

**OFFICIALS**

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



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

**Planning & Zoning Commission Meeting**  
**REGULAR MEETING AGENDA**  
**Tuesday February 28, 2023, 6:00 PM**

*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 are routine and acted on with one (1) Motion by the Commission; there will be no separate discussion unless the Chairman, Commissioner, or Staff requests it be removed. Items removed will be placed under Business unless otherwise instructed.*

- 1. Regular Commission Meeting Minutes Dated February 14, 2023
- 2. Findings of Fact & Conclusions of Law
  - A. Case Nos. 22-02-CPF, 22-05-ZC, 22-06-SUP & 22-27-DR Recreation Subdivision & Robinson Ranch RV Storage

**3. SPECIAL PRESENTATION:**

- A. Kuna Joint School District No. 3 Bond Presentation – Robbie Reno

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

- A. *Tabled from February 14, 2023*, Case Nos. 22-04-ZC (Rezone), 22-09-S (Preliminary Plat) & 22-29-DR (Design Review) for Aster Grove Subdivision – Troy Behunin, Senior Planner

Toll Southwest, Inc. requests Rezone, Preliminary Plat and Design Review approval near the NWC of Columbia and Meridian Roads in Section 1, Township 2 North, Range 1 West (APN: S1301438810).

- B. Case No. 22-17-SUP (Special Use Permit) for Cole Substation 230kV Tap Line – Jessica Reid, Associate Planner

Applicant requests Special Use Permit to construct twelve (12) steel transmission line structures within existing Idaho Power Easements, to convey the 230kV tap line to the Cole Substation located at 14550 S Cole Road (APN: S1531233600); Section 31, Township 2 North, Range 2 East.

- C. Case No. 22-02-OA (Ordinance Amendment) for Public Utility Lots and Lot Splits – Doug Hanson, Director

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:**

- MAKING CERTAIN FINIDINGS; AND
- AMENDING SUBSECTION 2, SECTION 6, CHAPTER 1, TITLE 5 OF KUNA CITY CODE BY THE ADDITION OF “PUBLIC UTILITY LOT” TO THE “LOT TYPES” DEFINITION; AND BY THE ADDITION OF “PUBLIC UTILITY LOT” AS AN EXCLUSION TO THE “SUBDIVISION” DEFINITION; AND

- AMENDING SECTION 3, CHAPTER 3, TITLE 5 OF KUNA CITY CODE AMENDING OFFICIAL HEIGHT AND AREA STANDARDS TABLE BY ADDING A TECHNICAL ADDITION; AND
- ADDING SECTION 5, CHAPTER 16, TITLE 5 OF KUNA CITY CODE PROVIDING FOR PUBLIC UTILITY LOT SPLITS; AND
- PROVIDING A SEVERABILITY CLAUSE; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

**5. BUSINESS ITEMS:**

**6. ADJOURNMENT:**

**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**  
**REGULAR MEETING MINUTES**  
**Tuesday February 14, 2023, 6:00 PM**

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

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

*(Timestamp 00:00:17)*

**COMMISSION MEMBERS PRESENT:**

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

**CITY STAFF PRESENT:**

Doug Hanson, Planning & Zoning Director  
Morgan Treasure, Economic Development Director  
Kelsey Biggs, City Attorney  
Jessica Reid, Associate Planner

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

*(Timestamp 00:00:44)*

- 1. Regular Commission Meeting Minutes Dated January 24, 2023
- 2. Findings of Fact & Conclusions of Law
  - A. Case No. 22-03-CPF Ashville Acres Subdivision
  - B. Case No. 22-09-AN 1299 N School Avenue

*(Timestamp 00:00:45)*

**Motion To:** Approve the Consent Agenda.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Main

**Further Discussion:** None

**Aye:** 4

**Nay:** 0

**Absent:** 1

**Motion Carried:** 4-0-1

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

*(Timestamp 00:01:03)*

- A. Tabled from January 24, 2023, Case Nos. 22-04-ZC (Rezone), 22-09-S (Preliminary Plat) & 22-29-DR (Design Review) for Aster Grove Subdivision – Troy Behunin, Senior Planner

*(Timestamp 00:02:08)*

**Motion To:** Table Case Nos. 22-04-ZC, 22-09-S and 22-29-DR for Aster Grove Subdivision to a date certain of February 28, 2023.

**Motion By:** Vice Chairman Hennis  
**Motion Seconded:** Commissioner Main  
**Further Discussion:** None  
**Aye:** 4  
**Nay:** 0  
**Absent:** 1  
**Motion Carried:** 4-0-1

*(Timestamp 00:02:40)*

**B.** Case Nos. 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage – Jessica Reid, Associate Planner

*(Timestamp 00:03:04)*

Associate Planner Jessica Reid provided an overview of the project and its overall history; she then stood for questions.

*(Timestamp 00:07:45)*

Commissioner Greger asked a clarifying question; Ms. Reid answered.

*(Timestamp 00:08:10)*

Matthew Sanchi of ZGA Architects touched on a few points regarding the project's history, then requested modification to Conditions of Approval 9.1.1 through 9.1.3, and 9.4.1, providing explanation of why.

*(Timestamp 00:17:02)*

Chairman Young opened the public hearing.

In Favor:

None

Neutral:

None

In Opposition:

None

*(Timestamp 00:17:28)*

As there were no individuals signed in to testify, Chairman Young closed the public hearing and the Commission proceeded into deliberation.

*(Timestamp 00:17:50)*

The Commission discussed the overall project and the request for modification to the Conditions; clarifying questions were asked of staff and Mr. Sanchi. Upon receiving satisfactory answers, the Commission supported the Applicant working with staff and the applicable agencies regarding modifying the requested Conditions.

*(Timestamp 00:32:58)*

**Motion To:** Approve Case Nos. 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage, modifying Condition 9.1.1 to reflect the all buildings and fencing shall have color matched fasteners and the roofing shall have a concealed

fastener system, 9.1.2 to reflect the Applicant shall work with staff to determine the appropriate number of parking spaces based on a modified parking analysis, 9.1.3 to reflect the Applicant shall work with J&M Sanitation to meet trash enclosure requirements, 9.4.1 to reflect the Applicant shall install the corrugated metal fencing on the East side of the storage facility; that the Applicant be subject to the remaining Conditions as listed in the staff report; and the additional Condition that the Applicant be permitted to install chainlink fencing with privacy slats on the South of the storage facility.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Main

**Further Discussion:** None

**Aye:** 4

**Nay:** 0

**Absent:** 1

**Motion Carried:** 4-0-1

*(Timestamp 00:34:33)*

- C. Case Nos. 22-02-CPF (Combo Plat), 22-05-ZC (Rezone), 22-06-SUP (Special Use Permit) & 22-27-DR (Design Review) for Recreation Subdivision & Robinson Ranch RV Storage – Jessica Reid, Associate Planner

*(Timestamp 00:35:07)*

Associate Planner Jessica Reid provided an overview of the project paying special attention to the unique instance an original Kuna homestead is located on the subject site. Ms. Reid then stood for questions.

*(Timestamp 00:38:50)*

Chairman Young referenced the lack of site lighting referenced in the application. Ms. Reid indicated the Applicant would be able to provide information regarding his question.

*(Timestamp 00:41:21)*

Applicant Jeff Robinson explained to the Commission there would be lighting along the new driveway, at the corner of the driveway and Locust Grove, and within the storage facility itself. Mr. Robinson further explained the lighting is intended to utilize timers, motion sensors and solar. An electrician had been acquired and was working on the lighting plan; it was just unfortunately not available in time for the hearing. Applicant Valerie Robinson further explained their passion for preserving the homestead and its original evergreen trees. The Applicants then stood for questions.

*(Timestamp 00:44:00)*

Commissioner Main asked if there was going to be covered parking; Mr. Robinson answered that was something they were considering for the future.

*(Timestamp 00:44:54)*

Chairman Young opened the public hearing.

In Favor:

None

Neutral:

None

In Opposition:

None

*(Timestamp 00:45:05)*

As there were no individuals signed in to testify, the Chairman closed the public hearing and the Commission proceeded into deliberation.

*(Timestamp 00:47:21)*

**Motion To:** Recommend approval to City Council of Case Nos. 22-02-CPF & 22-05-ZC for Recreation Subdivision, with the Applicant being subject to the Conditions listed in staff's report, and the additional Condition the Applicants work with staff for installation of Dark Sky compliant lighting with motion sensors.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Main

**Further Discussion:** None

**Aye:** 4

**Nay:** 0

**Absent:** 1

**Motion Carried:** 4-0-1

*(Timestamp 00:48:25)*

**Motion To:** Approve Case No. 22-06-SUP for Robinson Ranch RV Storage and Approve Case No. 22-27-DR for Recreation Subdivision and Robinson Ranch RV Storage, with the Applicant being subject to the Conditions listed in staff's report, and the additional Condition the Applicants work with staff for installation of Dark Sky compliant lighting with motion sensors.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Main

**Further Discussion:** None

**Aye:** 4

**Nay:** 0

**Absent:** 1

**Motion Carried:** 4-0-1

## 5. BUSINESS ITEMS:

## 6. ADJOURNMENT:

*(Timestamp 00:50:03)*

**Motion To:** Adjourn.

**Motion By:** Vice Chairman Hennis

**Motion Seconded:** Commissioner Main

**Further Discussion:** None

**Aye:** 4

**Nay:** 0

**Absent:** 1

**Motion Carried:** 4-0-1

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Lee Young, Chairman

ATTEST:

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Doug Hanson, Director



# CITY OF KUNA

751 W 4<sup>th</sup> Street • Kuna, ID 83634  
 (208) 922-5274 • www.kunacity.id.gov

Planning & Zoning Commission Public Hearing Sign-In Sheet  
 February 14, 2023

**Case Nos.: 22-02-CPF (Combo Plat), 22-05-ZC (Rezone) & 22-06-SUP (Special Use Permit)**

**Case Name: Recreation Subdivision & Robinson Ranch RV Storage**

Please print your name below & indicate if you would like to Testify or NOT Testify regarding this item.

<b>IN FAVOR</b>	<b>NEUTRAL</b>	<b>IN OPPOSITION</b>
<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
Name	Name	Name
Address	Address	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
Name	Name	Name
Address	Address	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
Name	Name	Name
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<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
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Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP



# CITY OF KUNA

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 (208) 922-5274 • www.kunacity.id.gov

Planning & Zoning Commission Public Hearing Sign-In Sheet  
 February 14, 2023

**Case No.: 21-06-SUP (Special Use Permit)**

**Case Name: Meridian Mega Storage**

Please print your name below & indicate if you would like to Testify or NOT Testify regarding this item.

<b>IN FAVOR</b>	<b>NEUTRAL</b>	<b>IN OPPOSITION</b>
<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
Name	Name	Name
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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
Name	Name	Name
Address	Address	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
Name	Name	Name
Address	Address	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
Name	Name	Name
Address	Address	Address
City, State, ZIP	City, State, ZIP	City, State, ZIP



2.17	Robinson Ranch RV Storage Site Plan, Elevations & Renderings			X
2.18	Neighborhood Meeting Certification 11.23.2021			X
2.19	Neighborhood Meeting Certification 08.29.2022			X
2.20	Commitment to Property Posting			X
2.21	Agency Transmittal			X
2.22	CDHD Proposed Septic Report 12.29.2021			X
2.24	Boise Project Board of Control			X
2.26	Central District Health Department			X
2.27	Ada County Highway District – Corrected			X
2.29	Ada County Development Services			X
2.34	Updated Site Plan			X
2.35	Updated Landscape Plan			X
2.37	Updated Agency Transmittal			X
2.31	Boise Project Board of Control			X
2.32	Central District Health Department			X
2.33	Ada County Highway District			X
2.42	City Engineer’s Memo			
2.36	Alternative Compliance Request			X
2.38	Website Notice			X
2.39	KMN Publication Proof			X
2.40	300-ft Property Owners Notice			X
2.41	Proof of Property Posting			X

**1.2 Hearings:** The Commission heard this on February 14, 2023. The FCO’s have been requested to go before the Commission on February 28, 2023.

**1.3 Witness Testimony:** Those who testified at the Commission’s February 14, 2023, hearing are as follows, to-wit:

- A. City Staff:  
Jessica Reid, Associate Planner
- B. Appearing for the Applicant:  
Jeff & Valerie Robinson
- C. Appearing in Favor:  
None
- D. Appearing Neutral:  
None
- E. Appearing in Opposition:  
None

**II  
DECISION**

WHERE UPON THE COMMISSION being duly informed upon the premises and having reviewed the record, evidence, and testimony received and being fully advised in the premises, DO HERE BY MAKE THE FOLLOWING FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, to-wit:

**III  
FINDINGS OF FACT**

**3.1 Findings Regarding Notice**

- A. **Notice Required:** Notice has been given in accordance with Kuna City Code and Idaho Statutes.
  - 1. Notice for the February 14, 2023, hearing was posted on the city website January 18, 2023, and in the Kuna Melba News on January 25, 2023.
  - 2. Notice for the February 14, 2023, hearing containing information on the proposed project and its location, was mailed to all known and affected property owners within 300 feet of the boundaries of the subject site on January 25, 2023.
  - 3. Notice for the February 14, 2023, hearing was posted on a sign onsite in accordance with [Kuna City Code \(KCC\) 5-1A-8](#), on January 24, 2023. A Proof of Property Posting Form was provided to staff on February 6, 2023.

**3.2 Findings Regarding Combo Plat, Rezone, Special Use Permit and Design Review**

- A. The subject site is currently A (Agriculture) within Kuna City Limits. Historically the subject site served as an original Kuna homestead, then has served as a residence with two (2) single-family units and minimal farming.
- B. The proposed project site currently has established landscaping, two (2) historic evergreens planted as part of the original homestead, as well as vegetation consistent with that of agricultural fields. The site has an estimated average slope of 1 – 1.4%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be between 20 – 40 inches, to greater than 60 inches.
- C. Staff are not aware of any environmental issues, health, or safety conflicts beyond the far west side of the subject site being within the boundary of 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.
- D. The existing zoning districts for lands surrounding the subject site are as follows:

<b>North</b>	RR	Rural Residential – Ada County
<b>South</b>	RR A	Rural Residential – Ada County Agriculture – Kuna City ( <i>Potential future school site.</i> )
<b>East</b>	RR R-8 C-2	Rural Residential – Ada County Medium/High Density Residential – Kuna City Area Commercial – Kuna City
<b>West</b>	RR A	Rural Residential – Ada County Agricultural – Kuna City

- E.** The Applicants held a Neighborhood Meeting on November 23, 2021, with three (3) in attendance, and a second Neighborhood Meeting on August 29, 2022, with five (5) in attendance. A notice was published on the city website January 18, 2023, and a legal notice was published in the Kuna Melba News on January 25, 2023. Neighbor notices were mailed to all known and affected property owners within 300-ft of the project boundaries on January 25, 2023. The Applicants posted a sign on the property January 24, 2023.
- F.** 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 [KCC Title 5](#) and [KCC Title 6](#).
- G.** The Comp Plan has listed numerous goals regarding being economically diverse and vibrant, as well as increasing sidewalk coverage and connectivity, and promoting a connected street network. The proposed zoning districts are R-2 (Low Density Residential) and C-3 (Service Commercial); the Future Land Use Map designates the property as Mixed-Use.
- H.** The Applicants are in fact the property owners and have consented to the Rezone.
- I.** Per [KCC 5-3-2](#), all storage facilities within City Limits, regardless of the number of acres being developed, require an approved Special Use Permit.
- J.** According to Exhibit 2.42, Public Works staff can support the project being developed with a private septic system. According to the ACHD staff report (Exhibit 2.28) the existing Locust Grove and Meadow View Road are within acceptable levels of service; pavement widening, and sidewalk installation improve the existing roadway conditions.
- K.** Throughout the development of the project and beyond, connection fees, impact fees (Fire, Police, Park, and Ada County Highway District), roadway improvement and property taxes will be collected, therefore satisfying the financial capability to provide supporting services.
- L.** Future connection to City services, as well as other public improvements such as pavement widening and sidewalks, are required to be implemented as a part of this project. Staff are unaware of major wildlife habitats being impacted by the proposed development.
- M.** The proposed landscape buffer widths and various plantings are in general compliance with [KCC 5-17](#).
- N.** 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.

#### **IV STAFF TESTIMONY**

Associate Planner Jessica Reid, in a staff report to the Commission dated February 14, 2023, confirmed that review of the site plan and records on file at the City of Kuna has been completed with following conclusions:

##### **4.1 Ada County Highway District**

**A. Trip Generation**

This proposed development is estimated to generate 36 additional vehicle trips per day, with four (4) additional trips being within the Peak PM hour. The average daily traffic count was 575 for Locust Grove and 632 for Meadow View Road (east of Meridian Road/Hwy 69) on May 15, 2019; ACHD has determined both roadways to have an acceptable level of service.

**B. Locust Grove Road**

Locust Grove is improved with 2-travel lanes, 25-feet of pavement, and no curb, gutter or sidewalk abutting the site, with 43-feet of right-of-way (ROW), or 19-feet when measured from centerline. Applicants propose to dedicate additional ROW to total 39-feet from centerline; this proposal meets District Policy and should be approved as proposed.

ACHD staff recommends the Applicants be required to widen Locust Grove to a minimum 17-feet of pavement (as measured from centerline), plus a 3-foot gravel shoulder and 5-foot detached sidewalk, with the frontage improvements stopping before the Kuna Canal.

After receipt of the staff report, the Applicants contacted ACHD with a request to reduce the amount of additional ROW from the northeast property line, moving south just past the original homestead; this request was made as to preserve the two (2) evergreens planted when the parcel was homesteaded, as well as to preserve the landscaping that had been upgraded within the last years. As a result, ACHD directed the Applicants to discuss this request with the city. Based upon review of the Applicants request and based on additional information gathered from the Idaho State Historical Society, staff was in support of this reduced ROW.

Therefore, the Applicant will install an additional 7-feet of pavement, a 3-foot gravel shoulder and 8-foot sidewalk within the existing 30-feet of ROW, for approximately 200-feet moving southward from the Kuna Canal. The ROW will then increase to the 39-feet requested; here, the Applicants will install an additional 7-feet of pavement, a 14-foot gravel barrow ditch, and 8-foot sidewalk.

Applicants shall follow all standards, modified ROW and other requirements in accordance with KCC 6-4-2(B)(3) and ACHD.

**C. Driveways:**

There are two (2) existing driveways from the site onto Locust Grove; a 10-foot-wide unimproved driveway located 23-feet south of the site's north property line which serves as Kuna Canal access (for irrigation district), and a 20-foot-wide unimproved driveway located 127-feet south of the site's north property line.

Applicants proposed to construct a 20-foot-wide paved driveway located 24-feet north of the site's south property line; this proposal meets District Policy and should be approved as proposed. This new driveway will serve as access to the two (2) existing homes, the RV storage facility, and the landlocked parcel to the immediate west via an existing easement.

Applicant shall follow all standards, modified ROW (if approved) and other requirements in accordance with KCC 6-4-2(B)(3) and ACHD.

**D. Teed Lateral and Kuna Canal Irrigation Facility Crossings:**

Applicants will be required to submit crossing plans for review and approval.

Staff notes there are no crossings planned as part of the proposed project.

## **4.2 Idaho Transportation**

## **4.3 Pathways and Trails Master Plan**

The Pathways Master Plan Map indicates a future trail or pathway on the north side of the subject site; however, based on lack of space within the subject site, recently approved developments and future developments, staff believes shifting the future pathway to the north of the Kuna Canal to be appropriate.

## **4.4 Site Layout and Dimensional Standards**

The Applicant proposes an approximately 3.58-acre R-2 (Low Density Residential) parcel on the east which will contain the two (2) existing homes, and an approximately 7.01-acre C-3 (Service Commercial) parcel.

On the east parcel, the original homestead residence is located approximately 6-feet from centerline of Locust Grove Road, and the second residence is located approximately 130-feet from the southwest corner of the homestead residence. Both residences are well outside of the required easements and the parcel is well above the minimum lot size. The proposed RV storage facility on the west parcel is also well outside required easements.

*All dimensional standards appear to be in compliance with [KCC 5-3-3](#).*

## **4.5 Elevations**

Applicants propose an approximately 432-square foot office to serve the RV storage facility; it contains an office space, ADA accessible restroom and break room area. The south elevation proposes white vinyl windows and man-door, trim and fascia painted White, wood siding painted Gray, pre-finished metal rain gutters in White, and a natural color manufactured stone wainscot. The east elevation mirrors the same materials and colors but does not contain a man-door. The north and west elevations again mirror the same materials and colors; however, the stone veneer wainscot does not wrap all the way around, stopping just past the corners, and the west elevation contains an additional man-door.

*Upon review, staff finds the design elements, building orientation, and requirements are within substantial compliance with [KCC 5-4](#).*

## **4.6 Parking**

The Applicant has provided three (3) standard stalls and one (1) ADA stall immediately adjacent to the proposed office. The parking stalls for the office, roadway and drive aisles are to be paved while the actual RV parking stalls within the storage facility are proposed to be dust-free recycled asphalt.

*Upon review, parking appears to be in accordance with [KCC 5-9-3](#) and [KCC 5-9-5](#).*

## **4.7 Open Space**

Per [KCC 5-17-12\(D\)](#), the proposed development is exempt from open space requirements.

## **4.8 Landscaping**

Applicants propose an alternative compliance landscaping option based on the reduced ROW at the north side of the subject sites' frontage. This reduced ROW is a result of the Applicants desire to maintain an original Kuna homestead residence and two (2) old-growth trees which were planted around the same time the site was homesteaded. Exhibit 2.36 shows photos of the existing

landscaping, as well as providing information from the State of Idaho Historical Society (ISHS). The ISHS 2000 Idaho Historic Sites Inventory Form shows the subject site as having been originally constructed in or before 1915 with a home, feeder barn, barbeque, equipment shed, butler building, two (2) loafing sheds, stable, metal granary and various other outbuildings on site. The Applicants have made a point to preserve the sites homestead heritage by maintaining the old growth trees, modernizing, and giving the existing homestead a facelift, and using lumber reclaimed from the original barn for finishes within the newer primary residence.

Landscaping for the reduced ROW portion along Locust Grove utilizes the two (2) existing old growth trees and established landscaping consisting of established mature trees, shrubs, turf, and rock mulch. The original 20-foot-wide driveway directly adjacent to the homestead residence, which is to be closed per ACHD requirements, will be replaced with landscaping matching the existing landscaping.

A 20-foot landscape buffer is proposed where the Locust Grove frontage widens to 39-feet, and will contain ornamental trees, evergreens, shrubs, ornamental grasses, and rock mulch. Additionally, 10-foot-wide landscape buffers are proposed along either side of the storage facility driveway which will contain turf and various plantings of shrubs. A planting area is proposed to the immediate right of the office parking stalls. As the storage facility is proposed to be serviced by a private septic system, the septic tank and drain field area are proposed to have turf; turf also surrounds the west and north sides of the small office.

The newer primary residence will maintain its existing, established landscaping; this area includes turf, rock mulch, shrubs, and raised garden beds.

The updated landscape plan indicates a drip irrigation system is proposed to maintain the new and established landscaping and planting areas.

*Staff notes all landscaping and associated irrigation shall be installed in accordance with [KCC 5-17](#).*

#### **4.9 Fencing**

Applicant proposes to maintain the existing chainlink fencing located around the yard of the homestead residence but will relocate the east portion to the edge of the 30-foot ROW. The agriculture-type fencing around the existing pasture on the south, will also have its east side relocated to behind the 20-foot landscape buffer area.

Fencing for the RV storage facility is proposed to be a 5-foot-tall chainlink with privacy slats, and 1-foot of security barbed wire. Though [KCC 5-4-6\(B\)\(3\)](#) typically does not allow the use of chainlink in commercial districts, it does state other fencing types may be considered on a case-by-case basis. As the proposed RV storage facility is set over 700-feet from Locust Grove, is set over 400-feet from, and shielded by the two (2) existing residences, and the closest neighboring residence is over 400-feet to the north, staff is in support of the proposed fencing materials.

*All fencing within the subject site shall comply with [KCC 5-5-5](#), unless otherwise approved.*

#### **4.10 Public Works**

According to Exhibit 2.42, Public Works must receive CDHD septic system approval and review the civil design drawings for existing and proposed utilities; after receiving approval and construction drawing review, Public Works can support approval of this application.

*The Applicant shall be required to work with staff to install streetlights a maximum spacing of 250-feet.; the final location of streetlights will be approved at the time of construction document review. Staff notes that these streetlights must be designed and installed according to “Dark Sky” standards and are required to be LED lights. All street light installation shall comply with [KCC 6-4-2](#).*

#### **4.11 Boise Project Board of Control (BPBC)**

Exhibit 2.24 notes the Kuna Canal lies within the subject site boundaries, as such, BPBC asserts the federal easement of 35-feet north and 35-feet south of the canal’s centerline to operate and maintain the canal. All fencing/pathways must be constructed off any BPBC easements, and no landscaping other than grass is permitted within the easement.

#### **4.12 Central District Health Department (CDHD)**

As the subject site will be served by private septic, a land development application, fee per lot, test holes and full engineering report is required per Exhibit 2.26; test holes were removed as a required item in Exhibit 2.32.

*Test holes and/or site evaluation was completed on December 28, 2021 (see Exhibit 2.22) but is not an official sewage disposal installation permit. Applicants shall acquire the appropriate septic permit and submit said permit to Public Works staff prior to installation of any sewage disposal system.*

#### **4.13 Comprehensive Plan**

##### **A. Goal Area 1: Kuna will be Economically Diverse and Vibrant.**

- 1. Goal 1.A.: Ensure Land Use in Kuna will support economic development.**
- 2. Goal 1.C.: Attract and Encourage new and existing businesses.**
  - Objective 1.C.2.: Create an environment that is friendly to business creation, expansion, and relocation.

*Analysis: Development of the RV storage facility affords the Applicants the opportunity to live and work on their property while providing a much-needed service to the community.*

##### **B. Goal Area 3: Kuna’s land uses will support a desirable, distinctive, and well-designed community.**

- 1. 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.
- 2. 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.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.

*Analysis: Proposed Combo Plat and development of the subject site are in accordance with the Future Land Use Map’s Mixed-Use designation, thus ensuring the city develops in an appropriate manner. Widening of Locust Grove and installation of sidewalks ensures and lays the groundwork for safe pedestrian connectivity as surrounding parcels develop in the future. Applicants have*

*proposed land uses which complement the unique shape of their parcel and appear to be the highest and best uses.*

- C. Goal Area 4: Kuna will be a connected community through strong transportation and infrastructure systems.
1. Goal 4.B.: Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.
    - Objective 4.B.2.: Maintain/expand sidewalks/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.
  2. Goal 4.D.: Promote a connected street network that incorporates mid-mile collectors and crossings for improved neighborhood connectivity.
    - Objective 4.D.2.: Ensure the continued expansion/development of a classified roads system throughout the community.
      - Policy 4.D.2.b: Preserve adequate Rights-Of-Way along all classified roads or other approved alternative locations to align roads.

*Analysis: Pavement widening and sidewalk installation on Locust Grove sets the precedence for future development of the surrounding area; likewise, improvements are to be installed directly across Locust Grove as part of the Riverton Subdivision (approved November 15, 2022). Additionally, Locust Grove is classified as a Minor Arterial on the Kuna Street Circulation Map; therefore, similar improvements are imminent in the future.*

- 4.14 Upon review, staff finds the request for Combo Plat, Rezone, Special Use Permit and Design Review to be in compliance with [KCC Title 5](#), [KCC Title 6](#), [Idaho Code §67-65](#), and the Comprehensive Plan. The Applicants 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.

## V CONDITIONS

Based upon the record contained in Case Nos. 22-02-CPF, 22-05-ZC, 22-06-SUP and 22-27-DR, including the Comprehensive Plan, staff’s memorandums, the exhibits and testimony during the public hearing, the Commission recommended approval to Council of Case Nos. 22-02-CPF and 22-05-ZC, and approved Case Nos. 22-06-SUP and 22-27-DR, subject to the following Conditions:

### 5.1 Staff Recommended Conditions:

- A. Applicants shall adhere to the development site plan which reflects the reduced right-of-way on the first approximately 200-feet of the Locust Grove frontage, then increase the ROW to total 39-feet from that point forward.
- B. If the Alternative Compliance request for reduced ROW is approved, Developer/Owner/Applicant shall submit updated Preliminary and Final Plats reflecting this reduction to staff.

### 5.2 Transportation

- A. Developer/Owner/Applicant shall close the existing unimproved driveway located 127 feet south of the site’s north property line.
- B. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with [KCC 5-17-14](#) and [6-4-2](#), unless otherwise approved.

- C. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report, except for Condition D.3 as this is an irrigation district access road and does not act as a driveway to the property.

### **5.3 Site Layout, Dimensional Standards and Parking**

- A. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
- B. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with [KCC 5-3-3](#).
- C. Applicant shall ensure the proper easement widths on all lots in accordance with [KCC 6-3-8](#).

### **5.4 Landscape, Open Space and Fencing**

- A. Fencing within and around the site shall comply with [KCC 5-5-5](#), unless specifically approved otherwise and permitted.
- B. 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 in public Rights-of-Way shall be with approval from ACHD.
- C. 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.
- D. 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](#).
- E. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Final Plat. Any revisions of the Plat are subject to Administrative Determination to rule if the revision is substantial.
- F. Develop/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify landscaping and architectural compliance prior to requesting signature on the Final Plat.

### **5.5 Public Works**

- A. 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](#).
- B. Compliance with [I.C. §31-3805](#) is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- C. 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).
- D. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required when the services are within 300-feet of the subject site and/or private septic system fails. The Applicant shall conform to all corresponding City of Kuna Master Plans.

- E. The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in upgrades equivalent to the project, if applicable.
- F. Developer/Owner/Applicant shall work with Public Works staff to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

## **5.6 General**

- A. The Developer/Owner/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:
  - 1. The City Engineer shall approve all sewer connections.
  - 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. 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”.
  - 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.
  - 5. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
  - 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).
  - 7. All public rights-of-way shall be dedicated and constructed to the 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.
- B. 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 City Council, or seek amending them through Public Hearing processes.
- C. Developer/Owner/Applicant/Contractors are hereby notified of Kuna’s working hours. Construction of any kind shall only be conducted within the hours specified in [KCC 10-6-3](#). Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
- D. 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.
- E. Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

## **5.7 Additional Conditions**

- A. Developer/Owner/Applicant shall install downlighting set on a time and with motion sensors within the storage facility; all lighting shall adhere with “Dark Sky” policies.

**VI  
TESTIMONY RECEIVED**

- 6.1 Jeff Robinson, Applicant, 415 N Locust Grove Road, Kuna, ID, 83634, testified to their intention to install lighting within the storage facility; they had an electrician working on a plan, but it was not finished in time for the hearing.

**VII  
CONCLUSIONS OF LAW  
RE: POWERS AND DUTIES OF THE COMMISSION**

- 7.1 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 [Idaho Code §50-1](#).
- 7.2 The power of the City of Kuna lies in the Commission to hear this matter as provided in [Idaho Code §50-13](#) and [§67-65](#), and [Kuna City Code 1-14-13](#).
- 7.3 The Commission has the exclusive general supervisory authority over recommendations of all plat approvals and certification under their jurisdiction as provided in [Idaho Code §50-1308](#).

**VIII  
CONCLUSIONS OF LAW  
RE: APPLICATION FOR COMBINATION PLAT AND REZONE**

- 8.1 The City of Kuna has authority to approve Preliminary Plats and Rezones within its boundaries pursuant to [Idaho Code §50-13](#) and [§67-65](#).
- 8.2 [Kuna City Code 1-14-3](#) states Combination Preliminary and Final Plats, and Rezones are designated as public hearings with the Commission as a recommending body and Council as the decision-making body.
- 8.3 Subdivisions regulations as defined in Kuna City Code Title 6 are authorized by [Idaho Code §50-13](#) and [§65-67](#), and Article 12, Section 2.
- 8.4 The Rezone proposed in Case No. 22-05-ZC complies with the Comprehensive Plan.

**IX  
CONCLUSIONS OF LAW  
RE: APPLICATION FOR SPECIAL USE PERMIT**

- 9.1 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 [Idaho Code §50-1](#).
- 9.2 The Commission has the decision-making authority over all Special Use Permits as provided in [Kuna City Code 1-14-3](#)
- 9.3 [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 and public facilities that each specific use must be considered individually.

The 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 specified herein and consider such additional safeguards as will uphold the intent of this title.

## X

### CONCLUSIONS OF LAW

#### RE: APPLICATION FOR DESIGN REVIEW

- 10.1 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 [Idaho Code §50-1](#).
- 10.2 The Commission has the decision-making authority over all Legislative Design Review applications as provided in [Kuna City Code 1-14-3](#).
- 10.3 [Kuna City Code 5-4-2](#) 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, Multi-family 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, sign or sites, required the submittal of a Design Review application pursuant to this Chapter and fee as prescribed from time to time by City Council.

## XI

### ORDER OF RECOMMENDING APPROVAL OF APPLICATION FOR COMBINATION PLAT AND REZONE

- 11.1 The Combination Plat (Case No. 22-02-CPF) is *recommended Approval*.
- 11.2 The Rezone (Case No. 22-05-ZC) is *recommended Approval*.

## XII

### ORDER OF APPROVAL OF APPLICATION FOR SPECIAL USE PERMIT AND DESIGN REVIEW

- 12.1 The Special Use Permit (Case No. 22-06-SUP) is *Approved*.
- 12.2 The Design Review (Case No. 22-27-DR) is *Approved*.

**BY ACTION OF THE COMMISSION** of the City of Kuna at its regular meeting held February 28<sup>th</sup>, 2023.

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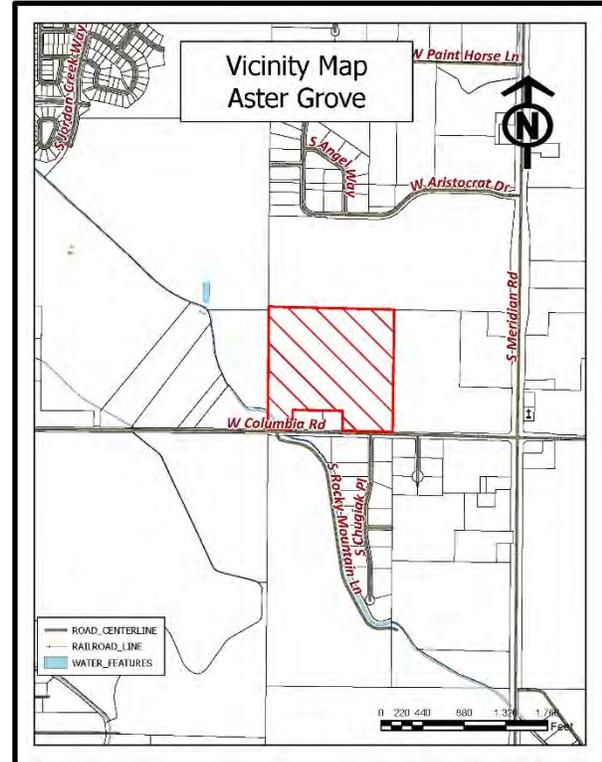
Lee Young, Chairman

**BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATIONS OF ) **Case Nos. 22-04-ZC (Rezone), 22-09-S**  
 ) **(Preliminary Plat) and 22-29-DR (Design**  
 ) **Review).**  
**TOLL BROTHERS, INC.** )  
 ) **STAFF REPORT FOR ASTER**  
*For a Rezone and Subdivision request at 610* ) **GROVE SUBDIVISION.**  
*W Columbia Road.*

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8. Proposed Findings of Fact and Conclusions of Law
9. Proposed 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>1.1</b>	Staff s Memo			X
<b>2.1</b>	P&Z Application Coversheet			X
<b>2.2</b>	Rezone Application			X
<b>2.3</b>	Preliminary Plat			X

<b>2.4</b>	Narrative			X
<b>2.5</b>	Vesting Deed			X
<b>2.6</b>	Affidavit of Legal Interest			X
<b>2.7</b>	Vicinity Map			X
<b>2.8</b>	Preliminary Plat Legal Description			X
<b>2.9</b>	R-6 Legal Description			X
<b>2.10</b>	R-8 Legal Description			X
<b>2.11</b>	Preliminary Plat			X
<b>2.12</b>	Phasing Plan			X
<b>2.13</b>	Open Space Exhibit			X
<b>2.14</b>	Landscape Plan			X
<b>2.15</b>	Landscape Rendering			X
<b>2.16</b>	Subdivision Name Reservation			X
<b>2.17</b>	Neighborhood Meeting Certification			X
<b>2.18</b>	CC&Rs Area Maintenance Agreement			X
<b>2.19</b>	Commitment to Property Posting			X
<b>2.20</b>	TIS - ACHD Comments			X
<b>2.21</b>	TIS Exec Summary			X
<b>2.22</b>	Rezone Exhibit			X
<b>2.23</b>	Agency Transmittal Letter			X
<b>2.24</b>	City Engineer			X
<b>2.25</b>	ACHD			X
<b>2.26</b>	BPBC			X
<b>2.27</b>	CDHD			X
<b>2.28</b>	COMPASS			X
<b>2.29</b>	DEQ			X
<b>2.30</b>	ITD			X
<b>2.31</b>	Kuna Rural Fire Dist. (KRFD)			X
<b>2.32</b>	Nampa Meridian Irr. Dist. (NMID)			X
<b>2.32</b>	KMN Tear Sheet			X
<b>2.33</b>	Legal Notice Mailer			X
<b>2.34</b>	Proof of Property Posting			X
<b>2.35</b>	Web Site Notice			X
<b>2.36</b>	BKID			X

**II  
PROJECT SUMMARY**

2.1

Description	Details
Acreage	37.20 Ac.
Existing Land Use(s)	A - Agriculture
Future Land Use Designation	Mixed- Use
Proposed Land Use(s)	R-6 & R-8
Lots (No. and Type)	140 Residential, 21 Common
Number of Residential Units	140
Number of Other Lots	1 Civic Lot
Number of Phases	4
Net Density (Dwelling Units per Acre)	5.74 DUA

**III  
APPLICANTS REQUEST**

3.1 Toll Southwest, Inc. requests Rezone, Preliminary Plat and Design Review approval near the NWC of Columbia and Meridian Roads in Section 1, Township 2 North, Range 1 West (APN: S1301438810).

**IV  
PROCESS AND NOTICING**

4.1 Kuna City Code (KCC), [1-14-3](#) states that Design Reviews are designated as Public Meetings with the Commission as the decision-making body, while Rezones, Preliminary Plats are designated as Public Hearings with the Commission as a recommending body and Council as the decision-making body. These land use applications were given public notice following Idaho Code [\(I.C.\) § 67-65](#).

**4.1.1 Notifications**

- A. Neighborhood Meeting: February 24, 2022 (3 Attendees)
- B. Agency Comments Request: November 14, 2022
- C. 300 FT Legal Mailer Notice: January 7, 2023
- D. Kuna Melba News Newspaper: January 4, 2023
- E. Site Posted: January 12, 2023

**V  
GENERAL PROJECT FACTS**

**5.1 Site Features**

- A. The subject site (APN: S1301438810) is located in City Limits, and is currently zoned Agriculture, and has historically been a vacant field used for Agriculture purposes.
- B. The proposed project site currently has vegetation consistent with that of Agriculture fields. The site has an estimated average slope of 0.09%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be greater than 60 inches.
- C. Staff is not aware of any environmental issues, health or safety conflicts, beyond being within the Nitrate Priority Area Boundary. Idaho Department of Environmental Quality (DEQ) provides

recommendations for surface and groundwater protection practices and requirements for development of the site.

**5.2 Surrounding Land Uses**

<b>North</b>	A	Agriculture – Kuna City
<b>South</b>	R-6	Medium Density Residential ( <i>PUD</i> ) – Kuna City
	RR	Rural Residential – Ada County
	R1	Low Density Residential – Ada County
<b>East</b>	A	Agriculture – Kuna City
<b>West</b>	R-6	Medium Density Residential – Kuna City
	R-20	High Density Residential – Kuna City

**VI  
TRANSPORTATION AND CONNECTIVITY**

**6.1 Ada County Highway District**

**A. Aster Grove Drive:**

The applicant’s proposal exceeds the allowable 1,000 average daily trips threshold for maximum traffic, on one access, ACHD recommends approval of Aster Grove Drive to be constructed as a local street as the applicant is proposing to construct a secondary emergency access only onto Columbia Road.

**B. State Highway (SH) 69 [Meridian Road]:**

ACHD states that SH69 is under the jurisdiction of the Idaho Transportation Department (ITD). The applicant, City of Kuna, and ITD should work together to determine if additional ROW, or improvements, are necessary on SH-69/Meridian Road.

**C. Columbia Road, East/West Arterial:**

The applicant’s proposal to dedicate additional Right-Of-Way (ROW) to total 39-feet from centerline of Columbia Road meets District policy. However, based on the information provided in the submitted traffic impact study of the need to widen this segment of roadway to 5-lanes, the applicant should be required to dedicate additional ROW to total 50-feet from centerline of Columbia Road abutting the site.

The applicant’s proposal to improve Columbia Road with 17-feet of pavement from centerline, a 3-foot wide gravel shoulder and 5-foot wide detached concrete sidewalk abutting the site meets District policy and should be approved, as proposed. Locate the sidewalk a minimum of 43-feet from centerline of Columbia Road. If street trees are desired, then an 8-foot wide planter strip should be provided.

The applicant should be required to construct a dedicated westbound right-turn lane and an eastbound center left-turn lane on Columbia Road at Kay Avenue, located 1,080-feet west of Chugiak Place when Kay Avenue is constructed to intersect Columbia Road.

*Applicant shall follow all standards and requirements in accordance with [KCC 5-17-13](#) and [6-4-2-B.3](#). Sidewalks along arterials roadways shall be eight (8) foot wide detached.*

**D. Kay Avenue, North/South Mid-Mile Collector:**

The applicant's proposal to construct Kay Avenue from Columbia Road along the site's west property line, as shown on ACHD's MSM, as half of a 36-foot wide collector street section with vertical curb, gutter, an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk on the east side of the roadway with an additional 12-feet of pavement widening beyond the centerline of the roadway, a 3-foot wide gravel shoulder and a 5-foot wide borrow ditch on the west side of the roadway meets ACHD's policy and should be approved.

*Applicant shall follow all standards and requirements in accordance with [KCC 5-17-13](#) and [6-4-2-B.3](#). Sidewalks along Collector roadways shall be eight (8) foot wide detached with 4-8 foot wide irrigated planter strip, and concrete vertical curb and gutter.*

**E. Columbia Road & Kay Avenue Intersection:**

The intersection analysis in the TIS found that the intersection does not meet traffic signal warrants under 2026 total traffic conditions.

The intersection of Columbia Road and Kay Avenue is shown as a single-lane roundabout on the MSM. To accommodate the future construction of the single-lane roundabout, the applicant should dedicate additional \*ROW to match the image depicted within the ACHD report.

**F. Internal Roads:**

The applicant should be required to construct the proposed cul-de-sac with a minimum turning radius of 50-feet at the terminus of Claybank Drive.

The applicant's proposal to construct a knuckle at the Ambleside Street and Arnica Avenue intersection should be approved.

**G. Roadway Offsets:**

The applicant's proposals meet District policies and should be approved as proposed.

**H. Stub Streets:**

The applicant's proposal meets District policy and should be approved as proposed.

The applicant should be required to construct a temporary turnaround at the terminus of Kay Avenue, as it extends greater than 150-feet.

*All stub streets shall be installed in accordance with [KCC 6-3-3-C](#). Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall be such that said streets extend to the boundary line of the tract to make provisions for the future extension of said streets into adjacent areas. The terminus of all stub streets shall have a sign that reads "Road to be extended in future".*

**I. Traffic Calming:**

One collector street and several local roadways are proposed to be greater than 750-feet in length and will

need to be redesigned to reduce the length of the roadways or to include passive design elements. These streets include, Mayweed Street, Ambleside Street and Arnica Avenue.

**J. Bridge for Mason Creek Feeder:**

ACHD will require that the applicant obtain ACHD approved plans for the crossing of the Mason Creek Feeder (Kay Avenue) prior to the pre-construction meeting and final plat approval.

**6.2 Idaho Transportation**

The Idaho Transportation Department (ITD) reviewed the Traffic Impact Study for the Aster Grove Subdivision Development. ITD does not have objection to the development nor are requiring any mitigation improvements as long as the development does not exceed the number of anticipated site trips identified in the TIS.

**6.3 COMPASS**

According to their report the project should consider installing sidewalks on Columbia Road that are wide enough to allow for passenger and wheelchair loading and unloading (72-84 inches). Also, The City of Kuna is considering “on- demand” style bus service. According to the Overall Net Fiscal Impact part of their report it states the City, ACHD and Kuna School District will break even in one years-time.

**6.4 Pathways and Trails Master Plan**

The Pathways Master Plan Map indicates a future trail near the site and a greenbelt through the southwest corner of the site.

**VII  
STAFF ANALYSIS**

**7.1 Site Layout and Dimensional Standards**

The Applicant proposes a private driveway for two (2) lots within the project, Staff recommends the Applicant be conditioned to work with the City Engineer for proper easement widths for the project as a whole, and in particular the homes near the private driveway. Private driveways shall be designed in accordance with [KCC 6-4-2-B.8](#).

All dimensional standards appear to be in compliance with [KCC 5-3-3](#).

**7.2 Parking**

The Applicant has provided at least two (2) off street parking spots for each single-family residential unit in accordance with.

**7.3 Open Space**

The Applicant proposes 4.19 acres, or 11.26% of the total project as qualified open space; this area does not include required landscape buffers. [KCC 5-17-12](#) requires that a minimum 8.00% of the developments gross land area shall be used for open space purposes and mutually exclusive of

required residential buffers. Staff views the proposal to be compliant with KCC. Staff recommends a pedestrian walkway be added to proposed Lots 11/12, Block 1, for connectivity to the future civic lot.

Staff notes the southwestern corner includes the existing Mason Creek Canal; a paved pathway will be required along its northern edge to accommodate the future trail as indicated on the Master Pathway Map and shall follow the Parks and Recreation standards. Staff recommends the Developer place the canal-side of the pathway as far away as possible, in order to provide a larger greenspace along the canal. This will offer more protection of the future greenspace when weeds are sprayed.

If this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any meter pits, pressurized irrigation valves, or ACHD underground facilities in accordance with [KCC 6-4-2-B.11](#). In the event that locations of landscaping elements are within the locations listed above, those trees must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a landscape inspection. Any elements that must be moved to another spot, may not simply be removed.

All proposed landscaping, buffers and common space shall comply with [KCC 5-17](#).

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 requesting signature on the Final Plat.

#### **7.4 Fencing**

The Applicant shall and install “see-through” fencing along all residential buildable lot property lines abutting pathways, greenbelts and common areas. Fences placed between Commercial/Civic and Residential uses shall be sight obscuring. All fencing shall comply with [KCC 5-5](#).

#### **7.5 Public Works**

According to Exhibit 2.24, Public Works staff can support the Aster Grove Subdivision development with conditions of that support listed in Section five (5) of the Engineers Memo. To achieve support from the Public Works office, the Developer shall obtain a QLPE *after* the Mason Creek Trunkline and Lift Station is operational, Planning and Zoning staff agrees with Public Works recommendations.

The Applicant shall be required to work with staff to install streetlights a maximum spacing of 250-feet.; the final location of streetlights will be approved at the time of construction document review. Staff notes that these streetlights must be designed and installed according to “Dark Sky” standards and are required to be LED lights. All street light installation shall comply with [KCC 6-4-2](#).

#### **7.6 Comprehensive Plan**

- A.** Goal Area 1: Kuna will be economically diverse and vibrant.
  - Policy 1.C.2.d: Ensure infrastructure and public facilities are in place and parcels identified for commercial or industrial are shovel-ready.

- B.** Goal Area 3: Kuna’s land uses will support a desirable, distinctive and well-designed community.
- 1.** 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.
  - 2.** 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.

*Analysis: The development includes additional housing types and sizes promotes variety for all income levels and promotes desirable and well-designed neighborhoods.*

- C.** Goal Area 4: Kuna will be a connected community through strong transportation and infrastructure systems.
- 1.** Goal 4.B.: Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.
    - Objective 4.B.2.: Maintain/expand sidewalks/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.
      - Policy 4.B.2.c: Promote the installation of off-system pedestrian pathways to create neighborhood connections and reduce the length of non-motorized transportation routes.
      - Policy 4.B.2.g: Coordinate with developers to connect and/or enhance pedestrian facilities, including on and off-system pathways, footbridges (across canals, etc.), road bridges, sidewalks, pedestrian crossings and wayfinding signage.
  - 2.** Goal 4.C.: Increase pathway, trail and on-street bicycle facilities.
    - Objective 4.C.1.: Maintain/enhance existing pathways/trails/on-street bicycle facilities.
      - Policy 4.C.1.a: Expand the bicycle network as identified in the Kuna Pathways Master Plan and ACHD Roadways to Bikeways Plans through land use developments and capital improvement projects.
      - Policy 4.C.1.e: Coordinate with developers to connect to and/or enhance bicycle facility connections, including pathways, non-motorized canal crossings, road bridges and wayfinding signage.
    - Objective 4.C.2.: Ensure expansion of pathways, trails and on-street bicycle routes.
      - Policy 4.C.2.b: Promote the installation of off-system bicycle pathways to create neighborhood connections and reduce non-motorized transportation route lengths.
  - 3.** Goal 4.D.: Promote a connected street network that incorporates mid-mile collectors and crossing for improved neighborhood connectivity.
    - Objective 4.D.2.: Ensure the continued expansion/development of a classified roads system throughout the community.
      - Policy 4.D.2.a: Extend and expand Mid-Mile Roads as growth occurs.

- Policy 4.D.2.b: Preserve adequate Rights-Of-Way along all classified roads or other approved alternative locations to align roads.

*Analysis: Adding roads, sidewalks, pathways, and pedestrian corridors together with stubs to adjacent properties promotes future connections by other developments offers connectivity and access for all residents.*

## 7.7 Conclusion:

Upon review, staff finds the request for Combo Plat to be in compliance with [KCC Title 5](#) and [Title 6; \(I.C.\) § 67-65, §50-13, \(I.C.\) § 50-222](#) and the Kuna Comprehensive Plan; and staff recommends the Commission recommend Approval of Case Nos. 22-04-ZC, 22-09-S, and approve Case No. 22-29-DR with the Applicant being subject to the Conditions of Approval listed in Section “IX” (9) of this report.

## VIII PROPOSED FINDINGS OF FACT

Based upon the record contained in Case Nos. 22-04-ZC, 22-09-S and 22-29-DR, including the Comprehensive Plan, Kuna City Code, Staff’s Memorandums, including the exhibits, and the testimony during the Public Hearing the Commission hereby recommends (*Approval/Conditional Approval/Denial*) of the Rezone and Preliminary Plat and (*Approves/Conditionally Approves/Denies*) the Design Review.

*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.*

- 8.1** The public notice requirements *have* 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 February 24, 2022 (3 Attendees) attended the meeting. Neighborhood Notices were mailed out to residents within 300-feet of the proposed project site on January 7, 2023, and a legal notice was published in the Kuna Melba Newspaper on January 4, 2023. The Applicant posted a sign on the property on January 12, 2023.*

- 8.2** Based on the evidence presented this proposal *does* generally comply with Kuna City Code (KCC).

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

- 8.3** Based on the evidence presented this proposal *does* 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 groups in Kuna, as well as the installation of pathways and open space. The proposed zoning districts are C-2, and R-8; The Comp Plan Map designates the property as Mixed-Uses.*

- 8.4** The availability of existing and proposed public services and streets *can* accommodate the proposed development.

**Staff Finding:** According to 2.24, Public Works staff can support the Aster Grove Subdivision development with conditions of that support listed in Section five (5) of the Engineers Memo. To achieve support from the Public Works office, the Developer shall obtain a QLPE after the Mason Creek Trunkline and Lift Station is operational, Planning and Zoning staff agrees with Public Works recommendations. Exhibit 2.25 in the ACHD report, lists the roadway, bridge and street improvements required in connection with this sites' development.

- 8.5 The public **does** have the financial capability to provide supporting services to the proposed development.

**Staff Finding:** Through 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.

- 8.6 The proposed project **does** 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.

- 8.7 The site landscaping **meets** the intent of the landscape ordinance.

**Staff Finding:** A six-foot (6') vinyl fence is required around the perimeter of the subdivision where permitted. Residential lots will be required to provide see-through fencing adjacent to all common lots and shall follow all requirements listed in [KCC 5-17](#).

- 8.8 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.

## IX PROPOSED COMMISSION'S RECCOMENDATION

*Note: These motions are for the **Approval, Conditional Approval or Denial** of the Design Review application and the recommendation of **Approval, Conditional Approval or Denial** of the Rezone and Preliminary Plat 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 upon the record contained in Case Nos. 22-04-ZC, 22-09-S and 22-29-DR, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the Public Hearing the Commission hereby (**recommends Approval/Conditional Approval/Denial**) of the Rezone, Pre-Plat, and (**Approves/Conditionally Approves/Denies**) the Design Review, subject to the following Conditions of Approval:

### 9.1 Staff Recommended Conditions:

- A. Applicant shall add pedestrian access across the private driveway on Lot 11, Block1, for

connection and access to the required greenbelt, pathway and possible future commercial uses.

## 9.2 Transportation

- A. Buffers, curb, gutter and sidewalk (attached and detached) shall be installed in accordance with [KCC 5-17-14](#) and [6-4-2](#).
- B. Developer/Owner/Applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.
- C. 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.

## 9.3 Site Layout, Dimensional Standards and Parking

- A. Developer/Owner/Applicant shall measure all front building setbacks from back of sidewalk on all internal local roads.
- B. Applicant shall ensure the proper easement widths on all lots in accordance with [KCC 6-3-8](#).
- C. It is the responsibility of the Developer to ensure any anticipated buildings fit any given buildable lot in accordance with [KCC 5-3-3](#).

## 9.4 Landscape, Open Space and Fencing

- A. Fencing within and around the site shall comply with [KCC 5-5-5](#) (unless specifically approved otherwise and permitted).
- B. 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 in public Rights-of-Way shall be with approval from ACHD.
- C. Landscaping shall not be placed within ten (10) feet of any meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
- D. The Landscape Plan (dated 10.26.22) and Preliminary Plat (dated 10.31.22) will be considered binding site plans as amended and/or approved.
- E. 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](#).
- F. If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat. Any revisions of the plat are subject to Administrative Determination to rule if the revision is substantial.

- G. Develop/Owner/Applicant is hereby notified that this project is subject to Design Review inspection fees. Required inspections (post construction), are to verify building and landscaping compliance prior to requesting signature on the final plat.

## 9.5 Public Works

- A. 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](#).
- B. Compliance with [I.C. §31-3805](#) is required. Delivery of water shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- C. 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).
- D. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding City of Kuna Master Plans.
- E. The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional Lift Station capacity, and or Water Booster Station.
- F. The Developer/Owner/Applicant shall not submit an application for Final Plat until the City's Public Works Director issues a Will-Serve Letter stating the City's appurtenance has capacity to service the proposed development with domestic water, and accept the wastewater discharged from the proposed development.
- G. 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.
- H. Developer/Owner/Applicant shall work with staff in order to provide final locations of streetlights as required by Kuna City Code. Streetlights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
- I. Equivalent Dwelling Units (EDU's) will be issued on a Phase-by-Phase basis (per Final Plat).

## 9.6 General

- A. The Developer/Owner/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:

1. The City Engineer shall approve all sewer connections.
  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 an approved drainage plan.
  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”.
  4. The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Fire District are required.
  5. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
  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).
  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.
- B.** 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 City Council, or seek amending them through Public Hearing processes.
- C.** Developer/Owner/Applicant/Contractors are hereby notified of Kuna’s working hours. Construction of any kind shall only be conducted within the hours specified in [KCC 10-6-3](#). Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
- D.** 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.
- E.** Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

**DATED** this 28<sup>th</sup> day of February 2023.



# 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): 22-04-ZC, 22-09-S & 22-29-DR

Project Name: Aster Grove

Date Received: 22-29-DR

Date Accepted as Complete: 11.07.2022

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 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 checked="" type="checkbox"/>	Preliminary Plat	<input checked="" 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: Smith Properties LLC - David G. Smith

Address: 7300 2nd Street, Nampa, ID 83686

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### Applicant (Developer) Information

Name: Toll Brothers, Inc.

Address: 3103 W. Sheryl Drive, Suite 100 Meridian, ID 83646

Phone: 208-780-6726 Email: acapell@tollbrothers.com

### Engineer/Representative Information

Name: Givens Pursley LLP - Jeffrey W. Bower

Address: 601 W Bannock St, Boise, ID 83702

Phone: 208-388-1200 Email: jeffbower@givenspursley.com;  
kristenmcneill@givenspursley.com

### Subject Property Information

Site Address: 610 W Columbia Road, Nampa, ID 83634

Nearest Major Cross Streets: W Columbia Rd and S Meridian Rd

Parcel No.(s): S1301438810

Section, Township, Range: Section 1, Township 2N, Range 1W

Property Size: 37.2 acres

Current Land Use: mixed use Proposed Land Use: medium density residential

Current Zoning: Agriculture Proposed Zoning: R-6 and R-8

**Project Description**

Project Name: Aster Grove

General Description of Project: Development of a single-family residential community with 140 homes

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: \_\_\_\_\_

Amenities include playground equipment, a shade pavilion picnic area, seating, landscaping, and landscaped pathways providing communal green space near all residents and also providing buffering adjacent to W Columbia Road.

**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: 140 No. of Building Lots: 163

No. of Common Lots: 21 No. of Other Lots: 1 common driveway;  
1 civic use lot

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

Single-Family  Townhomes  Duplexes  Multi-Family

Other: \_\_\_\_\_

Minimum square footage of structure(s): 1382 sf

Gross Density (Dwelling Units ÷ Total Acreage): 4.35 units / acre

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 5.74 units / acre

Percentage of Open Space provided: 11.26% Acreage of Open Space: 4.19 acres

Type of Open Space provided (i.e. public, common, landscaping): \_\_\_\_\_  
landscaping, common open space, pathways and buffer areas

**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: 10/31/22  
*By signing, you are confirming you have provided all required items listed on this application.*

**Upon completion of this form, please email to [pzapplications@kunaaid.gov](mailto:pzapplications@kunaaid.gov). A link will be provided to you for application attachments to be uploaded to the cloud.**

# Rezone 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)



**Rezoning requires Public Hearings with both the Planning & Zoning Commission and City Council. Public Hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available.**

**\*\*Office Use Only\*\***

Case No(s): 22-04-ZC, 22-09-S

Project Name: Astor Grove

Date of Pre-Application Meeting: Valid for three (3) months, unless otherwise determined by Staff

Date Received: 04.25.2022

Date Accepted as Complete: \_\_\_\_\_

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

- Complete Planning & Zoning Application Coversheet.
- Complete Rezone Application.
- Detailed narrative or justification for the application, describing the reasons for the proposed Rezone.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Legal Description of Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Development Agreement & complete Development Agreement Application (if applicable).
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the Applicant/Agent.

*This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.*

**Information to Note:**

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

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

Applicant Signature:  Date: 4/21/22  
*By signing, you are confirming you have provided all required items listed on this application.*

# Preliminary Plat 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)



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

**\*\*Office Use Only\*\***

Case No(s): 22-04-ZC, 22-09-S

Project Name: Astor Grove

Date of Pre-Application Meeting: Valid for three (3) months, unless otherwise determined by staff

Date Received: 04.25.2022

Date Accepted as Complete: \_\_\_\_\_

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

- Complete Planning & Zoning Application Coversheet
- Complete Preliminary Plat Application
- Detailed narrative or justification for the application, describing the project, design elements, serviceability, amenities, and how the project complies with the requirements found within Kuna City Code.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Legal Description of Preliminary Plat Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.*)
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.
- A letter or email from the Ada County Engineer showing the subdivision name reservation. (*A name change needs to be submitted and approved by the Planning & Zoning Director & Ada County Engineer.*)
- Preliminary Plat (24" x 36"): Drawn to a scale of 1" = 100' (or similar), showing
  - Topography at 2' intervals
  - Land uses (location, layout, types & dimensions) of Residential, Commercial & Industrial
  - Street right-of-way (ROW) including dimensions of ROW dedication for all roadways, street sections, improvements, etc.
  - Easements/common space such as utility easements, parks, community spaces, etc.
  - Layout & dimensions of lots
  - Improvements drawing showing water, sewer, drainage, electricity, irrigation, telephone, gas, proposed street lighting, proposed street names, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.
- Preliminary Plat (8.5" x 11"): Drawn to a scale of 1" = 100' (or similar), with the same items as listed in the "Preliminary Plat".

- Phasing Plan
- Landscape Plan for subdivision entrances, buffers, common areas, etc.
- Homeowners Maintenance Agreement for the care of landscaped common areas.

**IF THE PRELIMINARY PLAT INCLUDES 100 LOTS OR MORE,**

**A TRAFFIC IMPACT STUDY IS REQUIRED.**

*This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.*

Information to Note:

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

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

Applicant Signature:  Date: 4/21/22  
*By signing, you are confirming you have provided all required items listed on this application.*

# Toll Brothers® LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

November 2, 2022

City of Kuna  
Planning and Zoning Department  
751 W 4th St  
Kuna, ID 83634

## RE: Revised Narrative in Support of Aster Grove Rezone and Preliminary Plat

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

Toll Brothers is pleased to present applications for rezoning and a preliminary plat for the Aster Grove residential community. Aster Grove will be a single-family residential community with 140 homes all constructed by Toll Brothers. Aster Grove will help meet the City's need for housing with a first-class residential community that offers quality architecture and thoughtful open space amenities. The housing types and amenities provided in Aster Grove are currently in high demand from Kuna's existing residents. As part of the Aster Grove project, Toll Brothers will be making significant investments in utility infrastructure that will benefit the City as a whole, including constructing a major segment of the City's regional Mason Creek Sewer trunk line, and dedicating a one acre municipal well site to the City.

### Property Overview

The Aster Grove property (APN S1301438810) is 37.2 acres located at 610 W Columbia Road on the north side of Columbia Road between Linder Road and Meridian Road. (the "Property"). The Property is annexed into the City of Kuna and zoned Agriculture (A) with a Future Land Use designation of Mixed Use.

The Property has frontage and access along S Columbia Rd. The Property is currently used for agricultural purposes. The Mason Creek Feeder runs through the southwest corner of the Property. *Figure 1* is a map of the vicinity with the Property outlined in orange. Areas shaded in beige are already annexed into City of Kuna.



Figure 1

### Zoning Amendment

Toll Brothers requests rezoning the Property from Agriculture (A) to medium density residential with 25.06 acres zoned R-6 and 12.14 acres zoned R-8. A graphic showing the proposed zoning is attached as Exhibit A. The requested zoning designations should be approved under K.C.C. § 5-13-4 because the rezone is harmonious with the City's Comprehensive Plan. Specifically, the requested rezone supports the following Comprehensive Plan policies and objectives:

1. The project furthers **Goal 3** and **Policies 3.D.1.a** and **3.G.1.b** by providing mixed housing types in strong neighborhoods with active open space and strong regional connectivity.
2. The project furthers **Goal 4.F** and **Objective 4-F.2** by making significant contributions to the City's sewer and water infrastructure. Toll Brothers will be donating a one acre well site to the City for a municipal well. Off-site, Toll Brothers will construct approximately 2,500 feet of the regional Mason Creek sewer trunk line.
3. The project furthers **Policy 4.D.2.a** by designing and constructing a mid-mile collector road (N. Kay Ave.) and stubbing local roads at the northern and eastern boundaries of the Property to incorporate and provide connectivity with future development.
4. The project furthers **Policy 2.A.2.d** by incorporating landscaped sidewalks along our local roads (e.g. Mayweed, Arnica, and Ambleside) that are designed to integrate with future developments to the north and east, providing: (i) safe and comfortable pathways allowing interconnectivity with future development; and (ii) a greater network of pathways that ties into nearby future mixed-use and commercial developments and creates usable connections to Swan Falls High School.
5. The project furthers **Policy 2.B.1.b** by providing gathering spaces for community members including a main central park area, (playground equipment, a shade pavilion picnic area, and landscaped pathways) and pocket parks throughout.
6. The project furthers **Policy 2.H.2.c** by including a playground in the community park.
7. The project furthers **Policy 3.D.2.d** by providing connectivity through sidewalk, pathway and trail, on-street and transit infrastructure.
8. The project furthers **Policies 4.B.2.b** and **4.B.2.c** by incorporating detached sidewalks throughout the community that tie into the inter-neighborhood pathways throughout the green space.

In addition to furthering the goals and the policies of the City's Comprehensive Plan, the requested rezone should be approved because Aster Grove and the proposed zoning will be compatible with the surrounding uses. The land uses and FLUM designations surrounding the Property include:

1. **North:** The property to the north is within the City of Kuna and part of the Pear Blossom Subdivision. This property is zoned agriculture and designated as Mixed Use

on the Future Land Use Map. It is our understanding this land is currently being planned for a medium density residential development that will be harmonious with Aster Grove.

2. **East:** The property to the east is annexed into the City of Kuna and currently zoned Agriculture. The FLUM designation is Mixed Use with the smaller, approximately 1.5 acre, parcel designated as public. At this time, it is our understanding this area is being planned as large commercial/mixed-use development that will transition well with the R-8 zoning area within Aster Grove. The future commercial development in this area will benefit from the local patrons and connectivity Aster Grove will provide.

3. **South:** Immediately to the south and contiguous are two lots that are currently zoned rural residential (RR) in Ada County and used for residential purposes. Further to the south, across Columbia Road, is the Poppy Field subdivision zoned rural residential in Ada County and currently used for residential purposes. The FLUM designation for these lots is low density residential.

4. **West:** The properties contiguous to the west are annexed into the City of Kuna with residential zoning. The southern parcel is zoned high density (R-20) and the northern parcel is zoned medium density (R-6).

**Preliminary Plat Application**

Aster Grove is a residential community with 140 single-family residential lots, 21 common lots, 1 common driveway lot, and 1 civic lot (dedicated to the City for a municipal well site). *Figure 2* below is a rendering of the future lots and open space provided by the plat application.

The dimensions of the proposed plat meet all City code standards set forth in Title 5 and Title 6 of the Kuna City Code. The details of the preliminary plat are:

<b>General Project Overview</b>	
Single-family residential lots	140
Common lots	21
Common driveway lot	1
Civic lot (City well site)	1
Single-family residential area	20.87 Acres
Common lot area	6.08 Acres
R-6 net density	5.1 DU/Acre
R-8 net density	7.9 DU/Acre
Overall net density	5.74 DU/Acre

The project will be built in three (3) phases. The anticipated timing for the final platting of each phase is as follows:

<b>Phasing Timing</b>	
Phase 1	2024
Phase 2	2024
Phase 3	2025



Figure 2

### Access and Transportation

Kittelson & Associates prepared a traffic impact study (“TIS”) to analyze access to Aster Grove and the impact of the project on area roads and intersections. Aster Grove’s primary access will be from Columbia Road via Kay Avenue—a future mid-mile collector on the west side of the Property being designed and constructed by Toll Brothers. The TIS concludes that Aster Grove will not cause any road segment or intersection level of service failures and no off-site mitigation is required except for payment of ACHD’s standard impact fees. Aster Grove will be a positive addition to the roadway network by providing a new collector road extension north to the

Springhill project. Between Springhill and Aster Grove, Kay Avenue will connect Lake Hazel to Columbia. Aster Grove will also provide future connectivity to the north and east with stubbed local streets.

### Services

Toll Brothers has worked with the City's engineering and public works departments to ensure the project is served with all public services and utilities.

1. **Sewer:** The project will be served by the Springhill lift station to the northwest, which has significant current capacity to serve the project. Toll Brothers will be extending the Mason Creek regional trunk line from Columbia up the future collector (Kay Avenue) and along Mason Creek to the Springhill lift station, which pumps into the City's north treatment facility on Ten Mile Road. Toll Brothers will construct approximately 2,500 feet of off-site 36" sewer line helping to bring the Mason Creek trunk line to Meridian Road. This is a major infrastructure project that will benefit a significant portion of northeast Kuna. The City has recently committed to acquiring right-of-way for the Mason Creek trunk line west of the Property. The 2,500 feet of the Mason Creek trunk line Toll Brothers will construct with Aster Grove will support the City's investment in the right-of-way, alleviate sewer capacity issues, and open up additional areas for development in the City.

2. **Domestic Water:** Water service is available to the Property and will be extended east along Columbia Road from Toll Brothers' nearby Paloma project.

3. **Schools:** The project is in the Kuna School District. Toll Brothers has been discussing the Aster Grove project with Kuna School District leadership for several months and is working collaboratively with the Kuna School District to identify the project's potential impacts and mitigation. School children from Aster Grove will attend Silver Trail Elementary, Fremont H. Teed Middle, and Kuna High. Swan Falls High is also available to serve Aster Grove's students.

### Open Space and Amenities

Aster Grove includes 4.19 acres of qualified open space—11.26% of the Property. Amenities in the main central park area include playground equipment, a shade pavilion picnic area, and landscaped pathways. Amenities in the three pocket parks throughout the community include seating, landscaping, and landscaped pathways providing communal green space near all residents and also providing buffering adjacent to Columbia Road.

### Architecture and Housing Types

Aster Grove will offer two distinct architectural styles. The Garden Collection and the Arbor Collection. Each distinct home style offers a unique selection of floor plans and elevation styles for residents to choose from. The Garden Collection offers homes in the 1,400 to 2,400 square foot range on lots averaging 7,672 square feet. Photos of Garden Collection homes are below.



The Arbor Collection offers compact homes, in the 1,800 square foot range on smaller lots averaging 5,169 square feet. These homes will be built in the R-8 Zoned area of the project. The Arbor Collection helps to provide diverse housing types within the community and the City and provides a more affordable option for home ownership.



### **Conclusion**

Toll Brothers has a track record of planning and constructing high quality residential communities. We have designed Aster Grove in compliance with City Code and to complement and transition with surrounding property. Aster Grove's quality amenities and open space, together with the attractive first-class homes, will provide excellent housing opportunities for both current and future residents of the City of Kuna.

City of Kuna  
November 2, 2022  
Page 7

Thank you for your time in considering the Aster Grove applications. Please do not hesitate to contact us regarding any questions you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Adam Capell', with a stylized flourish extending to the right.

Adam Capell

### Exhibit A Proposed Zoning





**CORRECTION TRUSTEE'S DEED**

SMITH FAMILY FIDUCIARY TRUST U/T/A dated June 26, 1997, of which Glen T. Smith, Jr., Barbara Smith Mattison, and Marian Smith Bringham are Trustees, hereinafter referred to as the "Grantor," hereby bargains, sells and conveys to SMITH PROPERTIES, L.L.C., hereinafter referred to as the "Grantee," whose mailing address is 610 West Columbia Road, Meridian, ID 83642, for good and valuable consideration, the following described real property, situated in Ada County, State of Idaho, to-wit:

The SW1/4 of the SE1/4 of Section 1, Township 2 North, Range 1 West, of the Boise Meridian, Ada County, Idaho.

**EXCEPTING THEREFROM:**

Beginning at the southeast corner of said Section 1; thence North 89° 55' 48" West along the South boundary of said Section 1 a distance of 1849.5 feet to the Real Point of Beginning; thence continuing along the South boundary of said Section 1, North 89° 55' 48" West, a distance of 210.00 feet to a point; thence North 0° 04' 12" East, a distance of 250.0 feet; thence South 89° 55' 48" East a distance of 210.0 feet; thence South 0° 04' 12" West, a distance of 250.0 feet to the real point of beginning.

Excepting an Ada County road right-of-way along the South boundary of the above-described parcel.

**SUBJECT TO** taxes and assessments for the year 2001, and all subsequent years, together with any and all existing easements, rights of way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

The Grantor hereby fully warrants title to said land and will defend the same against all lawful claims of all persons whomsoever.

The Trustees execute this instrument solely in their fiduciary capacity and covenant only that they are authorized to make this conveyance in such fiduciary capacity. The Trustees hereby disclaim any and all other warranties and covenants, whether express or implied. Any further recourse hereunder is to be only against the aforementioned Trust.

***CORRECTION: This Correction Trustee's Deed is being recorded to correct the legal description in the Trustee's Deed recorded on April 19, 2001, in the records of the Ada County Recorder as Instrument No. 101036673.***

Dated this 19<sup>th</sup> day of December, 2008.

SMITH FAMILY FIDUCIARY TRUST

By: *Glen T. Smith, Jr.*  
Glen T. Smith, Jr., Trustee

By: *Barbara Smith Mattison*  
Barbara Smith Mattison, Trustee

By: *Marian Smith Bringham*  
Marian Smith Bringham, Trustee

STATE OF IDAHO            )  
  : ss.  
County of Canyon        )

On this 12<sup>th</sup> day of December, 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared Glen T. Smith, Jr., as Trustee of the SMITH FAMILY FIDUCIARY TRUST dated June 26, 1997, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same for and on behalf of said Trust.

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



*Lora Beus*  
Notary Public for Idaho  
Commission expires: 5-1-2012

STATE OF IDAHO )  
 : ss.  
County of Canyon )

On this 12<sup>th</sup> day of December, 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared Barbara Smith Mattison, as Trustee of the SMITH FAMILY FIDUCIARY TRUST dated June 26, 1997, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same for and on behalf of said Trust.

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

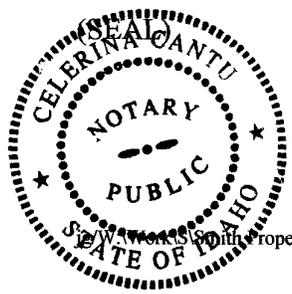


Lora Beus  
Notary Public for Idaho  
Commission expires: 5-1-2012

STATE OF IDAHO )  
 : ss.  
County of Canyon )

On this 19 day of December, 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared Marian Smith Bringham, as Trustee of the SMITH FAMILY FIDUCIARY TRUST dated June 26, 1997, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same for and on behalf of said Trust.

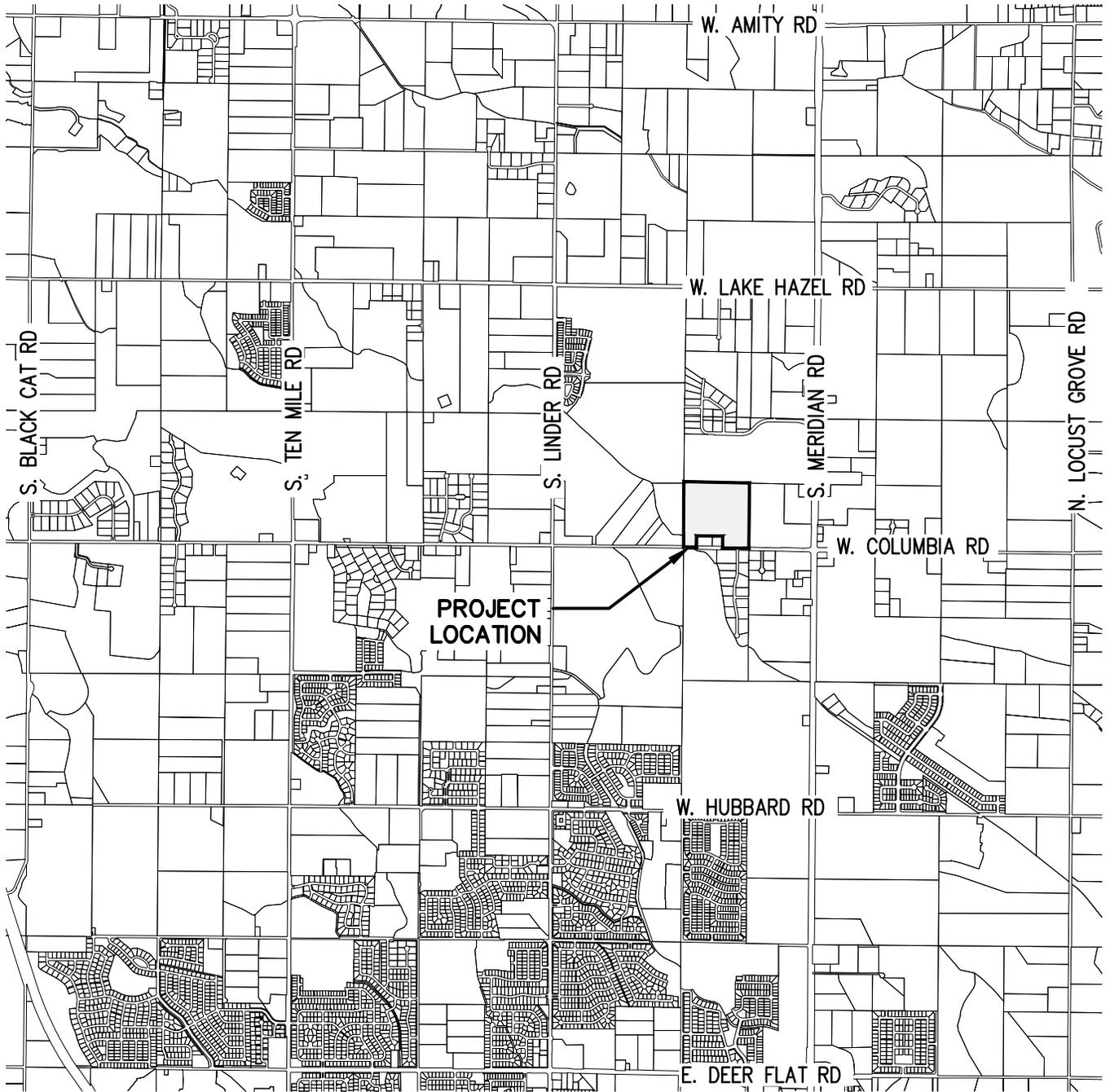
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written in this certificate.



Celerina Cantu  
Notary Public for Idaho  
Commission expires: 10-07-09

Signatures of Smith Properties, LLC- 19113\Correction Deed.doc





**PROJECT  
LOCATION**



# ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

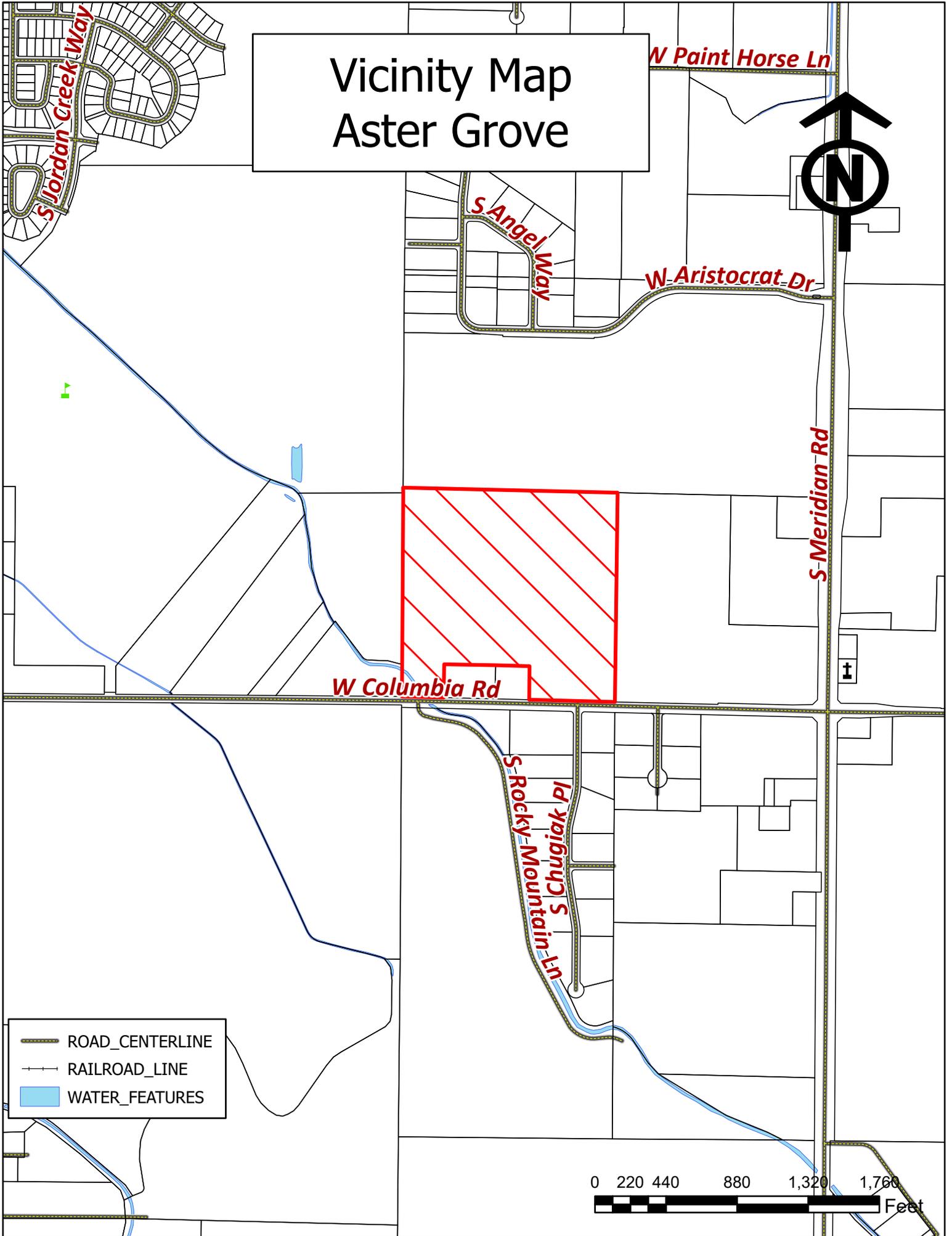
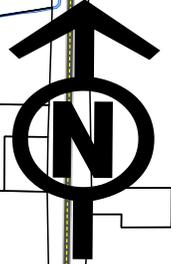
ESE Consultants, Inc.  
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642  
T: 208-424-0020

VICINITY MAP

ASTER GROVE  
SUBDIVISION

REV.	DATE	DESCRIPTION	DATE:	SCALE:	DESIGN:	DRAWN:	JOB NO.:	FILE NAME:	SHEET NO.:	1	OF	1
			3/18/2022	NTS	JB	KL	7831					

# Vicinity Map Aster Grove



- ROAD\_CENTERLINE
- RAILROAD\_LINE
- WATER\_FEATURES

0 220 440 880 1,320 1,760 Feet



IDAHO  
SURVEY  
GROUP

9955 W Emerald St  
Boise, ID 83704

Phone: (208) 846-8570

Fax: (208) 884-5399

**610 W. Columbia Rd.  
Boundary Description**

*Project Number 20-471      September 14, 2021*

A parcel of land situated in the southwest quarter of the southeast quarter of Section 1, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

BEGINNING at the southwest corner of the southwest quarter of the southeast quarter (south quarter-section corner) of Section 1, Township 2 North, Range 1 West, Boise Meridian which bears N88°32'00"W, 2636.82 feet from the southeast corner of Section 1;

Thence N00°22'05"E, 1317.57 feet along the west line of the southwest quarter of the southeast quarter to the northwest corner thereof;

Thence S88°39'18"E, 1324.40 feet along the north line of the southwest quarter of the southeast quarter to the northeast corner thereof;

Thence S00°37'50"W, 1320.29 feet along the east line of the southwest quarter of the southeast quarter to the southeast corner thereof;

Thence N88°32'00"W, 531.15 feet along the south line of the southwest quarter of the southeast quarter to the southeast corner of that parcel depicted on Record of Survey 5421, records of Ada County, Idaho, as Par. No. S1301438500;

Thence N00°57'38"E, 233.67 feet along the east boundary of Par. No. S1301438500;

Thence N89°02'22"W, 210.00 feet along the north boundary of Par. No. S1301438500 to the northeast corner of that parcel depicted on Record of Survey 5421 as 1.50 Acres;

Thence continuing N89°02'22"W, 318.11 feet along the north boundary of the 1.50 Acres parcel;

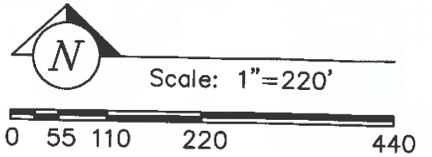
Thence S00°57'38"W, 229.00 feet along the west boundary of the 1.50 Acres parcel to the south line of the southwest quarter of the southeast quarter;

Thence N88°32'00"W, 259.13 feet along the south line of the southwest quarter of the southeast quarter to the POINT OF BEGINNING.

The above-described parcel contains 37.20 acres, more or less.

Prepared from ALTA survey dated 1/7/2021  
by John S. Gletne, PLS 18811





①

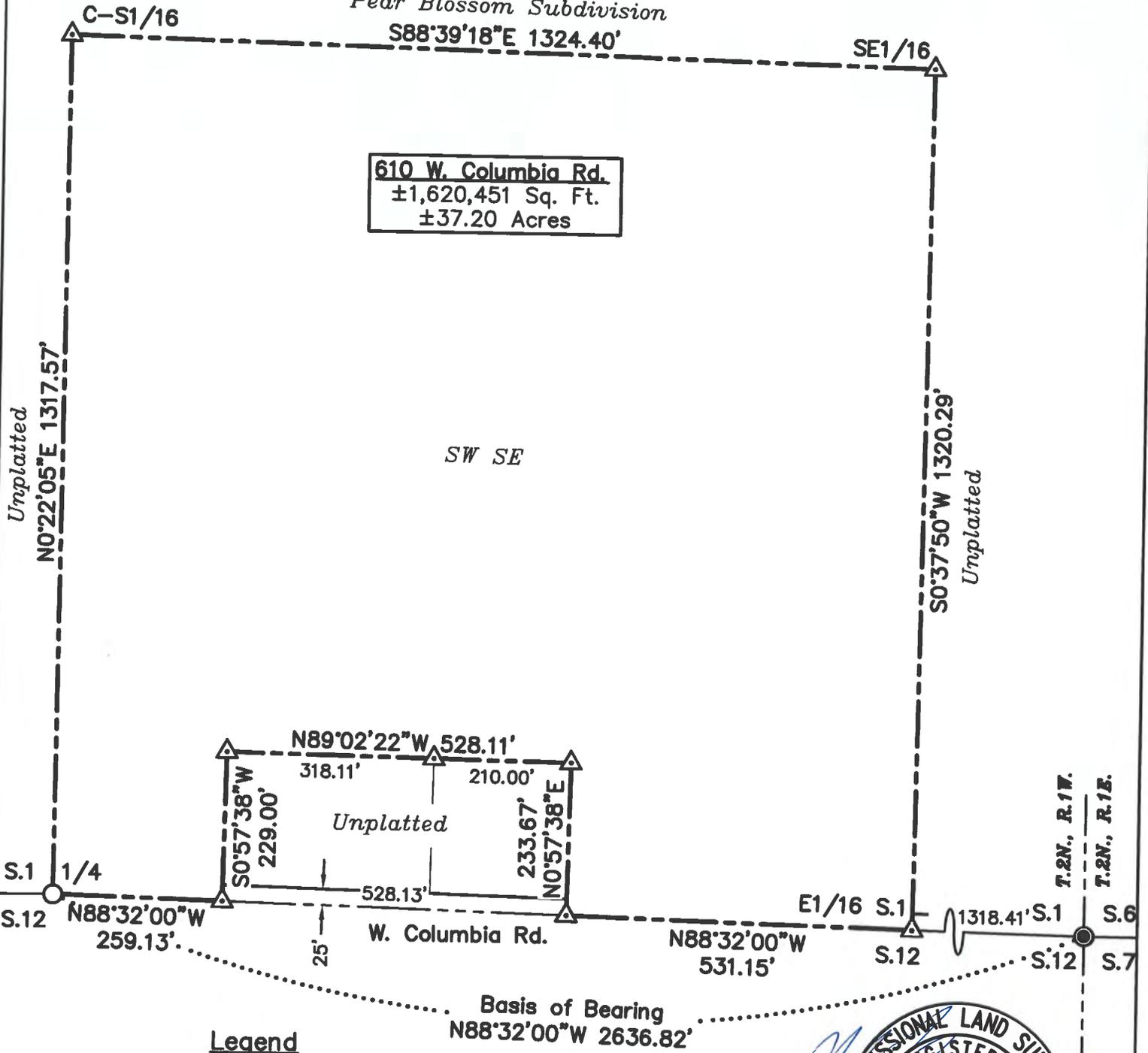
Block 1

Pear Blossom Subdivision

S88°39'18"E 1324.40'

**610 W. Columbia Rd.**  
±1,620,451 Sq. Ft.  
±37.20 Acres

SW SE



**Legend**

- Found 5/8" Rebar
- Found Aluminum Cap Monument
- △ Calculated Point, Nothing Found or Set
- Property Boundary Line
- Parcel Line
- Section Line
- Right-of-way Line



P:\610 Columbia Rd. ALTA 20-471.dwg\Exhibit\_Boundary.dwg 9/14/2021 12:07:43 PM

**ISG** IDAHO SURVEY GROUP, LLC  
9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570

Exhibit Drawing For  
**610 W. Columbia Rd.**  
**Boundary Description**

A parcel of land situated in the southwest quarter of the southeast quarter of Section 1, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho

Job No. 20-471
Sheet No. <b>1 of 1</b>
Dwg. Date 9/14/2021

# ESE CONSULTANTS

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## ASTER GROVE SUBDIVISION 610 W. COLUMBIA RD. R-6 ZONE DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SOUTH QUARTER-SECTION CORNER) OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN WHICH BEARS N88°32'00"W, 2636.82 FEET FROM THE SOUTHEAST CORNER OF SECTION 1;

THENCE N00°22'05"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE NORTHWEST CORNER, A DISTANCE OF 1317.57 FEET;

THENCE S88°39'18"E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 849.16 FEET;

THENCE S00°21'03"W, 131.39 FEET;

THENCE S55°05'01"E, 44.06 FEET;

THENCE S00°21'53"W, 770.66 FEET;

THENCE S89°26'58"E, 130.83 FEET;

THENCE S00°22'03"W, FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 395.12 FEET;

THENCE N88°32'00"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THAT PARCEL DEPICTED ON RECORD OF SURVEY 5421, RECORDS OF ADA COUNTY, IDAHO, AS PAR. NO. S1301438500, A DISTANCE OF 229.18 FEET;

THENCE N00°57'38"E, ALONG THE EAST BOUNDARY OF PAR. NO. S1301438500, A DISTANCE OF 233.67 FEET;

THENCE N89°02'22"W, ALONG THE NORTH BOUNDARY OF PAR. NO. S1301438500 TO THE NORTHEAST CORNER OF THAT PARCEL DEPICTED ON RECORD OF SURVEY 5421 AS 1.50 ACRES, A DISTANCE OF 210.00 FEET;

THENCE CONTINUING N89°02'22"W, ALONG THE NORTH BOUNDARY OF THE 1.50 ACRES PARCEL, A DISTANCE OF 318.11 FEET;

THENCE S00°57'38"W, ALONG THE WEST BOUNDARY OF THE 1.50 ACRES PARCEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 229.00 FEET;

---

ESE Consultants, Inc.

3103 W. Sheryl Drive · Suite 100 · Meridian, ID 83642

(208) 424-0020

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THENCE N88°32'00"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 259.13 FEET TO THE **POINT OF BEGINNING**.

CONTAINS: 1,091,588 +/- SQ. FT. (25.06 +/- ACRES)



# ESE CONSULTANTS

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## ASTER GROVE SUBDIVISION 610 W. COLUMBIA RD. R-8 ZONE DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SOUTH QUARTER-SECTION CORNER) OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN WHICH BEARS N88°32'00"W, 2636.82 FEET FROM THE SOUTHEAST CORNER OF SECTION 1;

THENCE N00°22'05"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE NORTHWEST CORNER THEREOF, A DISTANCE OF 1317.57 FEET;

THENCE S88°39'18"E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 849.16 FEET TO THE **POINT OF BEGINNING**;

THENCE S00°21'03"W, 131.39 FEET;

THENCE S55°05'01"E, 44.06 FEET;

THENCE S00°21'53"W, 770.66 FEET;

THENCE S89°26'58"E, 130.83 FEET;

THENCE S00°22'03"W, FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 395.12 FEET;

THENCE S88°32'00"E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTHEAST CORNER THEREOF, A DISTANCE OF 301.97 FEET;

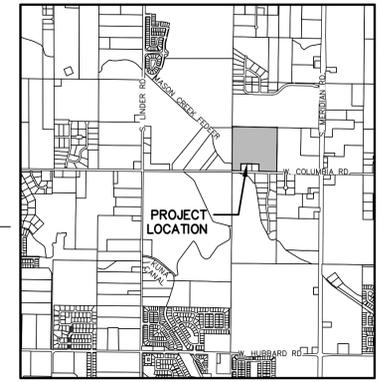
THENCE N00°37'50"E, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE NORTHEAST CORNER THEREOF, A DISTANCE OF 1320.29 FEET;

THENCE N88°39'18"W, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 475.24 FEET TO THE **POINT OF BEGINNING**;

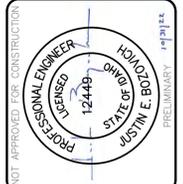
CONTAINS: 528,863 +/- SQ. FT. (12.14 +/- ACRES)



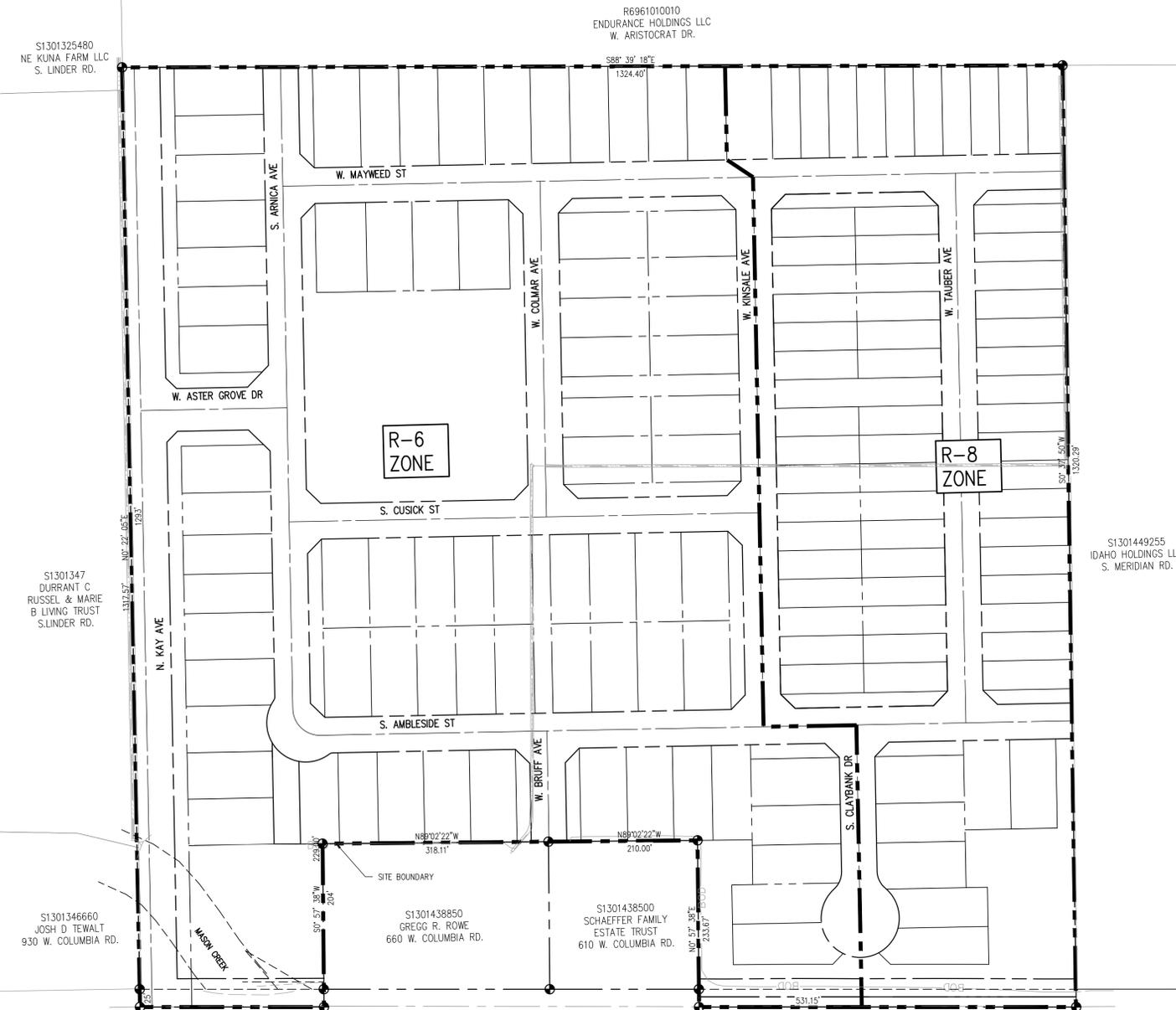
# PRELIMINARY PLAT FOR ASTER GROVE SUBDIVISION KUNA, IDAHO



**VICINITY MAP**  
N.T.S.



**ESE CONSULTANTS**  
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ESE Consultants, Inc.  
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642  
T: 208-424-0020



**LEGEND**

	FOUND BRASS CAP MONUMENT
	PROPERTY BOUNDARY LINE
	RIGHT OF WAY LINE
	EXISTING PROPERTY LINE
	EASEMENT LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	FLOOD ZONE "A" LIMITS
	CONCRETE AREA
	BUILDING AREA
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED ROAD CENTERLINE
	PROPOSED 3" ROLLED CURB
	PROPOSED 6" VERTICAL CURB & GUTTER
	PROPOSED 6" VERTICAL CURB (NOT GUTTER)
	PROPOSED 5" SIDEWALK
	PROPOSED SANITARY SEWER AND MANHOLE
	PROPOSED POTABLE WATER
	PROPOSED GRAVITY IRRIGATION AND 4'x4' IRRIGATION BOX
	PROPOSED PRESSURE IRRIGATION
	PROPOSED 5" PATHWAY
	PROPOSED 9" PATHWAY
	SEEPAGE BED
	SAND AND GREASE TRAP
	APPROVED STREET NAME
	EXISTING SIGN
	EXISTING ELECTRIC TRANSFORMER
	EXISTING POWER POLE
	EXISTING WATER VALVE
	EXISTING WATER MANHOLE
	FIRE HYDRANT
	CATCH BASIN
	STORM MANHOLE
	SEWER MANHOLE
	STREET LIGHT
	STREET SIGN

**LAND USE SUMMARY**

TOTAL SITE AREA	37.20 Acres
SINGLE FAMILY RESIDENTIAL LOTS	140
COMMON LOTS	21
COMMON DRIVEWAY	1
CIVIC USE LOTS	1
SINGLE FAMILY RESIDENTIAL LOT AREA	20.87 Acres
COMMON LOT AREA	6.08 Acres
COMMON DRIVEWAY	0.11 Acres
CIVIC USE LOT AREA	0.98 Acres
RIGHT OF WAY	8.98 Acres
RESIDENTIAL GROSS DENSITY	4.35 Units/Acre
RESIDENTIAL NET DENSITY	5.74 Units/Acre
MINIMUM RESIDENTIAL LOT SIZE	4,699 sf
AVERAGE RESIDENTIAL LOT SIZE	6,492 sf
<b>R-6 ZONE DATA</b>	
R-6 ZONE AREA	25.06 Acres
SINGLE FAMILY RESIDENTIAL LOTS	74
SINGLE FAMILY RESIDENTIAL LOT AREA	13.03 Acres
GROSS DENSITY	3.5 Units/Acre
NET DENSITY	5.1 Units/Acre
MINIMUM RESIDENTIAL LOT SIZE	6,575 sf
AVERAGE RESIDENTIAL LOT SIZE	7,672 sf
<b>R-8 ZONE DATA</b>	
R-8 ZONE AREA	12.14 Acres
SINGLE FAMILY RESIDENTIAL LOTS	66
SINGLE FAMILY RESIDENTIAL LOT AREA	7.83 Acres
GROSS DENSITY	6.1 Units/Acre
NET DENSITY	7.9 Units/Acre
MINIMUM RESIDENTIAL LOT SIZE	4,699 sf
AVERAGE RESIDENTIAL LOT SIZE	5,169 sf

**SHEET INDEX**

1 OF 7	PP-1.1	COVER SHEET
2 OF 7	PP-1.2	PHASING PLAN AND TYPICAL SECTIONS
3 OF 7	PP-2.1	NATURAL FEATURES MAP
4 OF 7	PP-3.1	PRELIMINARY PLAT
5 OF 7	PP-4.1	PRELIMINARY ENGINEERING PLAN
6 OF 7	PP-5.1	PRELIMINARY GRADING AND DRAINAGE PLAN
7 OF 7	PP-5.1	OVERALL SEWER, WATER AND PRESSURE IRRIGATION PLAN

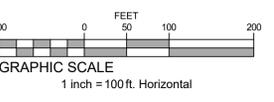
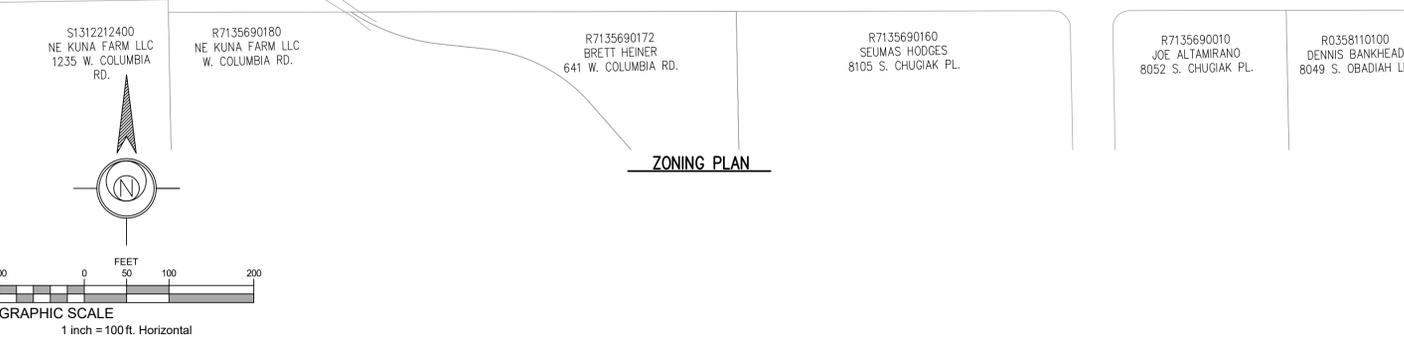
**PROPOSED BUILDING SETBACK REQUIREMENTS**

<b>SETBACK STANDARDS R-6 ZONE</b>	
FRONT YARD	20 ft
REAR YARD	15 ft
INTERIOR SIDE YARD	5 ft
MINIMUM LOT AREA	4,500 sf
MAX. LOT COVERAGE	40%
<b>SETBACK STANDARDS R-8 ZONE</b>	
FRONT YARD	20 ft
REAR YARD	15 ft
INTERIOR SIDE YARD	5 ft
MINIMUM LOT AREA	3,300 sf
MAX. LOT COVERAGE	40%

**OPEN SPACE SUMMARY**

COMMON OPEN SPACE AREA	4.19 Acres
PERCENT COMMON OPEN SPACE	11.26%

- PRELIMINARY PLAT NOTES**
- ANY RE-SUBDIVISION OF THIS PLAT SHALL CONFORM WITH THE APPLICABLE CITY OF KUNA ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
  - ALL STREETS PROPOSED WITHIN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT STANDARDS (AHD).
  - DIRECT LOT ACCESS TO COLUMBIA ROAD IS PROHIBITED.
  - LOTS 1, 11, AND 17, BLOCK 1; LOTS 1, 6, 12 AND 18, BLOCK 2; LOTS 1, 7 AND 12, BLOCK 3; LOTS 1, 12, AND 19, BLOCK 4; LOTS 1, AND 19, BLOCK 5; LOTS 1, AND 12, BLOCK 6; LOT 1, BLOCK 7; LOT 1, BLOCK 8; LOTS 1, 4, AND 9, BLOCK 9, ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. LOT 18, BLOCK 1, IS RESERVED FOR CIVIC USE. LOT 11, BLOCK 1, IS A COMMON DRIVE WAY.
  - THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY, OR EXPANSION THEREOF."
  - SANITARY SEWER SERVICE, DOMESTIC WATER SERVICE, PRESSURE IRRIGATION AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE CITY OF KUNA.
  - BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA STANDARDS, AS SHOWN ON THIS PLAN.
  - STORMWATER RUNOFF GENERATED ON THIS SITE SHALL BE COLLECTED AND CONVEYED TO STORMWATER FACILITIES IN ACCORDANCE WITH AHD AND CITY OF KUNA REQUIREMENTS.



N: \PROJECTS\IDAHO\7831 - SMITH\ENGINEERING\PRELIM\PP-1.1-PP-5.1-COVER-PP-DWG-Daniel Rowett-10/31/2022 12:15 PM

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JOB NO.:	7831	FILE NAME:	7831-S-COVER-PP
REV. NO.:		REV. DATE:	
DESCRIPTION:			

**COVER SHEET**

**ASTER GROVE SUBDIVISION**  
KUNA, ADA COUNTY, IDAHO

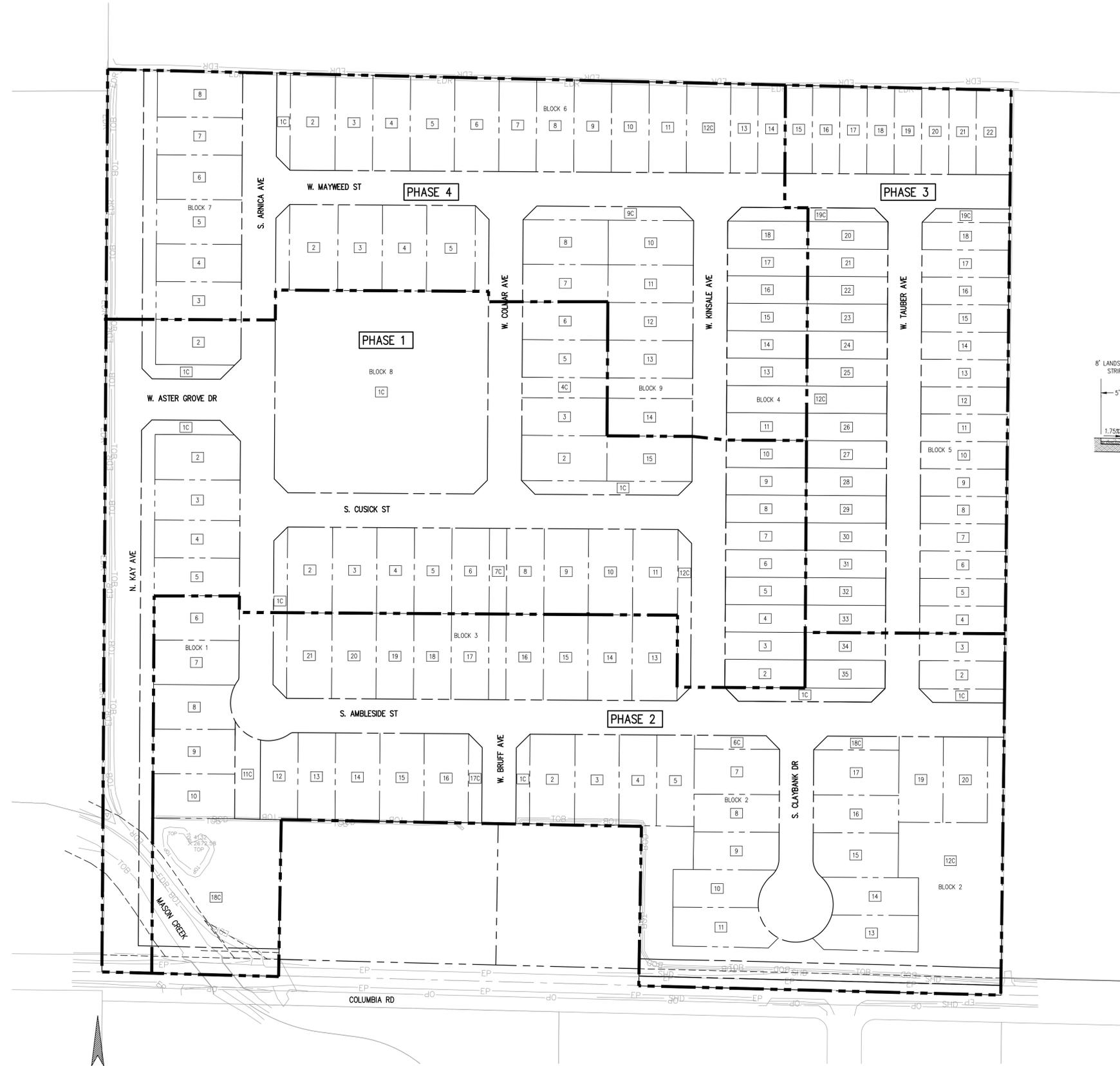
**SHEET NO. 1 OF 7**

**DEVELOPER**  
TOLL SOUTHWEST LLC  
LYLE DENNISON-SWISSE  
3103 W. SHERYL DRIVE, SUITE 100  
MERIDIAN, IDAHO 83642  
ldennison-swisse@tollbrothers.com  
Phone: (208) 780-6737  
Fax: (205) 424-0030

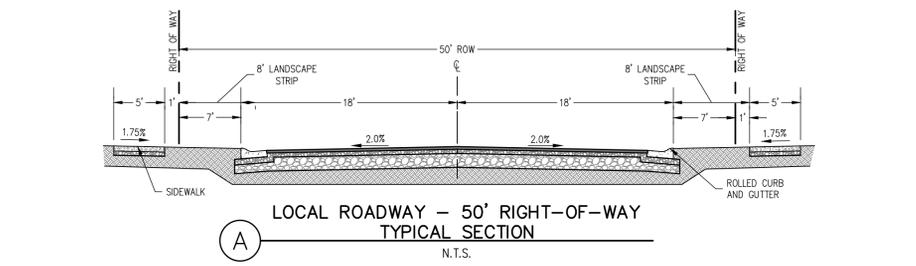
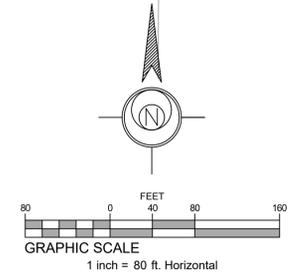
**ENGINEER**  
ESE CONSULTANTS, INC.  
JUSTIN BOZOVICH, P.E.  
3103 W. SHERYL DRIVE, SUITE 100  
MERIDIAN, IDAHO 83642  
jbozovich@eseconsultants.com  
Phone: (208) 424-0020  
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**SURVEYOR**  
IDAHO SURVEY GROUP, LLC  
JOHN S. GLETNE  
9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
Phone: (208) 846-8570  
Fax: (208) 884-5399

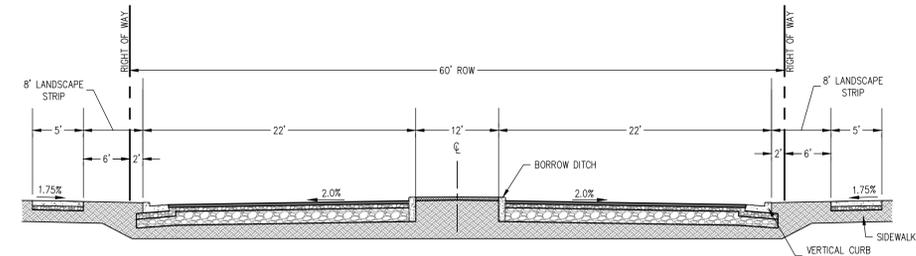
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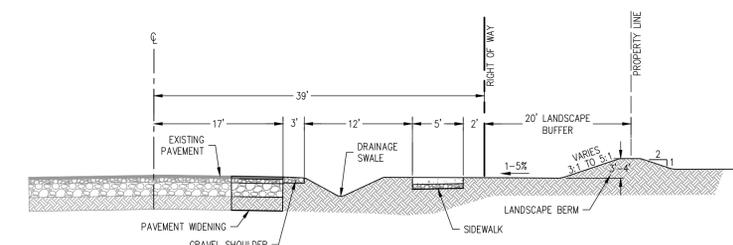
PHASING PLAN



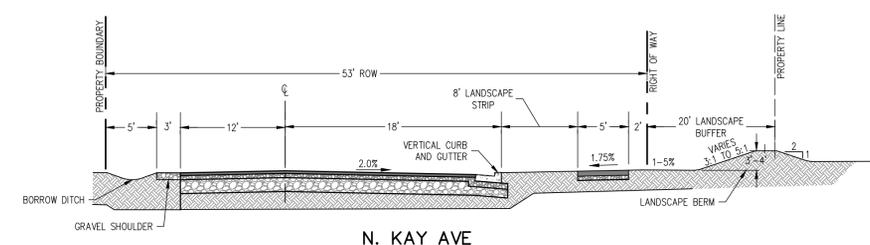
LOCAL ROADWAY - 50' RIGHT-OF-WAY  
TYPICAL SECTION  
N.T.S.



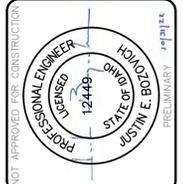
LOCAL ROADWAY WITH RAISED MEDIAN - 60' RIGHT-OF-WAY  
TYPICAL SECTION  
N.T.S.



COLUMBIA ROAD  
TYPICAL SECTION  
N.T.S.



N. KAY AVE  
TYPICAL SECTION  
N.T.S.



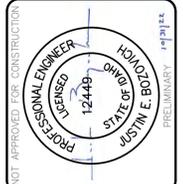
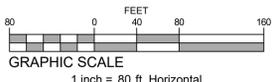
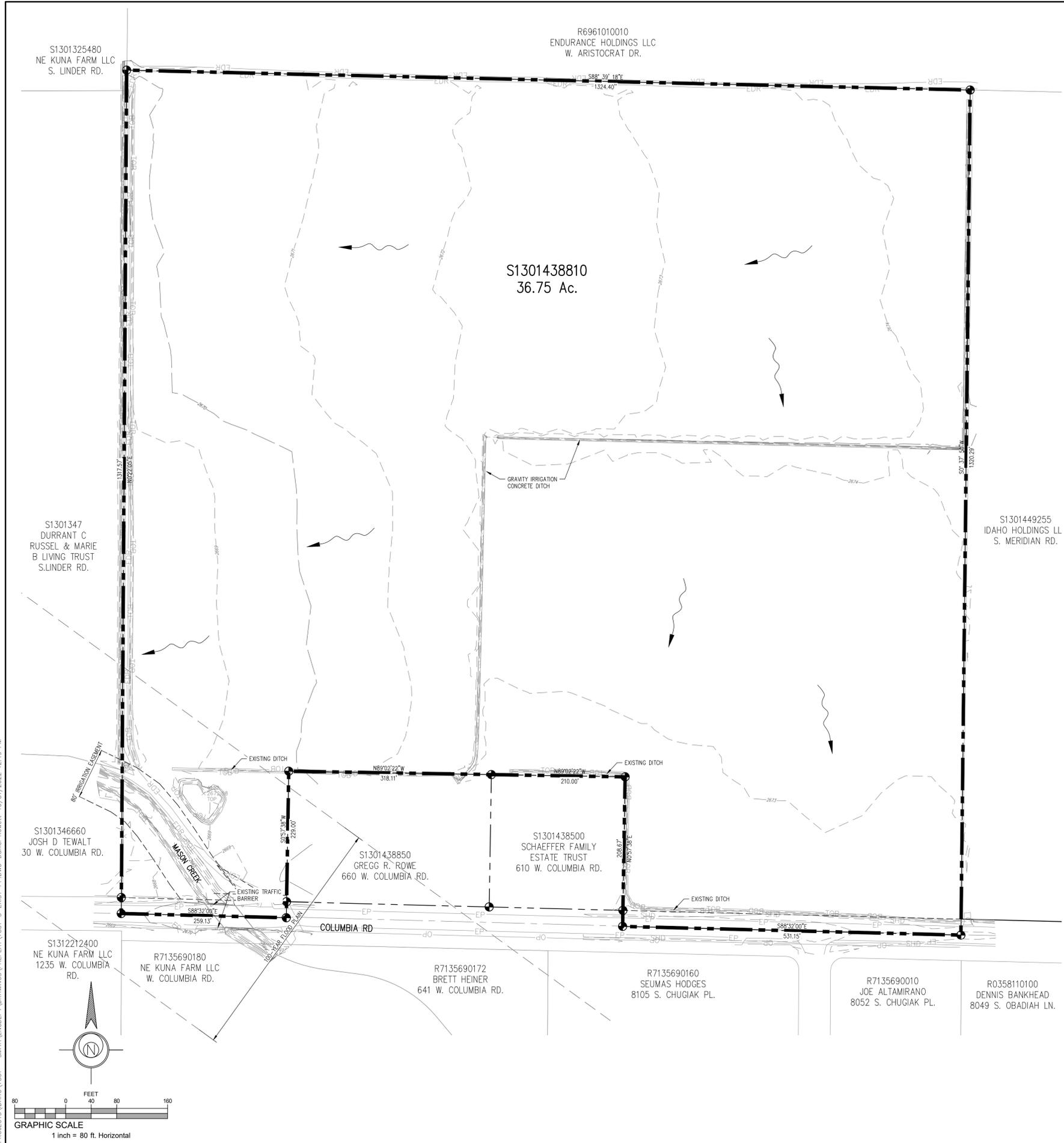
**ESE CONSULTANTS**  
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL  
ESE Consultants, Inc.  
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642  
T: 208-424-0020

REV.	DATE	DESCRIPTION

PHASING PLAN AND  
TYPICAL SECTIONS  
ASTER GROVE SUBDIVISION  
KUNA, ADA COUNTY, IDAHO

DATE: 10/31/2022	SCALE: AS NOTED
DESIGN: JB	DRAWN: TAB/KL
JOB NO.: 7831	FILE NAME: 7831-S-PHASING-PP
REF. NO.:	<b>PP-1.2</b>
SHEET NO.:	<b>2</b> OF <b>7</b>

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T: 208-424-0020

REV.	DATE	DESCRIPTION	DRAWN

NATURAL FEATURES MAP  
ASTER GROVE SUBDIVISION  
KUNA, ADA COUNTY, IDAHO

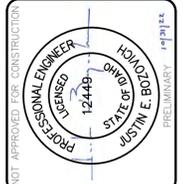
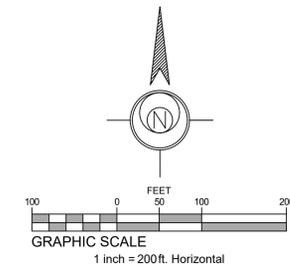
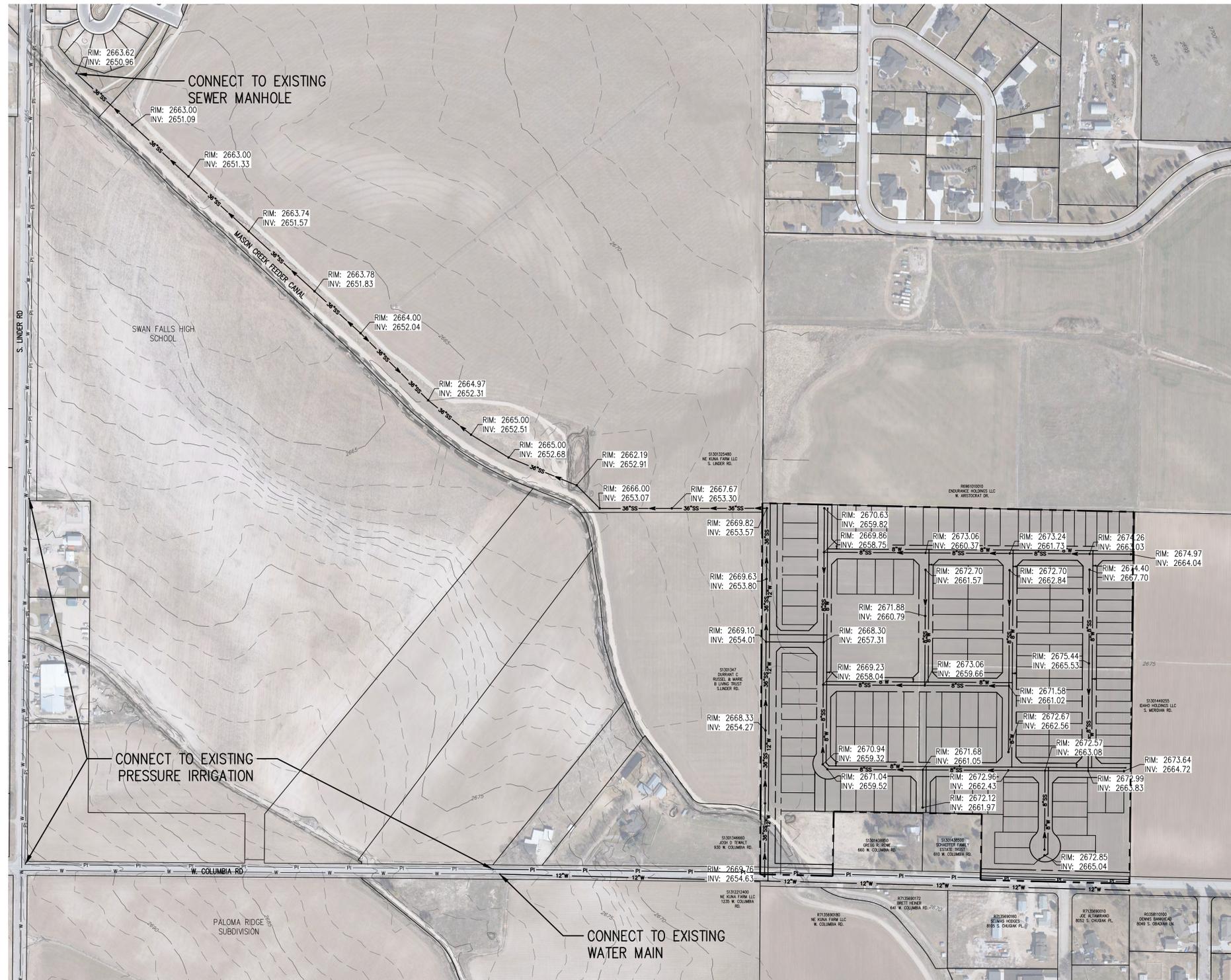
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REF. NO.:	PP-2.1	SHEET NO.:	3 OF 7







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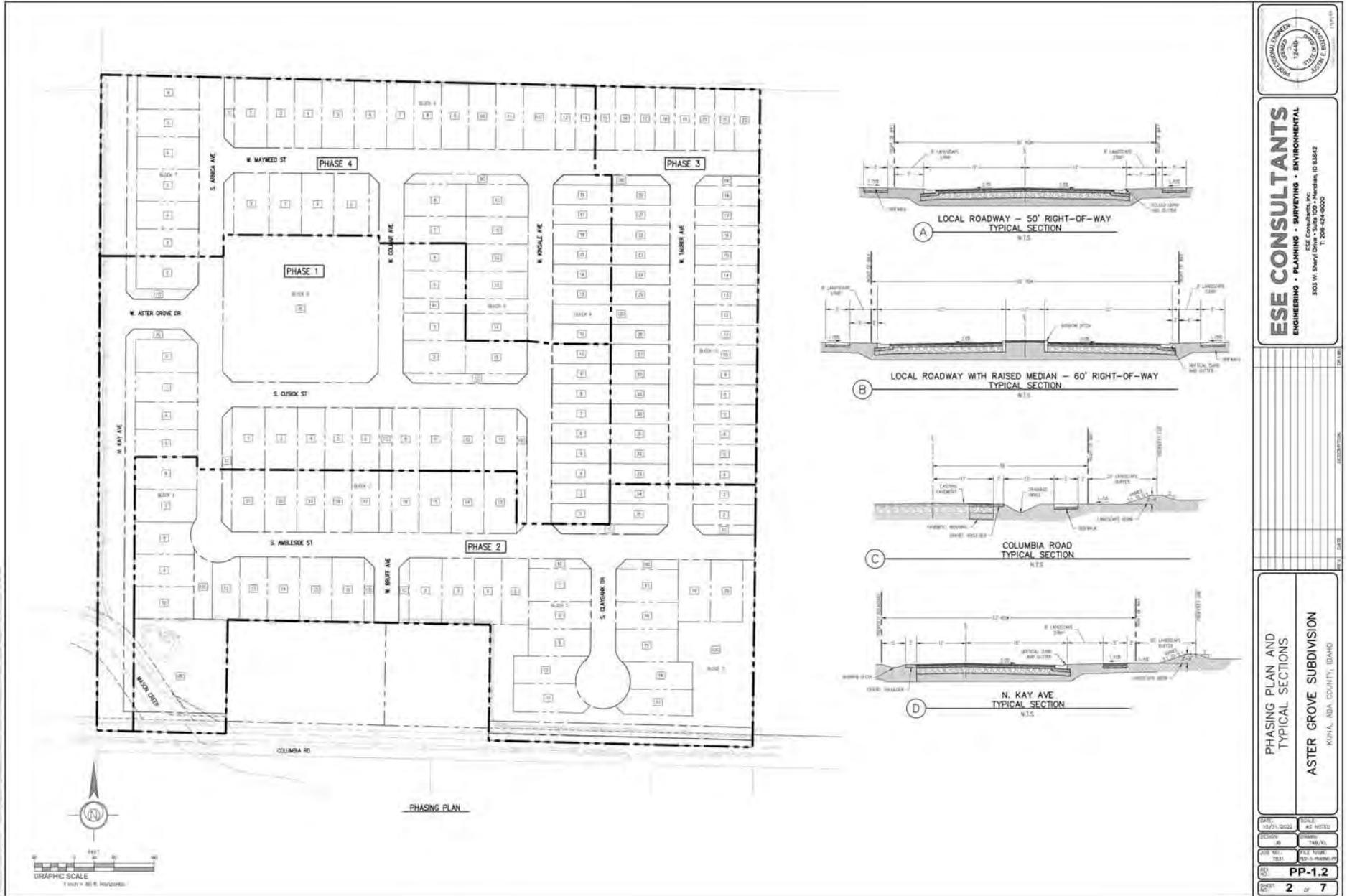


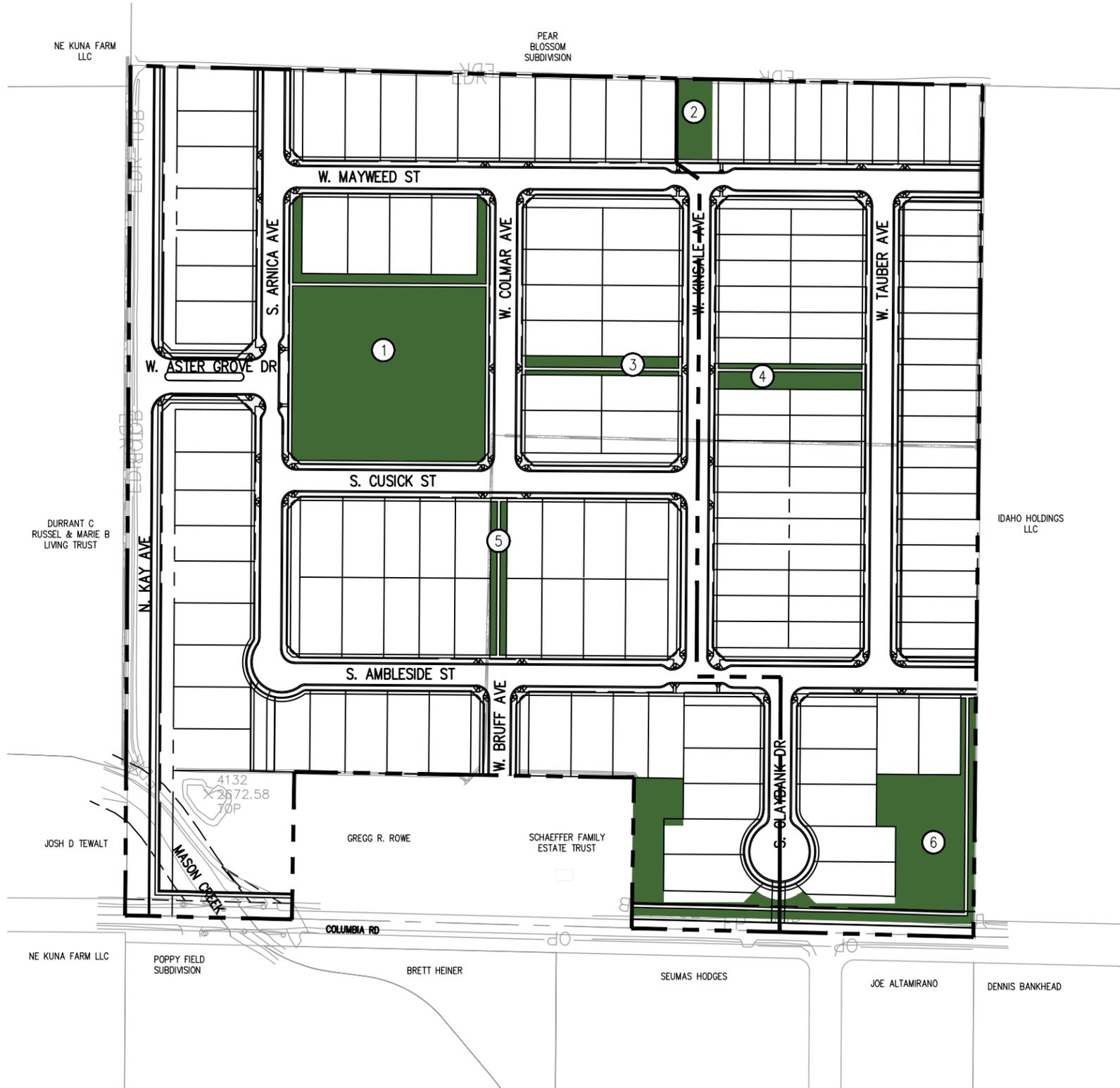
**ESE CONSULTANTS**  
 ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL  
 ESE Consultants, Inc.  
 3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642  
 T: 208-424-0020

REV.	DATE	DESCRIPTION	DRAWN

OVERALL SEWER, WATER AND PRESSURE IRRIGATION PLAN  
 ASTER GROVE SUBDIVISION  
 KUNA, ADA COUNTY, IDAHO

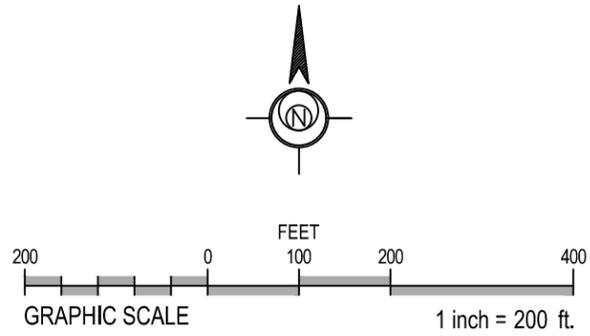
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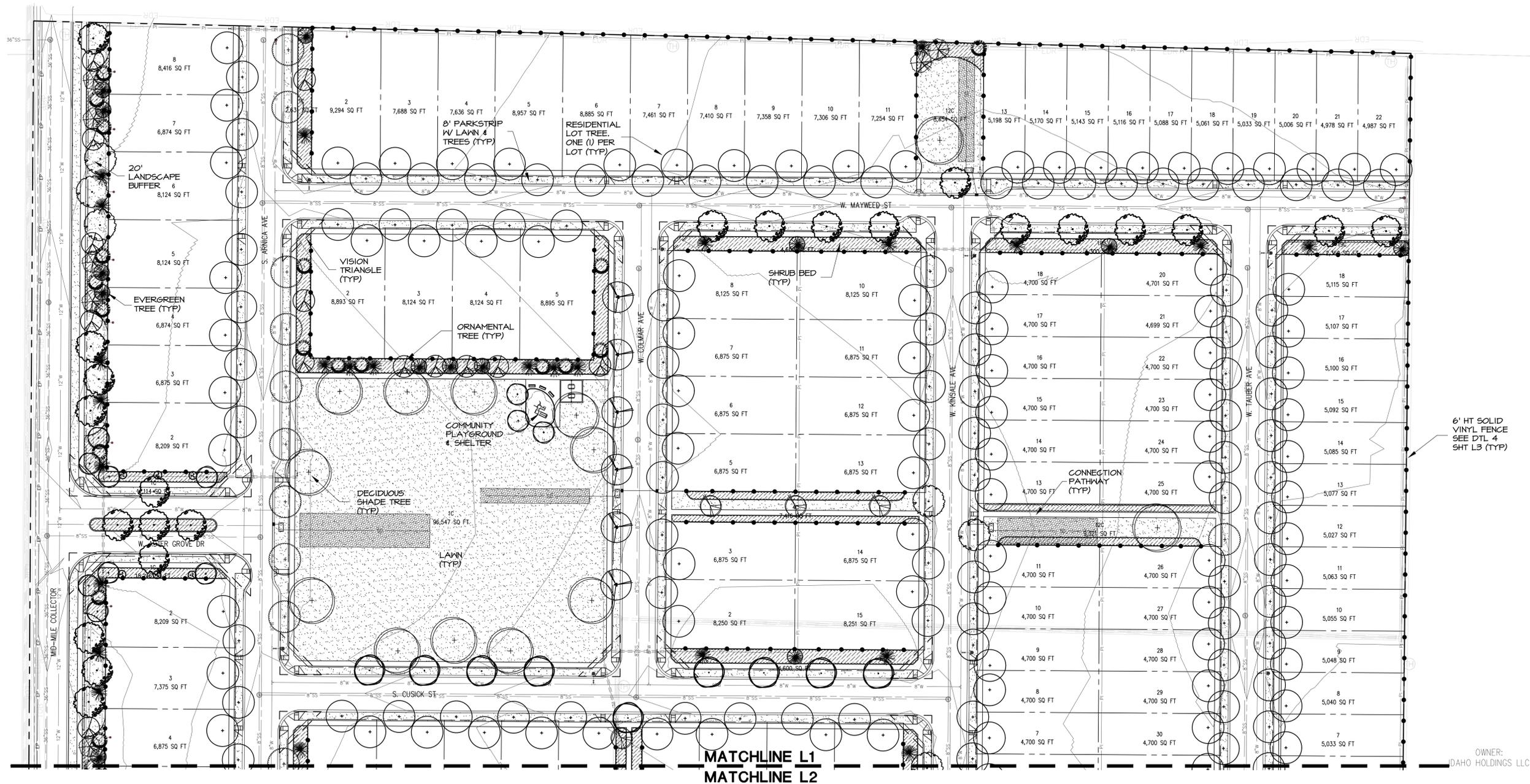


OPEN SPACE CALCULATIONS		
PARKS AND PATHWAYS	QUALIFIED OPEN SPACE AREA	
	SF	ACRES
1	96,547	2.22
2	7,204	0.17
3	7,416	0.17
4	9,319	0.21
5	6,330	0.15
6	55,691	1.28
TOTAL	182,507	4.19

PROJECT AREA 37.20 Acres  
 PERCENT OPEN SPACE 11.26%







Issue	Description	Date
ISSUE		10-26-22



Site Planning  
Landscape Architecture  
1509 Tyrell Lane, Ste 130  
Boise, Idaho 83706  
Ph. (208) 343-7175  
www.jensenbelts.com

**ASTER GROVE SUBDIVISION**  
 KUNA, ID  
**PRELIMINARY PLAT LANDSCAPE PLAN**

Job Number 2161

Drawn JUN  
Checked KCS  
Scale AS SHOWN  
Sheet Title

**LANDSCAPE PLAN**

Sheet Number  
**L1**  
2 of 4 Sheets

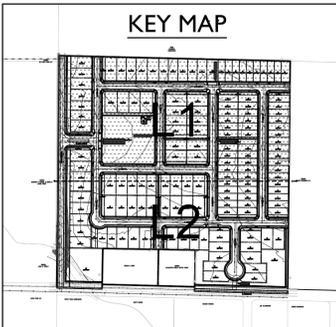
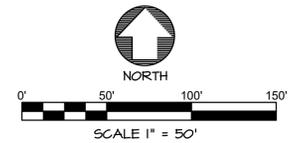
**PLANT PALETTE**

(REFERENCE SHT L3)

SYM	COMMON NAME	SYM	COMMON NAME	SYM	DESCRIPTION
<b>EVERGREEN TREES</b>			<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>		
	AUSTRIAN PINE		ARIZONA SUN GAILLARDIA		LAWN SOD
	BLACK HILLS SPRUCE		BLACK EYED SUSAN		6' VINYL FENCE ADJACENT TO COMMON AREAS AND ALONG PERIMETER PROPERTY LINES (TYP). SEE DTL 4, SHT L3.
	FAT ALBERT BLUE SPRUCE		BLUE GRAMMA GRASS		
	MOONGLOW JUNIPER		BLUE MIST SPIREA		
	NORWAY SPRUCE		BLUE OAT GRASS		
	VANDERWOLF'S PINE		BLUE RUG JUNIPER		
<b>SHADE TREES (CLASS III)</b>				PURPLE CONEFLOWER	
	BLOODGOOD LONDON PLANETREE		RED FLOWER CARPET ROSE		
	SWAMP OAK		DARTS GOLD NINEBARK		
<b>SHADE/STREET TREES (CLASS III)</b>				STELLA DE ORO DAYLILY	
	CRIMSON SPIRE OAK		FINE LINE BUCKTHORN		
	CHANTICLEER PEAR		GRO-LOW SUMAC		
	SKYLINE HONEYLOCUST		RED HOT POKER		
	GREENSPIRE LINDEN		HUSKER RED PENSTEMON		
	TULIP TREE		IVORY HALO DOGWOOD		
	GREEN VASE ZELKOVA		KARL FOERSTER REED GRASS		
<b>ORNAMENTAL TREES (CLASS I)</b>				LITTLE DEVIL NINEBARK	
	FLAME AMUR MAPLE		HIDCOTE BLUE ENGLISH LAVENDER		
	CANADA RED CHOKECHERRY		IVORY TOWER YUCCA		
	CRUZAN CRUSADER HAWTHORN		MAIDEN GRASS		
	HOTWINGS MAPLE		BRAKELIGHTS RED YUCCA		
	ROYAL RAINDROPS CRABAPPLE		SUMMERWINE NINEBARK		
	SPRING SNOW CRABAPPLE		TIGER EYE SUMAC		

**NOTES**

1. REFER TO SHEET L3 FOR PLANT PALETTE, DEVELOPMENT DATA, LANDSCAPE CALCULATIONS, LANDSCAPE DETAILS.



Issue	Description	Date
ISSUE		10-26-22



Site Planning  
Landscape Architecture  
1509 Tyrell Lane, Ste 130  
Boise, Idaho 83706  
Ph. (208) 343-7175  
www.jensenbelts.com

**ASTER GROVE SUBDIVISION**  
KUNA, ID  
**PRELIMINARY PLAT LANDSCAPE PLAN**

Job Number 2161

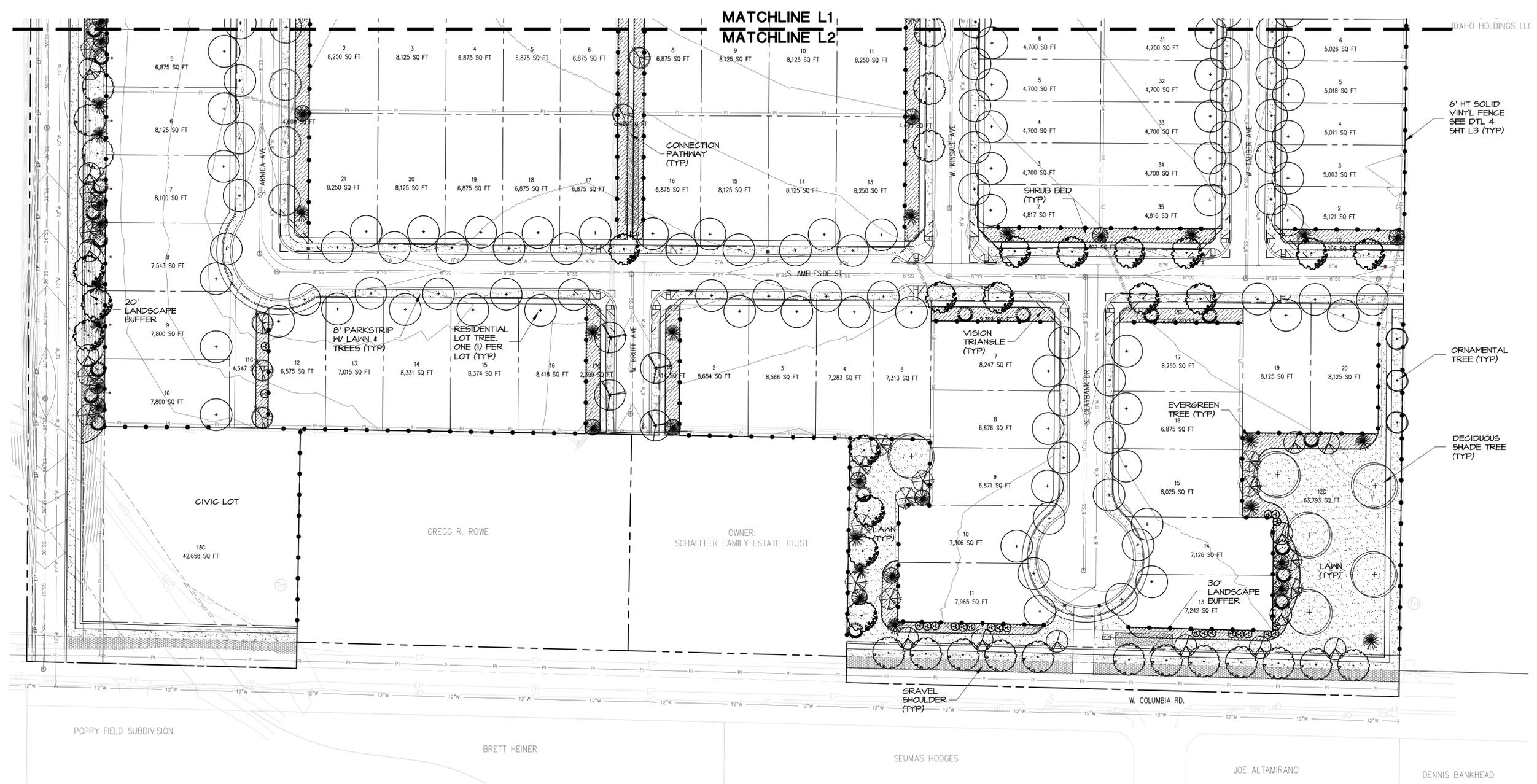
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Sheet Title

**LANDSCAPE PLAN**

Sheet Number

**L2**

3 of 4 Sheets



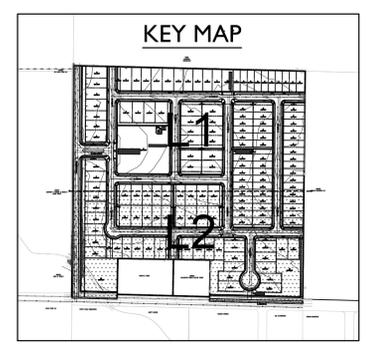
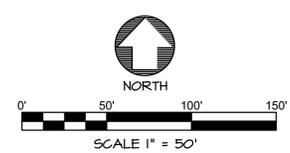
**PLANT PALETTE**

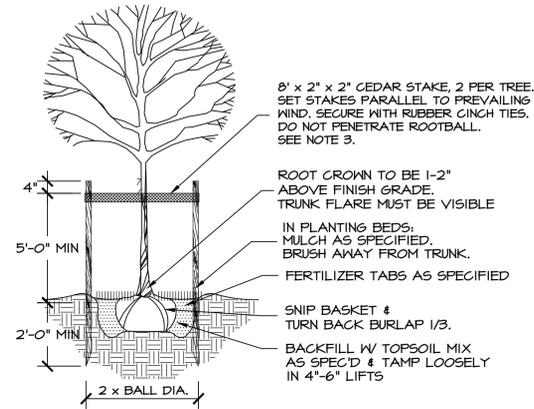
(REFERENCE SHT L3)

SYM	COMMON NAME	SYM	COMMON NAME	SYM	DESCRIPTION
<b>EVERGREEN TREES</b>			<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>		
	AUSTRIAN PINE		ARIZONA SUN GAILLARDIA		LAWN SOD
	BLACK HILLS SPRUCE		BLACK EYED SUSAN		6' VINYL FENCE ADJACENT TO COMMON AREAS AND ALONG PERIMETER PROPERTY LINES (TYP). SEE DTL 4, SHT L3.
	FAT ALBERT BLUE SPRUCE		BLUE GRAMMA GRASS		
	MOONGLOW JUNIPER		BLUE MIST SPIREA		
	NORWAY SPRUCE		BLUE OAT GRASS		
	VANDERWOLF'S PINE		BLUE RUG JUNIPER		
<b>SHADE TREES (CLASS III)</b>				PURPLE CONEFLOWER	
	BLOODGOOD LONDON PLANETREE		RED FLOWER CARPET ROSE		
	SWAMP OAK		DARTS GOLD NINEBARK		
<b>SHADE/STREET TREES (CLASS III)</b>				STELLA DE ORO DAYLILLY	
	CRIMSON SPIRE OAK		FINE LINE BUCKTHORN		
	CHANTICLEER PEAR		GRO-LOW SUMAC		
	SKYLINE HONEYLOCUST		RED HOT POKER		
	GREENSPIRE LINDEN		HUSKER RED PENSTEMON		
	TULIP TREE		IVORY HALO DOGWOOD		
	GREEN VASE ZELKOVA		KARL FOERSTER REED GRASS		
<b>ORNAMENTAL TREES (CLASS I)</b>				LITTLE DEVIL NINEBARK	
	FLAME AMUR MAPLE		HIDCOTE BLUE ENGLISH LAVENDER		
	CANADA RED CHOKECHERRY		IVORY TOWER YUCCA		
	CRUZAN CRUSADER HAWTHORN		MAIDEN GRASS		
	HOTWINGS MAPLE		BRAKELIGHTS RED YUCCA		
	ROYAL RAINDROPS CRABAPPLE		SUMMERWINE NINEBARK		
	SPRING SNOW CRABAPPLE		TIGER EYE SUMAC		

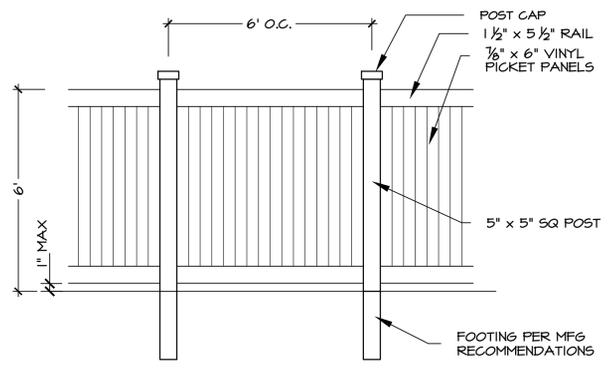
**NOTES**

1. REFER TO SHEET L3 FOR PLANT PALETTE, DEVELOPMENT DATA, LANDSCAPE CALCULATIONS, LANDSCAPE DETAILS.





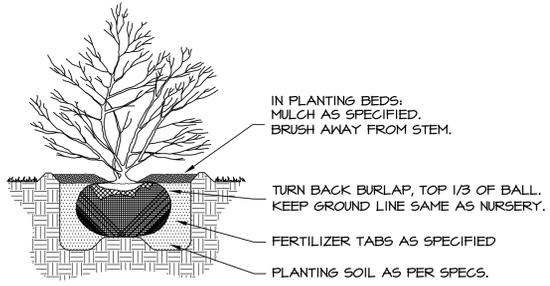
- NOTES:**
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
  2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
  3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
  4. TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.



- NOTES:**
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
  2. VINYL FENCE STYLE MAY VARY SLIGHTLY.

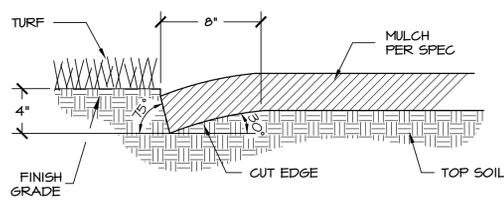
① TREE PLANTING/STAKING NOT TO SCALE

④ VINYL PRIVACY FENCE NOT TO SCALE



**NOTE:** DIG HOLE TWICE THE SIZE OF ROOTBALL.

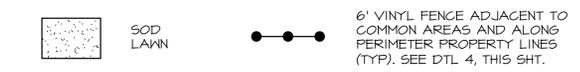
② SHRUB PLANTING NOT TO SCALE



③ PLANTER CUT BED EDGE NOT TO SCALE

**PLANT PALETTE**

SYM	COMMON NAME	BOTANICAL NAME	SIZE
<b>EVERGREEN TREES</b>			
●	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B4B
●	BLACK HILT SPRUCE	PICEA GLAUCA 'DENSATA'	6-8' HT B4B
●	FAT ALBERT BLUE SPRUCE	PICEA FURGENS 'FAT ALBERT'	2' CAL B4B
●	MOONGLOW JUNIPER	JUNIPERUS SCOPLLURUM 'MOONGLOW'	6-8' HT B4B
●	NORWAY SPRUCE	PICEA ABIES	6-8' HT B4B
●	VANDERKOLFS PINE	PINUS FLEXILIS 'VANDERKOLFS'	6-8' HT B4B
<b>SHADE TREES (CLASS III)</b>			
○	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2' CAL B4B
○	SWAMP OAK	QUERCUS BICOLOR	2' CAL B4B
<b>SHADE/STREET TREES (CLASS II)</b>			
●	GRIMSON SPIRE OAK	QUERCUS ROBUR x Q. ALBA 'GRIMSCHMIDT'	2' CAL B4B
●	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2' CAL B4B
●	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2' CAL B4B
●	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2' CAL B4B
●	TULIP TREE	LIRIODENDRON TULIPIFERA	2' CAL B4B
●	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2' CAL B4B
<b>ORNAMENTAL TREES (CLASS I)</b>			
●	FLAME ANJUR MAPLE	ACER GINNALA 'FLAME'	6-8' HT, MULTI-STEM
●	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6-8' HT, MULTI-STEM
●	CRUZAN CRUSADER HAWTHORN	CRATAEGUS CRUS-GALLI 'CRUZAM'	6-8' HT, MULTI-STEM
●	HOTTINGGS MAPLE	ACER TATARICUM 'GARANN'	6-8' HT, MULTI-STEM
●	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JES-KAP'	2' CAL B4B
●	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2' CAL B4B
<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>			
●	ARIZONA SUN GAILLARDIA	GAILLARDIA x 'ARIZONA SUN'	1 GAL
●	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
●	BLUE GRAMMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL
●	BLUE MIST SPIREA	CARYOPTERIS x CLANDONENSIS 'BLUE MIST'	2 GAL
●	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
●	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	3 GAL
●	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL
●	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	2 GAL
●	DART'S GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	3 GAL
●	STELLA DE ORO DAYLILLY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
●	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
●	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
●	RED HOT POKER	KNIPHOFIA UVARIA 'FLAMENCO'	1 GAL
●	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL
●	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
●	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
●	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL
●	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	1 GAL
●	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	3 GAL
●	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
●	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	3 GAL
●	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL
●	TIGER EYE SUMAC	RHUS TYPHINA 'BALTIGER'	5 GAL



**NOTES**

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF KUNA ORDINANCE REQUIREMENTS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES IN PARKSTRIPS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS. ACHD STORMWATER BASINS AND SWALES SHALL BE LANDSCAPED ACCORDING TO THE 'ADA COUNTY HIGHWAY DISTRICT STORMWATER MANAGEMENT BASIN REVEGETATION GUIDANCE MANUAL' (OCTOBER 2017) IN APPENDIX D.
4. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLES OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
5. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVENAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
6. PLAYGROUND, PICNIC STRUCTURE, AND AMENITIES ARE SHOWN SCHEMATICALLY. AMENITIES MAY VARY SLIGHTLY IN FINAL DESIGN FOR AMENITY CONFIGURATIONS AND ADA COMPLIANCE.
7. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
8. THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

**LANDSCAPE CALCULATIONS**

RESIDENTIAL LANDSCAPE BUFFERS ARE REQUIRED TO BE PLANTED WITH THE FOLLOWING PLANTS PER 100 LINEAR FEET: TWO (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND TWELVE (12) SHRUBS.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
MID-MILE COLLECTOR	20'	1,260' / 100' =	25 TREES	27 TREES (16 SHADE TREES + 11 ORNAMENTAL TREES)
			38 EVERGREENS	34 EVERGREENS
			151 SHRUBS	151+ SHRUBS
WEST COLUMBIA RD.	30'	680' / 100' =	14 TREES	15 TREES (12 SHADE TREES + 3 ORNAMENTAL TREES)
			20 EVERGREENS	20 EVERGREENS
			82 SHRUBS	82+ SHRUBS
COMMON AREA		270,060' / 800' =	338 TREES	211 COMMON LOT TREES (SHADE, ORNAMENTAL & EVERGREEN TREES) 136 RESIDENTIAL PARKSTRIP TREES
				347 TREES

TOTAL NUMBER OF BUFFER TREES:	114 TREES	116 TREES
TOTAL NUMBER OF COMMON AREA TREES:	211 TREES	211 TREES
RESIDENTIAL PARKSTRIP TREES:	347 TREES	136 TREES
RESIDENTIAL LOTS (1 TREE PER LOT):		140 TREES
TOTAL NUMBER OF TREES		603 TREES

**DEVELOPMENT DATA**

TOTAL AREA	37.20 ACRES
SINGLE FAMILY RESIDENTIAL LOTS	140
COMMON LOTS	21
COMMON DRIVEWAY	1
CIVIC USE LOT	1
COMMON OPEN SPACE AREA	4.19 AC (11.26%)
PROPOSED ZONING	R-6, R-8

Issue	Description	Date
ISSUE		10-26-22



Site Planning  
Landscape Architecture  
1509 Tyrell Lane, Ste 130  
Boise, Idaho 83706  
Ph. (208) 343-7175  
www.jensenbelts.com

**ASTER GROVE SUBDIVISION  
KUNA, ID  
PRELIMINARY PLAT LANDSCAPE PLAN**

Job Number 2161

Drawn JJN	Checked KCS
Scale AS SHOWN	
Sheet Title	

**LANDSCAPE PLAN**

Sheet Number  
**L3**  
4 of 4 Sheets

**DEVELOPER**  
TOLL SOUTHWEST LLC  
LYLE DENNISON-SWISSE  
3103 W. SHERYL DR., STE 100  
MERIDIAN, ID 83642

**CIVIL ENGINEER**  
ESE CONSULTANTS, INC.  
JUSTIN BOZOVICH, P.E.  
3103 W. SHERYL DR., STE 100  
MERIDIAN, ID 83642

**JENSENBELTS ASSOCIATES**  
Site Planning / Landscape Architecture  
1509 Tyrell Lane, Ste 130 Boise, ID 83706  
Ph. (208) 343-7175 www.jensenbelts.com



### PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
<b>EVERGREEN TREES</b>			
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B4B
	BLACK HILLS SPRUCE	PICEA GLAUGA 'DENSATA'	6-8' HT B4B
	FAT ALBERT BLUE SPRUCE	PICEA FUGENSIS 'FAT ALBERT'	6-8' HT B4B
	MOONGLOW JUNIFER	JUNIPERUS SCOPULORUM 'MOONGLOW'	6-8' HT B4B
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B4B
	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B4B
<b>SHADE TREES (CLASS III)</b>			
	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B4B
	SWAMP OAK	QUERCUS BICOLOR	2" CAL B4B
<b>SHADE/STREET TREES (CLASS II)</b>			
	CRIMSON SPIRE OAK	QUERCUS ROBUR x Q. ALBA 'GRIMSCHMIDT'	2" CAL B4B
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B4B
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B4B
	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CAL B4B
	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B4B
	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL B4B
<b>ORNAMENTAL TREES (CLASS I)</b>			
	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	6-8' HT, MULTI-STEM
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6-8' HT, MULTI-STEM
	CRUZAN CRUSADER HAWTHORN	CRATAEGUS CRUS-GALLI 'CRUZAN'	2" CAL B4B
	HOTWINGS MAPLE	ACER TATARICUM 'GARANN'	6-8' HT, MULTI-STEM
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KW'	2" CAL B4B
	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B4B
<b>SHRUBS/ORNAMENTAL GRASSES/PERENNIALS</b>			
	ARIZONA SUN GAILLARDIA	GAILLARDIA x 'ARIZONA SUN'	1 GAL
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
	BLUE GRAMMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL
	BLUE MIST SPIREA	CARYOPTERIS x CLANDONENSIS 'BLUE MIST'	2 GAL
	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'NILTONI'	3 GAL
	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	2 GAL
	DARTS GOLD NINEBARK	PHYSCARPUS OPULIFOLIUS 'DARTS GOLD'	3 GAL
	STELLA DE ORO DAYLILLY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
	RED HOT POKER	KNIPHOFIA UVARIA 'FLAMENCO'	1 GAL
	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
	LITTLE DEVIL NINEBARK	PHYSCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	1 GAL
	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	3 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	3 GAL
	SUMMERWINE NINEBARK	PHYSCARPUS OPULIFOLIA 'SEWARD'	5 GAL
	TIGER EYE SUMAC	RHUS TYPHINA 'BAILTIGER'	5 GAL
	LAWN SOD		
	6" VINYL FENCE ADJACENT TO COMMON AREAS & ALONG PERIMETER PROPERTY LINES (TYP).		

### NOTES

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# ASTER GROVE SUBDIVISION

KUNA, ID

PRELIMINARY PLAT LANDSCAPE PLAN

DEVELOPER  
TOLL SOUTHWEST LLC  
LYLE DENNISON-SWISSE  
3103 W. SHERYL DR., STE 100  
MERIDIAN, ID 83642

CIVIL ENGINEER  
ESE CONSULTANTS, INC.  
JUSTIN BOZOVICH, P.E.  
3103 W. SHERYL DR., STE 100  
MERIDIAN, ID 83642



OCTOBER 26, 2022

NORTH

SCALE 1" = 80'

**From:** Justin Bozovich  
**Sent:** Friday, September 17, 2021 10:36 AM  
**To:** Lyle Dennison-Swisse; Adam Capell  
**Subject:** FW: Ceratina Subdivision Name Change to Aster Grove Subdivision

FYI

**Justin E. Bozovich, P.E.**

*Asst. Regional Director of Engineering*

**ESE Consultants, Inc.**

3103 W. Sheryl Drive, Suite 100, Meridian, ID 83642

P: 208-955-6555 C: 208-631-8642

[jbozovich@eseconsultants.com](mailto:jbozovich@eseconsultants.com) [www.eseconsultants.com](http://www.eseconsultants.com)

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**From:** Sub Name Mail <[subnamemail@adacounty.id.gov](mailto:subnamemail@adacounty.id.gov)>  
**Sent:** Friday, September 17, 2021 10:29 AM  
**To:** Justin Bozovich <[jbozovich@eseconsultants.com](mailto:jbozovich@eseconsultants.com)>  
**Cc:** [mbyrns@idahosurvey.com](mailto:mbyrns@idahosurvey.com); 'Gregory Carter ([gcarter@idahosurvey.com](mailto:gcarter@idahosurvey.com))' <[gcarter@idahosurvey.com](mailto:gcarter@idahosurvey.com)>; Sabrina Durtschi <[sdurtschi@tollbrothers.com](mailto:sdurtschi@tollbrothers.com)>  
**Subject:** RE: Ceratina Subdivision Name Change to Aster Grove Subdivision

September 17, 2021

Michael Byrnes, Idaho Survey Group  
Justin Bozovich, ESE Consultants

RE: Subdivision Name Reservation Change: **ASTER GROVE SUBDIVISION**

At your request, I will change the name of Ceratina Subdivision that was previously reserved on 8/24/2021 by Toll Brothers / Idaho Survey Group to the new name **Aster Grove Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,



**Glen Smallwood**  
**Surveying Technician**  
**Ada County Development Services**  
200 W. Front St., Boise, ID 83702  
(208) 287-7926 office  
(208) 287-7909 fax

---

**From:** Justin Bozovich <[jbozovich@eseconsultants.com](mailto:jbozovich@eseconsultants.com)>  
**Sent:** Friday, September 17, 2021 10:12 AM  
**To:** Sub Name Mail <[subnamemail@adacounty.id.gov](mailto:subnamemail@adacounty.id.gov)>  
**Subject:** [EXTERNAL] RE: Subdivision Name Change Request

Here you go.  
[mbyrns@idahosurvey.com](mailto:mbyrns@idahosurvey.com)

**Justin E. Bozovich, P.E.**  
*Asst. Regional Director of Engineering*

**ESE Consultants, Inc.**  
3103 W. Sheryl Drive, Suite 100, Meridian, ID 83642  
P: 208-955-6555 C: 208-631-8642  
[jbozovich@eseconsultants.com](mailto:jbozovich@eseconsultants.com) [www.eseconsultants.com](http://www.eseconsultants.com) [[eseconsultants.com](http://eseconsultants.com)]

---

**From:** Sub Name Mail <[subnamemail@adacounty.id.gov](mailto:subnamemail@adacounty.id.gov)>  
**Sent:** Friday, September 17, 2021 10:08 AM  
**To:** Justin Bozovich <[jbozovich@eseconsultants.com](mailto:jbozovich@eseconsultants.com)>  
**Subject:** RE: Subdivision Name Change Request

**EXTERNAL EMAIL : Use caution with links and attachments**

Justin,  
Do you have a current email address for Michael Byrnes?



**Glen Smallwood**  
***Surveying Technician***  
**Ada County Development Services**  
200 W. Front St., Boise, ID 83702  
(208) 287-7926 *office*  
(208) 287-7909 *fax*

---

**From:** Justin Bozovich <[jbozovich@eseconsultants.com](mailto:jbozovich@eseconsultants.com)>  
**Sent:** Friday, September 17, 2021 7:59 AM  
**To:** Sub Name Mail <[subnamemail@adacounty.id.gov](mailto:subnamemail@adacounty.id.gov)>  
**Cc:** Lyle Dennison-Swisse <[ldennison-swisse@tollbrothers.com](mailto:ldennison-swisse@tollbrothers.com)>  
**Subject:** [EXTERNAL] Subdivision Name Change Request

**CAUTION:** This email originated from outside Ada County email servers. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Verify the sender by mouse-hovering over their display name in order to see the sender's full email address and confirm it is not suspicious. If you are unsure an email is safe, please report the email by using the 'Phish Alert' button in Outlook.

Hi Glen,

The approved subdivision name for parcel S1301438810 is Ceratina. Toll Brothers would like to change the subdivision name to **Aster Grove**. Could you please let me know if that is an acceptable name. The project information is below. Thanks.

Owner

Smith Properties, LLC  
7300 2<sup>nd</sup> Street  
Nampa, Idaho 83686

Developer

Lyle Dennison-Swisse  
Toll Southwest LLC  
3103 W. Sheryl Drive  
Meridian, Idaho 83642  
(208) 424-0020

Surveyor

Michael Byrns  
Idaho Survey Group  
9955 W. Emerald Street  
Boise, Idaho 83704  
(208) 846-8570

**Justin E. Bozovich, P.E.**

*Asst. Regional Director of Engineering*

**ESE Consultants, Inc.**

3103 W. Sheryl Drive, Suite 100, Meridian, ID 83642

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# Neighborhood Meeting Certification

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)



You **must** conduct a Neighborhood Meeting **prior** to submission of an application for Annexation; Rezone; Special Use Permit; Subdivision; and Variance. Please see Kuna City Code 5-1A-2 for more information or contact the Planning & Zoning Department at (208) 922-5274.

The Neighborhood Meeting Certification packet includes the following:

- Neighborhood Meeting Certification – This acts as quick reference information regarding your project.
- Sign-in Sheet – This provides written record of who attended your Neighborhood Meeting.
- Neighborhood Meeting Minutes – Provides space in which to record the items discussed and any concerns attendees may have.

A Neighborhood Meeting cannot take place more than two (2) months prior to acceptance of the application and an application will not be accepted before the meeting is conducted. You are required to mail written notification of your meeting, allowing at least fourteen (14) days before your meeting for property owners to plan to attend. **Contacting and/or meeting individually with property owners will not fulfill Neighborhood Meeting requirements.** You may request a 300' property owners mailing list by completing the Neighborhood Meeting Mailing List Request form located under Forms & Applications on the City of Kuna website.

Neighborhood Meetings must be held on either a weekend between 10:00 Am & 7:00 PM, or a weekday between 6:00 PM & 8:00 PM. The meeting **cannot** be conducted on holidays, holiday weekends, or the day before/after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- Subject property;
- Nearest available public meeting place (i.e. Libraries, Community Centers, etc.); or
- An office space within a one (1) mile radius of the subject property.

Once you have held your Neighborhood Meeting, please complete this certification form and include with your application along with the Sign-in Sheet, Neighborhood Meeting Minutes & a copy of the notification mailed to attendees.

Description of proposed project: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Meeting: \_\_\_\_\_ Time: \_\_\_\_\_

Meeting Location: \_\_\_\_\_

### Site Information

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

Subdivision Name: \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Address: 610 W Columbia Rd, Meridian, ID 83632

Parcel No(s): S1301438810

*Include ALL addresses and parcel numbers for your application.*

**Current Property Owner**

Name: Smith Properties LLC

Address: 7300 2nd St, Nampa, ID 83686

**Contact Person**

Name: Kyle Prewett

Business Name (if applicable): Toll Southwest, LLC

Address: 3103 W Sheryl Dr., Suite 100, Meridian, ID 83642

Phone: 208.576.3625 Email: kprewett@tollbrothers.com

**Applicant**

Name: Kyle Prewett

Address: 3103 W Sheryl Dr., Suite 100, Meridian, ID 83642

Phone: 208.576.3625 Email: kprewett@tollbrothers.com

I, Kyle Prewett, certify that a Neighborhood Meeting was conducted at the time and location noted on this form in accordance with Kuna City Code 5-1A-2.

Applicant Signature:  Date: 2/24/22

# SIGN-IN SHEET

Project Name: Aster Grove Subdivision

	Name	Address	Phone
1	Emily Mueller / ID Holdings LLC	839 S. Broadway Pl Eagle, 208-866-2405	
2	Gregg Law	660 W Columbia rd.	208 941 0629
3	Alfred Schaeffer	610 W. Columbia rd	<del>828</del> 503-329-9120
4	Seumas Hedger	8105 S Chugaf Rd	208-313-8888
5			shodges@gogreeninsulation.com
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info@gregg  
RealEstate  
.com

# NEIGHBORHOOD MEETING MINUTES

Meeting Date: 2/24/2022 Number of Attendees: 6

Location: Kuna Library, 457 N Locust Ave., Kuna, ID 83634

Project Description: Single-Family residential development on approximately 37.1 acres located at 610 W Columbia Rd in Kuna, ID. NW of intersection of W Columbia Road and S Meridian Road. Proposed uses on property include traditional residential amenities (playground, parks, walking paths, etc.) 134 residential units are planned with a gross density of approximately 3.7 units per acre

Attendee Comments or Concerns: \_\_\_\_\_

- Development impacts to adjacent neighbors

- Traffic and utility impacts

I, Kyle Prewett, hereby certify the above information and the information provided within these forms is true, complete and correct to the best of my knowledge.

Applicant Signature:  Date: 2/24/22



February 14th, 2022

Dear Neighbor,

We invite you to meet and review a proposal for a single-family residential development on approximately 36.7 acres located at 610 W Columbia Road, Meridian, Idaho, which is located to the northwest of the intersection of S Meridian Road and W Columbia Road. A map of the property at issue is on the following page. The area of the proposed project is highlighted in blue. You are receiving this notice because you own property within 300 feet of the proposed project. This is a neighborhood meeting, not a public hearing and public officials will not be present.

**Purpose of Neighborhood Meeting:**

The purpose of this neighborhood meeting is to review the applicant's proposed plans for the development and to discuss the specific applications that will be sought by the applicant. At this time, the applications being sought include a rezone, from a designation of Agriculture (A) to Medium Density Residential (R-6) and High Density Residential (R-8), and a subdivision of the property.

**Meeting Time:** Thursday, February 24<sup>th</sup>, 6:00 PM

**Meeting Location:** The meeting will be held at the Kuna Library, located at 457 N Locust Ave, Kuna, ID.

**Project Description:**

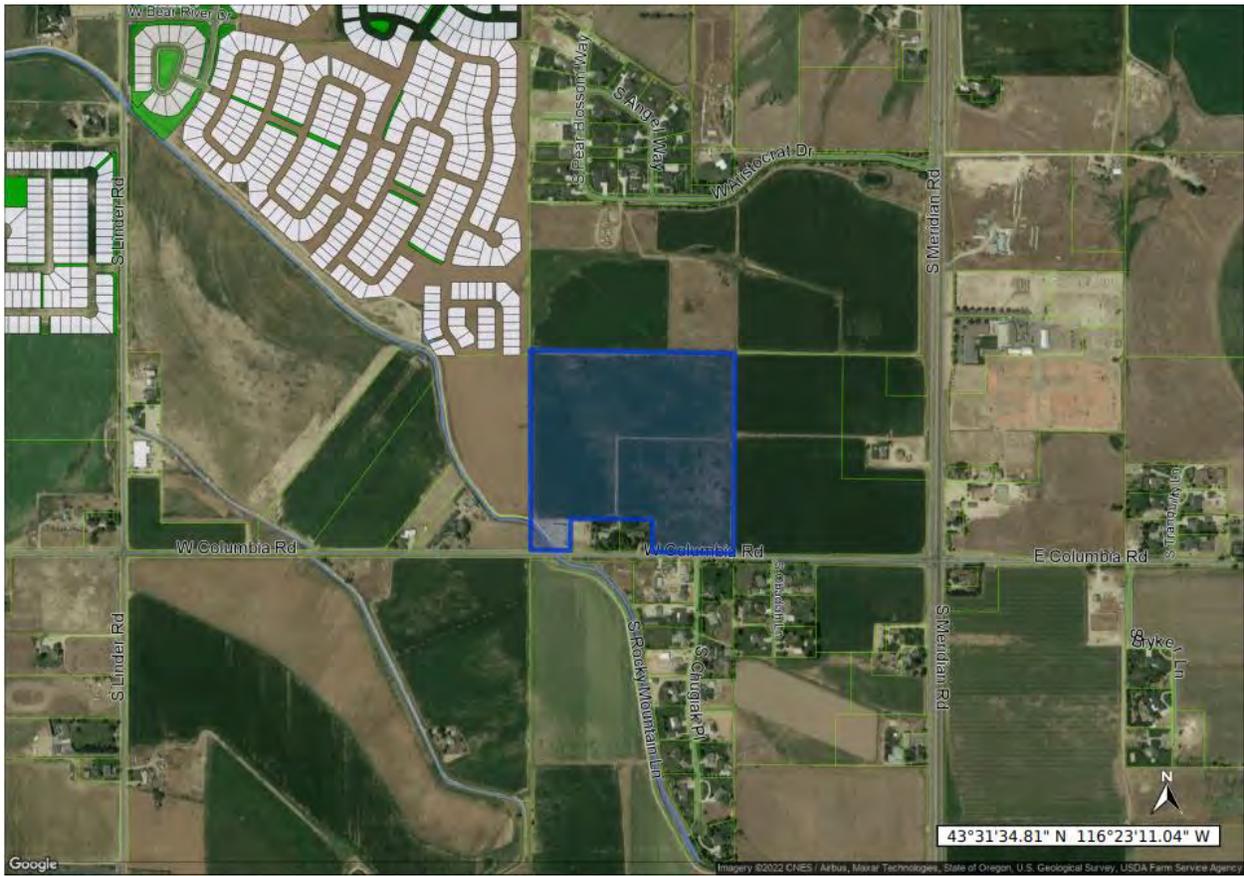
This project is located at 610 W Columbia Road. This project proposes residential uses on the property including traditional accessory residential amenities (playgrounds, parks, etc.). In total, 134 residential units are currently planned with a gross density of approximately 3.7 units per acre.

If you have any questions about the meeting or proposed development project, please contact Adam Capell at [acapell@tollbrothers.com](mailto:acapell@tollbrothers.com). Please note, to track attendance and certify that a meeting was held, a sign-in sheet will be present at this meeting. The applicant will submit this sign-in sheet with their application.

Sincerely,  
s/Adam Capell  
Toll Brothers, Land Development Director

Toll Brothers Inc.  
3103 W Sheryl Drive, Suite 100, Meridian, ID 83642  
Phone: 208-424-0020 | fax: 208-424-0030

**Property Map:**



5.7.1 **Creation.** There is hereby created a continuing claim of lien with power of sale on each and every Lot to secure payment of any and all Assessments levied against the Lot pursuant to the Community Documents, together with interest thereon at the rate described in Section 5.6 and all collection costs and attorneys' fees which may be paid or incurred by the Association in connection therewith. Upon default of any Owner in the payment of any Assessment related to a Lot, the Association may record a claim of lien against the Lot in accordance with applicable law (currently, Idaho Code § 55-3207). Each delinquency will constitute a separate basis for a claim of lien, but any number of defaults may be included within a single claim of lien. The claim of lien may be foreclosed in any manner permitted by applicable law. Upon payment of the lien in full, the Association will record a release of the claim of lien.

5.7.2 **Subordination to First Mortgages.** Upon recordation of a claim of lien for delinquent Assessments in accordance with applicable law, the lien will be prior and superior to all other liens or claims created subsequent to the recordation of the claim of lien except for (a) liens which, by law, would be superior thereto and (b) the lien of a first Mortgage given and made in good faith and for value that is of record as an encumbrance against the Lot prior to the recordation of a claim of lien for the Assessments. Except as expressly provided in this Section 5.7.2, the sale or transfer of any Lot will not affect the Assessment lien provided for herein, nor the creation thereof by the recordation of a claim of lien, on account of the Assessments becoming due whether before, on, or after the date of the sale or transfer, nor will the sale or transfer diminish or defeat the personal obligation of any Owner for delinquent Assessments as provided for in this Declaration.

5.8 **Exemptions.** All Common Area and any Lots owned by the Association will be exempt from Assessments. Developer will be exempt from Assessments as set forth in Section 9.4.

## ARTICLE 6 RIGHTS TO COMMON AREAS

6.1 **Use of Common Area.** Every Owner will have a right to use the Common Area as set forth in this Declaration subject to:

6.1.1 The Community Documents;

6.1.2 The right of the Association to suspend the right of an Owner to use the Common Area (or any designated portion of Common Area) for any period during which any Assessment or charge against the Owner's Lot remains unpaid and for a period not to exceed sixty (60) days for any infraction of the Community Rules; and

6.1.3 The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility or other party for any purposes and subject to any conditions as may be permitted by the Community Documents.

6.2 **Delegation of Right to Use.** An Owner may delegate its right to use the Common Area to any Owner Parties; provided, however, each Owner will be liable to the Association for any damage to any Common Area or Common Improvements caused by the negligence or misconduct of any Owner Parties. The cost of correcting the damage will be a Limited Assessment against the Lot.

6.3 **Association's Responsibility.** The Association will maintain, repair and replace the Common Area and Common Improvements so as to keep the same in good operating condition.



# COMMITMENT TO PROPERTY POSTING

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)



Per Kuna City Code (KCC) 5-1A-8, the Applicant, for all applications requiring a Public Hearing, shall post the subject property *not less than ten (10) days prior to the hearing*. The Applicant shall post a copy of the Public Hearing notice on the property under consideration; all posting must be in substantial compliance.

The Applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the Planning and Zoning Department *no later than seven (7) days* prior to the Public Hearing, attesting to where and when the sign(s) were posted. Unless such certificate is received by the required date, the hearing will be continued to the next available date, as scheduling permits.

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

Print Name: ADAM CAPELL

Signature:  Date: 4/21/22

# MEMORANDUM

October 31, 2022

Project #: 25914

To: Paige Bankhead, PE and Mindy Wallace

From: Lauren Nuxoll, PE, PTOE

RE: Aster Grove Subdivision Review Comment Responses

This memorandum responds to the comments in the letter dated August 12<sup>th</sup>, 2022, from the Ada County Highway District (ACHD) for the Aster Grove Subdivision Transportation Impact Study (TIS). ACHD comments are provided in *italics* followed by our response.

An updated TIS for the Aster Grove Subdivision is provided in Attachment A.

## ACHD Comments

### Comment #1

*It appears there are a few public roads within the site that have straight segments longer than 750-feet. Consistent with District Policy, passive traffic calming measures will be required, or the road will be required to be redesigned with straight segments less than 750-feet long.*

### Kittelson Response

Attachment B contains an updated site plan reducing the straight segments. The changes to this site plan increased the single-family house lot count from 130 units to 140 units. The updated trip generation and difference in trips is shown in Table 1 below.

	Land Use	ITE Code	Units	Daily Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
					Total	In	Out	Total	In	Out
Original	Single-Family Detached Housing	210	130	1,324	98	25	73	131	82	49
Updated	Single-Family Detached Housing	210	140	1,375	101	26	75	136	86	50
<b>Difference</b>	-	-	<b>+10</b>	<b>+51</b>	<b>+3</b>	<b>+1</b>	<b>+2</b>	<b>+5</b>	<b>+4</b>	<b>+1</b>

Everyday traffic volumes can vary up to 10% each day. Therefore, the difference in trips is very minimal and does not change the findings or recommendations of the report.

### Comment #2

*The traffic counts in Figure 3 do not match the traffic count sheets in the appendix. However, the Synchro analysis includes the correct volumes. Please review and update this Figure.*

### Kittelson Response

Figure 3 has been updated in the TIS. There are no changes to the findings and recommendations of the TIS.

---

### **Comment #3**

*Please attach the Paloma Ridge Subdivision site trip assignment figure to the Appendix since it was included in the 2026 background traffic. Staff will verify the correct volumes were used for the background and future traffic conditions with the next review.*

#### **Kittelson Response**

The trip assignment for the Paloma Ridge Subdivision in-process development is located in Attachment C of this memorandum.

### **Comment #4**

*The intersection number/letter assignments in Figure 3 does not match the intersection number/letter assignment in Figure 6.*

#### **Kittelson Response**

Figure 3 and 4 have been updated in the TIS to include the through movements at intersection #3. There are no changes to the findings and recommendations of the TIS.

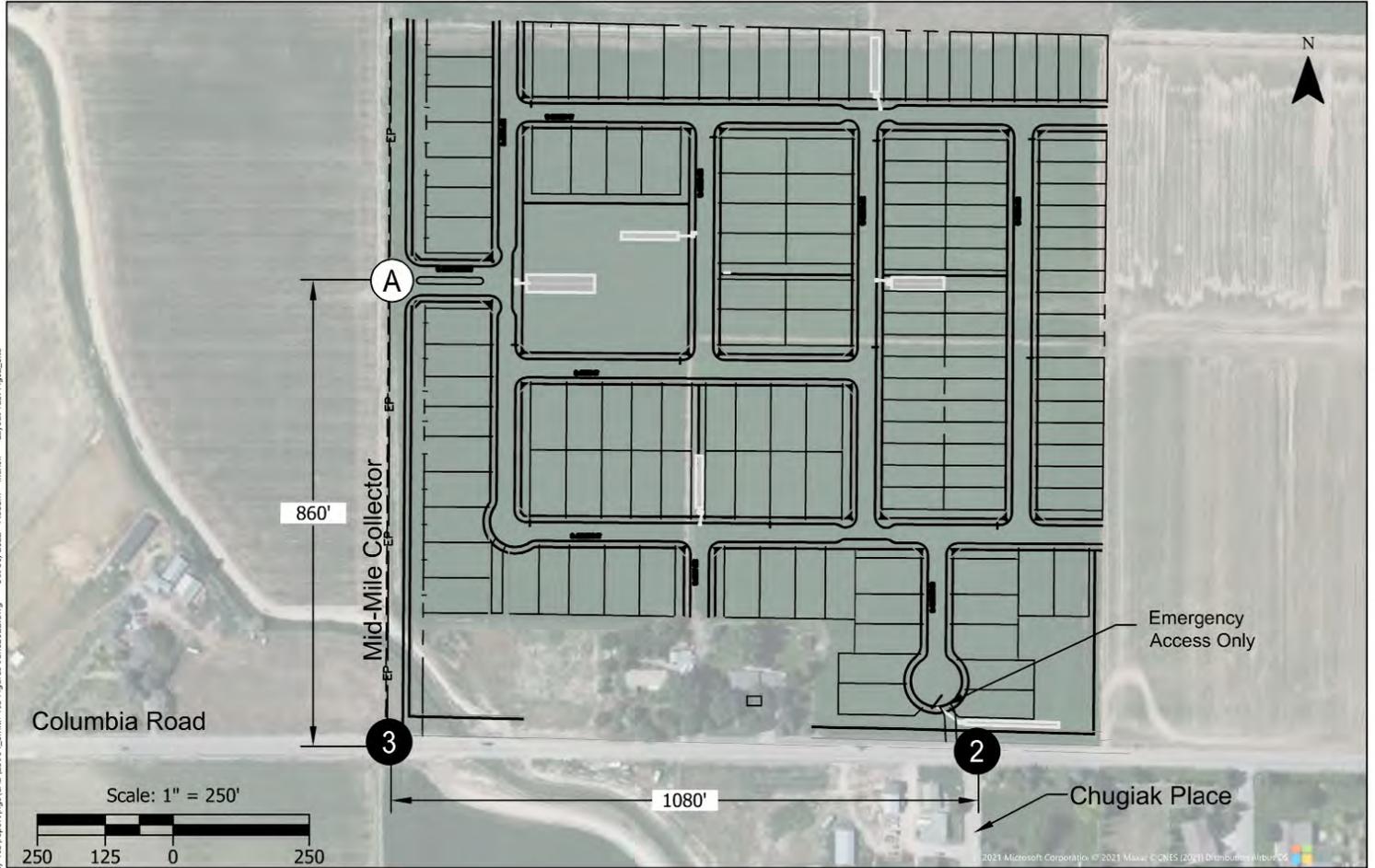
We trust this memorandum provides response to ACHD's comments regarding the Aster Grove Subdivision TIS. If you have any questions about this memo or if you require additional information, please contact us via email at [linuxoll@kittelson.com](mailto:linuxoll@kittelson.com) or via phone at 208.472.9817.

### **Attachments**

- A. Updated Aster Grove Subdivision TIS
- B. Updated Aster Grove Site Plan Figure
- C. Paloma Ridge Subdivision Trip Assignment Figure

Attachment A Updated Aster Grove  
Subdivision TIS

Attachment B Updated Aster Grove  
Site Plan Figure



H:\2525914 - Smith Property TIS\report\fig\CAD\25914\_Smith TIS Figures\June2022.dwg Oct 31, 2022 - 7:53am - Inxcell Layout Tab: Fig02\_Site

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- - Study Intersections
- ⊗ - Site Accesses

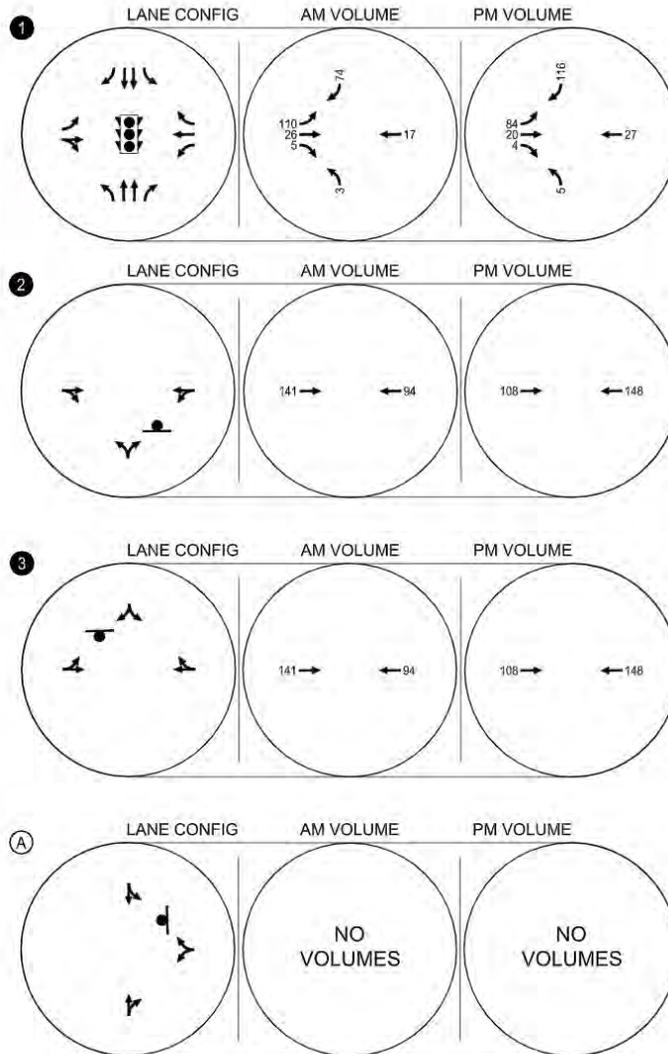
RECEIVED FROM: ESE Planning

Proposed Site Plan  
Kuna, Idaho

Figure  
1



Attachment C Paloma Ridge Subdivision Trip  
Assignment Figure



- STOP SIGN
- TRAFFIC SIGNAL

- STUDY INTERSECTIONS
- STUDY ACCESSES

Paloma Ridge In-Process Trip Assignment  
 Weekday AM and PM Peak Hour  
 Kuna, Idaho

Exhibit  
**A**

TRANSPORTATION IMPACT STUDY

# Aster Grove Subdivision

November 2022

PREPARED FOR  
**TOLL BROTHERS**  
3103 W Sheryl Drive, Suite 100  
Meridian, Idaho 83642

PREPARED BY  
**KITTELSON & ASSOCIATES, INC.**  
101 S Capitol Boulevard, Suite 600  
Boise, ID 83702  
208.338.2683

Transportation Impact Study

## Aster Grove Subdivision TIS

Kuna, Idaho

Prepared For:  
**Toll Brothers**  
3103 W Sheryl Drive, Suite 100  
Meridian, Idaho 83642



Prepared By:  
**Kittelson & Associates, Inc.**  
101 South Capitol Boulevard, Suite 600  
Boise, ID 83702  
(208) 338-2683

Project Principal: Sonia Daleiden, PE PTOE  
Project Manager: Lauren Nuxoll, PE PTOE  
Project Analyst: Bridger Helm, EI

Project No. 25914

November 2022



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Section 1  
Executive Summary

## EXECUTIVE SUMMARY

Kittelson & Associates, Inc. (Kittelson) has prepared a Transportation Impact Study (TIS) for the Aster Grove Subdivision. The Aster Grove Subdivision is located on the north side of Columbia Road between Linder Road and SH 69 within the City of Kuna city limits. The proposed site is currently farmland and consists of approximately 36.70 acres. The development plan proposes to build approximately 130 single-family homes. The anticipated buildout year is 2026. The TIS resulted in the following findings and recommendations.

## FINDINGS

### Existing Conditions

- All study intersections were found to operate at acceptable operating standards during the existing weekday AM and PM peak hours with the exception of:
  - **SH 69 / Columbia Road (AM and PM Peak Hours)**
    - The eastbound through right lane operates under capacity but above ITD standards during the AM peak hour ( $V/C=0.91$ ).
    - The westbound through lane operates under capacity but above ITD standards during the AM peak hour ( $V/C=0.91$ ).
    - Year 2022 existing conditions operations can be mitigated by constructing an eastbound right-turn lane.
- All study roadway segments operate within the ACHD volume threshold under existing conditions.

### Year 2026 Background Traffic Conditions

- Year 2026 background traffic analysis (without inclusion of site-generated traffic) found that all study intersections are expected to operate at acceptable operating standards during the weekday AM and PM peak hours with the exception of:
  - **SH 69 / Columbia Road (AM and PM Peak Hours)**
    - The intersection operates over capacity during the AM and PM peak hours ( $V/C=1.06$  and  $V/C=1.04$ ) and at LOS E and D, respectively.
    - Several individual movements also operate over ITD's standard of 0.90 v/c ratio.
    - Currently in ITD's SH 69 plan, the intersection is planned to be a Median U-Turn (MUT).
      - The intersection would operate acceptably with this mitigation in place.



- The roadway segment of Columbia Road is anticipated to operate above the ACHD volume threshold under year 2026 background traffic conditions as a two-lane roadway.
  - Widening to four lanes and a center TWLTL would mitigate the segment.
  - The segment doesn't meet the volume threshold in the shoulder PM peak hour.
    - ACHD Policy states that if the shoulder hour planning thresholds are exceeded the applicant may request to enter into a Development Agreement and pay into the Priority Corridor Fund an amount determined by ACHD to offset impacts from the project.

### Trip Generation

- The development plan proposes to build approximately 130 single-family houses.
- The development is estimated to generate a total of 1,324 daily net new trip ends, of these 98 are estimated to occur in the weekday AM peak hour (25 inbound / 73 outbound), and 131 are estimated to occur in the weekday PM peak hour (82 inbound / 49 outbound).

### Year 2026 Total Traffic Conditions

- Year 2026 total traffic conditions found that the site generated trips did not impact any additional intersections not previously identified in the background traffic conditions.
- All findings and mitigations required for intersections to meet operational standards outlined under background conditions remain consistent in the year 2026 total traffic conditions.
- All findings and mitigations required for segments to meet operational standards outlined under background conditions remain consistent in the year 2026 total traffic conditions.

### Site Access Evaluation

- An eastbound left-turn lane and a westbound right-turn lane is warranted at the intersection of Mid-Mile Collector / Columbia Road.
- The intersection sight distance evaluation identified that intersection sight distance can be achieved at all the site intersections.

## RECOMMENDATIONS

Based on the report's analyses and evaluation findings, recommendations were developed accordingly for time scenario's conditions.



## Year 2026 Background Traffic Condition Mitigations (Without the Proposed Development)

- **SH 69 / Columbia Road:**
  - The following mitigations to the intersection of SH 69 / Columbia Road are recommended meet agency standards:
    - Implement the current recommendations in the ITD SH 69 corridor study to widen SH 69 to two travel lanes in each direction and implement a MUT configuration at the intersection.
- **Columbia Road (Mid-Mile Collector to SH 69):**
  - Widening the roadway segment to five lanes, two through lane in each direction and a center TWLTL.

## Additional Year 2026 Mitigations Needed with the Aster Grove Subdivision

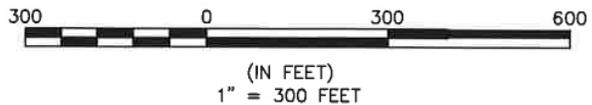
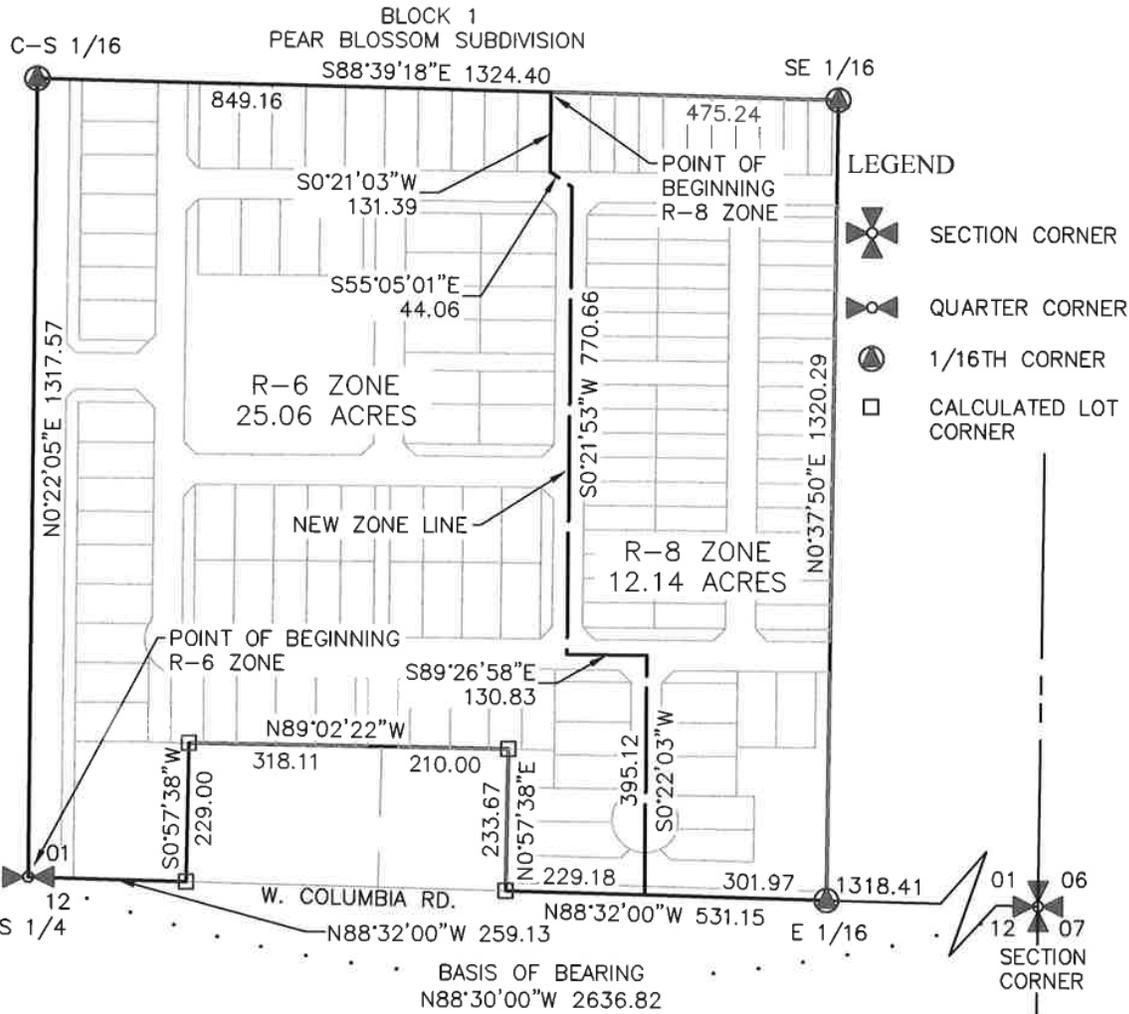
No mitigations beyond those presented for background conditions are required to accommodate the year 2026 total traffic volumes.

### *All Site Accesses*

Construct all accesses to the development with the following designations:

- All local streets within the development should be constructed with one travel lane in each direction.
- Site driveways with access to public streets should provide sufficient stacking distance for four vehicles (100 feet) to ensure acceptable operation and accommodate larger vehicles, including utility service and delivery vehicles.
- Site accesses should match the existing grade or be higher at the intersection to ensure the best possible sight distance. Significant changes to the approach grade could impact the sight distances.
- All accesses and internal streets should be designed to provide adequate intersection site distance. Shrubbery, weeds, and landscaping near the internal intersections and site access points should be maintained to ensure adequate sight distance.
- If widening occurs along any of the site access road, care should be taken to ensure adequate grades and intersection sight distance is maintained.





**ESE CONSULTANTS**  
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.  
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642  
T: 208-424-0020

RE-ZONE EXHIBIT

ASTER GROVE SUBDIVISION  
KUNA, IDAHO

REV.	DATE	DESCRIPTION	DATE:	SCALE:	DESIGN:	DRAWN:	JOB NO.:	FILE NAME:	SHEET NO.:
			10-27-22	1"=300'	JJC	JJC	7831	SMITH	<b>1</b> OF <b>1</b>

## Troy Behunin

---

**To:** Ada County Highway District; Adam Ingram; Bobby Withrow; Boise Project Board of Control; Boise-Kuna Irri. Dist.; Brent Moore (Ada County); Catherine Feistner; Central District Health Department ; Chief Fratusco; COMPASS; Danielle Horras; DEQ; Doug Hanson; Eric Adolfsen; Erika Olvera; gashley@boiseproject.org; Idaho Power Easements; Idaho Power Easements 2; Intermountain Gas; ITD Vincent Trimboli; J&M Sanitation; Krystal Hinkle; Leon Letson (Ada County); Marc Boyer (Kuna Postmaster); Nampa Meridian Irrigation District ; New York Irrigation; Paris Dickerson; Paul Stevens; Public Works; Robbie Reno; Scott Arellano (KRFD) (scott@fccnwi.com); Stacey Yarrington (Ada County); TJ Lawrence (Interim KRFD Chief); USPS

**Subject:** RE: Request for Agency Comments - Aster Grove Sub

---

**From:** Troy Behunin

**Sent:** Monday, November 14, 2022 4:27 PM

**To:** Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <Adam.Ingram@sparklight.biz>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Project Board of Control <TRitthaler@boiseproject.org>; Boise-Kuna Irri. Dist. <aflavel.bkirrdist@gmail.com>; Brent Moore (Ada County) <bmoore@adacounty.id.gov>; Catherine Feistner <cfeistner@kunaid.gov>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMPASS <lklopfenstein@compassidaho.org>; Danielle Horras <drhorras@kunaschools.org>; DEQ <BRO.Admin@deq.idaho.gov>; Doug Hanson <dhanson@kunaid.gov>; Eric Adolfsen <eadolfsen@compassidaho.org>; Erika Olvera <eolvera@nmid.org>; gashley@boiseproject.org; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; ITD Vincent Trimboli <Vincent.Trimboli@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson (Ada County) <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Paris Dickerson <PDickerson@idahopower.com>; Paul Stevens <PStevens@kunaid.gov>; Public Works <PWoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Scott Arellano (KRFD) (scott@fccnwi.com) <scott@fccnwi.com>; Stacey Yarrington (Ada County) <syarrington@adacounty.id.gov>; TJ Lawrence (Interim KRFD Chief) <tlawrence@kunafire.com>; USPS <camille.r.burt@usps.gov>

**Subject:** Request for Agency Comments - Aster Grove Sub

Afternoon Greetings Everyone,

Please find the request for formal comments below for a new proposal in the City of Kuna.

### *Agency Transmittal – November 14, 2022*

<b>CASE NUMBER(S):</b>	22-04-ZC (Rezone), 22-09-S (Pre Plat) and 22-29-DR; Aster Grove Subdivision.
<b>PROJECT DESCRIPTION</b>	Toll Southwest, Inc. requests approval to rezone approximately 37.20 acres from Agriculture (AG.) to R-6 (Medium Density Residential – approx. 25.06 ac), and to the R-8 (High Density Residential - approx. 12.14 ac) zones. Applicant requests Preliminary Plat approval to subdivide the same 37.20 ac. into 163 total lots (including 140 residential lots, 21 common lots, 1 common driveway, 1 civic use lot). The proposed gross density is 4.35 DUA, and the proposed net density is approximately 5.74 DUA with 11.26 %, or 4.19 acres of common space. The site is located at 610 W Columbia Road, Section 1, Township 2 North, Range 1 West. APN S1301438810.

<b>SITE LOCATION(S)</b>	Near the NWC of Columbia and Meridian Road, Kuna, Idaho 83634 (Columbia & Kay Ave.).
<b>REPRESENTATIVE</b>	<b>Jeff Bower</b> - Givens Pursley, LLP 601 W Bannock St. Boise, ID, 83702 208.388.1260 <a href="mailto:jeffbower@givenspursley.com">jeffbower@givenspursley.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>December 20, 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>	Troy Behunin Senior Planner <a href="mailto:TBehunin@kunaid.gov">TBehunin@kunaid.gov</a>
<b>PROJECT PACKET LINK</b>	<a href="http://kunacity.id.gov/DocumentCenter/View/8309/Aster-Grove-Website-PACKET">http://kunacity.id.gov/DocumentCenter/View/8309/Aster-Grove-Website-PACKET</a>

Click the link in the *Project Packet Link* Box – Either hover and <**CLICK**>, or hold the Ctrl and <**CLICK**>. Please let us know if you have any questions or, if you need additional information. If you need more time, or additional information let me know.  
Thanks and have a GREAT afternoon and evening.  
Troy

Troy Behunin  
Senior Planner  
City of Kuna  
751 W. 4<sup>th</sup> Street  
Kuna, ID 83634  
[TBehunin@Kunald.Gov](mailto:TBehunin@Kunald.Gov)



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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

## MEMORANDUM

**To:** Doug Hanson - Planning and Zoning Director  
**From:** Brady Barroso - Engineering Technician I  
Catherine Feistner - Assistant City Engineer  
**Date:** 13 January 2023  
**RE:** Public Works Comments  
Aster Grove Subdivision, 22-04-ZC (Rezone), 22-09-S (Preliminary Plat), 22-29-DR (Design Review)

---

The Aster Grove Subdivision, 22-04-ZC, 22-09-S, 22-29-DR, rezone, preliminary plat and design review request dated 7 November 2022 has been reviewed. The applicant wishes to plat with a City of Kuna (City) R-6 and R-8 (Medium Density Residential) zones. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Public Works can support approval of this application contingent that the development shall not receive QLPE until the Mason Creek Trunkline and Lift Station is operational.

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) All applicable utility inspection and utility flow modeling fees shall be paid by the developer in accordance with City of Kuna Resolution R57-2021. *Payment is due and payable prior to the pre-construction meeting.*
- d) The Kuna Rural Fire District's fees can be found on their website. *Payment is due and payable prior to the preconstruction meeting.*

## **2) General**

- a) The applicant requests approximately 37 acres to be platted with an intent of R-6 and R-8 zoning designation.
- b) Equivalent dwelling Units (EDU's) are reckoned at approximately 3.18 people per household. The resultant projected population of this subdivision is approximately 445.
- c) Areas for outside activities are incorporated into the project. Connection to the City of Kuna Pathways Master Plan presents a long-term goal that should be considered.
- d) A construction drawing approval letter from the local irrigation district will be required if this project affects irrigation supply/delivery in any way.
- e) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
- f) All positional information shall be from the most recent state plane coordinate system.
- g) Provide engineering certification on all final engineering drawings.
- h) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
- i) Fire suppression shall be available and approved by KRFD.
- j) No building permits will be issued and no construction can begin without adequate fire protection.
- k) Fiber conduit shall be designed and constructed on all mile and mid-mile roads or as otherwise noted.

## **3) Right-of-Way**

- a) Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
- b) Approaches onto classified streets must comply with ACHD approach policies.
- c) All street construction must meet or exceed City of Kuna and ACHD development standards.
- d) All City mainlines crossing proposed lots or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
- e) The KRFD Deputy Fire Marshal, or representative, must approve fire/public safety access to the subdivision.
- f) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

## **4) Sanitary Sewer Connection**

- a) EDU's will be soft reserved once the civil construction drawings are received and issuance of the QLPE will hard reserve the EDU's needed for each phase.
- b) The applicant's property is not connected to City services. The applicant shall design and construct the Mason Creek Trunkline from their property to the Springhill Lift Station.
- c) The applicant shall not receive a QLPE until the Mason Creek Trunkline and Lift Station is operational.
- d) 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.

- e) Existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality (DEQ) requirements. Documentation shall be provided to the City of Kuna.
- f) Sewer must provide connectivity for surrounding developments.
- g) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
- h) All sewer infrastructure must meet or exceed City of Kuna requirements.
- i) Sewer flow models will be required to verify and accommodate pipe sizes. The associated costs shall be paid by the developer.
- j) Sewer connection fees apply to each lot containing a home or other facility.
- k) 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. The closest connection point to City services is located to the west of the property in W Columbia Rd.
- b) The applicant shall design and construct 12-in. water main in E Columbia Rd and N Kay Ave.
- c) Water flow models will be required to verify and accommodate adequate water supply and fire suppression. The associated costs shall be paid by the developer.
- d) 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. It is expected the applicant will connect to City water services, in accordance with the City’s “to and through” policy in Kuna City Code 6-4-2.
- e) 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.
- f) This application shall conform to the water masterplan and all water infrastructure must meet or exceed City of Kuna requirements.
- g) Water connection fees apply to each lot containing a home or other facility.
- h) Fire hydrants are required in a layout acceptable to the KRFD.

#### **6) Pressurized Irrigation**

- a) The applicant’s property is not connected to City services. The closest connection point to City services is located to the northwest of the property at the Springhill pump station.
- b) The applicant shall design and construct 12-in. pressurized irrigation main in E Columbia Rd and N Kay Ave.
- c) Relying on municipal drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
- d) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- e) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
- f) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply. All associated costs shall be paid by the developer.
- g) Surface water rights shall be transferred to the City prior to the completion of the final plat.

**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.



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

## MEMORANDUM

**To:** Doug Hanson - Planning and Zoning Director  
**From:** Brady Barroso - Engineering Technician I  
Catherine Feistner - Assistant City Engineer  
**Date:** 17 February 2023  
**RE:** Updated Public Works Comments  
Aster Grove Subdivision, 22-04-ZC (Rezone), 22-09-S (Preliminary Plat), 22-29-DR (Design Review)

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The Aster Grove Subdivision, 22-04-ZC, 22-09-S, 22-29-DR, rezone, preliminary plat and design review request dated 7 November 2022 has been reviewed. The applicant wishes to plat with a City of Kuna (City) R-6 and R-8 (Medium Density Residential) zones. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Public Works can support approval of this application contingent on the application fulfilling the conditions and requirements herein and specifically listed in section 4) Sanitary Sewer Connection.

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) All applicable utility inspection and utility flow modeling fees shall be paid by the developer in accordance with City of Kuna Resolution R57-2021. *Payment is due and payable prior to the pre-construction meeting.*
- d) The Kuna Rural Fire District's fees can be found on their website. *Payment is due and payable prior to the preconstruction meeting.*

## **2) General**

- a) The applicant requests approximately 37 acres to be platted with an intent of R-6 and R-8 zoning designation.
- b) Equivalent dwelling Units (EDU's) are reckoned at approximately 3.18 people per household. The resultant projected population of this subdivision is approximately 445.
- c) Areas for outside activities are incorporated into the project. Connection to the City of Kuna Pathways Master Plan presents a long-term goal that should be considered.
- d) A construction drawing approval letter from the local irrigation district will be required if this project affects irrigation supply/delivery in any way.
- e) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
- f) All positional information shall be from the most recent state plane coordinate system.
- g) Provide engineering certification on all final engineering drawings.
- h) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
- i) Fire suppression shall be available and approved by KRFD.
- j) No building permits will be issued and no construction can begin without adequate fire protection.
- k) Fiber conduit shall be designed and constructed on all mile and mid-mile roads or as otherwise noted.

## **3) Right-of-Way**

- a) Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
- b) Approaches onto classified streets must comply with ACHD approach policies.
- c) All street construction must meet or exceed City of Kuna and ACHD development standards.
- d) All City mainlines crossing proposed lots or located on the backs or sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
- e) The KRFD Deputy Fire Marshal, or representative, must approve fire/public safety access to the subdivision.
- f) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

## **4) Sanitary Sewer Connection**

- a) EDU's will be soft reserved once the project applications are approved.
- b) Issuance of the first QLPE to commence public improvements on the first phase (approximately 45 EDU's) of the project, which shall include the Mason Creek Trunkline extension, will hard reserve the EDU's needed for the first phase of the project. Each subsequent QLPE issuance to commence public improvements will hard reserve the EDU's needed for each subsequent phase of the project.
- c) The applicant's property is not connected to City services. The applicant shall design and construct the Mason Creek Trunkline from their property to the Springhill Lift Station.
- d) Applicant's design and construction of the Mason Creek Trunkline from their property to the Springhill Lift Station constitutes a major offsite public works project that is significantly

oversized for the project and will extend sewer service to northwest Kuna; accordingly, public works recommends entering into a sewer construction reimbursement agreement with the applicant under city code 7-6-12-1.

- e) 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.
- f) Existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality (DEQ) requirements. Documentation shall be provided to the City of Kuna.
- g) Sewer must provide connectivity for surrounding developments.
- h) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
- i) All sewer infrastructure must meet or exceed City of Kuna requirements.
- j) Sewer flow models will be required to verify and accommodate pipe sizes. The associated costs shall be paid by the developer.
- k) Sewer connection fees apply to each lot containing a home or other facility.
- l) 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. The closest connection point to City services is located to the west of the property in W Columbia Rd.
- b) The applicant shall design and construct 12-in. water main in E Columbia Rd and N Kay Ave.
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- e) 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.
- f) This application shall conform to the water masterplan and all water infrastructure must meet or exceed City of Kuna requirements.
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- b) The applicant shall design and construct 12-in. pressurized irrigation main in E Columbia Rd and N Kay Ave.
- c) Relying on municipal drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
- d) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- e) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.

- f) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply. All associated costs shall be paid by the developer.
- g) Surface water rights shall be transferred to the City prior to the completion of the final plat.

#### **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.*

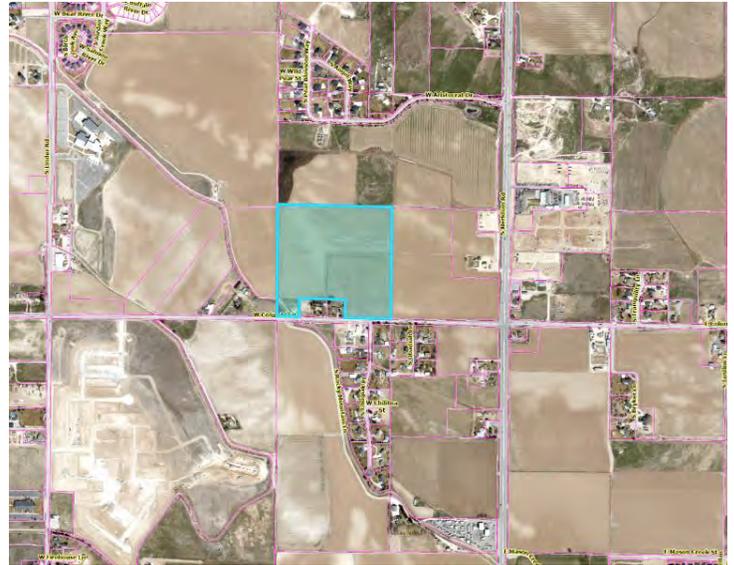
#### **9) Exhibits**

- a) No maps are included to support Public Works comments.



**Project/File:** **Aster Grove Subdivision/ KPP22-0014/ 22-04-ZC, 22-09-S, 22-29-DR**  
 This is a rezone and a preliminary plat application to allow for the development of a 163-lot residential subdivision on 37-acres.

**Lead Agency:** City of Kuna  
**Site address:** 610 W. Columbia Road  
**Staff Approval:** February 15, 2023  
**Applicant:** Adam Capell  
 Toll Brothers, Inc.  
 3103 W Sheryl Drive, Suite 100  
 Meridian, ID 83646  
**Representative:** Jeffrey W. Bower  
 Givens Pursley LLP  
 601 W Bannock Street  
 Boise, ID 83702  
**Staff Contact:** Dawn Battles, Senior Planner  
 Phone: 387-6218  
 E-mail: [dbattles@achdidaho.org](mailto:dbattles@achdidaho.org)



## **A. Findings of Fact**

1. **Description of Application:** The applicant is requesting approval of a rezone from A (Agriculture) of 25-acres to R-6 (Medium Density Residential) and 12-acres to R-8 (High Density Residential) and a preliminary plat application to allow for the development of 163-lot residential subdivision consisting of 140 single family lots, 21 common lots, 1 common driveway lot and 1 civic use lot (City well site) on 37-acres. The applicant’s rezone proposal is consistent with the City of Kuna’s future land use map which designates this site as mixed-use.

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

Direction	Land Use	Zoning
North	Agriculture	A
South	Rural Residential (Ada County)	RR (Ada County)
East	Agriculture	A
West	Agriculture & High Density Multi-Family Residential	A & R-20

3. **Site History:** ACHD has not previously reviewed this site for a development application.

4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

- Paloma Ridge East, a 388 lot mixed-use subdivision consisting of 341 single family lots, 5 commercial lots and 42 common lots on 113-acres located west of the site at the southeast corner of Columbia Road and Linder Road and was approved by ACHD in January 2021.
- CTE High School, proposed to be build in multiple phases is located to the west of the site and was approved by ACHD in October 2018.
- Springhill, a 707 lot subdivision consisting of 677 single family lots and 30 common lots on 209-acres located northeast of the site and was approved by ACHD in April 2017 and is in various stages of development.

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

**6. Pathway Crossings:** United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. . . . Detectable warnings should be placed across the full width of the ramp.

FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

**7. New Center Lane Miles:** The proposed development includes 1.2 centerline miles of new public road.

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

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

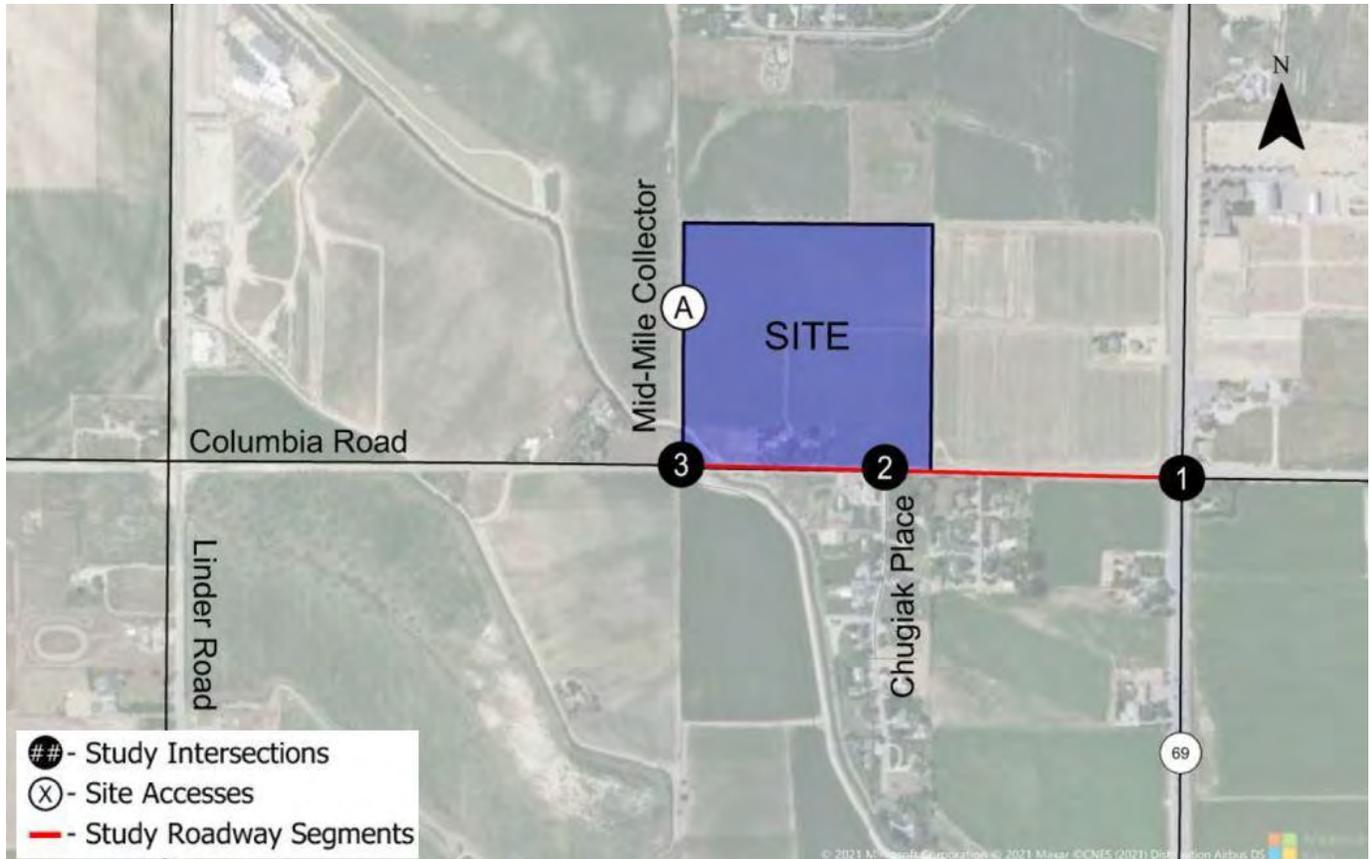
There are no roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP).

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

The BMP identifies Columbia Road as Level 2 facilities that will be constructed as part of a future ACHD project. The BMP also identifies Level 1 facilities on the new collector roadway abutting the site's west property line. The applicant will construct the new collector consistent with the MSM and the Roadways to Bikeways Master plan.

## **B. Traffic Findings for Consideration**

1. **Trip Generation:** This development is estimated to generate 1,324 vehicle trips per day; 131 vehicle trips per hour in the PM peak hour, based on the traffic impact study.
2. **Traffic Impact Study**  
Kittelson & Associates, Inc. prepared a traffic impact study for the proposed Aster Grove Subdivision. The executive summary of the findings **as presented by Kittelson & Associates, Inc.** can be found as Attachment 3. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices, and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.



### **a. Policy:**

**Mitigation Proposals:** Mitigation recommendations shall be provided within the report. At a minimum, for each roadway segment and intersection that does not meet the minimum acceptable level of service planning threshold or v/c ratio, the report must discuss feasible measures to avoid or reduce the impact to the system. To be considered adequate, measures should be specific and feasible. Mitigation may also include:

- Revision to the Phasing Plan to coincide with the District's planning Capital Projects.
- Reducing the scope and/or scale of the project.

**Alternative Mitigation Measures:** 7106.7.3 states that if traditional mitigation measures such as roadway widening and intersection improvements are infeasible as determined by ACHD, the TIS may recommend alternative mitigation measures. Alternative mitigation measures shall demonstrate that impacts from the project will be offset.

- If the impacted roadway segments and/or intersections are programmed as funded in the Integrated Five Year Work Plan (IFYWP) or the Capital Improvements Plan (CIP); no alternative mitigation is required.
- If the impacted roadway segments and/or intersections are not programmed in either the IFYWP or the CIP; the applicant may (i) analyze the shoulder hour and (ii) provide a safety analysis to determine alternative mitigation requirements.
  - If the impacted roadway segments and intersections meet the minimum acceptable level of service planning thresholds in the shoulder hour the applicant may suggest feasible alternative mitigation such as: sidewalks, bike facilities, connectivity, safety improvements, etc. within 1.5 miles of the proposed development.
  - If the shoulder hour planning thresholds are exceeded the applicant may request to enter into a Development Agreement and pay into the Priority Corridor Fund an amount determined by the ACHD to offset impacts from the project.
- Alternative Mitigation may also include:
  - Revision to the Phasing Plan to coincide with the District's future Capital Projects.
  - Reducing the scope and/or scale of the project.

**Level of Service Planning Thresholds:** District Policy 7206.4.1 states that, Level of Service Planning Thresholds have been established for principal arterials and minor arterials within ACHD's Capital Improvement Plan and are also listed in section 7106. Unless otherwise required to provide a Traffic Impact Study under section 7106, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation for a roadway or intersection that currently exceeds the minimum acceptable level of service planning threshold or V/C ratio.

- b. Staff Comments/Recommendations:** The TIS indicates that all roadway segments in the study area are expected to operate at an acceptable level of service planning threshold during the existing AM and PM peak hours under existing traffic conditions.

The TIS recommends mitigation measures for the following intersection and roadway segment to mitigate existing traffic, 2026 background traffic and 2026 total traffic conditions. The percentage of site generated traffic under 2026 total traffic conditions in the PM peak hour is provided in parenthesis.

**Intersections:**

- SH-69/Columbia Road (2.3%)
  - Eastbound through-right and the westbound through lanes exceed ITD's threshold for existing traffic conditions
    - Construct an eastbound right-turn lane
    - Construct a Median U-Turn (MUT) intersection for 2026 background traffic and 2026 total traffic conditions

This intersection is located offsite, and Columbia Road is not scheduled for any improvements in ACHD's CIP or the IFYWP. The northbound and southbound lanes are on SH-69 and under the jurisdiction of Idaho Transportation Department and ITD's current study identifies a future Median U-Turn (MUT) intersection at this location. The applicant should work with the City of Kuna and ITD to determine if additional improvements are necessary on SH-69 at this intersection.

In addition, the proposed site traffic at this intersection will be less than 10% of the 2026 total traffic conditions. Therefore, consistent with District policy 7205.3.1 Level of Service Planning Threshold, which states, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation; no improvements are required at this intersection for the road segment that is within ACHD right-of-way.

- Columbia Road/ Kay Avenue-Mid-Mile Collector (10%)
  - Signal warrant analysis indicated that the intersection does not meet traffic signal warrants

The intersection of Columbia Road/Kay Avenue is anticipated to operate at an acceptable level of service planning threshold under 2026 total traffic conditions, however, the critical movements at the intersection are expected to operate at LOS D in the AM and PM peak hours (southbound left and through-right). Because of this and consistent with ACHD policy, a signal warrant analysis was completed for this intersection. The intersection analysis found that the intersection does not meet traffic signal warrants under 2026 total traffic conditions. Additionally, the v/c ratios for the critical movements are anticipated to be 0.32 in the AM and 0.31 in the PM peak hour, well below ACHD's acceptable level of service planning threshold which requires a v/c ratio of less than 0.90. Therefore, no improvements are required at this intersection.

#### **Roadway Segments:**

- Columbia Road between Kay Avenue (Mid-Mile Collector) and SH-69 (7.1%)
  - Widen to five lanes for 2026 background traffic and 2026 total traffic conditions

The roadway segment of Columbia Road between the new Mid-Mile Collector and SH-69 is located partially off-site and is not programmed for improvements in ACHD's IFYWP or CIP. Consistent with ACHD's Alternative Mitigation Measures policy, the applicant submitted a shoulder hour analysis for Columbia Road from Chugiak Place to SH-69 and found that the shoulder volumes do not meet ACHD's acceptable Level of Service planning threshold during the PM shoulder hour under 2026 background traffic and 2026 total traffic conditions. Under this policy if the shoulder hour planning thresholds are exceeded the applicant may request to enter into a Development agreement and pay into the Priority Corridor Fund, an amount determined by ACHD to offset impacts from the project.

The TIS recommends that this segment of Columbia Road be widened to 5-lanes to accommodate 2026 background traffic and 2026 total traffic conditions with the 25<sup>th</sup> residential unit. However, improvements to this roadway segment may not be feasible since there is not enough right-of-way to allow for the recommended widening of Columbia Road to 5-lanes. In addition, the proposed site traffic at this intersection will be less than 10% of the 2026 total traffic conditions. Therefore, consistent with District policy 7205.3.1 Level of Service Planning Threshold, which states, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation; no improvements are required for this roadway segment.

Although the TIS recommends the widening of Columbia Road between Kay Avenue and SH-69 to 5-lanes, the Master Street Map (MSM) is requiring only 3-lanes for this segment of roadway. However, due to the land uses, a change to the MSM may be required in the future.

#### **Turn Lanes**

The TIS notes turn lanes are warranted at the following location:

- Columbia Road/ Kay Avenue (Mid-Mile Collector)
  - Westbound right-turn lane

- o Eastbound left-turn lane

The TIS notes a westbound right-turn lane and an eastbound left-turn lane are warranted on Columbia Road at the intersection with Kay Avenue. Staff recommends the construction of the turn lanes on Columbia Road when Kay Avenue is constructed to intersect Columbia Road. Compensation will not be provided for additional pavement widening. Coordinate the design of the turn lanes with ACHD’s Development Review staff.

**Site Access Evaluation**

- Site Access A, on the proposed collector, Kay Avenue, a proposed local street located 860-feet north of Columbia Road. The TIS notes this access meets ACHD spacing requirements, is needed to serve the site, is the only access to the site, and is anticipated to operate acceptably as an unsignalized full access. Turn lanes were not warranted at this site access. Staff recommends approval of the location of the local street as it meets District policy.

**Internal Local Roadways Traffic Volume Threshold Evaluation**

The TIS notes that the internal local streets are not anticipated to exceed the allowable 1,000 average daily trips for new local streets with the exception of the entry portion of Aster Grove Drive, which is anticipated to carry 1,324 trips per day. ACHD policy limits developments with only one access point to 1,000 trips per day for local streets. Although, Aster Grove exceeds the allowable 1,000 average daily trips threshold for maximum traffic on one access, staff recommends approval of Aster Grove Drive to be constructed as a local street as the applicant is proposing to construct a secondary emergency access only onto Columbia Road.

**3. Condition of Area Roadways**

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Columbia Road	780-feet	Arterial	480	Better than “E”
Kay Avenue	1,310-feet	Collector	N/A	N/A

\* Acceptable level of service for a two-lane minor arterial is “E” (575 VPH).

\* Acceptable level of service for a two-lane collector is “D” (425 VPH).

**4. Average Daily Traffic Count (VDT)**

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

- The average daily traffic count for Columbia Road west of SH-69 was 6,765 on May 5, 2022.

**C. Findings for Consideration**

**1. Aster Grove Drive-Maximum Traffic on One Access Point**

**a. Policy:**

**Average Daily Traffic (ADT):** District policy 7207.3.1 states that ADT on new and existing local streets should typically be less than 2,000. This ADT applies to both existing and new streets. For new streets that are stubbed to connect to adjacent land that is not fully developed, the allowable ADT for the new street will typically be no more than 1,000 ADT, to accommodate future additional traffic from the adjacent land, depending on the size of the adjacent undeveloped land. When stub streets are connected and properties fully developed, local streets should not exceed 2,000.

In developed areas where streets already exceed 2,000 ADT or are close to exceeding 2,000 ADT, the Commission may grant approval to exceed the 2,000 ADT based on existing zoning

of undeveloped properties or infill development. The Commission may also consider the need for additional roadway improvements or traffic calming to mitigate the additional traffic if necessary.

The ADTs listed above are desirable planning thresholds for local streets, not roadway capacities. Actual roadway capacities are much higher than the planning thresholds.

**Maximum Traffic on One Access:** District policy 7207.3.3 states that if a proposed development only has one access to a public street that is a local street, or if it proposes to extend public streets from existing development with only one local street access to the public street system, the maximum forecast ADT to be allowed at any point on a local street access is 1,000 and is subject to fire department requirements for the provision of a secondary access. This volume may be reduced or increased based on information received from the lead land use agency, the applicable fire department, and/or emergency services. The District will also take into consideration the following items when determining whether or not to reduce or increase the maximum allowable ADT: railroad crossings, canal crossings, topography (foothills vs. flat land), pedestrian connectivity, location of schools, etc.

- b. **Applicant's Proposal:** The applicant is proposing to construct a local street entrance, Aster Grove Drive, to intersect Kay Avenue which is anticipated to carry 1,324 vehicle trips per day. The applicant is proposing to construct four stub streets to adjacent parcels.
- c. **Staff Comments/Recommendations:** The traffic impact analysis indicates Aster Grove Drive will exceed the allowable 1,000 average daily trips threshold for maximum traffic on one access. ACHD policy limits developments with only one access point to 1,000 trips per day for local streets. Although, Aster Grove Drive exceeds the allowable 1,000 average daily trips threshold for maximum traffic on one access, staff recommends approval of Aster Grove Drive to be constructed as a local street as the applicant is proposing to construct a secondary emergency access only onto Columbia Road.

## 2. State Highway SH-69/Meridian Road

SH-69 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/Meridian Road.

## 3. Columbia Road

a. **Existing Conditions:** Columbia Road is improved with 2-travel lanes, 26-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 68-feet of right-of-way for Columbia Road (34-feet from centerline).

b. **Policy:**

**Arterial Roadway Policy:** District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Master Street Map and Typology Policy:** District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

**Street Section and Right-of Way Width Policy:** District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

**Right-of-Way Dedication:** District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along

arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

**Sidewalk Policy:** District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

**Frontage Improvements Policy:** District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Columbia Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 46-foot street section within 78-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to dedicate additional right-of-way to total 39-feet from centerline of Columbia Road abutting the site.

The applicant is proposing to improve Columbia Road with 17-feet of pavement from centerline, a 3-foot wide gravel shoulder and 5-foot wide detached concrete sidewalk abutting the site.

- d. **Staff Comments/Recommendations:** The applicant's proposal to dedicate additional right-of-way to total 39-feet from centerline of Columbia Road meets District policy. However, based on the information provided in the submitted traffic impact study of the need to widen this segment of roadway to 5-lanes, the applicant should be required to dedicate additional right-of-way to total 50-feet from centerline of Columbia Road abutting the site. The applicant will not be compensated for this right-of-way dedication, as Columbia Road is not listed in ACHD's IFYWP or CIP.

The applicant's proposal to improve Columbia Road with 17-feet of pavement from centerline, a 3-foot wide gravel shoulder and 5-foot wide detached concrete sidewalk abutting the site meets District policy and should be approved, as proposed. Locate the sidewalk a minimum of 43-feet from centerline of Columbia Road. If street trees are desired, then an 8-foot wide planter strip should be provided.

The applicant should be required to provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way.

Consistent with the findings and recommendations of the traffic impact study, the applicant should be required to construct a dedicated westbound right-turn lane and an eastbound center left-turn lane on Columbia Road at Kay Avenue, located 1,080-feet west of Chugiak Place when Kay Avenue is constructed to intersect Columbia Road.

#### 4. Kay Avenue North/South Mid-Mile Collector

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

b. **Policy:**

**Collector Street Policy:** District policy 7206.2.1 states that the developer is responsible for improving all collector frontages adjacent to the site or internal to the development as required below, regardless of whether access is taken to all of the adjacent streets.

**Master Street Map and Typologies Policy:** District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

**Street Section and Right-of-Way Policy:** District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2-feet behind the back-of-curb on each side.

The standard street section shall be 46-feet (back-of-curb to back-of-curb). This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

**Residential Collector Policy:** District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

**Sidewalk Policy:** District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

**Half Street Policy:** District Policy 7206.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should intersect Columbia Road at the site's west property line and continue through the property stubbing to the north. The Residential Collector typology is designated in the MSM as a 2-lane roadway with bike lanes, a 36-foot street section within 50 to 70-feet of right-of-way.

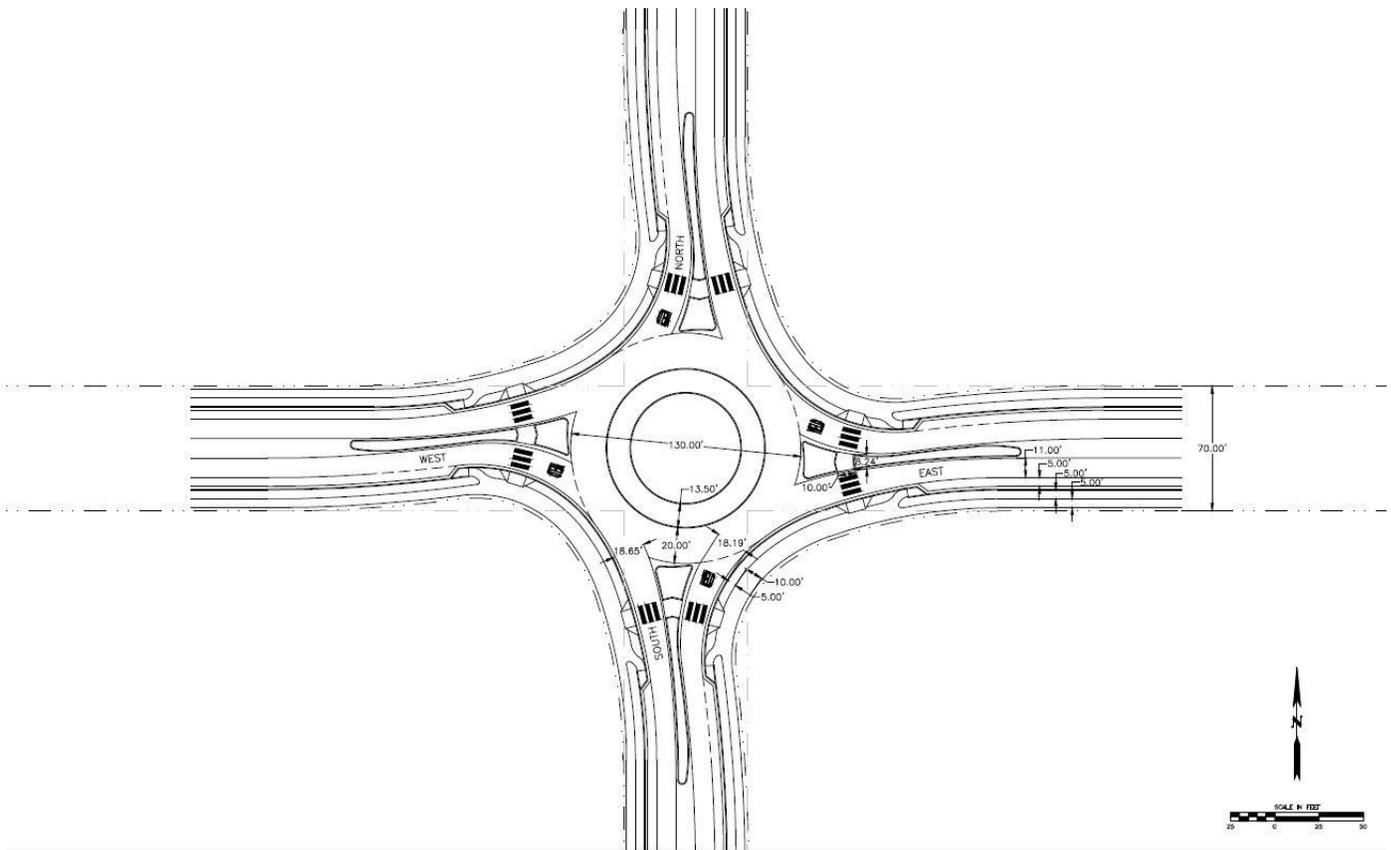
- c. **Applicant Proposal:** The applicant is proposing to construct Kay Avenue from Columbia Road along the site's west property line, as shown on the MSM, as ½ of a 36-foot wide collector street section with vertical curb, gutter, an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk on the east side of the roadway with an additional 12-feet of pavement widening beyond the centerline of the roadway, a 3-foot wide gravel shoulder and a 5-foot wide borrow ditch on the west side of the roadway within 53-feet of right-of-way.
- d. **Staff Comments/Recommendations:** The applicant's proposal to construct Kay Avenue from Columbia Road along the site's west property line, as shown on the MSM, as ½ of a 36-foot wide collector street section with vertical curb, gutter, an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk on the east side of the roadway with an additional 12-feet of pavement widening beyond the centerline of the roadway, a 3-foot wide gravel shoulder and a 5-foot wide borrow ditch on the west side of the roadway meets District policy and should be approved. The applicant should be required to construct the borrow ditch sized to accommodate the roadway storm runoff and dedicate right-of-way to 2-feet behind back of borrow ditch on the west side of the roadway.

## 5. Columbia Road/Kay Avenue Intersection

### a. Policy:

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, roundabout requirement, and specific roadway features required through development. A new roundabout was identified on the MSM. A single-lane roundabout is planned at the Columbia Road/Kay Avenue intersection.

- b. **Staff Comments/Recommendations:** As noted above, the intersection of Columbia Road and Kay Avenue is shown as a single-lane roundabout on the MSM. To accommodate the future construction of the single-lane roundabout, the applicant should dedicate additional right-of-way to match the image depicted below. The additional dedicated right-of-way is not impact fee eligible for compensation.



## 6. Internal Local Streets

a. **Existing Conditions:** There are no local 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.

**Cul-de-sac Streets Policy:** District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 50-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

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

**Landscape Medians Policy:** District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.

- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District’s requirements of the developer including, but not limited to, a “hold harmless” clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

**Applicant’s Proposal:** The applicant is proposing to construct the entrance roadway, Aster Grove Drive, with two 22-foot wide travel lanes, a 12-foot wide center landscape island, vertical curb and gutter within 60-feet of right-of-way and an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk located outside of the right-of-way.

The applicant is proposing to construct the internal local streets as 36-foot wide street sections with curb, gutter and a portion of an 8-foot wide planter strip within 50-feet of right-of-way and 5-foot wide detached concrete sidewalk located outside of the right-of-way.

The applicant is proposing to construct a cul-de-sac at the terminus of Claybank Drive.

The applicant is proposing to construct a knuckle at the Ambleside Street and Arnica Avenue intersection.

- c. **Staff Comments/Recommendations:** The applicant’s proposal to construct the entrance roadway, Aster Grove Drive, with two 22-foot wide travel lanes, a 12-foot wide center landscape island, vertical curb and gutter within 60-feet of right-of-way and an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk located outside of the right-of-way meets District policy and should be approved, as proposed. Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way.

The applicant’s proposal to construct the internal local streets as 36-foot wide street sections with curb, gutter an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk meets District policy and should be approved, as proposed.

The applicant should be required to dedicate right-of-way to 2-feet behind back of sidewalk, or for detached sidewalk, the applicant may reduce the right-of-way to 2-feet behind the back of curb and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within right-of-way or wholly within an easement.

The applicant should be required to construct the proposed cul-de-sac with a minimum turning radius of 50-feet at the terminus of Claybank Drive.

The applicant’s proposal to construct a knuckle at the Ambleside Street and Arnica Avenue intersection meets District policy and should be approved, as proposed.

## 7. Roadway Offsets

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

b. **Policy:**

**Collector Offset Policy:** District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting minor arterials is one half-mile.

District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

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

- c. **Applicant's Proposal:** The applicant is proposing to construct a new collector roadway, Kay Avenue, to intersect Columbia Road a ½ mile east of Linder Road.

The applicant is also proposing to construct a local roadway, Aster Grove Drive, to intersect Kay Avenue located 890-feet north of Columbia Road.

The applicant is proposing to construct the internal local streets to align or offset a minimum of 125-feet.

- d. **Staff Comments/Recommendations:** The applicant's proposal to construct a new collector roadway, Kay Avenue, to intersect Columbia Road located a ½ mile east of Linder Road meets District policy and should be approved, as proposed.

The applicant's proposal to construct a local roadway, Aster Grove Drive, to intersect Kay Avenue located 890-feet north of Columbia Road meets District policy and should be approved, as proposed.

The applicant's proposal to construct the internal local streets to align or offset a minimum of 125-feet meets District policy and should be approved, as proposed.

## 8. Stub Streets

- a. **Existing Conditions:** There are no existing stub streets to or from the site.

b. **Policy:**

**Stub Street Policy:** District policy 7206.2.4.3 and 7207.2.4.3 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Sections 7206.2.4 and 7207.2.4 except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." or "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

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

**Temporary Dead End Streets Policy:** District policy 7206.2.4.4 and 7207.2.4.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

- c. **Applicant Proposal:** The applicant is proposing to construct a collector street, Kay Avenue, to stub to the north located at the site's west property line.

The applicant is proposing to construct four local stub streets in the following locations:

- Ambleside Street to the east located 399-feet north of Columbia Road

- Mayweed Street to the east located 1,170-feet north of Columbia Road
- Arnica Avenue to the north located 881-feet west of Chugiak Place
- Bruff Avenue to the south located 517-feet west of Chugiak Place

- d. **Staff Comments/Recommendations:** The applicant’s proposal to construct a collector street, Kay Avenue, to stub to the north located at the site’s west property line meets District policy and should be approved, as proposed.

The applicant’s proposal to construct 4 local stub streets, two stub streets to the east, one to the north and one to the south meets District policy and should be approved, as proposed.

The applicant should be required to install a sign at the terminus of Kay Avenue stating, “THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE.”

The applicant should be required to construct a temporary turnaround at the terminus of Kay Avenue, as it extends greater than 150-feet. Coordinate the design of the temporary turnaround with ACHD’s Development Review staff. The developer shall grant a temporary turnaround easement to the District for those portions of the turnaround that may extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

The applicant should be required to install a sign at the terminus of all 4 local stub streets stating, “THIS ROAD WILL BE EXTENDED IN THE FUTURE.” A temporary turnaround is not required at the terminus of the stub street as they do not extend greater than 150-feet.

## 9. Traffic Calming

- a. **Speed Control and Traffic Calming Policy:** District policy 7206.3.8 states that collector streets should be designed to discourage speeds above 35 MPH and in a residential area, collector streets should be designed to discourage speeds above 30 MPH. The design of collector street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require a maintenance and/or license agreement.

**Speed Control and Traffic Calming Policy:** District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

- b. **Staff Comments/Recommendations:** There is one collector street and several local roadways proposed to be greater than 750-feet in length and will need to be redesigned to reduce the length of the roadways or to include passive design elements.

The following roadways greater than 750-feet in length that require redesign or passive design elements are as follows:

- Mayweed Street

- Ambleside Street
- Arnica Avenue

Speed humps/bumps and valley gutters will not be accepted as traffic calming.

The applicant should be required to submit a revised preliminary plat showing the redesigned roadways for review and approval prior to plan approval and ACHD's signature on the first final plat.

## 10. Bridge for the Mason Creek Feeder

The District will require that the applicant have ACHD approved plans for the crossing of the Mason Creek Feeder (Kay Avenue) prior to the pre-construction meeting and final plat approval. Note: Timing of project plan submittals should take into account review times, lead time for precast members and potential roadway closures. To ensure construction prior to irrigation season, approval of the project plans must be attained by January 15<sup>th</sup>. The District retains the right to modify road closure approvals on any project based on the needs of the District. Construction of projects approved after January 15<sup>th</sup> may be postponed until after irrigation season is over in October. It is recommended that bridge submittals be submitted before the end of the current irrigation season to ensure the best time frame for construction is attained. Submittals will need to include the street section extending over the bridge to ensure the requirements of the roadway are met.

## 11. 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.

## 12. 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.

## 13. Other Access

Columbia Road is classified as a minor arterial roadway; Kay Avenue is classified as a collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

## D. Site Specific Conditions of Approval

1. Prior to ACHD's signature on the first final plat, submit a revised preliminary plat showing redesigned roadways to reduce the length of the roadways or to include passive design elements for review and approval:
  - Mayweed Street
  - Ambleside Street
  - Arnica Avenue

Speed humps/bumps and valley gutter will not be accepted as traffic calming.

2. Dedicate additional right-of-way to total 50-feet from centerline of Columbia Road abutting the site.

3. Improve Columbia Road with 17-feet of pavement from centerline, a 3-foot wide gravel shoulder and 5-foot wide detached concrete sidewalk located a minimum of 43-feet from centerline abutting the site. Provide an 8-foot wide planter strip if street trees are desired.
4. Construct a dedicated westbound right-turn lane and an eastbound center left-turn lane on Columbia Road at Kay Avenue, located 1,080-feet west of Chugiak Place when Kay Avenue is constructed to intersect Columbia Road.
5. Construct Kay Avenue from Columbia Road along the site's west property line as ½ of a 36-foot wide collector street section with vertical curb, gutter, an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk on the east side of the roadway with an additional 12-feet of pavement widening beyond the centerline of the roadway, a 3-foot wide gravel shoulder and a 5-foot wide borrow ditch on the west side of the roadway within 53-feet of right-of-way, as proposed. Construct the borrow ditch sized to accommodate the roadway storm runoff and dedicate right-of-way to 2-feet behind back of borrow ditch on the west side of the roadway.
6. Dedicate additional right-of-way at the Columbia Road and Kay Avenue intersection for the single-lane roundabout to match the image above in Findings C5b, page 11. Compensation will not be provided.
7. Construct the entrance roadway, Aster Grove Drive, with two 22-foot wide travel lanes, a 12-foot wide center landscape island, vertical curb and gutter within 60-feet of right-of-way and an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk, as proposed.
8. Construct the internal local streets as 36-foot wide street sections with curb, gutter an 8-foot wide planter strip and 5-foot wide detached concrete sidewalk, as proposed.
9. Construct the proposed cul-de-sac with a minimum turning radius of 50-feet at the terminus of Claybank Drive.
10. Construct a knuckle at the Ambleside Street and Arnica Avenue intersection, as proposed.
11. Dedicate right-of-way to 2-feet behind back of sidewalk, or for detached sidewalk, the applicant may reduce the right-of-way to 2-feet behind the back of curb and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind back of sidewalk. Sidewalk shall be located wholly within right-of-way or wholly within an easement.
12. Construct a new collector roadway, Kay Avenue, to intersect Columbia Road located a ½ mile east of Linder Road, as proposed.
13. Construct a local roadway, Aster Grove Drive, to intersect Kay Avenue located 890-feet north of Columbia Road, as proposed.
14. Construct the internal local streets to align or offset a minimum of 125-feet.
15. Construct a collector street, Kay Avenue, to stub to the north located at the site's west property line.
16. Construct a temporary turnaround at the terminus of Kay Avenue, as it extends greater than 150-feet. Coordinate the design of the temporary turnaround with ACHD's Development Review staff. If the turnaround extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.
17. Install a sign at the terminus of Kay Avenue stating, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."
18. Construct four local stubt streets, as proposed, in the following locations:
  - Ambleside Street to the east located 399-feet north of Columbia Road
  - Mayweed Street to the east located 1,170-feet north of Columbia Road

- Arnica Avenue to the north located 881-feet west of Chugiak Place
  - Bruff Avenue to the south located 517-feet west of Chugiak Place
19. Install a sign at the terminus of all 4 local stub streets stating, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
  20. Other than the access specifically approved with this application, direct lot access is prohibited to Columbia Road and Kay Avenue and should be noted on the final plat.
  21. Provide ACHD approved plans for the crossing of the Mason Creek Feeder prior to the pre-construction meeting and final plat approval. Note: Timing of project plan submittals should take into account review times, lead time for precast members and potential roadway closures. To ensure construction prior to irrigation season, approval of the project plans must be attained by January 15<sup>th</sup>. The District retains the right to modify road closure approvals on any project based on the needs of the District. Construction of projects approved after January 15<sup>th</sup> may be postponed until after irrigation season is over in October. It is recommended that bridge submittals be submitted before the end of the current irrigation season to ensure the best time frame for construction is attained. Submittals will need to include the street section extending over the bridge to ensure the requirements of the roadway are met.
  22. 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.
  23. Payment of impact fees is due prior to issuance of a building permit.
  24. Comply with all Standard Conditions of Approval.

## **E. Standard Conditions of Approval**

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.

9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

## **F. Conclusions of Law**

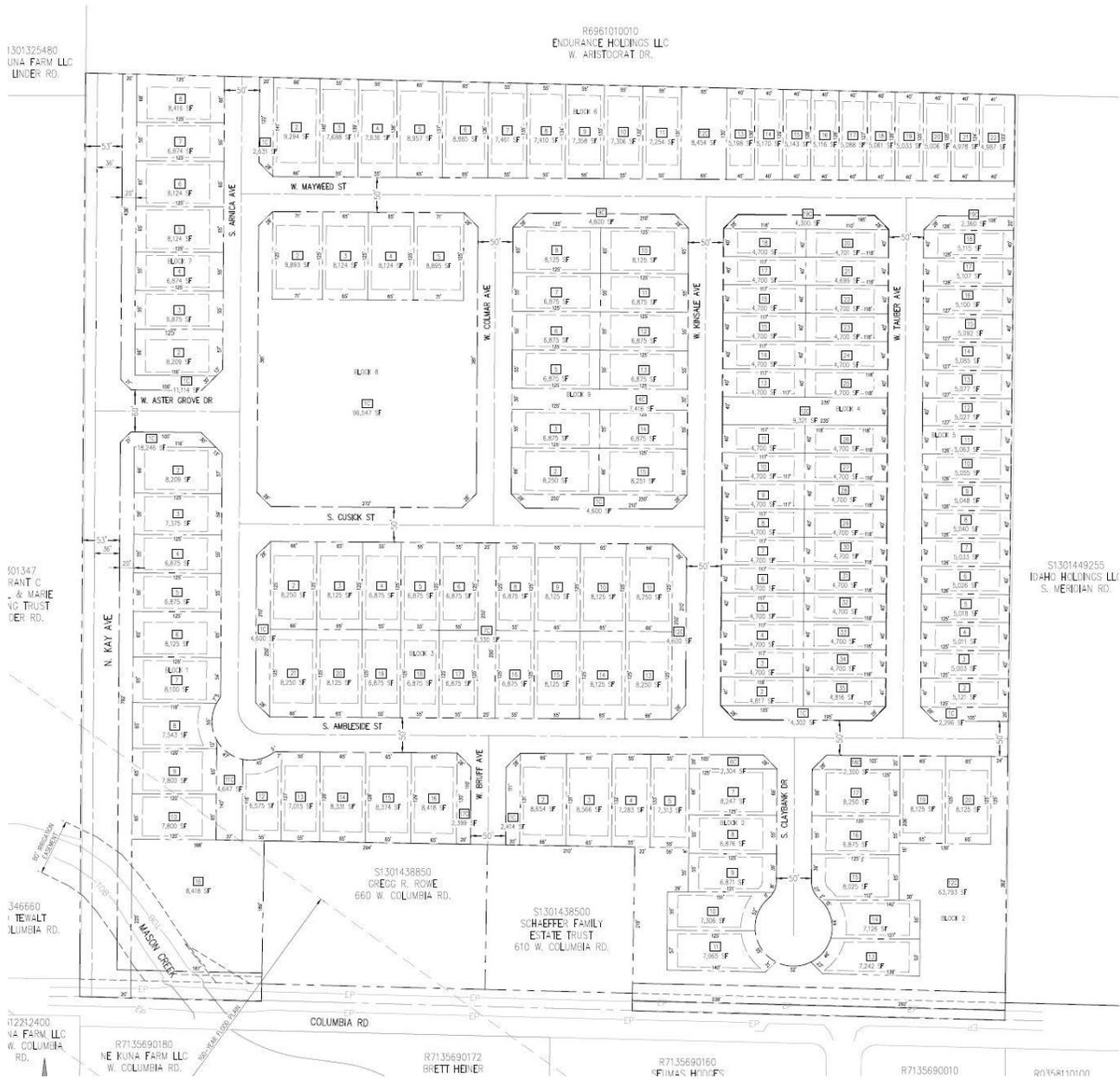
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted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

## **G. Attachments**

1. Vicinity Map
2. Site Plan
3. TIS Executive Summary
4. Utility Coordinating Council
5. Development Process Checklist
6. Appeal Guidelines



# SITE PLAN



## EXECUTIVE SUMMARY

Kittelson & Associates, Inc. (Kittelson) has prepared a Transportation Impact Study (TIS) for the Aster Grove Subdivision. The Aster Grove Subdivision is located on the north side of Columbia Road between Linder Road and SH 69 within the City of Kuna city limits. The proposed site is currently farmland and consists of approximately 36.70 acres. The development plan proposes to build approximately 130 single-family homes. The anticipated buildout year is 2026. The TIS resulted in the following findings and recommendations.

## FINDINGS

### Existing Conditions

- All study intersections were found to operate at acceptable operating standards during the existing weekday AM and PM peak hours with the exception of:
  - **SH 69 / Columbia Road (AM and PM Peak Hours)**
    - The eastbound through right lane operates under capacity but above ITD standards during the AM peak hour ( $V/C=0.91$ ).
    - The westbound through lane operates under capacity but above ITD standards during the AM peak hour ( $V/C=0.91$ ).
    - Year 2022 existing conditions operations can be mitigated by constructing an eastbound right-turn lane.
- All study roadway segments operate within the ACHD volume threshold under existing conditions.

### Year 2026 Background Traffic Conditions

- Year 2026 background traffic analysis (without inclusion of site-generated traffic) found that all study intersections are expected to operate at acceptable operating standards during the weekday AM and PM peak hours with the exception of:
  - **SH 69 / Columbia Road (AM and PM Peak Hours)**
    - The intersection operates over capacity during the AM and PM peak hours ( $V/C=1.06$  and  $V/C=1.04$ ) and at LOS E and D, respectively.
    - Several individual movements also operate over ITD's standard of 0.90 v/c ratio.
    - Currently in ITD's SH 69 plan, the intersection is planned to be a Median U-Turn (MUT).
      - The intersection would operate acceptably with this mitigation in place.

- The roadway segment of Columbia Road is anticipated to operate above the ACHD volume threshold under year 2026 background traffic conditions as a two-lane roadway.
  - Widening to four lanes and a center TWLTL would mitigate the segment.
  - The segment doesn't meet the volume threshold in the shoulder PM peak hour.
    - ACHD Policy states that if the shoulder hour planning thresholds are exceeded the applicant may request to enter into a Development Agreement and pay into the Priority Corridor Fund an amount determined by ACHD to offset impacts from the project.

### Trip Generation

- The development plan proposes to build approximately 130 single-family houses.
- The development is estimated to generate a total of 1,324 daily net new trip ends, of these 98 are estimated to occur in the weekday AM peak hour (25 inbound / 73 outbound), and 131 are estimated to occur in the weekday PM peak hour (82 inbound / 49 outbound).

### Year 2026 Total Traffic Conditions

- Year 2026 total traffic conditions found that the site generated trips did not impact any additional intersections not previously identified in the background traffic conditions.
- All findings and mitigations required for intersections to meet operational standards outlined under background conditions remain consistent in the year 2026 total traffic conditions.
- All findings and mitigations required for segments to meet operational standards outlined under background conditions remain consistent in the year 2026 total traffic conditions.

### Site Access Evaluation

- An eastbound left-turn lane and a westbound right-turn lane is warranted at the intersection of Mid-Mile Collector / Columbia Road.
- The intersection sight distance evaluation identified that intersection sight distance can be achieved at all the site intersections.

## RECOMMENDATIONS

Based on the report's analyses and evaluation findings, recommendations were developed accordingly for time scenario's conditions.

## Year 2026 Background Traffic Condition Mitigations (Without the Proposed Development)

- **SH 69 / Columbia Road:**
  - The following mitigations to the intersection of SH 69 / Columbia Road are recommended meet agency standards:
    - Implement the current recommendations in the ITD SH 69 corridor study to widen SH 69 to two travel lanes in each direction and implement a MUT configuration at the intersection.
- **Columbia Road (Mid-Mile Collector to SH 69):**
  - Widening the roadway segment to five lanes, two through lane in each direction and a center TWLTL.

## Additional Year 2026 Mitigations Needed with the Aster Grove Subdivision

No mitigations beyond those presented for background conditions are required to accommodate the year 2026 total traffic volumes.

### *All Site Accesses*

Construct all accesses to the development with the following designations:

- All local streets within the development should be constructed with one travel lane in each direction.
- Site driveways with access to public streets should provide sufficient stacking distance for four vehicles (100 feet) to ensure acceptable operation and accommodate larger vehicles, including utility service and delivery vehicles.
- Site accesses should match the existing grade or be higher at the intersection to ensure the best possible sight distance. Significant changes to the approach grade could impact the sight distances.
- All accesses and internal streets should be designed to provide adequate intersection site distance. Shrubbery, weeds, and landscaping near the internal intersections and site access points should be maintained to ensure adequate sight distance.
- If widening occurs along any of the site access road, care should be taken to ensure adequate grades and intersection sight distance is maintained.

# 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.

DAVID REYNOLDS  
CHAIRMAN OF THE BOARD

DONALD BARKSDALE  
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 83705-3100

RECEIVED

NOV 18 2022

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

16 November 2022

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

RE: Toll Brothers, Inc  
W Columbia and S Meridian Rd  
Boise -Kuna Irrigation District  
Columbia Lateral 04+10  
Sec. 01, T2N, R1W, BM.

22-04-ZC, 22-09-S, 22-29-DR

BK-1228

Troy Behunin:

The United States' Mason Creek Feeder lies within the boundary of the above-mentioned location. The easement for this lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert the federal easement 37 feet north and 35 feet south of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

Please note the appropriate easements on all future preliminary/final plats.

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

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral is dewatered. In any case no work shall take place

within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

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

Fencing/pathways (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

The Boise Project does not approve landscaping (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

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

NO DISCHARGE into any live irrigation system is permitted.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

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

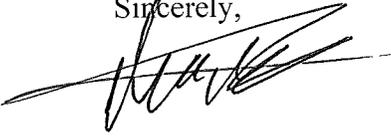
Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact the BKID office as soon as possible to discuss the pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific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

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

Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors even during the construction phase.

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

Sincerely,



Thomas Ritthaler  
Assistant Project Manager, BPBC

tbr/tr

cc: Clint McCormick      Watermaster, Div; 2 BPBC  
Alicia Flavel            Secretary – Treasurer, BKID  
File



**Ada County Transmittal**  
**Division of Community and Environmental Health**

- Return to:
- ACZ
  - Boise
  - Eagle
  - Garden City
  - Meridian
  - Kuna
  - Star

Rezone/OTD # \_\_\_\_\_

Conditional/Accessory Use # \_\_\_\_\_

Preliminary / Final / Short Plat 22-09-S

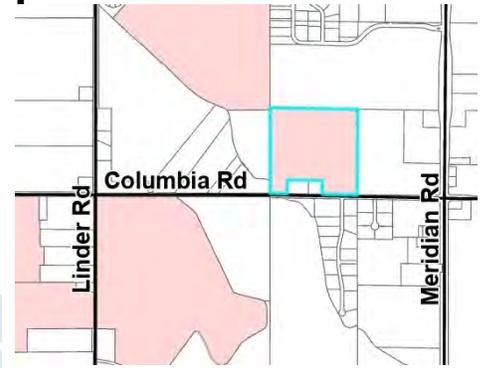
Development Name/Section Aster Grove

- 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. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - high seasonal ground water
  - waste flow characteristics
  - bedrock from original grade
  - other \_\_\_\_\_
- 5. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 6. After written approvals from appropriate entities are submitted, we can approve this proposal for:
  - central sewage
  - community sewage system
  - interim sewage
  - central water
  - individual sewage
  - individual water
  - community water well
- 7. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - community sewage system
  - sewage dry lines
  - central water
  - community water
- 8. Infiltration beds for storm water disposal are considered shallow injection wells. If they are not in the City of Boise or ACHD right-of-way, an application and fee per well, vicinity map and construction plans must be submitted to CDH.
- 9. If restroom or plumbing facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 10. An accessory use application, fee, detailed site plan and floor plans must be submitted to CDH for review.
- 11. Land development application, fee per lot, test holes and full engineering report is required.
- 12. CDH makes no guarantee a septic permit will be issued on the split off lot. A speculative site evaluation is recommended.
- 13. We will require plans be submitted for a plan review for any:
  - food establishment
  - swimming pools or spas
  - beverage establishment
  - grocery store
  - child care center
- 14. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Reviewed By: Rowland Date: 11 / 15 / 22

# Communities in Motion 2050 Development Checklist

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 2050 (CIM 2050), 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 2050 goals.



**Development Name:** Aster Grove Subdivision  
**CIM Vision Category:** Future Neighborhood **New Jobs:** 0  
**CIM Corridor:** None **New Households:** 140



## Safety

Level of Stress measures how safe and comfortable a bicyclist or pedestrian would feel on a corridor and considers multimodal infrastructure number of vehicle lanes and travel speeds.

Pedestrian level of stress **N/A**  
 Bicycle level of stress **N/A**



## Economic Vitality

These tools evaluate whether the location of the proposal supports economic vitality by growing near existing public services.

- Activity Center Access
- Farmland Preservation
- Net Fiscal Impact
- Within CIM Forecast



## Convenience

Residents who live or work less than 1/2 mile from critical services have more transportation choices, especially for vulnerable populations

- Nearest bus stop
- Nearest public school
- Nearest public park



## Quality of Life

Checked boxes indicate that additional information is attached.

- Active Transportation
- Automobile Transportation
- Public Transportation
- Roadway Capacity



**Improves performance**



**Does not improve or reduce performance**



**Reduces performance**

### Comments:

Valley Regional Transit (VRT)'s [Transportation Development Program 2023-2027](#) identifies an express bus route in FY2025 connecting Kuna to downtown Meridian. The City of Kuna is considering "on-demand" style bus service, where riders could book rides through a smartphone app or the VRT website. Consider installing sidewalks on Columbia Road that are wide enough to allow for passenger and wheelchair loading and unloading (72-84 inches).

**Communities in Motion 2050**  
[2020 Change in Motion Report](#)  
[Development Review Process](#)

Web: [www.compassidaho.org](http://www.compassidaho.org)  
 Email: [info@compassidaho.org](mailto:info@compassidaho.org)



## ***Fiscal Impact Analysis Supplemental for the Development Review Checklist***

The purpose of the fiscal impact analysis is to better estimate expected revenues and costs to local governments as a result of new development so that the public, stakeholders, and the decision-makers can better manage growth. Capital and operating expenditures are determined by various factors that determine service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

The COMPASS Development Checklist considers the level of fiscal benefits, how many public agencies benefit or are burdened by additional growth, and how long the proposal will take to achieve a fiscal break-even point, if at all.

More information about the COMPASS Fiscal Impact Tool is available at:

[www.compassidaho.org/prodserv/fiscalimpact.htm](http://www.compassidaho.org/prodserv/fiscalimpact.htm)

### **Overall Net Fiscal Impact Net Fiscal Impact by Agency**



City



County



Highway District



School District

Break Even: 1 year



STATE OF IDAHO  
DEPARTMENT OF  
ENVIRONMENTAL QUALITY

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

Brad Little, Governor  
Jess Byrne, Director

December 7, 2022

By e-mail: [tbehunin@kuna.id.gov](mailto:tbehunin@kuna.id.gov)

Troy Behunin, Senior Planner  
City of Kuna  
751 W. 4th Street  
Kuna, ID 83634

Subject: Aster Grove Subdivision

Dear Mr. Behunin:

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).

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

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

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

## 2. WASTEWATER AND RECYCLED WATER

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

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

For questions, contact 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 Pollutant 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 Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

## 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

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

Sincerely,



Aaron Scheff  
Regional Administrator



# KUNA RURAL FIRE DISTRICT

EST. 1951

150 W BOISE ST  
PO Box 607  
Kuna, ID 83634  
PHONE: (208) 922-1144  
FAX: (208) 922-1982

---

**Date:** 11/15/2022  
**From:** Kuna Rural Fire District  
**Regarding:** 22-09-S & 22-04-CZ  
Preliminary Comments  
Kuna, ID

The Fire District can support approval for the proposed Astor Cove (Planned Unit Development) 22-09-S (Pre-Plat) residential subdivision with the following conditions. Final approval of each phase will require satisfactory review and approval from the Fire District.

- Fire Apparatus Access:

Overall roadway design shall include compliance with the 2018 IFC appendix D. These service roadways shall be maintained unobstructed during building construction with approved fire apparatus turn arounds. An approved secondary emergency services access roadway complying with IFC D107 will be required for this proposed residential development when more than 30 homes are present. No Parking Fire Lane signs are required where streets are less than 32 feet in width. Refer to IFC appendix "D103.6" for details.

- Fire Hydrants:

At least one fire hydrant shall be available along approved service roadways and within 600 lineal feet of the furthest exterior portion of each future residential building. Hydrants and fire flow shall be designed to meet the minimum requirements of IFC appendix B105 for one- and two-family dwellings.

Premises Identification:

- New buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address numbers shall be not less than 4 inches high with a minimum stroke of ½ inch. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other means shall be used to identify the structure. (IFC 505.1)

Regards,

Kuna Rural Fire District  
Kuna, ID 83634  
1.208.922.1144 (main)



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

November 15, 2022

Troy Behunin, Senior Planner  
City of Kuna  
751 W. 4th Street  
Kuna, ID 83634

RECEIVED

NOV 21 2022

CITY OF KUNA

**RE: 22-04-ZC, 22-09-S, 22-29-DR/ Aster Grove Subdivision; 610 W. Columbia Road**

To Whom It May Concern:

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/ eol

Cc:

Office/ file  
T. Ritthaler, Board of Control



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

**AFFIDAVIT OF PUBLICATION  
STATE OF IDAHO**

**County of Ada**

21880 319448  
1 KUNA, CITY OF

P.O. BOX 13  
KUNA, ID 83634

**SHARON JESSEN**

**of the State of Idaho, being of first duly sworn, deposes  
and says:**

1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Kuna Melba News, a weekly newspaper published in the State of Idaho; that the said newspaper is in general circulation in the said county of Ada, and in the vicinity of Kuna, Idaho and has been uninterruptedly published in said County during a period of seventy-eight consecutive weeks prior to the first publication of this notice, a copy of which is hereto attached.
3. That the notice, of which the annexed is a printed copy, was published in said newspaper 1 times(s) in the regular and entire issue of said paper, and was printed in the newspaper proper, and not in a supplement

**LEGAL NOTICE**

**Case No. 22-04-ZC  
(Rezone) and 22-09-S  
(Pre-Plat), for Aster Grove.**

NOTICE IS HEREBY GIVEN the P&Z Commission is scheduled to hold a public hearing on **Tuesday, January 24, 2023, 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 Aster Grove Subdivision. Applicant requests approval to Rezone approx. 37.20 acres from Ag. to R-6 (approx. 25.06 ac), and to R-8 (approx. 12.14 ac); and Pre-Plat approval in order to subdivide the site into 163 total lots (140 Residential, 21 common, 1 private driveway lot and 1 civic use lot). The site is within Section 1, Township 2 North, Range 1 West. APN S1301438B10.

Please do not contact the Commission, City Council, or Mayor as this may jeopardize the public hearing process. The public is invited to provide written or oral testimony. If you require special accommodations, or would like additional information please contact P&Z Department prior to the meeting at (208) 922-5274.

Kuna P&Z Department

January 4, 2023 319448

That said notice was published the following: 01/04/2023

*Sharon Jessen*

SHARON JESSEN  
STATE OF IDAHO

On this 4th day of January, in the year of 2023 before me a Notary Public, personally appeared. SHARON JESSEN, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he/she executed the same.

*Colleen R. Nielsen*

Notary Public of Idaho  
My commission expires *6/28/23*





# 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:
01/03/23	21880

## LEGAL NOTICE

**Case No. 22-04-ZC (Rezone) and 22-09-S (Pre-Plat), for Aster Grove.**

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

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Kuna P&Z Department

January 4, 2023 319448

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
319448	22-04-ZC & 22-09-S A	01/04/23	01/04/23	1	\$41.82

## Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	<b>\$0.00</b>	Gross:	<b>\$41.82</b>
Surcharge:	<b>\$0.00</b>	Paid Amount:	<b>\$0.00</b>
Credits:	<b>\$0.00</b>		

**Amount Due: \$41.82**

*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.



CITY COPY  
proof of LEGAL MAILER  
1.7.23  
1/7/23 JR  
1.7.23 TB

**LEGAL NOTICE**

Dear Property Owner: NOTICE IS HEREBY GIVEN the **P&Z Commission** is scheduled to hold a Public Hearing on **Tuesday, January 24, 2023, 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:

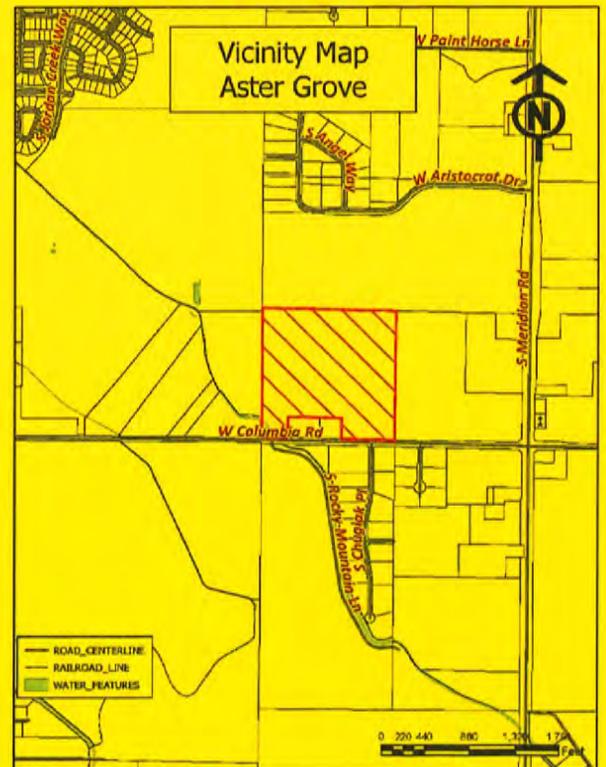
**Case Nos. 22-04-ZC (Rezone) & 22-09-S (Pre-Plat), Aster Grove.**

Toll Southwest, Inc. requests Rezone, Preliminary Plat and Design Review approval near the NWC of Columbia and Meridian Roads in Section 1, Township 2 North, Range 1 West (APN: S1301438810).

The public is invited to provide written or oral testimony. Please contact the Kuna Planning & Zoning at 208.922.5274 for more information.

Written testimony received by close of business on **January 19, 2023**, will be included with the packet distributed to the governing body prior to the hearing.

**MAILED 1.7.2023**



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...**

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BURTON DANIEL L  
BURTON WENDY R  
8131 S CHUGIAK PL  
MERIDIAN, ID 83642-0000

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.

NE KUNA FARM LLC  
6152 W HALF MOON LN  
EAGLE, ID 83616-0000

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.

ROWE GREGG R  
ROWE LEAH M  
660 W COLUMBIA RD  
MERIDIAN, ID 83642-0000

(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.

TEWALT ALLISON  
1020 W COLUMBIA RD  
MERIDIAN, ID 83642-0000

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COOL JEFFREY PAUL  
COOL BETTE SUE  
8132 S CHUGIAK PL  
MERIDIAN, ID 83642-0000



# City of Kuna Public Hearing Notice

Kuna Planning and Zoning Commission

THE CITY OF KUNA will hold a public hearing on January 24, 2023 at the Kuna City Hall at 6:00 p.m.

PURPOSE: Aster Grove Subdivision, Case Nos: 22-04-ZC, 22-09-S & 22-29-DR. Request for Rezone of 25.06 acres from A (Agriculture) to R-6 (Medium Density Residential) Zone and 12.14 acres from A (Agriculture) to R-8 (Medium Density Residential) Zone. And a Preliminary Plat request to create 140 single-family residential lots, 21 common lots, 1 common driveway lot, and 1 civic lot, including 4.19+ acres of open space.

LOCATION: 610 W Columbia Rd, located on the north side of Columbia Rd between Linder Rd and Meridian Rd

APPLICATION BY: Toll Brothers

Contact the City: Troy Behunin, 208.922.5274

# City of Kuna Public Hearing Notice

Kuna Planning and Zoning Commission

THE CITY OF KUNA will hold a public hearing on January 24, 2023 at the Kuna City Hall at 6:00 p.m.

PURPOSE: Aster Grove Subdivision, Case Nos: 22-04-ZC, 22-09-S & 22-29-DR. Request for Rezone of 25.06 acres from A (Agriculture) to R-6 (Medium Density Residential) Zone and 12.14 acres from A (Agriculture) to R-8 (Medium Density Residential) Zone. And a Preliminary Plat request to create 140 single-family residential lots, 21 common lots, 1 common driveway lot, and 1 civic lot, including 4.19+ acres of open space.

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APPLICATION BY: Toll Brothers

Contact the City: Troy Behunin, 208.922.5274

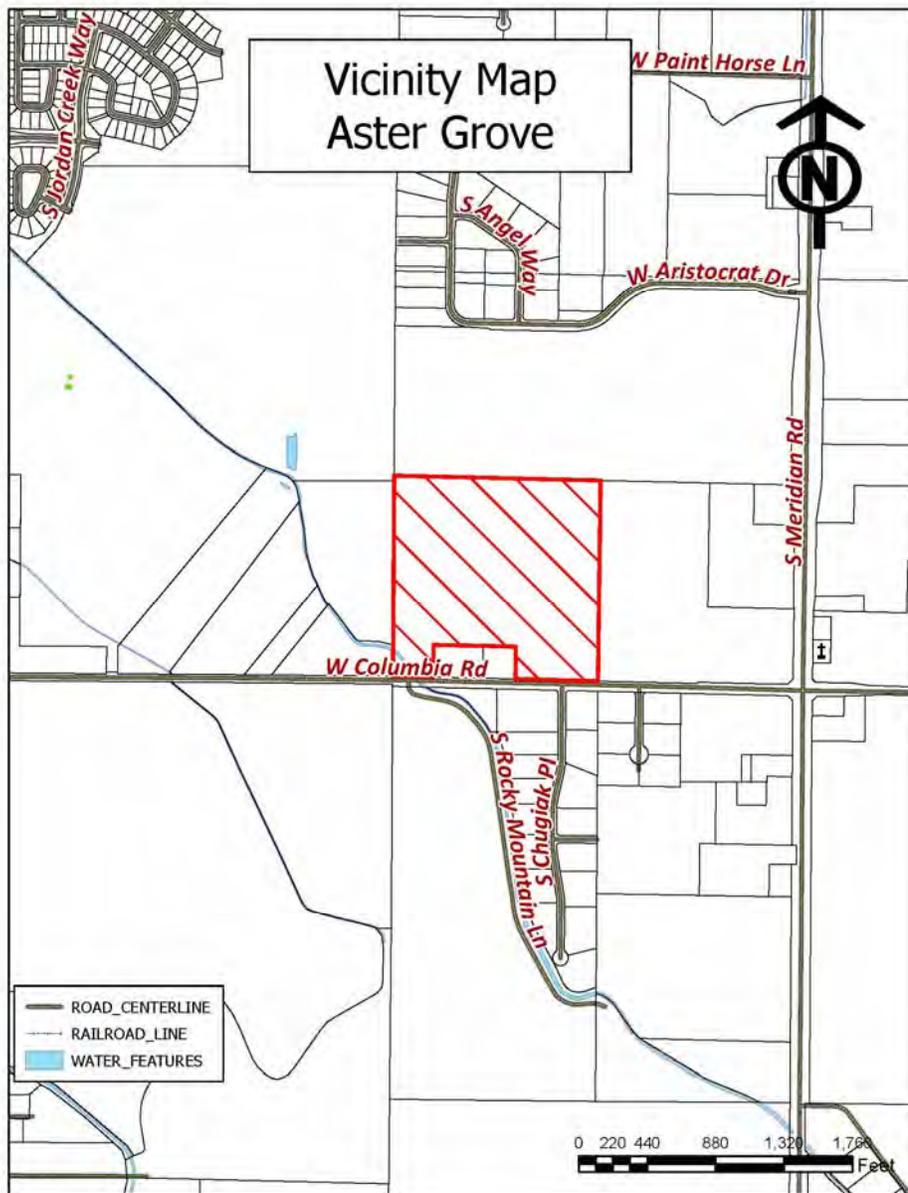
CITY OF KUNA  
PO Box 13 - Kuna, ID 83634  
Phone: 208.922.5274 - Fax: 208.922.5989

**Case Nos. 22-04-ZC (Rezone) & 22-09-S (Pre-Plat), Aster Grove.**

NOTICE IS HEREBY GIVEN the P&Z Commission is scheduled to hold a public hearing on **Tuesday, January 24, 2023, 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, in connection with Aster Grove Subdivision. Toll Southwest, Inc. requests Rezone, Preliminary Plat and Design Review approval near the northwest corner of Columbia and Meridian Roads in Section 1, Township 2 North, Range 1 West (APNS1301438810).

Please do not contact the P&Z Commissioners, City Council, or Mayor as this may jeopardize the public hearing process. The public is invited to provide written or oral testimony. If you have questions or require special accommodations, please contact the P&Z Department prior to the meeting at (208) 922-5274.

Kuna P&Z Department



RECEIVED  
FEB 21 2023  
CITY OF KUNA

## Boise-Kuna Irrigation District

129 N. School Avenue  
Kuna, ID 83634

David Reynolds, Director  
Richard Durrant, Director  
Daniel Sheirbon, Director

Telephone (208) 922-5608  
Fax (208) 922-5659

February 14, 2023

City of Kuna  
Planning and Zoning Department  
P.O. Box 13  
Kuna, Idaho 83634

*Re: Boise Kuna Irrigation District Board of Director's Review and Comment on Case Number 22-29-DR, Aster Grove Subdivision*

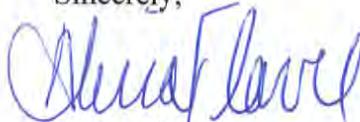
To Whom It May Concern:

At the January 3, 2023, regular board meeting of Boise Kuna Irrigation District ("BKID"), the Board of Directors reviewed and discussed the City of Kuna Planning and Zoning Ordinance Agency Transmittal as it relates to case number 22-29-DR.

The Board has reviewed the location of the lands indicated by case number 22-29-DR and based on the represented location of those lands, the Board has determined that those lands are within the boundaries of BKID and are entitled to BKID water.

As such, and by affirmative motion and vote by the Board on January 3, 2023, BKID approves the lands referred to in case number 22-29-DR for delivery of water by Kuna Municipal Irrigation System if the City of Kuna chooses to annex the water right into the Kuna Municipal Irrigation System by an Ordinance.

Sincerely,



Alicia Flavel  
Secretary-Treasurer

*On behalf of, and at the direction of  
the BKID Board*

**BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATION OF ) **Case No. 22-17-SUP**  
 )  
**IDAHO POWER COMPANY** )  
 )  
*For Special Use Permit for 12 steel conveyance* )  
*structures to carry 230kV Tap Line to Cole* ) **STAFF MEMO FOR SPECIAL USE**  
*Substation.* ) **PERMIT APPLICATION.**

**TABLE OF CONTENTS**

1. Exhibit List
2. Project Summary
3. Applicants Request
4. Process and Noticing
5. General Project Facts
6. Transportation and Connectivity
7. Staff Analysis
8. Proposed Findings of Fact
9. Commission’s Proposed Order of 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>	Special Use Permit 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>	Easement Agreements & Legal Descriptions			X

<b>2.7</b>	Neighborhood Meeting Certification			X
<b>2.8</b>	Commitment to Property Posting			X
<b>2.9</b>	ID Power Cole Substation 230kV Tap Line Agency Transmittal			X
<b>2.10</b>	KMN Publication Proof			X
<b>2.11</b>	Website notice			X
<b>2.12</b>	300-ft Mailer			X
<b>2.13</b>	Proof of Posting			X

## II PROJECT SUMMARY

Description	Details
Acreage (Easements)	4.71
Existing Land Use(s)	M-1 (Light Industrial/Manufacturing)
Future Land Use Designation	Same
Proposed Land Use(s)	Same
Lots (No. and Type)	2 Commercial
Number of Residential Units	N/A
Number of Phases	N/A
Net Density (Dwelling Units per Acre)	N/A

## III APPLICANTS REQUEST

- 3.1** Idaho Power Company requests to install 12 new steel transmission line conveyance structures, 85 – 95 feet tall, within existing easements, to carry the 230 kV tap line to the Cole Substation (APN: S1531233600); Section 31, Township 2 North, Range 2 East.

## IV PROCESS AND NOTICING

- 4.1** Kuna City Code (KCC) [1-14-3](#) states that Special Use Permits are designated as public hearings, with the Planning and Zoning Commission as the decision-making body. This land use application was given proper public notice and followed the requirements set forth in [Idaho Code §67-65](#).
- A.** Neighborhood Meeting: November 17, 2022 (No attendees)  
**B.** Agency Transmittal: January 25, 2023  
**C.** Website Notice: February 6, 2023  
**D.** Kuna Melba News: February 8, 2023  
**E.** 300-ft Property Owners Notice: February 8, 2023  
**F.** Site Posted: February 17, 2023

## V GENERAL PROJECT FACTS

### 5.1 Site Features

- A.** The Idaho Power easements lie on Parcel Nos. S1531222400 and S1531233600; the easements have historically served as bare land.

- B. The easements are generally covered with sagebrush and native grasses. The easements have an estimated average slope of 0 – 0.9%, and according to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 – 40-inches.
- C. Staff are not aware of any environmental issues, health, or safety conflicts. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

**5.2 Surrounding Land Uses**

<b>North</b>	M-1	Light Industrial/Manufacturing – City of Kuna
<b>South</b>	M-1	Light Industrial/Manufacturing – City of Kuna
<b>East</b>	RP	Rural Preservation – Ada County
<b>West</b>	RP	Rural Preservation – Ada County

**VI  
TRANSPORTATION AND CONNECTIVITY**

- 6.1 Ada County Highway District (ACHD)**
- 6.2 Idaho Transportation (ITD)**
- 6.3 Pathways and Trails Master Plan**

- A. There is no indication of a future trail or pathway on the Pathways Master Plan Map.

**VII  
STAFF ANALYSIS**

**7.1 Site Layout and Dimensional Standards**

[KCC 5-3-3](#) provides specific dimensional standards for the M-1 (Light Industrial/Manufacturing) zone; the Idaho Power utility easements are along the borders of two parcels under the city’s jurisdiction. The max allowable height within an M-1 zone is 100-feet; the steel conveyance structures (poles) are proposed to be 85 – 95-feet and will be constructed solely within the Idaho Power easements.

- 7.2 Parking**
- 7.3 Open Space**
- 7.4 Fencing**
- 7.5 Public Works**
- 7.6 Comprehensive Plan**

- A. Goal Area 1: Kuna will be economically diverse and vibrant.
  - 1. Goal 1.C.: Attract and encourage new and existing businesses.
    - Objective 1.C.2.: Create an environment that is friendly to business creation, expansion, and relocation.
      - Policy 1.C.2.d: Ensure infrastructure and public facilities are in place and parcels identified for commercial or industrial are shovel ready.

*Analysis: The East Kuna Industrial area is appropriately zoned for attracting new businesses; with the current water and sewer infrastructure projects in the works, an upgrade to the existing power lines by Idaho Power provides the necessary voltage to serve this developing area.*

- B.** Goal Area 3: Kuna’s land uses will support a desirable, distinctive, and well-designed community.
- 1.** Goal 3.A.: Ensure community design directs growth and implements sustainable land use patterns.
    - Objective 3.A.2.: Encourage development in priority areas.
  - 2.** Goal 3.E.: Strategically locate and develop Industrial areas.
    - Objective 3.E.1.: Establish areas sufficient in size and scope for industrial uses and locate so they are protected from incompatible land uses.
      - Policy 3.E.1.d.: Locate industrial areas within proximity to major utility, road and rail transportation, and future service facilities....
  - 3.** 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.

*Analysis: The East Kuna Industrial area has been earmarked on the Comprehensive Plan Future Land Use Map (FLUM) as Industrial since 2015; these lands were annexed into Kuna City Limits October 19, 2021 (Case Nos. 21-11-AN, 21-03-DA). Meta, the first large scale industrial user spurred the need for upgrades to existing infrastructure and acted as the catalyst for Idaho Power to move forward with upgrade plans; these upgrades could not be pursued by Idaho Power until actual users were present. If this Special Use Permit request is approved, adequate power/voltages will be available to the developing East Kuna Industrial area overall; based on this and the overall industrial area being arranged on both the north and south of Kuna-Mora Road, a future 7-lane expressway, as well as current water and sewer infrastructure projects, the overall area is well served and poised for expansion.*

- 7.6 Conclusion:** Upon review, staff finds this Special Use Request to be in compliance with [KCC 5-6](#) and Comprehensive Plan.

## **VIII PROPOSED FINDINGS OF FACT**

Based upon the record contained in Case No. 22-17-SUP, including the Comprehensive Plan, Kuna City Code, staff report, and including the exhibits and testimony during the public hearing, the Commission hereby *Approves/Conditionally Approves/Denies* Case No. 22-17-SUP.

*If the Commission wished to approve, Deny or Modify specific parts of the Findings of Fact and Conclusions of Law as detailed below, those changes must be specified.*

- 8.1** Based on the evidence contained in Case No. 22-17-SUP, this proposal generally *complies* with Kuna 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 [KCC 5-6](#).*

- 8.2** Based on the evidence contained in Case No. 22-17-SUP, this proposal generally *complies* with the Comprehensive Plan.

*Staff Finding: The Future Land Use Map (FLUM) designates the affected subject sites as Industrial; the affected subject sites are zoned M-1 (Light Industrial/Manufacturing). Details for additional ways this request meets the Comprehensive Plan are detailed in Section 7.5*

- 8.3** The Public notice requirements *have* 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 November 17, 2022; there were no attendees. A notice was posted on the city website February 6, 2023, a legal notice was published in the Kuna Melba News on February 8, 2023, and notices were mailed to property owners within 300-ft of the subject site on February 8, 2023. The Applicant posted a sign on the property February 17, 2023.*

## **IX COMMISSION'S PROPOSED ORDER OF DECISION**

Based on the facts outlined in staff's memo, documentation contained in the case file, and any discussion at the public meeting, the Commission hereby *Approves/Conditionally Approves/Denies* Case No. 22-17-SUP, subject to the following Conditions:

*Note: If the Commission wishes to approve, deny, or modify specific parts as detailed below, those changes must be specified.*

**9.1 Staff Recommended Conditions:**

**9.2 Transportation**

**9.3 Site Layout, Dimensional Standards and Parking**

**9.4 Landscape, Open Space and Fencing**

**9.5 Public Works**

**9.6 General**

- A.** No building permits shall be issued until the Applicant and/or property owner can demonstrate compliance with Kuna City Code.
- B.** Applicant shall follow all procedures and/or staff recommendations, Kuna Rural Fire District, and all other affected agency standards.
- C.** Developer/Owner/Applicant/Contractors are hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in [KCC 10-6-3](#). Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.
- D.** 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.
- E.** Developer/Owner/Applicant and all successors shall comply with all Local, State and Federal Laws.

**DATED** this 28<sup>th</sup> day of February 2023.



# 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): 22-17-SUP

Project Name: Cole Station Tap Line

Date Received: 12.19.2022; on hold 12.22.2022 ; Released 01.20.2023

Date Accepted as Complete: 01.25.2023

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 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 checked="" type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Temporary Business
<input type="checkbox"/>	Vacation	<input type="checkbox"/>	Variance

### Owner of Record

Name: Idaho Power Company

Address: P.O. Box 70, Boise, ID 83707

Phone: 208-388-2402 Email: jmaffucio@idahopower.com

### Applicant (Developer) Information

Name: Idaho Power Company, Attn: Jeff Maffuccio

Address: P.O. Box 70, Boise, ID 83707

Phone: 208-388-2402 Email: jmaffucio@idahopower.com

### Engineer/Representative Information

Name: HDR, Inc., Attn: Makary Hutson

Address: 412 E. Parkcenter Blvd., Suite 100, Boise, ID 83706

Phone: 208-387-7000 m: 509-981-7542 Email: makery.hutson@hdrinc.com

### Subject Property Information

Site Address: No address. Will be within 100-foot easements along roadside north of Cole Station.

Nearest Major Cross Streets: South Cole Road and East Kuna Mora Road

Parcel No.(s): Easements only. See attachments, Parcels labeled Govt 1 and Govt 2

Section, Township, Range: Section 31, Township 2N, Range 2E, Boise Meridian

Property Size: Two 100-ft wide easements: 1,323 ft long and 726 ft long, respectively

Current Land Use: Agriculture Proposed Land Use: Utility ROW

Current Zoning: Agriculture Proposed Zoning: Agriculture

### **Project Description**

Project Name: Idaho Power Cole Station Tap 230kV Line

General Description of Project: Twelve (12) new transmission structures will carry two 230 kilovolt lines into the Cole Station from an existing 230-kV transmission line just north of the station. The transmission line poles will be steel structures with a single-circuit line on each set of poles. Poles will be 85-95 feet tall.

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: Utility lines

Type(s) of amenities provided with development: The transmission lines will power the Cole Station, a new Idaho Power facility in Kuna. No amenities provided.

### **Residential Project Summary (If Applicable)**

Are there existing buildings? YES NO  X

If YES, please describe: \_\_\_\_\_

Will any existing buildings remain? YES NO N/A

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): \_\_\_\_\_

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**Non-Residential Project Summary (If Applicable)** N/A

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** N/A

ADA accessible spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

Regular parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

Width of driveway aisle: \_\_\_\_\_

Proposed lighting: No proposed lighting for transmission lines.

Is lighting "Dark Sky" compliant? YES  NO

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

No proposed landscaping within right-of-way for transmission lines.

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Applicant Signature: **Jeffrey Maffuccio** Digitally signed by Jeffrey Maffuccio  
Date: 2022.12.07 17:19:28 -07'00' Date: \_\_\_\_\_

*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.**

# Special Use 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)



**A Special Use requires a Public Hearing with the Planning & Zoning Commission. A Public Hearing sign will be required to be posted by the applicant for the meeting. Sign posting regulations are available online in Kuna City Code 5-1A-8.**

**\*\*Office Use Only\*\***

Case No(s): 22-17-SUP

Project Name: Cole Station Tap Line

Date Received: 12.19.2022; on hold 12.22.2022 ; Released 01.20.2023

Date Accepted as Complete: 01.25.2023

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

- X • Complete Planning & Zoning Application Coversheet.
- X • Complete Special Use Permit Application.
- X • Detailed narrative or justification of the application, describing how the project enhances and beautifies the community; types of services the project will provide; and any other applicable information.
- X • Legal Description of Property: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- X • 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.
- X • Aerial Photo: 8.5” x 11” depicting proposed site, street names, and surrounding parcels within five-hundred (500) feet. *(The purpose of the aerial map is to view the site for existing features and existing features of adjacent sites.)*
- X • Recorded Warranty Deed for property. **(Easements)**
- N/A • 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.)*
- X • Neighborhood Meeting Certification.
- X • Commitment of Property Posting form signed by the applicant/agent.

*This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.*

**Information to Note:**

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

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

Applicant Signature: Jeffrey Maffuccio Digitally signed by Jeffrey Maffuccio Date: 2022.12.07 17:20:35 -07'00' Date: 12/07/2022

*By signing, you are confirming you have provided all required items listed on this application.*

## Detailed Narrative

### Special Use Application, Cole Station Tap Line Project

Idaho Power is pleased to file this narrative for a Special Use Permit (SUP) from City of Kuna to construct, maintain, and operate two (2) parallel 230 kilovolt (kV) transmission tap lines. These lines will tap an existing Idaho Power transmission line (Line 723) to connect to the new Cole Station. The SUP for construction of the Cole Station was approved separately by the Kuna Planning and Zoning Commission in October 2022.

Cole Station will be energized by Idaho Power's existing 230kV transmission line (Line 723) that runs from CJ Strike to an existing substation (Hubbard Substation) along Cloverdale Road. Twelve (12) new transmission structures will be required to carry the tap line into the Cole Station (Figure 1). The tap line project would be constructed within a provided 100-foot-wide right-of-way easement. The total length of the tap line corridor is approximately 2,300-feet from the existing Line 723 corridor to Idaho Power's Cole Station, which includes approximately 250-feet across BLM land and 2,050-feet on Meta-owned parcels.



Figure 1. Aerial Photo of Cole Station site and 230kV tap line route.

The proposed special use is in accordance with the objectives and goals found the Kuna City Code. Utility facilities are part of the landscape like other types of infrastructure that provide vital services for our communities. Based on regulatory compliance from the Public Utility Commission, Idaho Power is obligated to serve the customer (Meta) needs and electrical requirements to operate their facility. This project is the most

effective way to reliably meet those requirements. The Cole Station site is located on property that Meta, or its representative, has deeded to Idaho Power. There is no additional cost, for this project, from other Idaho Power customers.

Idaho Power will construct, operate, and maintain the Cole Station tap line corridor and associated facilities to all Federal, State, and local regulations and requirements. Idaho Power is working with BLM for authorization to construct a portion of the line across Federal property. The proposed transmission tap line will not create any undesirable effects such as noise, odors, fumes, or vibrations.

The transmission tap line will consist of single-circuit monopole steel structures (Figure 2) located in parallel. Separate circuits are required to maintain disparate and reliable service to the Cole Station. There is an example of this same setup at an existing facility near Rogerson, Idaho (Figure 3).

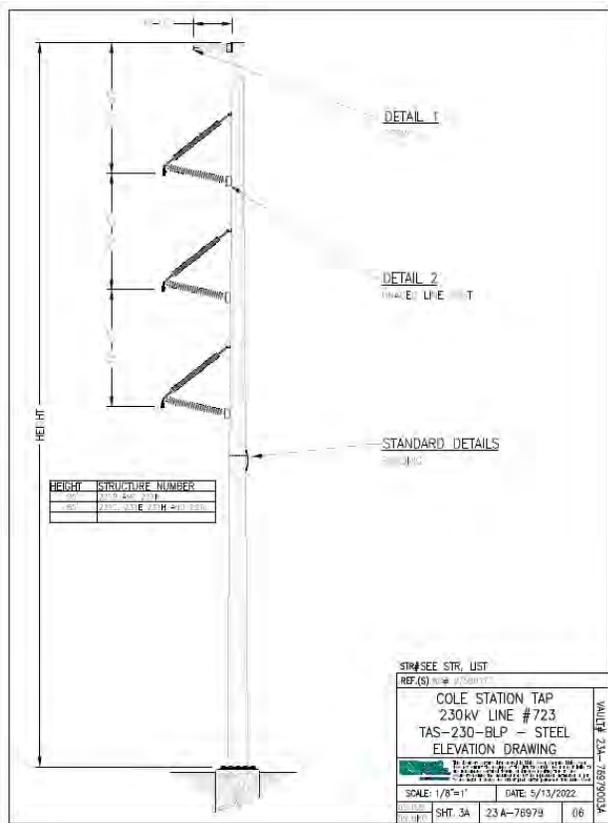
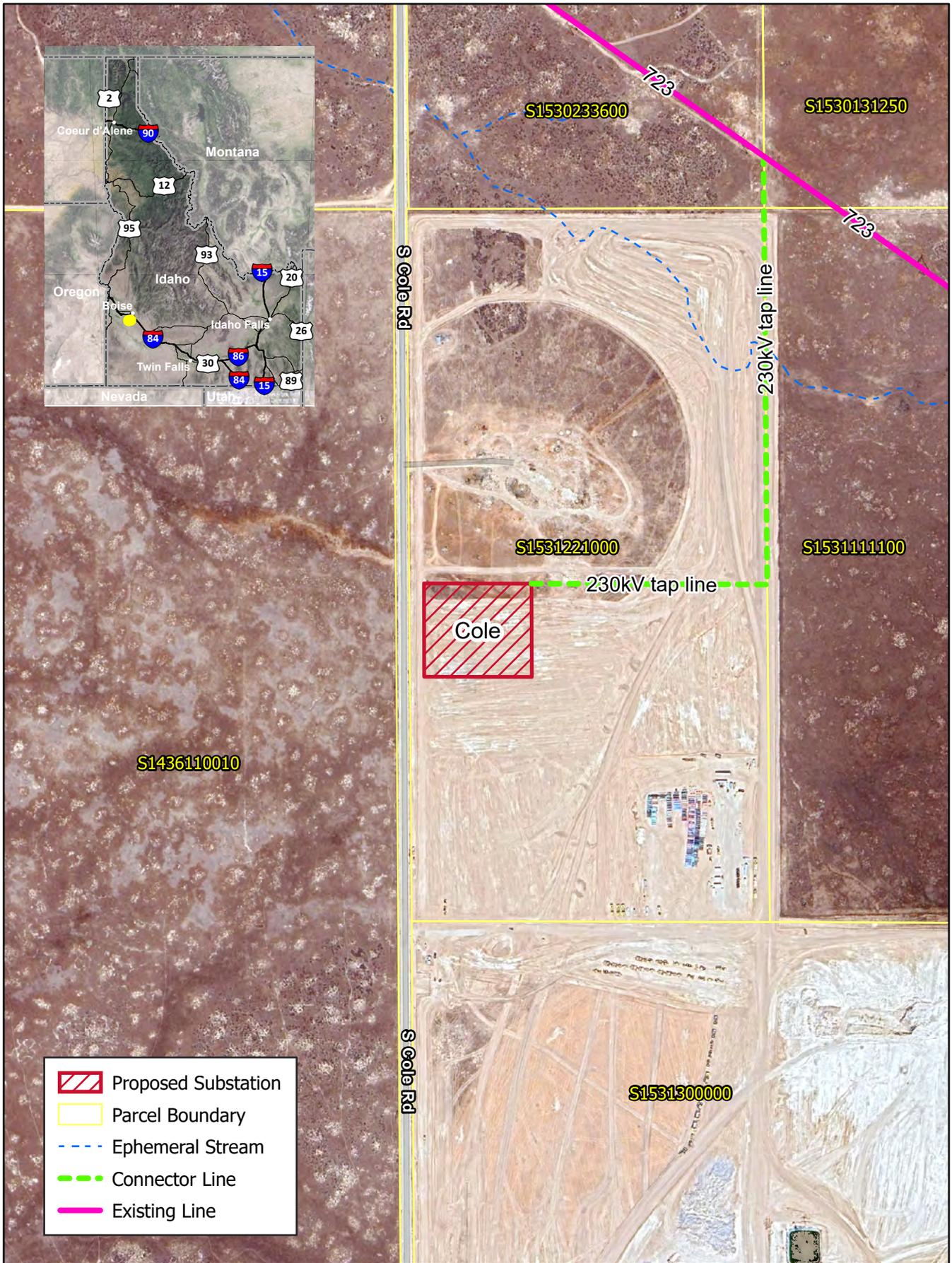


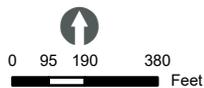
Figure 2. Single-circuit Monopole Steel Pole elevation detail (left).

Figure 3. Photo example of two single-circuit 230kV lines setup in parallel (right).





-  Proposed Substation
-  Parcel Boundary
-  Ephemeral Stream
-  Connector Line
-  Existing Line



**COLE STATION 230KV TAP LINE**

**AERIAL MAP**



**PLEASE RETURN TO:**

1221 W. Idaho St. (83702)  
P.O. Box 70  
Boise, ID 83707

ADA COUNTY RECORDER Phil McGrane	<b>2022-090679</b>
BOISE IDAHO Pgs=6 CHE FOWLER	11/02/2022 01:34 PM
FIRST AMERICAN TITLE AND ESCROW COMPANY	\$25.00

3983704-TD/mc

**Easement—Organization**

Brisbie LLC, a Delaware limited liability company

“Grantor(s)”, does hereby grant and convey to IDAHO POWER COMPANY, an Idaho corporation, with its principal office located at 1221 W. Idaho Street, Boise, Idaho, 83702 (P.O. Box 70, Boise, ID 83707), its licensees, successors, and assigns, (collectively, “Grantee”), for One Dollar and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, a non-exclusive, permanent and perpetual easement and right of way, on, over, under and across that real property legally described on **Exhibit A** and graphically depicted in crosshatch on **Exhibit B** (the “Easement Area”) for the installation, erection, continued operation, maintenance, repair, alteration, inspection, and/or replacement of the following facilities for connection to Grantee’s property on which Grantee has or will construct a substation facility, which property is depicted on **Exhibit B** (the “Substation Parcel”):

**Combination Facilities:**

- (i) Overhead electrical transmission, distribution and communication lines, including fiber optics, and circuits of Grantee, attached to poles or other supports, together with guys, cross-arms, supports, stabilizers, and
- (ii) underground electrical power line or lines generally including, but not limited to, buried power lines and wires, above-ground pad-mounted transformers, junction boxes, cables, conduits, communication lines, including fiber optics, other equipment, and all related appurtenances, any of which may extend above ground, in certain locations to be determined by Grantee within the Easement Area at Grantee’s sole and absolute discretion, and
- (iii) any other attachments, appurtenances and incidental equipment relating to the items described in subclause (i) or (ii) above.

All of the foregoing items described in subclauses (i), (ii) and (iii) are collectively referred to herein as the “Facilities”.

Grantee is hereby also granted the perpetual right of ingress and egress over the Easement Area for the full and complete use, occupation, and enjoyment of the easement hereby granted (subject to the conditions, restrictions, reservations and easements affecting the property that are contained in duly recorded (prior to the date of this easement) deeds, plats and other instruments constituting constructive notice in the chain of title), and together with the following rights and privileges: (i) the right, at Grantee’s expense, to cut, trim, and remove trees, brush, bushes, sod, flowers, shrubbery, overhanging branches and other obstructions and improvements which may injure or interfere with Grantee’s use, occupation, or enjoyment of this easement, (ii) the right, at Grantee’s expense, to excavate and refill ditches and trenches for the location of the Facilities, and (iii) the right, at Grantee’s expense, to install, construct, operate, inspect, alter, maintain, replace, improve and repair any and all aspects of Grantee’s Facilities on, over, under and across the Easement Area.

Grantor reserves on its behalf and its successors and assigns the right to use the Easement Area upon which the Facilities will be erected for any other purposes not inconsistent with the rights hereby granted, provided such use shall not injure or interfere with the proper operation, maintenance, or repair of, access to, or extensions or additions to, the Facilities. Grantor shall not alter the grade or elevation of the land within the Easement Area through excavations, grading, installation of berms, or other activities without the prior written approval of Grantee, which shall not be unreasonably withheld. Grantor shall not place or build any structure(s) within the easement area except fences and except as otherwise approved by Grantee in writing.

Grantee, by its acceptance and recordation of this easement or through Grantee’s use of the Easement Area, hereby agrees, for itself and its successors and assigns, as follows:

- (i) Grantee, in initiating or performing any acts on the property owned by Grantor, legally described on **Exhibit C** (the “Grantor Property”) shall:
  - (a) stage and perform any such acts on the Easement Area in a manner that does not block or otherwise interfere with access to and the use of the driveways serving the Grantor Property;
  - (b) give Grantor reasonable notice before commencing any work;
  - (c) take commercially reasonable efforts to ensure that mud and other debris is cleared from any and all access areas to or from the Grantor Property;
  - (d) cause all construction, maintenance or other work to be conducted in accordance with all applicable federal, state and local laws, regulations and rules;
  - (e) cause all work that is commenced on the property to be performed expeditiously and in a good and workmanlike manner; and



(f) pay for and compensate all parties undertaking any work or supplying any materials for installation and cancel any liens or claims whatsoever against the Grantor Property pertaining to said work or materials.

(ii) Grantee agrees that, immediately following the conclusion of its construction and other activities related to the installation, repair, replacement or maintenance of the Facilities, Grantee shall, at its sole cost and expense, place the lands disturbed by its construction and other activities in a condition substantially the same as that which existed prior to such construction and other activities.

(iii) Grantee will enter the Grantor Property at its own risk and Grantor will not be responsible for injuries or damages to Grantee's personnel or equipment.

(iv) Grantee, at a minimum, shall maintain at its own expense insurance of the type and in the amounts specified below:

- a) Business Automobile Liability with a limit of not less than \$1,000,000 per occurrence (injury and property damage combined)
- b) Commercial General Liability (including products/completed operations, advertising, and personal injury liability) with a limit of \$5,000,000
- c) Worker's Compensation as required by law in all jurisdictions where Grantee has employees

The insurance policies for the above must: (i) be issued by companies with a rating of A-/VII or better in the current Best's Insurance Reports published by A.M. Best Company, Inc. (ii) not be able to be cancelled or have coverage reduced without at least 30 days notice from the Grantee to the Grantor (iii) for Commercial General Liability only, name the Grantor and its affiliates, and their respective officers, directors, employees, successors, and assigns, as additional insureds (iv) provide coverage on an occurrence basis (v) waive any insurer right of subrogation against the Grantor and its respective officers, directors, employees, agents, and contractors (vi) provide primary coverage, without any right of contribution from any other insurance that the Grantor may have. Grantee will give Grantor certificates of insurance for the above prior to use of the Easement Area by Grantee and at each later policy renewal.

(v) Grantee agrees to defend, indemnify and hold harmless Grantor, together with its partners, officers, directors, members, agents, representatives, employees, tenants, invitees and licensees, from and against any and all claims, costs, expenses, damages, and liabilities that said parties may suffer or incur arising out of the negligent acts and omissions of Grantee, its agents, employees or contractors, in the use or exercise of any and all rights and privileges granted by this easement.

(vi) Except in the event of an emergency which would make compliance with such procedures impossible or impractical, Grantee shall comply with the reasonable security procedures adopted by Grantor in connection with the operation of the Grantor Property and provided to Grantee in writing prior to the effectiveness thereof (as the same may be reasonably modified from time to time, the "Security Procedures"). Without limiting the generality of the foregoing, except in the event of an emergency which would make compliance with the Security Procedures impossible or impractical, Grantee will, before accessing the Easement Area, provide concurrent verbal, written (which may be by email) or telephonic notice of the intent of the Grantee to come upon the Easement Area, and if applicable under the Security Procedures or requested by on-site security personnel, cause its employees, contractor or agents to sign in with such security personnel prior to coming upon the Easement Area. In the event of an emergency, Grantee will subsequently inform Grantor of such access as soon as is practicable under the circumstances.

(vii) The easement rights granted herein shall be for the benefit of Grantee only, and such rights shall not be transferred by Grantee in whole or in part, without the prior written consent of Grantor, except as expressly set forth herein. Grantee shall be permitted to transfer its rights hereunder, in whole but not in part, without the consent of the Grantor to any party to which the Substation Parcel and Grantee's equipment thereon is conveyed, provided that such party (a) is an experienced and successful operator of electrical substation and transmission facilities, and (b) is a public electricity utility company under the jurisdiction of the Idaho Public Utilities Commission.

This Easement shall run with the land and be binding upon the parties' successors and assigns.

*(Signature page immediately follows)*

Checked by: \_\_\_\_\_  
Work Order #: \_\_\_\_\_



**Legal Description of Easement Area**

A 100-foot wide powerline easement located in a portion of the Northwest One Quarter of Section 31, Township 2 North, Range 2 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 31, which bears North 0°27'07" East a distance of 2,640.15 feet from the West One Quarter Corner of said Section 31, thence following the northerly line of said Section 31, South 89°15'28" East a distance of 1,300.93 feet to the **POINT OF BEGINNING**.

Thence following said northerly line, South 89°15'28" East a distance of 100.00 feet to the Northeast Corner of Government Lot 1 of said Section 31;

Thence leaving said northerly line and following the easterly line of said Government Lot 1, South 0°35'28" West a distance of 1,323.68 feet to the Southeast Corner of said Government Lot 1;

Thence leaving said easterly line and following the southerly line of said Government Lot 1, North 89°06'35" West a distance of 100.00 feet;

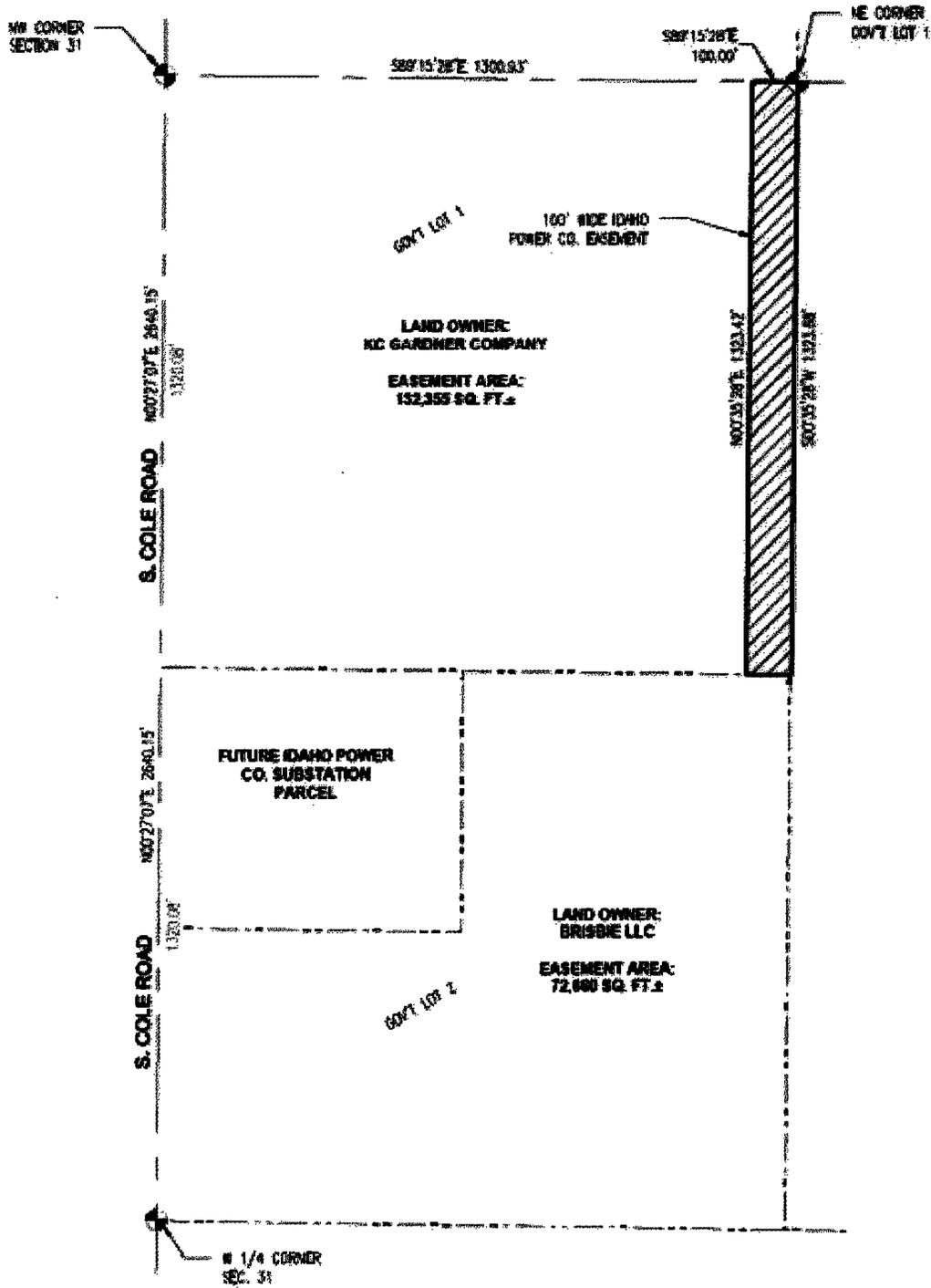
Thence leaving said southerly line, North 0°35'28" East a distance of 1,323.42 feet to the **POINT OF BEGINNING**.

The above-described easement contains 132,355 square feet, more or less.



Graphic Depiction of Easement Area and Substation Parcel

LOCATED IN THE NORTHWEST 1/4 OF SECTION 31,  
TOWNSHIP 2N, RANGE 2E, B.M.,  
ADA COUNTY, IDAHO  
2022





**Legal Description of Grantor Property**

The Land referred to herein below is situated in the County of Ada, State of ID, and is described as follows:

Government Lot 1, Section 31, Township 2 North, Range 2 East, Boise Meridian, Ada County, Idaho.



**PLEASE RETURN TO:**

1221 W. Idaho St. (83702)  
P.O. Box 70  
Boise, ID 83707

ADA COUNTY RECORDER Phil McGrane	<b>2022-090680</b>
BOISE IDAHO Pgs=6 CHE FOWLER	11/02/2022 01:34 PM
FIRST AMERICAN TITLE AND ESCROW COMPANY	\$25.00

3983704-TDmc

**Easement—Organization**

Brisbie LLC, a Delaware limited liability company

“Grantor(s)”, does hereby grant and convey to IDAHO POWER COMPANY, an Idaho corporation, with its principal office located at 1221 W. Idaho Street, Boise, Idaho, 83702 (P.O. Box 70, Boise, ID 83707), its licensees, successors, and assigns, (collectively, “Grantee”), for One Dollar and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, a non-exclusive, permanent and perpetual easement and right of way, on, over, under and across that real property legally described on **Exhibit A** and graphically depicted in crosshatch on **Exhibit B** (the “Easement Area”) for the installation, erection, continued operation, maintenance, repair, alteration, inspection, and/or replacement of the following facilities for connection to Grantee’s property on which Grantee has or will construct a substation facility, which property is depicted on **Exhibit B** (the “Substation Parcel”):

**Combination Facilities:**

- (i) Overhead electrical transmission, distribution and communication lines, including fiber optics, and circuits of Grantee, attached to poles or other supports, together with guys, cross-arms, supports, stabilizers, and
- (ii) underground electrical power line or lines generally including, but not limited to, buried power lines and wires, above-ground pad-mounted transformers, junction boxes, cables, conduits, communication lines, including fiber optics, other equipment, and all related appurtenances, any of which may extend above ground, in certain locations to be determined by Grantee within the Easement Area at Grantee’s sole and absolute discretion, and
- (iii) any other attachments, appurtenances and incidental equipment relating to the items described in subclause (i) or (ii) above.

All of the foregoing items described in subclauses (i), (ii) and (iii) are collectively referred to herein as the “Facilities”.

Grantee is hereby also granted the perpetual right of ingress and egress over the Easement Area for the full and complete use, occupation, and enjoyment of the easement hereby granted (subject to the conditions, restrictions, reservations and easements affecting the property that are contained in duly recorded (prior to the date of this easement) deeds, plats and other instruments constituting constructive notice in the chain of title), and together with the following rights and privileges: (i) the right, at Grantee’s expense, to cut, trim, and remove trees, brush, bushes, sod, flowers, shrubbery, overhanging branches and other obstructions and improvements which may injure or interfere with Grantee’s use, occupation, or enjoyment of this easement, (ii) the right, at Grantee’s expense, to excavate and refill ditches and trenches for the location of the Facilities, and (iii) the right, at Grantee’s expense, to install, construct, operate, inspect, alter, maintain, replace, improve and repair any and all aspects of Grantee’s Facilities on, over, under and across the Easement Area.

Grantor reserves on its behalf and its successors and assigns the right to use the Easement Area upon which the Facilities will be erected for any other purposes not inconsistent with the rights hereby granted, provided such use shall not injure or interfere with the proper operation, maintenance, or repair of, access to, or extensions or additions to, the Facilities. Grantor shall not alter the grade or elevation of the land within the Easement Area through excavations, grading, installation of berms, or other activities without the prior written approval of Grantee, which shall not be unreasonably withheld. Grantor shall not place or build any structure(s) within the easement area except fences and except as otherwise approved by Grantee in writing.

Grantee, by its acceptance and recordation of this easement or through Grantee’s use of the Easement Area, hereby agrees, for itself and its successors and assigns, as follows:

(i) Grantee, in initiating or performing any acts on the property owned by Grantor, legally described on **Exhibit C** (the “Grantor Property”) shall:

- (a) stage and perform any such acts on the Easement Area in a manner that does not block or otherwise interfere with access to and the use of the driveways serving the Grantor Property;
- (b) give Grantor reasonable notice before commencing any work;
- (c) take commercially reasonable efforts to ensure that mud and other debris is cleared from any and all access areas to or from the Grantor Property;
- (d) cause all construction, maintenance or other work to be conducted in accordance with all applicable federal, state and local laws, regulations and rules;
- (e) cause all work that is commenced on the property to be performed expeditiously and in a good and workmanlike manner; and



(f) pay for and compensate all parties undertaking any work or supplying any materials for installation and cancel any liens or claims whatsoever against the Grantor Property pertaining to said work or materials.

(ii) Grantee agrees that, immediately following the conclusion of its construction and other activities related to the installation, repair, replacement or maintenance of the Facilities, Grantee shall, at its sole cost and expense, place the lands disturbed by its construction and other activities in a condition substantially the same as that which existed prior to such construction and other activities.

(iii) Grantee will enter the Grantor Property at its own risk and Grantor will not be responsible for injuries or damages to Grantee's personnel or equipment.

(iv) Grantee, at a minimum, shall maintain at its own expense insurance of the type and in the amounts specified below:

- a) Business Automobile Liability with a limit of not less than \$1,000,000 per occurrence (injury and property damage combined)
- b) Commercial General Liability (including products/completed operations, advertising, and personal injury liability) with a limit of \$5,000,000
- c) Worker's Compensation as required by law in all jurisdictions where Grantee has employees

The insurance policies for the above must: (i) be issued by companies with a rating of A-/VII or better in the current Best's Insurance Reports published by A.M. Best Company, Inc. (ii) not be able to be cancelled or have coverage reduced without at least 30 days notice from the Grantee to the Grantor (iii) for Commercial General Liability only, name the Grantor and its affiliates, and their respective officers, directors, employees, successors, and assigns, as additional insureds (iv) provide coverage on an occurrence basis (v) waive any insurer right of subrogation against the Grantor and its respective officers, directors, employees, agents, and contractors (vi) provide primary coverage, without any right of contribution from any other insurance that the Grantor may have. Grantee will give Grantor certificates of insurance for the above prior to use of the Easement Area by Grantee and at each later policy renewal.

(v) Grantee agrees to defend, indemnify and hold harmless Grantor, together with its partners, officers, directors, members, agents, representatives, employees, tenants, invitees and licensees, from and against any and all claims, costs, expenses, damages, and liabilities that said parties may suffer or incur arising out of the negligent acts and omissions of Grantee, its agents, employees or contractors, in the use or exercise of any and all rights and privileges granted by this easement.

(vi) Except in the event of an emergency which would make compliance with such procedures impossible or impractical, Grantee shall comply with the reasonable security procedures adopted by Grantor in connection with the operation of the Grantor Property and provided to Grantee in writing prior to the effectiveness thereof (as the same may be reasonably modified from time to time, the "Security Procedures"). Without limiting the generality of the foregoing, except in the event of an emergency which would make compliance with the Security Procedures impossible or impractical, Grantee will, before accessing the Easement Area, provide concurrent verbal, written (which may be by email) or telephonic notice of the intent of the Grantee to come upon the Easement Area, and if applicable under the Security Procedures or requested by on-site security personnel, cause its employees, contractor or agents to sign in with such security personnel prior to coming upon the Easement Area. In the event of an emergency, Grantee will subsequently inform Grantor of such access as soon as is practicable under the circumstances.

(vii) The easement rights granted herein shall be for the benefit of Grantee only, and such rights shall not be transferred by Grantee in whole or in part, without the prior written consent of Grantor, except as expressly set forth herein. Grantee shall be permitted to transfer its rights hereunder, in whole but not in part, without the consent of the Grantor to any party to which the Substation Parcel and Grantee's equipment thereon is conveyed, provided that such party (a) is an experienced and successful operator of electrical substation and transmission facilities, and (b) is a public electricity utility company under the jurisdiction of the Idaho Public Utilities Commission.

This Easement shall run with the land and be binding upon the parties' successors and assigns.

*(Signature page immediately follows)*

Checked by: \_\_\_\_\_  
Work Order #: \_\_\_\_\_



INB2679089

Executed and delivered this 23d day of October, 2022

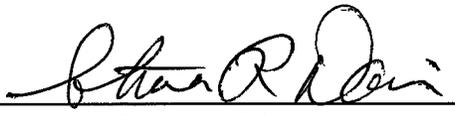
Signature(s) of Grantor(s) (Include title where applicable):

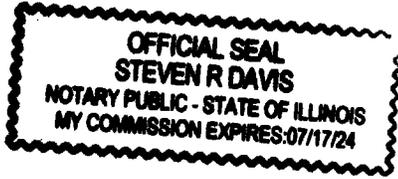
**BRISBIE LLC**, a Delaware limited liability company

By:   
 Name: BRADLEY DAVIS  
 Title: Authorized Representative

STATE OF ILLINOIS )  
 ) ss.  
 COUNTY OF LAKE )

This record was acknowledged before me on Oct. 23, 2022 by BRADLEY DAVIS as a manager of Brisbie LLC.

  
 Signature of Notary Public  
 My Commission expires: \_\_\_\_\_



**Legal Description of Easement Area**

A 100-foot wide powerline easement located in a portion of the Northwest One Quarter of Section 31, Township 2 North, Range 2 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest Corner of said Section 31, which bears North 0°27'07" East a distance of 2,640.15 feet from the West One Quarter Corner of said Section 31, thence following the westerly line of said Section 31, South 0°27'07" West a distance of 1,320.08 feet to the Northwest Corner of Government Lot 2 of said Section 31;

Thence leaving said westerly line and following the northerly line of said Government Lot 2, South 89°06'35" East a distance of 671.02 to the **POINT OF BEGINNING**.

Thence following said northerly line, South 89°06'35" East a distance of 726.72 feet to the Northeast Corner of said Government Lot 2;

Thence leaving said northerly line and following the easterly line of said Government Lot 2, South 0°35'28" West a distance of 100.00 feet;

Thence leaving said easterly line, North 89°06'35" West a distance of 726.47 feet;

Thence North 0°27'07" East a distance of 100.00 feet to the **POINT OF BEGINNING**.

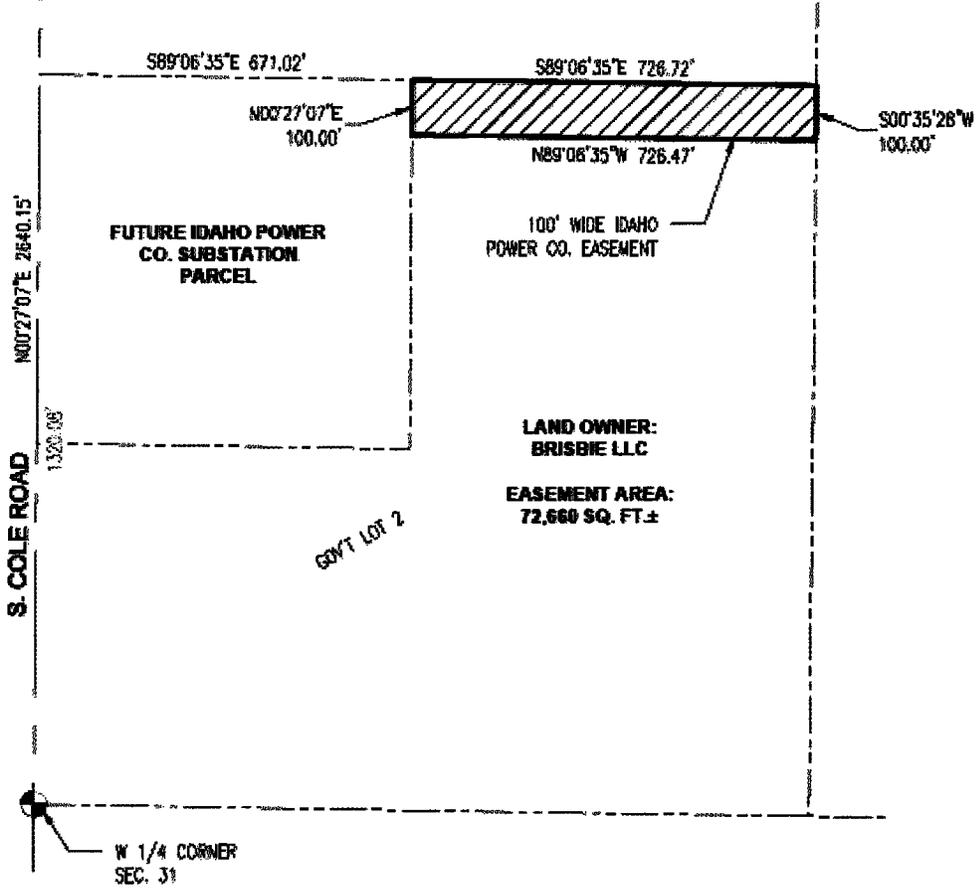
The above-described easement contains 72,660 square feet, more or less.



Graphic Depiction of Easement Area and Substation Parcel

LOCATED IN THE NORTHWEST 1/4 OF SECTION 31,  
TOWNSHIP 2N, RANGE 2E, B.M.,  
ADA COUNTY, IDAHO  
2022

NW CORNER  
SECTION 31



**Exhibit C****Legal Description of Grantor Property**

A parcel of land situated in a portion of Section 31, Township 2 North, Range 2 East, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

BEGINNING at the Southwest Corner of said Section 31, thence following the westerly line of said Section 31, North 0°27'47" East a distance of 2,656.49 feet to the West One Quarter Corner of said Section 31;

Thence following the westerly line of said Section 31, North 0°27'07" East a distance of 652.98 feet;

Thence leaving said westerly line, South 89°00'34" East a distance of 671.03 feet;

Thence North 0°27'07" East a distance of 668.27 feet to a point on the northerly line of Government Lot 2 of said Section 31;

Thence following said northerly line, South 89°06'35" East a distance of 726.72 feet to the Northeast Corner of said Government Lot 2;

Thence leaving said northerly line and following the easterly line of said Government Lot 2, South 0°35'28" West a distance of 1,323.68 feet to the Southeast Corner of said Government Lot 2;

Thence leaving said easterly line and following the northerly line of the Southwest One Quarter of said Section 31, South 88°57'43" East a distance of 1,307.04 feet to the Center One Quarter Corner of said Section 31;

Thence leaving said northerly line and following the easterly line of said Southwest One Quarter of Section 31, South 0°24'46" West a distance of 1,325.87 feet to the Northwest Corner of the Southwest One Quarter of the Southeast One Quarter of said Section 31;

Thence leaving said easterly line and following the northerly line of said Southwest One Quarter of the Southeast One Quarter of Section 31, South 88°47'54" East a distance of 1,318.72 feet to the Northeast Corner of said Southwest One Quarter of the Southeast One Quarter of Section 31;

Thence leaving said northerly line and following the easterly line of said Southwest One Quarter of the Southeast One Quarter of Section 31, South 0°07'25" West a distance of 1,329.94 feet to the Southeast Corner of said Southwest One Quarter of the Southeast One Quarter of Section 31;

Thence leaving said easterly line and following the southerly line of said Section 31, North 88°38'41" West a distance of 1,325.47 feet to the South One Quarter Corner of said Section 31;

Thence following the southerly line of said Section 31, North 89°03'14" West a distance of 2,703.89 feet to the **POINT OF BEGINNING**.

The above-described parcel of land contains 237.07 acres, more or less.



# Neighborhood Meeting Certification

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)



You **must** conduct a Neighborhood Meeting **prior** to submission of an application for Annexation; Rezone; Special Use Permit; Subdivision; and Variance. Please see Kuna City Code 5-1A-2 for more information or contact the Planning & Zoning Department at (208) 922-5274.

The Neighborhood Meeting Certification packet includes the following:

- Neighborhood Meeting Certification – This acts as quick reference information regarding your project.
- Sign-in Sheet – This provides written record of who attended your Neighborhood Meeting.
- Neighborhood Meeting Minutes – Provides space in which to record the items discussed and any concerns attendees may have.

A Neighborhood Meeting cannot take place more than two (2) months prior to acceptance of the application and an application will not be accepted before the meeting is conducted. You are required to mail written notification of your meeting, allowing at least fourteen (14) days before your meeting for property owners to plan to attend. **Contacting and/or meeting individually with property owners will not fulfill Neighborhood Meeting requirements.** You may request a 300' property owners mailing list by completing the Neighborhood Meeting Mailing List Request form located under Forms & Applications on the City of Kuna website.

Neighborhood Meetings must be held on either a weekend between 10:00 Am & 7:00 PM, or a weekday between 6:00 PM & 8:00 PM. The meeting **cannot** be conducted on holidays, holiday weekends, or the day before/after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- Subject property;
- Nearest available public meeting place (i.e. Libraries, Community Centers, etc.); or
- An office space within a one (1) mile radius of the subject property.

Once you have held your Neighborhood Meeting, please complete this certification form and include with your application along with the Sign-in Sheet, Neighborhood Meeting Minutes & a copy of the notification mailed to attendees.

Description of proposed project: The project will construct 12 new transmission structures that will carry two 230 kilovolt (kV) transmission lines into the Cole Station from an existing 230-kV transmission line just north of the new station (Line 723). The Cole Transmission Line will connect to the new Cole Station.

Date of Meeting: 11/17/2022 Time: 6 – 7 p.m.

Meeting Location: Kuna Public Library - 457 N. Locust Ave. Kuna, Idaho

### Site Information

Location: Section 31 Township 2N Range 2E Total Acres \_\_\_\_\_

Subdivision Name: \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Address: \_\_\_\_\_

Parcel No(s): Government Lot 1 and 2

*Include ALL addresses and parcel numbers for your application.*

**Current Property Owner**

Name: Brisbie, LLC

Address: 601 W. Bannock Street, Boise, ID 83702

**Contact Person**

Name: Makary Hutson

Business Name (if applicable): HDR, Inc.

Address: 412 E Parkcenter Blvd., Suite 100, Boise, ID 83706

Phone: 208-387-7000 Email: makary.hutson@hdrinc.com

**Applicant**

Name: Idaho Power Company, Attn: Jeff Maffuccio

Address: P.O. Box 70, Boise, ID 83707

Phone: 208-388-2402 Email: jmaffuccio@idahopower.com

I, Jeff Maffuccio, certify that a Neighborhood Meeting was conducted at the time and location noted on this form in accordance with Kuna City Code 5-1A-2.

Applicant Signature: Jeffrey Maffuccio Digitally signed by Jeffrey Maffuccio  
Date: 2022.12.07 17:30:54 -07'00' Date: 12/07/2022



# We value your feedback.



Thank you for providing feedback for the planned Cole Transmission Line. The new transmission line will connect the Cole Station into an existing 230-kilovolt transmission line north of the station area. We appreciate your time and input.

1. Do you have any comments on the project? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Do you feel the need for the project has been adequately explained and clearly presented?  
 Yes  No  Uncertain (please share your thoughts) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please provide your contact information if you'd like us to get in touch to provide more information or answer additional questions about the project.

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Email \_\_\_\_\_  
Phone \_\_\_\_\_

# We value your feedback.



Thank you for providing feedback for the planned Cole Transmission Line. The new transmission line will connect the Cole Station into an existing 230-kilovolt transmission line north of the station area. We appreciate your time and input.

1. Do you have any comments on the project? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Do you feel the need for the project has been adequately explained and clearly presented?  
 Yes  No  Uncertain (please share your thoughts) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please provide your contact information if you'd like us to get in touch to provide more information or answer additional questions about the project.

Name \_\_\_\_\_  
Address \_\_\_\_\_  
Email \_\_\_\_\_  
Phone \_\_\_\_\_



# COMMITMENT TO PROPERTY POSTING

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)



Per Kuna City Code (KCC) 5-1A-8, the Applicant, for all applications requiring a Public Hearing, shall post the subject property *not less than ten (10) days prior to the hearing*. The Applicant shall post a copy of the Public Hearing notice on the property under consideration; all posting must be in substantial compliance.

The Applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the Planning and Zoning Department *no later than seven (7) days* prior to the Public Hearing, attesting to where and when the sign(s) were posted. Unless such certificate is received by the required date, the hearing will be continued to the next available date, as scheduling permits.

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

Print Name: Jeff Maffuccio

Signature: Jeffrey Maffuccio Digitally signed by Jeffrey Maffuccio  
Date: 2022.12.07 17:16:46 -07'00'

Date: 12/07/2022

**From:** [Jessica Reid](#)  
**To:** [ACHD](#); [ACHD - Mindy Wallace](#); [Ada County](#); [Ada County \(mleatherman@adaweb.net\)](#); [Ada County Engineer](#); [Boise Project Board of Control](#); [COMPASS](#); [COMPASS](#); [DEQ](#); [Kaci Bader \(kbader@achdidaho.org\)](#); [Leon Letson \(Ada County\)](#); [KRFD Fire Code \(scott@fccnwi.com\)](#); [Stacy Yarrington \(Ada County\)](#); [Brady Barroso](#); [Mike Borzick](#)  
**Cc:** [Doug Hanson](#)  
**Subject:** ID Power Cole Substation 230kV Tap Line Agency Transmittal  
**Date:** Wednesday, January 25, 2023 3:33:00 PM  
**Attachments:** [image001.png](#)

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## Agency Transmittal – January 25, 2023

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

<b>CASE NUMBER:</b>	22-17-SUP (Special Use Permit) for Idaho Power Cole Substation Tap Line (230kV)
<b>PROJECT DESCRIPTION</b>	Applicant requests Special Use Permit approval for 12 new steel transmission line structures 85 – 95-feet-tall, to carry two (2) 230 kV lines into the Cole Substation (approved October 11, 2022; Case No. 22-11-SUP) from the 230kV transmission line located north of the substation. These structures will be within existing easements.
<b>SITE LOCATION</b>	At and near 14550 S Cole Road APN: S1531233600
<b>APPLICANT</b>	Idaho Power
<b>REPRESENTATIVE</b>	Jeff Maffuccio, Idaho Power <a href="mailto:jmaffuccio@idahopower.com">jmaffuccio@idahopower.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>February 28, 2023</b> , at 6:00 P.M.
<b>STAFF CONTACT</b>	Jessica Reid 208.387.7731 <a href="mailto:jreid@kunaid.gov">jreid@kunaid.gov</a>
<b>TRANSMITTAL PACKET LINK</b>	<a href="https://www.kunacity.id.gov/DocumentCenter/View/8398/ID-Power-Cole-Substation-230kV-Tap-Line-PDF">https://www.kunacity.id.gov/DocumentCenter/View/8398/ID-Power-Cole-Substation-230kV-Tap-Line-PDF</a>

We have enclosed information to assist you with your consideration and response. *No response within 15 business days will indicate you have no objection or comments regarding this project.* 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. 4<sup>th</sup> Street, Kuna, ID 83634. Please contact staff with questions. *If your agency requires additional information, or if contact information for your agency needs updated, please notify our office.*

Sincerely,

*Jessica Reid*

Associate Planner

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

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





# 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:
02/01/23	21880

## LEGAL NOTICE

**Case No. 22-17-SUP  
 (Special Use Permit)  
 Cole Substation  
 230 kV Tap Line**

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

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a Public Hearing Tuesday, February 28, 2023, at 6:00 PM, or as soon as can be heard; in connection with a Special Use Permit (SUP) request for twelve (12) new steel transmission line structures (within existing easements) to convey the 230 kV transmission tap line to the Cole Substation located at 14550 S Cole Road (APN: S1531233600); Section 31, Township 2 North, Range 2 East.

Please do not contact the Commission, Council or Mayor as it is considered ex parte. If you have questions or require special accommodation, please contact Planning & Zoning at (208) 922-5274.

Kuna Planning & Zoning  
 Department

February 8, 2023 330434

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
330434	22-17-SUP - COLE SUB	02/08/23	02/08/23	1	\$36.64

## Payments:

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

Discount:	<b>\$0.00</b>	Gross:	<b>\$36.64</b>
Surcharge:	<b>\$0.00</b>	Paid Amount:	<b>\$0.00</b>
Credits:	<b>\$0.00</b>		

**Amount Due: \$36.64**

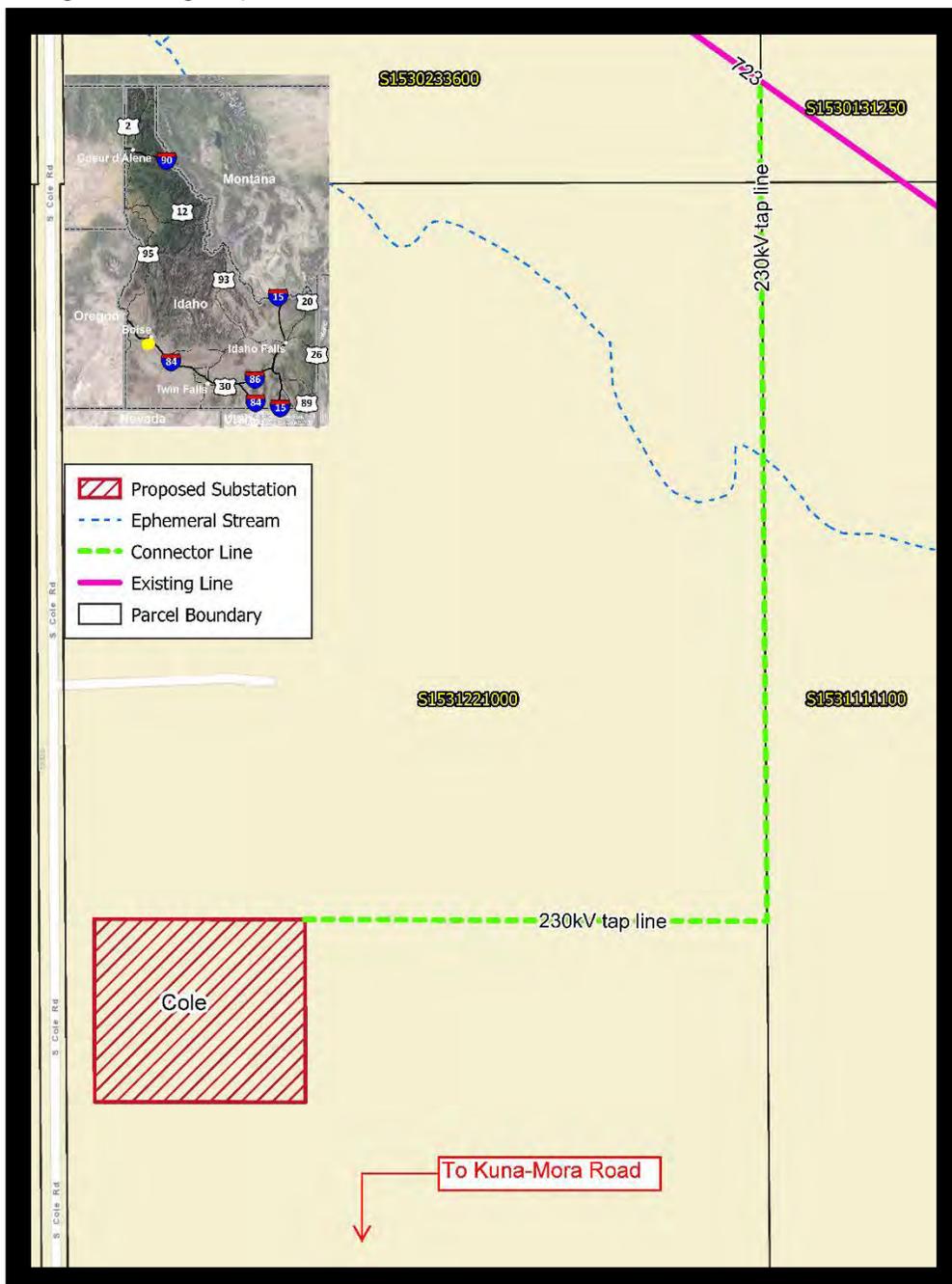
*We Appreciate Your Business!*

**Case No. 22-17-SUP (Special Use Permit)  
Cole Substation 230 kV Tap Line**

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a Public Hearing **Tuesday, February 28, 2023, at 6:00 PM**, or as soon as can be heard; in connection with a **Special Use Permit (SUP)** request for twelve (12) new steel transmission line structures (within existing easements) to convey the 230 kV transmission tap line to the Cole Substation located at 14550 S Cole Road (APN: S1531233600); Section 31, Township 2 North, Range 2 East.

Please do not contact the Commission, Council or Mayor as it is considered ex parte. If you have questions or require special accommodation, please contact Planning & Zoning at (208) 922-5274.

Kuna Planning & Zoning Department



## 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

02/08/2023

US POSTAGE \$000.00<sup>g</sup>



ZIP 83634  
041M11460992

City of Kuna  
TB 2.8.23

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning and Zoning Commission** is scheduled to hold a Public Hearing on **February 28, 2023, 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. 22-17-SUP (Special Use Permit) for Idaho Power Cole Substation**

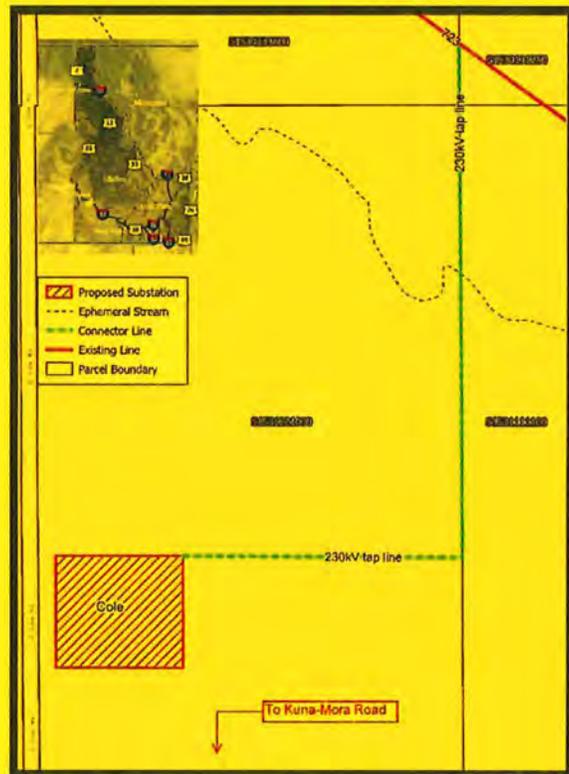
Applicant requests approval to construct twelve (12) steel transmission line structures within existing easements, to convey the 230 kV tap line to the Cole Substation located at 14550 S Cole Road (APN: S1531233600); Section 31, Township 2 North, Range 2 East.

Please do not contact the Commission, Council or Mayor as it is considered ex parte. If you have questions, please contact Planning & Zoning at (208) 922-5274.

Written testimony received by close of business on **February 22, 2023**, will be included with the packet distributed to the governing body.

**MAILED 02.08.2023**

# LEGAL NOTICE





# Proof of Property Posting

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)



This form shall confirm that the Public Hearing Notice for 22-17-SUP  
Cole Station Transmission Tap Line was posted, as required per Kuna City Code  
5-1A-8, on 2/17/2023. This form and associated photos shall be returned  
to the Planning & Zoning department no later than seven (7) days prior to the Public Hearing.

*Signs shall be removed from the site within three (3) days after the Public Hearing.*

DATED this 20 day of February, 2023.

Signature: Jeffrey Maffuccio Digitally signed by Jeffrey Maffuccio  
Date: 2023.02.20 09:18:27 -07'00'

State of Idaho )  
) ss  
County of Ada )

On this 21 day of February, 2023, before me, the

Undersigned, a Notary Public in and for said State, personally appeared before me  
(Owner/Developer).

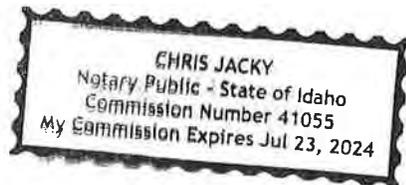
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and  
year in this certificate first above written. Subscribed and sworn to before me the day and year  
first above written.

Chris Jacky

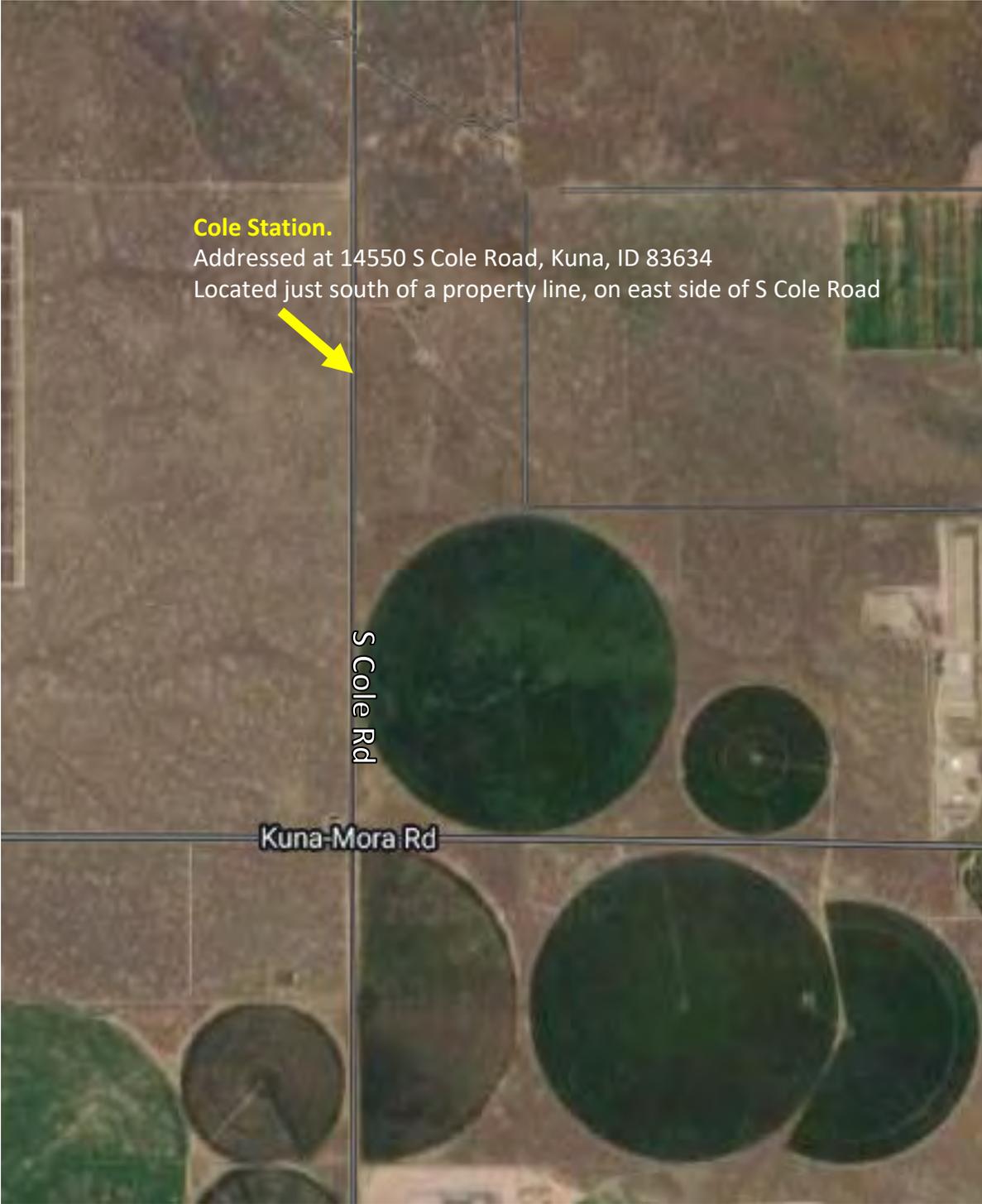
Residing at: Bois ID

My Commission expires: 7-23-24

Chris Jacky  
Signature



Cole Transmission Line Sign Location and Photos.  
February 17, 2023



Sign facing north



Sign facing south



**BEFORE THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATION OF ) **Case No. 22-02-OA**  
 )  
**THE CITY OF KUNA** )  
 )  
 ) **STAFF REPORT FOR**  
*For an Ordinance Amendment for Public* ) **ORDINANCE AMENDMENT**  
*Utility Lots and Lot splits* ) **APPLICATION.**

---

**TABLE OF CONTENTS**

1. Exhibit List
2. Process and Noticing
3. Project Request
4. Agency Responses
5. Staff Analysis
6. Proposed Findings of Fact and Conclusions of Law
7. 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>1.1</b>	Staff Report			X
<b>2.1</b>	Public Utility Lots & Lot Split Draft Ordinance			X
<b>2.2</b>	Agency Transmittal			X
<b>2.3</b>	Ada County Development Services			X
<b>2.4</b>	Idaho Transportation Department			X
<b>2.5</b>	Intermountain Gas Company			X
<b>2.6</b>	Planning & Zoning Commission Kuna Melba News			X

**II  
PROCESS AND NOTICING**

**2.1** Kuna City Code (KCC), [Title 1, Chapter 14, Section 3](#), states ordinance amendments to Title 5 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, [Title 67, Chapter 65](#), Local Land Use Planning Act and Kuna City Code, [Title 5](#).

**2.1.1 Notifications**

**2.1.1.2** Agency Comments Request: December 9, 2022

**2.1.1.3** Kuna Melba News Newspaper: February 1, 2023 and February 8, 2023

**III  
APPLICANTS REQUEST**

**3.1** The City of Kuna requests consideration from the Commission for an Ordinance Amendment to [Title 5](#) of KCC for the inclusion of Public Utility Lots & Lot Splits and to forward a recommendation to Council.

**IV  
AGENCY RESPONSES**

**4.1 Agency Responses**

<b>Agency</b>	<b>Exhibit No.</b>
Ada County Development Services	2.3
Idaho Transportation Department	2.4
Intermountain Gas Company	2.5

**V  
STAFF ANALYSIS**

**5.1** The City of Kuna requests consideration from the Commission for an Ordinance Amendment to Title 5 of Kuna City Code for the inclusion of Public Utility Lots & Lot Splits and to forward a recommendation to Council.

KCC [Title 5, Chapter 1, Section 6](#) will be amended to include Public Utility Lot. Public Utility Lot will be defined as: A lot that exclusively contains public and private physical infrastructure which is a physical component of an integrated public or private system which provides water, sewer, irrigation, natural gas electrical grid and or telecommunication service to the public.

Infrastructure systems (wells, lift stations, cell towers, etc.) in many instances do not require a lot large enough to meet the minimum lot size requirements established in KCC. The KCC [Official Height and Area Standards Table](#) will be amended so there will be no minimum lot size that applies to a public utility lot and public utility lots will not be subject to setbacks.

The inclusion of a KCC Title 5, Chapter 16, Section 5 will provide for the addition of Public Utility Lot Splits and the specific criteria for applications submittal.

## 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 Case No. 22-02-OA, Kuna City Code, Idaho Code, the Comprehensive Plan, Staff’s Memorandums, including the exhibits, and the testimony during the Public Hearing, the Commission hereby recommends (*approval/conditional approval/denial*) of the proposed Findings of Fact and Conclusions of Law.

*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 within the guidelines of applicable Idaho Code and City Ordinances.

*Staff Finding: Legal notices were published in the Kuna Melba News on February 1, 2023 and February 8, 2023.*

- 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 December 9, 2022.*

## VI COMMISSION’S RECCOMENDATION

*Note: These Motions are for recommendation of Approval, Conditional Approval or Denial of the ordinance Amendment. However, if the Commission wishes to Approve or Deny specific parts of these requests as detailed in the report, those changes must be specified.*

Based upon the record contained in Case No. 22-02-OA, including the Comprehensive Plan, Kuna City Code, Staff’s Memorandums, including the exhibits, and the testimony during the Public Hearing the Commission hereby recommends (*Approval/Conditional Approval/Denial*).

**DATED** this 28<sup>th</sup> day of February 2023.

ORDINANCE \_\_\_\_\_

CITY OF KUNA, IDAHO  
ZONING ORDINANCE AMENDMENT

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- **MAKING CERTAIN FINDINGS; AND**
- **AMENDING SUBSECTION 2, SECTION 6, CHAPTER 1, TITLE 5 OF KUNA CITY CODE BY THE ADDITION OF “PUBLIC UTILITY LOT” TO THE “LOT TYPES” DEFINITION; AND BY THE ADDITION OF “PUBLIC UTILITY LOT” AS AN EXCLUSION TO THE “SUBDIVISION” DEFINITION; AND**
- **AMENDING SECTION 3, CHAPTER 3, TITLE 5 OF KUNA CITY CODE AMENDING OFFICIAL HEIGHT AND AREA STANDARDS TABLE BY ADDING AND TECHNICAL ADDITION; AND**
- **ADDING SECTION 5, CHAPTER 16, TITLE 5 OF KUNA CITY CODE PROVIDING FOR PUBLIC UTILITY LOT SPLITS; AND**
- **PROVIDING A SEVERABILITY CLAUSE; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

**Section 1: City Council findings: The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:**

- 1.1 The City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the state of Idaho and is authorized under the provisions of 67-6511, Idaho Code, to establish within its jurisdiction one or more zones or zoning districts where appropriate which zoning districts and zoning ordinances are established and codified in Title 5 of the Kuna City Code and are known and cited as the Kuna Zoning Regulations; and
- 1.2 The Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on \_\_\_\_\_, 2023, as required by Sections 67-6511 and 67-6509, Idaho Code, made findings (approved by the Commission on \_\_\_\_\_, 2023) where it was recommended to the Mayor and Council that this legislative proposal for amendments to the Kuna Zoning Regulations be approved; and
- 1.3 Kuna City Council, pursuant to public notice as required by law, held a public hearing on \_\_\_\_\_, 2023, on the Legislative Proposal for Amendments to the Kuna Zoning Regulations, as required by Sections 67-6511 and 67-6509, Idaho Code, and in accordance with the provisions of Kuna City Code Section 5-1A-7 the City Council has made findings (approved on \_\_\_\_\_, 2023) and determined that the legislative proposal for amendments to the Kuna Zoning Regulations be approved; and

1.4 It is necessary that City Council adopt this Ordinance, as required by Section 67-6511(2) Idaho Code and Kuna City Code § 5-1A-7G, to complete the process of implementing the decision of the Kuna City Council to adopt and enact the legislative proposal for amendments to the Kuna Zoning Regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

**Section 2: That Subsection 2, Section 6, Chapter 1 of Title 5 Kuna City Code is hereby amended to include “Public Utility Lot” to the “LOT TYPES” definition and by the addition of “Public Utility Lot” as an exclusion to the “SUBDIVISION” definition:**

*LOT TYPES:* Terminology used in this title with reference to lots is as follows:

- A. *Corner lot:* A lot located at the intersection of two (2) or more streets.
- B. *Interior lot:* A lot with only one (1) frontage on a street.
- C. *Through lot:* A lot other than a corner lot with frontage on more than one (1) street. Through lots abutting two (2) streets may be referred to as double frontage lots.
- D. *Reversed frontage lot:* A lot on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.
- E. *Public Utility Lot: A lot that exclusively contains public and private physical infrastructure which is a physical component of an integrated public or private system which provides water, sewer, irrigation, natural gas electrical grid and or telecommunication service to the public.*

*SUBDIVISION:* The result of an act of dividing an original lot, tract or parcel of land into more than three (3) parts for the purpose of transfer of ownership or development; which shall also include the dedication of a public street and the addition to, or creation of, a cemetery. However, this Code shall not apply to any of the following:

- A. An adjustment of lot lines as shown on a recorded plat which does not reduce the area, frontage, width, depth or building setback lines of each building site below the minimum zoning requirements, and does not change the original number of lots in any block of the recorded plat;
- B. An allocation of land in the settlement of an estate of a decedent or a court decree for the distribution of property;
- C. The unwilling sale of land as a result of legal condemnation as defined and allowed in the Idaho Code;
- D. Widening of existing streets to conform to the comprehensive plan;

E. The acquisition of the street rights-of-way by a public agency in conformance with the comprehensive plan; and

F. The exchange of land for the purpose of straightening property boundaries which does not result in the change of the present land usage.

**G. A Public Utility Lot.**

**Section 3: That Section 3, Chapter 3 of Title 5 Kuna City Code is hereby amended to read as follows:**

MINIMUM YARD AND SQUARE FOOTAGE REQUIREMENTS

Zoning District	Maximum Height	Recommended Minimum Street Frontage*	Front Yard Setback On A Local Road	Front Yard Setback On An Arterial Or Collector Street	Rear Yard Setback	Interior Side Yard Setback	Street Side Yard Setback	Maximum Lot Coverage	Minimum Lot Size
A	45'	0**	20' from lot line	30'	30'	10' from lot line	15'	90%	5 acres
R-2	35'	120'	20'	30'****	15'	5'	20'	40%	20,000 sq ft
R-4	35'	66'	20'	30'****	15'	5'	20'	40%	6,600 sq ft*
R-6	35'	45'	20'	30'****	15'	5'	20'	40%	4,500 sq ft*
R-8	35'	40'	20'	30'****	15'	5'	20'	40%	3,300 sq ft
R-12	40'	40'	20'	30'****	15'	5'	20'	60%	2,200 sq ft
R-20	40'	40'	20'	30'****	15'	5'	20'	60%	1,300 sq ft
O	35'	0**	20'	0	30'	5'	20'	80% DR	2,000 sq ft
C-1	35'	0**	15'	0	5'	0	10'	100% DR	2,000 sq ft
C-2	60'	0**	0	0	0	0	0	100% DR	1,300 sq ft
C-3	60'	0**	0	0	0	0	0	100% DR	1,300 sq ft
CBD	80'***	0**	0	0	0	0	0	100% DR	1,000 sq ft
M-1	100'	0**	0	0	0	0	0	100% DR	5,000 sq ft
M-2/M-3	100'	0**	0	0	0	0	0	100% DR	5,000 sq ft
P	60'	0**	0	0	0	0	0	100% DR	400 sq ft

Notes:

The city has discontinued the R-1, R-3, and R-5 zones and converted these discontinued zones to the following: R-1 see R-2; R-3 see R-4; and R-5 see R-6. The M-3 zone, which is limited to mining uses, has been consolidated with the M-2 zone.

The terms property owner, applicant, controller and developer are used interchangeably.

\* The city encourages creativity in the design of its subdivisions; the Planning and Zoning Director may allow the reduction of the street frontage and minimum lot size recommendation after reviewing the entire subdivision plat, which shall consider the overall layout of streets and lots.

\*\* It is presumed the parcel's street frontage will be of a sufficient width to accommodate the placement of a driveway entrance for those uses fronting on a street where they have driveway access.

\*\*\* Building heights above sixty (60) feet, and especially habitable spaces located above that height, may require the procuring of special safety equipment or fire apparatus.

\*\*\*\* Residential access to a functionally classified roadway is limited.

\*\*\*\*\* There shall be no minimum lot size that applies to a public utility lot. Public utility lots will not be subject to setbacks.

**Section 4: That Chapter 16 of Title 5, Kuna City Code is hereby amended by the addition thereto of a new Section 5 to read as follows:**

**5-16-5: - Public Utility Lot Split:**

- A. Purpose: A public utility lot split is the dividing of a lot, tract or parcel of land for the purpose of creating a public utility lot as defined in KCC § 5-1-6. The burden shall be on the property owner to provide evidence to the director that the public utility lot will exclusively contain public and/or a private physical infrastructure structure which is a physical component of an interrelated public or private system which provides water, sewer, irrigation, natural gas, electrical grid and/or telecommunication service to the public.
- B. The owner of the lot, tract or parcel of land and the utility provider, who will be the owner of the public utility lot, shall file a joint application for a public utility lot division with the director. At a minimum, the application shall contain the following information:
  - 1. Names, mailing and email addresses and phone numbers of applicants; and
  - 2. Legal description of the original lot, tract or parcel of land and the proposed Public Utility Lot; and
  - 3. Affidavits of legal interests; and
  - 4. The construction drawings and specifications of the infrastructure to be constructed on the public utility lot (“Subject Infrastructure”) for the director’s and city engineer’s review; with sufficient information about the locations, nature and volume of the interrelated public or private system, which the Subject

Infrastructure will be providing water, sewer, irrigation, natural gas, electrical grid and or telecommunication service to the public; and

- 5. Proof that the utility provider applicant owns physical infrastructure systems which provides water, sewer, irrigation, natural gas, electrical grid and/or telecommunication service to the public.

**Section 5: Severability Provision**

5.1 This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

**Section 6: Directing the City Clerk**

6.1 The City Clerk is directed to file, this Ordinance in the official records of the City and to provide a conformed copy to the, Planning and Zoning Director.

**Section 7: Effective Date**

7.1 This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901 A, Idaho Code, may be published.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

CITY OF KUNA

\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

**Doug Hanson**

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**From:** Doug Hanson  
**Sent:** Friday, December 9, 2022 12:00 PM  
**To:** 'Ada County Engineer'; 'Ada County Highway District'; 'Adam Ingram'; Bobby Withrow; 'Boise Kuna Irrigation District'; 'Boise Project Board of Control'; 'Boise Project Board of Control 2'; 'Brady Barroso'; 'Brent Moore (Ada County)'; 'Cable One TV'; 'Camille Burt (USPS)'; 'Cat Feistner'; 'Central District Health Department'; 'Chief Fratusco'; 'COMAPSS (Lila Klopfenstein)'; 'Danielle Horras'; 'DEQ'; 'Eric Adolfsen'; 'Erika Olvera (NMID)'; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Intermountain Gas'; 'ITD'; 'J&M Sanitation'; 'Joe Bongiorno (Meridian Fire)'; 'Krystal Hinkle'; 'Leon Letson (Ada County)'; 'Marc Boyer (Kuna Postmaster)'; 'Marci Horner (West Ada School District)'; 'Megan Leatherman'; 'Nampa Meridian Irrigation District'; 'New York Irrigation'; 'Niki Benyakhlef ITD'; 'Paris Dickerson'; 'Paul Stevens'; 'Public Works'; 'Robbie Reno'; 'Scott Arellano (KRFD)'; 'Stacey Yarrington (Ada County)'; 'TJ Lawrence (Interim KRFD Chief)'  
**Subject:** 22-02-OA (Ordinance Amendment) City of Kuna Request for Comment  
**Attachments:** DRAFT KCC Public Utility Lots Ordinance.pdf

**Agency Transmittal – December 9, 2022**

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

<b>CASE NUMBER(S):</b>	22-02-OA (Ordinance Amendment) Public Utility Lots and Lot Splits
<b>PROJECT DESCRIPTION</b>	<p>AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:</p> <ul style="list-style-type: none"><li>• <b>MAKING CERTAIN FINDINGS; AND</b></li><li>• <b>AMENDING SUBSECTION 2, SECTION 6, CHAPTER 1, TITLE 5 OF KUNA CITY CODE BY THE ADDITION OF “PUBLIC UTILITY LOT” TO THE “LOT TYPES” DEFINITION; AND BY THE ADDITION OF “PUBLIC UTILITY LOT” AS AN EXCLUSION TO THE “SUBDIVISION” DEFINITION; AND</b></li><li>• <b>AMENDING SECTION 3, CHAPTER 3, TITLE 5 OF KUNA CITY CODE AMENDING OFFICIAL HEIGHT AND AREA STANDARDS TABLE BY ADDING AND TECHNICAL ADDITION; AND</b></li><li>• <b>ADDING SECTION 5, CHAPTER 16, TITLE 5 OF KUNA CITY CODE PROVIDING FOR PUBLIC UTILITY LOT SPLITS; AND</b></li><li>• <b>PROVIDING A SEVERABILITY CLAUSE; AND</b></li><li>• <b>DIRECTING THE CITY CLERK; AND</b></li><li>• <b>PROVIDING AN EFFECTIVE DATE.</b></li></ul>
<b>APPLICANT</b>	<b>Doug Hanson, City of Kuna Planning &amp; Zoning Department</b> 751 W 4 <sup>th</sup> St Kuna, ID 83634 208-922-5274

	<a href="mailto:dhanson@kunaid.gov">dhanson@kunaid.gov</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>February 28, 2023</b> , at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4 <sup>th</sup> Street, Kuna, ID 83634
<ul style="list-style-type: none"> <li>• The above referenced Case may have potential impacts on which your agency may wish to comment.</li> <li>• <i>Please provide comments within 15 days; if more time is needed, please inform our offices.</i> We would appreciate any information as to how this action would affect the service(s) your agency provides.</li> <li>• If your agency requires additional information in order for you to complete your review, please notify our office and we will do our best to provide it.</li> <li>• If you have received this notification in error or if a different individual should be receiving this transmittal, please notify our office who future packets should be sent to, including their email address.</li> <li>• <i>If your agency needs additional time for review, please notify our office ASAP.</i></li> </ul>	

Best,

Doug Hanson  
 Planning and Zoning Director  
 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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**From:** Stacey Yarrington <syarrington@adacounty.id.gov>  
**Sent:** Friday, December 9, 2022 1:38 PM  
**To:** Doug Hanson  
**Subject:** RE: 22-02-OA (Ordinance Amendment) City of Kuna Request for Comment

Hi Doug,  
Ada County does not have any comments on this application.  
Thanks for the chance to review and have a great weekend!



**Stacey Yarrington**  
**Community & Regional Planner**  
**Ada County Development Services**  
200 W. Front St., Boise, ID 83702  
[syarrington@adacounty.id.gov](mailto:syarrington@adacounty.id.gov)  
(208) 287-7944 office  
(208) 287-7909 fax

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**From:** Doug Hanson <dhanson@kuna.id.gov>  
**Sent:** Friday, December 9, 2022 12:00 PM  
**To:** Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cableone.biz>; Bobby Withrow <bwithrow@kuna.id.gov>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <tritthaler@boiseproject.org>; Boise Project Board of Control 2 <gashley@boiseproject.org>; Brady Barroso <bbarosso@kuna.id.gov>; Brent Moore <bmoore@adacounty.id.gov>; Cable One TV <cheryl.goettsche@cableone.biz>; Camille Burt (USPS) <camille.r.burt@usps.gov>; Catherine Feistner <cfeistner@kuna.id.gov>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Mike Fratusco <mfratusco@adacounty.id.gov>; COMAPSS (Lila Klopfenstein) <lklopfenstein@compassidaho.org>; Danielle Horras <drhorras@kunaschools.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfsen <eadolfsen@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Joe Bongiorno (Meridian Fire) <jbongiorno@meridiancity.org>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Marci Horner (West Ada School District) <Horner.Marci@westada.org>; Megan Leatherman <mleatherman@adaweb.net>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Niki Benyakhlef ITD <Niki.Benyakhlef@itd.idaho.gov>; Paris Dickerson <PDickerson@idahopower.com>; Paul Stevens <PStevens@kuna.id.gov>; PWorkoffice <PWorkoffice@kuna.id.gov>; Robbie Reno <rreno@kunaschools.org>; Scott FCCNWI <scott@fccnwi.com>; Stacey Yarrington <syarrington@adacounty.id.gov>; TJ Lawrence <tlawrence@kunafire.com>  
**Subject:** [EXTERNAL] 22-02-OA (Ordinance Amendment) City of Kuna Request for Comment

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## Agency Transmittal – December 9, 2022

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

<b>CASE NUMBER(S):</b>	22-02-OA (Ordinance Amendment) Public Utility Lots and Lot Splits
<b>PROJECT DESCRIPTION</b>	<p>AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:</p> <ul style="list-style-type: none"> <li>• MAKING CERTAIN FINDINGS; AND</li> <li>• AMENDING SUBSECTION 2, SECTION 6, CHAPTER 1, TITLE 5 OF KUNA CITY CODE BY THE ADDITION OF “PUBLIC UTILITY LOT” TO THE “LOT TYPES” DEFINITION; AND BY THE ADDITION OF “PUBLIC UTILITY LOT” AS AN EXCLUSION TO THE “SUBDIVISION” DEFINITION; AND</li> <li>• AMENDING SECTION 3, CHAPTER 3, TITLE 5 OF KUNA CITY CODE AMENDING OFFICIAL HEIGHT AND AREA STANDARDS TABLE BY ADDING AND TECHNICAL ADDITION; AND</li> <li>• ADDING SECTION 5, CHAPTER 16, TITLE 5 OF KUNA CITY CODE PROVIDING FOR PUBLIC UTILITY LOT SPLITS; AND</li> <li>• PROVIDING A SEVERABILITY CLAUSE; AND</li> <li>• DIRECTING THE CITY CLERK; AND</li> <li>• PROVIDING AN EFFECTIVE DATE.</li> </ul>
<b>APPLICANT</b>	<p><b>Doug Hanson, City of Kuna Planning &amp; Zoning Department</b>            751 W 4<sup>th</sup> St            Kuna, ID 83634            208-922-5274  <a href="mailto:dhanson@kunaid.gov">dhanson@kunaid.gov</a></p>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>February 28, 2023</b> , at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4 <sup>th</sup> Street, Kuna, ID 83634
<ul style="list-style-type: none"> <li>• The above referenced Case may have potential impacts on which your agency may wish to comment.</li> <li>• <i>Please provide comments within 15 days; if more time is needed, please inform our offices.</i> We would appreciate any information as to how this action would affect the service(s) your agency provides.</li> <li>• If your agency requires additional information in order for you to complete your review, please notify our office and we will do our best to provide it.</li> <li>• If you have received this notification in error or if a different individual should be receiving this transmittal, please notify our office who future packets should be sent to, including their email address.</li> <li>• <i>If your agency needs additional time for review, please notify our office ASAP.</i></li> </ul>	

Best,

Doug Hanson  
 Planning and Zoning Director  
 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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**From:** Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>  
**Sent:** Monday, December 12, 2022 11:52 AM  
**To:** Doug Hanson  
**Subject:** RE: 22-02-OA (Ordinance Amendment) City of Kuna Request for Comment

Good Moring, Doug! I hope you had a productive, yet recharging weekend.

In reference to 22-02-OA (Ordinance Amendment), ITD no comments or concerns to make at this time.

Thank you,



Niki Benyakhlef  
*Development Services Coordinator*

District 3 Development Services  
O: 208.334.8337  
C: 208.296.9750  
Email: [niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)  
Website: [itd.idaho.gov](http://itd.idaho.gov)

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**From:** Doug Hanson <dhanson@kunaid.gov>  
**Sent:** Friday, December 9, 2022 12:00 PM  
**To:** Ada County Engineer <agilman@adaweb.net>; Ada County Highway District <planningreview@achdidaho.org>; Adam Ingram <adam.ingram@cablone.biz>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Kuna Irrigation District <aflavel.bkirrdist@gmail.com>; Boise Project Board of Control <tritthaler@boiseproject.org>; Boise Project Board of Control 2 <gashley@boiseproject.org>; Brady Barroso <bbarosso@kunaid.gov>; Brent Moore (Ada County) <bmoore@adacounty.id.gov>; Cable One TV <cheryl.goettsche@cablone.biz>; Camille Burt (USPS) <camille.r.burt@usps.gov>; Catherine Feistner <cfeistner@kunaid.gov>; Central District Health Department <lbadigian@cdhd.idaho.gov>; Chief Fratusco <mfratusco@adacounty.id.gov>; COMAPSS (Lila Klopfenstein) <lklopfstein@compassidaho.org>; Danielle Horras <drhorras@kunaschools.org>; DEQ <BRO.Admin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Erika Olvera (NMID) <eolvera@nmid.org>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easements 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; Joe Bongiorno (Meridian Fire) <jbongiorno@meridiancity.org>; Krystal Hinkle <khinkle@kunafire.com>; Leon Letson (Ada County) <lletson@adacounty.id.gov>; Marc Boyer (Kuna Postmaster) <marc.c.boyer@usps.gov>; Marci Horner (West Ada School District) <Horner.Marci@westada.org>; Megan Leatherman <mleatherman@adaweb.net>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Paris Dickerson <PDickerson@idahopower.com>; Paul Stevens <PStevens@kunaid.gov>; PWorkoffice <PWorkoffice@kunaid.gov>; Robbie Reno <rreno@kunaschools.org>; Scott FCCNWI <scott@fccnwi.com>; Stacey Yarrington (Ada County) <syarrington@adacounty.id.gov>; TLawrence Kuna Fire <tlawrence@kunafire.com>  
**Subject:** 22-02-OA (Ordinance Amendment) City of Kuna Request for Comment

**CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.**

## Agency Transmittal – December 9, 2022

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

<b>CASE NUMBER(S):</b>	22-02-OA (Ordinance Amendment) Public Utility Lots and Lot Splits
<b>PROJECT DESCRIPTION</b>	<p>AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:</p> <ul style="list-style-type: none"> <li>• MAKING CERTAIN FINDINGS; AND</li> <li>• AMENDING SUBSECTION 2, SECTION 6, CHAPTER 1, TITLE 5 OF KUNA CITY CODE BY THE ADDITION OF “PUBLIC UTILITY LOT” TO THE “LOT TYPES” DEFINITION; AND BY THE ADDITION OF “PUBLIC UTILITY LOT” AS AN EXCLUSION TO THE “SUBDIVISION” DEFINITION; AND</li> <li>• AMENDING SECTION 3, CHAPTER 3, TITLE 5 OF KUNA CITY CODE AMENDING OFFICIAL HEIGHT AND AREA STANDARDS TABLE BY ADDING AND TECHNICAL ADDITION; AND</li> <li>• ADDING SECTION 5, CHAPTER 16, TITLE 5 OF KUNA CITY CODE PROVIDING FOR PUBLIC UTILITY LOT SPLITS; AND</li> <li>• PROVIDING A SEVERABILITY CLAUSE; AND</li> <li>• DIRECTING THE CITY CLERK; AND</li> <li>• PROVIDING AN EFFECTIVE DATE.</li> </ul>
<b>APPLICANT</b>	<p><b>Doug Hanson, City of Kuna Planning &amp; Zoning Department</b>            751 W 4<sup>th</sup> St            Kuna, ID 83634            208-922-5274  <a href="mailto:dhanson@kunaid.gov">dhanson@kunaid.gov</a></p>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>February 28, 2023</b> , at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4 <sup>th</sup> Street, Kuna, ID 83634
<ul style="list-style-type: none"> <li>• The above referenced Case may have potential impacts on which your agency may wish to comment.</li> <li>• <i>Please provide comments within 15 days; if more time is needed, please inform our offices.</i> We would appreciate any information as to how this action would affect the service(s) your agency provides.</li> <li>• If your agency requires additional information in order for you to complete your review, please notify our office and we will do our best to provide it.</li> <li>• If you have received this notification in error or if a different individual should be receiving this transmittal, please notify our office who future packets should be sent to, including their email address.</li> <li>• <i>If your agency needs additional time for review, please notify our office ASAP.</i></li> </ul>	

Best,

Doug Hanson  
 Planning and Zoning Director  
 City of Kuna  
 751 W 4<sup>th</sup> St

Kuna, ID 83634  
[dhanson@kunaid.gov](mailto:dhanson@kunaid.gov)  
208.287.1771



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## Doug Hanson

---

**From:** Ostler, Bryce <BRYCE.OSTLER@intgas.com>  
**Sent:** Tuesday, January 3, 2023 8:07 AM  
**To:** Doug Hanson  
**Subject:** 22-02-OA (Ordinance Amendment) City of Kuna Request for Comment

Doug,

I sent your request comment to me regional director and he sent to up the chain to our legal department for there review. They have ask me respond with the following request. "Please request the addition of "natural gas pipeline" to section 4 on page 4 of 5." Please let me know if you can make the change. We appreciate this opportunity for our comments.

Thanks

Bryce Ostler  
GIS Technician  
(208)377-6812





# 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:
01/27/23	21880

## LEGAL NOTICE

### Case No. 22-02-0A (Combo Plat), for Public Utility Lots and Lot Splits

NOTICE IS HEREBY GIVEN the P&Z Commission is scheduled to hold a public hearing on **Tuesday, February 28, 2023, 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 the Public Utility Lots & Lot Splits. amending Subsection 2, Section 6, Chapter 1, Title 5 of Kuna City Code by the addition of "public utility lot" to the "lot types" definition; and by the addition of "public utility lot" as an exclusion to the "subdivision" definition; and amending Section 3, Chapter 3, Title 5 of Kuna City Code amending Official Height and Area Standards Table by adding a technical addition; and adding Section 5, Chapter 16, Title 5 of Kuna City Code providing for public utility lot splits; and providing a severability clause; and directing the City Clerk; and providing an effective date.

Please do not contact the Commission, City Council, or Mayor as this is considered ex parte. If you require special accommodations, or have questions contact P&Z at (208) 922-5274.

Kuna P&Z Department

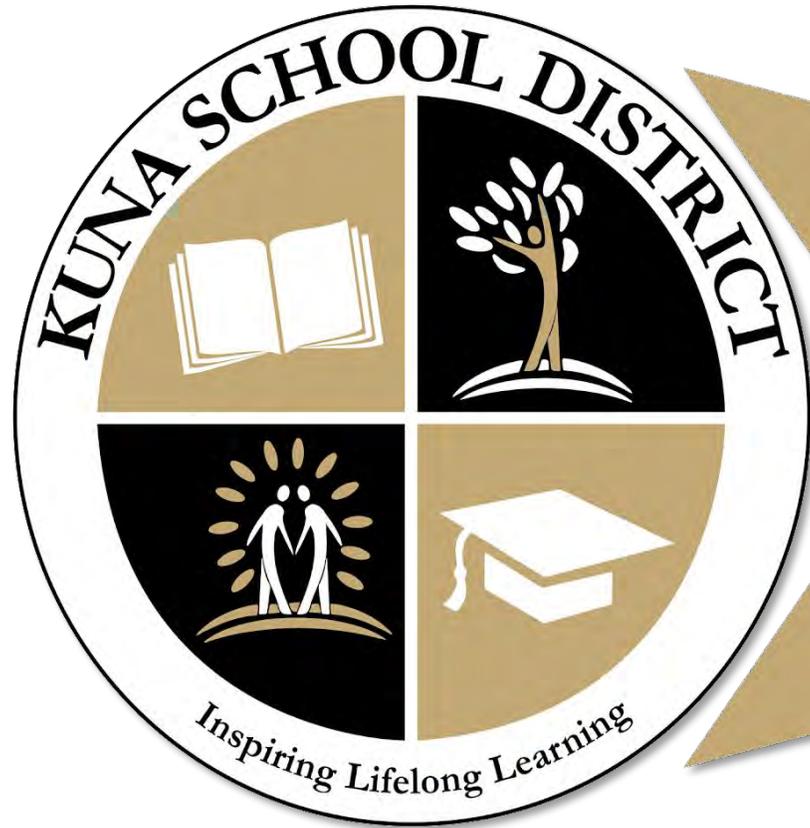
February 1, 8, 2023

327263

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
328273	22-02-0A PUBLIC UTIL	02/01/23	02/08/23	2	

*We Appreciate Your Business!*



**Growing Forward**

**March 14, 2023 Bond  
Phase 1 of 10-year Plan**

# Capital Plan Task Force

- Spent a year updating our 10-year plan
- Prioritized needs into 3 phases at about \$110 million each
- Each phase includes projects for elementary, middle & high schools



**Phase 1: \$111.4 million bond on March 14 Ballot**

# KUNA SCHOOLS GROWTH IN 10 YEARS

2022-23

5829

STUDENTS



SCHOOL CAPACITIES

**OVER**

**AT**

**NEAR**

**KHS/SFHS**  
**Reed**  
**Kuna Middle**

**Silver Trail**  
**Indian Creek**  
**Initial Point HS**

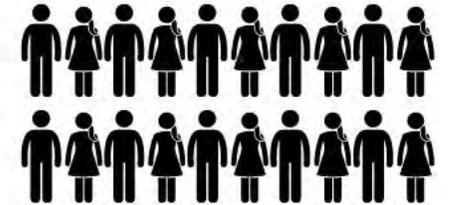
**Crimson Point**  
**Hubbard**  
**Fremont**  
**Ross**



2032-33

9772

STUDENTS



NEW SCHOOLS NEEDED

6

Elementary schools

2

Middle schools

1-2

High schools

## NEW LEARNING SPACES NEEDED FOR NEW STUDENTS

# Enrollment Projections

- Conservative housing projections combined with SGRs
  - 515 housing units estimated annually, 65% of the platted unbuilt lots in District
  - City of Kuna has averaged 465 annually

Kuna School District - Elementary			
Year	Education Capacity [1]	Projected Enrollment	Capacity Utilization
Base 2022	2,636	2,614	99%
1 2023	2,636	2,733	104%
2 2024	2,636	2,852	108%
3 2025	2,636	2,971	113%
4 2026	2,636	3,090	117%
5 2027	2,636	3,209	122%
6 2028	2,636	3,328	126%
7 2029	2,636	3,447	131%
8 2030	2,636	3,566	135%
9 2031	2,636	3,685	140%
10 2032	2,636	3,804	144%
<b>10-Year Increase</b>		<b>1,190</b>	<b>45%</b>

Kuna School District - Middle			
Year	Education Capacity [1]	Projected Enrollment	Capacity Utilization
Base 2022	1,559	1,323	85%
1 2023	1,559	1,383	89%
2 2024	1,559	1,443	93%
3 2025	1,559	1,503	96%
4 2026	1,559	1,563	100%
5 2027	1,559	1,623	104%
6 2028	1,559	1,683	108%
7 2029	1,559	1,743	112%
8 2030	1,559	1,803	116%
9 2031	1,559	1,863	119%
10 2032	1,559	1,923	123%
<b>10-Year Increase</b>		<b>600</b>	<b>38%</b>

Kuna School District - High			
Year	Education Capacity [1]	Projected Enrollment	Capacity Utilization
Base 2022	1,856	1,817	98%
1 2023	1,856	1,900	102%
2 2024	1,856	1,983	107%
3 2025	1,856	2,066	111%
4 2026	1,856	2,149	116%
5 2027	1,856	2,232	120%
6 2028	1,856	2,315	125%
7 2029	1,856	2,398	129%
8 2030	1,856	2,481	134%
9 2031	1,856	2,564	138%
10 2032	1,856	2,647	143%
<b>10-Year Increase</b>		<b>830</b>	<b>45%</b>

[1] Education capacity allows for general education and special program classrooms

## High Schools - Phase 1

- Ease overcrowding, add learning spaces
  - Complete [second phase of Swan Falls High School](#)
    - 28 classroom addition
    - Add library, media center
    - Add physical education & competition gyms
    - Expand parking lot
    - Add physical education & practice fields
  - Convert Swan Falls into stand alone school
    - Rezone attendance boundaries
    - Share performing arts, competition fields until Phase 2

## Middle Schools - Phase 1

- Ease overcrowding, expand learning spaces, address inequities between schools
  - [Fremont Middle School](#)
    - Add six classrooms
    - Add competition gym
    - Add tennis courts
    - Add parking, ease congestion
  - [Kuna Middle School](#)
    - Add auxiliary gym
    - Convert woodshop for classroom, lab, office use
    - Expand cafeteria
- Rezone boundaries

# Elementary Schools - Phase 1

- Ease overcrowding, add new learning spaces
  - Add new 600+ student elementary school
  - Location to be determined on land the district owns
- Rezone to ease overcrowding at all schools

# Maintenance & Busing - Phase 1

- Address backlog of maintenance needs at every school
  - List of needs will be shared at January Board meeting
- Address traffic congestion and improve bus pick up, drop off times with bus annex

## Key Projects in Phases 2 & 3

- Expand Ross Elementary School into K-5
- Repurpose Hubbard & Indian Creek for other uses
- Add elementary schools
- Finish equity projects at middle schools
- Finish Swan Falls High School
  - Performing Arts facility
  - Athletic competition facility & fields
- Complete equity projects at KHS
- Add another middle school
- Finish bus facility
- Funding for maintenance needs

# Phase 1 Costs/March 14, 2023 Bond

New elementary school	\$28,194,400
Kuna Middle renovation & additions	\$7,795,000
Fremont Middle renovation & additions	\$12,659,000
Swan Falls 28-room classroom wing & athletic additions	\$47,615,000
Second bus facility	\$3,050,000
Deferred maintenance	\$2,000,000
Inflation 10% adjustment	\$10,131,340
<b>Total</b>	<b>\$111,444,740</b>

## Property Tax Impact if March 14, 2023 Passes

Rate per \$1,000 per assessed taxable value.



	2023	2024*	Impact
Bond levy	\$1.55 EXISTING DEBT	\$1.55 EXISTING + NEW DEBT	No change
Supplemental levy	\$0.47	\$0	Decrease
Tort/insurance levy	\$0.03	\$0.03	No change
<b>TOTAL ALL KSD LEVIES</b>	<b>\$2.05</b>	<b>\$1.58</b>	<b>DECREASE</b>

\*Projected: If March 14, 2023 Bond Passes



ADA COUNTY TREASURER  
P.O. BOX 2868  
BOISE, ID 83701

TAX YEAR  
**2021**

Phone: 208-287-6800  
Email: [taxinfo@adacounty.id.gov](mailto:taxinfo@adacounty.id.gov)  
<http://adacounty.id.gov/treasurer>

**DUE DATE: DECEMBER 20, 2021**

**BACK OF BILL INCLUDES  
IMPORTANT DETAILS**

**PARCEL NUMBER:**

2021 Bill Number:  
Property Type: REAL  
Tax Roll: PROPERTY  
Code Area: 04

Property Description:

[REDACTED]

Property Address:

ADA COUNTY BILLS PROPERTY TAX, CERTIFICATIONS, AND SPECIAL ASSESSMENTS FOR THE TAXING DISTRICTS BELOW AND DISTRIBUTES REVENUE IN THE AMOUNT INDICATED. LEVY SHEETS ARE AVAILABLE TO THE PUBLIC. THE EXPIRATION DATE OF ANY BOND AND VOTER-APPROVED LEVY IS AVAILABLE AT <https://adacounty.id.gov/treasurer>

TAXING DISTRICT	PHONE	DISTRICT LEVY	TAX AMOUNT
SCHOOL #3 OTHER	208-922-1000	.000031085	9.35
SCHOOL #3 BOND	208-922-1000	.002188634	660.53
SCHOOL #3 SUPPLMNT	208-922-1000	.000704013	212.47
KUNA CITY	208-387-7722	.001754099	529.39
ADA COUNTY	208-287-7000	.001744946	526.62
KUNA FIRE	208-922-1144	.000811490	244.91
ADA COUNTY HIGHWAY	208-387-6123	.000597271	180.26
KUNA LIBRARY	208-922-1025	.000331138	99.94
COLLEGE OF WESTERN IDAHO	208-562-3291	.000104843	31.64
EMERGENCY MEDICAL	208-287-2975	.000099800	30.12
KUNA CEMETERY	208-559-4017	.000078568	23.71
MOSQUITO ABATEMENT	208-577-4646	.000017776	5.36
<b>SUBTOTAL</b>		<b>.008463663</b>	<b>2,554.30</b>
TAX ADJUSTMENT:			0.00
CURRENT YEAR TAX:			2,554.30
PREPAYMENTS RECEIVED:			0.00
STATE PROPERTY TAX REDUCTION:			0.00
<b>TOTAL DUE:</b>			<b>2,554.30</b>

**COMMON QUESTIONS**

WHAT DATE WAS MY BILL PRINTED?

NOVEMBER 15 , 2021

WHO REQUESTED MY BILL?

IDAHO HOUSING

WHAT IS MY CURRENT ASSESSED VALUE?

TOTAL ASSESSED VALUE: 426,800  
HOMEOWNER'S EXEMPTION: 125,000  
TOTAL TAXABLE VALUE: 301,800

WHO DO I CONTACT ABOUT THE ASSESSED VALUE OF MY PROPERTY?

ASSESSOR'S OFFICE, 208-287-7200

WHAT WAS PRIOR YEAR TAX?

PRIOR YEAR TAX: 2,734.54

**IMPORTANT MESSAGE**

WHEN ANY PORTION OF PROPERTY TAX BECOMES DELINQUENT, A 2% LATE CHARGE WILL BE APPLIED. INTEREST ON THE DELINQUENT BALANCE ACCRUES AT 1% PER MONTH FROM JANUARY 1ST (IDAHO CODE 63-903 & 63-1001). WHEN PAYING DELINQUENT BALANCES, PLEASE CALL OUR OFFICE FOR THE PAYOFF AMOUNT INCLUDING LATE CHARGE AND INTEREST.

<https://www.smores.com/19tu0>

**DUE DATE: DECEMBER 20, 2022**

**BACK OF BILL INCLUDES  
IMPORTANT DETAILS**

**PARCEL NUMBER:**

2022 Bill Number:  
Property Type: REAL  
Tax Roll: PROPERTY  
Code Area: 04

Property Description:

[REDACTED]

Property Address:

ADA COUNTY BILLS PROPERTY TAX, CERTIFICATIONS, AND SPECIAL ASSESSMENTS FOR THE TAXING DISTRICTS BELOW AND DISTRIBUTES REVENUE IN THE AMOUNT INDICATED. LEVY SHEETS ARE AVAILABLE TO THE PUBLIC. THE EXPIRATION DATE OF ANY BOND AND VOTER-APPROVED LEVY IS AVAILABLE AT <https://adacounty.id.gov/treasurer>

TAXING DISTRICT	PHONE	DISTRICT LEVY	TAX AMOUNT
SCHOOL #3 OTHER	208-922-1000	.000027106	11.16
SCHOOL #3 BOND	208-922-1000	.001551555	637.53
SCHOOL #3 SUPPLMNT	208-922-1000	.000470168	193.19
ADA COUNTY	208-287-7000	.001414784	581.33
KUNA CITY	208-387-7722	.001209848	497.13
KUNA FIRE	208-922-1144	.000587709	241.49
ADA COUNTY HIGHWAY	208-387-6100	.000441743	181.51
KUNA LIBRARY	208-922-1025	.000240945	99.00
COLLEGE OF WESTERN IDAHO	208-562-3291	.000078612	32.30
EMERGENCY MEDICAL	208-287-2975	.000076176	31.30
KUNA CEMETERY	208-559-4017	.000055515	22.81
MOSQUITO ABATEMENT	208-577-4646	.000013560	5.57
<b>SUBTOTAL</b>		<b>.006167721</b>	<b>2,534.32</b>
TAX ADJUSTMENT:			0.00
CURRENT YEAR TAX:			2,534.32
PREPAYMENTS RECEIVED:			0.00
STATE PROPERTY TAX REDUCTION:			0.00
<b>TOTAL DUE:</b>			<b>2,534.32</b>

**COMMON QUESTIONS**

WHAT DATE WAS MY BILL PRINTED?

NOVEMBER 15 , 2022

WHO REQUESTED MY BILL?

IDAHO HOUSING

WHAT IS MY CURRENT ASSESSED VALUE?

TOTAL ASSESSED VALUE: 535,900  
HOMEOWNER'S EXEMPTION: 125,000  
TOTAL TAXABLE VALUE: 410,900

WHO DO I CONTACT ABOUT THE ASSESSED VALUE OF MY PROPERTY?

ASSESSOR'S OFFICE, 208-287-7200

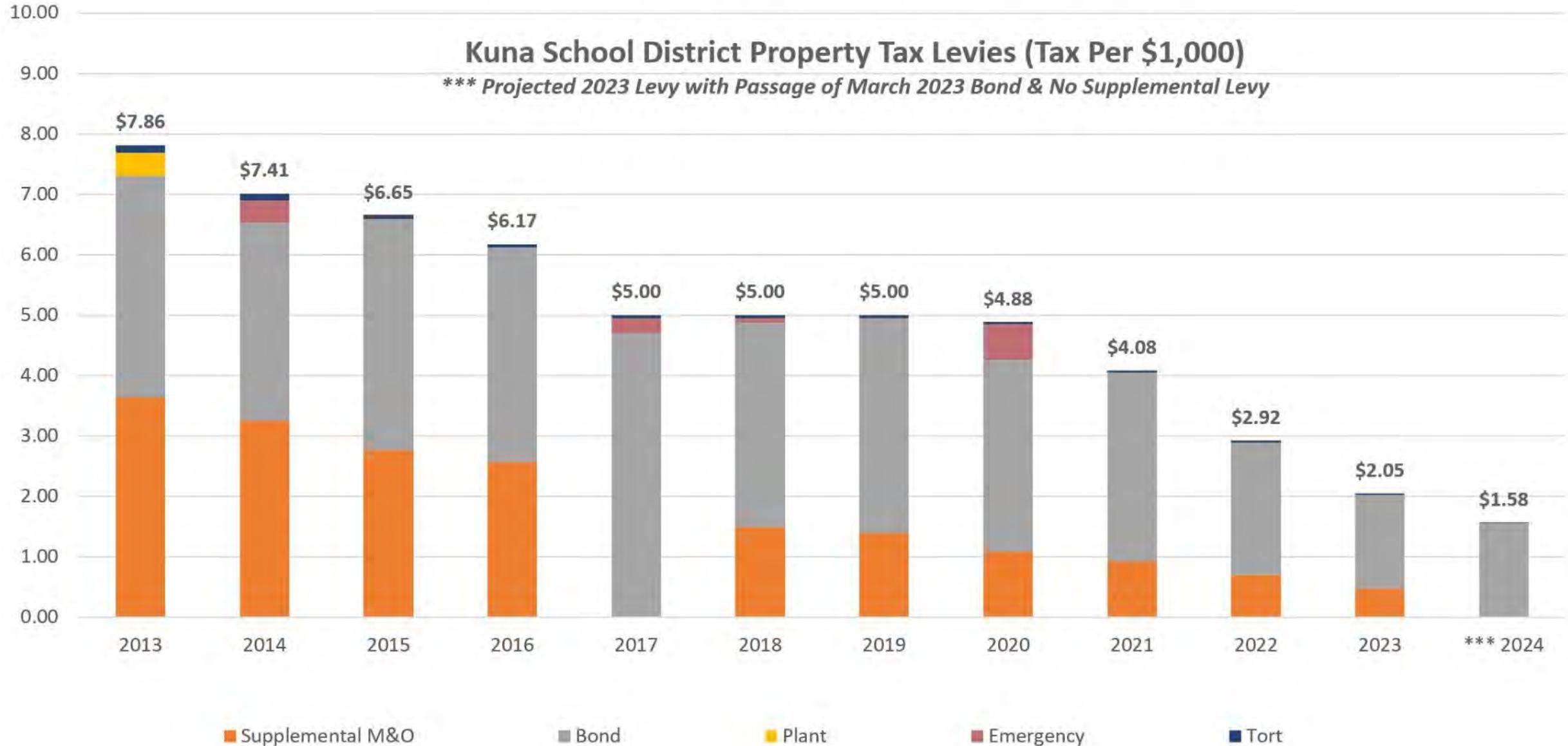
WHAT WAS PRIOR YEAR TAX?

PRIOR YEAR TAX: 2,554.30

**IMPORTANT MESSAGE**

WHEN ANY PORTION OF PROPERTY TAX BECOMES DELINQUENT, A 2% LATE CHARGE WILL BE APPLIED. INTEREST ON THE DELINQUENT BALANCE ACCRUES AT 1% PER MONTH FROM JANUARY 1ST (IDAHO CODE 63-903 & 63-1001). WHEN PAYING DELINQUENT BALANCES, PLEASE CALL OUR OFFICE FOR THE PAYOFF AMOUNT INCLUDING LATE CHARGE AND INTEREST.

# 10-YEAR PLAN: BOND FOR BUILDINGS



**MARCH 14, 2023 BOND**

# EVERY. VOTE. MATTERS.

**Feb. 17:** Last day to pre-register

**March 3:** Last day to request a mail-in ballot

**Feb. 27 to March 10:** Early in-person voting, weekdays  
8 a.m. to 5 p.m. at:

- Ada County: Kuna City Hall
- Ada County: Elections Office
- Canyon County: Elections Office, Caldwell

**March 14:** Election Day: 8 a.m. to 8 p.m



VISIT <https://voteidaho.gov/> or scan QR code to register, request ballot, check voting location

# How many votes needed?

The bond will need a supermajority (66.7%) to pass. 6 years ago, 2,682 voted -- it passed with 10 votes.

2017 Bond	Ada County	Canyon County	Total	% of Total
Yes	1657	142	1799	67.08%
No	733	150	883	32.92%

**EVERY. VOTE. MATTERS.**

# Questions?

# More Information

<https://www.kunaschools.org/bond>

# Aster Grove Subdivision

Kuna Planning and Zoning Commission

February 28, 2023

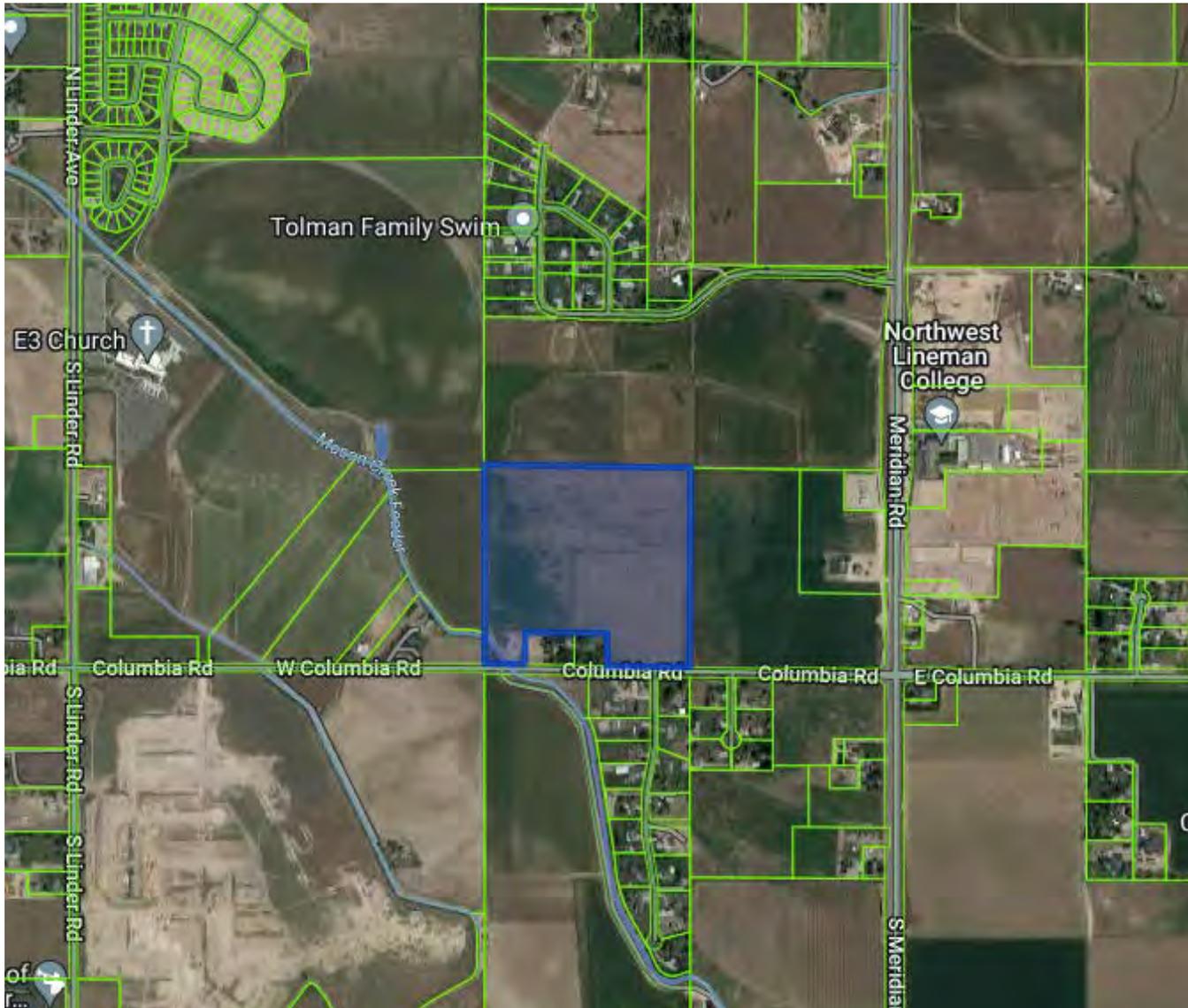


# Toll Brothers

- Award winning, FORTUNE 500 company
- Founded in 1967
- The nation's luxury home builder
- Idaho Division headquartered in the Treasure Valley
- Over 180 employees



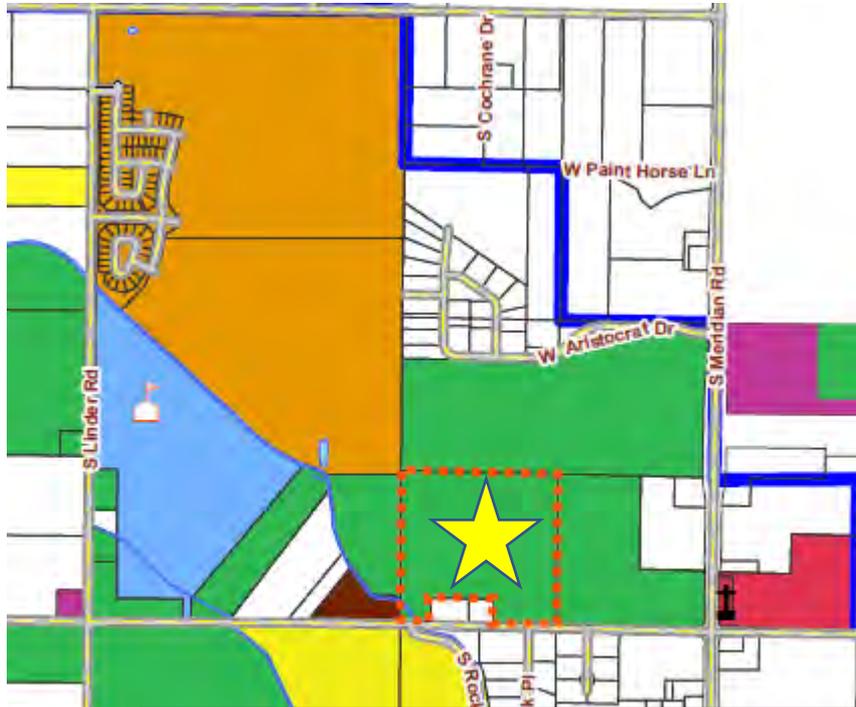
# Aster Grove Location



- NW of Meridian Rd and W Columbia Rd
- 37.2 acres

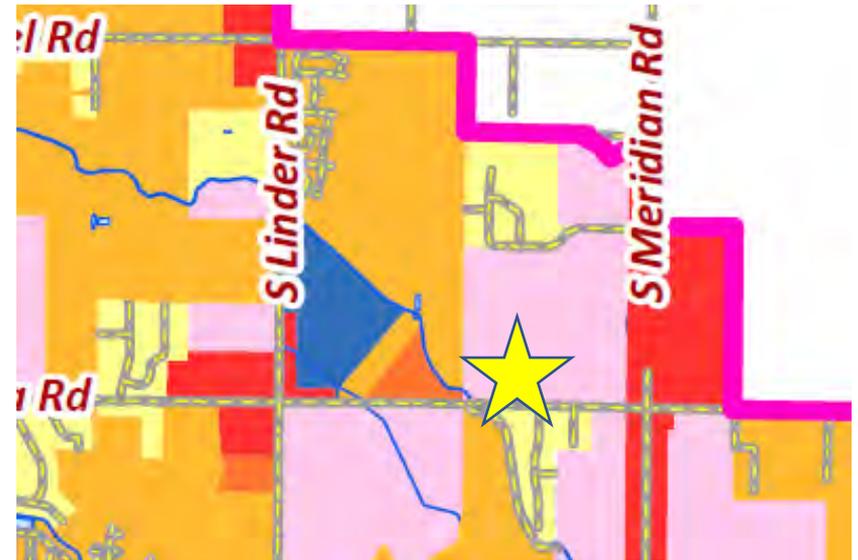
# Zoning

Current Zoning



LEGEND		
	RAILROAD	
	ROADS	
	PARCELLINES	
	CHURCHES	
	SCHOOLS	
	CREEK, CANAL, STREAM	
	SEWER LAGOON	
	AGRICULTURE (A)	
	NEIGHBORHOOD BUSINESS DISTRICT (C-1)	
	AREA BUSINESS DISTRICT (C-2)	
	SERVICE BUSINESS DISTRICT (C-3)	
	CENTRAL BUSINESS DISTRICT (C-3)	
	LIMITED OFFICE (L-0)	
	LIGHT INDUSTRIAL (I-1)	
	HEAVY INDUSTRIAL (I-2)	
	PUBLIC (P)	
	PLANNED URBAN DEVELOPMENT (PUD)	

FLUM



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

# Aster Grove Subdivision



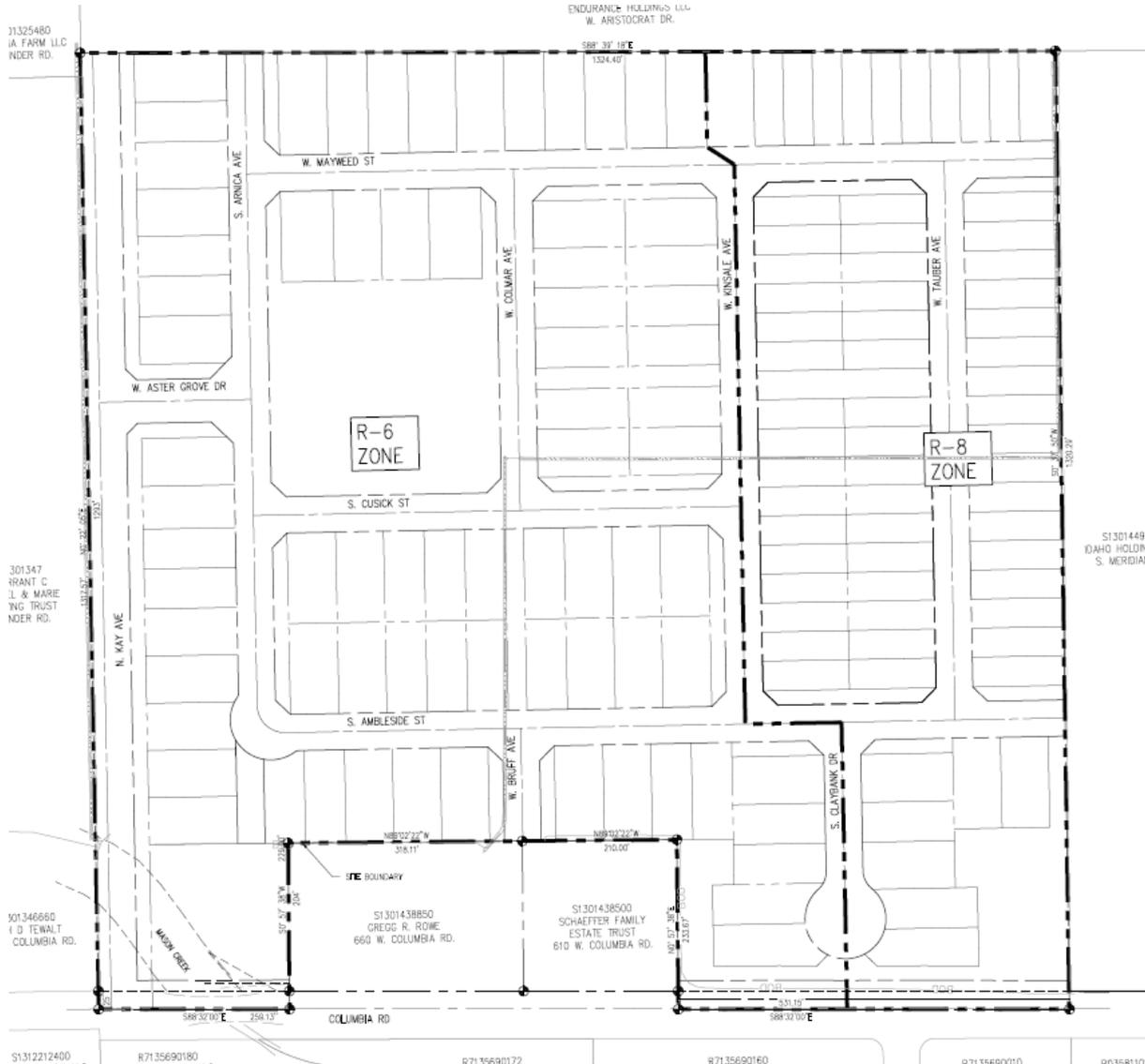
## General Project Overview

Single-family residential lots	140
Common lots	21
Common driveway lot	1
Civic Lot (City well site)	1
Single-family residential area	20.87 Acres
Common Lot Area	6.08 Acres
R-6 net density	5.1 DU / Acre
R-8 net density	7.9 DU / Acre
Overall net density	5.74 DU / Acre

# Aster Grove Subdivision

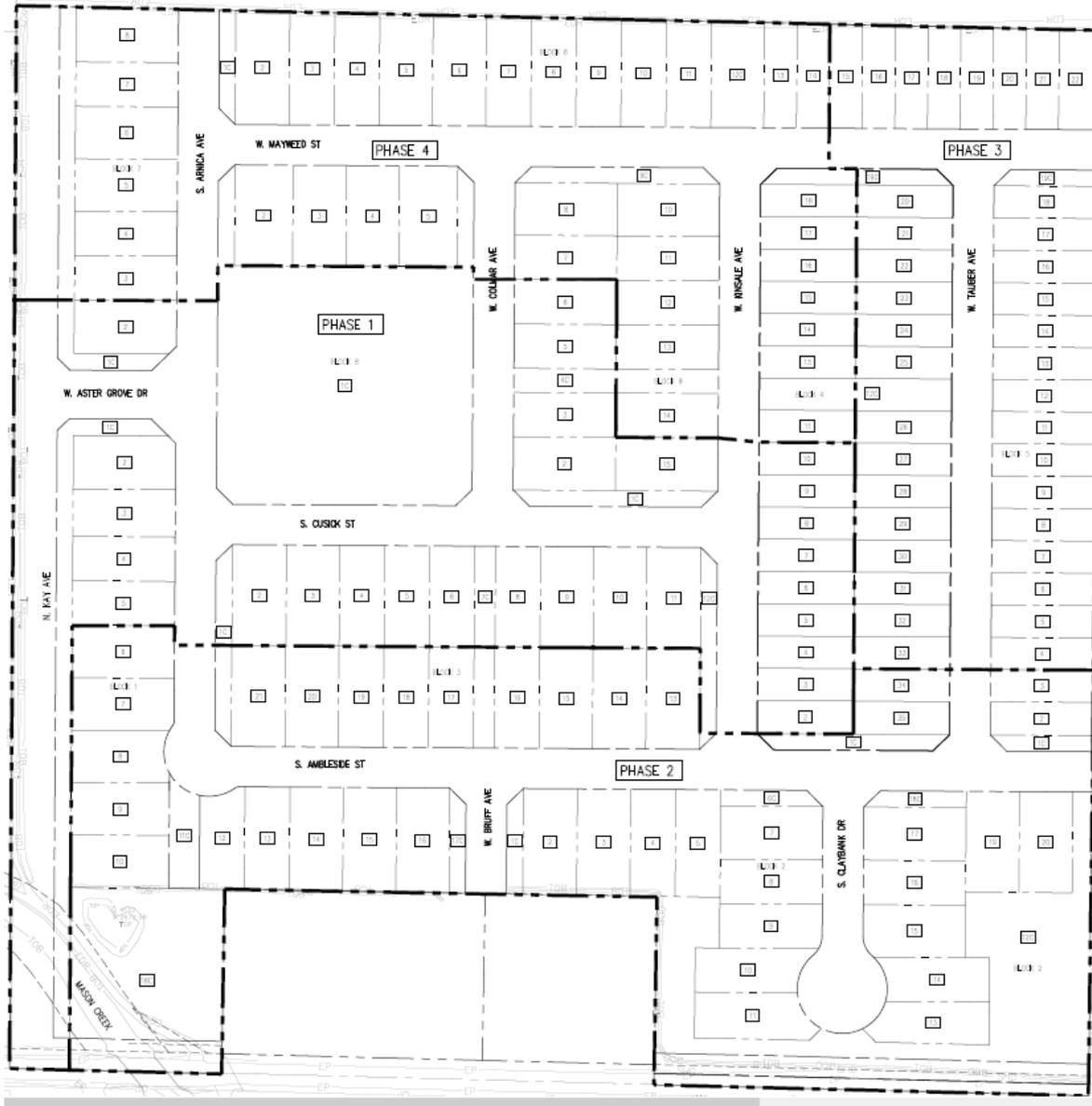


# Aster Grove Preliminary Plat



LAND USE SUMMARY	
TOTAL SITE AREA	37.20 Acres
SINGLE FAMILY RESIDENTIAL LOTS	140
COMMON LOTS	21
COMMON DRIVEWAY	1
CIVIC USE LOTS	1
SINGLE FAMILY RESIDENTIAL LOT AREA	20.87 Acres
COMMON LOT AREA	6.08 Acres
COMMON DRIVEWAY	0.11 Acres
CIVIC USE LOT AREA	0.98 Acres
RIGHT OF WAY	8.98 Acres
RESIDENTIAL GROSS DENSITY	4.35 Units/Acre
RESIDENTIAL NET DENSITY	5.74 Units/Acre
MINIMUM RESIDENTIAL LOT SIZE	4,699 sf
AVERAGE RESIDENTIAL LOT SIZE	6,492 sf
R-6 ZONE DATA	
R-6 ZONE AREA	25.06 Acres
SINGLE FAMILY RESIDENTIAL LOTS	74
SINGLE FAMILY RESIDENTIAL LOT AREA	13.03 Acres
GROSS DENSITY	3.5 Units/Acre
NET DENSITY	5.1 Units/Acre
MINIMUM RESIDENTIAL LOT SIZE	6,575 sf
AVERAGE RESIDENTIAL LOT SIZE	7,672 sf
R-8 ZONE DATA	
R-8 ZONE AREA	12.14 Acres
SINGLE FAMILY RESIDENTIAL LOTS	66
SINGLE FAMILY RESIDENTIAL LOT AREA	7.83 Acres
GROSS DENSITY	6.1 Units/Acre
NET DENSITY	7.9 Units/Acre
MINIMUM RESIDENTIAL LOT SIZE	4,699 sf
AVERAGE RESIDENTIAL LOT SIZE	5,169 sf

# Aster Grove Phasing Plan



## Phasing Timing

Phase 1	2024
Phase 2	2024
Phase 3	2025

# Qualified Open Space

Aster Grove includes 4.19 acres of qualified open space—11.26% of the Property.



## OPEN SPACE CALCULATIONS

PARKS AND PATHWAYS	QUALIFIED OPEN SPACE AREA	
	SF	ACRES
1	96,547	2.22
2	7,204	0.17
3	7,416	0.17
4	9,319	0.21
5	6,330	0.15
6	55,691	1.28
TOTAL	182,507	4.19

PROJECT AREA 37.20 Acres

PERCENT OPEN SPACE 11.26%

# Aster Grove Amenities

- Main Central Park Area
  - 2.2 Acres
  - Playground equipment
  - Shade pavilion/picnic area
  - Landscaped pathways
- Pocket Parks
  - Pocket parks include seating, landscaping, and landscaped pathways



# Aster Grove Amenities



# Aster Grove Utilities

- Domestic Water

- Water service is available to the Property
- Service will be extended east along Columbia

- Sewer

- Springhill lift station, located to the northwest of the property, has significant current capacity
- Toll Brothers will extend the Mason Creek regional trunk line; this is the entire Phase 2 section as planned by the City
- We will construct approx. 2,500 feet of off-site 36" sewer line



# Garden Collection



# Arbor Collection



# Thank You

