-12, Subdivision of 6.61 acres, 60 single  
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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

# CITY OF KUNA PUBLIC HEARING NOTICE

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**PURPOSE:** Planned Unit Development, Rezone,  
Subdivision, Special Use Permit - Merlin Point Cottages,  
Zoning – C-1 & R-12, Subdivision of 6.61 acres, 60 single  
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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

# CITY OF KUNA PUBLIC HEARING NOTICE

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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

c/o ISj Payment Processing Center  
 PO Box 1570,  
 Pocatello, ID 83204  
 Ph. (208) 465-8129 Fax: (907) 452-5054

| BILLING DATE: | ACCOUNT NO: |
|---------------|-------------|
| 02/15/22      | 21880       |

## 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 Subdivision**

1 KUNA, CITY OF  
 P.O. BOX 13  
 KUNA, ID 83634

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission is scheduled to hold a public hearing on Tuesday, March 8, 2022, 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 Subdivision. A Team Boise, requests Planned Unit Development approval for approx. 7.04-acres with C-1 (Neighborhood Commercial) & R-12 (High Density Residential) zones. In addition, Applicant requests Preliminary Plat approval to subdivide the parcel into 66 total lots (54 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

February 16, 2022 204060

| AD #   | DESCRIPTION         | START    | STOP     | TIMES | AMOUNT  |
|--------|---------------------|----------|----------|-------|---------|
| 204060 | 20-01-PUD, 20-08-S, | 02/16/22 | 02/16/22 | 1     | \$57.36 |

## Payments:

| Date | Method | Card Type | Last 4 Digits | Check | Amount |
|------|--------|-----------|---------------|-------|--------|
|------|--------|-----------|---------------|-------|--------|

Discount: **\$0.00**  
 Surcharge: **\$0.00**  
 Credits: **\$0.00**

Gross: **\$57.36**  
 Paid Amount: **\$0.00**

**Amount Due: \$57.36**

*We Appreciate Your Business!*



# 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, February 15, 2022 (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 15th day of February, 2022.

Signature,

\_\_\_\_\_  
Owner/Developer/Realtor

STATE OF IDAHO )  
 ) : ss  
County of Ada )

On this 15th day of February, 2022, 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

# CITY OF KUNA PUBLIC HEARING NOTICE

## **Kuna Planning and Zoning Commission**

THE CITY OF KUNA will hold a public hearing on  
March 8, 2022 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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**APPLICATION BY:** A-Team Land Consultants

**CITY CONTACT:** Doug Hanson - 208.922.5274

# **CITY OF KUNA PUBLIC HEARING NOTICE**

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Subdivision, Special Use Permit - Merlin Point Cottages,  
Zoning – C-1 & R-12, Subdivision of 6.61 acres, 60 single  
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**LOCATION:** NW corner of Sailer Avenue and Avalon Street

**APPLICATION BY:** A-Team Land Consultants

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# CITY OF KUNA PUBLIC HEARING NOTICE

## **Kuna Planning and Zoning Commission**

THE CITY OF KUNA will hold a public hearing on  
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**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

## 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](http://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.



Planning & Zoning  
PO BOX 13  
Kuna, ID 83634

EPOPOST

FIRST-CLASS MAIL

02/16/2022

US POSTAGE \$000.00<sup>00</sup>



ZIP 83634  
041M11460992

*Handwritten signature in red ink, dated 2/16/22.*

CITY OF KUNA  
PO BOX 13  
KUNA, ID 83634

# LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning & Zoning Commission** is scheduled to hold a Public Hearing on **March 8, 2022 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4<sup>th</sup> Street, Kuna, ID, 83634, on the following case:

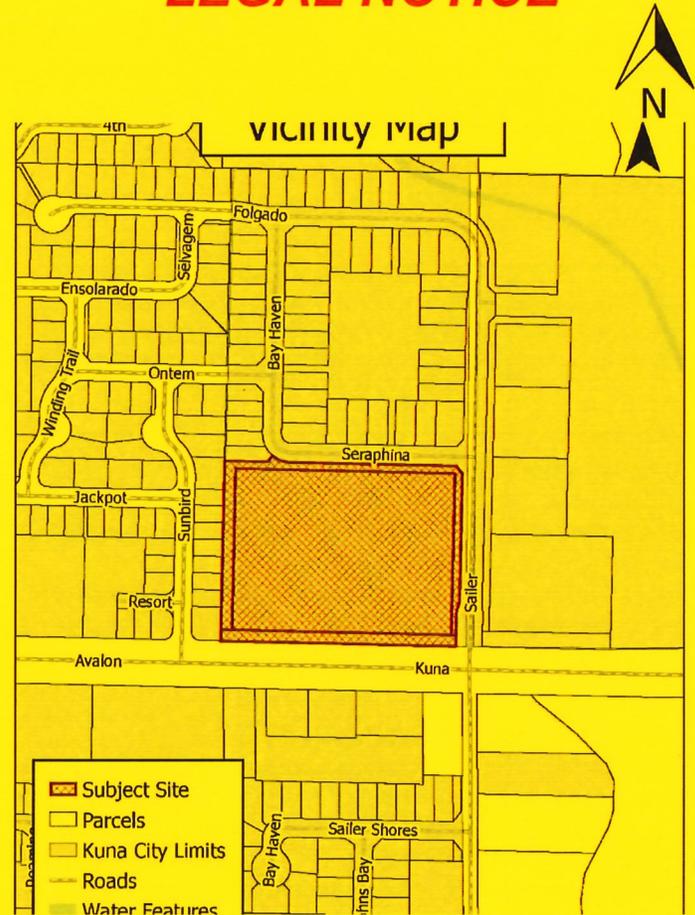
## Case No. 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-06-ZC (Rezone) & 20-05-SUP (Special Use Permit) for Merlin Cottages

A Team Boise requests Planned Unit Development approval for approx. 7.04-acres with C-1 (Neighborhood Commercial) & R-12 (High Density Residential) zones. In addition, Applicant requests Preliminary Plat approval to subdivide the parcel into 66 total lots (54 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).

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 **March 2, 2022** 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 02.16.2022**





# 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: |
|---------------|-------------|
| 03/21/22      | 21880       |

## LEGAL NOTICE

Case No. 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-06-ZC (Rezone), 22-01-V (Variance) & 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, April 12, 2022, 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 Subdivision. A Team Boise, requests Planned Unit Development approval for approx. 7.04-acres with C-1 (Neighborhood Commercial) & R-12 (High Density Residential) zones. In addition, Applicant requests Preliminary Plat approval to subdivide the parcel into 66 total lots (54 single family, 6 common & 6 commercial), a Variance is requested for reduced side property line setbacks. 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

March 23, 2022 216425

1 KUNA, CITY OF  
 P.O. BOX 13  
 KUNA, ID 83634

| AD #   | DESCRIPTION          | START    | STOP     | TIMES | AMOUNT  |
|--------|----------------------|----------|----------|-------|---------|
| 216425 | PH 4/12/2022-20-01-P | 03/23/22 | 03/23/22 | 1     | \$57.36 |

## Payments:

| Date | Method | Card Type | Last 4 Digits | Check | Amount |
|------|--------|-----------|---------------|-------|--------|
|------|--------|-----------|---------------|-------|--------|

Discount: **\$0.00**  
 Surcharge: **\$0.00**  
 Credits: **\$0.00**

Gross: **\$57.36**  
 Paid Amount: **\$0.00**

**Amount Due: \$57.36**

*We Appreciate Your Business!*

## Suggestions for Testifying at Public Hearings:

### Be Informed...

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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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Planning & Zoning  
PO BOX 13  
Kuna, ID 83634

EPOST

FIRST-CLASS MAIL

3/23/2022

US POSTAGE \$000.00<sup>00</sup>



ZIP 83634  
041M11460992

*JR 3-23-22*

City of Kuna  
751 W 4<sup>th</sup> Street  
Kuna, ID 83634

Dear Property Owner: NOTICE IS HEREBY GIVEN the Planning & Zoning Commission is scheduled to hold a Public Hearing on **April 12, 2022 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4<sup>th</sup> Street, Kuna, ID, 83634, on the following case:

**Case Nos. 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-06-ZC (Rezone), 22-01-V (Variance) & 20-05-SUP (Special Use Permit) for Merlin Cottages**

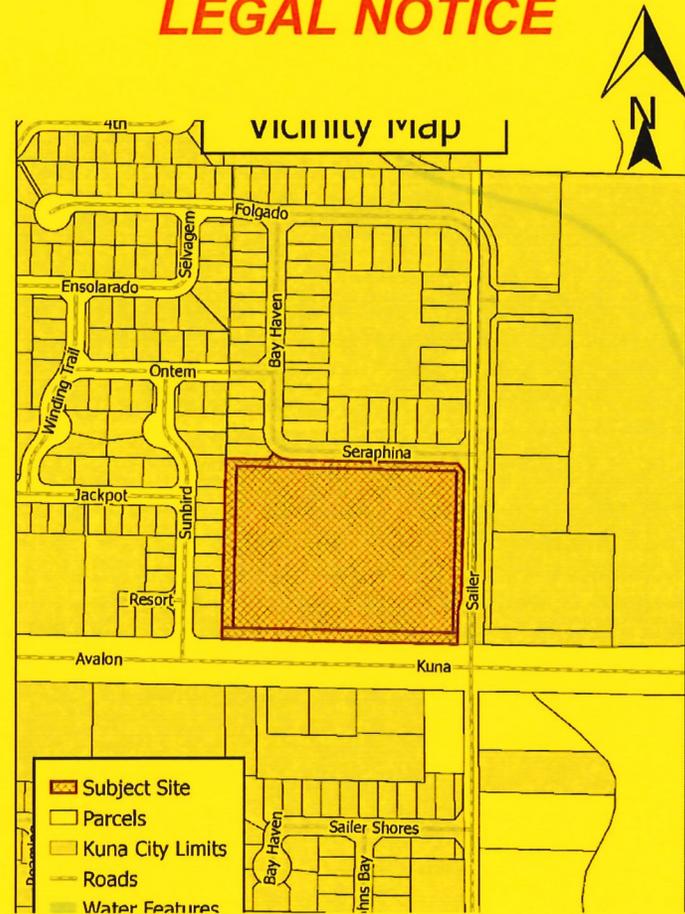
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The public is invited to provide written or oral testimony; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings of they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **April 6, 2022** 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 03.23.2022**

# LEGAL NOTICE





# 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 Thursday, March 31, 2022 (**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 1st day of April, 2022.

Signature,

Owner/Developer/Realtor

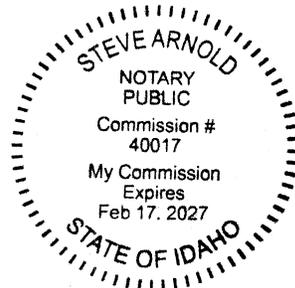
STATE OF IDAHO )  
 ):  
County of Ada )

On this 1st day of April, 2022, 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



# CITY OF KUNA PUBLIC HEARING NOTICE

## Kuna Planning and Zoning Commission

THE CITY OF KUNA will hold a public hearing on  
April 12, 2022 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 7.04 acres, 54 single  
family lots, 6 common lots and 6 commercial lots.

With a variance application case #22-01-V.

**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  
April 12, 2022 at the Kuna City Hall, at 6:00 p.m.

**PURPOSE:** Planned Unit Development, Rezone,  
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Zoning - C-1 & R-12, Subdivision of 7.04 acres, 54 single  
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With a variance application case #22-01-V.

**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

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April 12, 2022 at the Kuna City Hall, at 6:00 p.m.

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With a variance application case #22-01-V.

**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  
April 12, 2022 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 7.04 acres, 54 single  
family lots, 6 common lots and 6 commercial lots.  
With a variance application case #22-01-V.

**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

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With a variance application case #22-01-V.

**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

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: April 12, 2022 at the Kuna City Hall, at 6:00 p.m.

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Subdivision, Special Use Permit - Merlin Point Cottages,  
Zoning - C-1 & R-12, Subdivision of 7.04 acres, 54 single  
family lots, 6 common lots and 6 commercial lots.  
With a variance application case #22-01-V.

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

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 4<sup>th</sup> St  
Kuna, ID 83634  
[hellman@kunaid.gov](mailto:hellman@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  | <a href="mailto:lonmorgan@gmail.com">lonmorgan@gmail.com</a>   |
| 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.](#)

December 4th, 2020  
Donna Gerhart  
1144 East Seraphina ST  
Kuna, Idaho 83634  
916-690-2952

received  
12.4.20  
by ANDY

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: James Kowalski

Name: Rosa Barrera

Signature: Rosa Barrera

Name: Tami Morgan

Signature: Tami Morgan

A Reconsideration:

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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:

11/6 - not home

Name \_\_\_\_\_ Signature \_\_\_\_\_

Name Richard Gerhart Signature Richard D. Gerhart

Name Donna Gerhart Signature Donna M. Gerhart

Name Dores Hidalgo Signature Dores Hidalgo

Name ROGER PALMER Signature Roger Palmer

1/9 Name Keri Ro Signature Keri Ro

Name \_\_\_\_\_ Signature \_\_\_\_\_

Name \_\_\_\_\_ Signature \_\_\_\_\_

Name \_\_\_\_\_ Signature \_\_\_\_\_

Name: Shirley Shaw Signature: Shirley Shaw

Name: KAY SLUSHER Signature: Kay Slusher

Name: PAT CARTER Signature: Pat Carter

Name: Thomas E Watson Signature: Thomas E Watson

Name: Brandon Moore Signature: Brandon Moore

Name: Amanda Cunningham Signature: Amanda Cunningham

Name: Steven Schmidt Signature: Steven Schmidt

Name: Kelly Johnson Signature: Kelly Johnson

Name: Max Engstrom Signature: Max Engstrom

Name: Russ Hauwa Signature: R. Hauwa

Name: Libby Ann Schultze Signature: Libby Ann Schultze

Name: MARLA KISCHER Signature: Marla Kischer

Name: Lonnie Lewis Signature: Lonnie Lewis

Name: Bobbi Lewis Signature: Bobbi Lewis

Name: Lonna Kowalski

Signature: R Kowalski

Name: Jean York

Signature: Jean York

Name: Dennis Wilson

Signature: Dennis Wilson

Name: Barbara Hyala

Signature: Barbara Hyala

Name: Sheri Welsh

Signature: Sheri Welsh

Name: Steve Kiffen

Signature: Steve Kiffen

Name: Beverly Tueller

Signature: Beverly Tueller

Name: Neldon Tueller

Signature: Neldon Tueller

Name: Amy Langton

Signature: Amy Langton

Name: Noel Ramirez

Signature: Noel Ramirez

Name: Sarah Bowman

Signature: Sarah Bowman

Name: Deanna Wilson

Signature: Deanna Wilson

Name: Rachel McCulloch

Signature: Rachel McCulloch

Name: Dale T. Rippy

Signature: Dale T. Rippy

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: Shelley Kamps

Signature: Shelley Kamps

Name: Kathleen McKey  
Kathleen McKey

Signature: Kathleen McKey

Name: Jacqueline Smithley

Signature: Jacqueline Smithley

Name: Vicki Burns

Signature: Vicki Burns

Name: Amelia (M.A.) Burns

Signature: Amelia (M.A.) Burns

Name: Roger Tofslie

Signature: Roger Tofslie

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: Charlotte Busbee Signature: Charlotte Busbee

Name: Jennifer Carson Signature: Jennifer Carson

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



**Jace Hellman**  
Planning & Zoning Director  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
Office: 208.922.5274  
Cell: 208.204.4752  
Email: [jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Monday, September 27, 2021 12:39 PM  
**To:** Jace Hellman <[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)>; City Clerk <[cityclerk@kunaid.gov](mailto: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.

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|                         |                              |
|-------------------------|------------------------------|
| Case Number/Description | 20-01-PUD (Merlin Pointe II) |
|-------------------------|------------------------------|

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|                     |            |
|---------------------|------------|
| Public Hearing Date | 10/12/2021 |
|---------------------|------------|

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|  |     |
|--|-----|
| Will you also be providing in person testimony at the Public Hearing | Yes |
|--|-----|

---

|                                    |            |
|------------------------------------|------------|
| In Favor, Neutral or In Opposition | Opposition |
|------------------------------------|------------|

---

|       |  |
|-------|--|
| Email | <a href="mailto:lonmorgan@gmail.com">lonmorgan@gmail.com</a> |
|-------|--|

---

|              |              |
|--------------|--------------|
| Phone Number | 208-890-5406 |
|--------------|--------------|

---

|            |     |
|------------|-----|
| First Name | Lon |
|------------|-----|

---

|           |        |
|-----------|--------|
| Last Name | Morgan |
|-----------|--------|

---

|          |                      |
|----------|----------------------|
| Address1 | 1088 E Seraphina St, |
|----------|----------------------|

---

|      |      |
|------|------|
| City | Kuna |
|------|------|

---

|                   |  |
|-------------------|--|
| State             | ID   |
| Zip               | 83634  |
| Written Testimony | <p>To: Members of the Kuna Planning and Zoning Commission</p> <p>Thank you for your service and dedication to maintaining and bettering our Kuna community.</p> <p>I wish to make a few observations relevant to the proposed Merlin Pointe II subdivision.</p> <p>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.</p> <p>We are extremely concerned with the proposed development for the following reasons:</p> <ol style="list-style-type: none"><li>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.</li><li>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.</li><li>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</li></ol> |

Phase II.

4. Property values - There is something to "Pride of Ownership". If 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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Email not displaying correctly? [View it in your browser.](#)

## 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



**Jace Hellman**  
Planning & Zoning Director  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
Office: 208.922.5274  
Cell: 208.204.4752  
Email: [jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Monday, September 27, 2021 1:02 PM  
**To:** Jace Hellman <[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)>; City Clerk <[cityclerk@kunaid.gov](mailto: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  | <a href="mailto:tamimorgan1@gmail.com">tamimorgan1@gmail.com</a> |
| 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

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## Doug Hanson

---

**From:** Jace Hellman  
**Sent:** Monday, September 27, 2021 2:19 PM  
**To:** Doug Hanson  
**Subject:** FW: Online Form Submittal: Public Testimony Form



**Jace Hellman**  
Planning & Zoning Director  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
Office: 208.922.5274  
Cell: 208.204.4752  
Email: [jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Monday, September 27, 2021 2:16 PM  
**To:** Jace Hellman <[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)>; City Clerk <[cityclerk@kunaid.gov](mailto: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  | <a href="mailto:shelleykampd8@gmail.com">shelleykampd8@gmail.com</a> |
| Phone Number   | 208 258 5820   |
| First Name   | Shelley  |
| Last Name  | Kamps  |
| Address1   | 297 N Sailer Ave   |
| City   | Kuna   |

|       |       |
|-------|-------|
| State | Idaho |
| Zip   | 83634 |

---

|                   |  |
|-------------------|--|
| Written Testimony | <p>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</p> |
|-------------------|--|

---

*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



**Jace Hellman**  
Planning & Zoning Director  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
Office: 208.922.5274  
Cell: 208.204.4752  
Email: [jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Monday, September 27, 2021 3:20 PM  
**To:** Jace Hellman <[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)>; City Clerk <[cityclerk@kunaid.gov](mailto: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-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  | <a href="mailto:rosabspagirls@yahoo.com">rosabspagirls@yahoo.com</a> |
| Phone Number   | 8054044684   |
| First Name   | Rosa   |
| Last Name  | Barrera  |
| Address1   | 1102 E Seraphina Street  |
| City   | Kuna   |

|  |   |
|--|---|
| State  | ID  |
| Zip  | 83634-5550  |
| Written Testimony  | <p>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.</p> <p>Rosa Barrera<br/>1102 E Seraphina St<br/>Kuna, Id 86364</p> |
| <p><i>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.</i></p> |   |
| 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



**Jace Hellman**  
Planning & Zoning Director  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
Office: 208.922.5274  
Cell: 208.204.4752  
Email: [jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Monday, September 27, 2021 5:48 PM  
**To:** Jace Hellman <[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)>; City Clerk <[cityclerk@kunaid.gov](mailto: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](mailto: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 | <p>Dear Planning and Zoning Commission,</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Sincerely,</p> |

Kathleen McVey  
217 N. Sailer Avenue  
Kuna, ID 83634  
[maryonlibraryon@gmail.com](mailto: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                      I Agree  
Agreement

---

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



**Jace Hellman**  
Planning & Zoning Director  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
Office: 208.922.5274  
Cell: 208.204.4752  
Email: [jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Monday, September 27, 2021 6:20 PM  
**To:** Jace Hellman <[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)>; City Clerk <[cityclerk@kunaid.gov](mailto: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.

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|                         |           |
|-------------------------|-----------|
| Case Number/Description | 20-01-PUD |
|-------------------------|-----------|

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|                     |            |
|---------------------|------------|
| Public Hearing Date | 10/12/2021 |
|---------------------|------------|

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|  |    |
|--|----|
| Will you also be providing in person testimony at the Public Hearing | No |
|--|----|

---

|                                    |            |
|------------------------------------|------------|
| In Favor, Neutral or In Opposition | Opposition |
|------------------------------------|------------|

---

|       |  |
|-------|--|
| Email | <a href="mailto:rtfslie@gmail.com">rtfslie@gmail.com</a> |
|-------|--|

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|              |            |
|--------------|------------|
| 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 serious 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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|                                |         |
|--------------------------------|---------|
| Electronic Signature Agreement | I Agree |
|--------------------------------|---------|

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## Doug Hanson

---

**From:** Jace Hellman  
**Sent:** Tuesday, September 28, 2021 8:20 AM  
**To:** Doug Hanson  
**Subject:** FW: Online Form Submittal: Public Testimony Form



**Jace Hellman**  
Planning & Zoning Director  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
Office: 208.922.5274  
Cell: 208.204.4752  
Email: [jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Monday, September 27, 2021 6:32 PM  
**To:** Jace Hellman <[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)>; City Clerk <[cityclerk@kunaid.gov](mailto: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  | <a href="mailto:Debrippy8@gmail.com">Debrippy8@gmail.com</a> |
| 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. |
| <i>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.</i> |  |
| 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



**Jace Hellman**  
Planning & Zoning Director  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
Office: 208.922.5274  
Cell: 208.204.4752  
Email: [jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Monday, September 27, 2021 6:46 PM  
**To:** Jace Hellman <[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)>; City Clerk <[cityclerk@kunaid.gov](mailto: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  | <a href="mailto:charlotte.busbee@gmail.com">charlotte.busbee@gmail.com</a> |
| 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. |
| <i>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.</i> |   |
| 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



**Jace Hellman**  
Planning & Zoning Director  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
Office: 208.922.5274  
Cell: 208.204.4752  
Email: [jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Monday, September 27, 2021 7:01 PM  
**To:** Jace Hellman <[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)>; City Clerk <[cityclerk@kunaid.gov](mailto: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.

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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](mailto: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 |
|--------------------------------|---------|

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## Doug Hanson

---

**From:** Jace Hellman  
**Sent:** Tuesday, September 28, 2021 8:21 AM  
**To:** Doug Hanson  
**Subject:** FW: Online Form Submittal: Public Testimony Form



**Jace Hellman**  
Planning & Zoning Director  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
Office: 208.922.5274  
Cell: 208.204.4752  
Email: [jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Monday, September 27, 2021 7:03 PM  
**To:** Jace Hellman <[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)>; City Clerk <[cityclerk@kunaid.gov](mailto: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  | <a href="mailto:sheriw55.sw@gmail.com">sheriw55.sw@gmail.com</a> |
| 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 |
|--------------------------------|---------|

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## Doug Hanson

---

**From:** Jace Hellman  
**Sent:** Tuesday, September 28, 2021 8:21 AM  
**To:** Doug Hanson  
**Subject:** FW: Online Form Submittal: Public Testimony Form



**Jace Hellman**  
Planning & Zoning Director  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
Office: 208.922.5274  
Cell: 208.204.4752  
Email: [jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Tuesday, September 28, 2021 6:11 AM  
**To:** Jace Hellman <[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)>; City Clerk <[cityclerk@kunaid.gov](mailto: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](mailto: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 | <p>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.</p> |
|-------------------|---|

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*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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|                                |         |
|--------------------------------|---------|
| Electronic Signature Agreement | I Agree |
|--------------------------------|---------|

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## Doug Hanson

---

**From:** Jace Hellman  
**Sent:** Thursday, September 30, 2021 8:07 AM  
**To:** Doug Hanson  
**Subject:** FW: Online Form Submittal: Public Testimony Form



**Jace Hellman**  
Planning & Zoning Director  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
Office: 208.922.5274  
Cell: 208.204.4752  
Email: [jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Wednesday, September 29, 2021 10:32 PM  
**To:** Jace Hellman <[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)>; City Clerk <[cityclerk@kunaid.gov](mailto: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.

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|                         |           |
|-------------------------|-----------|
| Case Number/Description | 20-01-PUD |
|-------------------------|-----------|

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|                     |            |
|---------------------|------------|
| Public Hearing Date | 10/12/2021 |
|---------------------|------------|

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|  |    |
|--|----|
| Will you also be providing in person testimony at the Public Hearing | No |
|--|----|

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|                                    |            |
|------------------------------------|------------|
| In Favor, Neutral or In Opposition | Opposition |
|------------------------------------|------------|

---

|       |  |
|-------|--|
| Email | <a href="mailto:Geinieandmia@gmail.com">Geinieandmia@gmail.com</a> |
|-------|--|

---

|              |            |
|--------------|------------|
| Phone Number | 7144788380 |
|--------------|------------|

---

|            |          |
|------------|----------|
| First Name | Camellia |
|------------|----------|

---

|           |        |
|-----------|--------|
| Last Name | Riegel |
|-----------|--------|

---

|          |                    |
|----------|--------------------|
| Address1 | 313 N. Sailer Ave. |
|----------|--------------------|

---

|      |      |
|------|------|
| City | Kuna |
|------|------|

---

|                   |   |
|-------------------|---|
| State             | ID  |
| Zip               | 83634   |
| Written Testimony | <p>Thank you for hearing the current Merlin Point residents on the new proposed development site.</p> <p>My greatest concern is 3 fold:</p> <p>1) Rush hour traffic. Without a light on Kuna at the development intersections it would be chaotic at best. How is this addressed?</p> <p>2) The new sites must have sufficient parking included in the developed 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.</p> <p>3) New development's use of the middle green area part of our current subdivision. liability issues, &amp; 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?</p> <p>Thank you.<br/>Camellia Riegel</p> |

---

*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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|                                |         |
|--------------------------------|---------|
| 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



**Jace Hellman**  
Planning & Zoning Director  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
Office: 208.922.5274  
Cell: 208.204.4752  
Email: [jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>  
**Sent:** Friday, October 1, 2021 2:33 PM  
**To:** Jace Hellman <[jhellman@kunaid.gov](mailto:jhellman@kunaid.gov)>; City Clerk <[cityclerk@kunaid.gov](mailto: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  | <a href="mailto:Jimnlonna@gmail.com">Jimnlonna@gmail.com</a> |
| 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 | <p>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</p> <p>Respectfully, Jim and Lonna Kowalski</p> |

*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:** jtofslic@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 |
|-------------------------|-----------|

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|                     |            |
|---------------------|------------|
| 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 | <a href="mailto:jtofslic@gmail.com">jtofslic@gmail.com</a> |
|-------|--|

---

|              |              |
|--------------|--------------|
| Phone Number | 970-744-1776 |
|--------------|--------------|

---

|            |                  |
|------------|------------------|
| First Name | Roger and Joanne |
|------------|------------------|

---

|           |         |
|-----------|---------|
| Last Name | Tofslic |
|-----------|---------|

---

|          |                         |
|----------|-------------------------|
| 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.*

---

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 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 | <a href="mailto:Patty_hugli@yahoo.com">Patty_hugli@yahoo.com</a> |
|-------|--|

---

|              |              |
|--------------|--------------|
| Phone Number | 562-798-8870 |
|--------------|--------------|

---

|            |       |
|------------|-------|
| First Name | Patty |
|------------|-------|

---

|           |       |
|-----------|-------|
| Last Name | Hugli |
|-----------|-------|

---

|          |                        |
|----------|------------------------|
| Address1 | 350 N Bay Haven Avenue |
|----------|------------------------|

---

|      |      |
|------|------|
| City | Kuna |
|------|------|

---

|       |    |
|-------|----|
| State | ID |
|-------|----|

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Zip

83634

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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.*

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Electronic Signature  
Agreement

I Agree

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(For Oct 26, 1021 Kuna P&Z Meeting)\*

**RE: 2015 CITY OF KUNA COMPREHENSIVE PLAN**

PAGE 27

“Age

According to the 2010 Census, Kuna has the lowest median age (28.1 years) in Ada County – well below Ada County’s median age (34.8 years), and nearly 10 years lower than the median age nation-wide (37.2 years.”

| MEDIAN AGE COMPARISONS |             |             |      |
|------------------------|-------------|-------------|------|
|                        | MEDIAN AGE  |             |      |
|                        | 2000        | 2010        | 2021 |
| Boise                  | 32.8        | 35.3        | 36.1 |
| Eagle                  | 35.2        | 40.6        | 47.1 |
| Garden City            | 35.4        | 43.2        | 48.7 |
| <b>Kuna</b>            | <b>26.1</b> | <b>28.1</b> | 29.1 |
| Meridian               | 30.1        | 32.5        | 36.2 |
| Star                   | 28.4        | 32.3        | 36.4 |
| Ada County             | 32.8        | 34.8        |      |
| State of Idaho         | 33.2        | 34.6        |      |
| Country                | 35.3        | 37.2        |      |

\*<https://worldpopulationreview.com/us-cities/kuna-id-population>

Source: COMPASS

“Trends in age significantly impact a community’s planning needs. .... The 30 to 49 year-old age group tends to be viewed as the new generation of community leaders and business owners. ....

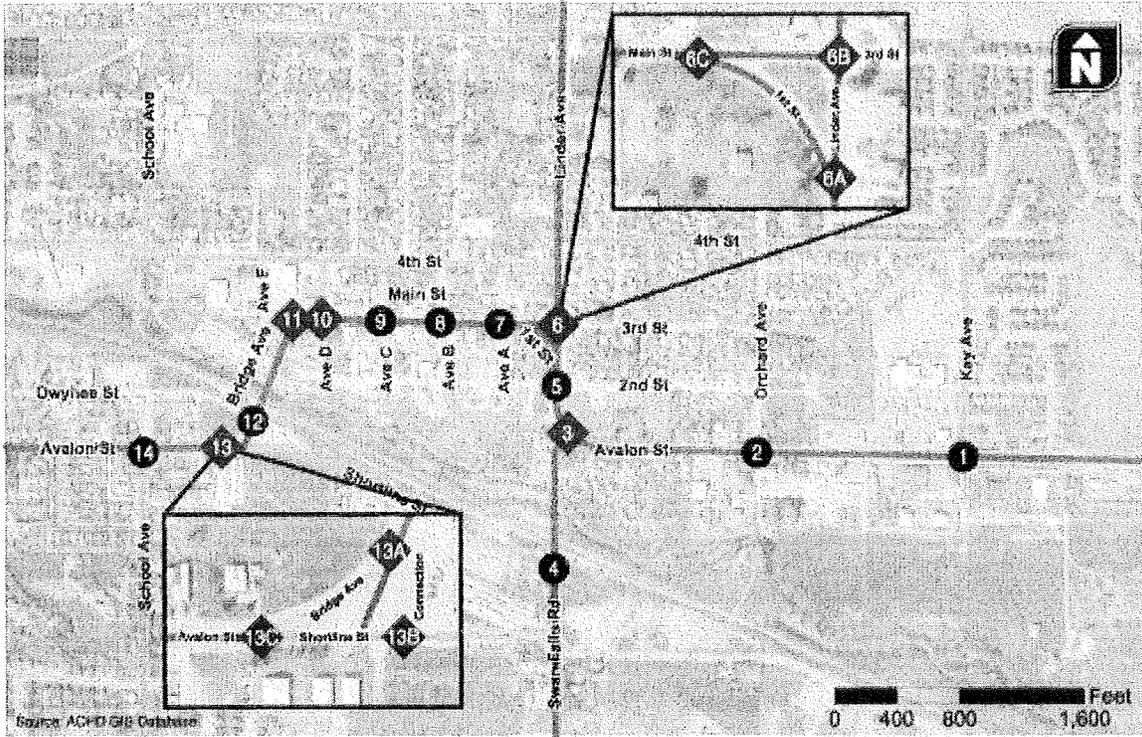
Within this population range, those 30 to 34 year-olds are typically first-time home buyers, while 35 to 39 year-olds are typically included in the move-up home buyer market. “

**“Commute to Work”**

**“The average commute time for those living in Kuna is 24.5 minutes. The Kuna commute time is above the average of Ada County and Idaho. Although Kuna’s job opportunities are increasing, most residents travel outside Kuna to work since the majority of the employment opportunities are located in Boise.**

**“The longer commute time, complemented with rising transportation costs, could have an impact on the rate of future housing growth in Kuna, and emphasizes the importance of creating more jobs within the City for trip capture purposes.”**

| <b>AVERAGE COMMUTE TIME TO WORK*</b> |             |
|--------------------------------------|-------------|
| <b>Boise</b>                         | 17.5        |
| <b>Eagle</b>                         | 21.7        |
| <b>Garden City</b>                   | 17.8        |
| <b>Kuna</b>                          | <b>24.5</b> |
| <b>Meridian</b>                      | 21.8        |
| <b>Star</b>                          | 26.2        |
| <b>Ada County</b>                    | 19.4        |
| <b>State of Idaho</b>                | 20.0        |
| <b>Country</b>                       | 25.4        |
| <i>*Commute time in minutes</i>      |             |
| <i>Source: COMPASS</i>               |             |



March 16, 2022

Planning and Zoning Commission  
751 W.4<sup>th</sup> Street  
Kuna ID 83634

RE: Merlin Pointe Cottages – 20-01-PUD  
Comments for review prior to Public Meeting to be held March 22, 2022

Dear Planning and Zoning Commissioners:

Thank you for the opportunity to provide comments for your review. As a resident of Kuna, I believe there are several reasons for careful review prior to the proposed development at North Sailer Ave. and Highway 69 moving forward.

I believe the community needs and should support safe, affordable housing for residents of our county. However, if Kuna continues to develop extreme high-density housing at the edge of busy highway 69, the entrance to our small town will increasingly grow more unsafe for pedestrians, for cars turning off or on to the highway, and especially for senior citizens and young children. The situation is already exacerbated at busy times.

1. The planned project, 20-01-PUD is an extreme high-density development on a high use corner that currently handles 4 lanes of traffic traveling at speeds of 45-50 mph. A 35 mph speed sign on Hwy 69 is rarely a deterrent to slow before reaching Sailer Ave heading into town. This project as planned, combined with the current housing, and the additional growth on the East side of Sailer, will make this intersection extremely dangerous.
2. The plan to crowd houses into an area with little space between buildings is not a quality residential development for our community. Even low-cost housing can be developed with quality of life as the foundation.
3. The ratio of residences to land is beyond the density recommended by the City of Kuna for multiple housing. The reduced lot size shows **73% of each lot covered** by the residence. This reduces the opportunity for fire and police to respond adequately to any type of emergency in development creating the potential for extreme fire hazard and placing personal safety at extreme risk. With housing that close, one house fire could start several fires. We lived in a city where a limited number of developments had similar projects; prior to the code being addressed and rewritten the result was a disaster. Fire damaged a considerable number of units and left people without homes, and without the ability to pay HOA dues while literally years of litigation ensued.

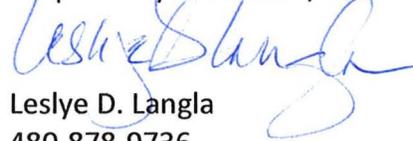
4. Emergency services should be of primary concern to this community. There is a significant senior community, Trilogy, being built just a mile away from this development. Another senior development is proposed on the East side of Sailer Ave with 37 units (more reasonable footprint than 20-01-PUD). These projects and all of the new subdivisions will demand more emergency services. Currently Kuna Fire Department is unable to respond effectively, or timely to emergencies in our town. Kuna cannot sustain growth of this type without infrastructure to manage crisis and emergency situations. I spoke with the **Kuna Fire Department; they are very concerned about growth, lack of resources, and lack of funding** to ensure Kuna grows without the threat of inadequate public safety. It is essential to **responsible growth** and quality of life in Kuna.

We live on Sailer Ave and experienced an emergency the morning of February 4<sup>th</sup>. The ambulance in Kuna was busy, so our ambulance came from Boise. The team was inadequate for the situation so additional help was called and Meridian responded. It very well could have been fatal. It took over 45 minutes for the response teams to transport. It was a complete failure. This is the norm in Kuna now – **simultaneous calls for medical help are the norm** – not the exception. Public safety is at extreme risk.

In closing I believe greed is an ugly persuader. People will pay for nice homes in a nice development. The attraction and the original plan for Merlin Pointe was based on mixed use development. It offered desirable community living at a reasonable price, adequate buffers, some common space along with desirable and community oriented commercial space. Kuna has the opportunity to build responsibly, attract quality development, provide for affordable and safe residential subdivisions. It takes leadership in planning, developer involvement in community vision and infrastructure, impact fees, taxes or bonds to fund public safety to maintain the quality of life in Kuna. And lastly, it takes people being informed. **I encourage all of you to consider the impact of this development on the future of our town, the immediate safety of the residents and the toll on our public safety personnel.**

Thank you for your thoughtful review of this information.

Respectfully submitted,



Leslye D. Langla  
480-878-9736  
217 N Sailer Ave  
Kuna ID 83634  
ldlangla@gmail.com

received  
3-17-22

## Kuna Planning and Zoning Commission

3-16-2022

Chairman Young, Vice Chair Hennis, Commissioners Damron and Garten

RE: Merlin Pointe Cottages: 20-01-PUD, 20-06-ZC, 20-08-S, 20-05-SUP

I would like to preface my comments regarding this PUD by saying that we welcome the addition of quality, affordable housing, provided, however, that the development does not decrease the value or quality of life for those around it, or the community in general. The Merlin Pointe PUD in question has the potential to do either, and that is the reason for my comments to you.

My first issue is regarding the request for R-12 zoning. In the public comments posted online, one commissioner expressed his concern that this was unusual for a development this size. By the applicant's own admission, the completed project would add approximately **600** trips in and out of the Sailer/Kuna Rd intersection, and this does not consider the existing traffic during peak hours or the addition of another 37 senior housing units planned on the east side of Sailer! This is not responsible or safe planning for our community. Put more school buses stopping twice a day on top of that load and you have a recipe for disaster.

The second topic I wish to address is parking. The developer has provided **ZERO** parking for residents, guests and workers who may need parking, other than a two-car attached garage which, I will add, will not be used by more than half the occupants, if that. Most full-sized pickups and SUVs will not fit into a standard garage, especially those with a 90 degree turn to negotiate for entry. This means that Sailer and Seraphin streets will become their permanent parking of choice. This is outrageous! This is a planned community with no planning except for profit, period. It's the responsibility of the City of Kuna Planning and Zoning to prevent this very thing from happening. You are there to protect OUR interests, not the interest of developers when they cut corners to maximize profit at our expense. We live here, they don't!

They have requested reduced KCC setbacks to as low as 3 feet at the rear, and 15 feet along public streets! They have requested the established KCC R-12 minimum lot size be reduced to from 2,200 square feet to 1,758! What else are you going to give them?!

I was not going to rant about this, but this development should be held to the **highest** standards, not the lowest. It is in a very visible location and should be viewed as a cornerstone for future development in Kuna. Allowing a developer to come in, build a high-density project that doesn't even provide the necessary amenities such as overflow and guest parking **within** the development itself while asking for numerous concessions, doesn't accomplish that goal. Kuna does not have to approve every project proposed on the developer's terms. We're in a boom and now is the time to establish how we want to grow by setting the bar high if you want to build here.

We are, at minimum, requesting immediately the west side of Sailer and the north side of Serphin be restricted to 2 hr parking only to keep both sides of these streets from being blocked with parking overflow from this PUD, and allow delivery trucks, contractors, and guests for residents on these streets to have parking.

Sincerely,

Chris Ransom, 217 N Sailer



## Doug Hanson

---

**From:** noreply@civicplus.com  
**Sent:** Wednesday, April 6, 2022 3:32 PM  
**To:** Jace Hellman; City Clerk  
**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  | 4/12/2022  |
| Will you also be providing in person testimony at the Public Hearing | No   |
| In Favor, Neutral or In Opposition                                   | Opposition   |
| Email  | <a href="mailto:donna.gerhart@gmail.com">donna.gerhart@gmail.com</a>   |
| Phone Number   | 9166902952   |
| First Name   | Donna And Richard  |
| Last Name  | Gerhart  |
| Address1   | 1144 E Seraphina St  |
| City   | Kuna   |
| State  | IDAHO  |
| Zip  | 83634  |
| Written Testimony  | <p>Our main and #1 concern is the traffic and safety for our neighbors and the children. That result in hazardous conditions.<br/>ie.Fire, Police and Ambulance services, School Buses and Traffic!.</p> <p>As it is we are a shortcut for the neighborhood to the North and West of our development, On and off of Avalon/Kuna Road.<br/>Do you want there to be deaths, Because of over crowding and Lack of care and Supervision?</p> |

Another of our Major concerns are with the Developers, Honesty and Quality.  
what we have experienced is a lack of integrity and quality workmanship, ie.? who is the owners of the Common Area, Access, Association fees, Maintenance ? Who has the responsibility of care and behavior of the unsupervised children and young Adults who are not following the rules and misbehaving le driving through on 4 wheelers, Unleashed dogs and swinging from the rafter of the Picnic Overhang.  
What we were told never transpired and there has been a huge gap of honesty and Disclosure from the inception of our purchase. in this Development.  
We are opposed to this developer and development in Phase #2 of Merlin Point.  
In closing please consider our main concerns  
And where is the Children Crossing on Seraphina?  
Speed Bumps?  
Where is the Planning?  
Fire, ambulance and Police services?

---

*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:** noreply@civicplus.com  
**Sent:** Wednesday, April 6, 2022 3:51 PM  
**To:** Jace Hellman; City Clerk  
**Subject:** Online Form Submittal: Public Testimony Form

### Public Testimony Form

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|  |  |
|--|--|
| Case Number/Description  | 20-01-PUD  |
| Public Hearing Date  | 4/12/2022  |
| Will you also be providing in person testimony at the Public Hearing | No   |
| In Favor, Neutral or In Opposition                                   | Opposition   |
| Email  | <a href="mailto:rtofslie@gmail.com">rtofslie@gmail.com</a>   |
| Phone Number   | 9707441775   |
| First Name   | Roger and Joanne   |
| Last Name  | Tofslie  |
| Address1   | 233 North Sailer Avenue  |
| City   | Kuna   |
| State  | ID   |
| Zip  | 83634  |
| Written Testimony  | <p>We once again submit our deep concerns over this developer and the proposed development on Avalon and Sailer Ave. We have concerns about the hazardous conditions exiting on and off of Avalon that will ensue with this new development. Traffic into Merlin Cottages is already dangerous. The speed limit signs do little to deter slowdowns into Kuna. Adding more housing at that corner will only result in increased incidences, possibly even fatalities. We already experience drivers from developments to the north and west of Merlin Cottages that use</p> |

Sailer Avenue as a speedway to quickly access Avalon. Then add to the traffic numbers the residents of the proposed senior living apartments planned for the east side of Sailer, New Beginnings Housing. This amount of traffic on this corner is simply too much. The infrastructure was not properly and efficiently thought through before permits were handed out. The high density housing planned for this development will not be a welcoming site for residents and visitors entering Kuna. We want, and we hope you also want Kuna to be an attractive community for visitors now and in the future. Another issue is that due to the outrageous limited space between the proposed units, the increased risk of fire is a very real threat. That being said, we are concerned that there is a lack of efficient space for emergency vehicles to get in and out of this new development. Fire, ambulance and police responders should all be the first voice in this decision, not the last. Kuna Schools have also firmly expressed their concerns about this development. They also need to be heard! We are also concerned that the increase in adults and children living in this new Phase II development will be using the common area that is currently maintained and paid for by the residents of Merlin Cottages. We cannot be expected to pay for the upkeep and liability of those not associated with our HOA. However, the developer as stated that this will be the case! We continue to encourage ALL OF THE PLANNING AND ZONING BOARD to make proper decisions based on integrity and commitment to Kuna, not based on the almighty dollar. Kuna can be an amazing and charming town in the Treasure Valley, but it is up to you to see that this happens. In closing, we are opposed to this developer and development on this corner of property entering Kuna. Roger and Joanne Tofslie

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*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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Electronic Signature  
Agreement

I Agree

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Email not displaying correctly? [View it in your browser.](#)

**BEFORE THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATION OF ) **Case No. 22-03-DR (DESIGN REVIEW)**  
 )  
**ERSTAD ARCHITECTS** )  
 )  
 For a Design Review of the Del Taco ) **STAFF REPORT FOR THE DEL**  
 drive-thru restaurant, associated parking lot ) **TACO DESIGN REVIEW**  
 and landscaping. ) **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. Commission’s Proposed Decision



**I  
EXHIBIT LIST**

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

**1.1 Exhibits:**

| <i>DESCRIPTION OF EVIDENCE</i> |                            | Withdrawn | Refused | Admitted |
|--------------------------------|----------------------------|-----------|---------|----------|
| <b>1.1</b>                     | Staff Report               |           |         | X        |
| <b>2.1</b>                     | P&Z Application Coversheet |           |         | X        |
| <b>2.2</b>                     | Design Review Application  |           |         | X        |
| <b>2.3</b>                     | Narrative                  |           |         | X        |

|             |   |  |  |   |
|-------------|---|--|--|---|
| <b>2.4</b>  | Vicinity Map                              |  |  | X |
| <b>2.5</b>  | Aerial Map                                |  |  | X |
| <b>2.6</b>  | Warranty Deed & Legal Description         |  |  | X |
| <b>2.7</b>  | Affidavit of Legal Interest               |  |  | X |
| <b>2.8</b>  | Site Plan, Details & Renderings           |  |  | X |
| <b>2.9</b>  | Photometrics & Lighting Cutsheets         |  |  | X |
| <b>2.10</b> | Landscape Plan                            |  |  | X |
| <b>2.11</b> | Applicant Confirmation of Correct Address |  |  | X |
| <b>2.12</b> | Kuna Police                               |  |  | X |
| <b>2.13</b> | Ada County Highway District               |  |  | X |
| <b>2.14</b> | J&M Sanitation                            |  |  | X |
| <b>2.15</b> | Public Works Memo                         |  |  | X |

## II PROCESS AND NOTICING

**2.1** In accordance with Kuna City Code (KCC) 5-4-2: Design Review; all new commercial projects, landscaping and parking lots are required to submit an application for review by the Planning and Zoning Commission. As a Public Meeting item, this action requires no formal public noticing.

### **2.2 Notifications**

- 2.2.1** Completeness Letter: March 11, 2022
- 2.2.2** Agency Notifications: March 11, 2022
- 2.2.3** Agenda: April 12, 2022

## III APPLICANTS REQUEST

**3.1** Erstad Architects requests Design Review approval for approximately 2,022 square foot drive-thru restaurant, associated parking lot and landscaping. The subject site is located at 1035 N Jacksonmill Avenue, southeast of the N Meridian Road and Profile Road intersection (APN: R0539771360), with a C-1 (Neighborhood Commercial) zone; Section 19, Township 2 North, Range 1 East.

## IV GENERAL PROJECT FACTS

### **4.1 Site History**

**4.1.1** The subject site is Lot 4, Block 12 within the Ashton Estates Subdivision No. 2 and is currently zoned C-1 (Neighborhood Commercial). The subject site has remained undeveloped, has an average bedrock depth of greater than 60 inches, and an average slope of 0 – 0.9%.

#### 4.2 Surrounding Land Uses

|              |     |  |
|--------------|-----|--|
| <b>North</b> | C-1 | Neighborhood Commercial – Kuna City    |
| <b>South</b> | A   | Agriculture – Kuna City                |
| <b>East</b>  | R-6 | Medium Density Residential – Kuna City |
| <b>West</b>  | C-1 | Neighborhood Commercial – Kuna City    |

#### 4.3 Parcel Size, Current Zoning and Parcel Number

**4.3.1** A Lot Line Adjustment between 1097 and 1035 N Jacksonmill Avenue was approved by City Council on March 1, 2022; the subject site will increase in size as a result.

**4.3.2** 1.72 acres

**4.3.3** C-1 (Neighborhood Commercial)

**4.3.4** R0539771360

#### 4.4 Services

Sanitary Sewer – City of Kuna

Potable Water – City of Kuna

Irrigation – City of Kuna

Fire Protection – Kuna Rural Fire District

Police Protection – Kuna Police (Ada County Sheriff’s Office)

Sanitation Services – J&M Sanitation

#### 4.5 Existing Structures, Vegetation, and Natural Features

**4.5.1** The subject site contains no structures and contains general weeds/grasses.

#### 4.6 Environmental Issues

**4.6.1** Apart from being within the Nitrate Priority Area, staff is not aware of any environmental issues, health or safety conflicts at this time.

#### 4.7 Comprehensive Plan Future Land Use Map

**4.7.1** The Future Land Use Map (FLUM) identifies the subject site as Commercial; Staff views this proposed Design Review request to be consistent with the subject site current zone, C-1 (Neighborhood Commercial).

#### 4.8 Agency Responses

| <b>Agency</b>               | <b>Exhibit No.</b> |
|-----------------------------|--------------------|
| Kuna Police                 | 2.12               |
| Ada County Highway District | 2.13               |
| J&M Sanitation              | 2.14               |
| Public Works                | 2.15               |

### V

#### TRANSPORTATION AND CONNECTIVITY

**5.1** The subject site is accessed via an ingress/egress onto Profile Road from N Meridian Road, then south onto the frontage road, N Jacksonmill Avenue. Per the proposed site plan, ingress/egress into the subject site itself is shared with previously approved Heartland Dental to the north and

interconnectivity has been provided to any future development to the south. This application and all supporting documents have been reviewed by the Ada County Highway District (ACHD) (Exhibit 2.13) and it has been determined no improvements are required to the adjacent streets, however, the Applicant shall be required to pay any applicable traffic impact fees assessed by ACHD, and obtain a permit for any work within the right-of-way prior to construction.

## VI STAFF ANALYSIS

**6.1** The proposed 2,022 square foot drive-thru restaurant is the first prototype of its kind to be constructed within Idaho. The proposed building is oriented with its main customer entrance facing north, a patio seating area on the east, and the drive-thru wrapping around the restaurant along its northern property line in a westerly to northeasterly direction.

The proposed elevations offer various overhangs and architectural details in a variety of textures and colors. The main portions of the building façade will be in Pearly White stucco, with accents of corrugated metal panel in Black Fox or wood accents in Bark, as well as accents in Classic French Grey and Del Taco green.

The proposed north elevation offers an aluminum storefront with two (2) patron entries topped with metal canopies finished in Del Taco Green. A Del Taco wall sign is proposed on the northeast parapet near the roofline.

The proposed southern elevation holds the drive-thru window and canopy in Del Taco Green and Classic French Grey; two (2) wood accent areas in Bark are to be installed on the East and West sides of the façade. Another Del Taco wall sign is proposed above the drive-thru.

The proposed east elevation, which faces N Meridian Road, continues the same materials, colors and accents. A man-door is set into this façade, providing employee and delivery access. The proposed drive-thru enters along this side and is to have its menu boards installed between the drive-thru aisle and building.

The proposed west elevation provides storefront windows and Del Taco advertising/signage to the southern portion of the façade, along with a wall sign on the parapet. Additionally, a proposed outdoor seating area will offer approximately four (4) dining tables, bike rack, mobile order pick-up lockers, and the area will be lit with overhead industrial type string lights.

The proposed trash enclosure is proposed to be placed in the northeast corner of the site and is estimated to be approximately 19-feet by 12-feet in size. Three of the sides of the structure are proposed to be CMU blocks, covered in stucco, and painted to match the main portion of the building; the remaining side provides a double metal gate painted to match. In Exhibit 2.14, J&M Sanitation requests the bollards within the enclosure be moved to 1-foot off the wall in order to provide more useable space and that core drill holes to pin gates in the open position, be provided.

The proposed parking lot is to be fully improved and striped, provides 11 standard stalls, 4 compact stalls and two (2) ADA accessible stalls which is more than the required number listed in Kuna City Code (KCC) 5-9. Drive-thru circulation moves from the subject site ingress/egress westwards, then south, then eastwards, terminating back onto the internal drive aisles, and onward out the ingress/egress; an escape lane has also been provided just outside of the main drive-thru lane. Pedestrian access into the proposed site is provided from a sidewalks along N Meridian Road and N Jacksonmill Avenue.

Currently, there are street lights along N Jacksonmill Avenue and N Meridian Road while wall mounted LED lighting is proposed around the perimeter of the building, string lights are proposed to be strung over the outdoor seating area and hung on aircraft cable over the southern portion of the drive-thru. Based on this combined information, staff believes the provided lighting is adequate for the site.

Proposed landscaping for the site is composed of sod; ornamental and evergreen shrubs; and shade trees. An approximately 20-foot landscape buffer separates the east parking area from N Jacksonmill Avenue, and houses the proposed trash enclosure; sod covers a majority of the area while multiple plantings surround the trash enclosure and continue south. Three (3) additional trees, pacific sunset maples, are proposed within the landscape strip along N Jacksonmill Avenue. A proposed landscape island connects to the northeast corner of the outdoor seating area and contains perennials and two (2) capital callery pear trees. The remaining planting areas border the proposed drive-thru lane; west, and southwest portions of the site; and the south of the outdoor seating area. A 30-foot landscape buffer with sidewalk, separates the subject site from N Meridian Road and is already developed. Based upon staff review of, the proposed landscaping appears to be in compliance with KCC 5-17.

Per the Public Works Memo (Exhibit 2.15), a review of the civil site plan, which incorporates any comments/requested changes made by Public Works, is required; upon this review, Public Works staff can support the Design Review request. The site has previously reserved capacity within the Danskin Sewer Basin; the closest service connections are as follows: Water – east side of property; Sewer – west side of the property; Pressurized Irrigation – west side of property. Utility connection fees for the subject site will need to be paid prior to construction; additional costs may be incurred at time of Building Permit submittal, based on the fixture counts. In regards to Pressurized Irrigation, connection fees apply to each lot containing a facility.

Upon complete review, staff finds the application generally complies with Title 5 of Kuna City Code; Comprehensive Plan Future Land Use Map (FLUM); and Idaho Code. Staff would recommend the Planning and Zoning Commission Approve Case No. 22-03-DR, with the Applicant being subject to the recommended Conditions of Approval listed in Section VIII (8) of this report.

## **6.2 Applicable Standards**

- 6.2.1** City of Kuna Zoning Ordinance, Title 5
- 6.2.2** City of Kuna Comprehensive Plan FLUM
- 6.2.3** Idaho Code, Title 67, Chapter 65 – Local Land Use Planning Act

## **VII PROPOSED FINDINGS OF FACT**

Based upon the record contained in Case No. 22-03-DR (Design Review), including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, exhibits and discussion at the public meeting; the Kuna Planning and Zoning Commission hereby *Approves/Denies* the Findings of Fact and Conclusions of Law, and Conditions of Approval for Case No. 22-03-DR, a request from Erstad Architects for an approximately 2,022 square foot drive-thru restaurant, associated parking lot and landscaping, located at 1035 N Jacksonmill Avenue (APN: R0539771360), with a C-1 (Neighborhood Commercial) zone.

*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 The contents of the proposed Design Review application **does/does not** contain all of the necessary requirements as listed in KCC 5-4-9: Design Review Application Required.

**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 listed in Kuna City Code Title 5.*

- 7.2 Based on the evidence contained in Case No. 22-03-DR, the building design, including building mass, proportion of the building, relationship of exterior materials, and relationship of openings in the building, this proposal generally **does/does not** comply with Kuna City Code.

**Staff Finding:** *Review by Staff and the Commission of the proposed Design Review confirms the proposed building is appropriate for the subject site.*

- 7.3 Based on the evidence contained in Case No. 22-03-DR, this proposal **does/does not** generally comply with the Comprehensive Plan.

*The Comprehensive Plan designates the future land use designation of the proposed subject site as Commercial; the subject site is currently zoned C-1 (Neighborhood Commercial) and is to be developed following the zones permitted uses.*

- 7.4 The overall proposed project **is/is not** appropriate for the proposed site selection.

**Staff Finding:** *Upon review, staff finds the proposed project is an appropriate fit for the property's C-1 (Neighborhood Commercial) zone and use.*

- 7.5 The orientation of the building and its site design **does/does not** minimize the impact on adjacent properties.

**Staff Finding:** *The buildings placement and orientation, building façade and colors, parking lot, and landscaping all provide adequate mitigation of the impact on adjacent properties.*

- 7.6 The associated parking lot **does/does not** provide adequate parking for the proposed facility and its design **does/does not** provide safe access for pedestrians.

**Staff Finding:** *The number of standard and ADA accessible stalls provided in proposed parking lot meets KCC 5-9. Safe pedestrian access is provided via sidewalks immediately adjacent to the building, as well along N Jacksonmill Avenue and N Meridian Road.*

## VIII COMMISSIONS ORDER OF DECISION

*Note: The motion is for the Approval, Conditional Approval, or Denial of the Design Review application. However, if the Planning and Zoning Commission wishes to Approve/Deny specific parts of the requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report, Case File, and discussion at the public meeting, the Planning and Zoning Commission of Kuna, Idaho (acting as Design Review Committee), hereby **Approves/Conditionally Approves/Denies** Case No. 22-03-DR (Design Review), a request from Erstad Architects for an approximately 2,022 square foot drive-thru restaurant, associated parking lot and landscaping, located at 1035 N Jacksonmill Avenue (APN: R0539771360), with a C-1 (Neighborhood Commercial) zone, subject to the following Conditions of Approval:

- 8.1 The Applicant shall follow all requirements for sanitary sewer, potable water and pressurized irrigation connections, and all other requirements of the Kuna Public Works Department. Potable/drinking water shall not be used for irrigation purposes per Kuna City Code 6-4-2(B)(9).

- 8.2** The Applicant shall obtain written approval of the construction plans from the agencies noted below; the approval may be either on agency letterhead referring to the approved use, or may be written or stamped upon a copy of the approved plans. All site improvements are prohibited prior to approval of these agencies and the issuance of a building permit:
- a. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received approval of the Civil Plan.
  - b. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Kuna Rural Fire District is required.
  - c. The city shall approve any modifications to the existing water, sewer or irrigation system.
  - d. Approval from Ada County Highway District (impact fees), if any, shall be paid *prior to issuance* of building permits.
- 8.3** Developer/Owner/Applicant shall provide engineering certification on all final engineering drawings, as applicable.
- 8.4** Developer/Owner/Applicant shall provide a utility site layout showing proposed modifications to the water/sewer/pressurized irrigation lines and how they connect to the proposed building, to Public Works prior to construction or Building Permit application.
- 8.5** On-site stormwater retention shall be reviewed in conjunction with this Design Review and Applicant/Developer shall be required to provide a stormwater disposal and treatment plan which accounts for increased on-site storm water runoff volumes; detailed drawings of drainage and treatment facilities with supporting calculations for review and approval.
- 8.6** If applicable, Fire Suppression shall be shown on all plans and approved by the Kuna Rural Fire District (KRFD).
- 8.7** The Kuna Rural Fire District, or KRFD representative, must approve fire access to the project before, during, and after construction.
- 8.8** Developer/Owner/Applicant shall 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.
- 8.9** This development is subject to Architectural and Landscape compliance Design Review inspections *prior* to receiving a Certificate of Occupancy. Design Review inspection fees shall be paid *prior* to requesting staff inspection.
- 8.10** The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all Conditions of development as approved by the Planning and Zoning Commission, or seek amending them through the Design Review process.
- 8.11** All required landscaping shall be permanently maintained in healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three (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.

- 8.12** Landscaping shall not be placed within 10 feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities, and must honor all vision triangles.
- 8.13** As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the Applicants Engineer.
- 8.14** 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 12-inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout the seasons.
- 8.15** Developer/Owner/Applicant is hereby notified of Kuna's working hours. Construction of any kind shall only be conducted between 7:00 AM to 11:00 PM; noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
- 8.16** Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
- 8.17** Developer/Owner/Applicant shall comply with all local, state and federal laws.

**DATED** this 12<sup>th</sup> day of April, 2022.



# Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



**\*\*Office Use Only\*\***

**File No.(s):** 22-03-DR

**Project Name:** Del Taco

**Date Received:** 01.27.2022

**Date Accepted as Complete:** 03.10.2022

Type of review requested (check all that apply):

|                                     |                                |                          |                              |
|-------------------------------------|--------------------------------|--------------------------|------------------------------|
| <input type="checkbox"/>            | Annexation                     | <input type="checkbox"/> | Appeal                       |
| <input type="checkbox"/>            | Comp. Plan Map Amendment       | <input type="checkbox"/> | Combination Pre & Final Plat |
| <input checked="" type="checkbox"/> | Design Review                  | <input type="checkbox"/> | Development Agreement        |
| <input type="checkbox"/>            | Final Planned Unit Development | <input type="checkbox"/> | Final Plat                   |
| <input type="checkbox"/>            | Lot Line Adjustment            | <input type="checkbox"/> | Lot Split                    |
| <input type="checkbox"/>            | Ordinance Amendment            | <input type="checkbox"/> | Planned Unit Development     |
| <input type="checkbox"/>            | Preliminary Plat               | <input type="checkbox"/> | Rezone                       |
| <input type="checkbox"/>            | Special Use Permit             | <input type="checkbox"/> | Temporary Business           |
| <input type="checkbox"/>            | Vacation                       | <input type="checkbox"/> | Variance                     |

**Owner of Record**

Name: Michael N. Fery

Address: 350 N. 9th St, Ste #200 Boise, ID 83702

Phone: (208) 345-7030 Email: ryan@rmcos.com

**Applicant (Developer) Information**

Name: Steven Andrews

Address: 310 N. 5th St. Boise, ID 83702

Phone: (208) 331-9031 Email: steven@erstadarchitects.com

**Engineer/Representative Information**

Name: Ryan Erstad

Address: 350 N. 9th St., Suite #200 Boise, ID 83702

Phone: (208) 345-7030 Email: ryan@rmcos.com

**Subject Property Information**

Site Address: ~~1097 N Jacksonmill Ave Kuna, ID 83634~~ 1035 N Jacksonmill Ave

Nearest Major Cross Streets: N Meridian Rd & E Deer Flat Rd

Parcel No.(s): ~~R0539771340~~ R0539771360

Section, Township, Range: 2N 1E 19

Property Size: 1.184 Acres Will increase to approx. 1.72 acres due to approved Lot Line Adjustment

Current Land Use: Unoccupied Proposed Land Use: Restaurant

Current Zoning: C-1 Proposed Zoning: C-1

**Project Description**

Project Name: Del Taco Kuna

General Description of Project: New 2,022 sq. ft. Del Taco restaurant. Project contains outdoor seating, a mobile order pick-up window, and a drive-thru.

Parcel will be split in half and shared with another commercial project to the North.

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: outdoor seating, bike parking, mobile order pickup window and a drive thru.

**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: 2 Other lots: 1

Gross floor area square footage: 2,022 Existing (if applicable): \_\_\_\_\_

Building height: 24'-0" Hours of Operation: 5am - 12am

Total No. of Employees: \_\_\_\_\_ Max No. of Employees at one time: \_\_\_\_\_

No. of and ages of students: 18 - 60 Seating capacity: 36

**Proposed Parking**

ADA accessible spaces: 2 Dimensions: 9'-0" x 20'-0"

Regular parking spaces: 20 Dimensions: 9'-0" x 20'-0"

Width of driveway aisle: 25'-0" (12'-6" each side) 11'-0" drive-thru lanes

Proposed lighting: LED Street Lights

Is lighting "Dark Sky" compliant?  YES  NO

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

Berms at all parking areas, landscaping areas at entrances to building,

landscaping between seating area and drive thru, landscape at East and

West landscape setbacks.

Applicant Signature: \_\_\_\_\_  Date: 01.28.2022

*By signing, you are confirming you have provided all required items listed on this application.*

**Upon completion of this form, please email to [pzapplications@kunaid.gov](mailto:pzapplications@kunaid.gov). A link will be provided for application attachments to be uploaded to the cloud.**

# DESIGN REVIEW APPLICATION

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



**\*\*Office Use Only\*\***

**Case No(s):** 22-03-DR

**Project Name:** Del Taco

**Date of Pre-Application Meeting:** Valid for three (3) months, unless otherwise determined by Staff

**Date Received:** 01.27.2022

**Date Accepted as Complete:** 03.10.2022

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 (digital documents preferred):**

- 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, fences, 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: Michael N. Fery  
 Address: 350 N. 9th St, Ste #200 Boise, ID 83702  
 Phone: (208) 345-7030 Email: ryan@rmcos.com

**Applicant Information**

Name: Steven Andrews  
 Address: 310 N. 5th St. Boise, ID 83702  
 Phone: (208) 331-9031 Email: steven@erstadarchitects.com

**Engineer/Representative**

Name: Ryan Erstad  
 Address: 350 N. 9th St., Suite #200 Boise, ID 83702  
 Phone: (208) 345-7030 Email: ryan@rmcos.com

Property Information

Address: ~~1097 N. Jacksonmill Ave. Kuna, ID 83634~~ 1035 N Jacksonmill Ave

Parcel No(s): ~~R0539771340~~ R0539771360

Closest Major Cross Streets: N. Meridian Rd. & E. Deer Flat Rd. (to the North)

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: Design Review application for a new 2,022 sq.ft. Del Taco Prototype. The project contains outdoor seating, a mobile order pick-up window and a drive-thru lane/window. ~~Parcel will be split in half and shared with another commercial~~

~~project to the North.~~ Lot Line Adjustment between 1097 & 1035 N Jacksonmill Ave approved 03.01.2022. 1035 N Jacksonmill Ave will increase to approx. 1.72 acres.

2. Dimension of property: ±238'-9" x ±113'-7" (±27,225 sq. ft.)

3. Current land use(s): Not Occupied

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

North: C-1 (Not occupied)                      South: C-1 (Not occupied)  
 East: R-4 (Under Development)              West: N. Meridian Rd./HWY 69

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

No.

6. Number and use(s) of all structures: 1 (drive-thru restaurant)

7. Building Height: 24'-0"

8. Number of Stories: 1

*(The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use. 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:

Total Lot Area = ±27,225 sq. ft.

Building Footprint = ±2,022 sq. ft.

% of bldg space = ±7.4%

**Exterior Building Materials and Colors**

|  | <b>Material</b>  | <b>Color</b>   |
|--|--|--|
| <b>Roof:</b>   | T.P.O.   | White  |
| <b>Walls: (include percentage of wall coverage of each material)</b> | wood, stucco, metal siding<br>wood, stucco, metal siding | dk brown, white, dk gray<br>dk brown, white, dk gray |
| <b>% of Wood Application:</b>  | Wood (±14%)  | Dk Brown   |
| <b>% EIFS: (Exterior Insulation Finish System)</b>                   |  |  |
| <b>% Masonry:</b>  |  |  |
| <b>% Face Block:</b>   |  |  |
| <b>% Stucco:</b>   | Stucco (±55.8%)  | White  |
| <b>Other:</b>  | Metal Siding (10.3±%)                                    | Dk Gray  |
| <b>Windows/Doors:</b>  | Aluminum/vinyl/glass (±16%)                              | Dk Bronze/Dk Gray                                    |
| <b>Soffits and Fascia:</b>   |  |  |
| <b>Trim, etc.:</b>   | Metal (±3.7%)  | Dk Bronze/Dk Gray                                    |

**Mechanical Units**

Please identify mechanical unit(s) size and placement: (x3) RTU - (x2 = 7.5 ton & x1 = 10 ton)  
7.5 ton = 4'-3"H x 8'-3"L x 4'-0"W    &    10 ton = 4'-3"H x 8'-3"L x 4'-10"W

Proposed screening method? Building Parapets

**Trash Enclosures**

Please identify trash enclosure location, size, and construction materials: Location = NE corner of property  
Size = 19'-4" x 12'-8"    Materials = Steel doors (painted to match bldg) & Textured CMU (Integrally Colored) w/ Stucco Finish (painted to match bldg)

**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? \_\_\_\_\_

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

**Fencing**

Is there any existing fencing that will remain? YES  NO

If Yes, what is the fencing material, size and location? \_\_\_\_\_

What is the fencing material for all new fencing? \_\_\_\_\_

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

**Building Coverage**

|   |       |                            |
|---|-------|----------------------------|
| <b>% of site devoted to building coverage?</b>                              | 7.4%  | ±2,022                     |
| <b>% of site devoted to landscaping? (Include landscaped rights-of-way)</b> | 28%   | Square Footage: ±7,624.42  |
| <b>% of site that is hard surface? (paving, driveways, walkways)</b>        | 64.6% | Square Footage: ±17,578.58 |
| <b>% of site devoted to other uses:</b>                                     |       | Describe:                  |

**Landscaping**

Please provide dimensions of landscaped areas within public rights-of-way: 8'-0" x 20'-0" (min.) islands at parking spaces,  
 All landscape buffer/easements to remain as landscaping other than drive path onto parcel at NE corner of property.

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.)

**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: \_\_\_\_\_

What is the proposed method of screening? \_\_\_\_\_

**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: (x1) 3-space bike rack  
(x1-2) exterior trash receptacles at outdoor patio area

**Parking**

Total number of parking spaces? 17 Dimensions? 9'-0" x 20'-0"  
 Total number of ADA accessible spaces? 2 Dimensions? 9'-0" x 20'-0"

Total number of compact spaces (8' x 17')? 4

**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: 01.28.2022

**Additional Information**

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

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310 no. 5<sup>th</sup> street • boise, idaho 83702 • phone 208.331.9031 • email: info@erstadarchitects.com

January 28, 2022

City of Kuna Planning & Zoning Department  
~~Eagle~~ City Hall  
751 W. 4<sup>th</sup> St.  
P.O. Box 13  
Kuna, ID 83634

Re: Design Review Application for Del Taco

Dear Planning and Zoning Staff;

**erstad ARCHITECTS** is pleased to submit to the City of Kuna, for Design Review, a brand new prototype building for Del Taco located at 1097 N. Jacksonmill Ave. The project will include a drive-thru, an outdoor patio area, indoor dining area and (17) parking spaces that include a mix of standard, ADA and compact spaces. Our pre-application meeting with the City of Kuna was held on Thursday January 13, 2022.

The design of this building is a more modern approach than previous Del Taco franchises have shown, and will be the first of this new Prototype to be designed in Idaho. The building uses a combination of light stucco, dark stained wood and dark painted metal siding along with overhangs and stringed light elements to bring a fresh new look to the franchise and help to elevate the aesthetic of areas like the drive-thru lane. The location of the building follows the City of Kuna Comprehensive Plan by helping to continue and build the Commercial Node that Kuna is building along this part of Meridian Road. While helping to add to the commercially driven area, the building will stand on it's own as the first of these new prototypes to be built in Idaho, as well as providing outdoor amenities for the public to enjoy. The combination of light stucco with darker wood/metal elements blended with the landscape design will allow the more modern approach to be a nice addition to a growing Kuna downtown.

We look forward to working with the City of Kuna as this development moves through the approval process.

Sincerely,

**erstad ARCHITECTS**

A handwritten signature in black ink, appearing to read "Andrews C. Erstad".

Andrews C. Erstad, AIA  
Principal





Del Taco - Kuna  
eA #211007

erial map  
01.28.2022



AFTER RECORDING MAIL TO:

21st & Chicago, LLC  
350 N. 9th Street, Suite 200  
Boise, ID 83702

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PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT.

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## WARRANTY DEED

File No.: 4106-3702724 (RR)

Date: **June 14, 2021**

For Value Received, **SDN, LLC, an Idaho limited liability company**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **21<sup>st</sup> & Chicago, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **350 N. 9th Street, Suite 200, Boise, ID 83702**, the following described premises, situated in **Ada County, Idaho**, to wit:

**LEGAL DESCRIPTION:** Real property in the County of Ada, State of Idaho, described as follows:

**Lots 3 and 4 in Block 12 of ASHTON ESTATES SUBDIVISION NO. 2, according to the plat thereof, filed in Book 116 of Plats at Pages 17575 through 17578, Records of Ada County, Idaho.**

APN: **R0539771360**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the 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.



AFTER RECORDING MAIL TO:

21st & Chicago, LLC  
350 N. 9th Street, Suite 200  
Boise, ID 83702

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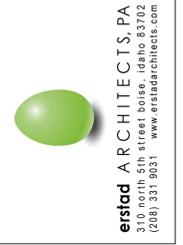
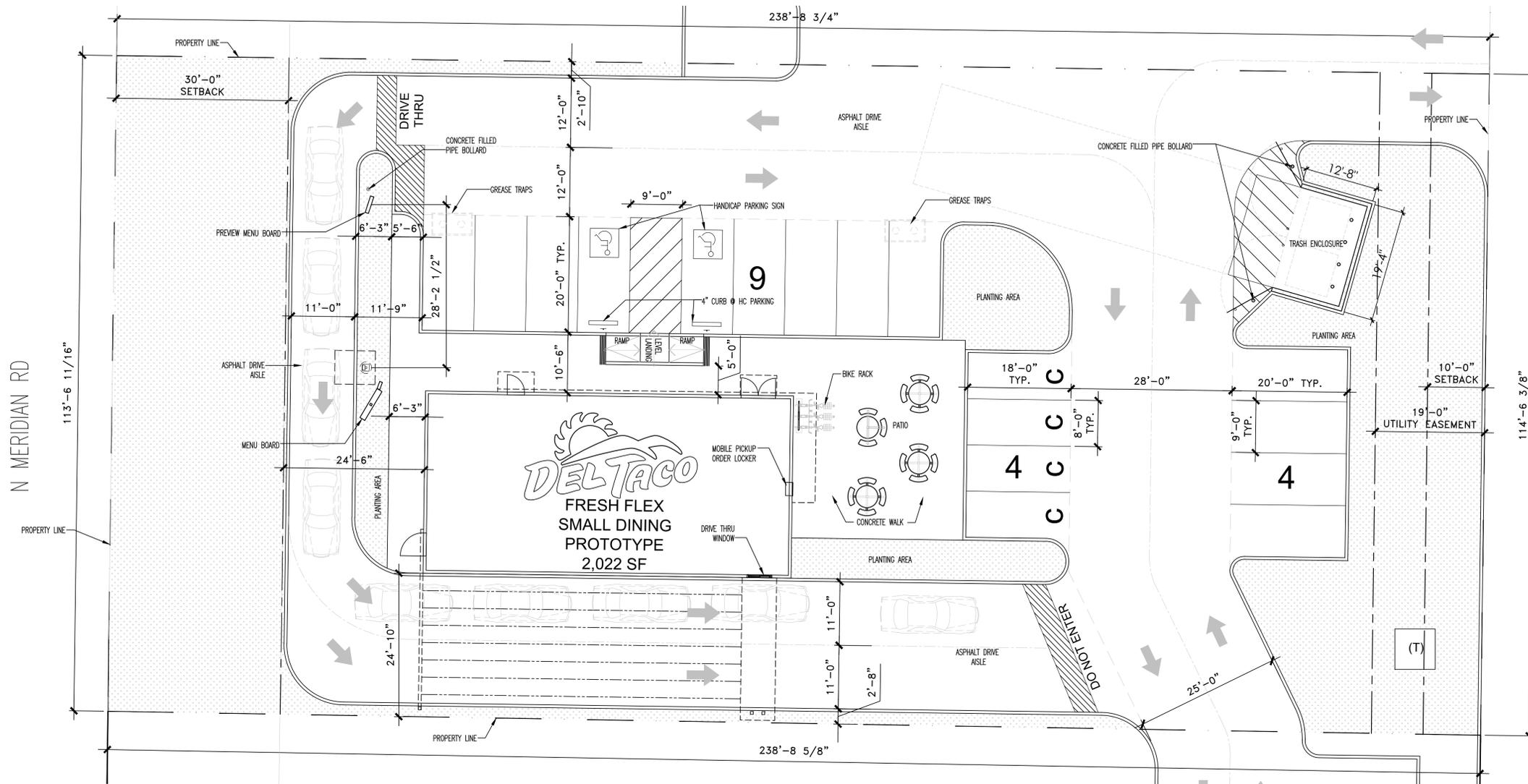
TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all 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.





**GENERAL SITE PLAN NOTES**

1. PLACE TRASH CANS AND RECYCLING RECEPTACLES AROUND THE SITE TO MINIMIZE LITTER.
2. CLEAN UP LEAKS, DRIPS AND OTHER SPILLS IMMEDIATELY SO THEY DO NOT CONTAMINATE SOIL OR GROUNDWATER OR LEAVE RESIDUE ON PAVED SURFACES. USE DRY CLEAN-UP METHODS WHENEVER POSSIBLE. IF WATER MUST BE USED, USE JUST ENOUGH TO KEEP DUST DOWN.
3. CHECK FREQUENTLY FOR LEAKS. PLACE DUMPSTERS UNDER ROOFS OR COVER WITH TARPS OR PLASTIC SHEATHING SECURED AROUND THE OUTSIDE OF THE DUMPSTER. A PLASTIC LINER IS RECOMMENDED TO PREVENT LEAKAGE OF LIQUIDS. DO NOT CLEAN OUT DUMPSTER BY HOISING IT DOWN ONTO THE CONSTRUCTION SITE.
4. MAKE SURE PORTABLE TOILETS ARE MAINTAINED IN GOOD WORKING ORDER BY THE LEASING COMPANY AND THAT WASTE ARE DISPOSED OF PROPERLY. CHECK TOILETS FREQUENTLY FOR LEAKS.
5. DO NOT BURY WASTE MATERIALS OR LEAVE THEM IN THE STREET.
6. WHEN CLEANING UP AFTER DRIVEWAY OR SIDEWALK CONSTRUCTION, WASH FINES INTO DIRT AREAS, NOT DOWN THE DRIVEWAY OR INTO THE STREET OR STORM DRAIN.
7. DISPOSE OF ALL CONSTRUCTION DEBRIS AT A LANDFILL.
8. DO NOT BURY SOLID OR HAZARDOUS WASTE MATERIAL.
9. ENTRANCES AND EXITS, PATH OF TRAVEL, AND SANITARY FACILITIES, AND/OR DRINKING FOUNTAINS AND PUBLIC TELEPHONES SERVING THIS TENANT SPACE SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES PER APPLICABLE STATE AND FEDERAL GUIDELINES.
10. FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO STARTING WORK.
11. ALL SIGN WORK SHALL BE UNDER SEPARATE CONTRACT AND PERMIT (UNLESS NOTED OTHERWISE). SIGN COMPANY SHALL SUBMIT SIGN SHOP DRAWINGS TO OWNER/DEVELOPER FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURE AND INSTALLATION, TYP.
12. CONTRACTOR SHALL OBTAIN, READ, AND IMPLEMENT ALL REQUIREMENTS AS SET FORTH BY THE DESIGN AND CONSTRUCTION CRITERIA. SHOULD ANY CRITERIA BE IN CONFLICT WITH THESE PLANS, CONTACT THE ARCHITECT AS SOON AS THE DISCREPANCY IS DETECTED.
13. FOR LOCATION OF CONCRETE CURBS, PLANTING AREAS, PAVING, PARKING STALLS, WALKWAYS, AND EXPANSION JOINTS REFER TO CIVIL DRAWINGS.
14. FOR PAVING REQUIREMENTS AND SITE WORK FINISH SURFACE ELEVATIONS. REFER TO CIVIL DRAWINGS.
15. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL SITE IMPROVEMENTS WITHIN THE LIMIT OF WORK. ANY EXISTING SITE WORK DAMAGED OUTSIDE THE LIMIT OF WORK BY GENERAL CONTRACTOR SHALL BE REPLACED TO MATCH THE ORIGINAL CONDITIONS.
16. LOADING/UNLOADING ZONE/ACCESSIBLE PARKING "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 12" HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.
17. ALL SITE SIGNAGE (I.E. ORDERING CANOPY, ORDERING BOARDS, CLEARANCE BARS, DIRECTIONAL SIGNAGE) IS UNDER A SEPARATE PERMIT. ITEMS BEING SHOWN AND DETAILED IN THIS PERMIT SET ARE FOR REFERENCE ONLY TO AID IN OUR PERMITTING.



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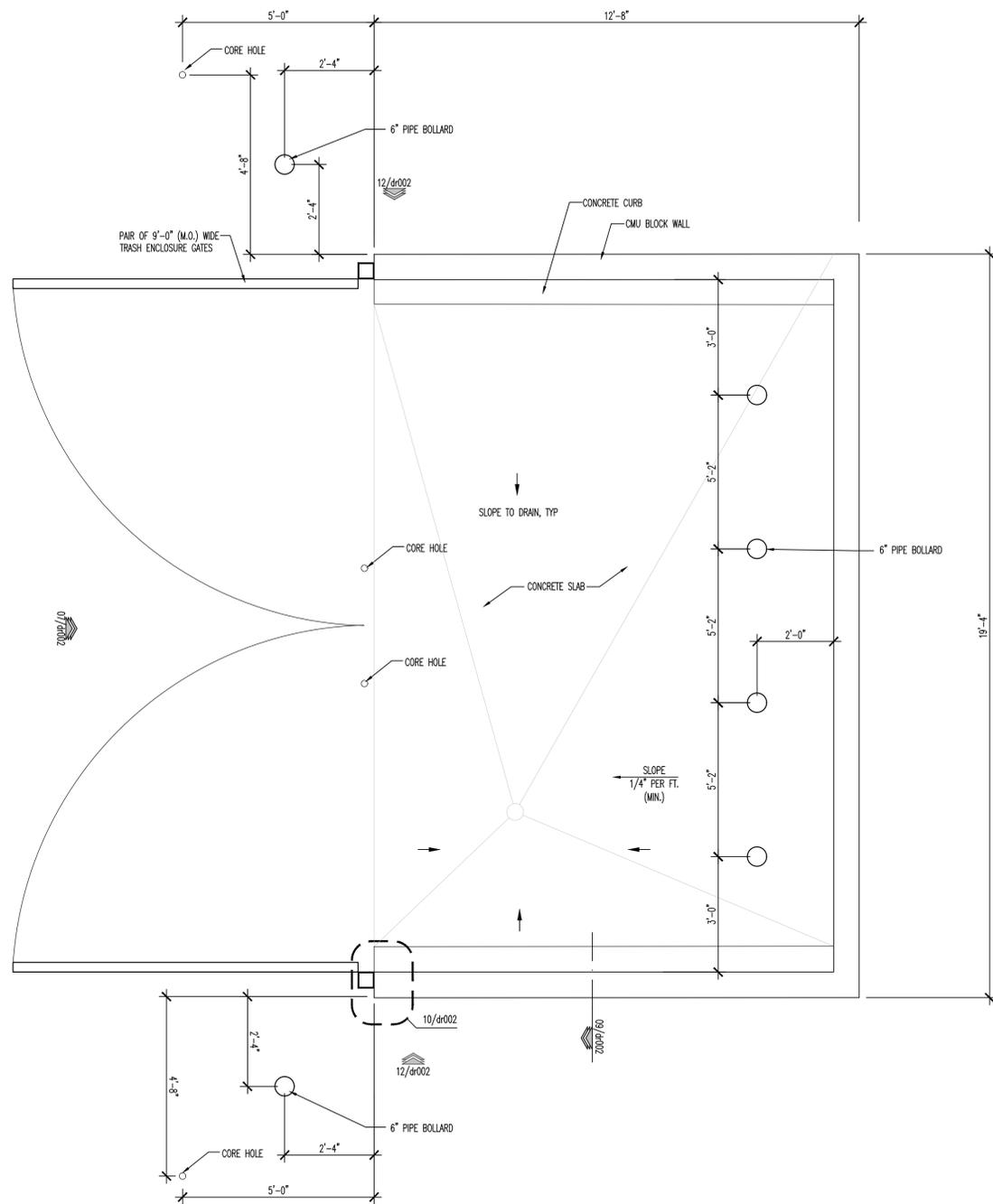
DEL TACO - KUNA  
1097 N JACKSONMILL AVE  
KUNA, ID 83634  
ADA COUNTY  
DESIGN REVIEW

revision:

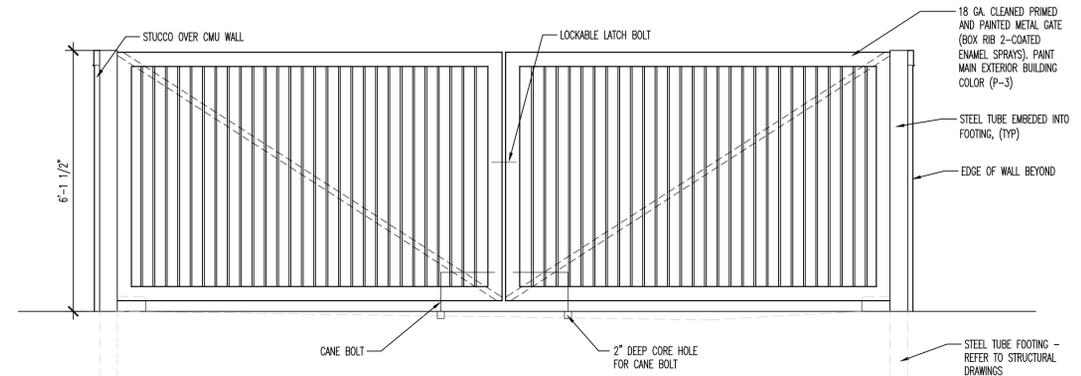
project: 211007  
date: 1.28.2022

ARCHITECTURAL  
SITE PLAN

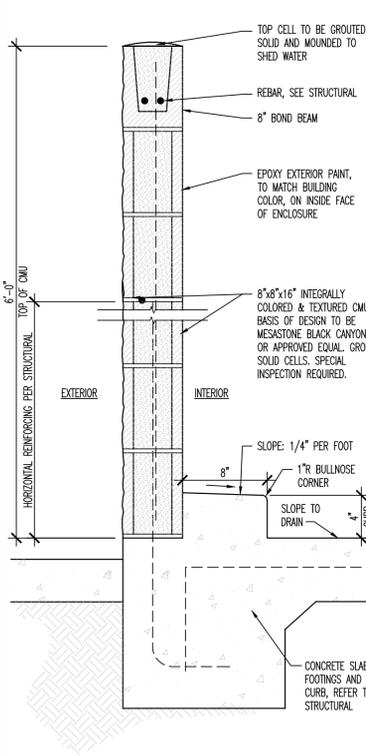
dr001



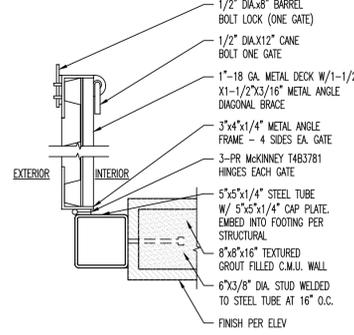
05 TRASH ENCLOSURE PLAN  
SCALE: 1/2"=1'-0"



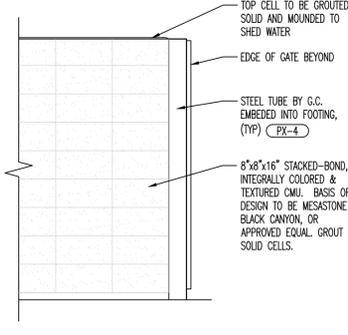
07 TRASH ENCLOSURE ELEVATION  
SCALE: 1/2"=1'-0"



09 TRASH ENCLOSURE ENCLOSURE SECTION  
SCALE: 1 1/2"=1'-0"



10 TRASH ENCLOSURE GATE DETAIL  
SCALE: 1 1/2"=1'-0"



12 TRASH ENCLOSURE ELEVATION  
SCALE: 1/2"=1'-0"



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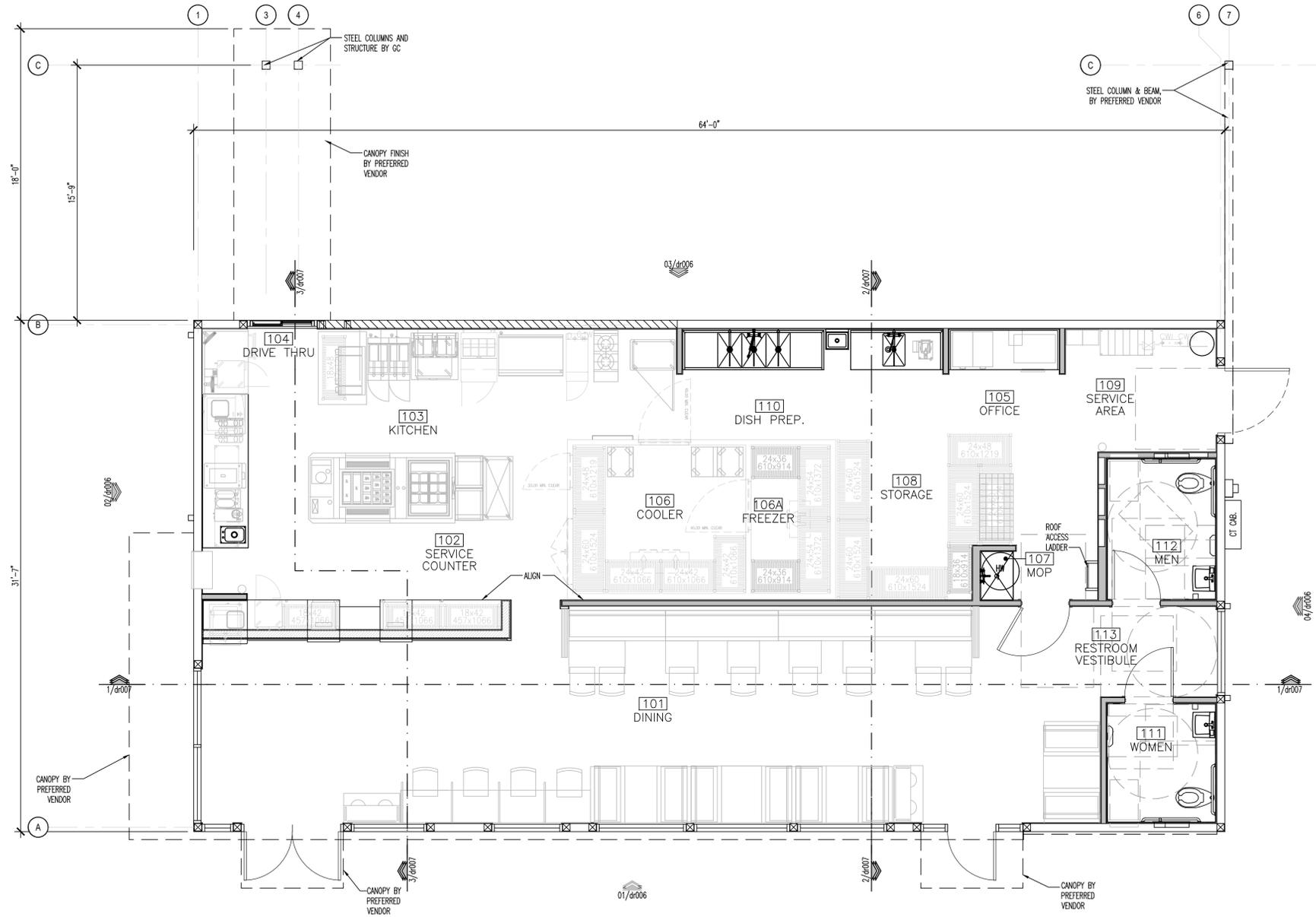


DEL TACO - KUNA  
1097 N JACKSONMILL AVE  
KUNA, ID 83634  
ADA COUNTY  
DESIGN REVIEW

revision:

project: 211007  
date: 1.28.2022

TRASH ENCLOSURE DETAILS  
dr002



01 FLOOR PLAN  
1/4"=1'-0"  
TRUE NORTH

GENERAL NOTES:

- CONTRACTOR SHALL OBTAIN, READ, AND IMPLEMENT ALL REQUIREMENTS AS SET FORTH BY THE DESIGN AND CONSTRUCTION CRITERIA. SHOULD ANY CRITERIA BE IN CONFLICT WITH THESE PLANS, CONTACT THE ARCHITECT AS SOON AS THE DISCREPANCY IS DETECTED.
- REFER TO SHEET A112 FOR LOCATION OF FIRE EXTINGUISHERS.
- PROPERTY ADDRESS PER LOCAL AUTHORITY HAVING JURISDICTION. INSTALLED BY SIGN CONTRACTOR UNDER SEPARATE CONTRACT AND SEPARATE PERMIT.
- ALL BATT INSULATION IN WALLS TO BE R-20 AT ALL EXTERIOR WALLS AND R-30 AT ROOF.
- REFER TO KEY PLANS FOR INTERIOR ELEVATIONS KEYS ON INTERIOR ELEVATION SHEETS.
- ALL WOOD BLOCKING TO BE FIRE RETARDANT TREATED TYPICAL. REFER TO SHEET K5 FOR WALL BLOCKING LAYOUT.
- ALL WOOD PLATES IN CONTACT WITH THE SLAB SHALL BE PRESSURE TREATED LUMBER, TYPICAL.
- G.C. TO INSULATE BEHIND ALL PLUMBING IN EXTERIOR WALLS, TYP.
- ALL DIMENSIONS TO FACE OF STUD, U.N.O.
- INTERIOR "F.O." ARE FINISHED OPENING DIMENSIONS.
- ALL R.O. DIMENSIONS TO FRAMING, U.N.O.
- REFER 10/A501 FOR TYPICAL WALL BOTTOM PLATE TO SLAB DETAIL.
- INTERIOR SIDE OF ALL EXTERIOR WALLS TO HAVE 8" TYPE X GYP. BRD. U.N.O. SEE NOTES A & B.
- REFER TO SHEET K500 FOR BLOCKING REQUIREMENTS.



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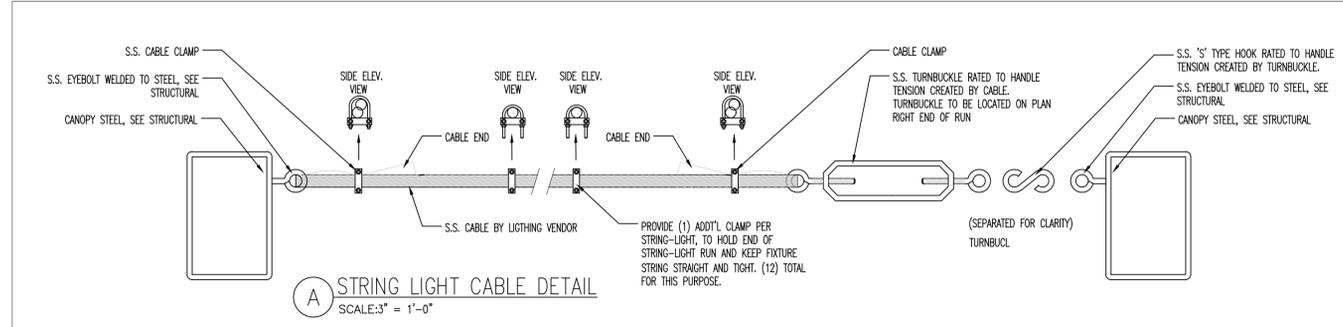
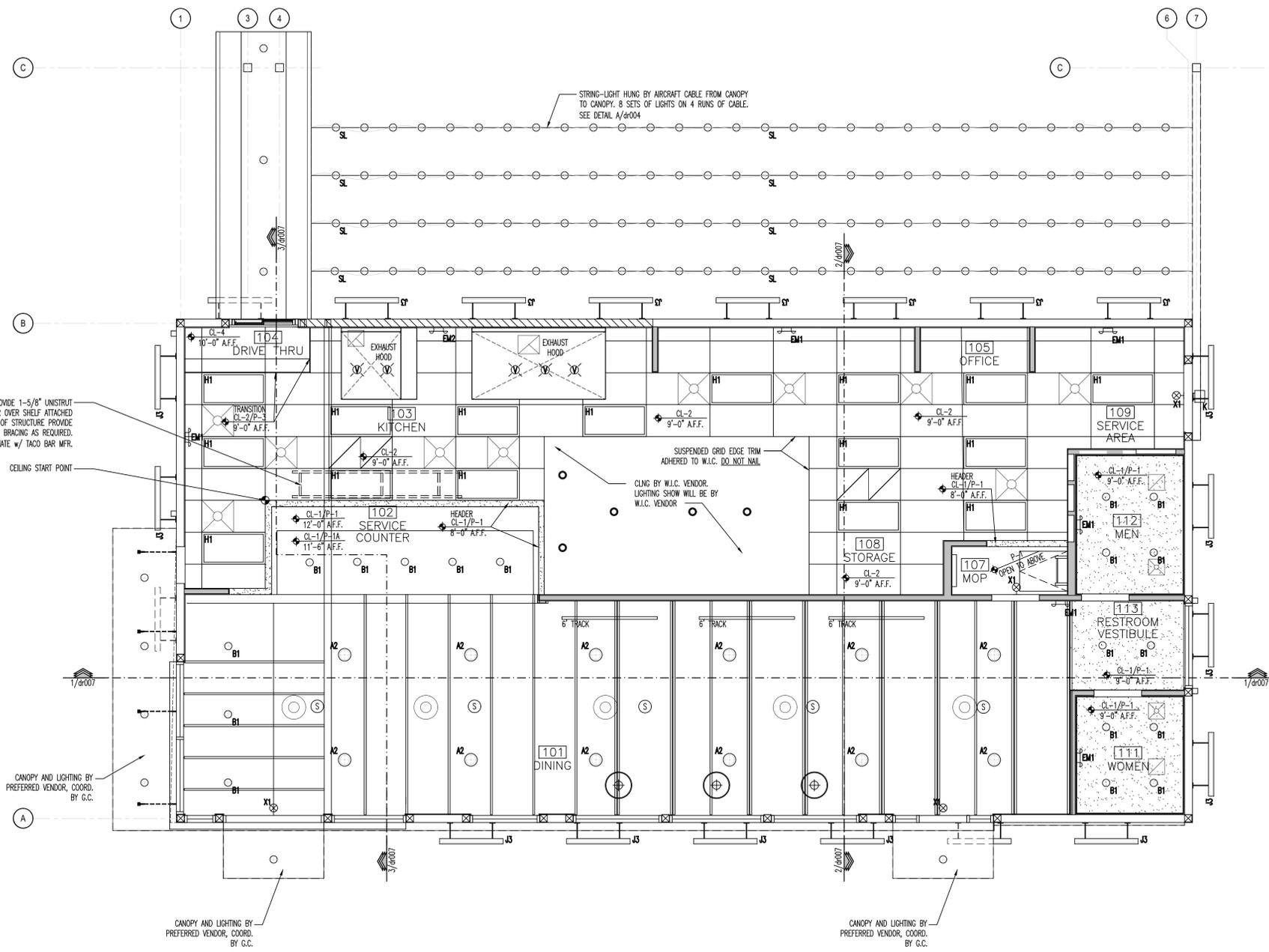


DEL TACO - KUNA  
1097 N JACKSONMILL AVE  
KUNA, ID 83634  
ADA COUNTY  
DESIGN REVIEW

revision:

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FLOOR PLAN  
dr003



- ### RCP NOTES
- REFER TO ARCHITECTURAL FLOOR PLAN FOR ADDITIONAL DIMENSIONS.
  - REFER TO MECHANICAL DRAWINGS FOR MECHANICAL SPECIFICATIONS, DUCTWORK, DUCT PENETRATIONS, EXHAUST FAN REQUIREMENTS, LOCATION OF FIRE RATED DUCT SHAFT AND BOTTOM OF HOOD ELEVATION.
  - HOODS ARE FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR.
  - REFER TO DETAILS FOR HOOD SUPPORTS.
  - REFER TO ELECTRICAL DRAWINGS FOR LIGHTING SPECIFICATIONS.
  - ALL DIMENSIONS ARE REFERENCED TO FACE OF STUD UNDO.
  - ALL HEIGHT REFERENCES ARE TAKEN FROM DATUM-T.O.S. FOR AREA INDICATED.
  - PROVIDE WALL BACKING FOR REINFORCEMENT AS REQUIRED.
  - PROVIDE SOLID BLOCKING FOR ALL "J" BOXES SUSPENDED LIGHT AND CEILING FAN FIXTURES (IF OCCUR), TELEVISION SUPPORT (IF OCCURS) AND ANY OTHER CEILING MOUNTED EQUIPMENT.
  - ALL ACOUSTIC TILE JOINT LINES TO BE ALIGNED & COORDINATED FOR FIXTURE PLACEMENT, AVOIDING LESS THAN 1/2 OF A TILE AROUND THE PERIMETER WHEREVER POSSIBLE.
  - PROVIDE LATERAL BRACING FOR SUSPENDED CEILINGS PER DETAIL SHEET.
  - PROVIDE WALL BRACING CONNECTIONS TO ROOF STRUCTURE PER DETAIL.
  - PROVIDE SOFFIT CONNECTIONS TO ROOF STRUCTURE AND LATERAL BRACING PER DETAIL SHEET.
  - ALL LIGHT FIXTURE TRIM RINGS, EXPOSED CONDUITS, "J" BOXES, HVAC GRILLS, EMERGENCY LIGHT FIXTURES, DUPLEX OUTLETS AND FACE PLATES SHALL BE PAINTED TO MATCH THE ADJACENT FINISH UNDO.
  - ALL LIGHT FIXTURES AND LIGHT BULBS ARE OWNER FURNISHED AND INSTALLED BY G.C.
  - USE USG DRYWALL SUSPENSION FLAT SYSTEM (OR EQUAL) FOR SUSPENDED AREAS OF GYP. BD. (TYP).
  - "E" FIXTURE SUFFIX DENOTES EMERGENCY FIXTURES. REFER TO ELECTRICAL DRAWINGS.
  - ACT TRANSITION PIECE AT DRIVE THRU WINDOW CEILING TO BE ARMSTRONG F-MOLDING VERTICAL GYP BD TRANSITION TRIM

### LEGEND

| SYMBOL                 | DESCRIPTION   |
|------------------------|---|
| CL-1/P-5<br>9'-0" AFF. | CEILING FINISH AND/OR COLOR<br>CEILING HEIGHT   |
| A2                     | DECORATIVE INTERIOR PENDANT LIGHT; SEE ELECTRICAL DWG'S FOR ADDITIONAL INFO.  |
| ○                      | INTERIOR/EXTERIOR RECESSED CAN LIGHT. (NOTE LIGHTS SUPPLIED W/ PRE-MFR CANOPY WHERE APPLICABLE) SEE ELECTRICAL DWG'S FOR ADDITIONAL INFO. |
| □                      | INTERIOR 2'x4' FLUORESCENT LIGHT FIXTURE. SEE ELECTRICAL DWG'S FOR ADDITIONAL INFO.   |
| ▨                      | INTERIOR 2'x4' FLUORESCENT EMERGENCY LIGHT FIXTURE. SEE ELECTRICAL DWG'S FOR ADDITIONAL INFO.   |
| ⊕                      | DECORATIVE INTERIOR PENDANT SHADE FIXTURE   |
| □                      | EXTERIOR SURFACE MOUNTED WALL PACK LIGHT FIXTURE. SEE ELECTRICAL DWG'S FOR ADDITIONAL INFO.   |
| —                      | LED UTILITY LIGHT (MOP SINK)  |
| □                      | EXTERIOR SURFACE MOUNTED LIGHT FIXTURE  |
| ⊗                      | ILLUMINATED EXIT SIGN. SEE ELECTRICAL DWG'S FOR ADDITIONAL INFO. WALL MOUNTED OR PENDANT HUNG   |
| —                      | SURFACE MOUNTED TRACK BAR, WITH TRACK MOUNTED LIGHT FIXTURE. SEE ELECTRICAL DWG'S FOR ADDITIONAL INFO.                                    |
| □                      | LED EMERGENCY LIGHT FIXTURE   |
| □                      | 24x24 SUPPLY AIR DIFFUSER. SEE "M" DWG'S FOR ADDITIONAL INFO.   |
| □                      | 24x24 RETURN AIR DIFFUSER. SEE "M" DWG'S FOR ADDITIONAL INFO.   |
| □                      | GYP. CEILING SUPPLY AIR DIFFUSER. SEE "M" DWG'S FOR ADDITIONAL INFO.  |
| □                      | GYP. CEILING RETURN AIR DIFFUSER. SEE "M" DWG'S FOR ADDITIONAL INFO.  |
| ○                      | PENDANT HUNG CEILING SPEAKER  |
| □                      | DUCT SUPPLY AIR DIFFUSER. SEE "M" DWG'S FOR ADDITIONAL INFO.  |

**erstad ARCHITECTS, PA**  
310 north 5th street boise, idaho 83702  
(208) 331-9031 www.erstadarchitects.com

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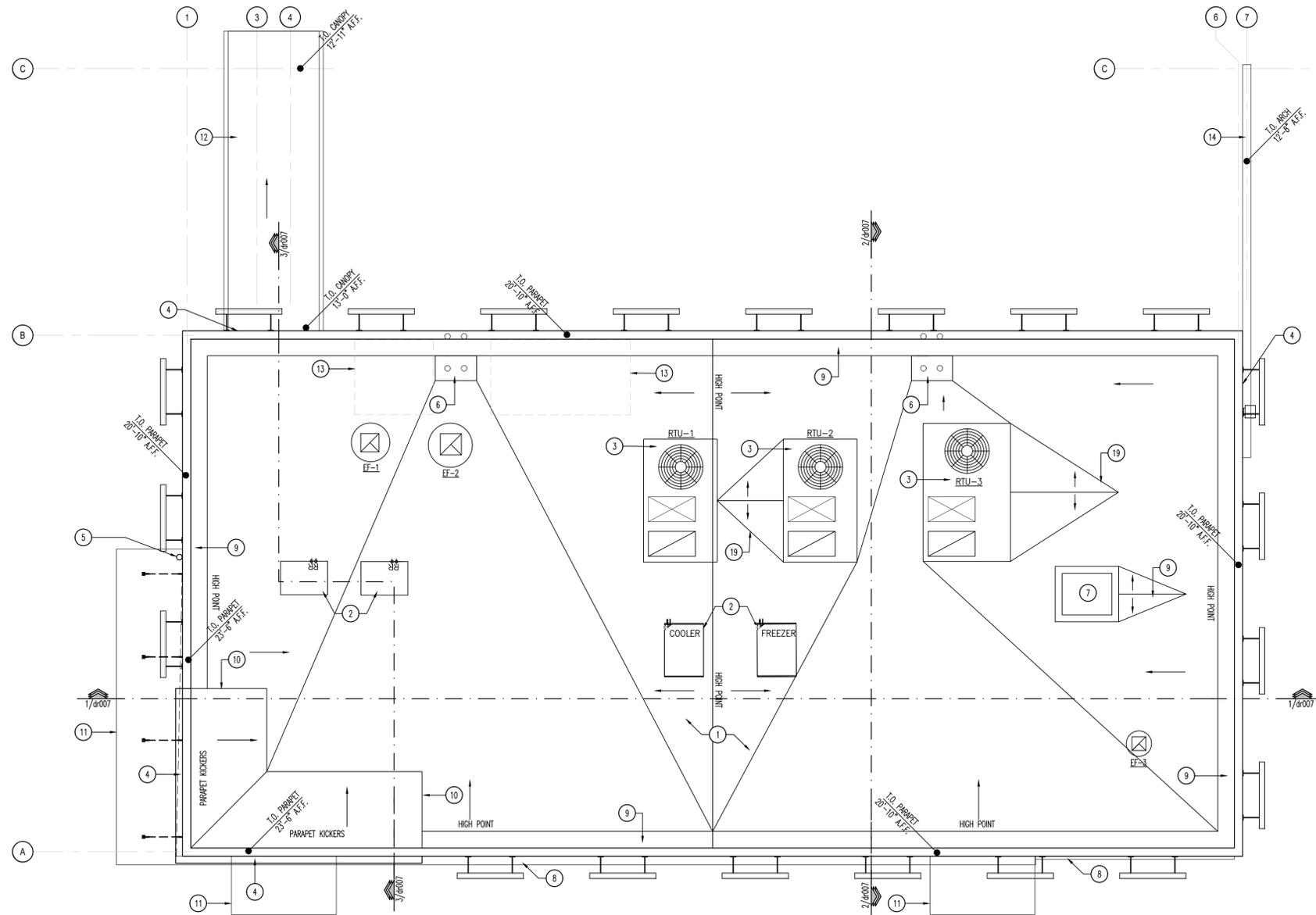
**DEL TACO**  
FRESH FLEX SMALL DINING

DEL TACO - KUNA  
1097 N JACKSONMILL AVE  
KUNA, ID 83634  
ADA COUNTY  
DESIGN REVIEW

revision:

project: 211007  
date: 1.28.2022

REFLECTED CEILING PLAN  
dr004



01 ROOF PLAN  
1/4"=1'-0"  
TRUE NORTH

KEYNOTES

- 1 PVC ROOFING MEMBRANE OVER MIN. R30 RIGID INSULATION ON PLYWOOD DECKING, W/ TAPERED INSULATION ADDED TO CONSTRUCT SLOPES SHOWN. TYP. SLOPE 1/4" PER FT. REFER TO STRUCTURAL DRAWINGS FOR SHEATHING SPECIFICATIONS.
- 2 ROOF TOP CONDENSERS MOUNTED ON SKIDS PROVIDED AND INSTALLED BY G.C. COORDINATE LOCATION AND INSTALLATION WITH KITCHEN EQUIPMENT SUPPLIER.
- 3 ROOF TOP CURB PENETRATION PROVIDED AND INSTALLED BY G.C. COORDINATE LOCATION AND INSTALLATION WITH KITCHEN EQUIPMENT SUPPLIER.
- 4 SIGN (N.I.C.), UNDER SEPARATE PERMIT
- 5 DOWNSPOUT.
- 6 ROOF AND OVERFLOW DRAIN, TYP.
- 7 ROOF HATCH
- 8 SIGNAGE BAND BY OTHERS, (UNDER SEPARATE PERMIT)
- 9 BUILT-UP CRICKET AT PARAPET, SLOPE 3:1, TYP.
- 10 KICKER LINE, TYP.
- 11 CANOPY BY SIGN VENDOR, (UNDER SEPARATE PERMIT)
- 12 DRIVE-THRU CANOPY. STRUCTURE BY GC, FINISHES AND LIGHTING BY PREFERRED VENDOR. REFER TO STRUCTURAL DRAWINGS FOR DESIGN. ALL STEEL FRAMING TO BE PAINTED GALV. STEEL. CORRUGATED GALV. STEEL DECK TO REMAIN UNFINISHED.
- 13 LINE OF KITCHEN HOOD BELOW DECK
- 14 LINE OF STEEL ARCH BELOW. PROVIDED AND INSTALLED BY PREFERRED VENDOR

ROOF PLAN NOTES

1. PROVIDE CRICKETS TO MAINTAIN POSITIVE DRAINAGE TO ROOF DRAINS.
2. PAINT GAS PIPING AS FOLLOWS:  
2.1. PAINT YELLOW AT ROOF  
2.2. PAINT TO MATCH EXTERIOR WHEN EXPOSED TO PUBLIC VIEW.
3. MECHANICAL UNITS SHOWN ARE FOR REFERENCE ONLY. REFER TO MECHANICAL DRAWINGS.
4. ALL ROOF TOP EQUIPMENT MUST BE HIDDEN FROM PUBLIC VIEW BY THE HEIGHT OF THE PARAPET.
5. REFER TO MECHANICAL DRAWINGS FOR EXPOSED PIPING ON ROOF.
6. CANOPY SLOPES TO BE TAPERED INSULATION, SLOPE 1/4" PER FOOT, TYP.

**erstad ARCHITECTS, PA**  
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(208) 331-9031 www.erstadarchitects.com

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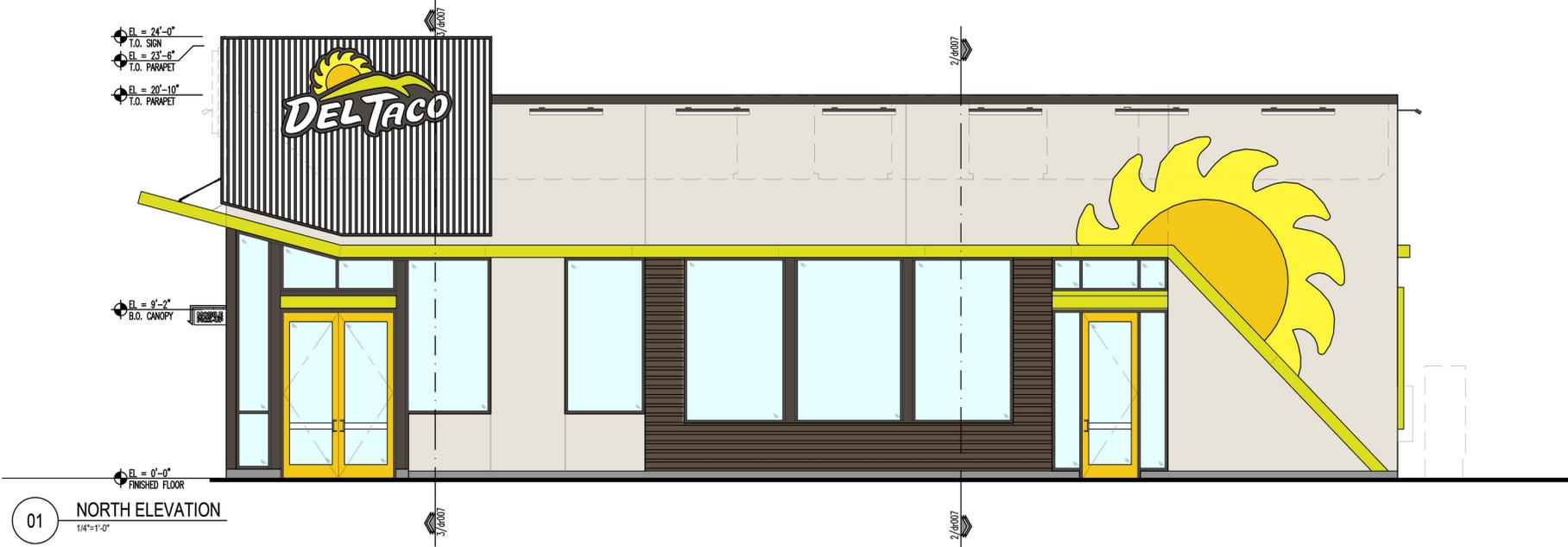
**DEL TACO**  
FRESH FLEX SMALL DINING

DEL TACO - KUNA  
1097 N JACKSONMILL AVE  
KUNA, ID 83634  
ADA COUNTY  
DESIGN REVIEW

revision:

project: 211007  
date: 1.28.2022

ROOF PLAN  
dr005



01 NORTH ELEVATION  
1/4"=1'-0"

| FINISH LEGEND |  |
|---------------|--|
|               | WALL FINISH, REFER TO FINISH SCHEDULE. |
|               | WINDOW AND FRAME DESIGNATION           |
|               | SECTION CALLOUT                        |
|               | ELEVATION CALLOUT                      |

- GENERAL NOTES**
- REFER TO ARCHITECTURAL FLOOR PLAN FOR ADDITIONAL DIMENSIONS.
  - ALL HEIGHT REFERENCES ARE TAKEN FROM DATUM-TOP OF SLAB FOR AREA INDICATED.
  - REFER TO WINDOW SCHEDULE FOR WINDOW FINISHES AND WINDOW TYPES, SHEET A601.
  - REFER TO DOOR SCHEDULE FOR DOOR FINISHES AND DOOR TYPES, SHEET A601.
  - BUILDING SIGNAGE UNDER SEPARATE PERMIT AND SUBMITTAL.
  - ALL SIGNS AND LOGOS BY SIGN VENDOR.
  - LIGHTING FIXTURES PER ELECTRICAL LIGHTING SCHEDULE.
  - ALL PENETRATIONS INTO THE BUILDING ENVELOPE SHALL BE PROPERLY SEALED BY THE TRADE CONTRACTOR RESPONSIBLE FOR THE PENETRATION. G.C. TO ENSURE THAT ALL PENETRATIONS HAVE BEEN SEALED PROPERLY.

|  |  |  |  |
|--|--|--|--|
|  | Manufacturer: Sherwin Williams<br>Product/Finish: to match PMS 383c - Stain<br>Color: Del Taco Green |  | Manufacturer: Sherwin Williams<br>Product/Finish: SW #0077 - Stain<br>Color: Classic French Grey |
|  | Manufacturer: Sherwin Williams<br>Product/Finish: SW #7009 - Satin<br>Color: Pearly White            |  | Manufacturer: Sherwin Williams<br>Product/Finish: SW #7020 - Stain<br>Color: Black Fox           |

**erstad ARCHITECTS, PA**  
310 north 5th street boise, idaho 83702  
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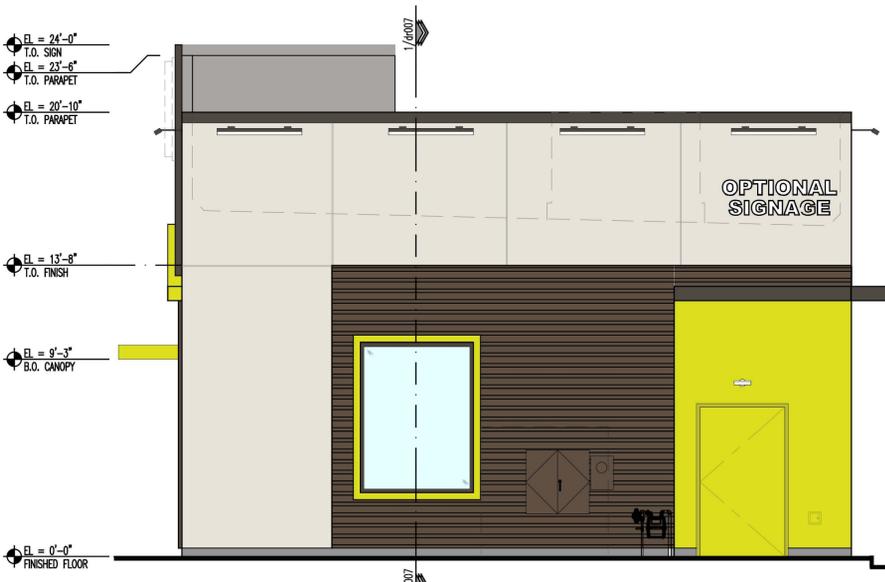
02 SOUTH ELEVATION  
1/4"=1'-0"

NOTE: CANOPY FINISH AND LIGHTING BY PREFERRED VENDOR. ANY WELDS OR PENETRATIONS RELATED TO ATTACHMENT OF PANELS TO BE DESIGNED, APPROVED AND VERIFIED BY STRUCTURAL ENGINEER. ALL CONNECTIONS TO BE PROPERLY PATCHED AND PRIMED. ENSURE NO GALVANIC CORROSION BETWEEN DISSIMILAR METALS BY USE OF APPROPRIATE GASKETING. G.C. TO COORD WITH VENDOR.

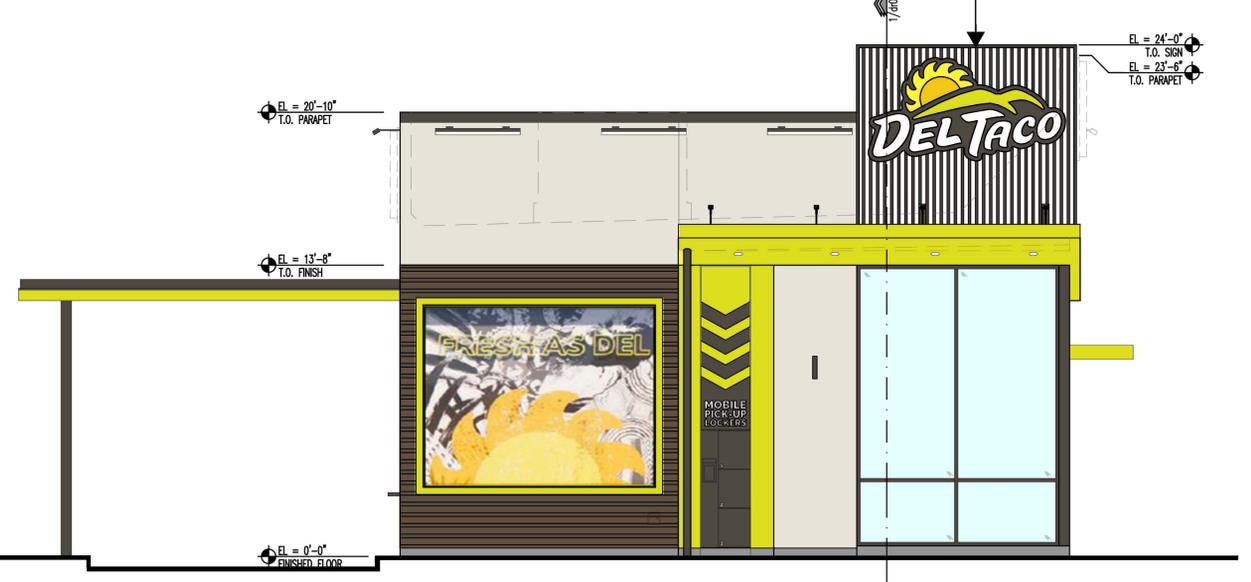
|  |  |
|--|--|
|  | Manufacturer: Stucco<br>Product/Finish: High performance stucco finish system w / fine finish<br>Color: SW #7009 "Pearly White"                      |
|  | Manufacturer: Sherwin Williams<br>Product/Finish: Vintagewood horizontal installation, staggered joints<br>Color: Bark                               |
|  | Manufacturer: Trespure Valley Steel<br>Product/Finish: Corrugated metal panel 28 Gauge, 24" Span Exterior Wall Siding<br>Color: SW #7020 "Black Fox" |

**DEL TACO**  
FRESH FLEX SMALL DINING

DEL TACO - KUNA  
1097 N JACKSONMILL AVE  
KUNA, ID 83634  
ADA COUNTY  
DESIGN REVIEW



03 EAST ELEVATION  
1/4"=1'-0"

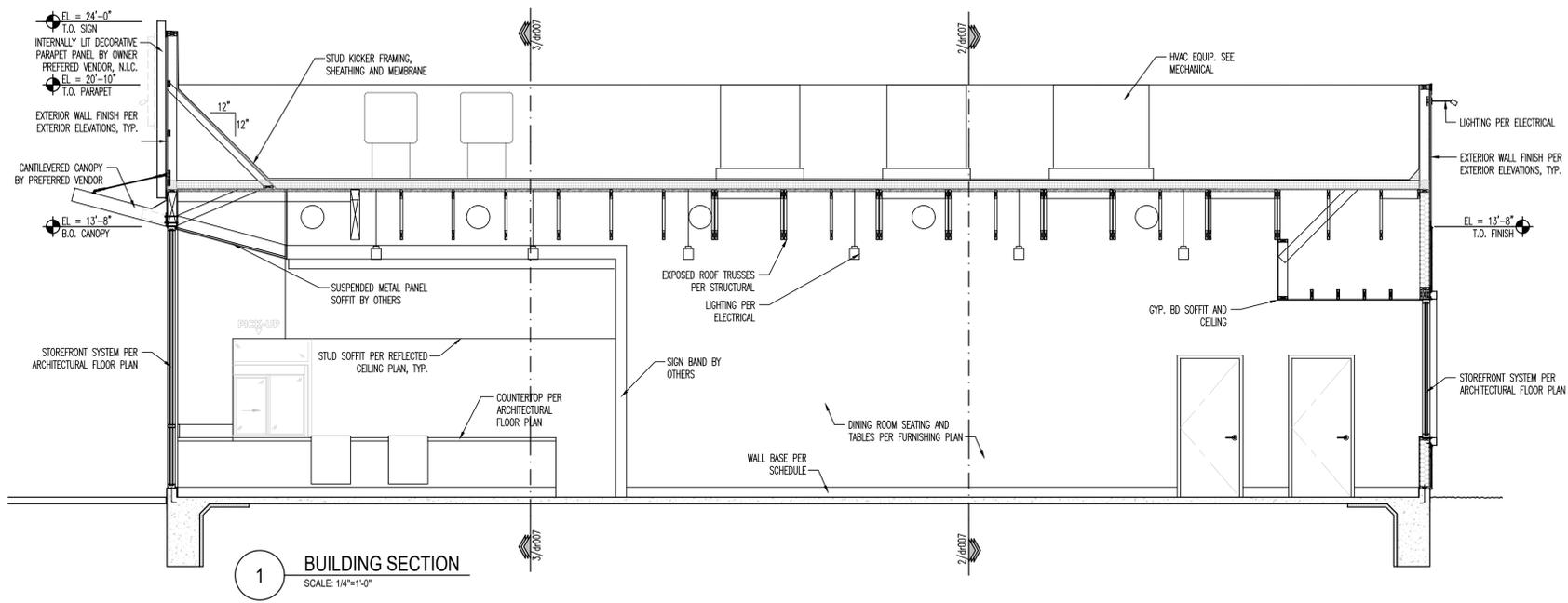


04 WEST ELEVATION  
1/4"=1'-0"

revision:

project: 211007  
date: 1.28.2022

EXTERIOR ELEVATIONS  
dr006



1 BUILDING SECTION  
SCALE: 1/4"=1'-0"

**GENERAL NOTES**

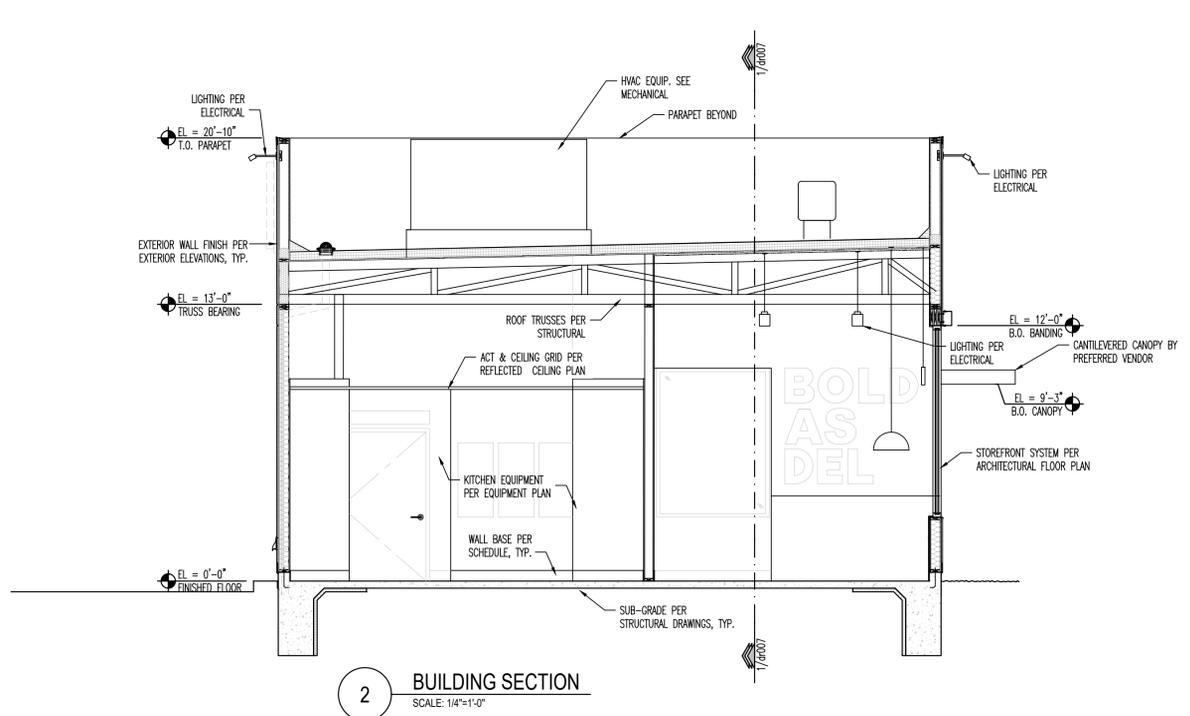
1. ALL DIMENSIONS ARE REFERENCED TO FACE OF STUD, UNLESS OTHERWISE NOTED.
2. ALL HEIGHT REFERENCES ARE TAKEN FROM DATUM-TOP OF SLAB FOR AREA INDICATED.
3. PROVIDE LATERAL BRACING FOR SUSPENDED CEILING IF REQUIRED PER LOCAL JURISDICTION.
4. PROVIDE WALL BRACING CONNECTIONS TO ROOF STRUCTURE PER DETAILS.
5. PROVIDE SOFFIT CONNECTIONS TO ROOF STRUCTURE AND LATERAL BRACING PER DETAILS.
6. ALL LIGHT FIXTURE TRIM RINGS, EXPOSED CONDUITS, 'J' BOXES, HVAC GRILLS, EMERGENCY LIGHT FIXTURES, DUPLEX OUTLETS AND FACE PLATES SHALL BE PAINTED TO MATCH THE ADJACENT FINISH, UNLESS NOTED OTHERWISE.
7. ALL INSULATION MATERIALS SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 (BC).
8. FIRE BLOCKING SHALL BE INSTALLED IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH ALLOWS A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS.
9. GENERAL CONTRACTOR TO INSTALL 5/8" CDX PLYWOOD, FULL HEIGHT (BEHIND FRP) AT CARBONATOR WALL, PREP SINKS, SERVICE SINK AND ROOF ACCESS LADDER, REFER TO A212 SHEET FOR LOCATIONS.
10. GENERAL CONTRACTOR TO VERIFY THE LARGEST SIZED HVAC DUCTS TO INSURE THAT ALL DUCT WORK WILL PASS THRU TRUSS WEB MEMBERS WITH MINIMUM CLEARANCE. VERIFY AND COORDINATE WITH HVAC AND TRUSS SUB-CONTRACTORS, PRIOR TO INSTALLATION OF EACH ITEM BY REVIEWING SHOP DRAWINGS AND MECHANICAL DRAWINGS.

**BUILDING WRAP GENERAL NOTES**

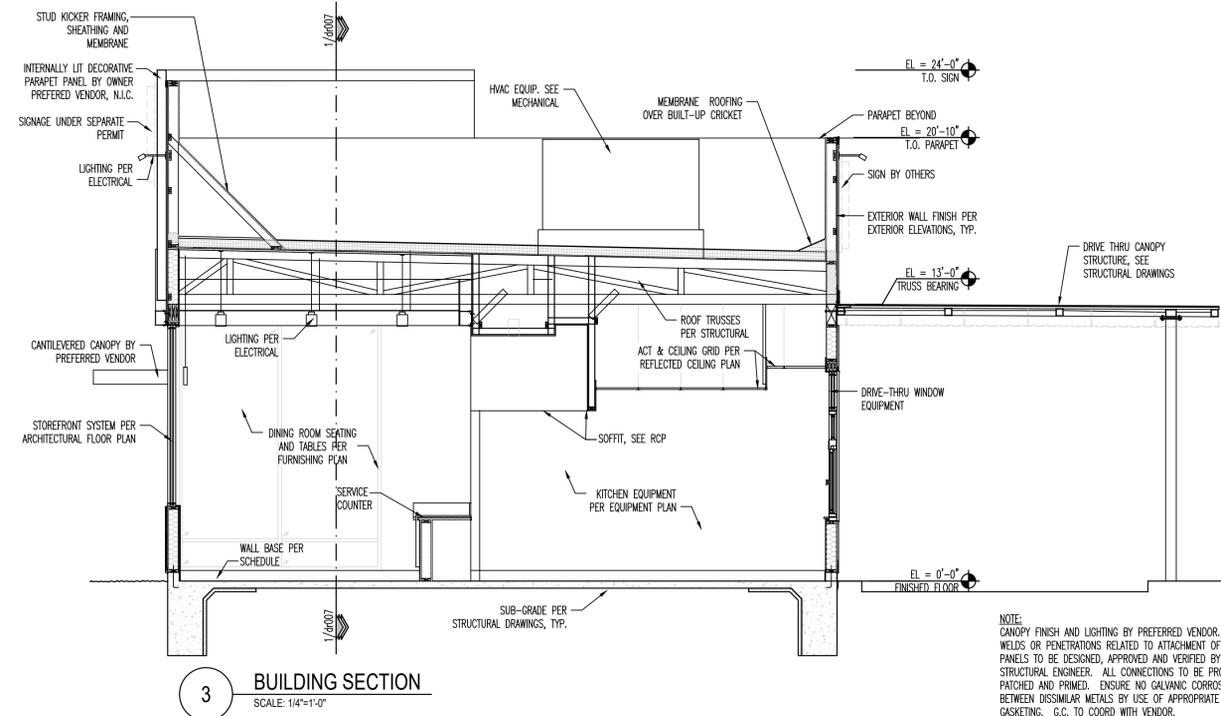
- CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S WRITTEN INSTRUCTIONS AND DETAIL AS REQUIRED FOR PROPER INSTALLATION.
- SEALING, TAPING, FASTENING, AND FLASHING SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND DETAIL.
- CONTRACTOR SHALL INSTALL TWO LAYERS OF BUILDING WRAP ON EXTERIOR SIDE OF EXTERIOR SHEATHING AS REQUIRED BY BUILDING CODE FOR EXTERIOR FINISHES SPECIFIED.
- SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL REFERENCE DUPONT/TYVEK BUILDING ENVELOPE SEQUENCE GUIDELINES FOR ADDITIONAL INFORMATION.

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2 BUILDING SECTION  
SCALE: 1/4"=1'-0"



3 BUILDING SECTION  
SCALE: 1/4"=1'-0"

**NOTE:**  
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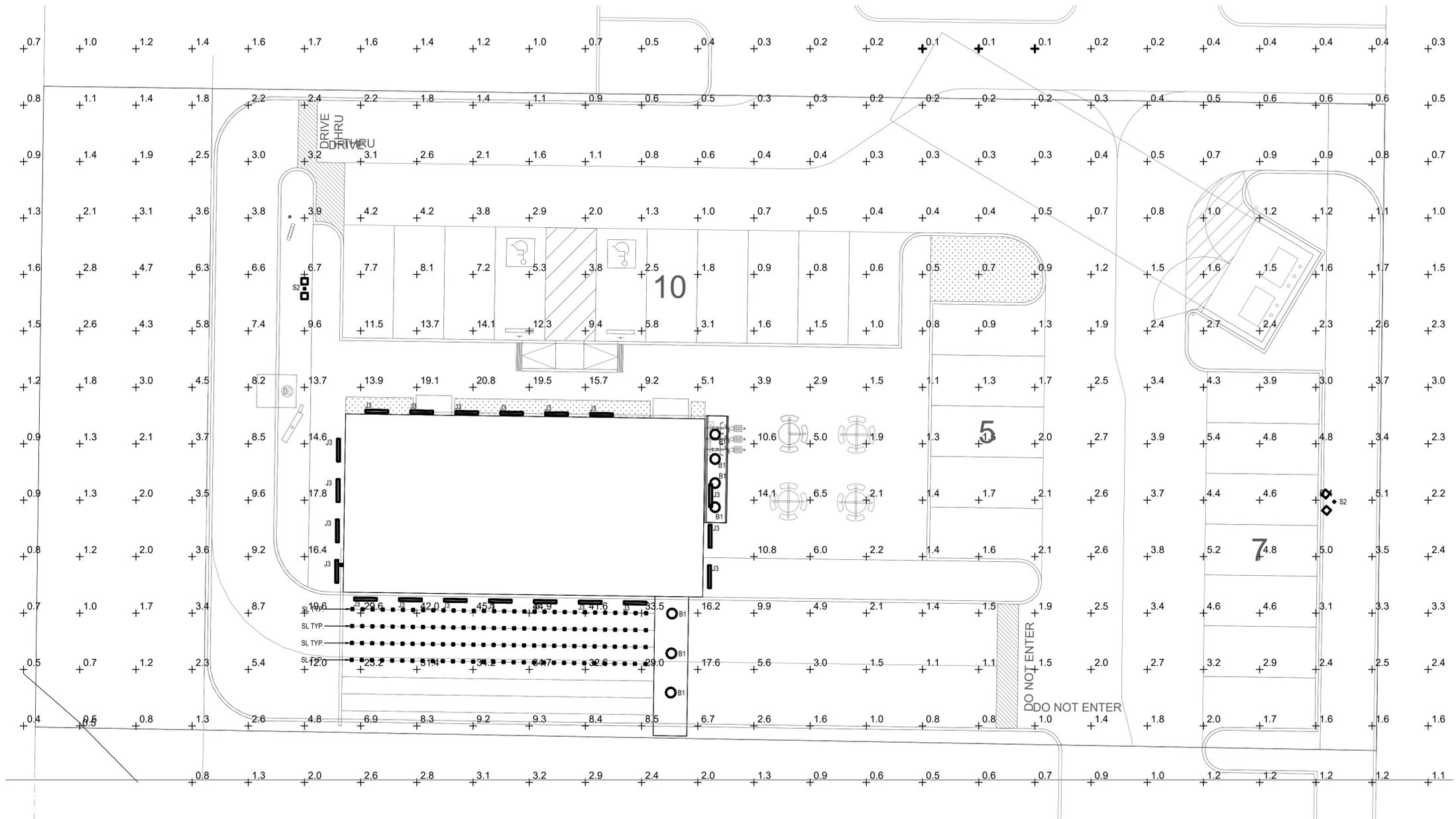
**DEL TACO**  
FRESH FLEX SMALL DINING

DEL TACO - KUNA  
1097 N JACKSONMILL AVE  
KUNA, ID 83634  
ADA COUNTY  
DESIGN REVIEW

revision:

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BUILDING SECTIONS  
dr007



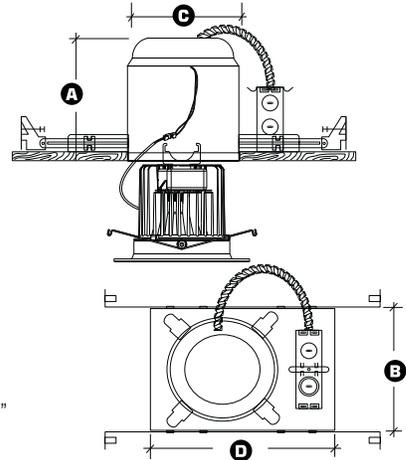
| TYPE | FIXTURE DESIGNATION  | LAMP TYPE                 | FIXTURE WATTAGE | VOLTS | DESCRIPTION  |
|------|--|---------------------------|-----------------|-------|--|
| B1   | ELITE LED LIGHTING<br>LD6IC-AT-DIMTR-120/<br>REL637-950L-DIMTR-120-<br>30K-90-WWH          | INTEGRAL 950 LUMEN<br>30K | 15              | 120   | RECESSED LED DOWNLIGHT WITH 6" IC RATED HOUSING AND INTEGRAL LED MODULE WITH WHITE BAFFLE TRIM.  |
| J3   | TEXAS FLUORESCENTS<br>"SayIt"<br>OSL48LS48W5900LDM/<br>40KBZ18" ST2-119/<br>HDSMC-3/4"-119 | LED 4000K                 | 48              | 0VOLT | LED OUTDOOR SIGN LIGHTER, 48", 4800 LUMENS, 0-10V DIMMING  |
| K    | RAB LIGHTING<br>WPLED18Y   | LED 3000K                 | 18              | 0VOLT | LED WALL PACK; 18W WALL MOUNTED (NO ARM), MOUNT AT 10' A.F.G. AT REAR SERVICE ENTRY. VERIFY MOUNTING HEIGHT WITH ARCHITECT PRIOR TO ROUGH-IN. EMERGENCY LIGHT WITH 90 MIN. EMERGENCY ILLUMINATION. |
| S2   | LUMARK<br>PFRV2-C40-T4-25-0  | LED 4000K                 | 143             | 0VOLT | LED AREA LUMINAIRE, 4000K, TYPE IV DISTRIBUTION, SQUARE POLE MOUNTING 25' SQUARE POLE, TWO-HEAD MOUNTING, 90 DEGREE FROM ONE ANOTHER.  |
| SL   | FEIT ELECTRIC<br>72127   | LED 2100K                 | 90              | 120   | WET LOCATION RATED 30W LED STRING LIGHT WITH (15) 6W LAMPS, WATERPROOF PLUG.   |

# LD6IC-AT

6" New Construction IC Housing for use with Triac and 0-10V Dimmable RL600 series LED Module lighting components



TO BE USED WITH LED MODULE LIGHTING COMPONENT ONLY



**DESCRIPTION** - 6" IC housing for use with RL600 LED series LED Module trims. Designed for new construction installations and suitable for use in insulation covered or non-insulation covered ceilings. The LD6IC-AT housing is engineered with a unique 'EZ-connect' wiring system, that when used with the RL600 trim, with California Title-24 (compliances pending). The unique EZ-connect system also meets other state and national regulatory mandates. LED Module connects effortlessly to housing, virtually eliminating mis-wiring and potential shock hazards.

**NOTE** - Complete system includes LD6IC-AT housing and LED Modules RL600 series trim. RL600 LED Modules trim must be ordered separately.

**HOUSING** - Die-formed aluminum and galvanized steel for maximum heat dissipation and rust protection. Housing adjusts vertically in plaster frame to accommodate 1/2" to 1-3/8" thick ceiling. Housing is IC rated for direct contact with insulation and can be used in IC and NON-IC applications. May be installed in 2" x 8" joist construction.

**CONNECTION** - Polarity-specific EZ-connect system engineered to match with Elite LED Module trims. Meets strict code requirements where Edison Base Sockets have been banned.

**BAR HANGERS** - Preinstalled bar hangers allow housing to be positioned and locked at any point within a 24" joist span. They can be positioned on either the long or short axis of the housing and can be shortened for 12" joists. They contain a double-headed real nail for secure attachment into the joist. Bar hanger nails are installed on a 20° downward angle for better contact, and the 90° pivoting mounting plate makes installation fast and accurate. Bar hangers can fit onto T-Bar spline with additional slots and holes for special mounting methods if necessary.

**JUNCTION BOX** - UL Listed for through-branch circuit wiring, provided with four 1/2" knockouts, one 3/4" knockout and four Romex knockouts with true pry-out slots and strain clamps. Designed for straight through conduit runs.

**THERMAL PROTECTION** - Standard thermal protection device guards against improper installation and misuse of insulation material.

**ELITE LED MODULE SOLD SEPARATELY** - LD6IC-AT unique 'EZ-connect' wiring system is Title 24 compliant when used with the RL600 series module. RL600 series modules are rated to last up to 50,000hrs as tested in accordance with LM-80 standards. Driver and LED Engine are found on the module itself. The Elite LED Module system is fully dimmable down to 10% of initial light output with a 0-10 Volt dimmer when ordered with the following options (DIM10-MVOLT). Triac dimming driver also available when ordered with the following options (DIMTR-120). Consult Factory for details.

**LISTING**

c-UL-us - listed for Damp location  
 c-UL-us - listed for feed Through Wiring  
 c-UL-us - listed for Direct Contact with Insulation  
 LM79/LM80  
 Covered by U.S. Patent Number: 7717390B1

**DIMMING INFORMATION**

DIMTR (Triac Dimming)  
 DIM10 (Low Voltage 0-10 Volt Dimming)



Example: LD6IC-AT-DIMTR-120

| HOUSING TYPE  |  |        |
|---|--|--------|
| <input type="checkbox"/> LD6IC-AT-DIMTR-120 - Used For Triac Dimming Module |  |        |
| <input type="checkbox"/> LD6IC-AT-277 - Used For Non Dimming Module         |  |        |
| TRIM TYPE   | 750L/900L SERIES   | PAGE # |
| <input type="checkbox"/> RL630 (Baffle)                                     | <input type="checkbox"/> 750L-DIMTR-120<br><input type="checkbox"/> 750L-277 (Non Dimmable)<br><input type="checkbox"/> 900L-DIMTR-120<br><input type="checkbox"/> 900L-277 (Non Dimmable) | 287    |
| <input type="checkbox"/> RL611 (Baffle Wall Wash)                           |  |        |
| <input type="checkbox"/> RL607 (Reflector)                                  | <input type="checkbox"/> 750L-DIMTR-120<br><input type="checkbox"/> 750L-277 (Non Dimmable)<br><input type="checkbox"/> 900L-DIMTR-120<br><input type="checkbox"/> 900L-277 (Non Dimmable) | 287    |
| <input type="checkbox"/> RL622 (Reflector Wall Wash)                        |  |        |
| TRIM TYPE   | 1000L SERIES   | PAGE # |
| <input type="checkbox"/> RL670  | <input type="checkbox"/> 1000L-DIMTR-120   | 300    |
| TRIM TYPE   | SERIES   |        |
| <input type="checkbox"/> RL631  | <input type="checkbox"/> 950/1200L-DIMTR-120   |        |

| EMG - Emergency                              |  |        |
|--|--|--------|
| TRIM TYPE                                    | 650L/900L SERIES   | PAGE # |
| <input type="checkbox"/> RL660 (Baffle)      | <input type="checkbox"/> 650L-DIMTR-120<br><input type="checkbox"/> 900L-DIMTR-120 | 309    |
| <input type="checkbox"/> RL661 (Reflector)   |  |        |
| TRIM TYPE                                    | 750L SERIES  | PAGE # |
| <input type="checkbox"/> RL625 (Baffle)      | <input type="checkbox"/> 750L-DIMTR-120  | 307    |
| <input type="checkbox"/> RL663 (Adj. Baffle) |  | 285    |
| TRIM TYPE                                    | 950L SERIES  | PAGE # |
| <input type="checkbox"/> RL628               | <input type="checkbox"/> 950L-DIMTR-120  | 299    |

Example: LD6IC-AT-DIM10-MVOLT

| HOUSING TYPE  |   |        |
|---|---|--------|
| <input type="checkbox"/> LD6IC-AT-DIM10-120 Used For 0-10V Dimming Module. 120V input |   |        |
| <input type="checkbox"/> LD6IC-AT-DIM10-277 Used For 0-10V Dimming Module. 277V input |   |        |
| TRIM TYPE   | 900L SERIES                               | PAGE # |
| <input type="checkbox"/> RL630 (Baffle)   | <input type="checkbox"/> 900L-DIM10-MVOLT | 287    |
| <input type="checkbox"/> RL611 (Baffle Wall Wash)                                     |   |        |
| <input type="checkbox"/> RL607 (Reflector)  |   |        |
| <input type="checkbox"/> RL622 (Reflector Wall Wash)                                  |   |        |



EASY 5 COLORS  
**SELECCTOR**  
2700K • 3000K • 3500K • 4000K • 5000K



**TRIM INSERTS OPTIONS**

**BAFFLES**



REL637-BT-SN-SN



REL637-BT-P-BK



REL637-BT-DBZ-DBZ

**REFLECTORS**



REL637-RT-CL-WH



REL637-RT-DBZ-DBZ



REL637-RT-MB-BK



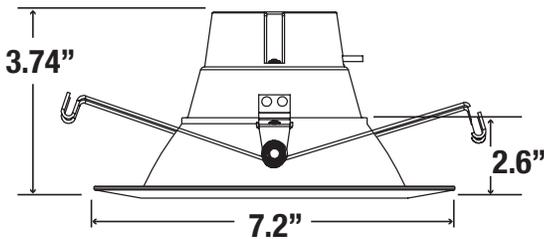
REL637-RT-SN-SN



REL-RT-SHZ-WH



REL637-RT-PW-PW



| NOMINAL LUMENS | DELIVERED LUMENS | WATTAGE |
|----------------|------------------|---------|
| 950            | 1081             | 10W     |
| 1200           | 1211             | 16W     |

Based on 4000K, 90+ CRI. Actual wattage may vary +/- 5%



**INSTALLATION**

Elite LED Retrofits come standard with quick connectors ready for installation in Elite Lighting's LD series recessed housing that are Energy Star and Title 24 rated (LD4IC-AT, LD5IC, LD6IC-AT).

You MUST seal all gaps between the ceiling and fixture with weatherproof silicone sealant. This deters moisture and water from damaging fixtures and other mechanical ceiling elements.

**FEATURES**

Elite REL Retrofits are ideal for new construction or remodel applications when paired with an Elite recessed housing. Engineered for quick and easy retrofitting into existing incandescent recessed housings. An easy 5-Color SeleCCTor switch allows the contractor to easily switch between 5 different color temperatures in the field. Multiple trim types, trim finishes, and apertures make the REL Retrofits perfect for hotels and restaurants, assisted living facilities, dormitories, and kitchens.

|                   |  |
|-------------------|--|
| LUMENS            | 950, 1200  |
| CCT               | 27K/30K/35K/40K/50K                                      |
| CRI               | 90+  |
| COLOR QUALITY     | 3 Step MacAdam Ellipses                                  |
| TRIM              | Baffle, Aluminum die-cast body and trim                  |
| REFLECTOR COLORS  | WH (White), BK (Black)                                   |
| FLANGE COLORS     | W (White), P (Black)                                     |
| DIMMING           | DIMTR (Triac)  |
| LIFETIME          | 50,000 Hours   |
| EMERGENCY         | 16W high voltage inverter ( Installed into the housing)* |
| PHOTOMETRIC TESTS | In Accordance with IES LM79-08, LM80 and TM-30, TM-21    |

\*Consult Factory

**EASY 5-COLOR SELECCTOR SWITCH**

Easy 5-Color SeleCCTor switch can be adjusted to a choice of 5 different Kelvin color temperatures in the field. Options include 27K/30K/35K/40K/50K. The SeleCCTor switch is located on the junction box for easy adjustment before and after installation. The SeleCCTor switch is easily accessible by lowering the luminaire from the opening.



**CONSTRUCTION**

Die-cast aluminum body for maximum heat dissipation. Baffle and reflector trims are available.

**OPTICS**

A 55-degree cutoff angle delivers glare-free, even illumination.

**COMPATIBLE WITH ELITE 6" HOUSINGS**

The Elite REL637 series works in Elite housings (LD4IC-AT, LD5IC, LD6IC-AT) and existing 6" incandescent housings. Elite LED Retrofits are shipped with a medium-based socket adapter to allow installation into housings with an E26 incandescent medium-based socket. Also suitable for use in most 6" and 5" incandescent recessed downlight housings.

**QUICK AND EASY INSTALLATION**

Quick connectors for use with 5" or 6" housing or Edison base adapter for retrofitting into existing 6" incandescent housings.

Torsion springs pre-installed onto both sides of fixture, installing easily in most 6" incandescent downlights.

Insert torsion springs into can and press trim to ceiling.

**APPLICATIONS**

Damp and wet-location-rated ideal for indoor and outdoor use, shower, and other wet-location applications. IC-Rated and Air Tight and may be installed in direct contact with insulation.

**DRIVER ELECTRICAL INFORMATION**

Driver is rated for 50 to 60Hz at 120V input, produces less than 20% THD, has a power factor between 90% and 100%, and is thermally protected for additional safety.

**DIMMING & DRIVER INFORMATION**

DIMTR - Triac & electronic low voltage (DIMTR-120) flicker-free dimming. Available in 120V. Dimmable down to 5% of initial lumens, standard.

**WARRANTY**

Five-year warranty for parts and components. (Labor not included)

**LISTINGS**

Energy Star  
cETLus  
Title 24  
JA8E  
RoHS  
IECC  
New York State

EXAMPLE: **REL637-950L-DIMTR-120-27K/30K/35K/40K/50K-90-W-WH**

| TYPE   | LUMEN   | CCT  | CRI                          | FINISH   |
|--------|---|--|------------------------------|--|
| REL637 | <input type="checkbox"/> 950L-DIMTR-120<br><input type="checkbox"/> 1200L-DIMTR-120 | <input type="checkbox"/> 27K/30K/35K/40K/50K | <input type="checkbox"/> 90+ | <input type="checkbox"/> W-WH-White<br><input type="checkbox"/> P-BK-Black |

TRIM RING ACCESSORY: **REL637-BT-SN-SN**

| BT - BAFFLE  | RT - Reflecto   |
|--|---|
| <input type="checkbox"/> REL637-BT-SN-SN<br><input type="checkbox"/> REL637-BT-MB-BK<br><input type="checkbox"/> REL637-BT-DBZ-DBZ | <input type="checkbox"/> REL637-RT-CL-WH<br><input type="checkbox"/> REL637-RT-DBZ-DBZ<br><input type="checkbox"/> REL637-RT-MB-BK<br><input type="checkbox"/> REL637-RT-SN-SN<br><input type="checkbox"/> REL637-RT-SHZ-WH<br><input type="checkbox"/> REL637-RT-PW-PW |

\*Trim accessories order separate

ACCESSORY: **GU24SA**

| OPTIONS   |
|---|
| <input type="checkbox"/> GU24SA - SOCKET FOR LED RETROFIT TO GU24 |



\*Accessories order separate

EXAMPLE: **HLD6IC-AT**

| COMPATIBLE ELITE LIGHTING HOUSINGS  |   |  |   |
|---|---|--|---|
|  <b>IC RATED</b> |  |  <b>IC RATED</b> |  |
| <input type="checkbox"/> LD6IC  | <input type="checkbox"/> LD6-AT   | <input type="checkbox"/> LD6RIC-AT   | <input type="checkbox"/> LD6R-AT  |
| <input type="checkbox"/> HLD6IC-AT  | <input type="checkbox"/> HLD6-AT  | <input type="checkbox"/> HLD6RIC-AT  | <input type="checkbox"/> HLD6R-AT   |
| <input type="checkbox"/> LD600IC-AT   | <input type="checkbox"/> B6-AT  | <input type="checkbox"/> EZ6IC-AT  | <input type="checkbox"/> B6R-AT   |
| <input type="checkbox"/> EZ6IC-AT   |   | <input type="checkbox"/> B6RIC-AT  |   |
| <input type="checkbox"/> B6IC-AT  |   |  |   |
| <input type="checkbox"/> B6IC-100-AT  |   |  |   |
| <input type="checkbox"/> B600-IC  |   |  |   |

\*Housing order separate

**REL637-950L-DIMTR-120-27K/30K/35K/40K/50K-90-W-WH**

TEST NO.: **EL03272052**

INPUT WATTS: **10.8**

LUMENS: **1081**

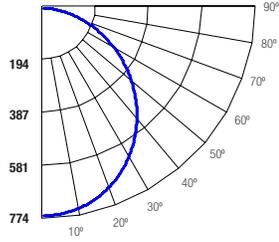
CRI: **90**

EFFICACY: **99**

CCT: **4000K**

SPACING CRITERIA: **1.08**

**Candle Power Distribution (Candelas)**



**Zonal Lumens Summary**

| Zone | Lumens  | %Lamp | %Fixt |
|------|---------|-------|-------|
| 0-20 | 269.48  | 24.9  | 24.9  |
| 0-30 | 539.77  | 49.9  | 49.9  |
| 0-40 | 800.79  | 74.1  | 74.1  |
| 0-60 | 1043.08 | 96.5  | 96.5  |
| 0-80 | 1080.55 | 99.9  | 99.9  |
| 0-90 | 1080.56 | 99.9  | 99.9  |

**Luminance (Average candela/M<sup>2</sup>)**

| Angle in Degrees | Average |       |        |
|------------------|---------|-------|--------|
|                  | 0°      | 45°   | 90°    |
| 45               | 95991   | 97458 | 104893 |
| 55               | 41035   | 42175 | 46365  |
| 65               | 21464   | 22136 | 24202  |
| 75               | 4801    | 7036  | 10184  |
| 85               | 0       | 59    | 0      |

**Lumens Per Zone**

| Zone  | Lumens |
|-------|--------|
| 0-10  | 72.29  |
| 10-20 | 197.19 |
| 20-30 | 270.29 |
| 30-40 | 261.02 |
| 40-50 | 169.27 |
| 50-60 | 73.03  |
| 60-70 | 29.88  |
| 70-80 | 7.59   |
| 80-90 | 0.01   |

**Candela Tabulation**

| 0  | 10     | 20 | 30 | 40 | 50 | 60 | 70 | 80 | 90 |
|----|--------|----|----|----|----|----|----|----|----|
| 0  | 772.2  |    |    |    |    |    |    |    |    |
| 5  | 762.58 |    |    |    |    |    |    |    |    |
| 15 | 694.27 |    |    |    |    |    |    |    |    |
| 25 | 576.4  |    |    |    |    |    |    |    |    |
| 35 | 397.94 |    |    |    |    |    |    |    |    |
| 45 | 198.29 |    |    |    |    |    |    |    |    |
| 55 | 68.76  |    |    |    |    |    |    |    |    |
| 65 | 26.5   |    |    |    |    |    |    |    |    |
| 75 | 3.63   |    |    |    |    |    |    |    |    |
| 85 | 0      |    |    |    |    |    |    |    |    |
| 90 | 0      |    |    |    |    |    |    |    |    |

**Coefficients of Utilization - Zonal Cavity Method**  
Effective Floor Cavity Reflectance 0.20

| RC                | 80% |     |     |     | 70% |     |     |     | 50% |     |     |     | 30% |     |     |     | 10% |     |     |     | 0%  |     |  |  |
|-------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|--|--|
|                   | RW  | 70% | 50% | 30% | 10% | 70% | 50% | 30% | 10% | 50% | 30% | 10% | 50% | 30% | 10% | 50% | 30% | 10% | 50% | 30% | 10% | 0%  |  |  |
| ROOM CAVITY RATIO | 0   | 119 | 119 | 119 | 119 | 116 | 116 | 116 | 116 | 111 | 111 | 111 | 106 | 106 | 106 | 102 | 102 | 102 | 100 | 100 | 100 | 100 |  |  |
| 1                 | 112 | 109 | 106 | 103 | 110 | 107 | 104 | 102 | 103 | 101 | 99  | 99  | 99  | 97  | 96  | 95  | 94  | 93  | 91  | 91  | 91  | 91  |  |  |
| 2                 | 105 | 99  | 95  | 90  | 103 | 98  | 93  | 89  | 94  | 91  | 87  | 91  | 88  | 85  | 88  | 86  | 86  | 84  | 82  | 82  | 82  | 82  |  |  |
| 3                 | 98  | 91  | 85  | 80  | 96  | 89  | 84  | 79  | 87  | 82  | 78  | 84  | 80  | 77  | 82  | 78  | 75  | 75  | 74  | 74  | 74  | 74  |  |  |
| 4                 | 92  | 83  | 78  | 71  | 90  | 82  | 76  | 71  | 80  | 74  | 70  | 77  | 73  | 69  | 75  | 72  | 68  | 67  | 67  | 67  | 67  | 67  |  |  |
| 5                 | 86  | 76  | 69  | 64  | 84  | 75  | 69  | 64  | 73  | 68  | 63  | 72  | 67  | 63  | 70  | 66  | 62  | 60  | 60  | 60  | 60  | 60  |  |  |
| 6                 | 81  | 70  | 63  | 58  | 79  | 69  | 63  | 58  | 68  | 62  | 57  | 66  | 61  | 57  | 65  | 60  | 57  | 55  | 55  | 55  | 55  | 55  |  |  |
| 7                 | 76  | 65  | 58  | 53  | 75  | 64  | 58  | 53  | 63  | 57  | 52  | 62  | 56  | 52  | 60  | 56  | 52  | 50  | 50  | 50  | 50  | 50  |  |  |
| 8                 | 72  | 60  | 53  | 48  | 70  | 60  | 53  | 48  | 59  | 52  | 48  | 57  | 52  | 48  | 56  | 51  | 48  | 46  | 46  | 46  | 46  | 46  |  |  |
| 9                 | 67  | 56  | 49  | 45  | 66  | 56  | 49  | 45  | 55  | 49  | 44  | 54  | 48  | 44  | 53  | 48  | 44  | 42  | 42  | 42  | 42  | 42  |  |  |
| 10                | 64  | 52  | 46  | 41  | 63  | 52  | 46  | 41  | 51  | 45  | 41  | 50  | 45  | 41  | 49  | 44  | 41  | 39  | 39  | 39  | 39  | 39  |  |  |

**Cone of Light**

| (FT.) Distance to Plane | (FC) Initial Footcandle at Nadir | (FT.) Beam Vert. Spread | (FT.) Beam Horiz. Spread |
|-------------------------|----------------------------------|-------------------------|--------------------------|
| 2                       | 267                              | 2.5                     | 2.5                      |
| 4                       | 70.9                             | 4.9                     | 4.9                      |
| 6                       | 30.9                             | 7.4                     | 7.4                      |
| 8                       | 17.2                             | 10.0                    | 10.0                     |
| 10                      | 11.2                             | 12.3                    | 12.4                     |
| 12                      | 7.72                             | 14.9                    | 14.9                     |

BEAM DIA. MEASURED AT 50% OF NADIR F.C.

RC - Ceiling Cavity Reflectance RW - Wall Reflectance

**REL637-1200L-DIMTR-120-27K/30K/35K/40K/50K-90-W-WH**

TEST NO.: **EL011960**

INPUT WATTS: **16**

LUMENS: **1211**

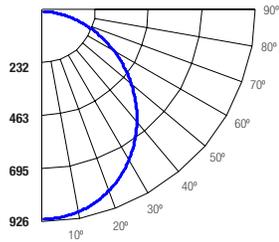
CRI: **90**

EFFICACY: **75**

CCT: **3500K**

SPACING CRITERIA: **1.04**

**Candle Power Distribution (Candelas)**



**Zonal Lumens Summary**

| Zone | Lumens  | %Lamp | %Fixt |
|------|---------|-------|-------|
| 0-20 | 321.55  | 26.5  | 26.5  |
| 0-30 | 639.2   | 52.8  | 52.8  |
| 0-40 | 928.79  | 76.7  | 76.7  |
| 0-60 | 1174.91 | 97    | 97    |
| 0-80 | 1210.3  | 99.9  | 99.9  |
| 0-90 | 1210.32 | 99.9  | 99.9  |

**Luminance (Average candela/M<sup>2</sup>)**

| Angle in Degrees | Average |      |      |
|------------------|---------|------|------|
|                  | 0°      | 45°  | 90°  |
| 45               | 5256    | 5573 | 6445 |
| 55               | 2200    | 2328 | 2696 |
| 65               | 1183    | 1251 | 1428 |
| 75               | 182     | 240  | 433  |
| 85               | 5       | 5    | 5    |

**Lumens Per Zone**

| Zone  | Lumens |
|-------|--------|
| 0-10  | 86.41  |
| 10-20 | 235.14 |
| 20-30 | 317.65 |
| 30-40 | 289.59 |
| 40-50 | 174.33 |
| 50-60 | 71.79  |
| 60-70 | 29.17  |
| 70-80 | 6.22   |
| 80-90 | 0.02   |

**Candela Tabulation**

| 0  | 10     | 20 | 30 | 40 | 50 | 60 | 70 | 80 | 90 |
|----|--------|----|----|----|----|----|----|----|----|
| 0  | 924.45 |    |    |    |    |    |    |    |    |
| 5  | 910.06 |    |    |    |    |    |    |    |    |
| 15 | 822.3  |    |    |    |    |    |    |    |    |
| 25 | 667.74 |    |    |    |    |    |    |    |    |
| 35 | 420.36 |    |    |    |    |    |    |    |    |
| 45 | 186.91 |    |    |    |    |    |    |    |    |
| 55 | 63.46  |    |    |    |    |    |    |    |    |
| 65 | 25.15  |    |    |    |    |    |    |    |    |
| 75 | 2.37   |    |    |    |    |    |    |    |    |
| 85 | 0.02   |    |    |    |    |    |    |    |    |
| 90 | 0.02   |    |    |    |    |    |    |    |    |

**Coefficients of Utilization - Zonal Cavity Method**  
Effective Floor Cavity Reflectance 0.20

| RC                | 80% |     |     |     | 70% |     |     |     | 50% |     |     |     | 30% |     |     |     | 10% |     |     |     | 0%  |     |  |  |
|-------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|--|--|
|                   | RW  | 70% | 50% | 30% | 10% | 70% | 50% | 30% | 10% | 50% | 30% | 10% | 50% | 30% | 10% | 50% | 30% | 10% | 50% | 30% | 10% | 0%  |  |  |
| ROOM CAVITY RATIO | 0   | 119 | 119 | 119 | 119 | 116 | 116 | 116 | 116 | 111 | 111 | 111 | 106 | 106 | 106 | 102 | 102 | 102 | 100 | 100 | 100 | 100 |  |  |
| 1                 | 112 | 109 | 106 | 104 | 110 | 107 | 104 | 102 | 103 | 101 | 99  | 99  | 99  | 97  | 96  | 95  | 94  | 93  | 91  | 91  | 91  | 91  |  |  |
| 2                 | 106 | 100 | 95  | 91  | 103 | 98  | 94  | 90  | 95  | 91  | 88  | 92  | 89  | 86  | 89  | 87  | 87  | 84  | 83  | 83  | 83  | 83  |  |  |
| 3                 | 99  | 91  | 86  | 81  | 97  | 90  | 85  | 80  | 87  | 83  | 79  | 85  | 81  | 78  | 82  | 79  | 76  | 75  | 75  | 75  | 75  | 75  |  |  |
| 4                 | 93  | 84  | 78  | 73  | 91  | 83  | 77  | 72  | 81  | 75  | 71  | 78  | 74  | 70  | 76  | 73  | 69  | 68  | 68  | 68  | 68  | 68  |  |  |
| 5                 | 87  | 77  | 71  | 66  | 85  | 76  | 70  | 65  | 74  | 69  | 65  | 73  | 68  | 64  | 71  | 67  | 63  | 62  | 62  | 62  | 62  | 62  |  |  |
| 6                 | 82  | 71  | 65  | 60  | 80  | 71  | 64  | 59  | 69  | 63  | 59  | 68  | 62  | 58  | 66  | 62  | 58  | 56  | 56  | 56  | 56  | 56  |  |  |
| 7                 | 77  | 66  | 59  | 54  | 76  | 66  | 59  | 54  | 64  | 58  | 54  | 63  | 58  | 54  | 62  | 57  | 53  | 52  | 52  | 52  | 52  | 52  |  |  |
| 8                 | 73  | 62  | 55  | 50  | 71  | 61  | 54  | 50  | 60  | 54  | 50  | 59  | 53  | 49  | 58  | 53  | 49  | 48  | 48  | 48  | 48  | 48  |  |  |
| 9                 | 69  | 57  | 51  | 46  | 67  | 57  | 50  | 46  | 56  | 50  | 46  | 55  | 50  | 46  | 54  | 49  | 46  | 44  | 44  | 44  | 44  | 44  |  |  |
| 10                | 65  | 54  | 47  | 43  | 64  | 53  | 47  | 43  | 52  | 47  | 43  | 52  | 46  | 42  | 51  | 46  | 42  | 41  | 41  | 41  | 41  | 41  |  |  |

**Cone of Light**

| (FT.) Distance to Plane | (FC) Initial Footcandle at Nadir | (FT.) Beam Vert. Spread | (FT.) Beam Horiz. Spread |
|-------------------------|----------------------------------|-------------------------|--------------------------|
| 2                       | 320                              | 2.4                     | 2.4                      |
| 4                       | 84.9                             | 4.7                     | 4.6                      |
| 6                       | 37.0                             | 7.1                     | 7.0                      |
| 8                       | 20.6                             | 9.4                     | 9.4                      |
| 10                      | 13.4                             | 11.7                    | 11.7                     |
| 12                      | 9.24                             | 14.1                    | 14.1                     |

BEAM DIA. MEASURED AT 50% OF NADIR F.C.

RC - Ceiling Cavity Reflectance RW - Wall Reflectance

# Series OSL

## Outdoor Sign Lighter 3/4" Hub (Wet Location for Downlight Only)

This Series OSL Outdoor Sign Lighter specification-grade fixture rotates up to 90°. This durable fixture is ideal for applications that include parking and commercial / retail outdoor areas for sign and walkway lighting, specifically for mounting in a downward orientation for downlighting purposes. 3/4" hub.

### CONSTRUCTION

Powder-coated white aluminum extrusion with white interior and cast-aluminum end plates. The diffuser/lens is a smooth clear acrylic. Available in 4 and 8 foot nominal lengths.

### MOUNTING

Fixtures are typically mounted on conduit. Downlight only.



### DIMENSIONS

4 ft. - 52.81"L x 5.25"W x 3.06"H  
8 ft. - 100.94"L x 5.25"W x 3.06"H

### FEATURES & BENEFITS

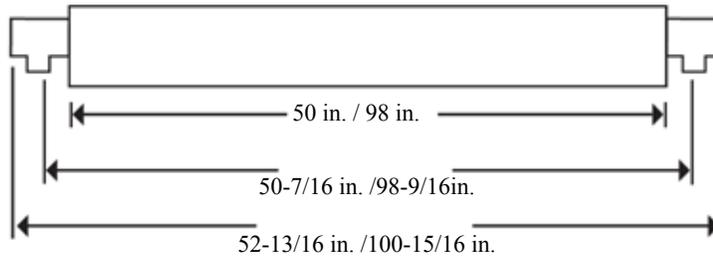
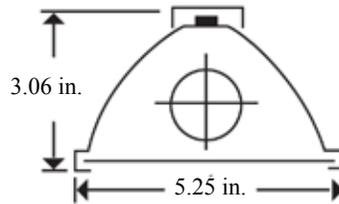
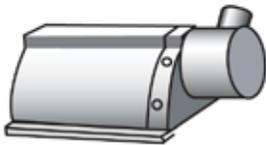
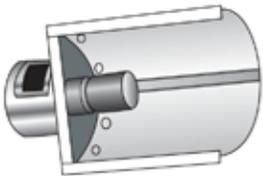
- Optionally configurable in continuous runs without additional accessories
- Up to 90 degree rotation, for downlighting purposes only
- Outdoor rated for wet locations
- Multiple Kelvin temperatures (3000K, 3500K, 4000K, 5000K); consult factory for RGBW option
- Multiple lumen packages/ wattages available through use of programmable drivers
- CRI >80 standard, 90 optional
- L70: >50,000 Hours
- Dimming: 0-10V 120-277V standard, 120V ELV/TRIAC optional
- Power factor >0.90
- 5 year warranty

### ORDER INFORMATION

Factory at your fingertips. Fill in the blanks to create your part number or create a custom configuration.

| SERIES                                     | SIZE    | WATTAGE* & LUMENS* |                           | DRIVER |                                   | COLOR/CRI** |                 |
|--|---------|--------------------|---------------------------|--------|-----------------------------------|-------------|-----------------|
| OSL<br>Outdoor Sign<br>Lighter 3/4"<br>Hub | 48L 48" | S48W5900L          | 48 Watts<br>5900 Lumens   | DMV    | 0-10V Dimming                     | 30K         | 3000K<br>80 CRI |
|  |         | S57W6500L          | 57 Watts<br>6500 Lumens   | G120   | ELV/TRIAC<br>Dimming at 120V only | 35K         | 3500K<br>80 CRI |
|  | 96L 96" | S96W11800L         | 96 Watts<br>11800 Lumens  | D1MV   | 0-10V Dimming<br>(dim to 1%)      | 40K         | 4000K<br>80 CRI |
|  |         | S114W13000L        | 114 Watts<br>13000 Lumens |        |                                   | 50K         | 5000K<br>80 CRI |
|  |         |                    |                           |        |                                   | 930K        | 3000K<br>90 CRI |
|  |         |                    |                           |        |                                   | 935K        | 3500K<br>90 CRI |
|  |         | 940K               | 4000K<br>90 CRI           |        |                                   |             |                 |
|  |         | 950K               | 5000K<br>90 CRI           |        |                                   |             |                 |

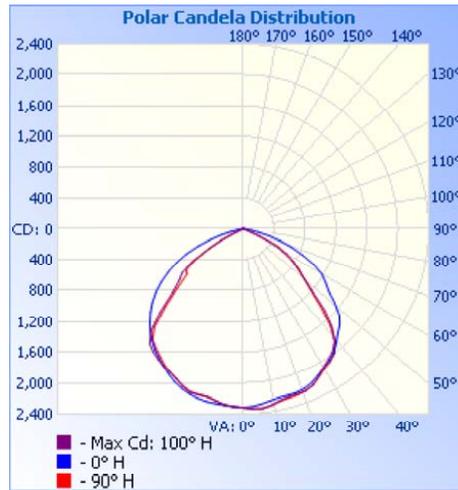
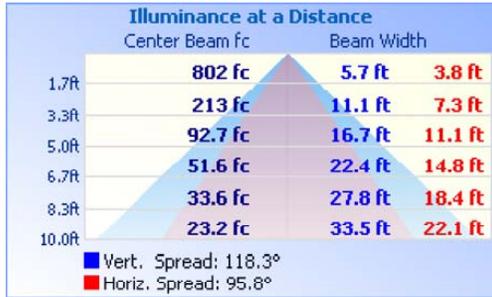
### DRAWINGS & IMAGES



Note:  
 \*Programmable LED drivers allow custom configured wattages and corresponding lumens.  
 \*\* Consult factory for 5000K 90CRI availability.  
 We reserve the right to change design, materials, LEDs and finish in any way that will not alter installed appearance or reduce function and performance.

**PHOTOMETRICS**

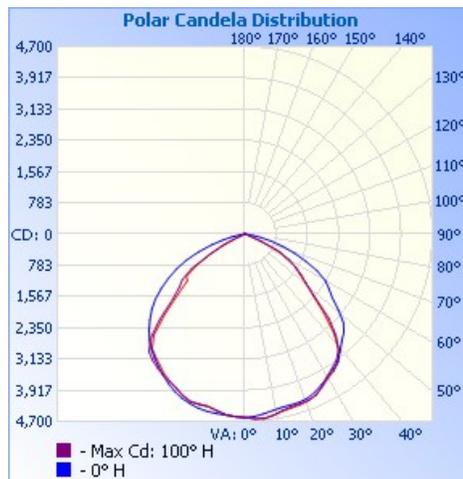
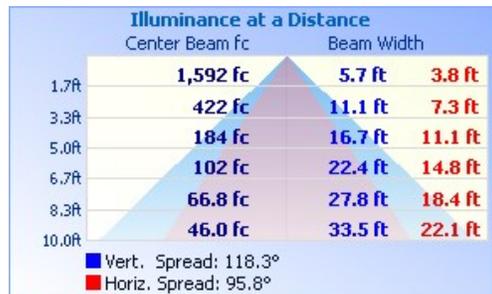
**48 " - OSL48LS48W5900LDMV40K**



**Zonal Lumen Summary**

| Zone      | Lumens  | % Luminaire |
|-----------|---------|-------------|
| 0-30      | 1,840.8 | 31%         |
| 0-40      | 3,066.9 | 51.6%       |
| 0-60      | 5,276.4 | 88.8%       |
| 60-90     | 665.9   | 11.2%       |
| 70-100    | 133.4   | 2.2%        |
| 90-1200.1 |         | 0%          |
| 0-90      | 5,942.3 | 100%        |
| 90-1800.1 |         | 0%          |
| 0-180     | 5,942.4 | 100%        |

**96 " - OSL96LS96W11800LDMV40K**



**Zonal Lumen Summary**

| Zone   | Lumens   | % Luminaire |
|--------|----------|-------------|
| 0-30   | 3,655.3  | 31%         |
| 0-40   | 6,090.0  | 51.6%       |
| 0-60   | 10,477.5 | 88.8%       |
| 60-90  | 1,322.3  | 11.2%       |
| 70-100 | 264.8    | 2.2%        |
| 90-120 | 0.2      | 0%          |
| 0-90   | 11,799.8 | 100%        |
| 90-180 | 0.2      | 0%          |
| 0-180  | 11,800.0 | 100%        |



Ultra-high efficiency LED 18 Watt wall pack. patent-pending thermal management system. 100,000 hour L70 lifespan. 5-year, no-compromise warranty.

Color: Bronze

Weight: 7.5 lbs

|                     |              |
|---------------------|--------------|
| <b>Project:</b>     | <b>Type:</b> |
| <b>Prepared By:</b> | <b>Date:</b> |

| Driver Info |                  | LED Info       |               |
|-------------|------------------|----------------|---------------|
| Type        | Constant Current | Watts          | 18W           |
| 120V        | 0.15A            | Color Temp     | 3000K (Warm)  |
| 208V        | 0.09A            | Color Accuracy | 70 CRI        |
| 240V        | 0.08A            | L70 Lifespan   | 100,000 Hours |
| 277V        | 0.07A            | Lumens         | 2,783         |
| Input Watts | 21.3W            | Efficacy       | 130.7 lm/W    |

**Technical Specifications**

**Electrical**

**Driver:**

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.15A, 208V: 0.09A, 240V: 0.08A, 277V 0.07A

**Dimming Driver:**

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

**THD:**

14.21% at 120V, 10.51% at 277V

**Power Factor:**

97.4% at 120V, 95.1% at 277V

**Photocell:**

277V Button photocell included. Photocell is compatible with 208V-277V.

**Compliance**

**UL Listed:**

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

**IESNA LM-79 & LM-80 Testing:**

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

**DLC Listed:**

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.  
DLC Product Code: P0000175J

**Performance**

**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

**LED Characteristics**

**LED:**

Multi-chip, high-output, long-life LED

**Color Consistency:**

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

**Color Stability:**

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

**Color Uniformity:**

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

**Construction**

**Maximum Ambient Temperature:**

Suitable for use in up to 40°C (104°F)

## Technical Specifications (continued)

### Construction

#### Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

#### Thermal Management:

Superior heat sinking with external Air-Flow fins

#### Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

#### Reflector:

Semi-specular, vacuum-metallized polycarbonate

#### Gaskets:

High-temperature silicone gaskets

#### Housing:

Die-cast aluminum housing, lens frame and mounting arm

#### Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

#### Green Technology:

Mercury and UV free. RoHS-compliant components.

#### Other

#### Equivalency:

Equivalent to 100W Metal Halide

#### Patents:

The design of WPLED18 is protected by US patent D608,040, Canada patent 138280, and China patent CN301649064S

#### Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

#### Replacement:

Replaces 150W Metal Halide

#### Buy American Act Compliance:

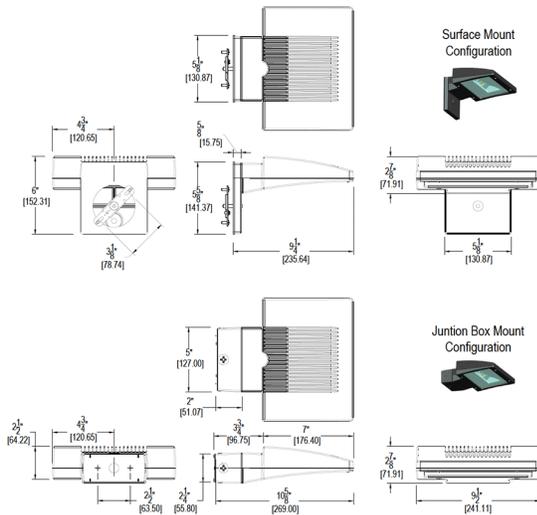
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

#### Optical

#### BUG Rating:

B1 U0 G0

## Dimensions



## Features

- Ultra-high efficiency LED 18 Watt wall pack
- Replaces 100W Metal Halide Wall packs
- 100,000-Hour LED Lifespan
- 5-Year, No-Compromise Warranty

## Ordering Matrix

| Family | Wattage  | Color Temp  | Finish                      | Emergency Battery Backup  | Options  | Other Options                           |
|--------|----------|---|-----------------------------|---|--|---|
| WPLED  | 18       | Y   |                             |   | /PC2   |   |
|        | 18 = 18W | Blank = 5000K Cool<br>N = 4000K Neutral<br>Y = 3000K Warm | Blank = Bronze<br>W = White | Blank = No Battery Backup<br>/E = Standard Battery Backup<br>/EC = Battery Backup with Cold Start | Blank = No Option<br>/PCS = 120V Swivel Photocell<br>/PC = 120V Button Photocell<br>/PC2 = 277V Button Photocell | Blank = Standard<br>USA = BAA Compliant |

## DESCRIPTION

The Prevail™ LED pole and fixture combination makes selection and installation of poles and fixtures simple. Included is the die-cast Prevail area, site and roadway luminaire with standard mounting arm, square straight steel pole, anchor bolts, base cover, template and hardware. Stock configurations are available in single and dual fixture combinations. The Prevail luminaire delivers a new level of versatility and value in patent pending, architectural design that delivers energy savings greater than 85% and replaces 150-450W metal halide fixtures. The Prevail fixture and pole combo is ideal for general area/site lighting applications.

## SPECIFICATION FEATURES

### Construction

Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing in dark bronze polyester powder paint. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31).

### Optics

Available in Type III and IV distributions with lumen packages ranging from 7,000 to 20,000 nominal lumens. Light engine configurations consist of 1 or 2 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/50,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

### Electrical

Available in 120-277V 50/60Hz. 10kV/10kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C.

### Mounting

The versatile, patent pending, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting.

|                    |  |             |  |
|--------------------|--|-------------|--|
| <b>Catalog #</b>   |  | <b>Type</b> |  |
| <b>Project</b>     |  |             |  |
| <b>Comments</b>    |  | <b>Date</b> |  |
| <b>Prepared by</b> |  |             |  |

### Pole

Shaft is one-piece construction ASTM A500 grade "B" steel, shot blasted and finished in dark bronze polyester powder coat. Anchor base is fabricated from ASTM grade steel. ASTM A366 steel full base cover is provided to enclose base plate and anchor bolts. Anchor bolts are per ASTM A576 with two nuts, two flat washers, and one lock washer. Hardware and threaded portion of bolt are hot dip galvanized. 3" hook for 3/4" bolt. 4" hook for 1" bolt.

### Finish

Housing and cast parts finished in five-stage super TGIC polyester bronze powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.

### Warranty

Five-year warranty.

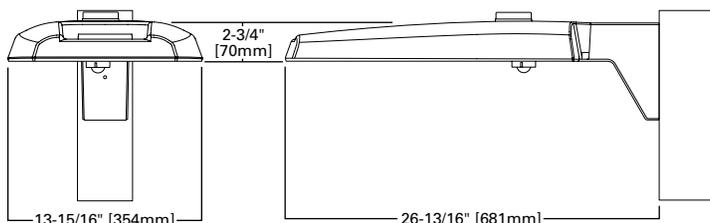


## PFPRV PREVAIL POLE AND FIXTURE COMBO

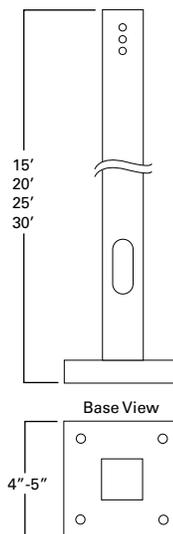
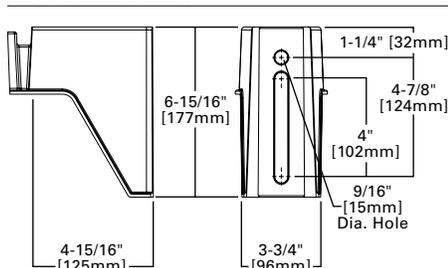
LED

POLE AND FIXTURE COMBO

## DIMENSIONS



## POLE MOUNT ARM



## CERTIFICATION DATA

UL and cUL Wet Location Listed  
IP66-Rated  
3G Vibration Rated  
ISO 9001

## ENERGY DATA

**Electronic LED Driver**  
0.9 Power Factor  
<20% Total Harmonic Distortion  
120-277V/50 and 60Hz,  
347V/60Hz, 480V/60Hz  
-40°C Minimum Temperature Rating  
+40°C Ambient Temperature Rating

## EPA

**Effective Projected Area (Sq. Ft.): 0.75**  
(1 fixture)

## SHIPPING DATA

**Approximate Net Weight:**  
20lbs. [9.09 kgs.] (1 fixture)

**CONTROL OPTIONS**

**0-10V (D)**

This fixture is offered standard with 0-10V dimming wire leads for use with a lighting control panel or other control method.

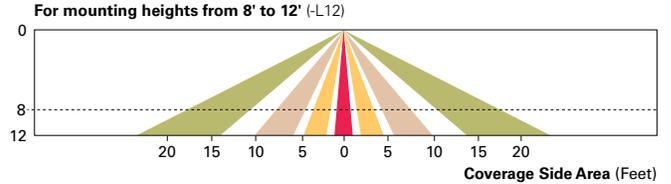
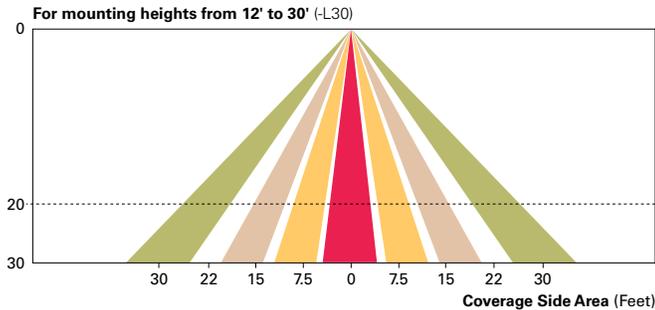
**Photocontrol (PER and PER7)**

Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

**Dimming Occupancy Sensor (MSP/DIM-LXX)**

These sensors are factory installed in the luminaire housing. When a sensor for dimming operation (/DIM) is selected, the luminaire will dim down to approximately 50 percent power after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output.

These occupancy sensors include an integral photocell that can be activated or inactivated with the programming remote / configuration tool for "dusk-to-dawn" control or "daylight harvesting". Note: For MSP sensors, the factory preset is ON (Enabled). The programming remote / tool is a wireless tool that can be utilized to change the dimming level, time delay, sensitivity and other parameters. A variety of sensor lenses are available to optimized the coverage pattern for mounting heights from 8'-30'.



**POWER AND LUMENS**

| Light Engine             |            | C15      | C25      | C40      | C60      |
|--------------------------|------------|----------|----------|----------|----------|
| Nominal Power (Watts)    |            | 52W      | 96W      | 131W     | 153W     |
| Input Current @ 120V (A) |            | 0.43     | 0.80     | 1.09     | 1.32     |
| Input Current @ 277V (A) |            | 0.19     | 0.35     | 0.48     | 0.57     |
| Type III                 | Lumens     | 7,111    | 13,183   | 17,144   | 20,050   |
|                          | BUG Rating | B1-U0-G2 | B2-U0-G3 | B3-U0-G4 | B3-U0-G4 |
| Type IV                  | Lumens     | 7,088    | 13,140   | 17,087   | 19,984   |
|                          | BUG Rating | B1-U0-G3 | B2-U0-G4 | B2-U0-G4 | B3-U0-G5 |

**LUMEN MAINTENANCE**

| Ambient Temperature | TM-21 Lumen Maintenance (50,000 Hours) | Theoretical L70 (Hours) |
|---------------------|--|-------------------------|
| 25°C                | > 91.30%                               | > 194,000               |
| 40°C                | > 87.59%                               | > 134,000               |

**LUMEN MULTIPLIER**

| Ambient Temperature | Lumen Multiplier |
|---------------------|------------------|
| 10°C                | 1.02             |
| 15°C                | 1.01             |
| 25°C                | 1.00             |
| 40°C                | 0.99             |

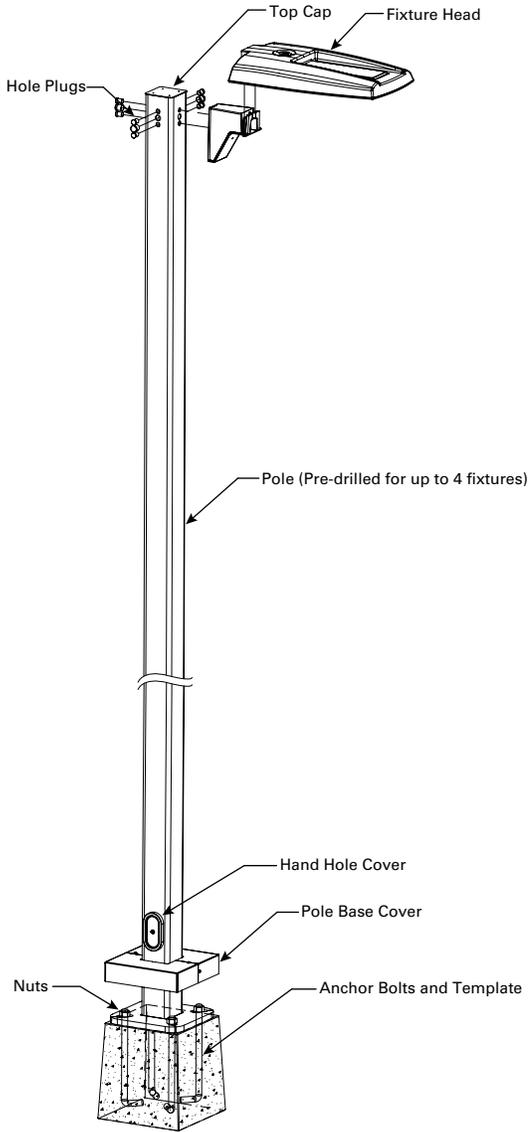
**ORDERING INFORMATION**

Sample Number: PFPRV-1-C25-T3-15-N/AB

| Series 1,2                           | Number of Fixtures       | Light Engine  | Distribution              | Pole Height                          | Maximum Wind Zone (MPH)   | Options (Add as Suffix)  | Accessories (Order Separately) |
|--------------------------------------|--------------------------|---|---------------------------|--------------------------------------|---------------------------|--|--------------------------------|
| PFPRV=Prevail Pole and Fixture Combo | 1=1<br>2=2<br>3=3<br>4=4 | C15=(1 LED) 7,100 Nominal Lumens<br>C25=(2 LED) 13,100 Nominal Lumens<br>C40=(2 LED) 17,100 Nominal Lumens<br>C60=(2 LED) 20,000 Nominal Lumens | T3=Type III<br>T4=Type IV | 15=15'<br>20=20'<br>25=25'<br>30=30' | Blank=80<br>9=90<br>0=100 | N/AB=No Anchor Bolts (Used when ordered separately)<br>HSS=House Side Shield 3<br>MSP/DIM-L12=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height<br>MSP/DIM-L30=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height<br>PER=NEMA 3PIN Twistlock Photocontrol Receptacle 4<br>PER7=NEMA 7PIN Twistlock Photocontrol Receptacle 4 | HS/VERD=House Side Shield 3    |

NOTES: 1 4000K CCT, standard bronze, 120-277V, 0-10V dimming. 2 Standard mount arm included with fixture. Supplied with straight steel shaft, anchor bolts, template, base cover and hardware. 3 HSS not available with C60 lumen package. Ordered as an option, it will come factory-installed. Ordered as a field-installable accessory, must order quantity one per optic/LED. 4 Not available with MSP options.

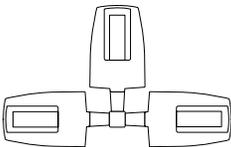
**PREVAIL POLE AND FIXTURE COMBO**

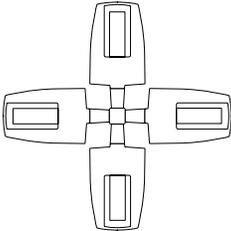


**INCLUDED POLE REFERENCE TABLES**

| 1 Fixture (EPA= 0.75)   |                    | Wind Zone (MPH)          |                          |     |
|---|--------------------|--------------------------|--------------------------|-----|
|  | Pole Height (Feet) | 80                       | 90                       | 100 |
|   | 15                 | SSS4A15SFM4 <sup>1</sup> |                          |     |
|   | 20                 | SSS4A20SFM4 <sup>1</sup> |                          |     |
|   | 25                 | SSS4A25SFM4 <sup>1</sup> | SSS5A25SFM4 <sup>2</sup> |     |
|   | 30                 | SSS5A30SFM4 <sup>2</sup> | SSS5M30SFM4 <sup>2</sup> |     |

| 2 Fixtures (EPA= 1.50)  |                    | Wind Zone (MPH)          |                          |     |
|---|--------------------|--------------------------|--------------------------|-----|
|  | Pole Height (Feet) | 80                       | 90                       | 100 |
|   | 15                 | SSS4A15SFM4 <sup>1</sup> |                          |     |
|   | 20                 | SSS4A20SFM4 <sup>1</sup> |                          |     |
|   | 25                 | SSS4A25SFM4 <sup>1</sup> | SSS5A25SFM4 <sup>2</sup> |     |
|   | 30                 | SSS5A30SFM4 <sup>2</sup> | SSS5M30SFM4 <sup>2</sup> |     |

| 3 Fixtures (EPA= 2.25)   |                    | Wind Zone (MPH)          |                          |     |
|--|--------------------|--------------------------|--------------------------|-----|
|  | Pole Height (Feet) | 80                       | 90                       | 100 |
|  | 15                 | SSS4A15SFM4 <sup>1</sup> |                          |     |
|  | 20                 | SSS4A20SFM4 <sup>1</sup> |                          |     |
|  | 25                 | SSS4A25SFM4 <sup>1</sup> | SSS5A25SFM4 <sup>2</sup> |     |
|  | 30                 | SSS5A30SFM4 <sup>2</sup> | SSS5M30SFM4 <sup>2</sup> |     |

| 4 Fixtures (EPA= 3.00)  |                    | Wind Zone (MPH)          |                          |     |
|---|--------------------|--------------------------|--------------------------|-----|
|  | Pole Height (Feet) | 80                       | 90                       | 100 |
|   | 15                 | SSS4A15SFM4 <sup>1</sup> |                          |     |
|   | 20                 | SSS4A20SFM4 <sup>1</sup> |                          |     |
|   | 25                 | SSS4A25SFM4 <sup>1</sup> | SSS5A25SFM4 <sup>2</sup> |     |
|   | 30                 | SSS5A30SFM4 <sup>2</sup> | SSS5M30SFM4 <sup>2</sup> |     |

**NOTES:**  
 1. Uses hardware kit POLSSHDWC4FCHHP.  
 2. Uses hardware kit POLSSHDWC5FCHHP.

# LED LAMP

## SPECIFICATIONS

Turn up the comfort dial in any space with the Feit Electric SL30-15/FIL 30 Ft String Lights. These S14 String Light Bulbs give off a warm amber glow that creates the perfect atmosphere for gazebos, patios, pergolas and any other outdoor area where you can see gatherings and get together's enhanced by a soft white glow. These String Lights are made with commercial-strength, heavy duty 16/3 cord that is built to withstand extreme temperatures and harsh environments making it the perfect lighting solution year round. Each 30-Foot String light set includes 15 light sockets which are distanced 2 feet apart with 15 decorative clear LED bulbs and 2 Spare Bulbs. The String-light set is designed to allow the entire chain to stay lit even if one bulb goes out. Choose a dependable energy efficient lighting solution set that's simple to install and easy to extend up to 72 sets end to end safely to illuminate your space making it the next outdoor destination.

### 30 Foot String Lights

SL30-15/FIL



### Features

- Adds a cozy touch to backyards, patios and porches
- Durable weatherproof build for year-round outdoor lighting
- Linkable up to 72 sets
- Commercial-grade 18/2 cord
- 15,000 Hour Life Span / 13.7 Years
- Ideal for String lights

String lights  
to utilize 6  
Watt bulbs

|                            |                           |                             |                    |
|----------------------------|---------------------------|-----------------------------|--------------------|
| <b>Brightness (Lumens)</b> | <b>Watts</b>              | <b>Wattage Equiv.</b>       | <b>Color Temp.</b> |
|                            | 15                        | 165                         | 2200 ()            |
| <b>Annual Energy Cost</b>  | <b>Life Hours / Years</b> | <b>Energy Efficiency</b>    | <b>Voltage</b>     |
| \$1.81*                    | 15000 / 13.6*             | 90.9%                       | 120                |
| <b>CRI</b>                 | <b>Shape</b>              | <b>Base</b>                 | <b>Finish</b>      |
|                            | S14                       | E26                         |                    |
| <b>Dimmable</b>            | <b>Beam Angle</b>         | <b>MOL / Diameter (in.)</b> | <b>Location</b>    |
|                            |                           | 30 / 5.9                    | Damp               |

\* Estimated based on 3 hrs/day. Costs depends on rates and use





**From:** [Steven Andrews](#)  
**To:** [Jessica Reid](#)  
**Subject:** RE: Del Taco  
**Date:** Thursday, March 10, 2022 2:49:55 PM  
**Attachments:** [image001.png](#)

---

Good afternoon Jessica,  
Yes I can, Del Taco will indeed be at 1035.  
Let me know if there is anything else I can help with!  
Thank you!  
Steven Andrews

**erstad ARCHITECTS**

310 N 5<sup>th</sup> Street  
Boise, ID 83702  
208.639.5816 direct / 208.331.9031 office  
[steven@erstadarchitects.com](mailto:steven@erstadarchitects.com)

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**From:** Jessica Reid  
**Sent:** Thursday, March 10, 2022 2:01 PM  
**To:** Steven Andrews  
**Subject:** Del Taco  
**Importance:** High

Good Afternoon Steven,  
I completing my review of the Del Taco Design Review application & came across a potential issue. According to my records, a Lot Line Adjustment (LLA) has been approved between 1097 & 1035 N Jacksonmill Avenue, not a Lot Split. Per these records, 1097 will decrease to approx. 0.65-acres & 1035 will increase to 1.72-acres, with Del Taco being constructed on 1035 N Jacksonmill Avenue. Could you please confirm the address for Del Taco?  
Thanks!

## Jessica Reid

Planner I  
751 W 4<sup>th</sup> Street • Kuna, ID 83634  
[jreid@kunaid.gov](mailto:jreid@kunaid.gov) • Ph: (208) 387-7731



**From:** [Mike Fratusco](#)  
**To:** [Jessica Reid](#)  
**Subject:** RE: 22-03-DR Del Taco Agency Transmittal  
**Date:** Friday, March 11, 2022 11:36:55 AM  
**Attachments:** [image001.png](#)

---

I have no issues with this.

---

**From:** Jessica Reid <jreid@kunaid.gov>  
**Sent:** Friday, March 11, 2022 11:28 AM  
**To:** Catherine Feistner <cfeistner@kunaid.gov>; Brady Barroso <bbarroso@kunaid.gov>; Mike Fratusco <mfratusco@adacounty.id.gov>; TJ Lawrence <tlawrence@kunafire.com>; Scott FCCNWI <scott@fccnwi.com>; 'Chad Gordon' <chad.gordon@jmsanitation.com>; ACHD <planningreview@achdidaho.org>; 'Sarah Arjona' <Sarah.Arjona@itd.idaho.gov>  
**Cc:** Doug Hanson <dhanson@kunaid.gov>; Paul Stevens <PStevens@kunaid.gov>; Morgan Treasure <mtreasure@kunaid.gov>  
**Subject:** [EXTERNAL] 22-03-DR Del Taco Agency Transmittal

**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.

March 10, 2022

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

|                               |   |
|-------------------------------|---|
| <b>FILE NUMBER:</b>           | 22-03-DR (Design Review) Del Taco   |
| <b>PROJECT DESCRIPTION</b>    | Erstad Architects request Design Review approval for an approx. 2,022 drive-thru restaurant, associated parking lot & landscaping. The subject site is located 1035 N Jacksonmill Ave (APN: R0539771360); Township 2N, Range 1 East, Section 19.<br><br><b>*Please Note:</b> A Lot Line Adjustment for 1097 & 1035 N Jacksonmill Ave was approved by Kuna City Council March 1, 2022; 1035 N Jacksonmill Ave will increase in size by approx. 0.54-acres. |
| <b>SITE LOCATION</b>          | 1035 N Jacksonmill Avenue<br>Kuna, ID 83634   |
| <b>REPRESENTATIVE</b>         | Steven Andrews<br><a href="mailto:steven@erstadarchitects.com">steven@erstadarchitects.com</a>  |
| <b>SCHEDULED HEARING DATE</b> | Tuesday, <b>April 12, 2022</b> at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4 <sup>th</sup> Street, Kuna, ID 83634  |
| <b>STAFF CONTACT</b>          | Jessica Reid<br>208.387.7731<br><a href="mailto:jreid@kunaid.gov">jreid@kunaid.gov</a>  |

*Per Kuna City Code 5-4, Design Reviews do not require formal noticing, however, there are potential impacts on which your agency may wish to comment. Please provide comments within 15 days; if more time is needed, please inform our offices. We would appreciate any information as to how this action would affect the service(s) your agency provides.* The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th

Street, Kuna, ID 83634. If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, including their email address. If your agency needs additional time for review, please let our office know ASAP.

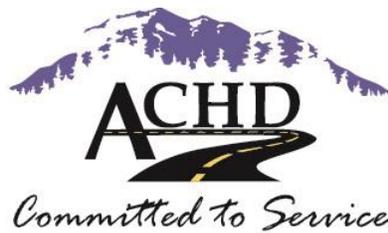
*Jessica Reid*

Planner I

751 W 4<sup>th</sup> Street • Kuna, ID 83634

[jreid@kunaid.gov](mailto:jreid@kunaid.gov) • Ph: (208) 387-7731





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Mary May, President  
Alexis Pickering, Vice-President  
Jim D. Hansen, 2<sup>nd</sup> Vice President  
Kent Goldthorpe, Commissioner  
Dave McKinney, Commissioner

March 15, 2022

To: Erstad Architects  
Steven Andrews  
310 N 5<sup>th</sup> St.  
Boise, ID 83702

Subject: KUNA22-0005/ 22-03-DR  
1035 N Jacksonmill Ave  
Del Taco

The Ada County Highway District (ACHD) has reviewed the submitted application for the application referenced above and has determined that there are no improvements required to the adjacent street(s).

The applicant shall be required to:

1. Pay a traffic impact fee. If applicable, a traffic impact fee may be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency. This is a separate review process and it is the applicant's responsibility to submit plans directly to ACHD.
2. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.
3. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.).

## Traffic Information

This development is estimated to generate 945 additional vehicle trips per day; and 67 additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 11<sup>th</sup> edition.

Condition of Area Roadways:

*Traffic Count is based on Vehicles per hour (VPH)*

| Roadway          | Frontage | Functional Classification |
|------------------|----------|---------------------------|
| Meridian Rd      | 0-feet   | Principal Arterial        |
| Jackson Mill Ave | 215-feet | Local                     |

\* Acceptable level of service for a five-lane principal arterial is "E" (1,780 VPH).

Average Daily Traffic Count (VDT):

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

- There are no current average daily traffic counts for Meridian Rd (in Kuna) and Jackson Mill Ave.

If you have any questions, please feel free to contact me at (208) 387-6329.

Sincerely,



Carbella Loise Medina  
Planning Review Intern  
Development Services

cc: City of Kuna – Jessica Reid  
Ryan Erstad

## 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, 7203.6, 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.

**From:** [Chad Gordon](#)  
**To:** [Jessica Reid](#)  
**Subject:** Re: 22-03-DR Del Taco Agency Transmittal  
**Date:** Tuesday, March 15, 2022 5:11:45 PM  
**Attachments:** [image001.png](#)

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Jessica,

The only things I see is the bollards in the trash enclosure need to be moved back to 1' off the wall giving the more usable space in the enclosure, as well as core drill holes to pin the gates in the open position. If you have any other questions let me know.

Thanks,

On Fri, Mar 11, 2022 at 11:28 AM Jessica Reid <[jreid@kunaid.gov](mailto:jreid@kunaid.gov)> wrote:  
March 10, 2022

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

|                               |   |
|-------------------------------|---|
| <b>FILE NUMBER:</b>           | 22-03-DR (Design Review) Del Taco   |
| <b>PROJECT DESCRIPTION</b>    | Erstad Architects request Design Review approval for an approx. 2,022 drive-thru restaurant, associated parking lot & landscaping. The subject site is located 1035 N Jacksonmill Ave (APN: R0539771360); Township 2N, Range 1 East, Section 19.<br><br><b>*Please Note:</b> A Lot Line Adjustment for 1097 & 1035 N Jacksonmill Ave was approved by Kuna City Council March 1, 2022; 1035 N Jacksonmill Ave will increase in size by approx. 0.54-acres. |
| <b>SITE LOCATION</b>          | 1035 N Jacksonmill Avenue<br><br>Kuna, ID 83634   |
| <b>REPRESENTATIVE</b>         | Steven Andrews<br><a href="mailto:steven@erstadarchitects.com">steven@erstadarchitects.com</a>  |
| <b>SCHEDULED HEARING DATE</b> | Tuesday, <b>April 12, 2022</b> at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4 <sup>th</sup> Street, Kuna, ID 83634  |
| <b>STAFF CONTACT</b>          | Jessica Reid<br><br>208.387.7731<br><br><a href="mailto:jreid@kunaid.gov">jreid@kunaid.gov</a>  |

*Per Kuna City Code 5-4, Design Reviews do not require formal noticing, however, there are potential impacts on which your agency may wish to comment. Please provide comments within 15 days; if more time is needed, please inform our offices. We would appreciate any information as to how this action would affect the service(s) your agency provides.* The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, including their email address. If your agency needs additional time for review, please let our

office know ASAP.

*Jessica Reid*

Planner I

751 W 4<sup>th</sup> Street • Kuna, ID 83634

[jreid@kunaid.gov](mailto:jreid@kunaid.gov) • Ph: (208) 387-7731



--



Chad J. Gordon  
J&M Sanitation Inc.  
Office # (208) 922-3313  
Fax # (208) 922-4033  
Cell # (208) 941-6371  
E-mail : [chad.gordon@jmsanitation.com](mailto:chad.gordon@jmsanitation.com)



CITY OF KUNA  
P.O. BOX 13  
KUNA, ID 83634  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

Catherine Feistner, E.I.T.  
Assistant Kuna City Engineer

Brady Barroso  
Engineering Technician I

## DESIGN REVIEW MEMORANDUM

**To:** Doug Hanson - Planning and Zoning Director  
**From:** Brady Barroso - Engineering Technician I  
Catherine Feistner - Assistant City Engineer  
**Date:** 6 April 2022  
**RE:** Public Works Comments  
Del Taco – 22-03-DR (Design Review)

---

The Del Taco property, 22-03-DR, design review request dated 10 March 2022 has been reviewed. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received by [PWoffice@kunaid.gov](mailto:PWoffice@kunaid.gov).

Public Works staff must review the civil site plan prior to applying for a building permit. After the applicant incorporates any comments from Public Works staff, Public Works Staff can support this design review.

Comments may be expanded or refined in connection with the future land-use actions.

### 1) Inspection & Fees

- a) Public Works utility connection fees will need to be paid. Additional costs may be incurred at the time of the building permit dependent on a fixture count analysis.
- 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 Kuna Rural Fire District's fees are available on their website. *Payment is due and payable prior to the pre-construction meeting.*

### 2) General

- a) Provide a utility site layout to the Public Works Department prior to applying for a building permit.
- b) Sufficient fire access is required per Kuna Rural Fire District (KRFD).
- c) Provide engineering certification on all final engineering drawings as applicable.
- d) City's building official must review and approve all building plans.
- e) Fire suppression must be shown and approved by Kuna Rural Fire District (KRFD). Additional fire flow and/or a sprinkler connection may be required to provide adequate fire suppression.

### **3) Right-of-Way**

- a) The Design Review does not affect existing Right-of-Way.

### **4) Sanitary Sewer Connection**

- a) This project has previously reserved capacity in the Danskin Lift Station basin.
- b) Provide a utility site layout to Public Works Department showing the location of the additional sewer service. The closest possible connection to sewer is located on the west side of this property.
- c) All sewer infrastructure must meet or exceed City of Kuna requirements.
- d) Sewer connection fees apply to each facility.

### **5) Potable Water Connection**

- a) Provide a utility site layout to Public Works Department showing the location of the additional water service. The closest possible connection to water is located on the east side of this property.
- b) The KRFD Deputy Fire Marshal, or KRFD representative, must approve fire access to the project before, during, and after construction.
- c) Fire suppression shall be approved by KRFD.
- d) All water infrastructure must meet or exceed City of Kuna requirements.
- e) Water connection fees apply to each facility.

### **6) Pressurized Irrigation**

- a) Provide a utility site layout to Public Works Department showing the location of the additional pressure irrigation service. The closest possible connection to pressurized irrigation is located on the west side of this property.
- b) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
- c) All pressurized irrigation infrastructure must meet or exceed City of Kuna requirements.
- d) Pressurized irrigation connection fees apply to each facility.

### **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) 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.
- d) 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. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

- e) 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.

**8) As-Built Drawings**

- a) As-built (record) 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) *Correct and verified as-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

**9) Exhibits**

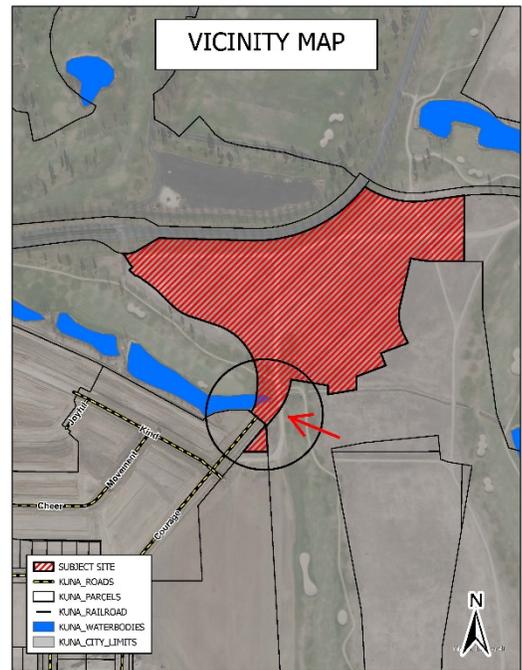
- a) No maps are included to support Public Works comments.

**BEFORE THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATION OF ) Case No. 22-06-DR (DESIGN REVIEW)  
 )  
**FALCON CREST HOLDINGS LLC** )  
 )  
 For a Design Review of the Falcon Crest ) **STAFF REPORT FOR THE**  
 Pressurized Irrigation Pump House and ) **FALCON CREST PRESSURIZED**  
 associated landscaping. ) **IRRIGATION PUMP HOUSE**  
 ) **DESIGN REVIEW 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. Commission’s Proposed Decision



**I  
EXHIBIT LIST**

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

**1.1 Exhibits:**

| <i>DESCRIPTION OF EVIDENCE</i> |                            | Withdrawn | Refused | Admitted |
|--------------------------------|----------------------------|-----------|---------|----------|
| <b>1.1</b>                     | Staff Report               |           |         | X        |
| <b>2.1</b>                     | P&Z Application Coversheet |           |         | X        |
| <b>2.2</b>                     | Design Review Application  |           |         | X        |
| <b>2.3</b>                     | Narrative                  |           |         | X        |

|             |                                   |  |  |   |
|-------------|-----------------------------------|--|--|---|
| <b>2.4</b>  | Aerial Map                        |  |  | X |
| <b>2.5</b>  | Warranty Deed & Legal Description |  |  | X |
| <b>2.6</b>  | Affidavit of Legal Interest       |  |  | X |
| <b>2.7</b>  | Elevations & Details              |  |  | X |
| <b>2.8</b>  | Site Plan                         |  |  | X |
| <b>2.10</b> | Landscape Plan                    |  |  | X |
| <b>2.11</b> | Pump Details                      |  |  | X |
| <b>2.12</b> | Public Works Memo                 |  |  | X |

## II PROCESS AND NOTICING

**2.1** In accordance with Kuna City Code (KCC) 5-3-2: Official Schedule of District Regulations, Footnote No. 7, a Public Service Facility is subject to Design Review. In accordance with Kuna City Code 5-4, all proposed development within the Design Overlay District, are required to submit an application for review by the Planning and Zoning Commission. As a Public Meeting item, this action requires no formal public noticing.

### **2.2 Notifications**

- 2.2.1** Completeness Letter: March 09, 2022
- 2.2.2** Agency Notifications: March 09, 2022
- 2.2.3** Agenda: April 12, 2022

## III APPLICANTS REQUEST

**3.1** Conger Group, on behalf of Falcon Crest Holdings, LLC, requests Design Review approval for an approximately 722 square foot pump house and associated landscaping; the structure will house pumps for the Falcon Crest community's private Pressurized Irrigation system. The pump house is proposed to be located east of the golf course Hole No. 5 tee (APN: S1422244200); the subject site is zoned R-12 (High Density Residential), Section 22, Township 2 North, Range 1 East.

## IV GENERAL PROJECT FACTS

### **4.1 Site History**

**4.1.1** The subject site is within the Falcon Crest Master Planned Community and is currently zoned R-12 (High Density Residential). The subject site been developed as part of the golf course for some time, has an average bedrock depth of greater than 20 – 40 inches, and an average slope of 1.5 – 2.9%.

### **4.2 Surrounding Land Uses**

|              |      |  |
|--------------|------|--|
| <b>North</b> | R-6  | Medium Density Residential – Kuna City |
|              | R-12 | High Density Residential – Kuna City   |
| <b>South</b> | R-12 | High Density Residential – Kuna City   |
| <b>East</b>  | R-6  | Medium Density Residential – Kuna City |
| <b>West</b>  | R-6  | Medium Density Residential – Kuna City |

**4.3 Parcel Size, Current Zoning and Parcel Number**

- 4.3.1 15.2 acres
- 4.3.3 R-12 (High Density Residential)
- 4.3.4 S1422244200

**4.4 Services**

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

**4.5 Existing Structures, Vegetation, and Natural Features**

- 4.5.1 The area of subject site on which the pump house resides contains no structures and contains typical sod found on a golf course.

**4.6 Environmental Issues**

- 4.6.1 Staff is not aware of any environmental issues, health or safety conflicts at this time.

**4.7 Comprehensive Plan Future Land Use Map**

- 4.7.1 The Future Land Use Map (FLUM) identifies the subject site as Mixed Use; staff views this proposed Design Review request to be consistent with the subject sites current zone, R-12 (High Density Residential) as the Falcon Crest Master Planned Community meets Mixed-Use requirements.

**4.8 Agency Responses**

| Agency       | Exhibit No. |
|--------------|-------------|
| Public Works |             |

**V  
TRANSPORTATION AND CONNECTIVITY**

- 5.1 The subject site is accessed via a cart path which takes ingress/egress from Courage Lane. A paved drive then exits the cart path and provides direct access to the pump house.

**VI  
STAFF ANALYSIS**

- 6.1 The proposed 722 square foot pump house elevations include faux board formed concrete veneer in a distressed Gray, and hardie board in Amazing Gray, over CMU blocks. An obscured window is set into the North and South elevations while a 2-foot by 2-foot vent is to be installed near the bottom of the East elevation and a double metal door on the West elevation offers access to the interior. The proposed pump house has a standing seam metal roof, with an access hatch, in Dark Gray.

Proposed landscaping for the site is composed of sod, shrubs, grasses and perennials. A planting area is proposed immediately adjacent to the pump house which will contain shrubs and bark

mulch. Moving north of the pump house, a meandering strip of land separating the two (2) irrigation ponds, is proposed to contain 1 – 3-ton boulders, planting areas and water slots. To the east of the pump house is another planting area with additional shrubs and bark mulch; to the west is the 5<sup>th</sup> hole tee. Staff views the proposed landscaping to be generally compliant with KCC 5-17.

Public Works staff has previously reviewed the proposed pumps and has coordinated the necessary requirements with the Applicant; per Exhibit 2.12, Public Works is in support of the application.

Upon complete review, staff finds the application generally complies with Title 5 of Kuna City Code; Comprehensive Plan Future Land Use Map (FLUM); and Idaho Code. Staff would recommend the Planning and Zoning Commission Approve Case No. 22-06-DR, with the Applicant being subject to the recommended Conditions of Approval listed in Section VIII (8) of this report.

## 6.2 Applicable Standards

- 6.2.1 City of Kuna Zoning Ordinance, Title 5
- 6.2.2 City of Kuna Comprehensive Plan FLUM
- 6.2.3 Idaho Code, Title 67, Chapter 65 – Local Land Use Planning Act

## VII PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 22-06-DR (Design Review), including the Comprehensive Plan, Kuna City Code, Staff’s Memorandums, exhibits and discussion at the public meeting; the Kuna Planning and Zoning Commission hereby **Approves/Denies** the Findings of Fact and Conclusions of Law, and Conditions of Approval for Case No. 22-06-DR, a request from Conger Group, on behalf of Falcon Crest Holdings, LLC, for an approximately 722 square foot pump house and associated landscaping; the structure will house pumps for the Falcon Crest community’s private Pressurized Irrigation system. The pump house is proposed to be located east of the golf course Hole No. 5 tee (APN: S1422244200); the subject site is zoned R-12 (High Density Residential).

*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 The contents of the proposed Design Review application **does/does not** contain all of the necessary requirements as listed in KCC 5-4-9: Design Review Application Required.

**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 listed in Kuna City Code Title 5.*

- 7.2 Based on the evidence contained in Case No. 22-06-DR, the building design, including building mass, proportion of the building, relationship of exterior materials, and relationship of openings in the building, this proposal generally **does/does not** comply with Kuna City Code.

**Staff Finding:** *Review by Staff and the Commission of the proposed Design Review confirms the proposed building is appropriate for the subject site.*

- 7.3 Based on the evidence contained in Case No. 22-06-DR, this proposal **does/does not** generally comply with the Comprehensive Plan.

*The Comprehensive Plan designates the future land use designation of the proposed subject site as Mixed Use and the subject site is currently zoned R-12 (High Density Residential); based upon the various zones and uses of the Falcon Crest Master Planned Community, staff finds this request complies with the Comprehensive Plan.*

**7.4** The overall proposed project *is/is not* appropriate for the proposed site selection.

*Staff Finding: Upon review, staff finds the proposed project is an appropriate fit for the intended use.*

**7.5** The orientation of the building and its site design *does/does not* minimize the impact on adjacent properties.

*Staff Finding: The buildings placement and orientation, building façade and colors, landscaping all provide adequate mitigation of the impact on adjacent properties and uses.*

## **VIII COMMISSIONS ORDER OF DECISION**

*Note: The motion is for the Approval, Conditional Approval, or Denial of the Design Review application. However, if the Planning and Zoning Commission wishes to Approve/Deny specific parts of the requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report, Case File, and discussion at the public meeting, the Planning and Zoning Commission of Kuna, Idaho (acting as Design Review Committee), hereby **Approves/Conditionally Approves/Denies** Case No. 22-06-DR (Design Review), a request from Conger Group, on behalf of Falcon Crest Holdings, LLC, for an approximately 722 square foot pump house and associated landscaping; the structure will house pumps for the Falcon Crest community's private Pressurized Irrigation system. The pump house is proposed to be located east of the golf course Hole No. 5 tee (APN: S1422244200); the subject site is zoned R-12 (High Density Residential), subject to the following Conditions of Approval:

**8.1** The Applicant shall follow all requirements for pressurized irrigation connections, and all other requirements of the Kuna Public Works Department. Potable/drinking water shall not be used for irrigation purposes per Kuna City Code 6-4-2(B)(9).

**8.2** The Applicant shall obtain written approval of the construction plans from the agencies noted below; the approval may be either on agency letterhead referring to the approved use, or may be written or stamped upon a copy of the approved plans. All site improvements are prohibited prior to approval of these agencies and the issuance of a building permit:

- a. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received approval of the Civil Plan.
- b. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Kuna Rural Fire District is required.
- c. The city shall approve any modifications to proposed irrigation system appurtenance.
- d. Approval from Ada County Highway District (impact fees), if any, shall be paid *prior to issuance* of building permits.

- 8.3 Developer/Owner/Applicant shall provide engineering certification on all final engineering drawings, as applicable.
- 8.4 Developer/Owner/Applicant shall provide civil drawings to Public Works *prior* to construction or Building Permit application.
- 8.5 On-site stormwater retention shall be reviewed in conjunction with this Design Review and Applicant/Developer shall be required to provide a stormwater disposal and treatment plan which accounts for increased on-site storm water runoff volumes; detailed drawings of drainage and treatment facilities with supporting calculations for review and approval.
- 8.6 If applicable, Fire Suppression shall be shown on all plans and approved by the Kuna Rural Fire District (KRFD).
- 8.7 The Kuna Rural Fire District, or KRFD representative, must approve fire access to the project before, during, and after construction.
- 8.8 Developer/Owner/Applicant shall 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.
- 8.9 The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all Conditions of development as approved by the Planning and Zoning Commission, or seek amending them through the Design Review process.
- 8.10 All required landscaping shall be permanently maintained in healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three (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.
- 8.11 Landscaping shall not be placed within 10 feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities, and must honor all vision triangles.
- 8.12 As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the Applicants Engineer.
- 8.13 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 12-inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout the seasons.
- 8.14 Developer/Owner/Applicant is hereby notified of Kuna's working hours. Construction of any kind shall only be conducted between 7:00 AM to 11:00 PM; noises and other public nuisances and/or distractions outside of this time frame are subject to lawful penalties.
- 8.15 Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
- 8.16 Developer/Owner/Applicant shall comply with all local, state and federal laws.

**DATED** this 12<sup>th</sup> day of April, 2022.



# Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



**\*\*Office Use Only\*\***

**File No.(s):** 22-06-DR

**Project Name:** Falcon Crest PI Pump Station

**Date Received:** 03.01.2022

**Date Accepted as Complete:** 03.09.2022

Type of review requested (check all that apply):

|                                     |                                |                          |                              |
|-------------------------------------|--------------------------------|--------------------------|------------------------------|
| <input type="checkbox"/>            | Annexation & Zoning            | <input type="checkbox"/> | Appeal                       |
| <input type="checkbox"/>            | Comp. Plan Map Amendment       | <input type="checkbox"/> | Combination Pre & Final Plat |
| <input checked="" type="checkbox"/> | Design Review                  | <input type="checkbox"/> | Development Agreement        |
| <input type="checkbox"/>            | Final Planned Unit Development | <input type="checkbox"/> | Final Plat                   |
| <input type="checkbox"/>            | Lot Line Adjustment            | <input type="checkbox"/> | Lot Split                    |
| <input type="checkbox"/>            | Ordinance Amendment            | <input type="checkbox"/> | Planned Unit Development     |
| <input type="checkbox"/>            | Preliminary Plat               | <input type="checkbox"/> | Rezone                       |
| <input type="checkbox"/>            | Special Use Permit             | <input type="checkbox"/> | Temporary Business           |
| <input type="checkbox"/>            | Vacation                       | <input type="checkbox"/> | Variance                     |

**Owner of Record**

Name: Falcon Crest Holdings LLC

Address: 1673 Shoreline Drive, Suite 200, Boise, Idaho 83702

Phone: 208-939-6263 Email: tjeffers@m3companiesllc.com

**Applicant (Developer) Information**

Name: Conger Group - Dianne Jossis

Address: 4824 W. Fairview Ave., Boise Idaho 83706

Phone: 208-272-0510 Email: djossis@congergroup.com

**Engineer/Representative Information**

Name: Maxey Tookey Architects LLP - Chuck Tookey

Address: 1104 E. Washington Street, Boise, Idaho 83712

Phone: 208-871-8158 Email: chuck@maxey-tookey.com

**Subject Property Information**

Site Address: S. Courage Lane

Nearest Major Cross Streets: S. Courage Lane / Tiercel Drive / Cloverdale Road

Parcel No.(s): S1422244200

Section, Township, Range: 2N 1E 22

Property Size: 15.19 Acres

Current Land Use: Residential Proposed Land Use: Residential

Current Zoning: R-12 Proposed Zoning: No Change

**Project Description**

Project Name: Falcon Crest Subdivision

General Description of Project: Add building structure over the irrigation pump and pipes for maintenance and protection from elements and security.

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: Walls, Gates, Mailbox structures, Ponds, water features

**Residential Project Summary (If Applicable)**

Are there existing buildings? YES NO

If YES, please describe: Not in this area

Will any existing buildings remain? YES NO

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

No. of Common Lots: na No. of Other Lots: na

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

Single-Family  Townhomes  Duplexes  Multi-Family  
 Other: \_\_\_\_\_

Minimum square footage of structure(s): Pump Building Structure - 740 sf

Gross Density (Dwelling Units ÷ Total Acreage): na

Net Density (Dwelling Units ÷ Total Acreage not including Roads): na

Percentage of Open Space provided: na Acreage of Open Space: na

Type of Open Space provided (i.e. public, common, landscaping): Park and Common Space within community

**Non-Residential Project Summary (If Applicable)**

Number of building lots: \_\_\_\_\_ 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.):

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Applicant Signature: Dianne Jossis Date: 3.1.2022

*By signing, you are confirming you have provided all required items listed on this application.*

**Upon completion of this form, please email to [pzapplications@kunaid.gov](mailto:pzapplications@kunaid.gov). A link will be provided to you for application attachments to be uploaded to the cloud.**

# DESIGN REVIEW APPLICATION

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



**\*\*Office Use Only\*\***

**Case No(s):** 22-06-DR

**Project Name:** Falcon Crest PI Pump Station

**Date of Pre-Application Meeting:** Valid for three (3) months, unless otherwise determined by Staff

**Date Received:** 03.01.2022

**Date Accepted as Complete:** 03.09.2022

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 (digital documents preferred):**

- 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: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Applicant Information**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Engineer/Representative**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Property Information**

Address: \_\_\_\_\_

Parcel No(s): \_\_\_\_\_

Closest Major Cross Streets: \_\_\_\_\_

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Dimension of property: \_\_\_\_\_

3. Current land use(s): \_\_\_\_\_

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

North: \_\_\_\_\_ South: \_\_\_\_\_

East: \_\_\_\_\_ West: \_\_\_\_\_

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

6. Number and use(s) of all structures: \_\_\_\_\_

7. Building Height: \_\_\_\_\_

8. Number of Stories: \_\_\_\_\_

*(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:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Exterior Building Materials and Colors

| Material   | Color  |
|--|--|
| <b>Roof:</b>   |  |
| <b>Walls: (include percentage of wall coverage of each material)</b> | Painted Hardie Board 20%<br>Faux Board Form Concrete 74% |
| <b>% of Wood Application:</b>  |  |
| <b>% EIFS: (Exterior Insulation Finish System)</b>                   |  |
| <b>% Masonry:</b>  | 0%   |
| <b>% Face Block:</b>   |  |
| <b>% Stucco:</b>   |  |
| <b>Other:</b>  |  |
| <b>Windows/Doors:</b>  | Obscure Window 1%/ Double Door 3%                        |
| <b>Soffits and Fascia:</b>   | Painted Steel Fascia 1%                                  |
| <b>Trim, etc.:</b>   | Metal 1%   |

### Mechanical Units

Please identify mechanical unit(s) size and placement: na

---

Proposed screening method? na

---

### Trash Enclosures

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

---

### 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? \_\_\_\_\_

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

---

### Fencing

Is there any existing fencing that will remain? YES NO

If Yes, what is the fencing material, size and location? na

---

What is the fencing material for all new fencing? na

## FALCON CREST PUMP STATION

### EXTERIOR FINISH SCHEDULE

|               |   |
|---------------|---|
| METAL ROOF    | TREASURE VALLEY STEEL - STANDING SEAM METAL - COLOR: DARK GREY  |
| WINDOWS       | OBSCURE FIXED WINDOWS 6'0" X 1'8"   |
| BODY          | FAUX BOARD FORMED CONCRETE - VENEER: CORONADO STONE, WOODSTONE,ROUGH CUT, DEADWOOD. TIGHT JOINTS WITH MATCHING GROUT. |
| METAL FASCIA  | PAINTED STEEL FASCIA PRIMED AND PAINTED SW7061 NIGHT OWL  |
| HM DOOR FRAME | HOLLOW CORE METAL DOOR FRAME PRIMED AND PAINTED SW7061 NIGHT OWL  |
| EXTERIOR DOOR | HOLLOW CORE METAL DOOR PRIMED AND PAINTED SW7061 NIGHT OWL  |
| VENT          | AIR VENT 2'0" X 2'0" COLOR: DARK GREY   |

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

**Building Coverage**

|   |    |                 |
|---|----|-----------------|
| <b>% of site devoted to building coverage?</b>                              |    |                 |
| <b>% of site devoted to landscaping? (Include landscaped rights-of-way)</b> | na | Square Footage: |
| <b>% of site that is hard surface? (paving, driveways, walkways)</b>        | na | Square Footage: |
| <b>% of site devoted to other uses:</b>                                     | na | Describe:       |

**Landscaping**

Please provide dimensions of landscaped areas within public rights-of-way: na

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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.)  
na

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**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: na

---

What is the proposed method of screening? na

---

**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: na

---

**Parking**

Total number of parking spaces? na Dimensions? na  
 Total number of ADA accessible spaces? na Dimensions? na

Total number of compact spaces (8' x 17')? na

**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: na Rear: na Side: na Side: na

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: Dianne Jossis Date: 3.1.2022

**Additional Information**

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

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---

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---

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2/15/2022

City of Kuna  
Planning & Zoning  
P O Box 13  
Kuna, Idaho 83634

RE: Falcon Crest – Pump Station Building  
Design Review Request

Hello,

On behalf of M3 Companies LLC and their affiliates, Conger Group is submitting the attached design review application for the Falcon Crest – Pump Station Building.

Attached for your review and favorable consideration is the P & Z application and Design Review application along with supporting documents.

This project is located near S. Courage Lane south of Tiercel Drive and East of Cloverdale Road on the Golf Course.

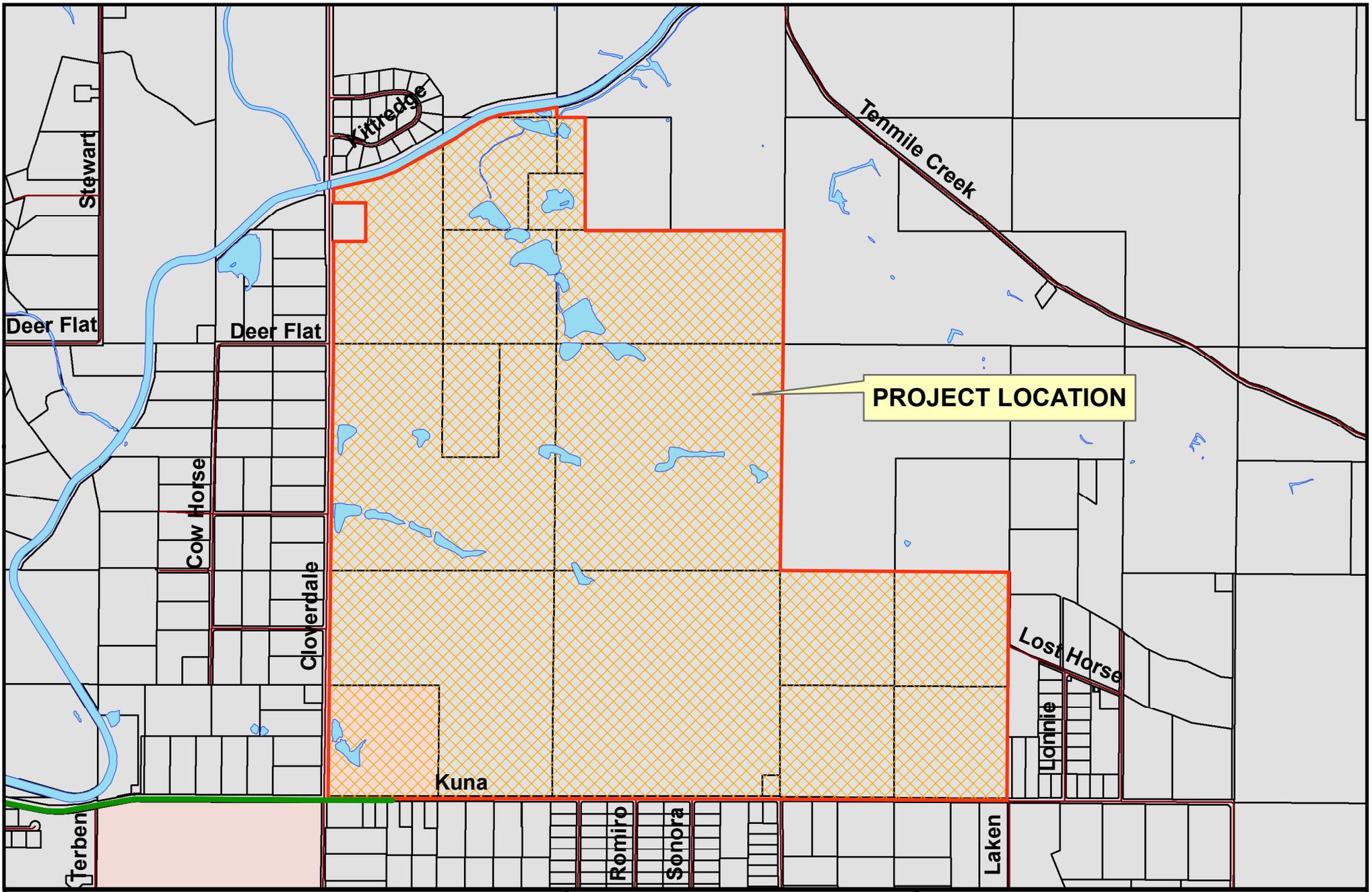
This pressure irrigation pump station will supply the irrigation water to the community. The building is being constructed as an amenity as well as a structure to protect the pump and pipes for maintenance and security from nature's elements. This structure will be built on the South side of the two amenity ponds just South of the clubhouse area on the golf course.

For design and planning purposes, our design team held City Agency Neighborhood meetings to develop the design of this community. We have a thoughtfully designed residential and golf community using public and private areas to provide a diversity to the neighborhood. Homeowners will have access to onsite amenities such as parks, golf course, clubhouse, pool and playground areas.

Please review the attached application and supporting documents for approval.

Thank you,

*Dianne Jossis*  
Project Manager



**FALCON CREST SUBDIVISION  
PLANNED UNIT DEVELOPMENT  
KUNA, IDAHO**

1 inch = 1,500 feet

**VICINITY MAP**

**J-U-B ENGINEERS, INC.**  
250 S Beechwood Ave, Ste 201  
Boise, ID 83709-0944

Phone: 208-376-7330  
Fax: 208-323-9336  
www.jub.com



ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

ADA COUNTY RECORDER Phil McGrane  
BOISE IDAHO Pgs=5 LISA BATT  
FIRST AMERICAN TITLE INSURANCE COMPANY

2019-014374  
02/22/2019 01:44 PM  
\$15.00

After Recording  
Return to:

The M3 Companies  
4222 E. Camelback Road #H100  
Phoenix, AZ 85018

FOR RECORDING INFORMATION

#3194333/JMC

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, **Falcon Crest, LLC**, an Idaho limited liability company, also shown as Falcon Crest, L.L.C., an Idaho limited liability company, the GRANTOR, does hereby grant, bargain, sell and convey unto **Falcon Crest Holdings, LLC**, an Arizona limited liability company, the GRANTEE, whose address is 4222 E. Camelback Road, Suite H100, Phoenix, Arizona 85018, the real property located in Ada County, State of Idaho, as more particularly described on Exhibit A and incorporated herein by reference, together with all rights, titles, and interests appurtenant thereto (collectively, the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B hereto, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Exceptions").

Reserving unto Grantor and its successors and assigns a right of ingress and egress access and utility service across all of the Property. At such time as a public right-of-way for ingress and egress access and utility service consistent with the development as contemplated in the Development Agreement with the City of Kuna applicable to the Property is dedicated on the Property and available for use, such right of access and utility service shall terminate as to the area encompassed by such public right-of-way. Rights of access and utility service outside of such public right-of-way shall terminate upon recording of a permanent first priority easement providing for the same. In the event Grantee has not completed construction of a road and easement on the Property sufficient to provide contemplated access and utilities to Grantor's property and dedicated it to public use on or before December 31, 2021, Grantor shall have the right, in its discretion, to construct and dedicate to public use the contemplated road and utilities.

TO HAVE AND TO HOLD said Property, with its appurtenances unto Grantee, and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor, Grantor's heirs, legal representatives and assigns to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by or through Grantor but not otherwise, subject to the Permitted Exceptions.

Dated this 22 day of February, 2019.

GRANTOR:

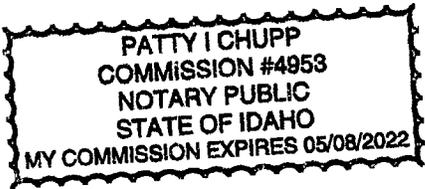
FALCON CREST, LLC,  
an Idaho limited liability company

By: T Cook  
Name: Terry Cook  
Its: Manager

STATE OF IDAHO )  
 ) ss.  
County of Ada )

On this 22<sup>nd</sup> day of February 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared TERRY COOK, known or identified to me to be the MANAGER of Falcon Crest, LLC, the limited liability company that executed the within and foregoing instrument, or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

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



Patty I Chupp  
Notary Public for Idaho  
Residing at: Boise, Idaho  
My commission expires: 5/8/22

EXHIBIT A  
LEGAL DESCRIPTION



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

FALCON CREST SUBDIVISION  
4.8-ACRE RIGHT-OF-WAY PARCEL  
LEGAL DESCRIPTION

That portion of the Northwest Quarter of Section 22, Township 2 North, Range 1 East, Boise Meridian, in the City of Kuna, Ada County Idaho, particularly described as follows:

Commencing at the southwest corner of said Section 22, from which the south quarter corner of said Section 22 bears S 89°57'42" E, 2660.56 feet; Thence, along the south line of said Section 22, S 89°57'42" E, 48.00 feet; Thence, departing from said south line and along the easterly right-of-way line of South Cloverdale Road as described in that Warranty Deed to the Ada County Highway District recorded under Instrument No. 108003131, Ada County Records, N 00° 42' 47" E, 2651.04 feet to the south line of the Northwest Quarter of said Section 22; Thence, continuing along said easterly right-of-way line, N 00° 42' 27" E, 757.32 feet to the POINT OF BEGINNING;

Thence, continuing along said easterly right-of-way line, N 00° 42' 27" E, 384.37 feet;  
Thence, departing from said easterly right-of-way line and along the following twenty-six (26) courses:  
Thence, S 55° 00' 22" E, 79.02 feet;  
Thence, S 00° 42' 27" W, 110.67 feet;  
Thence, S 70° 31' 04" E, 122.39 feet;  
Thence, N 89° 39' 10" E, 499.02 feet;  
Thence, N 85° 11' 37" E, 439.58 feet;  
Thence, S 87° 07' 43" E, 153.39 feet;  
Thence, S 61° 33' 48" E, 66.95 feet;  
Thence, S 88° 28' 15" E, 389.26 feet to the beginning of a curve;  
Thence, along said curve to the left an arc length of 526.86 feet, having a radius of 525.00 feet, a central angle of 57° 29' 57", a chord bearing of N 62° 46' 47" E and a chord length of 505.03 feet;  
Thence, S 55° 58' 12" E, 50.00 feet;  
Thence, S 34° 53' 58" W, 17.48 feet;  
Thence, S 36° 38' 43" W, 17.52 feet to the beginning of a non-tangent curve;  
Thence, along said curve to the right an arc length of 542.04 feet, having a radius of 575.00 feet, a central angle of 54° 00' 41", a chord bearing of S 64° 31' 25" W and a chord length of 522.19 feet;  
Thence, N 88° 28' 15" W, 387.06 feet;  
Thence, S 59° 25' 35" W, 106.49 feet to the beginning of a curve;



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Thence, along said curve to the right an arc length of 117.72 feet, having a radius of 95.00 feet, a central angle of 71° 00' 04", a chord bearing of N 85° 04' 23" W and a chord length of 110.34 feet to the beginning of a non-tangent curve;

Thence, along said curve to the left an arc length of 123.41 feet, having a radius of 150.00 feet, a central angle of 47° 08' 18", a chord bearing of N 73° 08' 30" W and a chord length of 119.96 feet;

Thence, S 83° 17' 21" W, 157.87 feet;

Thence, S 82° 09' 46" W, 59.00 feet to the beginning of a non-tangent curve;

Thence, along said curve to the right an arc length of 170.91 feet, having a radius of 866.37 feet, a central angle of 11° 18' 10", a chord bearing of S 86° 28' 15" W and a chord length of 170.63 feet;

Thence, N 87° 52' 40" W, 226.76 feet to the beginning of a non-tangent curve;

Thence, along said curve to the left an arc length of 77.37 feet, having a radius of 3163.99 feet, a central angle of 01° 24' 04", a chord bearing of N 89° 06' 59" W and a chord length of 77.37 feet;

Thence, S 89° 35' 11" W, 65.91 feet;

Thence, S 01° 00' 37" E, 70.50 feet;

Thence, N 84° 15' 41" W, 198.62 feet;

Thence, S 52° 53' 25" W, 81.84 feet to the POINT OF BEGINNING.

The above-described parcel of land contains 4.80 acres, more or less.

Robert L. Kazarinoff, PLS



02/19/2019

Page 2 of 2  
 Falcon Crest Subdivision / 4.8-Acre Right-of-Way Parcel  
 Legal Description

**EXHIBIT B**  
**PERMITTED EXCEPTIONS**

1. Easement, including terms and provisions contained therein:  
Recording Information: 747177  
In Favor of: Robert A. Wolske  
For: 20 feet water transportation ditch  
  
Assignment of Contract and Easement, recorded July 14, 1981, as Instrument No. 8130956, Records of Ada County, Idaho.  
  
Assignment of Contract and Easement, recorded April 20, 1999, as Instrument No. 99038484, Records of Ada County, Idaho.
2. Easement, including terms and provisions contained therein:  
Recording Information: 107043265  
In Favor of: Idaho Power Company  
For: public utilities
3. Unrecorded leaseholds, if any, rights of vendors and security agreement on personal property and rights of tenants, and secured parties to remove trade fixtures at the expiration of the term.
4. Any off-record facts, encumbrances, easements or possessory claims, a survey or inspection would disclose.











# ABBREVIATIONS

|  |                |
|--|----------------|
| ADDITION                               | ADD            |
| ADHESIVE                               | ADH            |
| ADJUST                                 | ADJ            |
| ACOUSTIC TILE CEILING                  | AC             |
| ALIGNMENT                              | ALIGN          |
| ALIGNMENT                              | ALIGN          |
| ANCHOR BOLT                            | AB             |
| AND                                    | &              |
| ANGLE                                  | ANG            |
| APPROVED                               | APRD           |
| APPROXIMATE                            | APPROX         |
| ARCHITECTURE                           | ARCH           |
| AT                                     | @              |
| ABOVE FINISHED FLOOR                   | AFF            |
| BEAM                                   | BM             |
| BLOCKING                               | BLK            |
| BOARD                                  | BD             |
| BOTTOM                                 | BOT            |
| BUILDING                               | BLDG           |
| BEARING                                | BRS            |
| CARPET                                 | C              |
| CEILING                                | CL             |
| CEILING HEIGHT                         | CLH            |
| CENTER                                 | CTR            |
| CENTERLINE                             | CL             |
| CERAMIC TILE                           | CT             |
| CLEAR                                  | CLR            |
| CONCRETE                               | CONC           |
| CONCRETE MASONRY UNIT                  | CMU            |
| CONTRACTION JOINT                      | CONJ           |
| CONTINUOUS                             | CONT           |
| CONTRACTOR FURNISHED-INSTALLED         | CF-I           |
| CONSTRUCTION JOINT                     | CJ             |
| DIAMETER                               | Ø DIA, DIA     |
| DOOR                                   | DR             |
| DOUBLE                                 | DBL            |
| DOWN                                   | DN             |
| DRINKING FOUNTAIN                      | DF             |
| ELEVATION                              | ELEV           |
| EQUAL                                  | EQ             |
| EQUIPMENT                              | EQUIP OR EQUIP |
| EXISTING                               | EXIST          |
| EXPANSION JOINT                        | EXP JT         |
| EXPOSED                                | EXP            |
| EXTERIOR                               | EXT            |
| FACE OF                                | FO             |
| FACTORY FINISH                         | FF             |
| FINISH                                 | FIN            |
| FINISH FLOOR                           | FIN FL, FF     |
| FINISH GRADE                           | FIN GR, FG     |
| FIRE EXTINGUISHER CABINET              | F.E.C.         |
| FLOOR                                  | FL             |
| FLOOR DRAIN                            | FD             |
| FOOTING                                | FTG            |
| FOUNDATION                             | FO             |
| GAGE (GAUGE)                           | GA             |
| GALVANIZE                              | GAALV          |
| Gypsum BOARD                           | GWB, GYP BD    |
| GLASS                                  | GL             |
| HANDICAP                               | HC             |
| HARDWARE                               | HDW            |
| HORIZONTAL                             | HOR, HORIZ     |
| HOLLOW METAL                           | HM             |
| INCLUDE                                | INCL           |
| INSULATION                             | INSUL          |
| ISOLATION JOINT                        | IJ             |
| INTERIOR                               | INT            |
| JOINT                                  | JT             |
| LONG LEG VERTICAL                      | LLV            |
| MACHINE BOLT                           | MB             |
| MANHOLE                                | MH             |
| MANUFACTURE                            | MFR            |
| MASONRY OPENING                        | MO             |
| MATERIAL                               | MAT            |
| METAL BUILDING SYSTEM                  | MBMS           |
| METAL BUILDING SYSTEMS MANUFACTURER    | MBMSM          |
| METAL                                  | MTL            |
| MISCELLANEOUS                          | MISC           |
| NOT IN CONTRACT                        | NIC            |
| NOT TO SCALE                           | NTS            |
| NUMBER                                 | NO.            |
| ON CENTER                              | O/C, OC        |
| OPENING                                | OPNG           |
| OVERHEAD                               | OH             |
| OWNER FURNISHED AND INSTALLED          | OF-OI          |
| OWNER FURNISHED - CONTRACTOR INSTALLED | OF-CI          |
| PAINT                                  | P              |
| PAIR                                   | PR             |
| PLATE                                  | PLT            |
| PLYWOOD                                | PLYUD          |
| PORTLAND CEMENT CONCRETE               | P.C.C.         |
| PRECAST CONCRETE                       | PC             |
| QUANTITY                               | QTY            |
| RADIUS                                 | R OR RAD       |
| REFERENCE                              | REF            |
| REINFORCING                            | REINF          |
| REQUIRED                               | REQ'D          |
| ROOF DRAIN                             | RD             |
| ROOM                                   | R OR RM        |
| ROUGH OPENING                          | RO             |
| RUBBER BASE                            | RB             |
| SECTION                                | SEC            |
| SIMILAR                                | SM             |
| STAIN AND VARNISH                      | SV             |
| STEEL                                  | STL            |
| STRUCTURAL                             | STR OR STRL    |
| TYPICAL                                | TYP            |
| TEMPERED GLAZING                       | T              |
| UNLESS NOTED OTHERWISE                 | UNO.           |
| VERTICAL                               | VERT           |
| VESTIBULE                              | VEST           |
| VINYL COMPOSITION TILE                 | VCT            |
| VINYL WALL COVERING                    | VWC            |
| WANSCOT                                | UN             |
| WIDE, WIDTH                            | W              |
| WOOD BASE                              | WB             |
| WIRE GLASS                             | WG             |

NOTE: REFER TO ARCHITECTURAL, CIVIL, MECHANICAL AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

# CONSULTANTS

## MECHANICAL ENGINEER

KARTCHNER BEAUCANNON  
1301 FIVE MILE ROAD  
BOISE, IDAHO 83709  
(208) 888-7145

## ELECTRICAL ENGINEER

KARTCHNER BEAUCANNON  
1301 FIVE MILE ROAD  
BOISE, IDAHO 83709  
(208) 888-7145

## STRUCTURAL ENGINEER

HARRISON ENGINEERING  
14041 CROSSVIEW LANE  
CALDWELL, IDAHO 83607  
(208) 888-7107

# GENERAL NOTES

1. ALL WORK WILL COMPLY WITH ALL APPLICABLE CODES. THIS INCLUDES BUT NOT LIMITED TO:

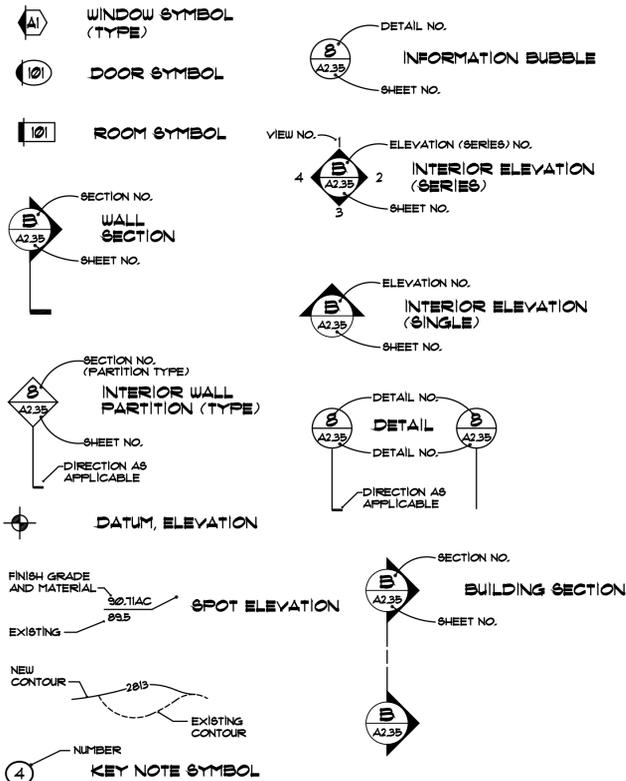
- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- 2017 IDAHO (UNIFORM) PLUMBING CODE
- 2018 IDAHO FIRE CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2018 INTERNATIONAL RESIDENTIAL CODE
- 2018 FUEL AND GAS CODE
- 2018 MECHANICAL CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE

2. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS ON THE JOB BEFORE PROCEEDING WITH THE WORK. DISCREPANCIES, IF ANY, ARE TO BE REFERRED TO THE ARCHITECT IMMEDIATELY.

3. THE CONTRACTOR WILL COORDINATE ALL TRADES.

# SYMBOLS

(NOTE: ALL SYMBOLS MAY OR MAY NOT BE USED)

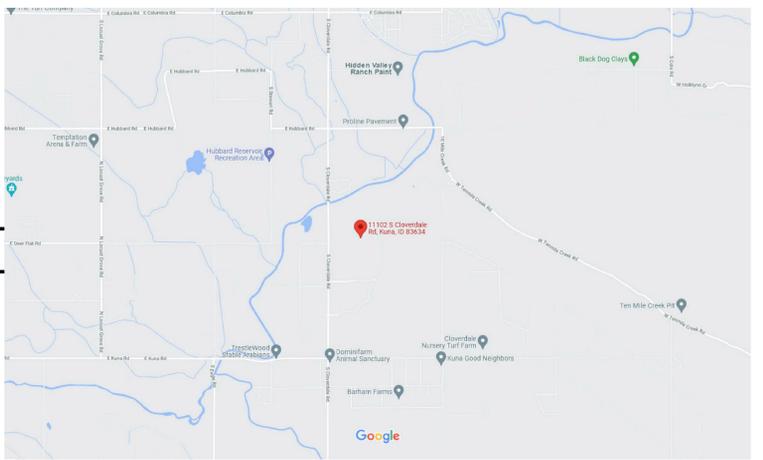


**I.C.C. ANALYSIS**  
WE ARE CLASSIFYING THIS BUILDING UNDER THE I.C.C. SECTION C402.11. LOW ENERGY BUILDINGS  
WE FALL UNDER BUILDINGS WITH A PEAK DESIGN RATE OF ENERGY USAGE LESS THAN 3.4 BTU/H-SQFT.

### CODE ANALYSIS

- BUILDING OCCUPANCY GROUP: I.B.C. CHAPTERS 3 & 4
  - EQUIPMENT ROOM = 51
- GENERAL BUILDING HEIGHTS AND AREA: I.B.C. CHAPTER 5 TABLE 503
 

|                                    |                           |
|------------------------------------|---------------------------|
| ALLOWABLE STORIES / ACTUAL STORIES | ALLOWABLE AREA:           |
| 1. EQUIPMENT ROOM = 2 / 1          | 1. EQUIPMENT ROOM = 9,000 |
- FIRE PROTECTION BUILDING AREA  
TOTAL SQUARE FOOTAGE OF BUILDING = 112 SF.
- TYPE OF CONSTRUCTION: I.B.C. CHAPTER 6
  - EQUIPMENT ROOM = VB
- FIRE PROTECTION: I.B.C. CHAPTER 9
  - EQUIPMENT ROOM = N/A
- MEANS OF EGRESS: I.B.C. CHAPTER 10  
OCCUPANCY LOAD:
  - EQUIPMENT ROOM = 2
- TRAVEL DISTANCE: ALLOWABLE / ACTUAL
  - EQUIPMENT ROOM = 200' / 20'
- MEANS OF EGRESS SIZING (DOORS): ALLOWABLE / ACTUAL
  - EQUIPMENT ROOM = 36 / 36
- MEANS OF EGRESS REQUIRED NUMBER OF EXITS: REQUIRED / ACTUAL
  - EQUIPMENT ROOM = 1 / 1
- FIRE SUPPRESSION SYSTEM: N/A  
FIRE ALARM SYSTEM: N/A



# INDEX OF DRAWINGS

|                      |   |
|----------------------|---|
| <b>GENERAL</b>       |   |
| A0.0                 | TITLE SHEET/GENERAL INFORMATION SHEET, SHEET INDEX                                |
| <b>ARCHITECTURAL</b> |   |
| A1.0                 | FLOOR PLAN, ELEVATIONS, SECTION   |
| A2.0                 | DOOR SCHEDULE, DOOR DETAILS, HATCH DETAILS  |
| <b>STRUCTURAL</b>    |   |
| S1.1                 | FOUNDATION AND FRAMING PLAN   |
| S1.2                 | FRAMING DETAILS   |
| <b>ELECTRICAL</b>    |   |
| E-1                  | ELECTRICAL POWER FLOOR PLAN<br>ELECTRICAL LIGHTING FLOOR PLAN<br>ONE LINE DIAGRAM |



Maxey Tookee Architects L.L.P.  
1104 E WASHINGTON ST  
Boise, Idaho 83712  
PHONE: (208) 871-8158  
http://www.maxey-tookee.com



|            |
|------------|
| REVISIONS: |
|------------|

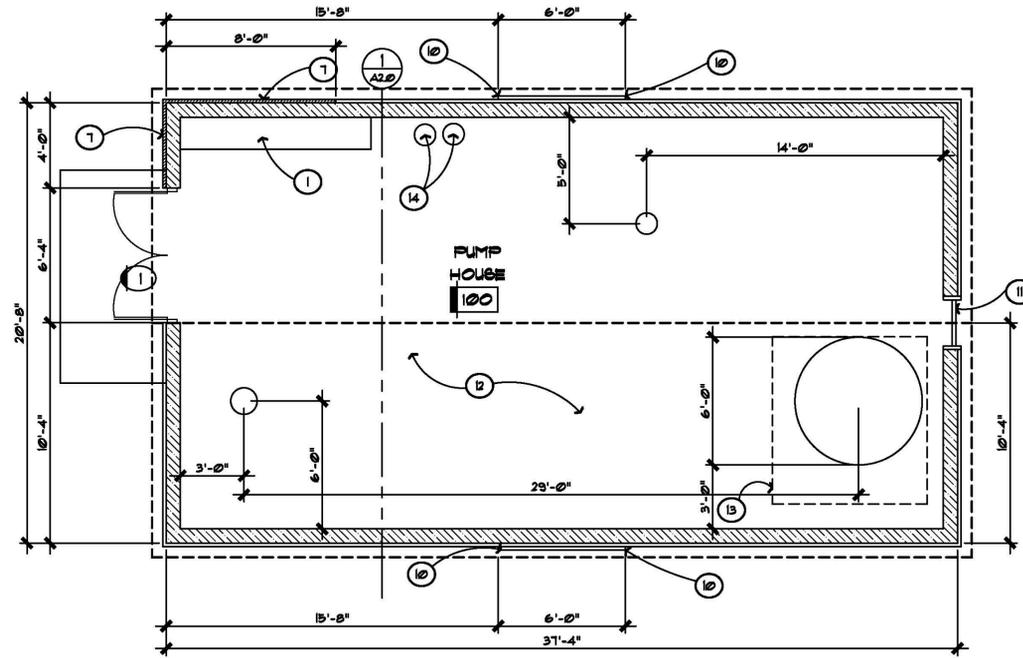
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PUMP HOUSE  
FOR  
FLACON CREST SUBDIVISION  
KUNA, IDAHO

Date: JAN. 10, 2022  
Job No. 2158  
Revised:

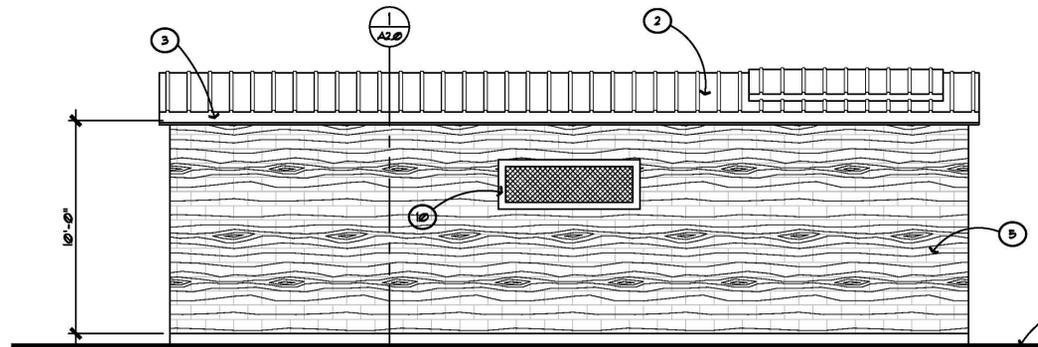
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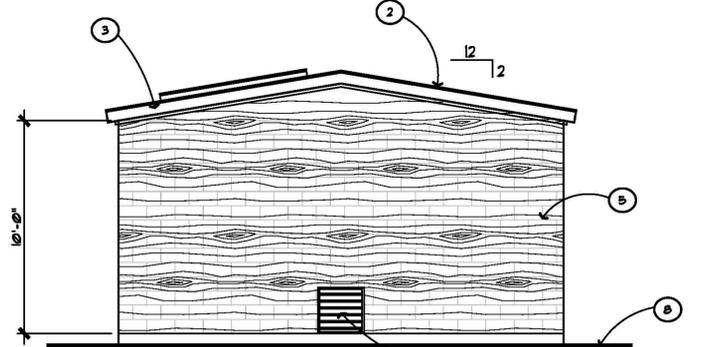


**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

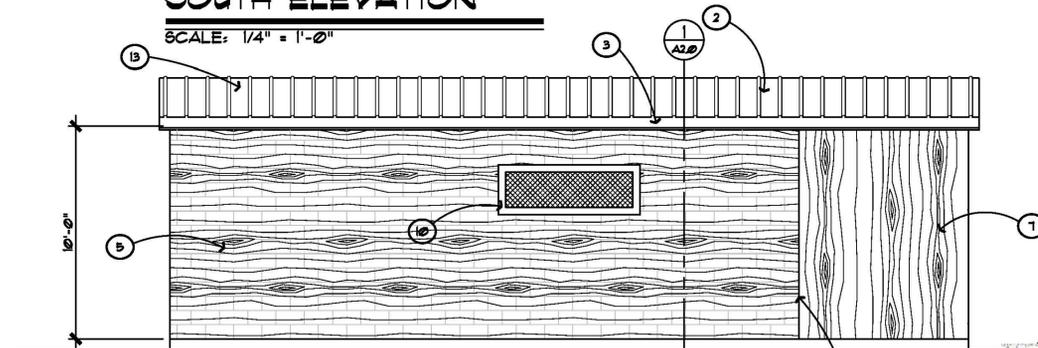
| GENERAL NOTES |   |
|---------------|---|
| 1.            | NOTIFY ARCHITECT IMMEDIATELY IF THERE ARE DISCREPANCIES   |
| 2.            | ALL INTERIOR STUD WALLS TO HAVE SOUND ATTENUATION BLANKET   |
| LEGEND        |   |
|               | 8" CMU WITH HARDIBOARD SIDING EXTERIOR  |
| KEYNOTES      |   |
| 1             | ELECTRICAL PANEL  |
| 2             | STANDING BEAM METAL ROOF WITH RIDGE VENT, MATCH TRIM TREASURE VALLEY STEEL - COLOR: DARK GRAY   |
| 3             | PAINTED STEEL FASCIA PRIMED AND PAINTED SW1061 NIGHT OUL  |
| 4             | STEEL EDGE TRANSITION OVERSIZED SCHLUTER  |
| 5             | FALUX BOARD FORMED CONCRETE: VENEER, CORONADO STONE, WOODSTONE, ROUGHOUT, DEADWOOD TIGHT JOINTS WITH MATCHING GROUT, SQUEEZE GROUT OUT JOINTS WITH STACK PRESSURE, LEAVE SMALL AMOUNT (APPEAR TO BE BOARDFORM CONCRETE) |
| 6             | HOLLOW CORE METAL DOOR PRIMED AND PAINTED: SW1061 NIGHT OUL   |
| 7             | PAINTED HARDIE BOARD: 4/4 BOARD, 3/4" x 1/8" OVERLAP 2" EACH SIDE OF BOARD TYPICAL COLOR: FINISH: RUSTIC GRAIN; PAINTED: SW1044 AMAZING GRAY  |
| 8             | FINISH GRADE  |
| 9             | NOT USED:   |
| 10            | OBSCURE FIXED WINDOW 6'-0" x 1'-8"  |
| 11            | VENT, 2'-0" x 2'-0"   |
| 12            | 4" CONCRETE SLAB  |
| 13            | LOCATION OF ROOF HATCH. SIZE TO BE DETERMINED   |
| 14            | AERATORS  |



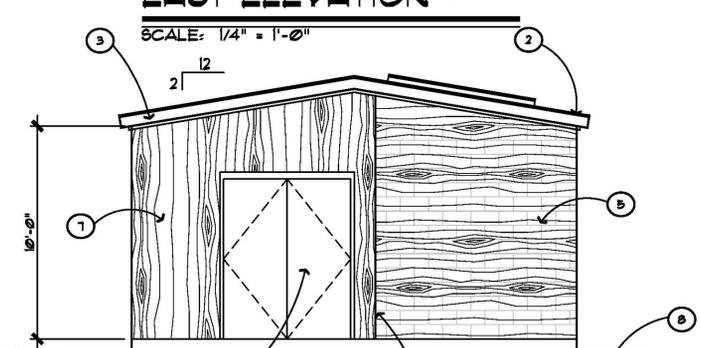
**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



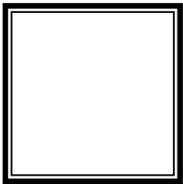
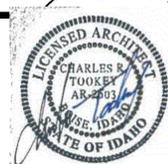
**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



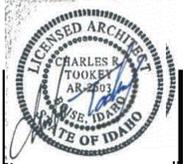
**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



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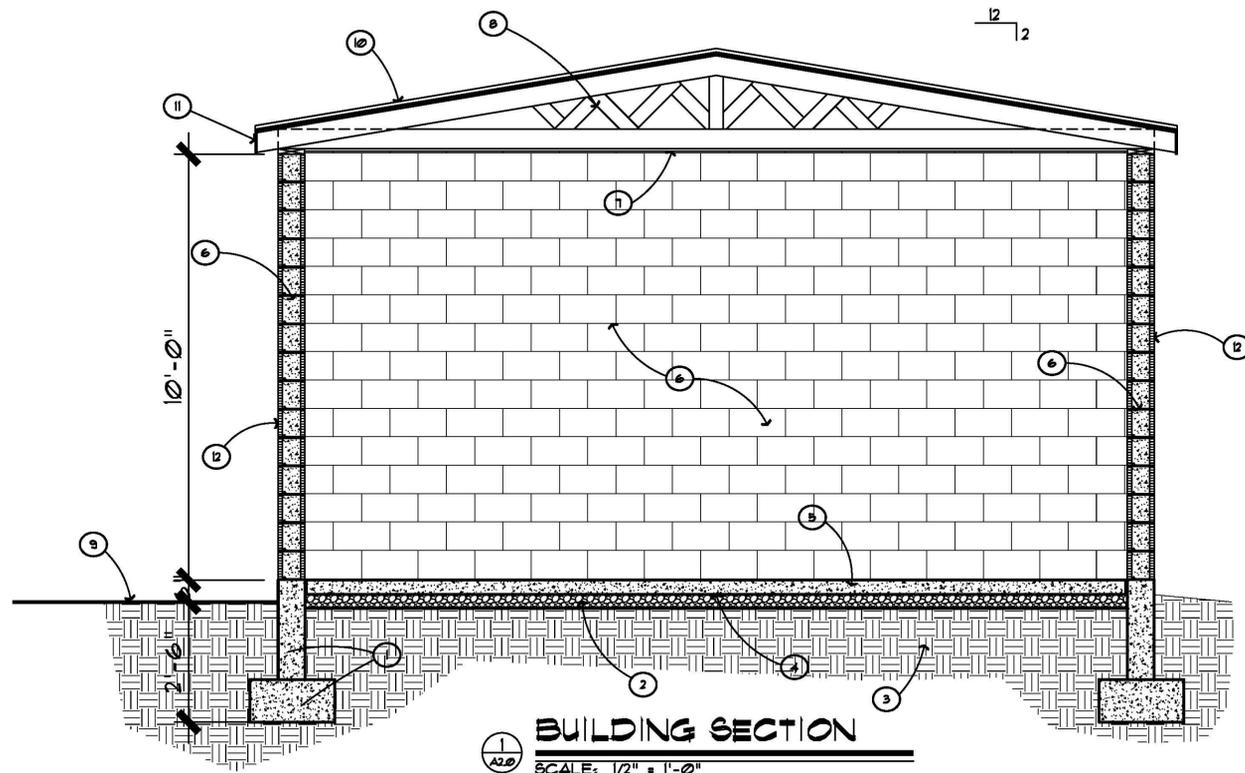
**PUMP HOUSE**  
FOR  
**FLACON CREST SUBDIVISION**  
KLINA, IDAHO

Date: JAN 10, 2022  
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**BUILDING SECTION**  
SCALE: 1/2" = 1'-0"

NOTE: PAINTED HARDIE BOARD: SEE ELEVATIONS FOR LOCATION  
4/4 BOARD, 3/4" x 113" OVERLAP 2" EACH SIDE OF BOARD  
TYPICAL COLOR: FINISH: RUSTIC GRAIN; PAINTED: SW1044  
AMAZING GRAY

| KEYNOTES |  |
|----------|--|
| 1        | CONCRETE FOOTING AND FOUNDATION. SEE STRUCTURAL  |
| 2        | 4" STRUCTURAL FILL   |
| 3        | UNDISTURBED SOIL   |
| 4        | VAPOR BARRIER  |
| 5        | 4" REINFORCED CONCRETE SLAB. SEE STRUCTURAL  |
| 6        | 8" CMU SEE STRUCTURAL  |
| 7        | 5/8" GYPSUM WALLBOARD  |
| 8        | PRE-ENGINEERED WOOD TRUSSES. SEE STRUCTURAL  |
| 9        | FINISH GRADE   |
| 10       | STANDING BEAM METAL ROOF OVER ICE AND WATER SHIELD, OVER 1/2" APA RATED SHEATHING WITH RIDGE VENT, MATCH TRIM TREASURE VALLEY STEEL - COLOR: DARK GRAY   |
| 11       | PAINTED STEEL FASCIA, PRIMED AND PAINTED SW1061 NIGHT OWL  |
| 12       | FAUX BOARD FORMED CONCRETE: SEE ELEVATIONS FOR LOCATION<br>VENEER: CORONADO STONE, WOODSTONE, ROUGH CUT, DEADWOOD.<br>TIGHT JOINTS WITH MATCHING GROUT. SQUEEZE GROUT OUT JOINTS WITH STACK PRESSURE, LEAVE SMALL AMOUNT (APPEAR TO BE BOARDFORM CONCRETE) |

**DOOR SCHEDULE-FOR STORAGE UNITS** SCHEDULE KEY:  
— • NO REQUIREMENTS

| DOOR NO. | OPENING (NORMAL DOOR WIDTH & NORMAL DOOR HEIGHT) | DOOR |           |              |                 |       | FRAME          |        |             |             |                  | HARDWARE GROUP | SIGNAGE | REMARKS | DOOR NO. |              |      |                 |
|----------|--|------|-----------|--------------|-----------------|-------|----------------|--------|-------------|-------------|------------------|----------------|---------|---------|----------|--------------|------|-----------------|
|          |  | TYPE | THICKNESS | CONSTRUCTION | FACING & FINISH | GLASS | RATING (LABEL) | LOUVER | HEAD DETAIL | JAMB DETAIL | THRESHOLD DETAIL |                |         |         |          | CONSTRUCTION | SIZE | FACING & FINISH |
| 101      | (PAIR) 3'-0" x 7'-0"                             | A    | 1-3/4"    | H1           | P               | -     | -              | -      | 1           | 2           | 3                | H1             | F       | P       | -        | -            | -    | 101             |

**DOOR HARDWARE SCHEDULE**

HARDWARE SET NO.: DOOR NO 1

|      |   |                   |     |     |     |
|------|---|-------------------|-----|-----|-----|
| 6 EA | HU HINGE  | 55BH4 4.5X4.5 NRP | 630 | YV  | YV  |
| 2 EA | MANUAL FLUSH BOLT   | FB45B             | 626 |     |     |
| 1 EA | DUST PROOF STRIKE   | DP2               | 626 |     |     |
| 1 EA | VANDL STORETOOL LOCK                                      | ND36PD R40        | 626 | SC  | SC  |
| 2 EA | WALL STOP   | WS406/140TCV      | 630 | YV  | YV  |
| 1 EA | RAIN DRIP   | 142A              | AL  | ZER | ZER |
| 1 EA | SEAL  | 429A              | AL  | ZER | ZER |
| 1 EA | SECURITY ASTRAGAL (INSTALL ON FULL SIDE OF INACTIVE LEAF) | 439P              | 600 | ZER | ZER |
| 2 EA | DOOR SWEEP  | 39A               | AL  | ZER | ZER |
| 1 EA | THRESHOLD   | 655A MSLA-10      | AL  | ZER | ZER |

**ABBREVIATIONS**

(NOT ALL ABBREVIATIONS USED)

|     |                |     |                     |
|-----|----------------|-----|---------------------|
| H1  | HOLLOW METAL   | RFF | FACTORY MILL FINISH |
| FF  | FACTORY FINISH | F   | FACTORY             |
| FIN | FINISH         |     |                     |
| MAT | MATERIAL       |     |                     |

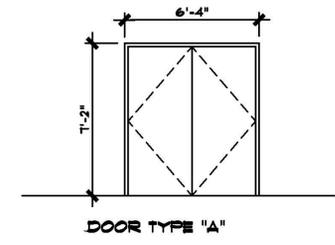
**ROUGH OPENINGS**

**TIMELY PRE-FINISHED FRAME**  
WIDTH OPENING SIZE + 1 1/4"  
HEIGHT OPENING SIZE + 1"

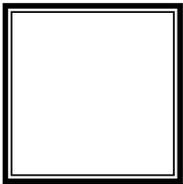
**WESTERN INTEGRATED ALUMINUM FRAME**  
WIDTH OPENING SIZE + 1 1/2"  
HEIGHT OPENING SIZE + 3/4"

**WELDED HOLLOW METAL FRAME 2" FACE**  
WIDTH OPENING SIZE + 4 1/2"  
HEIGHT OPENING SIZE + 2 1/4"  
HEIGHT OPENING SIZE 4" HEAD + 4 1/4"

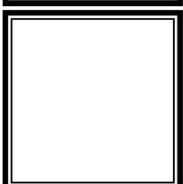
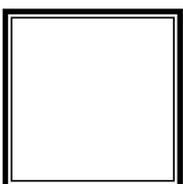
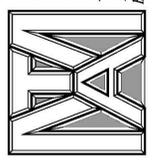
**DRYWALL HOLLOW METAL FRAME 2" FACE**  
WIDTH OPENING SIZE + 1 3/4"  
HEIGHT OPENING SIZE + 3/4"



**DOOR TYPE ELEVATIONS**



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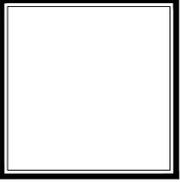
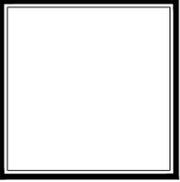
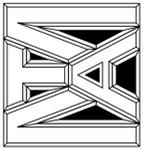
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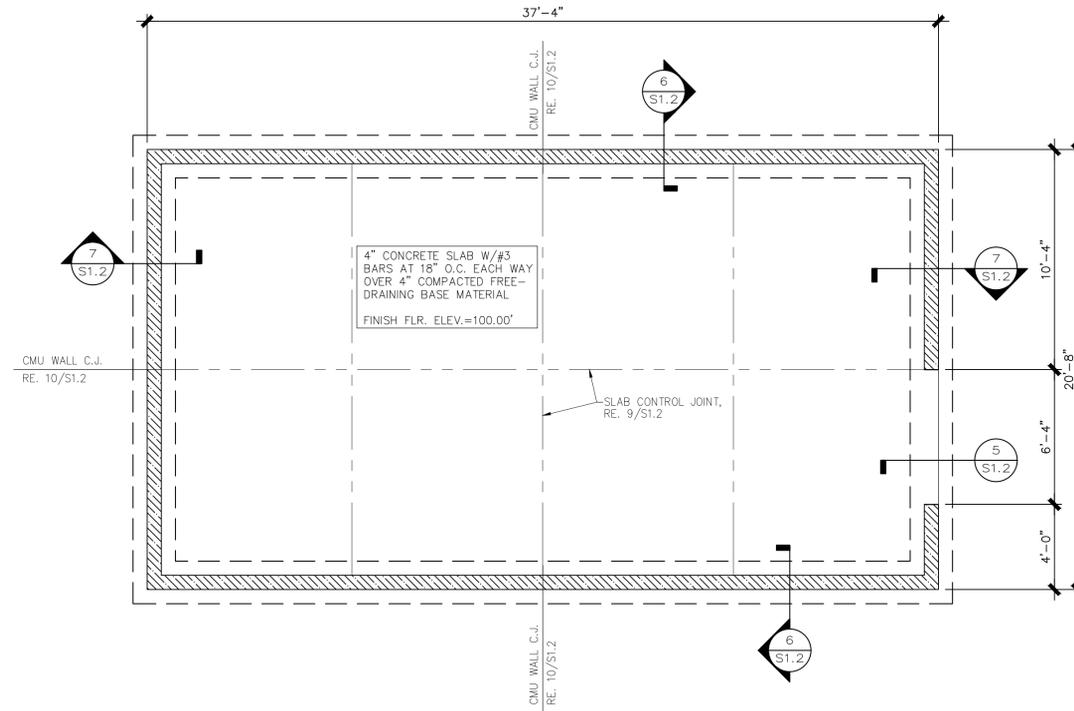
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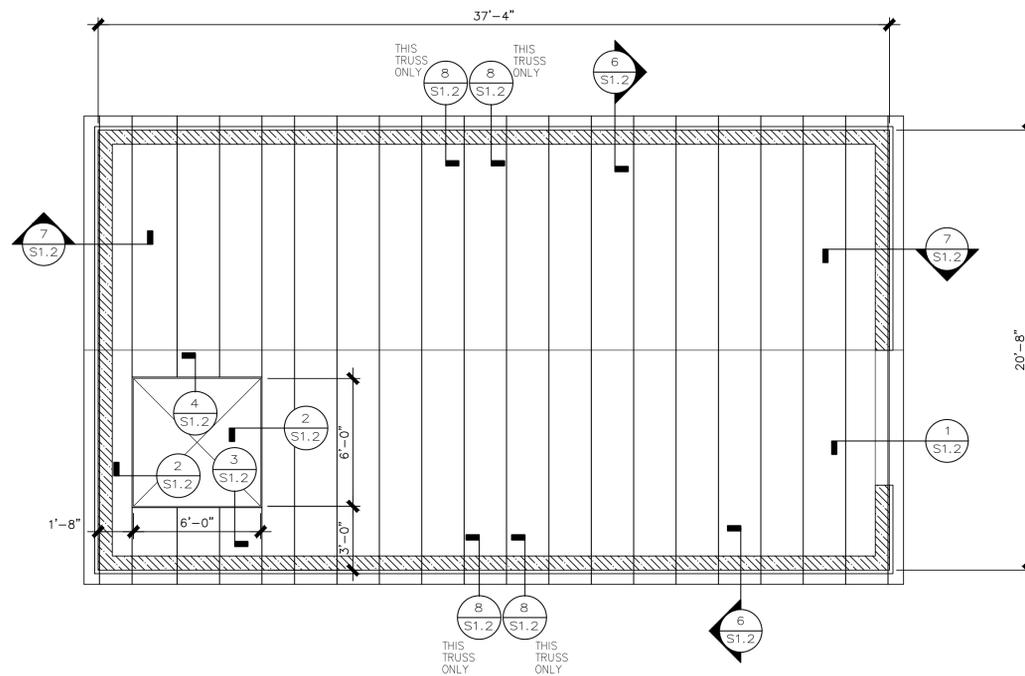
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**S1.1**



**FOUNDATION PLAN**

1/4" = 1'-0"



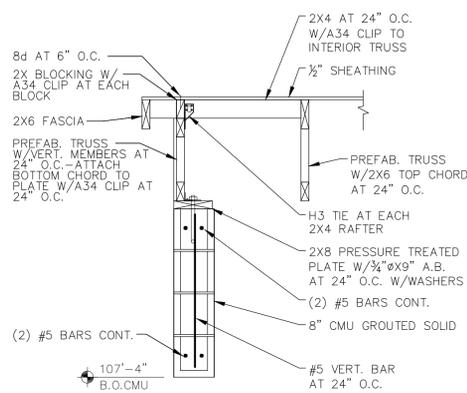
**ROOF FRAMING PLAN**

1/4" = 1'-0"

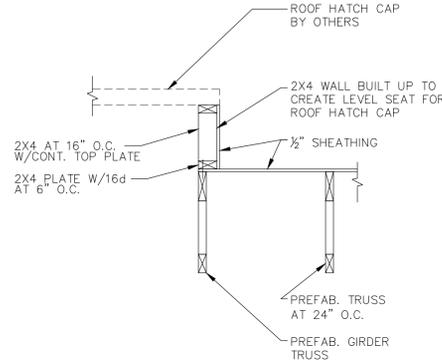
- DESIGN INFORMATION AND LOADS USED:
    - USED THE 2018 IBC (INTERNATIONAL BUILDING CODE)
    - ROOF LIVE LOAD...25 PSF
    - ROOF DEAD LOAD...15 PSF
    - WIND .....100 MPH, EXPOSURE C
    - SEISMIC .....S=0.279, S<sub>i</sub>=0.102
  - FOUNDATION:
    - A GEOTECHNICAL REPORT BY GEOTEK INC., PROJECT No. 2013-ID, DATED SEPTEMBER 27, 2019. CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
    - AN ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF WITH ALLOWED INCREASES AS PER GEOTECHNICAL REPORT WAS USED IN THE DESIGN.
    - ALL FOUNDATIONS SHALL HAVE A MINIMUM EMBEDMENT OF 2'-0" BELOW FINISH GRADE.
    - ALL BACKFILL COMPACTION WORK ADJACENT TO RETAINING WALLS, FOUNDATION WALLS, DOCK WALLS, ETC. SHALL USE LIGHT DUTY HAND OPERATED COMPACTORS WITHIN 3'-0" DISTANCE FROM WALL.
  - CONCRETE:
    - STRENGTH.....F'<sub>c</sub>=3500 PSI (520# MIN. TYPE II CEMENT)
    - REBAR...ASTM A615, GRADE 60 - #4 BAR & LARGER; ASTM A615, GRADE 40 - #3 BAR & SMALLER. WHERE WELDING IS REQUIRED, USE A706, GRADE 60 REBAR.
    - SLABS & GRADE BEAMS SHALL NOT HAVE JOINTS IN A HORIZONTAL PLANE. ALL REINFORCEMENT SHALL BE CONTINUOUS THROUGH ALL CONSTRUCTION JOINTS.
    - SAWN JOINTS IN SLABS ON GRADE SHALL BE MADE AS SOON AS POSSIBLE WITHOUT DAMAGE TO THE SURFACE. REFERENCE DETAIL 9/S1.2.
    - MINIMUM CLEAR CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:
      - CONC. PLACED DIRECTLY AGAINST EARTH...3"
      - FORMED SURFACES EXPOSED TO WEATHER OR EARTH:
        - #5 BARS OR SMALLER... 1 1/2 INCHES
        - #6 BAR OR LARGER... 2 INCHES
      - SLAB ON GRADE..... CENTER OF SLAB
    - MINIMUM LENGTH OF LAPPED SPLICES SHALL BE AS FOLLOWS UNLESS NOTED. STAGGER SPLICES SO THAT NO TWO ADJACENT BARS ARE SPLICED IN THE SAME LOCATION UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL BE LAPPED ONE FULL MESH AT THE SIDES AND ONE FULL MESH PLUS 2" AT THE ENDS. MAKE ALL BARS CONTINUOUS AROUND CORNERS OR PROVIDE CORNER BARS OF EQUAL SIZE AND SPACING.
 

| BAR SIZE | SPLICE LENGTH |
|----------|---------------|
| #3       | 16"           |
| #4       | 22"           |
| #5       | 27"           |
| #6       | 35"           |
  - PROVIDE (2)-#5 BARS WITH 2'-0" PROJECTION ON ALL SIDES OF ALL OPENINGS OR REENTRANT CORNERS IN CONCRETE STEMWALLS.
  - ALL SAWN LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. PROVIDE (2) ANCHOR BOLTS PER PLATE PIECE AND AT 8" MAX. FROM ENDS.
- WOOD FRAMING:
  - ALL FRAMING MEMBERS SHALL BE DOUGLAS FIR, NO. 2
  - ALL GLULAM BEAMS SHALL BE DOUGLAS FIR 24F-V4.
- ROOF DECK SHEATHING:
  - USE 7/16" OSB SHEATHING, SPAN INDEX 24/16, APA RATED EXTERIOR GRADE.
  - ALL ROOF OPENINGS GREATER THAN 12" X 12" SHALL BE FRAMED WITH 2X6 BLOCKING, COORDINATE W/ ROOF PLAN.
  - THE ROOF DIAPHRAGM SHALL BE:
    - UNBLOCKED WITH 10d NAILS AT 6" O.C. AT SUPPORTED EDGES AND BOUNDARIES AND AT 12" O.C. IN THE FIELD. PROVIDE PLYCLIPS AT UNSUPPORTED EDGES.
  - ALL WALL SHEATHING SHALL BE 7/8" OSB SHEATHING WITH SPAN INDEX 24/16, APA RATED EXTERIOR GRADE.
  - ALL ROOF SHEATHING SHALL BE PLACED WITH THE STRONG AXIS PERPENDICULAR TO THE SUPPORTS AND IN RUNNING BOND AS SHOWN IN THE FIGURE BELOW.
- STRUCTURAL STEEL:
  - STEEL DESIGNATIONS:
    - ROLLED SHAPES.....ASTM A-36
    - PIPE COLUMNS.....ASTM A-53, GRADE B
    - STRUCTURAL TUBING.....ASTM A-53, GRADE B
  - FIELD CONNECTIONS SHALL BE MADE WITH 3/4" A-325 BOLTS UNLESS NOTED OTHERWISE. IF A CERTAIN SITUATION IS NOT DETAILED USE A SIMILAR DETAIL. CONNECTIONS SHALL GENERALLY FOLLOW THE TYPES SHOWN IN THE AISC MANUAL OF STEEL CONSTRUCTION.
  - WELDED CONNECTIONS SHALL BE PER AWS D1.1. E70XX WELD MATERIAL SHALL BE USED.
- MASONRY:
  - MASONRY UNITS...ASTM C-90, MEDIUM WEIGHT, GRADE N, F'm=1500 PSI
  - MORTAR.....ASTM C-270, TYPE S
  - GROUT STRENGTH...2500 PSI
  - REBAR USED.....ASTM A615, GRADE 60. WHERE WELDING IS REQUIRED, USE ASTM A706, GRADE 60
  - REINFORCING BAR LAP...65 BAR DIAMETERS
  - TYPICAL REINFORCING, UNLESS NOTED OTHERWISE IS:
    - #5 VERTICAL BAR AT 2'-8" O.C.
    - (2) #5 HORIZONTAL BARS AT 4'-0" O.C.
    - ALL CELLS WITH REINFORCEMENT SHALL BE GROUTED
  - SPECIAL INSPECTIONS ARE REQUIRED ON A CONTINUOUS BASIS.
  - THE TYPICAL LINTELS OVER OPENING IN THE WALL SHALL HAVE (2)-#5 BARS.
  - LAP ALL BOND BEAMS WHERE STEPPED 4'-0"
  - THERE SHALL BE A MINIMUM OF (1)-#5 BAR ABOVE & BELOW EVERY OPENING AND SUCH BARS SHALL EXTEND NOT LESS THAN 24" BEYOND THE CORNER OF THE OPENING. THERE SHALL BE A FULL HEIGHT #5 VERTICAL BAR ON EACH SIDE OF THE OPENING.
  - AT CORNERS AND WALL INTERSECTIONS, GROUT THE ADJACENT CORES WITH A VERTICAL BAR AND LAP THE BOND BEAM STEEL OR PROVIDE CORNER BARS OF EQUAL SIZE. RE: 11/S1.2. PROVIDE STANDARD HOOK AT ENDS OF HORIZONTAL REINFORCEMENT AT WALL ENDS, RE: 11/S1.2.
  - ALL DOWELS FROM THE FOUNDATION SHALL MATCH SIZE & LOCATION OF VERTICAL REINFORCING IN MASONRY, UNLESS NOTED OTHERWISE. EXTEND DOWEL A MINIMUM OF 36 BAR DIAMETERS INTO THE FOUNDATION.
  - VERTICAL CONTROL JOINTS, PER 10/S1.2, SHALL BE PROVIDED IN THE WALLS AS SHOWN ON THE ELEVATIONS, RE: ARCHITECTURAL.
  - THE MASONRY CONTRACTOR SHALL COORDINATE THE PLACING OF ANY REGLET WITH THE GENERAL CONTRACTOR, RE: ARCHITECTURAL.
  - REFERENCE THE ARCHITECTURAL DRAWING FOR THE TYPE & FINISH OF CMU USED.
  - EXPANSION BOLTS SHALL BE 'HILTI' KWIK BOLT 3 OR APPROVED EQUIVALENT. ANCHOR BOLTS SHALL BE OF AT LEAST A307 QUALITY. ALL CMU CELLS TO RECEIVE ANCHOR BOLTS SHALL BE GROUTED SOLID AND MINIMUM EMBEDMENT SHALL BE 5" FOR 3/4" DIA. BOLTS, OR 4 1/2" FOR 1/2" DIA. BOLTS, UNLESS NOTED OTHERWISE.
  - CONCRETE MASONRY UNITS SHALL NOT BE WETTED, UNLESS SPECIFICALLY APPROVED.
  - EPOXY ADHESIVE SHALL BE 'HILTI' HIT HY 70.
- SPECIAL INSPECTION:
 SPECIAL INSPECTIONS ARE REQUIRED FOR THE FOLLOWING:
  - CONCRETE AS PER IBC SECTIONS 1705.2.2 & 1705.3
  - MASONRY AS PER ACI 530.1/ASCE 6/IMS 602
  - EPOXY ANCHORS AS THEY OCCUR

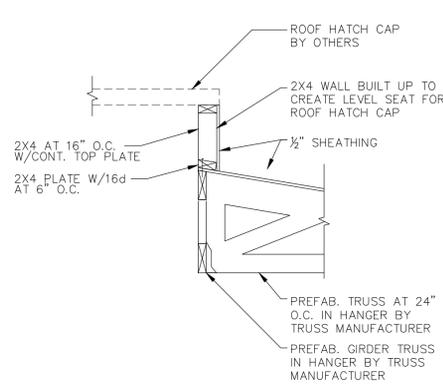
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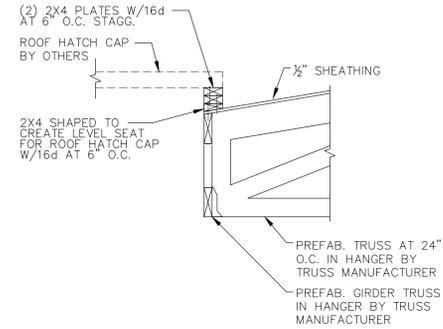
**1 CMU LINTEL**  
3/4" = 1'- 0"  
RE. S1.1



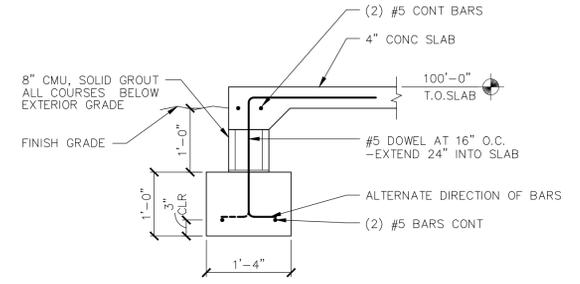
**2 SECTION AT ROOF HATCH**  
3/4" = 1'- 0"  
RE. S1.1



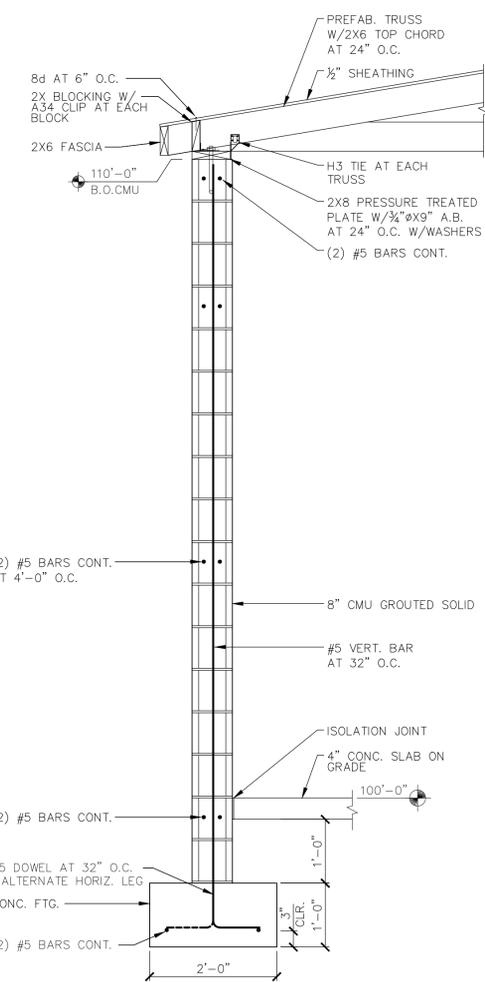
**3 SECTION AT ROOF HATCH**  
3/4" = 1'- 0"  
RE. S1.1



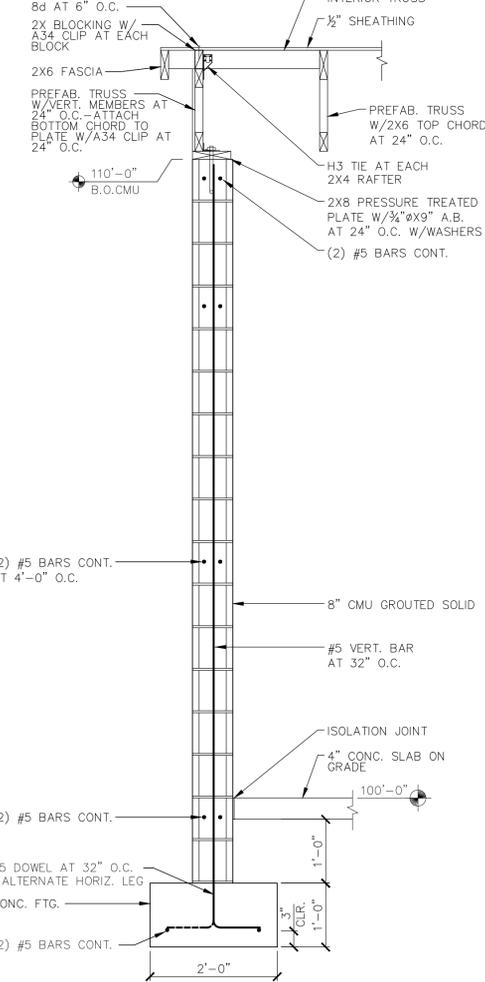
**4 SECTION AT ROOF HATCH**  
3/4" = 1'- 0"  
RE. S1.1



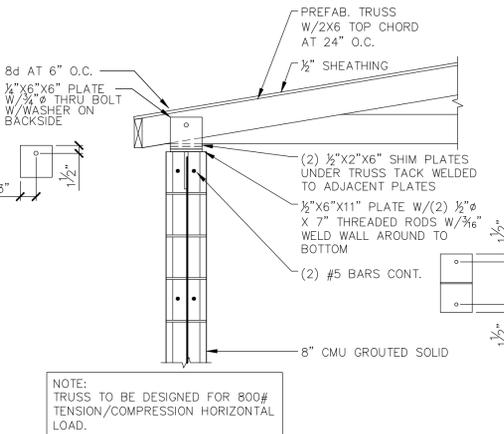
**5 SECTION AT OPENING**  
3/4" = 1'- 0"  
RE. S1.1



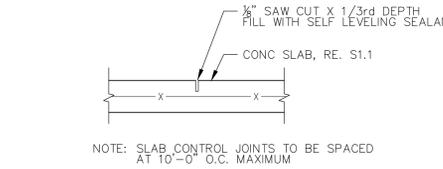
**6 SECTION**  
3/4" = 1'- 0"  
RE. S1.1



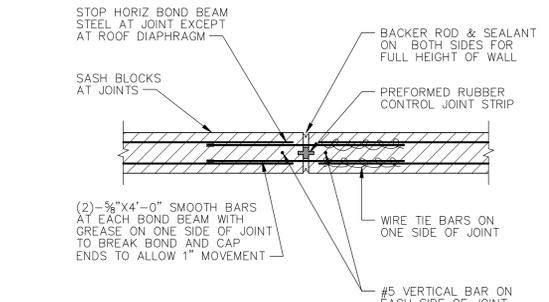
**7 SECTION**  
3/4" = 1'- 0"  
RE. S1.1



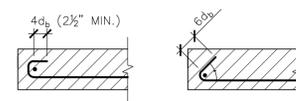
**8 DETAIL**  
3/4" = 1'- 0"  
RE. S1.1



**9 TYPICAL SLAB CONTROL JOINT**  
3/4" = 1'- 0"  
RE. S1.1

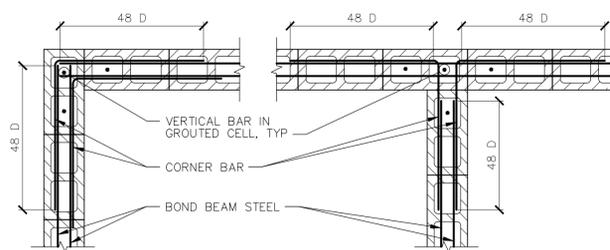


**10 TYPICAL WALL CONTROL JOINT**  
3/4" = 1'- 0"  
RE. S1.1



STANDARD HOOK AT WALL END

NOTE: PROVIDE STANDARD HOOK AT HORIZONTAL REINFORCEMENT AT ENDS OF WALL AS PER ABOVE.

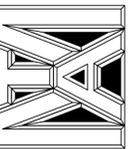


REINFORCEMENT AT INTERSECTION

**11 CMU REINFORCING**  
3/4" = 1'- 0"  
RE. S1.1



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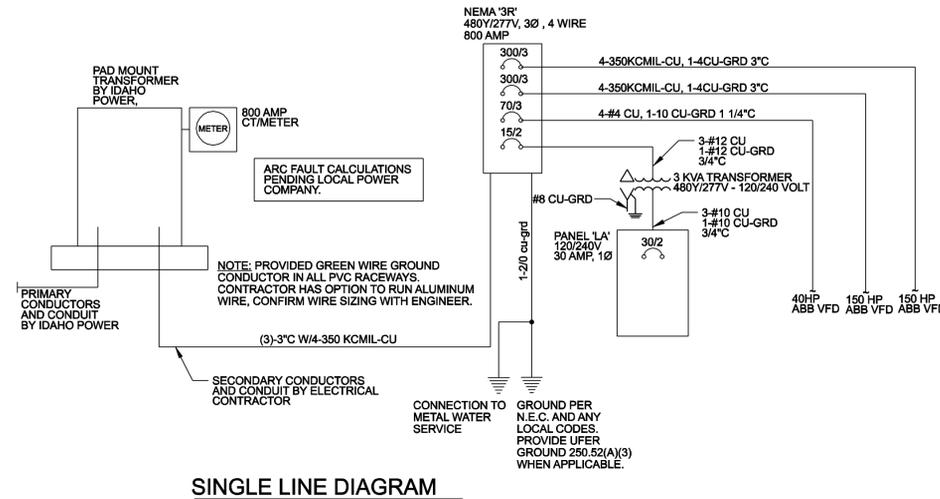
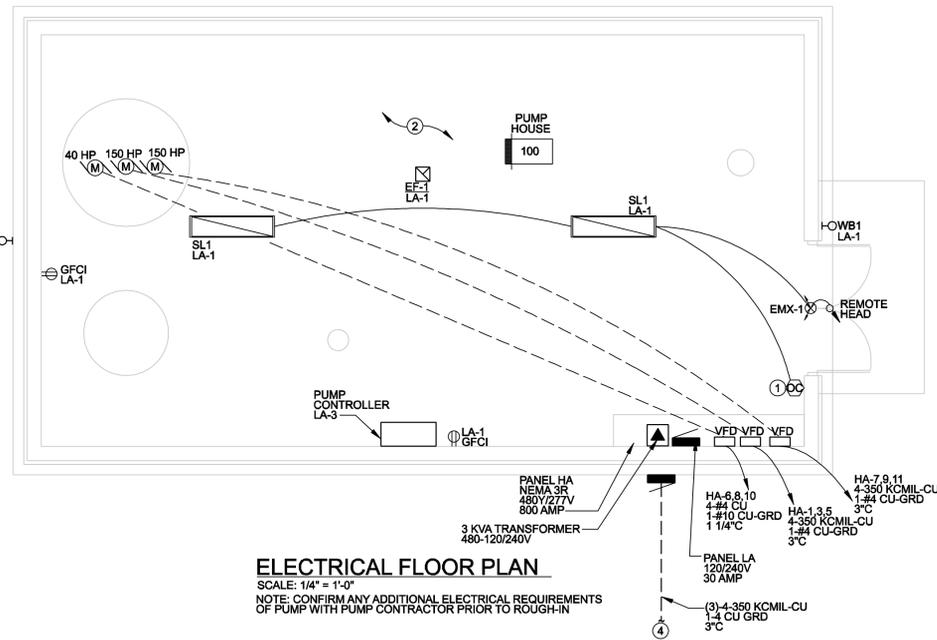


PUMP HOUSE  
FOR  
FLACON CREST SUBDIVISION  
KUNA, IDAHO

Date: JAN. 10, 2022  
Job No. 215B  
Revised:

Sheet No.  
**S1.2**

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**LIGHTING FIXTURE SCHEDULE**

| A     | B            | C                                | D   | E         | F   | G             | H           | I     |
|-------|--------------|----------------------------------|---|-----------|-----|---------------|-------------|-------|
| TYPE  | MANUFACTURER | MODEL NUMBER                     | DESCRIPTION   | LAMPS     | QTY | FIXTURE WATTS | TOTAL WATTS | NOTES |
| EMX-1 | LITHONIA     | LHOM LED G R<br>ELA LED T WP M12 | EXIT LIGHT WALL MTD WITH REMOTE HEAD SINGLE/DOUBLE FACE | FURNISHED | 1   | 3             | 3           |       |
| SL1   | LITHONIA     | XVML L48 5000LM MVOLT 40K 80 CRI | 1X4 SURFACE MOUNTED LED                                 |           | 2   | 49            | 98          |       |
| WB1   | LITHONIA     | OLX1 LED 20W 50K M4              | EXTERIOR WALL MOUNTED LED WALL PACK                     |           | 2   | 50            | 100         |       |

NOTE: CONTRACTOR HAS OPTION TO USE ALTERNATE LIGHTING FIXTURES, SUBMIT TO ENGINEER FOR APPROVAL.

**ELECTRICAL PANEL SCHEDULES**

**THREE PHASE PANEL BOARD SCHEDULE**

PANELBOARD ID: Panel HA Voltage: 480Y/277V MAIN: 800/3  
Phase: 3 MOUNTING: SURFACE FEATURES: SERVICE RATED PANEL AND DISCONNECTS  
LOCATION: PUMP ROOM Wires: 4 Bus Amps: 800 AMPS AIC: 65000

| WIRE SIZE | CIRCUIT DESCRIPTION | CONNECTED AMPS |     |      |     |     |           | CIRCUIT DESCRIPTION | WIRE SIZE |
|-----------|---------------------|----------------|-----|------|-----|-----|-----------|---------------------|-----------|
|           |                     | LTG            | REC | MISC | KIT | MTR | BRKR/POLE |                     |           |
| 350       | PUMP VFD            |                |     |      |     | 155 | 300/3     | 1 A 2               | 12        |
| 350       |                     |                |     |      |     | 155 |           | 3 B 4               | 12        |
| 350       |                     |                |     |      |     | 155 |           | 5 C 6               | 4         |
| 350       | PUMP VFD            |                |     |      |     | 155 | 300/3     | 7 A 8               | 4         |
| 350       |                     |                |     |      |     | 155 |           | 9 B 10              | 4         |
| 350       |                     |                |     |      |     | 155 |           | 11 C 12             |           |
|           | BLANK               |                |     |      |     |     |           | 13 A 14             |           |
|           | BLANK               |                |     |      |     |     |           | 15 B 16             |           |
|           | BLANK               |                |     |      |     |     |           | 17 C 18             |           |

REMARKS:

| CONNECTED LOAD (KVA) |       | DEMAND LOAD (KVA) |            | CONNECTED KVA/PHASE |         | TOTAL LOADS |                     |
|----------------------|-------|-------------------|------------|---------------------|---------|-------------|---------------------|
| LIGHTING             | 0.0   | 0.0               | LIGHTING   | 107.7               | PHASE A | 319         | TOTAL CONNECTED KVA |
| RECEPTACLE           | 0.0   | 0.0               | RECEPTACLE | 107.7               | PHASE B | 327         | TOTAL DEMAND KVA    |
| MISC                 | 9.1   | 9.1               | MISC       | 103.1               | PHASE C | 393         | TOTAL DEMAND AMPS   |
| KITCHEN              | 0     | 0                 | KITCHEN    | 388.9               | PHASE A | 800         | PANEL DESIGN AMPS   |
| MOTOR                | 309.4 | 318.0             | MOTOR      | 372.2               | PHASE B |             |                     |
|                      |       |                   |            |                     | PHASE C |             |                     |

**SINGLE PHASE PANEL BOARD SCHEDULE**

PANELBOARD ID: Panel LA Voltage: 120/240 MAIN 30/2  
Phase: 1 MOUNTING: SURFACE FEATURES:  
LOCATION: PUMP HOUSE Wires: 3 Bus Amps: 30 AMPS AIC: 35000

| WIRE SIZE | CIRCUIT DESCRIPTION | CONNECTED AMPS |     |      |     |     |           | CIRCUIT DESCRIPTION | WIRE SIZE |
|-----------|---------------------|----------------|-----|------|-----|-----|-----------|---------------------|-----------|
|           |                     | LTG            | REC | MISC | KIT | MTR | BRKR/POLE |                     |           |
| 12        | LIGHT/FAN/GFI       |                |     | 8    |     |     | 20/1      | 1 A 2               |           |
| 12        | CONTROLS            |                |     | 5    |     |     | 20/1      | 3 B 4               |           |
|           | BLANK               |                |     |      |     |     |           | 5 A 6               |           |
|           | BLANK               |                |     |      |     |     |           | 7 B 8               |           |
|           | BLANK               |                |     |      |     |     |           | 9 A 10              |           |
|           | BLANK               |                |     |      |     |     |           | 11 B 12             |           |

REMARKS:

| CONNECTED LOAD (KVA) |     | DEMAND LOAD (KVA) |            | CONNECTED KVA/PHASE |         | TOTAL LOADS |                     |
|----------------------|-----|-------------------|------------|---------------------|---------|-------------|---------------------|
| LIGHTING             | 0.0 | 0.0               | LIGHTING   | 1.0                 | PHASE A | 1.6         | TOTAL CONNECTED KVA |
| RECEPTACLE           | 0.0 | 0.0               | RECEPTACLE | 0.6                 | PHASE B | 1.6         | TOTAL DEMAND KVA    |
| MISC                 | 1.6 | 1.6               | MISC       | 8                   | PHASE A | 6.5         | TOTAL DEMAND AMPS   |
| KITCHEN              | 0   | 0                 | KITCHEN    | 5                   | PHASE B | 30          | PANEL DESIGN AMPS   |
| MOTOR                | 0.0 | 0.0               | MOTOR      |                     |         |             |                     |

**ELECTRICAL GENERAL NOTES**

- THE LATEST EDITION OF THE 2017 NATIONAL ELECTRICAL CODE SHALL GOVERN ALL MATERIAL EQUIPMENT AND ITS INSTALLATION.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ELECTRICAL MATERIAL, EQUIPMENT AND MATERIAL NOT SPECIFICALLY LISTED BY THE OWNER. WHEN COMPLETED, THE ELECTRICAL WORK SHALL BE THOROUGHLY TESTED, IDENTIFIED AND READY FOR OPERATION.
- THE ELECTRICAL DRAWINGS SHOW THE GENERAL ARRANGEMENT OF ALL CIRCUITS AND ARE DIAGRAMMATICALLY IN NATURE. THE ELECTRICAL CONTRACTOR SHALL ARRANGE THE RUNS BASED ON ECONOMY AND EASE OF INSTALLATION. ALL EXPOSED CONDUIT RUNS SHALL BE NEATLY STACKED, PROPERLY SUPPORTED AND RAN ONLY IN TRUE VERTICAL OR HORIZONTAL DIRECTIONS.
- ALL BUILDING RACEWAYS AND CONDUCTORS SHALL BE RUN CONCEALED IN WALLS OR UNDER SLAB FOR THE OFFICE. MINIMUM CONDUIT SIZE SHALL BE 3/4" UNLESS OTHERWISE NOTED OR SHOWN ON DRAWINGS. ALL WIRE SHALL BE RUN IN ACCORDANCE WITH CODE IN INTERMEDIATE METAL CONDUIT (IMC) OR ELECTRICAL METALLIC TUBING (EMT) OR METAL CLAD (MC) CABLING UNLESS OTHERWISE SPECIFICALLY STATED. CONDUIT RAN UNDERGROUND SHALL BE SCHEDULE 40 PVC CONDUIT WITH GROUND WIRE AND IN ACCORDANCE WITH NEC ARTICLE 300.5 FOR BURIAL REQUIREMENTS. PVC CONDUIT SHALL NOT BE RUN IN OR ABOVE FLOOR SLAB. PVC CONDUIT SHALL TERMINATE BELOW FLOOR SLAB WITH RIGID THREADED METAL CONDUIT ADAPTER. CONDUIT ABOVE SLAB SHALL BE METAL CONDUIT.
- ALL SUSPENDED CONDUIT SHALL BE RIGIDLY SUPPORTED WITH MALLEABLE IRON CLAMPS AT NOT MORE THAN FIVE FEET ON CENTER.
- ALL POWER CONDUCTORS SHALL BE TYPE (THWN OR XHHW NYLON JACKETED THERMOPLASTIC CABLE LABELED "MOISTURE AND HEAT RESISTANCE". ALL CONDUCTORS SHALL BE PROPERLY IDENTIFIED AND COLORED CODED. MINIMUM WIRE SIZE SHALL BE AWG # 12 FOR POWER AND AWG # 18 FOR CONTROL. ALL CONTROL WIRING SHALL BE STRANDED COPPER. SIZE CONDUCTORS AS REQUIRED BY LOADS AND TO LIMIT VOLTAGE DROP TO NOT MORE THAN 2%. USE OF STRANDED CONDUCTORS FOR SOME EQUIPMENT MAY BE REQUIRED. CONTRACTOR SHALL VERIFY REQUIREMENTS OF EQUIPMENT.
- UPON COMPLETION OF THE WORK, CONTRACTOR SHALL VERIFY THAT:
  - ALL MOTORS ARE TURNING IN THE PROPER DIRECTION.
  - CONTINUITY OF CIRCUITS IS ESTABLISHED AND SHORT CIRCUITS DO NOT EXIST.
  - NO UNSPECIFIED GROUNDS EXIST.
  - THE RESISTANCE TO GROUND OF ALL NON-GROUNDED CIRCUITS IS WITHIN ADEQUATE LIMITS.
  - ALL WIRING IS CONNECTED IN ACCORDANCE TO APPLICABLE WIRING DIAGRAMS AND COLOR CODED.
  - ALL EQUIPMENT IS OPERATING PROPERLY.
  - ALL FUSES ARE PROPERLY SIZED.
  - THE RESISTANCE TO EARTH OF THE GROUND SYSTEM IS ADEQUATE.
- PROVIDE A NYLON PULL LINE IN ALL TELEPHONE CONDUITS AND SPARE CONDUITS.
- PROVIDE LAMPS FOR ALL LIGHT FIXTURES SPECIFIED ON DRAWINGS.
- LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE ONLY. ELECTRICAL CONTRACTOR TO COORDINATE LOCATION OF ROUGH-IN WITH OTHER TRADES.
- PAINT ALL EXTERIOR ELECTRICAL EQUIPMENT TO MATCH ADJACENT WALL, IF ALLOWED BY LOCAL UTILITY COMPANY.
- ELECTRICIAN TO ACCOMMODATE ALL ELECTRICAL LIFE/SAFETY REQUIREMENTS FROM CONTRACTOR AND ARCHITECT.
- EXTERIOR LIGHTING TO BE CONTROLLED VIA TIMECLOCK AND/OR PHOTOCCELL. COORDINATE WITH GENERAL CONTRACTOR FOR EXTERIOR LIGHTING CONTROLS.

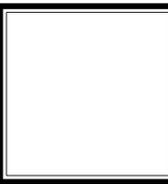
**KEYED NOTES**

- PROVIDE DUAL TECHNOLOGY OCCUPANCY SENSOR. COORDINATE MOUNTING LOCATION WITH GENERAL CONTRACTOR.
- COORDINATE ALL HVAC ELECTRICAL REQUIREMENTS WITH HVAC CONTRACTOR IF APPLICABLE.
- NOT USED
- COORDINATE SERVICE ENTRY WITH IDAHO POWER CO. AND TRANSFORMER LOCATION.

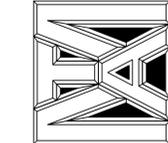
**ELECTRICAL LEGEND**

- WALL BRACKET.
- 2X4 LUMINAIRE (SURFACE OR RECESSED) SEE LIGHT FIXTURE SCHEDULE.
- RECESSED ROUND LUMINAIRE (INCAND/FLUHD).
- EXIT LUMINAIRE W/EMERGENCY ADJUSTABLE DUAL HEADS
- ELECTRICAL PANELBOARD (SURFACE OR FLUSH) SEE PANEL SCHEDULES.
- EMERGENCY ADJUSTABLE DUAL HEAD LUMINAIRE.
- MAIN DISTRIBUTION PANEL "MDP"
- TELEPHONE TERMINAL BOARD, 4" X 8" X 3/4" FIR PLYWOOD BACKBOARD PAINT TO MATCH WALL FINISH.
- MECHANICAL EQUIPMENT WITH IDENTIFICATION DESIGNATOR.
- SINGLE POLE SWITCH.
- THREE WAY SWITCH.
- THREE POSITION SWITCH.
- TIMER SWITCH.
- DIMMER SWITCH.
- HORSEPOWER RATED SWITCH.
- THERMAL RATED SWITCH.
- 2 PORT TELEPHONE/DATA JACK CAT 6 CABLE IN 3/4" CONDUIT BACK TO COMMUNICATION AND DATA SYSTEM. COORDINATE ADDITIONAL REQUIREMENTS WITH COMMUNICATIONS CONTRACTOR.
- DOUBLE DUPLEX GROUNDING TYPE RECEPTACLES IN COMMON 2 GANG BOX
- WEATHERPROOF DUPLEX GROUNDING RECEPTACLE.
- GFCI
- FLOOR DUPLEX GROUNDING RECEPTACLE, NEMA 5-20R.
- DIRECT CONNECTION OR SPECIAL OUTLET, VERIFY CONNECTION WITH EQUIPMENT SERVED.
- DISCONNECT SWITCH, FUSED AS REQUIRED BY EQUIPMENT MANUFACTURER. INSTALL IN ACCESSIBLE LOCATION ONLY. F=FUSED.
- JUNCTION BOX.
- PHOTOCCELL. SEE SINGLE LINE DIAGRAM.
- TIME CLOCK, SEE SINGLE LINE DIAGRAM
- THERMOSTAT OUTLET, BY MECHANICAL, INSTALLED AND CONNECTED BY ELECTRICAL.
- AQUA STAT
- COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
- OCCUPANCY SENSOR. THESE AUTOMATIC CONTROL DEVICES SHALL BE INSTALLED TO AUTOMATICALLY TURN OFF LIGHTS WITHIN 30 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE. SHALL EITHER BE MANUAL ON OR SHALL BE CONTROLLED TO AUTOMATICALLY TURN THE LIGHTING ON TO NOT MORE THAN 50 PERCENT POWER.
- TELEVISION HOOK-UP W/ DUPLEX OUTLET COORDINATE MOUNTING HEIGHT WITH OWNER.
- AC ABOVE COUNTER
- BC BELOW COUNTER
- M MOTOR CONNECTION

NOTE: ALL SYMBOLS SHOWN MAY NOT BE USED ON DRAWING.



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PUMP HOUSE  
FOR  
FLACON CREST SUBDIVISION  
KUNA, IDAHO

DATE: 2/16/22  
JOB NO. 22-07  
REVISED:

SHEET NO.  
**ELECTRICAL FLOOR PLAN**  
**E-1**



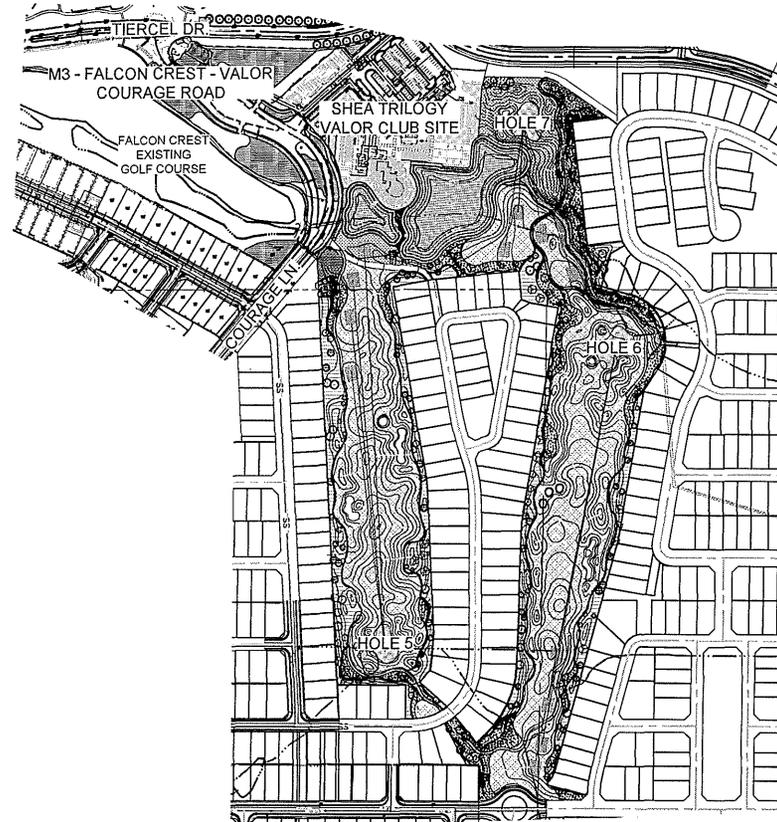
**Kartchner** **KB** **Beaucannon**  
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GOLF PLANS FOR  
**FALCON CREST - VALOR  
 GOLF - HOLES 5 6 7**

CITY OF KUNA, IDAHO  
 2021



FALCON CREST -VALOR - OVERALL GOLF HOLES 5 6 7 PLAN



Delta 3 (01.05.2022) - Removal of  
 portions of cart path on Holes 5 and 6

**DEVELOPER**

M3 COMPANIES  
 1087 W. River Street  
 Suite 310  
 Boise, Idaho 83702  
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**CIVIL ENGINEERS**

J-U-B ENGINEERS, INC.  
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**LANDSCAPE ARCHITECT**

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Falcon Crest - Valor  
 Holes 5 6 & 7  
 Golf Course Construction Plans  
 KUNA, IDAHO

**SHEET INDEX**

|                           |           |
|---------------------------|-----------|
| Cover Sheet               | L0.0      |
| Golf Fine Grading Plans   | L1.0-L1.3 |
| Golf Greens Grading Plans | L2.1-L2.3 |
| Golf Planting Plans       | L3.1-L3.4 |
| Details                   | L6.1-L6.3 |
| Planting Details          | L7.1      |
| Landscape Specifications  | L8.1      |

revisions:  
 08.03.2021 Final 2021 FR Coordination  
 10.12.2021 Hole 7 LS Add  
 01.05.2022 Cart Path Rem.  
 project #: MFC078  
 scale: As Shown  
 based on: REVIEW  
 drawn by: TEAM  
 date: 02.10.2021  
 Overall Landscape Plan

sheet #  
**L0.0**  
 1 of 17

**BOULDER NOTES:**

- BOULDER SYMBOLS ARE SHOWN FOR REFERENCE ONLY.
- PLACE BOULDERS AS DIRECTED IN FIELD.
- SIZE BOULDERS BASED ON TONAGE ONLY, BUT INCLUDE A VARIETY OF SHAPES AND SIZES

**BOULDER LEGEND**

| Sym. | Size  | Qty. |
|------|-------|------|
|      | 1 ton |      |
|      | 2 ton |      |
|      | 3 ton |      |

**GRADING LEGEND**

| Sym. | Description                          |
|------|--------------------------------------|
|      | GRADE BREAK                          |
|      | HIGH WATER LINE                      |
|      | EXISTING CONTOUR<br>(1' INTERVAL)    |
|      | EXISTING CONTOUR<br>(5' INTERVAL)    |
|      | ENGINEERING CONTOUR<br>(1' INTERVAL) |
|      | ENGINEERING CONTOUR<br>(5' INTERVAL) |
|      | PROPOSED CONTOUR<br>(1' INTERVAL)    |
|      | PROPOSED CONTOUR<br>(5' INTERVAL)    |
|      | FLOW LINE                            |

**GRADING ABBREVIATIONS**

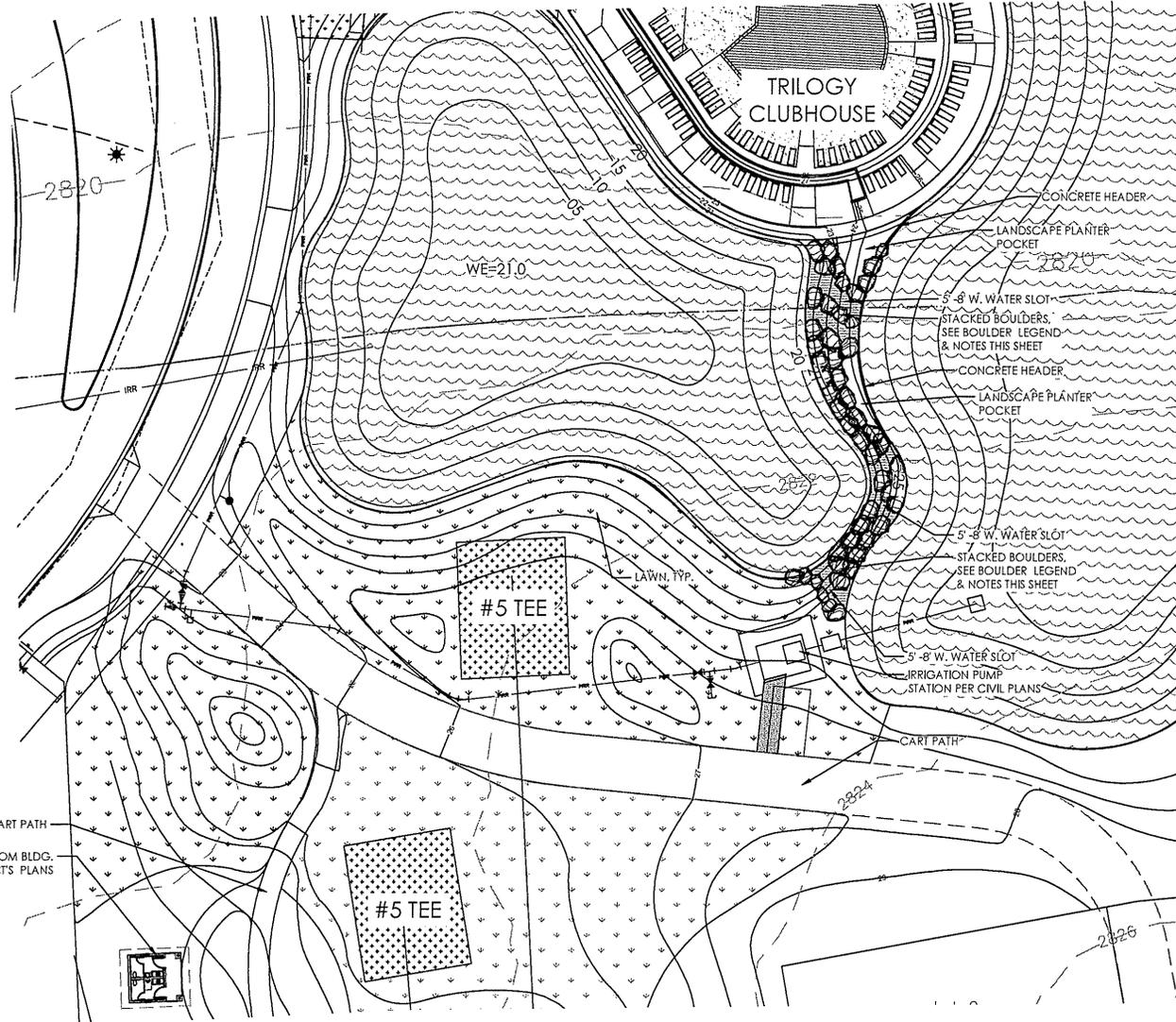
- EL = ELEVATION
- FF = FINISHED FLOOR
- FS = FINISHED SURFACE
- FG = FINISHED GRADE
- LP = LOW POINT
- HP = HIGH POINT
- NG = NATURAL GRADE
- TOE = TOE
- TS = TOP OF SLOPE
- TW = TOP OF WALL

**GRADING NOTES**

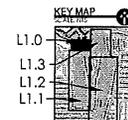
1. GRADING INFORMATION IS FOR FINISHED SHAPING ONLY. SEE CIVIL DRAWINGS FOR ALL FINISHED SPOT ELEVATIONS AND SURFACE DRAINAGE.
2. ALL PROPOSED CONTOURS ARE BASED ON PROVIDED IMPROVEMENT DRAWINGS BY CIVIL ENGINEER. ALL FINAL GRADES TO TIE TO BACK OF CURB.
3. ALL FINISHED CONTOURS TO DAYLIGHT AT PROPERTY BOUNDARY GRADES AND/OR EXISTING GRADES WHERE APPLICABLE. SEE MASS GRADING PLAN BY CIVIL ENGINEER.

**DRAINAGE NOTES**

INFORMATION FOR DRAINAGE PROVIDED FOR CLARITY PURPOSES ONLY. ALL CALCULATIONS AND FINAL ELEVATIONS TO BE CERTIFIED BY JUB ENGINEERS BEFORE CONSTRUCTION.



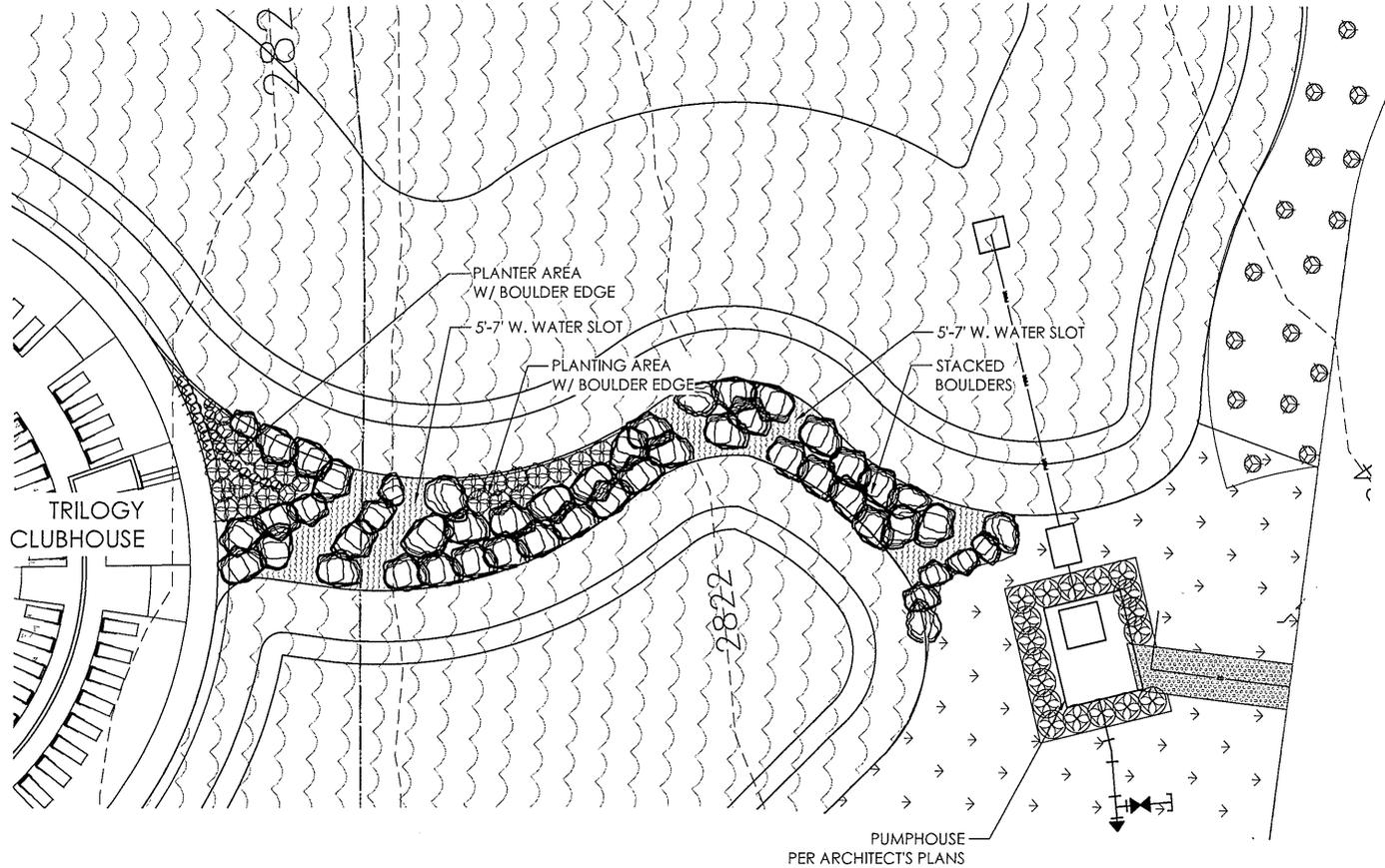
FALCON CREST - VALOR - GOLF HOLE 5 - FINE GRADING/WATER FEATURE BOULDER PLAN - L1.0



**GREY PUCKETT**  
 landscape architectural | community design  
 7144 E. Peterson Drive, Suite 202  
 480.629.0099, 480.689.0088

**Falcon Crest - Valor**  
 Holes 5 & 7  
 Golf Course Construction Plans  
 KUNA, IDAHO

revision:  
 08.03.2017 Part 5/18: 16. Coordination  
 10.12.2017 Hole 7 15 A-B  
 01.05.2022 Cart Path Form.  
 project #: MFC078  
 scale: As Shown  
 layout by: REV/SHV  
 drawn by: TEAM  
 date: 02.10.2021  
 drawing: Water Feature Plan  
 sheet #  
**L1.0**  
 2 of 17  
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FALCON CREST - VALOR - POND WATER FEATURE - PLANTING PLAN - L3.1

**PLANT MATERIAL LEGEND**

| Sym.                  | Plant Name   | Size    | Qty. | Remarks  |
|-----------------------|--|---------|------|----------|
| <b>Class I Trees</b>  |  |         |      |          |
|                       | <i>Cercis canadensis</i><br>Eastern Redbud   | 2' E&B  | 33   | Mult     |
|                       | <i>Conner Florida</i><br>Flowering Dogwood   | 2' E&B  | 25   | Mult     |
|                       | <i>Fraxinus corymbosa</i> 'Weyer' /<br>Shagbark Hickory                                  | 2' E&B  | 24   | Mult     |
|                       | <i>Malus 'Spring Snow'</i> /<br>Spring Snow Crabapple                                    | 14' Hgt | 15   | Mult     |
| <b>Class II Trees</b> |  |         |      |          |
|                       | <i>Prunus americana</i> 'Alice's Sweet<br>Habit' / Small Maple                           | 2' E&B  | 33   | Standard |
|                       | <i>Cladonia straccifera</i> var. <i>formosa</i> 'Blackman's'<br>Shademaster Honey Locust | 2' E&B  | 34   | Standard |
|                       | <i>Tilia x marguliesii</i> 'Harvest Gold'<br>Harvest Gold Linden                         | 2' E&B  | 7    | Standard |
| <b>Shrubs</b>         |  |         |      |          |
|                       | <i>DuckRip Florida Black Knight</i> /<br>Black Knight Forsythia                          | 5 gal.  | 28   |          |
|                       | <i>Buxus x Green Gem</i><br>Green Gem Boxwood  | 5 gal.  | 41   |          |
|                       | <i>Conner Florida</i> /<br>Flowering Dogwood   | 5 gal.  | 158  |          |
|                       | <i>Evonymus alatum</i> 'Alatum' /<br>Wormy Elm   | 5 Gal.  | 18   |          |
|                       | <i>Forbesia x americana</i> 'Spring Glory'<br>Spring Glory Forsythia                     | 5 gal.  | 25   |          |
|                       | <i>Jaspis x thomasi</i> '5 feet tall'<br>5 feet tall                                     | 5 Gal.  | 72   |          |
|                       | <i>Penstemon angustifolius</i><br>Pensacopa  | 5 gal.  | 7    |          |
|                       | <i>Phlox x opulifolia</i> 'Dawn Gold'<br>Dawn Gold Phlox                                 | 5 gal.  | 183  |          |
|                       | <i>Phlox x opulifolia</i><br>Summer Wine Phlox   | 5 gal.  | 45   |          |
|                       | <i>Parthenocissus 'Goldfinger'</i><br>Goldfinger Plant                                   | 5 gal.  | 20   |          |
|                       | <i>Rosa Florida</i><br>Arden Rose  | 5 gal.  | 90   |          |
|                       | <i>Rosa x 'Double'</i><br>Rosa Carpet Yellow Rose  | 5 gal.  | 105  |          |
|                       | <i>Rosa x 'Wave'</i><br>Rosa Carpet Red Rose   | 5 gal.  | 135  |          |
|                       | <i>Spiraea japonica</i> 'Goldmound'<br>Goldmound Spirea                                  | 5 gal.  | 68   |          |
|                       | <i>Spiraea japonica</i> 'Goldberg Elms'<br>Elms  | 5 gal.  | 145  |          |
| <b>Grasses</b>        |  |         |      |          |
|                       | <i>Calamagrostis x canadensis</i> 'Fall Prowess'<br>Fall Prowess Penn Grass              | 5 gal.  | 128  |          |
|                       | <i>Habenaria argentea</i><br>Hot Cat grass   | 5 gal.  | 284  |          |
|                       | <i>Muhlenbergia x 'Variegata'</i><br>Gold Ribbed Muhlenberg Grass                        | 5 gal.  | 159  |          |
|                       | <i>Panicum dichotomifolium</i> 'Lullaby'<br>Lullaby Fountain Grass                       | 5 gal.  | 279  |          |
| <b>Perennials</b>     |  |         |      |          |
|                       | <i>Edemora pinnatifida</i> 'Stigma'<br>Wagner Purple Geranium                            | 5 gal.  | 9    |          |
| <b>MASS PLANTING</b>  |  |         |      |          |
| Sym.                  | Description  |         |      |          |
|                       | TURF: SOD - FESCUE   |         |      |          |
| <b>INERTS</b>         |  |         |      |          |
| Sym.                  | Description  |         |      |          |
|                       | UNIT OF TURF   |         |      |          |
|                       | BARK MULCH: PREMIUM BLEND  |         |      |          |

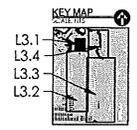
NOTE: All trees, shrubs, groundcover, perennials are drawn to scale at full maturity.

GREEY PICKETT  
landscape architecture | community design  
7144 W. Grand Ave., Suite 202  
KUNA, IDAHO 83401  
450.689.0079p 450.689.0080f

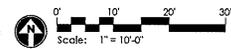


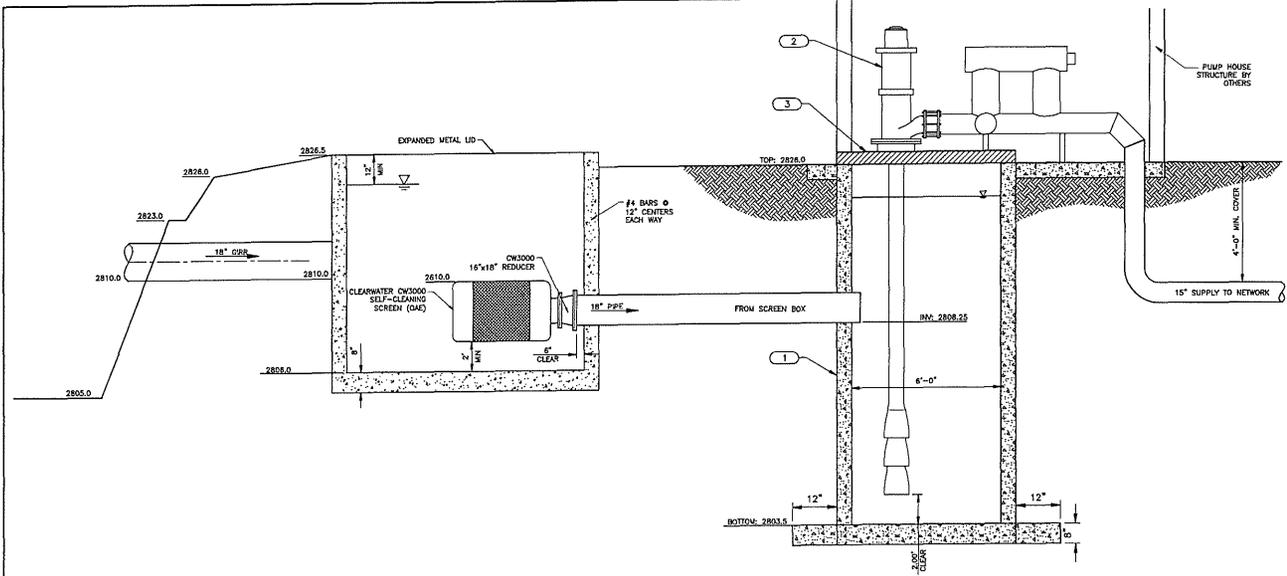
Falcon Crest - Valor  
Holes 5 & 6 & 7  
Golf Course Construction Plans  
KUNA, IDAHO

residence:  
08.03.2021 For 10/19/21 FR Coordination  
10.12.2021 Hole 7 LIS Add  
01.05.2022 Conf Path Rev.  
project #: MTC078  
scale: As Shown  
REVIEW  
drawn by: TEAM  
date: 02.10.2021  
drawing: Golf Planting Plan

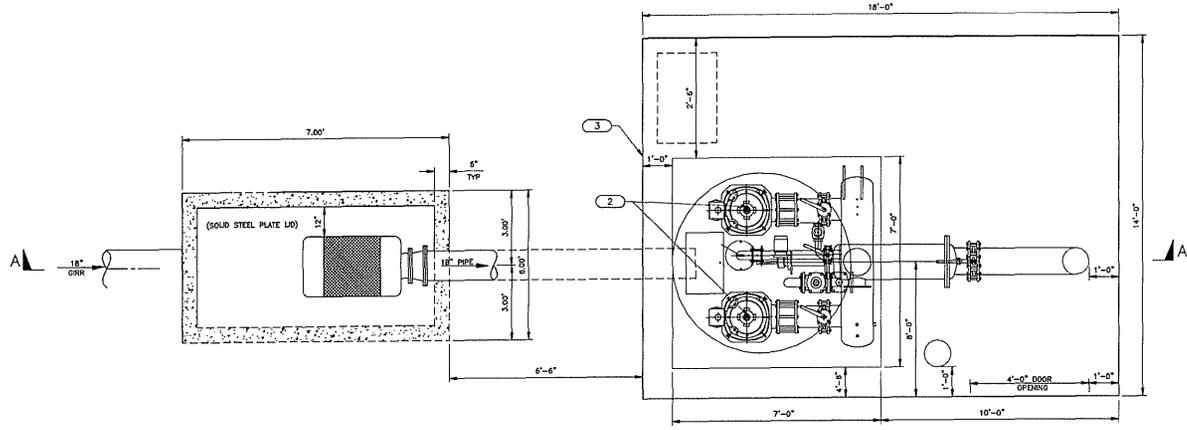


sheet #  
L3.1  
9 of 17





SECTION A-A



**PREFABRICATED PUMP STATION W/ AUTOMATIC FILTER**  
**PERFORMANCE:**  
 2 PRIMARY PUMPS AT 2800 GPM EACH, Ø 18" TDH  
 1 JOCKEY PUMP AT 250 GPM  
 TOTAL FLOW RATE: 3050 GPM  
 DISCHARGE PIPE: 15"

- PUMP STATION NOTES**
- CONTRACTOR TO SUPPLY 480V/3 PHASE POWER TO THE PUMP
  - CONTRACTOR TO PROVIDE AND INSTALL CONDUITS (ELECTRICAL AND TELEPHONE) TO THE PUMP STATION SUCH THAT THE PUMP HOUSE CAN BE CONSTRUCTED ON THE CONCRETE PAD
  - CONTRACTOR TO PROVIDE AND INSTALL ALL NECESSARY PIPES TO ENSURE THE PROPER FUNCTION OF THE SELF-CLEANING FILTER
  - THE PUMP STATION SHALL BE ENTIRELY MANUFACTURED IN A MANUFACTURING FACILITY. NO ON-SITE MANUFACTURING SHALL BE ACCEPTABLE. THE PUMP SKID SHALL BE MANUFACTURED AS FOLLOWS:
  - THE NUMBER AND SIZE OF PUMPS SHALL BE DETERMINED BY THE PUMP SKID MANUFACTURER TO MEET THE PERFORMANCE REQUIREMENTS AND TO FIT THE DESIGNED WET WELL. THE PUMP SKID SHALL CONSIST OF TWO VERTICAL TURBINE PUMPS AND ONE VERTICAL TURBINE JOCKEY PUMP.
  - PUMP CONTRACTOR SHALL PROVIDE THE OWNER AN OPERATION AND MAINTENANCE MANUAL FOR THE PUMPS, CONTROL PANEL, AND ALL PUMP STATION APPURTANCES. THE OPERATION AND MAINTENANCE MANUAL SHALL INCLUDE SERIAL NUMBERS OF ALL PUMP STATION COMPONENTS.
  - PUMP CONTRACTOR SHALL START UP, SHUT DOWN, AND WARRANTY PUMP STATION THROUGH THE FIRST FULL SEASON OF OPERATION. START UP AND SHUT DOWN PROCEDURES SHALL ALSO BE INCLUDED IN THE OPERATIONS AND MAINTENANCE MANUAL.

**KEY NOTES**

- WET WELL: 72" PRECAST STANDARD MANHOLE TYPE B PER ISRWG SD-513A
- VARIABLE FREQUENCY VERTICAL TURBINE PUMPS OR APPROVED EQUAL
- INSTALL 6" CONCRETE PAD FOR CONSTRUCTION OF PUMP HOUSE



**J-U-B ENGINEERS, INC.**  
 2760 W. Excursion Lane  
 Suite 400  
 Meridian, ID 83642  
 Phone: 208-376-7300  
 www.jub.com



| NO. | REVISION | DATE | BY | DATE | DESCRIPTION |
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TV SOCIAL CLUB  
 KUNA, IDAHO  
 PRESSURE IRRIGATION PUMP STATION DETAILS



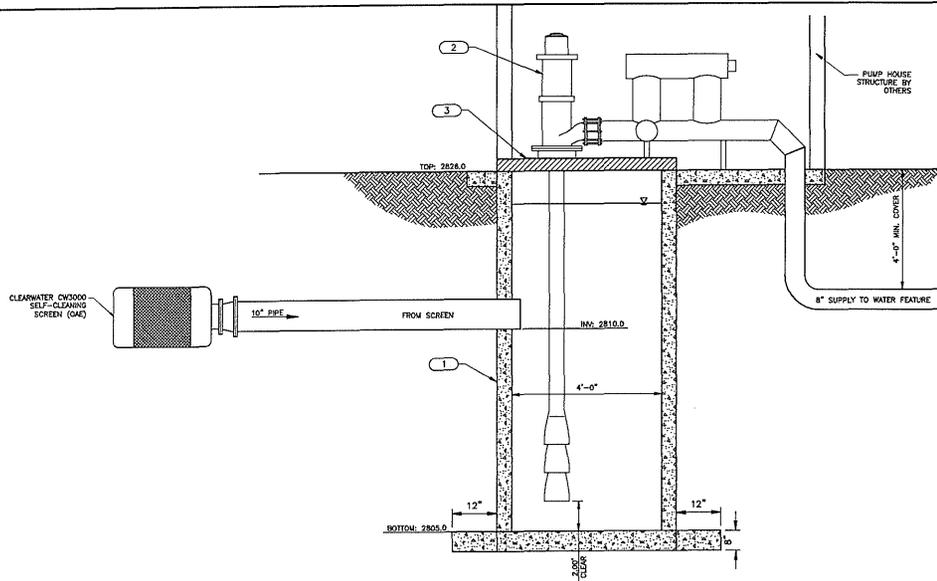
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 Call before you dig.**  
 CALL 2 BUSINESS DAYS IN  
 ADVANCE BEFORE YOU DIG,  
 GRADE, OR EXCAVATE FOR THE  
 MARKING OF UNDERGROUND  
 MEMBER UTILITIES

FILE: 1041000 C-101  
 PER FILED IN 1041000  
 DRAWN BY: GSD  
 DESIGNED BY: GSD  
 CHECKED BY: WSW  
 DATE EXG: 11/15/04  
 AT FULL SIZE, IF NOT ONE  
 INCH SCALE AS SHOWN  
 LAST UPDATED: 11/15/04  
 SHEET NUMBER:

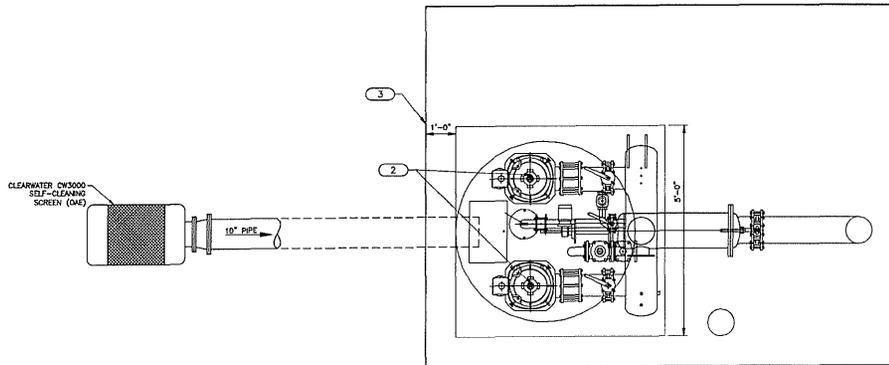
C-104

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SECTION A-A



**PREFABRICATED PUMP STATION W/ AUTOMATIC FILTER**  
 PERFORMANCE:  
 2 PRIMARY PUMPS AT 1500 GPM EACH, Ø 25" TDH  
 DISCHARGE PIPE: 8"

**PUMP STATION NOTES**

1. CONTRACTOR TO SUPPLY 480V/3 POWER TO THE PUMP
2. CONTRACTOR TO PROVIDE AND INSTALL CONDUITS (ELECTRICAL AND TELEPHONE) TO THE PUMP STATION SUCH THAT THE PUMP HOUSE CAN BE CONSTRUCTED ON THE CONCRETE PAD
3. CONTRACTOR TO PROVIDE AND INSTALL ALL NECESSARY PIPES TO ENSURE THE PROPER FUNCTION OF THE SELF-CLEANING FILTER
4. THE PUMP STATION SHALL BE ENTIRELY MANUFACTURED IN A MANUFACTURING FACILITY. NO ON-SITE MANUFACTURING SHALL BE ACCEPTABLE. THE PUMP SKID SHALL BE MANUFACTURED AS FOLLOWS:
5. THE NUMBER AND SIZE OF PUMPS SHALL BE DETERMINED BY THE PUMP SKID MANUFACTURER TO MEET THE PERFORMANCE REQUIREMENTS AND TO FIT THE DESIGNED WET WELL. THE PUMP SKID SHALL CONSIST OF TWO VERTICAL TURBINE PUMPS.
6. PUMP CONTRACTOR SHALL PROVIDE THE OWNER AN OPERATION AND MAINTENANCE MANUAL FOR THE PUMPS, CONTROL PANEL, AND ALL PUMP STATION APPURTENANCES. THE OPERATION AND MAINTENANCE MANUAL SHALL INCLUDE SERIAL NUMBERS OF ALL PUMP STATION COMPONENTS.
7. PUMP CONTRACTOR SHALL START UP, SHUT DOWN, AND WARRANTY PUMP STATION THROUGH THE FIRST FULL SEASON OF OPERATION. START UP AND SHUT DOWN PROCEDURES SHALL ALSO BE INCLUDED IN THE OPERATIONS AND MAINTENANCE MANUAL.

**KEY NOTES**

- ① WET WELL: 48" PRECAST STANDARD MANHOLE TYPE B PER ISPMG SD-5134
- ② VERTICAL TURBINE PUMPS OR APPROVED EQUAL
- ③ INSTALL 8" CONCRETE PAD FOR CONSTRUCTION OF PUMP HOUSE. PUMP HOUSE TO BE DESIGNED BY OTHERS.



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 2760 W. Excursion Lane  
 Suite 400  
 Meridian, ID 83842  
 Phone: 208.276.7930  
 www.jub.com



11/27/21

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**TV SOCIAL CLUB  
KUNA, IDAHO**

WATER FEATURE PUMP STATION DETAILS

|                          |
|--------------------------|
| FILE: 104103_C-104A      |
| ADD FILE: 10-16-21       |
| DRAWN BY: GFB            |
| DESIGN BY: GFB           |
| CHECKED BY: TRW          |
| DATE: 08/21/21           |
| AT FULL SIZE, IF NOT ONE |
| AND FULL ACCURACIES      |
| LAST UPDATED: 11/23/21   |

SHEET NUMBER:  
**C-104A**





CITY OF KUNA  
P.O. BOX 13  
KUNA, ID 83634  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

Catherine Feistner, E.I.T.  
Assistant Kuna City Engineer

Brady Barroso  
Engineering Technician I

## DESIGN REVIEW MEMORANDUM

**To:** Doug Hanson - Planning and Zoning Director  
**From:** Brady Barroso - Engineering Technician I  
Catherine Feistner - Assistant City Engineer  
**Date:** 6 April 2022  
**RE:** Public Works Comments  
Falcon Crest PI Pump House – 22-06-DR (Design Review)

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The Falcon Crest PI Pump House property, 22-06-DR, design review request dated 9 March 2022 has been reviewed. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received by [PWoffice@kunaid.gov](mailto:PWoffice@kunaid.gov).

Public Works staff can support approval for this design review.

Comments may be expanded or refined in connection with the future land-use actions.