KUNA PLANNING AND ZONING COMMISSION
Agenda for July 25, 2017

Kuna City Hall ▪ Council Chambers ▪ 751 W. 4th St. ▪ Kuna, Idaho

1. **CALL TO ORDER AND ROLL CALL**
   Chairman Lee Young
   Vice Chairman Dana Hennis
   Commissioner Cathy Gealy
   Commissioner Stephen Damron
   Commissioner John Laraway

2. **CONSENT AGENDA**
   a. Planning and Zoning Commission Meeting Minutes for July 13, 2017
   b. **17-03-S** (Subdivision), **17-03-ZC** (Rezone) and **17-06-DR** (Design Review) – Deserthawk No. 4 Subdivision – ***Findings of Fact and Conclusions of Law***
   c. **17-04-ZC** (Rezone), **17-04-S** (Subdivision) and 17-13-DR (Design Review) – Ashton Estates Subdivision – ***Findings of Fact and Conclusions of Law***

3. **NEW BUSINESS**
   a. **17-14-DR** (Design Review) – Cory Sartin with Lansar Properties seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build an accessory garage on an existing commercial property. The site is located at 346 West 4th Street, Kuna, Idaho 83634.

4. **PUBLIC HEARING**
   a. **17-02-AN** (Annexation), **17-06-S** (Preliminary Plat Modification) – Cazador; Residential Subdivision – a request from Kirsti Grabo with KM Engineering, seeking annexation of approximately 40.25 acres into Kuna City with an R-6 zone (Medium Density Residential) and preliminary plat approval to create a Single-Family Residential subdivision with a proposed gross density of 4.08 dwellings per acre, yielding 164 residential lots and 18 common lots. The site address is 2332 N. Ten Mile Road, located on the south-east corner of Ten Mile and Ardell Roads, Kuna, ID 83634.
      -Staff requests this item be tabled to a forthcoming Planning & Zoning Commission hearing
   b. **17-05-ZC** (Rezone) - John Van Dyke with JSV Development requests to change an approximately 1.46-acre parcel from the current R-6 (medium-density residential) zoning to a C-1 (Neighborhood Business District) zone. The site is located north of West Avalon Street, south of West Owyhee Avenue, approximately 80 feet west of the intersection of North Bridge Avenue and West Shortline Street; addressed as 692 W. Avalon Street, Kuna, ID 83634.

   c. **17-05-S** (Preliminary Plat) - Springhill Residential Subdivision - On behalf of NE Kuna Farms (Owner), AJ Lopez with Bailey Engineering, Inc., is requesting approval for a preliminary plat modification for approximately 180 acres (of the previously approved 208.58 ac. approx.), currently zoned R-6 (Medium Density Residential). The applicant proposes to subdivide two properties into 677 buildable lots and 39 common lots with a proposed density of 3.31 Units/acre. The subject site is located on the south-east corner (SEC) of Linder and Lake Hazel Roads. The property address is 1585 W. Lake Hazel Road – Parcel No's *S1301212425* and *S1301325480*.

5. **COMMISSION DISCUSSION AND REPORTS**

6. **ADJOURNMENT**

CITY OF KUNA
PLANNING & ZONING COMMISSION

MEETING MINUTES
Thursday, July 13, 2017 (SPECIAL MEETING)

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	Absent	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	Absent
Commissioner Cathy Gealy	X	Trevor Kesner, Planner II	X
Commissioner Stephen Damron	X	Jace Hellman, Planner I	X
Commissioner John Laraway	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Chairman Young called the meeting to order at **6:00 pm**.

Call to Order and Roll Call

1. **CONSENT AGENDA**

a) Planning and Zoning Commission meeting minutes for June 27, 2017.
b) **16-11-AN** (Annexation) – Kolo, LLC (Logan Patten); Jay Walker with AllTerra Consulting – ***Findings of Fact and Conclusions of Law.***
c) **17-04-SUP** (Special Use Permit) – KJ's Superstore – ***Findings of Fact and Conclusions of Law.***
d) **17-03-SUP** (Special Use Permit): BRS Architects representing Smoky Mountain Pizzaria Grill – ***Findings of Fact and Conclusions of Law.***

Commissioner Damron motions to approve the consent agenda; Commissioner Gealy Seconds, all aye and motion carried 4-0.

2. **PUBLIC HEARING**

a) **17-03-S** (Subdivision), **17-03-ZC** (Rezone) and **17-06-DR** (Design Review) – Deserthawk No. 4 Preliminary Plat: B&A Engineers representing Endurance Holdings, LLC requests preliminary plat, rezone and design review approval for an approximately 9.43-acre parcel within an existing agricultural (Ag) zone to a medium density residential (R6) designation, and subdivide the parcel into 34 residential building lots and seven (7) common lots. The site is located approximately 2500 feet south of the intersection of West Avalon Street and South Ten Mile Road on the southeast corner (SEC) of South Ten Mile Road and West Sunbeam Street, and is addressed as 874 S. Ten Mile Rd., Kuna, Idaho**.**

Trevor Kesner: Chairman and Commissioners, for the record, Trevor Kesner, Kuna Planner II, my business address is 751 W 4th St. The rezone, subdivision and design review application before you from the property owner, endurance holdings, LLC as represented by Dave Crawford with B&A Engineers seeks approval to rezone approximately 9.43 acres that is currently in city limits from the existing Agricultural Zoning Designation to an R-6 medium to low density residential zone and subdivide the parcel into 34 residential building lots and seven common lots to create the fourth phase of the deserthawk community. The site is addressed as 874 S. Ten Mile Road, and the site has been used as a homestead and was farmed for many years. It is located approximately 2,500 feet south of the intersection of West Avalon Street and South Ten Mile Road on the southeast corner (SEC) of South Ten Mile Road and West Sunbeam Street. This Parcel is designated as Medium Density

residential in the approved comprehensive plan future land use map, so an R-6 zoning designation appropriately accommodates a subdivision use. Agencies were notified and those who responded have been included as exhibits in your packet. The owner's representative is here tonight and has been apprised of the proposed conditions and has indicated agreement to comply with them. Planning and Zoning also received a letter from a concerned neighbor which has been included as exhibit B-3 for reference. Planning and Zoning staff have concluded that the rezone and subdivision preliminary plat application comply with the goals and policies within the comprehensive plan and the future land use map; and that the design review application complies with title 6 of Kuna City Code for subdivisions and Title 5 for landscaping requirements and recommends approval with the conditions as stated in the staff report. With that, I stand for your questions. **C/Hennis:** Any questions? **C/Damron:** I have no questions. **C/Gealy:** I have no questions at this time. **C/Hennis:** Okay, Thank you. **David Crawford:** Chairman, Commissioners my name is David Crawford with B&A Engineers, I am here representing the applicant who couldn't be here tonight for deserthawk subdivision No. 4. I appreciate the overview that Trevor gave, we certainly are here asking for preliminary plat approval and zone change approval to R-6 zoning. We have brought to the table an infill subdivision for the lack of a better term, we proposing to build right next to current subdivision construction project called Deserthawk subdivisions No. 3 and this bares the same name, it's on the west side of the street, Deserthawk No. 3 is currently under construction and that will finish up an old preliminary plat that was a three-phase development and this is essentially an extension of that, it abuts Deserthawk No. 3 on ten-mile Rd. One thing that we do is work with all agencies, city engineers, to bring water, sewer and pressurized irrigation to the site. Those services that exist within Ten Mile Road, are not adequate to serve this development, so what we were asked to do is open sunbeam street, which currently an unopened right of way and bring all the sanitary sewer, pressurized irrigation and domestic water from the northwest of this project about 1700 feet. We have mainline extensions for all three of those coming in from down Ash St through the unopen right of way on sunbeam to service this development. We will also be looping those connections for pressurized irrigation and domestic water at the west corner of the development to bring them up to current codes. All services will be available to the development it will just require some offsite improvements. We agree with all of the conditions that are contained within the staff report, we worked with the city extensively through the pre-app process, we worked with the fire department and the Ada County Highway District, and all of the litany of other alphabet soup agencies that responded here. We don't have any issues with the conditions of approval. We are confident we can bring an attractive quality subdivision development to Kuna. With that I will stand for any questions you might have. **C/Gealy:** I have just a couple of questions. With respect to the ACHD report. In terms of Sunbeam and Ten Mile, there staff comment was that it does not meet district policy and they had some suggestions, have you incorporated those suggestions into your plan. **David Crawford:** Chairman, commissioner, yes. We have incorporated those, what we have shown is a larger right-of-way on Ten Mile, than what they asked for. The reason for that, was because Deserthawk Subdivision No. 3 was proposed, Ten Mile was proposed as a 96-foot-wide corridor, five travel lanes and what they want is something less than that. **C/Gealy:** But they still want that right of way I believe. **David Crawford:** They are, only the 72 feet. **C/Hennis:** Right. **David Crawford:** So what we did was went through several discussions about that, because they were also not requiring necessarily curb or sidewalk on that side of the road, we knew the city of Kuna was interested in having a completed look, for both sides of the road, so we certainly worked with them, though we haven't quite got the exact determination where the curb line will be located we are proposing exactly what we show and that is a detached sidewalk and we will place curb at the appropriate location once ACHD tells us where that is. So, it will be a 72 foot right of way and we will finish it off with a curb and side walk along the Ten Mile corridor. It won't look weird. With the sunbeam opening, we worked extensively with the highway district, it looks like what we have on sunbeam meets their current policy we have 24 feet of paving with the borrow ditch and after several discussions with them, just I think some miscommunication with them, but I think we can meet

all of their requirements for sunbeam, including the widening as well. Our biggest concern with sunbeam street was that it is unopen, and people have occupied with fences and other improvements and we didn't want to disturb them if we didn't have to. Our goal was to not move their fences if we didn't have to. ACHD has asked us to contact them when we are moving forward and if it needs to be moved, they are going help us work with the neighbors to do that in an appropriate manner. As the plan currently stands, we have developed it to have the least impact possible on them that we can. **C/Hennis:** Just one question regarding ACHD, So, your lower street, I can't find a street name on it, oh Sahara Drive, so that one is just going to end, is there future projects adjacent to it that are already planning to extend that, or eventually use down the road or is just a stub street. **David Crawford:** Chairman, commissioners, policy both in the City of Kuna and Ada County Highway District to stub streets to large undeveloped parcels. This is within an existing subdivision with large lots that they anticipate redevelopment in the future, so the policy is to provide stub street connections to them. When we first presented our plan to them there is a property line that exists about half way up in the middle of the boundary that heads east and we had the stub street located there, ACHD requested that we don't split those streets on the half because you can't build an exact half street, so you need at least 42 feet of right of way to build a half of road. So, they asked us to move it down to one lot or another and we stubbed it over there so that road can be extended in the future when it does redevelop. **C/Laraway:** Okay question, you have in here a six-foot vinyl privacy fence, but you mentioned that if there is already an existing fence with other property lines, you're not going to put a fence there, or is that something the property owners are going to work out. **David Crawford:** Chairman, commissioners, yes that is an interesting question because what we are proposing to do to have the least impact along sunbeam street is not disturb the existing fence because it is all going to be roadway. The Kuna City Code requires that we put up a boundary fence around the development but that will exist south of Sunbeam street so you will have the road, the landscape buffer that exists next to it and then the fence, so we are not trying to impose on other people's fence lines that they may use for their pasture land. **C/Laraway:** Thank you. **C/Damron:** Are the stub streets going to have temporary cul-de-sacs, so if fire trucks go down there they can actually turn around, instead of backing out. I noticed here it said that if they are not 150 feet or longer they can just stub, so are you going to cul-de-sac those so the engines have place to turn around, or EMS. **David Crawford:** Chairman, commissioners we did have extensive discussion with ACHD regarding that. Exceeding the 150-foot length cause the turn around. The stub street to the east is less than 150 feet, there is only one lot depth there. The stub street to the south is only 130 feet on the west side at the radius and only 114 feet on the east side, so after they had a chance to look at it, they said no that will meet with policy so there is no reason to have a turn around there. **C/Gealy:** This is a landscaping question, it looks like the trees have been pulled out to ten mile and sun beam, was the intentional? **David Crawford:** What we have shown here is the trees existing in that buffer strip between the curb and sidewalk. So, that it won't be in the street right of way. ACHD has us place those outside the right of way, normally ten feet. **C/Gealy:** Actually, that wasn't my question, my question was more there seems to be very few trees within the subdivision and they all seem to be on the outside boundary or border. **David Crawford:** There are narrow landscape trips that are not in code but we placed them in there to soften the street buffer. That is one thing we have added as an amenity. It softens the streetscape so we have an HOA controlled and maintained corridor for some shrubs and trees and little things to soften that streetscape. **C/Gealy:** When I look at it there were seven common lots, and so those within the subdivision are four of those common lots? **David Crawford:** Correct. **C/Hennis:** Any further questions? **C/Hennis:** Any further questions? Thank you. **David Crawford:** If I may make one more statement while I am here, regarding the letter we received from the neighbor Patty Breisnhower, one of the things that she indicated in the letter here is that she didn't want us to rezone her property so she could keep the agricultural status and I just wanted to touch base on that really quick. The Kuna City Comp plan really has this area redeveloping into a more dense neighborhood, we are clearly under the R-6 zoning, we are sitting more like 3.6 units per acre, so we feel that it is a good fit with the area, but the rezone of this property won't

change her agricultural status. So, I just wanted to touch base on that while I was here. **C/Hennis:** Thank you, Okay, with that I will open the public hearing at 6:17 and I only have one person that is signed up on the hearing sheet, Rich Tillman. **Rich Tillman:** 1251 South ten mile which is near vicinity of the new subdivision. My question traffic and the traffic on south Ten Mile, has there been any kind of traffic study done by ACHD for volume of traffic. My concern really lies around whether or not, it seems like all of these new subdivisions really empty out on Ten Mile and these traffic loads, and looking at this I have haven't seen a detailed map, but is that correct that they are going in and out, or do they go in and out on other roads. I am just looking at it simply if there is 35 houses on there and most people have two cars there is another 70 cars out on the street and that in itself is probably exacerbated by other problems. I think south Ten Mile has actually become a new commuter route, back and forth from the new meat plant that they just opened up on South Cole Road. Also, I think there is a lot of people that live between Nampa and Kuna that use king road and south Ten Mile as a commuter road back and forth to Boise for work. You can see the traffic patterns in the morning and in the evening. They really pick up during the rush hours, also the Falcon Ridge School down at the end of the street, very near to the subdivision, there is quite a few kids there, most whose parents come drop off and pick up, which adds to the traffic there on Ten Mile. The commuters really add another dimension as they don't observe the speed limits so most of the time it is way above the 35 mile an hour speed limit, and since they are commuting to and from work, they are impatient and they pass and do things that you normally wouldn't do on a residential street, or as its becoming a residential street. The new subdivision actually adds a lot more pedestrians, as we get new neighborhoods and homes we get a lot more people. Kids on skateboards, kids on bicycles, families walking up and down ten Mile, and only a third of that has a sidewalk on that, so the rest of that you are just walking a white line on the edge of the pavement. So, we have a lot more pedestrian traffic and a lot more other traffic coming from not only the new subdivision, but the meat plant and the commuters, And Ten Mile is actually convenient because you can turn and go fast, and you don't have to go through the corners if you continue from King road up to Black Cat. The second concern I wanted to mention was around the emergency services and the availability of emergency services. Today we had two major fires out there, one involved structures at King Road and Black Cat, and the other was a major brush fire up above **_Inaudible_** heights and that's all good as long as Union Pacific isn't across both tracks. We haven't had the perfect storm were somebody is having a stroke and the train is blocking the tracks and those guys are not going to be able to get across to help whoever it is who is having a problem. **C/Hennis:** Okay I think we will have to stop you there, that was the three minutes there for you, but we will have answers, I'm sure our applicant will have some rebuttal which will provide answers as well. These are all things that we do take into consideration as well and there have been traffic studies, which I am sure he will cover. Is there anybody else that has not signed up that would like to testify? Seeing none, I will close the public hearing at 6:22 and applicant if you would like to rebut. **David Crawford:** Chairman, Commissioners I am certainly cognoscente of all of the issues that Mr. Tillman brought up. In the ACHD staff report they did bring up a certain number of counts related to what they consider to be traffic related counts, because of this development did not exceed 50 lots, we were not required to do a traffic impact study so a specific one was not done for this development. However, ACHD's report indicates the number of vehicle trips per day, per lots vs the number lots proposed and the street section in this area were determined to be adequate to get traffic in and out of the development. When we are talking about schools, one of the things I find really interesting is that the only way schools get funded is by new tax dollars from development, and that's what we have here so hopefully that can help with the Kuna school district. I don't know how we can help with the speeding, that is kind of a police thing. But, one thing that we can do and one thing that we have done, is that we can proposed that we place sidewalks adjacent to our development along Ten Mile Road. We certainly want to keep pedestrians out of that corridor, out of the pavement corridor, and get them out of the traffic as much as possible, so that is why we continued with that sidewalk down Ten Mile road and throughout the entire development. Emergency services and

corridor study of that perfect storm, I am aware of the studies that were completed years ago over where a cross would be to get across the tracks and I think that it would be really coordinated between the city and the highway district. I think it is just a matter of funding that now. With that I will stand for any questions I have. **C/Hennis:** I think we are good, thank you sir. That brings up commissioner discussion. I think on the most part the development is laid out pretty well for that particular area. It is a better use of space, I mean it is not into the R6 that the comp plan has laid out, we are definitely underneath that, I think ACHD has future plans for Ten Mile too; hence the reason for the expanded easements that he was talking about. I think that is something as that area grows we will get further traffic mitigation as well. **C/Damron:** For neighborhood continuity, it blends in well with the other developments that are there and the other phases, so to me its looks right for where it is at to blend in and kind of do what we want with the comp plan in that area. **C/Gealy:** I agree. **C/Laraway:** I conquer that the subdivision fits the way it is; the way that it is laid out; it signifies our growth and what we are trying to do and expand subdivisions and housing for the City. **C/Damron:** I agree. I would like to see some more internal green trees. If they're not on there, it's probably …they don't have the houses on there, but we'll probably see some good landscaping on those houses when they're finished. So as Design Review comes through, we'll look at that. **C/Gealy:** This is the Design Review. **C/Hennis:** Yes, this is Design Review. **C/Damron:** Oh, yeah. My bad. I would like to see more vegetation through that to kind of break that up a little bit instead of just on the outside perimeter. **C/Hennis:** I agree, but I am not sure what we can do except we can have them work with the City, but that can be a condition if you want it to be. But if not, I will stand for a motion. **C/Gealy:** Well, I did want to say that we are aware of the issues and concerns with regard to traffic and emergency services across the railroad tracks as is the City and ACHD. So there are concerns and those concerns are heard. **C/Hennis:** Yes, they have been working on the overpass or whatever the solution to that train problem for many years now, and that is something that I know is a large topic of theirs for a long time. **C/Gealy:** So can we ask the applicant again to address the landscaping as we see it on the perimeter as well as within? Because you answered the questions once before but could you answer them again please?
Dave Crawford: Chairman, Commissioners, I think what we have shown actually exceeds the minimum requirements in Kuna Code for the requirements on periphery landscaping. When it comes to the internal part of the development, each lot owner is required to plant a specific tree out front and maybe Trevor could answer those specific lot development requirements based on City code, but there is some code that requires a lot owner to place a specific tree or where fences can go and … but what we find is that people really take pride in their own landscaping and they do a lot of it, so from a preliminary plat aspect, that is really more of a building permit thing. So we can offer that we definitely will comply with the Kuna ordinances that are related to that, but that will be up to the individual lot owner when they come in for a building permit. And I think the developer supplies the tree or trees that they are required to give them when they develop with their building permit. So it is kind of a tough thing because we can't just come in and plant them and then end up knocking them all down. **C/Gealy:** But you did include the common lots within the property. **Dave Crawford:** We certainly did and you know, we could add a few more trees in there. We would be more than happy to add more trees to those lineal lots and the boundaries. **C/Hennis:** That would be greatly appreciate. **C/Damron:** Question for you before you depart; the six-foot vinyl fence along the perimeter, will that go in before the houses go up to keep the dust and debris from the neighbors? **Dave Crawford:** Chairman and Commissioners, yes absolutely; those improvements will be required prior to signature on the final plat, that we have all these improvements done including the fence line. **C/Hennis:** Great, thank you.

Commissioner Damron motions to recommend approval for Case No. 17-03-S (Subdivision) and 17-03-ZC (Rezone) to City Council for Deserthawk Subdivision #4 with the conditions as outlined in the staff report

and the additional condition that the applicant work with staff to add additional trees within the common areas; Commissioner Gealy Seconds, all aye and motion carried 3-0.

Commissioner Damron motions to approve Case No. 17-09-DR (Design Review) to City Council for Deserthawk Subdivision #4 with the conditions as outlined in the staff report and the additional condition that the applicant add additional trees to the internal common lots; Commissioner Gealy Seconds, all aye and motion carried 3-0.

b) **17-04-ZC** (Rezone), **17-04-S** (Subdivision) and **17-13-DR** (Design Review) – Ashton Estates Preliminary Plat: Applicant, Kirsti Grabo with KM Engineering, requests approval for a zone change for approximately 19.86 acres to C-1, and 34.76 acres to R-6 Medium Density Residential. Applicant also proposes a preliminary plat for a residential and commercial subdivision. The subject site is located on the southeast corner (SEC) of Meridian and Deer Flat Roads.

Trevor Kesner: Good Evening Commissioners, for the record, Trevor Kesner, Planner II and filling in for Troy tonight, so be gentle with me. The applications before you tonight are case No's 17-04-ZC (Rezone), 17-04-S (Pre-Plat) and 17-13-DR (Design Review), and are presented for your vote to recommend approval or denial to Council. All of the application materials have been assembled for your packets, hopefully you have had a chance to review them as needed. All of the noticing procedures have been followed to hold the special public hearing tonight. The applicant seeks a rezone and pre-plat approval for approximately 51 acres, known as the Ashton Estates subdivision which is located at the SEC of Meridian and Deer Flat Roads. The applicant was granted annexation and zoning earlier this year, and now wishes to rezone the portions of the property that was originally zoned as R-12, High Density Residential, to C-1, Neighborhood Commercial zone and reconfigure the portions that are R-6, Medium Density Residential. Staff finds these requests to be complimentary to the comp plan, and the comp plan map. Applicant has also submitted for design review for the common lot landscaping. Staff finds the proposed landscaping along Meridian Road does not comply with KCC 5-17, and staff recommends the applicant add trees, shrubs and grass to the area as suggested in the staff report in condition # 12. The rest of the subdivision appears to comply adequately with KCC 5-17. Staff has worked with the applicant to get it before you tonight, and they have submitted everything staff has asked for. I stand for questions.

C/Gealy: I noticed that the Design Review case was not listed on the agenda. **C/Hennis:** It doesn't. The staff report does, but not the agenda.
Trevor Kesner: Considering that a Design Review is not a public hearing item, the notice requirement is placing the item on the agenda; you are welcome to defer the case to a later time or amend the agenda to include it now. **Wendy Howell:** That is what I was going to suggest is amending the agenda and add it or we can just put it on the agenda at the next meeting. **C/Gealy:** I would prefer to do it now if it is not a public hearing. **Trevor Kesner:** The Design Review is not a public hearing; the Subdivision and Rezone are.

Commissioner Gealy motions to amend the agenda to include Case No. 17-13-DR (Design Review) for Ashton Estates; Commissioner Damron seconds, all aye and motion carried 3-0.

Kelly Kehrer: Chairman; Kelly Kehrer with KM Engineering. My address is 9233 W. State Street, Boise, Idaho. Thank you for having us here on this special meeting tonight. We are excited to bring this back

before you. Just a couple of points of clarification: in the Rezone, we originally had nine acres of R-12 and a couple of acres of that went to commercial. The rest of that is going to R-6. There was some resistance before with the R-12 located in the middle of the site, so we decided to pull that out and it will reduce the site by potentially 70+ units so it is substantially less dense; it is actually around 3.8 units per acre on the residential. Generally, we are good with what the staff is recommending but there is one piece and it is actually part of the City Engineers letter, item 3-F where they are talking about the 600,000-gallon reservoir for helping to feed the City's overall pressurized irrigation system and provide land for that. We are happy to provide land for that within our common space, but we don't want is a situation where we have a loss of lots in order to provide this giant reservoir that is going to serve a much greater area than just our parcel. So we would ask that the condition be amended so that it is within our existing proposed common area, that it be provided in the common area. Other than that, I will stand for any questions.

C/Hennis: Are you in agreement to work with the City to add more trees and shrubs as indicated in the staff report? **Kelly Kehrer:** Yeah, just so you understand what's going on along Meridian Road, so within that landscape buffer that's in the Idaho Transportation Department right-of-way, City pressurized irrigation, a City trunk water and City Sewer line all within that corridor, so we just ask to work with the City engineer to figure out how we can get that landscaping in there with all of those utilities within that area. **C/Hennis:** Ok. **C/Laraway:** I noticed on your plat here, and this is a part I probably need explained; to the far right, that one road that drops down to Meridian, is that an entrance or a dead end?
Kelly Kehrer: That is an entrance actually onto Meridian Road. It is a street entrance. **C/Laraway:** So that is an entrance and you've got another entrance…
Kelly Kehrer: Can we pull up the preliminary plat and that will help provide a bigger picture. **C/Laraway:** I mean, I was counting three entrances so that is what I was wondering.
Kelly Kehrer: So we have two public right-of-way approaches; one on Deer Flat and one on Meridian Road and in the commercial area, we have two right-in, right-out entrances proposed; one on Deer Flat closer to the intersection and one on Meridian Road closer to the intersection. **C/Laraway:** So in other words you've got two entrances if I see that right; the one in the middle and then you say you have one for the commercial to the left?
Kelly Kehrer: Do you have the preliminary engineering drawing? This is actually the preliminary plat so…
C/Laraway: Well, I am looking at this one. **Kelly Kehrer:** Yeah so there is two approaches on the…
C/Laraway: So my question is, with the density of traffic that goes north and south on that road, is there going to be pull-out lanes or …?
Kelly Kehrer: We will have to install a deceleration lane as part of that so we went through a Traffic Impact Study and both ACHD and ITD have reviewed it and approved it, so it is represented generally, but the exact configuration will be determined if we're doing construction plans, but it will have deceleration lanes going south. **C/Laraway:** So is ITD going to require a right-run only or left-turn only coming out of that subdivision? **Kelly Kehrer:** So, the main roadway on the south is full access and then the entrance closer to the intersection is a right-in, right-out and that will be controlled by a center median.
C/Laraway: On your commercial or what I assume is commercial to the north, is that going to be [building] pads? **Kelly Kehrer:** Yes. **C/Laraway:** So it looks like you have possibly two or three or four; I can't tell.
C/Hennis: It looks like five. **Kelly Kehrer:** I believe there are five pad sites, yes. **C/Laraway:** There's going to be an access on Deer Flat and on Meridian Road to get into it? **Kelly Kehrer:** Correct, and they'll have access to the interior public rights-of-way as well. **C/Laraway:** Ok well at least we have a light on Meridian

and Deer Flat Road; that's what I was wondering because of traffic flow. Thank you. **Kelly Kehrer:** Any other questions? **C/Hennis:** Just one; how many actual residential lots are on that plat right now?
Kelly Kehrer: I believe one hundred thirty-three. There is a table on the preliminary plat that calls out the areas and lot counts. **C/Hennis:** Yeah, I was trying to read it but it just wasn't coming in clear for me. Ok. Thank you. Are there any further questions? Ok. Thank you. **C/Gealy:** I don't know why I was thinking it had ninety-three lots. **C/Hennis:** I don't know. Ok, with that we will open the public hearing at 6:45 pm, and I see that some people showed up since we got started so are there people here that would like to come up and sign up and talk? If you would please come forward? And just to remind everybody, at a public hearing we allow each individual three minutes to speak and then the applicant gets another ten minutes at the end to address all of the rebuttal comments that all of the individuals have brought up.
David Andrus: David Andrus, 1928 E. Deer Flat Road. So I am kitty corner to this property out on Deer Flat Road. Obviously with the flow of traffic down Deer Flat Road, I mean we've already got traffic and this project is going to add to it significantly to that traffic and the way that it is laid out, a lot of that traffic is pointed toward Deer Flat Road. Just the way that it flows out of this area, it seems like that should be a big concern. And I don't know if this is the meeting to talk about landscaping, lighting, sound? **C/Hennis:** It is. **David Andrus:** I am hoping that with this, I know that this has a very big commercial area so I was hoping that… I believe there is a dark skies ordinance, then when the first of these go in here and there is box lights that are turned down so we are not getting over-light and a way for those areas with the sound -the last thing we want is you know, big commercial sites with concrete walls up against Deer Flat Road which with trucks backing in and out of there so just a lot of different noise, so we are hoping that something can be done in the design to kind of take away from the noise from the commercial and possibly forcing those trucks to be loading on the opposite side instead of facing toward Deer Flat. And then along with that as far as landscaping goes, along Deer Flat, that they would put in some bigger trees to help with the sound rather than just little tiny trees that don't do a lot or don't do anything for the sound. You know people have mentioned that this is going to become the gateway to Kuna and it is hoped that as you get to the corner of Deer Flat and Meridian Road, that that area will look nice with large trees and landscape that it will be really aesthetically pleasing and will look nice. Still concerned with the three different zones that are going into here you know with commercial, residential and I'm not sure if there is multi-family. I hadn't heard if that was the case or not so …it didn't look like it from here so… anyway that is all I have.
C/Hennis: Thank you. **David Andrus:** One last thing, also; it appears there is a park in the middle? Is that a park? **C/Hennis:** Yes. **David Andrus:** Ok, I just didn't know if that was the case on that drawing so. Ok.
C/Hennis: Thank you. Is there anyone else that would like to sign up and testify?
Teresa Perry: Hi. Teresa Perry; 2151 East Deer Flat Road. My property does butt up right to this just a little tiny bit, but it does butt up to it. So everything that Dave said goes for me as well. I also am concerned about the in and out on Deer Flat Road. They are stating that they are doing full access on Deer Flat Road, plus a right-in, right-out and I don't see where that can go. They also show that park there, but I don't see any parking for a park so… and it concerns me that a park would be right next to a commercial area that could, in time, become very busy and parks, obviously are busy too. As far as buffering noise and everything… you know this is a huge subdivision that is going in next to us and between Meridian Road and Locust Grove, there is a total of twelve houses and you are talking that you are putting one hundred and thirty-three on this, so in my eyes, I don't feel that this design fits our neighborhood. I think there is way too many houses. It's going to be putting two-hundred and fifty plus cars out on these roads every single day with multiple trips. I don't see how Deer Flat and Meridian Road can handle that amount of

traffic with Winfield Subdivision coming in and the potential for the northeast property also going to be built on that will probably end up having another type of gas station as well as kitty corner, there is going to be a gas station and car wash there too. So you are talking about a huge amount of traffic in that four corners area that is going to impact our quality of life big time. That's it. **C/Hennis:** Thank you. And seeing no one else signed up, I guess the applicant can have his chance to rebut as well. **Kelly Kehrer:** KM Engineering, 9233 W. State Street. I have a couple of points for clarification I would like to point out; I know that there is some concern about the commercial pads. Each of those are going to have to come back through the City's process to make sure that the buffering and the proper protections are in place so that they aren't negatively impacting those around them. There are only two zones; I think it's been clear for everybody but there is only two zones that we are coming in with now. Currently we are changing it from the three zones to the two. In terms of the park; that is a City park in the center of the parcel. We've met with Bobby the Parks Director and there is planned to be parking lot in the northwest corner of the park so there will be parking for the park. And obviously traffic is always a concern; we've gone through a traffic report that has been accepted by ACHD an ITD and they have determined that those roads can sustain the traffic. With that, I would be happy to answer any more questions you might have.
C/Laraway: In the process of working with ACHD and ITD, this is a good Litmus test for me because this is going to be the first subdivision that is across Highway 69 that is possibly going to cause foot traffic to get to the high school. Is there any kind of stipulation, agreement or something with ITD or ACHD is working on to help get these kids across the crosswalk or is it going to be bus-only? I don't know that the school district has talked about that. **Kelly Kehrer:** We haven't had any specific talks with the school district about foot traffic crossing the street. Obviously, there is going to be traffic. There are traffic lights but beyond that I don't know if I can answer your question. **C/Hennis:** Just to expand upon a couple of the questions that were asked; City ordinance generally has the 'dark skies' ordinance in place so you are aware of that stuff and staff recommendation and such. **Kelly Kehrer:** Yes, we are and frankly, we want it as well for our residential. **C/Hennis:** Also, would you be opposed to some larger trees on the back side along the canal area in order to mitigate some of the sound as requested? **Kelly Kehrer:** You know, with our landscape plan that we have, we have some… **C/Hennis:** They are mostly little shrubs. **Kelly Kehrer:** Yeah, I guess you're right; I guess I caution that with the water storage reservoir that we are potentially putting right along that area. **C/Hennis:** But I mean, with all of that work being in place and then… **Kelly Kehrer:** Yeah we can come in with a few larger trees there, absolutely. **C/Hennis:** Ok. Actually, I can ask staff about the park. Any other questions? Thank you. I will close the public hearing for Ashton Estates at 6:55 pm. With that, we have Commissioner discussion. I like this a lot better than what we were looking at before; I think it is toned down quite a bit, size-wise. There are still a lot of houses going in there but it is quite a few less than we were expecting. I think the applicant sounds like he is willing to work with the City and take some of the ideas behind the sound control and all of that into consideration and we can condition them to work with the City to make sure it's appropriate. A question for staff was, so if it's a City park, how do we see what that one is going to be… I mean, do we have a design review on that so that some of the citizen concerns with parking and amenities, how would that be addressed?
Trevor Kesner: If it is going to be a City park, I am assuming that the land is going to be dedicated or deeded to the City, because the City will accept it and maintain it. So, it will be built to City standards. As far as landscaping for a future City park, I would imagine that like anything that gets built, it would have to go through the Design Review process. There is a landscape plan associated with this project, but if it is going to be a City park, then there might be future recommendations for parking and such. **C/Hennis:**

Right because there is nothing in this particular in this landscaping plan with regards to that, especially like the citizen asked, with regard to parking. So the City ordinance has a requirement for the minimum, at least on square footage for parking? **Trevor Kesner:** Yes, possibly based on park acreage. **C/Hennis:** And so that will be addressed by the City at a future time? **Trevor Kesner:** Correct. **C/Hennis:** Ok, thank you.
Trevor Kesner: I apologize, could I just … there is an additional person that would like to address the Commission that is representing the applicant. Is that allowable? **C/Hennis:** I would imagine, yes. **C/Gealy:** If we are going to do that, then we will need to re-open the public hearing for questions that come up. **C/Hennis:** Ok, so we'll go ahead and re-open the public hearing again at 6:57 pm. Go ahead and state your name and address please. **Kristi Grabo:** Hi, good evening; Kristi Grabo with KM Engineering, 9233 W. State Street in Boise. Just as a point of clarification, we met with the Parks Director and we did discuss that we would be deeding the property and basically donating the ground to the City and so the City would be in charge of whatever they want to put there. So we discussed where to put the parking and where to put the curb-cuts so he could put the parking where he wants it. We'll stub the utilities to it so they can put restrooms in. So that has all been discussed with Bobby at this point so there is a plan in place. **C/Hennis:** Ok, thank you. Since this was re-opened and there is some more information, is there anyone else or any other questions that would be asked in regard to that? If you could come up and sign in please, whether you are in favor or opposition. **Harry Conklin:** Harry Conklin, 2211 E. Deer Flat. Kuna. My question was on that east side and the lots over there. That's a lot of houses and how big the lots are is what I was concerned about. How many and what kind of fencing they are going to put in there. And there was something about a path along that canal. Because part of that canal, I've got land on both sides of that canal and I was just curious what the story was there. That looks like a lot of houses for such an area. But that's pretty much all I've got to say. And noise is going to be a problem …*inaudible* …and I've got cows so it's pretty smelly. But we live in the country so that's the way it is. Anyway, that is pretty much all I've got to say. **C/Hennis:** Thank you. If the applicant would like to answer his questions if you could? **Kelly Kehrer:** Chairman; Kelly Kehrer, KM Engineering, 9233 W. State Street, Boise. Along the east side, those lots vary in size from around fifty-five hundred square feet to some that are up to twelve thousand square feet, so they do vary in size along there. In terms of the canal, part of what we have to do is extend the City's pathway system on our side. We're obviously landscaping outside of that but we'll also be putting the City pathway along that corridor. Other than that, if you have any other questions…
C/Hennis: I had one question with regards to fencing; I didn't see all the way clear on here. **Kelly Kehrer:** The intent is along the perimeter of the subdivision to install a six-foot vinyl fence. **C/Hennis:** Ok, thank you. And with that, I will go ahead and close the public hearing again at 7:01 pm. Commissioners?
C/Gealy: Well, I agree that it is far fewer houses or residences than we had expected. I am very happy to see an amenity of a City park included and in fact it exceeds what I would have expected -and I appreciate that. I also appreciate the pathway, and that in terms of landscaping along the canal, I think the Boise Project has quite a bit to say about landscaping. I am sure you can do any landscaping along Boise Project right-of-way but I think landscaping along the canal will be helpful. I would actually like to see more landscaping along Meridian Road because it looks like there is going to be sidewalk there. Am I correct? There is a sidewalk along Deer Flat and Meridian Road and as I understand, from what I've read those are going to be detached sidewalks so I would like to see landscaping along those sidewalks. Especially in the summer time, I think people need the shade. **C/Hennis:** Well, I think that there are certain requirements that ITD will let you do in that easement too, so there can be a requirement to work with the City and ITD

so they can try, but I know if you have that many utilities going through that area, you don't want big trees on that because it will disrupt those so we do have to consider those utility easements along there.
C/Damron: I still have a huge concern with the traffic from one…we know they are going to extend that and I know they're going to widen those streets in the future. But as Commissioner Laraway brought up, the concern for the kids walking to school from there. That's within walking distance so I am pretty surprised at ACHD as far as, that wasn't addressed. The crosswalk, light, signal; that stuff had to be in there. **C/Hennis:** Well remember that Meridian Road is actually ITD. **C/Damron:** Oh, is that ITD? **C/Hennis:** Yeah, that is ITD to cross Meridian Road. **C/Damron:** Ok, my correction. But still, the size of the lots are going to be starter homes; young families with young children walking across there who don't pay attention as well as they should. I would really like to see something from ITD on that to maybe mitigate that and those kids crossing those streets. **C/Hennis:** Yeah, I am not sure how much we can do, but we can have the City recommend them look at it. That is maybe the only thing that I can think of. **C/Gealy:** Trevor, do you have any comment?
Trevor Kesner: I am not sure that Traffic Impact Studies factor-in pedestrian activities. I know that ACHD works with ITD for signalization of intersections along the highway. We could certainly ask them to re-visit the pedestrian issue, but other than that, I don't know if we have any pull or teeth here. **C/Laraway:** One thing to think about is ACHD does all the [traffic] light maintenance and timing for ITD so they can manipulate how long and at what pattern the lights… they can extend the time to get the kids across. That is fairly simple and I am assuming the Elementary kids and the Junior High are going to be bused anyway because of the distance. So, I am hoping it's not just high school kids without cars because they may be a little gutsier to cross that road at the wrong times. **Trevor Kesner:** And there may be residents that cross to get to commercial amenities across the street, so crossing is an issue because it is a long way to cross. **C/Hennis:** It is, and that's why I offered that maybe the City could start a conversation with ACHD and ITD as to what their thoughts on that are. Because it is something that I think needs to be addressed for resident's kids as well as adults. **Trevor Kesner:** There are plans to widen Deer Flat on the west side of the highway so I am assuming that the developer is granting right-of-way for a wider Deer Flat on the east side along their development so I assume that what they propose, obviously ACHD and ITD have accepted that. I just wanted to put it out there that Deer Flat Road and that intersection will be getting some work in the future. It is in their work plan. **C/Laraway:** And one thing in regard to the gentlemen to the east, you were talking about noise complaints; as of last year, you cannot file a noise complaint against and agricultural situation. Tractors, cows, water pumps; you can't file noise complaints against that so your farm is safe. **C/Gealy:** I do have a concern about the transition from rural to subdivision. **C/Hennis:** On the east side there? **C/Gealy:** On the east and the south. I feel it is well mitigated with the commercial on Meridian Road, but in terms of the boundaries, I don't feel the transition is adequate. I would like to see larger lots around the outside perimeter. **C/Hennis:** I am not sure larger lots would give you a lot of transition unless you did some sort of boundary-type elements for buffering but whether you have one house or two, you are still right up against the property line. And they had reduced significantly what they had projected. **C/Gealy:** Right. That is a fact. **C/Hennis:** I am not sure what else we can do with respect to transition, but that is a good point. **C/Gealy:** Those really are the concerns. I mean my primary concerns as we develop is providing amenities for our citizens and that we provide transitions between new development and existing development. And I appreciate the amenities. I appreciate the park and the pathway, but I am disappointed in the transition. **C/Hennis:** I guess if that develops with those particular lots, we can try and monitor placement within the lot for transition as well. **C/Gealy:** I don't understand

what you mean. **C/Hennis:** So we don't have the residential unit pushed to the rear of that area; maybe move it forward a little, maybe the middle of their lot. The owner of that parcel might have a larger back yard, it could provide a little bit of transition but just as the lots develop. Without re-doing the whole plat, I am not sure how we can try and make that transition difference. **C/Damron:** I agree with you Dana. No matter what we do, even if we half those lot sizes there, you still have the same type of transition back there. Depending on what's going to happen with that property right next to it… **C/Gealy:** And that is the big unknown, but whatever happens to it, it will come through Planning & Zoning. **C/Damron:** Right; and we'll have to make sure there is continuity between the two. **C/Gealy:** …so that there are appropriate transitions between uses. **C/Hennis:** And I do have a feeling that most of the traffic that comes out of here is going onto Deer Fat and go west-bound and probably north on Meridian. I do not anticipate them going east-bound on Deer Flat to get around, I mean not to many of them I would imagine. Some will, but as they expand Deer Flat and that intersection, it would naturally draw them back onto the highway or at least I would hope the majority of them. I would stand for a motion if anybody is...

C/Gealy: I guess I would expect traffic to head straight to Meridian Road and not necessarily to Deer Flat for the most part. **C/Hennis:** The majority; yes. **C/Gealy:** Trevor, is there anything we can do to encourage more transitional lot sizes? **Trevor Kesner:** You could certainly condition something. Maybe it's additional landscaping or a buffer or a common lot. Within a development if you have incompatible land uses, such as a commercial next to residential, you are typically required to put a buffer between those two uses. Here, you have a perimeter with a land use of R-6 next to an agricultural, so it's almost expected that the agricultural use is kind of a lower intensity use so the buffer is typically not expected there. And as you said, you don't know what happens to that land in the future or what that future land use would be. Again, you can make recommendations to the City Council as you see fit. **C/Hennis:** Maybe that is a good way to do it because these are recommended for approval to the City Council. Have them look at the transitional; maybe additional landscaping to the rear, but again, it's an agricultural site …but there are people that live there. **Trevor Kesner:** Just bear in mind that the Design Review stops here. City Council will not be considering Design Review, so the landscaping should be discussed here. **C/Hennis:** You're right. **C/Damron:** Cathy, what do you suggest for that landscaping on that southern boundary? Large trees to kind of block that area or...?

C/Gealy: Well, I would prefer to see fewer lots along there. I mean, I wouldn't suggest that it needs to be a lot fewer, but I just feel like there should be some sort of a transition. But there is not; they all appear to be the same density that exists within the subdivision. I wouldn't think that it would need to go even as much as half as many necessarily, but I would like to see some effort to place larger lots along that perimeter. I don't know that landscaping would mitigate that transition. I guess there will be a vinyl fence and in some cases, we do berms with landscaping, but I'm not sure that it's necessary or appropriate on this. **C/Hennis:** Well, and to the south, there is going to be additional developments like this at some point in the next number of years because of the corridor. The east boundary would be a little more questionable. **Trevor Kesner:** The comprehensive plan future land use map slates that surrounding land use should be medium-density residential. **C/Hennis:** Even to the south? **Trevor Kesner**: East. **C/Hennis:** I didn't look that up. **C/Damron:** I am just concerned that if we do recommend those go to a larger lot, in order for the developer to meet the R-6 zoning, what are we going to lose? Are we going to lose the City park to make up those building lots or...? **C/Gealy:** Well, I don't want to give up the park. **C/Damron:** I agree. So, it's kind of a give and take to make that work. There is not much in there other than the City park that we can give up to make those a little larger and fit the R-6 zone that he wants. **C/Hennis:** Right.

And plus, directly to the south, the comp plan shows that being commercial, neighborhood and commercial. The east boundary as Trevor indicates… **C/Gealy:** Is R-6? **C/Hennis:** Yes. Medium-density residential. **C/Gealy:** This says mixed-use, general or mixed-use city center …you're right. It's commercial to the south. **C/Hennis:** There is a lot of colors there. **C/Gealy:** There is a lot of colors there. **C/Damron:** So the transition with the commercial being there doesn't seem to be a big deal then. **C/Hennis:** Right, because they're going to have to mitigate or buffer their commercial when they come in. So, they're going to have to landscape it or something to buffer that when they come in, because that's a different usage. **C/Gealy:** The property to the south? **C/Hennis:** Yes.
C/Gealy: Alright. Are you ready?

Commissioner Damron motions to recommend approval for Case No. 17-04-ZC (Rezone) and 17-04-S (Subdivision) to City Council for Ashton Estates Subdivision with the conditions as outlined in the staff report and the additional conditions that the applicant work with City staff and ITD for additional landscaping along Meridian Road; and work with ITD in regards to pedestrian crosswalk improvements at the intersection of Meridian and Deer Flat roads; and work with City staff and the City Engineer with regard to the water storage reservoir agreement; Commissioner Laraway Seconds, all aye and motion carried 3-0.

Commissioner Damron motions to approve Case No. 17-13-DR (Design Review) for the Ashton Estates Subdivision with the conditions as outlined in the staff report and the additional recommendations for trees, shrubs and grasses per the staff report and to provide the water storage reservoir within the common areas; and to work with City staff and ITD to add additional landscaping along Meridian Road; and to work with ITD and City staff with regard to pedestrian crosswalks at the intersection of Meridian and Deer Flat Roads; Commissioner Gealy seconds, all aye and motion carried 3-0.

3. COMMISSION DISCUSSION AND REPORTS

C/Hennis: Is everyone going to be here next time? **C/Laraway:** Is this an open forum for us? **C/Hennis:** Sure, as long as you don't mind being on the record. **C/Laraway:** Ok, so this the litmus test for me and my learning because we are now building on the other side of Meridian Road and it is not like we are building a subdivision off of Sunbeam. I think there is going to be a different mindset when it comes to traffic and pedestrians getting people across because they put a walkable code of '15' on this and that's just 'OK' which meant 'it's OK'. And I guess that's my concern is crossing that road …I mean as we reach across Meridian Road there, it's just going to get bigger and badder. At some point in time, are we as a City going to …and I know this is overstepping it, but I am asking; a walking path over the top or something is going to be required to get traffic and people across. Because we can't take or ask a lot of those pedestrians to walk across something like that with the expectation of 'well, you should have known better'. I mean, that is just not going to work. So, we have to provide a safety corridor to get this transition across highway 69 with future developments. Patagonia is north of here now, and they are going to bus the kids so that is not a problem, but when we start building in this area here, anything that is going across 69 has got my concern. **C/Hennis:** That is a good point because it is not something that we have had to rightly consider until now. So, that is a good point that has been brought up. It has kind of been rhetoric for the City up until now but it is something we need to consider as we start moving to the other side. That is a very good

point. **C/Damron:** And to caveat that, I get really concerned looking at the Ada County reports and traffic reports and ITD; I almost feel that they are not looking at it as a large subdivision. The size of houses, the starter homes and stuff like that, they are not seeing what those issues are going to be. They just pass along the report and this and that, and then that's it. **C/Hennis:** Yeah, unfortunately I mean these traffic studies, you know, that is the information that they put forth. It's like in these larger multi-family housing developments, we know that it's 1.5 parking places per unit is not enough, but that is what the ordinance is and that's what the legislation is that they go off of and base their stuff on. Otherwise, there would have to be something that suggests it needs changed. **C/Damron:** So, how do we look at that as a public safety element within the community to have them change those standards? **C/Laraway:** Well, and that's one thing we ask the City to do and …so, I didn't want to put too much off on him and his development because the traffic is not his problem. He is going to create it, but ITD is going to funnel it, move it, get it safe, put traffic control devices to keep it going. It's not his problem but I think that as we are starting to approve these subdivisions, I think ITD and ACHD need to take a deeper look at some of these traffic signals. They really don't like doing too much for subdivisions. **C/Hennis:** And it's kind of hard for us because we get the ACHD report or the ITD report with our packets on a Thursday or Friday and I don't know if there is a way that we can get those may a week or so ahead so we can pester ITD or something. **Trevor Kesner:** Often, we as staff don't actually receive their reports or comments right up until the day we send out packets. **C/Hennis:** Right, and I know that, and that is what kind of ties our hands now and we don't have any way to do it and these guys are waiting for an approval or denial or whatnot and we cannot be afraid to table some of these larger ones. You know right now, it seems like we almost try to push them through, but we have tabled items before for two or three weeks based on information that is just not quite right. **C/Gealy:** Or it's not ready. **C/Hennis:** Right. So, maybe as a condition we need to be cautious and if we don't feel it has been addressed yet, then we table it based on further discussion or further information, questions or answers from ITD. We have that ability. And especially now like he said, as we are getting more and more. I mean, you saw the article in the newspaper about how fast we are growing and I think that we are the ones that citizens are looking at to try and say, 'is this appropriately looked at'? And I would say …I wholly believe what you guys are saying with ITD and ACHD; I don't know if they fully look at it, beings it's in Kuna and on the outlying areas; however, I think they are having to take a better look now because of how fast we are growing out here. It's not like we were five years ago when everybody kind of brushed us off. **C/Laraway:** Do we have a representative from this area from ACHD? **Trevor Kesner:** Our …I don't want to say our representative, but regarding the Commission or somebody that is on the [ACHD] Commission is Kent Goldthorpe who is generally the liaison for our area. **C/Hennis:** Yeah, I notice his name is on the emails. **C/Gealy:** What role does Compass (Community Planning Association of Southwest Idaho) play? **C/Hennis:** They have the crystal ball. **Trevor Kesner:** As you know, Compass plays a large role in coordinating for funding and future projects, so I think Compass definitely has a seat at the table when it comes to recommendations with this sort of thing because they are a regional MPA (Metropolitan Planning Organization). **C/Gealy:** Well, another thing to consider is there was recently a very large land donation to the School District on the other side of Meridian Road and there will very likely be a school over there. **Trevor Kesner:** Or a park. **C/Hennis:** You are shaking your head over there? **C/Laraway:** I don't think there will be because from what I understand, when land is donated to the school district, they are not obligated to build. **C/Hennis:** Well, no, they're not obligated to build but if they've got a free property versus paying for one, but if they built somewhere, that could be a choice. **C/Laraway:** And I could be wrong and maybe this isn't the place to talk about this, but I think what they are going to

do now is make Teed a Junior High to alleviate the student pressure from the middle school and they are not planning and building any bigger schools right now. **C/Hennis:** Yeah and we unfortunately don't have a lot of information from the school district to at least know what to anticipate, I mean, finally in this report, we had a response from the school district. We hadn't seen much of anything from them in the last couple of years. But other than that, it looks like a new person's name on that I hadn't seen before so I think we are getting some heavier involvement with school district. **C/Laraway:** Well, we're definitely growing so it will be interesting to see if it continues to go east or south or north. **C/Hennis:** Well, at least we still have a good reputation with our schools from what I've been hearing from people; we've got a good reputation for our schools out here and the quality of education. So, yes that will be a concern for continuation. **C/Laraway:** Anyway, those are my concerns. **C/Hennis:** They are valid, thank you.

4. ADJOURNMENT

Commissioner Gealy motions to adjourn; Commissioner Damron Seconds, all aye and motion carried 3-0.

_____
Dana Hennis, Vice Chairman
Kuna Planning and Zoning Commission

ATTEST:

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

City of Kuna

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Findings of Fact and Conclusions of Law

To: **Kuna Planning and Zoning Commission**

Case Number: **17-03-S, 17-03-ZC, and 17-06-DR:** Deserthawk Subdivision No. 4

Location: Southeast corner (SEC) of South Ten Mile Road and West Sunbeam Street; 874 S. Ten Mile Rd. Kuna, Idaho

Planner: Trevor Kesner, Planner II

Hearing Date: July 13, 2017
Findings: July 25, 2017

Applicant: **Endurance Holdings, LLC**
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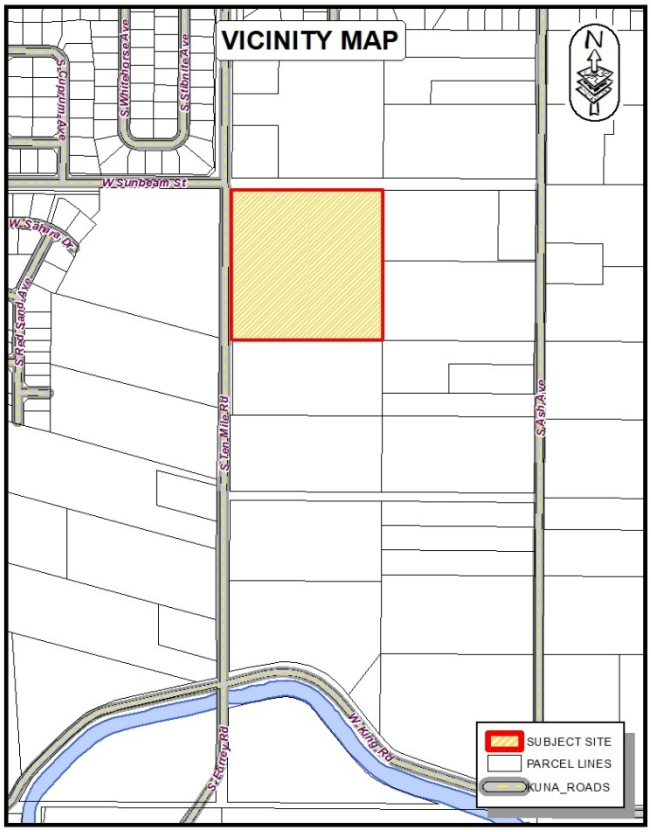

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G. Decision by the Commission

A. Course of Proceedings

1. Proposing a Preliminary Plat and Rezoning lands for a residential subdivision are both designated in Kuna City Code (KCC), 1-14-3 as a public hearing matter, with the Planning and Zoning Commission as the recommending body, and City Council as the decision-making body; and a Design Review for subdivision common area landscaping is designated as a public meeting, with the Planning and Zoning Commission (acting as Design Review Committee) as the decision-making body. These land use requests provided proper public notice and followed the requirements set forth in Idaho Code, Chapter 65-Local Land Use Planning Act.

a. Notifications

i.	Agencies	May 22, 2017
ii.	300' Property Owners	June 01, 2017

iii.	Kuna, Melba Newspaper	June 07, 2017
iv.	Site Posted	June 30, 2017

2. In accordance with KCC Title 6 in Kuna City Code (KCC) this application seeks approval for Design Review and Rezone and Preliminary Plat (residential subdivision) recommendations to City Council for Deserthawk Subdivision No. 4.

B. General Project Facts, Staff Analysis:

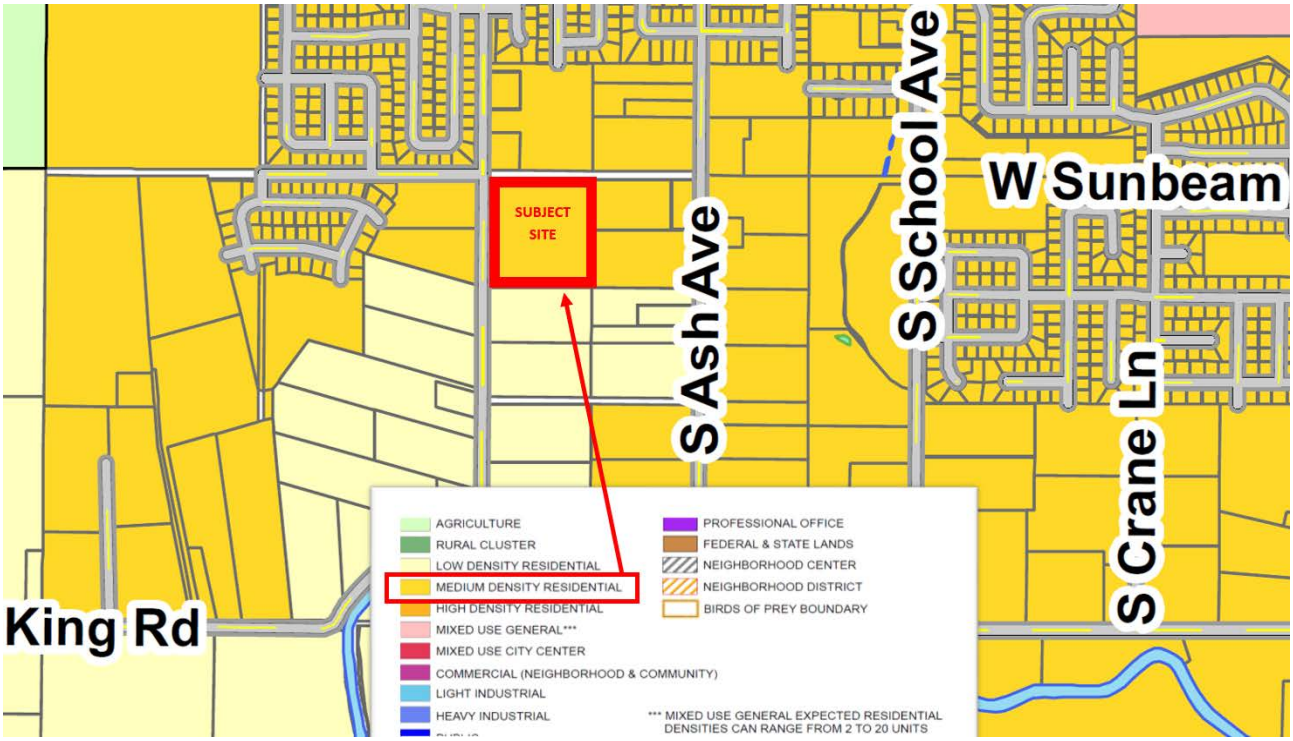
1. **Request:** A preliminary plat, rezone and design review request from David Crawford with B&A Engineers, representing owners, Endurance Holdings, LLC to rezone an approximately 9.43-acre parcel within an existing agricultural (Ag) zone to a medium density residential (R6) designation, and subdivide the parcel into 34 residential building lots and seven (7) common lots. The subject site is located approximately 2500 feet south of the intersection of West Avalon Street and South Ten Mile Road on the southeast corner (SEC) of South Ten Mile Road and West Sunbeam Street, and is addressed as 874 S. Ten Mile Rd., Kuna, Idaho.

2. The applicant has submitted all the necessary documents and materials for review and has held the appropriate neighborhood meeting (three attendees) and has posted the site in accordance with KCC 5-1A-8 posting requirements.

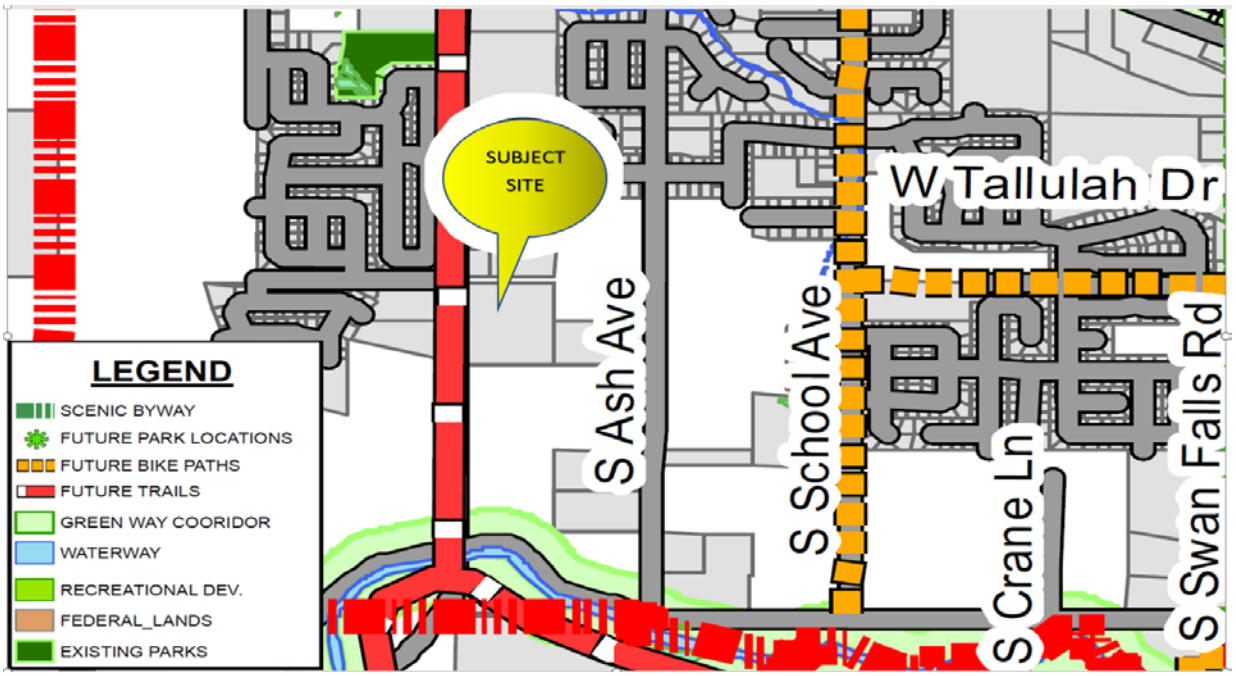
3. **History:** The subject site has historically been used as a residential home site with associated agricultural-related uses (pasture).

4. **Legal Description:** A legal description was included with the application documents (deed).

5. **Comprehensive Plan Designation:** The Comprehensive Plan Future Land Use map indicates the site has a designation of Medium Density Residential. In accordance with KCC 5-3-2, staff views this residential use request as compatible with the Comprehensive Plan.



6. **Recreation and Pathways Map Designation:** The Recreation and Pathways Master Plan Map indicates a future trail along South Ten Mile Road; however, there is no indication of a future trail to be situated on the subject site.



6.1 Aerial Map:

6.2 Parcel Numbers: APN: R5070501800

6.3 Parcel Sizes and Current Zoning:

Acres: 9.43 acres
Zoning: R-6

6.4 Services:

Fire Protection – Kuna Fire District
Police Protection – Kuna City Police (Ada County Sheriff's office)
Sanitary Sewer– Future City of Kuna
Potable Water – Future City of Kuna
Irrigation District – Boise-Kuna Irrigation District
Pressurized Irrigation – Future City of Kuna (KMID)
Sanitation Services – J&M Sanitation

6.5 Existing Structures, Vegetation and Natural Features: The subject site has a residential home, two accessory structures (detached shop and hay shelter), and numerous farm trucks and equipment. The site is generally flat. The existing vegetation consists of a tilled farm field with the exception of approximately 14 mature trees which are commonly associated with a residential home, clustered on the southeast side of the existing home along the S. Ten Mile Road frontage. The applicant asserts that the existing trees are unhealthy and/or are an undesirable species. The applicant proposes removal of the existing trees mitigated via the installation of common area landscaping.

6.6 Transportation / Connectivity: The subject site's existing public roadway frontage is on South Ten Mile Road, which is currently two (2) travel lanes on approximately 25-feet of pavement within 50 feet right-of-way, and no curb, gutter or sidewalk abutting the site. Applicant proposes to improve South Ten Mile Road on the East side, abutting the site with a detached 5-foot meandering sidewalk adjacent to the right-of-way in the common area buffer strip. The West Sunbeam Street alignment abutting the northerly boundary of the site is currently unimproved right-of-way. Applicant has proposed to construct the section of South Ten Mile Road abutting the site as half of a 72-foot street section; however, Ada County Highway District and Planning and Zoning staff are recommending this section of South Ten Mile Road be constructed as a half of a 3-lane, 49-foot street section with 24.5-feet of pavement from centerline with curb, gutter and a minimum five (5)-foot detached sidewalk.

ACHD has recommended the applicant construct the unimproved/unopened right-of-way for West Sunbeam Street as half of a 36-foot wide street section, with an additional 12-feet of pavement north of the centerline, with curb, gutter and a minimum five (5)-foot detached sidewalk or seven (7)-foot wide attached sidewalk.

6.7 Public Services, Utilities and Facilities: The following agencies returned comments which are included as exhibits with this case file:

- City Engineer - Exhibit B.1
- Department of Environmental Quality - Exhibit B.2
- Ada County Highway District - Exhibit B.4
- Central District Health Department - Exhibit B.5
- COMPASS (Development Checklist) - Exhibit B.6
- Idaho Transportation Department - Exhibit B.7
- Kuna School District - Exhibit B.8
- Nampa Meridian Irrigation District - Exhibit B.9

6.8 Surrounding Land Uses:

Direction	Current Zoning and Jurisdiction	
North	A/ R-4	Agriculture – Kuna City/ Medium-Low Density Residential – Kuna City
South	R-6	Medium Density Residential – Kuna City
East	A/ RUT	Agriculture – City of Kuna/ Rural Urban Transition – Ada County
West	R-6	Medium Density Residential – Kuna City

C. Applicable Standards:

1. City of Kuna Design Review Ordinance, 2011-08.
2. City of Kuna Subdivision Ordinance No. 2010-15, Title 6 Subdivision Regulations.
3. City of Kuna Zoning Ordinance Title 5, Chapter 13
4. City of Kuna Landscape Ordinance No. 2006-100.
5. City of Kuna Comprehensive Plan.
6. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

D. Comprehensive Plan Analysis:

The Planning and Zoning Commission may accept or reject the Comprehensive Plan components as described below:

1. The proposed design review, rezone and subdivision is consistent with the following Comprehensive Plan components:

GOALS AND POLICIES – *Property Rights*

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

Policy 1: As part of a land use action review, staff shall evaluate with guidance from the City's attorney; the Idaho Attorney General's six criterion established to determine the potential for property taking.

Comment: *Staff has evaluated the Idaho Attorney General's six criteria established for the potential for property takings with the City's attorney and has determined that the subject property's economic viability remains intact.*

Economic Development Goals and Objectives - Section 5 - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement.

Comment: *The proposed application complies with the comprehensive plan by providing a mix of lot sizes and sidewalk connectivity throughout and abutting the subdivision to meet this goal.*

Land Use Goals and Objectives - Section 6 - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable.

Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles.

Comment: *The project complies with the land use plan as adopted by the City by incorporating the following; open space (common lots) and varied housing choices and types to promote desirable, cohesive community character and a quality neighborhood that is generally cohesive with the existing residential land uses.*

Public Services, Facilities and Utilities Goals and Objectives - Section 8 -Summary:
Provide adequate services, facilities, and utilities for all City residents and annex contiguous properties that request City services. Ensure that development within Kuna connects into the City's sanitary sewer and potable water systems and continue expansion of the City's sewer systems as resources allow.

Comment: *Kuna has adequate services to serve this development. This application will extend the City's sanitary sewer system, potable water and adds to the pressure irrigation mainline in an orderly fashion.*

Transportation Goals and Objectives - Section 9 - Summary:
Work with ACHD, COMPASS, and ITD to promote and encourage bicycling and walking as transportation modes. Develop a transportation strategy and identify future transit corridors while requiring developers to preserve rights- of-way, to improve mobility on major routes while balancing land use planning with transportation needs.

Comment: *ACHD has provided comments and a staff report and the City engineer has provided comments and recommendations. The project meets the transportation goals of the City by constructing sidewalks and roadways through the development and fronting the site on South Ten Mile Road to create additional pedestrian and roadway connections.*

Housing Goals and Objectives - Section 12 - Summary:
Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl.

Comment: *Applicant has proposed 34 single family building lots of varied sizes to be developed in a logical and orderly manner and provides for building lots that are much smaller than one half acre.*

Community Design Goals and Objectives - Section 13 - Summary:
Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and create a sense of place.

Comment: *The application incorporates sound community design elements and landscape features to buffer incompatible uses and collector roadway noise; and provides pedestrian sidewalks and street widths which creates a sense of place for this phase of Deserthawk, but is also incorporated with the entire Deserthawk community, which fosters neighborhood interactions and activities.*

E. Findings of Fact:

1. All required procedural items have been completed as detailed in this staff report.
2. The proposed residential development generally complies with the goals and objectives set forth in Kuna's Comprehensive Plan.
3. The proposed residential development complies with the Kuna City Code.
4. Public services are available and are adequate to accommodate this site's development.
5. The proposed residential preliminary plat will not be detrimental to the public's health, safety and general welfare.
6. The site is zoned R-6 and is appropriate for use as a residential subdivision after acquiring the proper approvals.
7. The project description, staff analysis and proposed findings of fact are correct.

F. Conclusions of Law:

1. The design review, rezone and preliminary plat use is consistent with Kuna City Code.
2. The design review, rezone and preliminary plat use meets the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a residential preliminary plat use.
4. The proposed residential preliminary plat use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The rezone and residential preliminary plat is not likely to cause adverse public health problems.
6. The design review, rezone and residential preliminary plat is in compliance with all ordinances and laws of the City.
7. The design review, rezone and residential preliminary plat does not appear to be detrimental to the present and potential surrounding uses; to the health, safety, and general welfare of the public considering the physical features of the site, public facilities and existing adjacent uses.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
9. Based on evidence contained in Case No.'s 17-03-S, 17-03-ZC, and 17-06-DR, this proposal complies with KCC Title 6.
10. Based on the evidence contained in Case No.'s 17-03-S, 17-03-ZC, and 17-06-DR, this proposal complies with Section 6.0 of the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
11. The Planning and Zoning Commission of Kuna, Idaho, has the authority to approve or deny the Design Review application, and recommend approval or denial for the rezone and preliminary plat application to the City Council.
12. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

G. Decision by the Commission:

17-03-S and 17-03-ZC: Subdivision and Rezone *Note: This motion is to* recommend *approval for the subdivision and rezone request to City Council. However, if the Planning and Zoning Commission wishes to recommend approval or denial for specific parts of these requests as detailed in this report, those changes must be specified.*

74-06-DR: Design Review *Note: This motion is to approve the design review request. However, if the Planning and Zoning Commission (acting as the Design Review Committee) wishes to approve or deny specific parts of the request as detailed in this report, those changes must be specified.*

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* for Case No.'s 17-03-S and 17-03-ZC, a

subdivision and rezone request by B&A Engineers representing Endurance Holdings, LLC to Kuna City Council; and hereby *approves* Case No. 17-09-DR, with the following conditions of approval:

1. The applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approval use or may be written or stamped upon a copy of the approved plan. All site improvements are prohibited prior to approval of these agencies.
   a.) The City Engineer shall approve the sewer and water hook-ups.
   b.) The Kuna Fire District shall approve all fire flow requirements and/or building plans.
   c.) The Boise-Kuna Irrigation District shall approve all proposed modifications to the existing irrigation system.
   d.) Approval from Ada County Highway District and impact Fees, if any shall be paid prior to building permit approval.
   e.) The City Engineer shall approve a surface drainage run-off plan, (if needed). As recommended by Central District Health Department, the plan should be designed and constructed in conformance with standards contained in "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of a drainage design plan from the Kuna City Engineer. The drainage design plan shall include all proposed site grading.
2. All public right-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may be commenced without the approval of the Ada County Highway District. Any work within the Ada County Highway District right-of-way requires a permit. For information regarding the requirements to obtain a permit, contact Ada County Highway District Development Services at 387-6100.
   2.1 – Dedicate right-of-way in sufficient amounts which follow City and ACHD standards and widths.
3. 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.
4. Compliance with Idaho Code Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
5. Lighting within and abutting the site shall comply with Kuna City Code.
7. Fencing within and around the site shall comply with Kuna City Code (except as specifically approved otherwise).
8. Signage within the site shall comply with Kuna City Code. The applicant shall apply for a sign permit prior to subdivision signage construction.
9. The applicant shall follow all the requirements for sanitary sewer, potable water, pressure irrigation system connections, and all other requirements of the City engineer, as outlined in the Engineers memorandum dated May 26, 2017.
10. Submit a petition prior to applying for final plat for signature by the City, consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation District (KMID).
11. Applicant's submitted preliminary plat and landscape plan (date stamped 04/10/2017and 04/18/2017, respectively) shall be considered binding.
12. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately (within 3 days as weather permits or as the planting season permits), as required to meet the standards of these requirements. Maintenance and planting within public right-of-way shall be with approval from the public and/or private entities owning the property.
13. The applicant shall comply with all conditions of approval listed in the Kuna staff report, and as approved by the Commission, and any other applicable agency comments or recommendations.
14. Applicant shall comply with all local, state and federal laws.

DATED: this day _____ of _____, 2017.

_____
Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

_____
Trevor Kesner, Planner II
Kuna Planning and Zoning Department

City of Kuna
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Findings of Fact & Conclusion of Law – P & Z Commission

To: Planning and Zoning Commission

Case Numbers: 17-04-ZC (Rezone) and
17-04-S (Preliminary Plat)
17-13-DR (Design Review)
Ashton Estates Subdivision

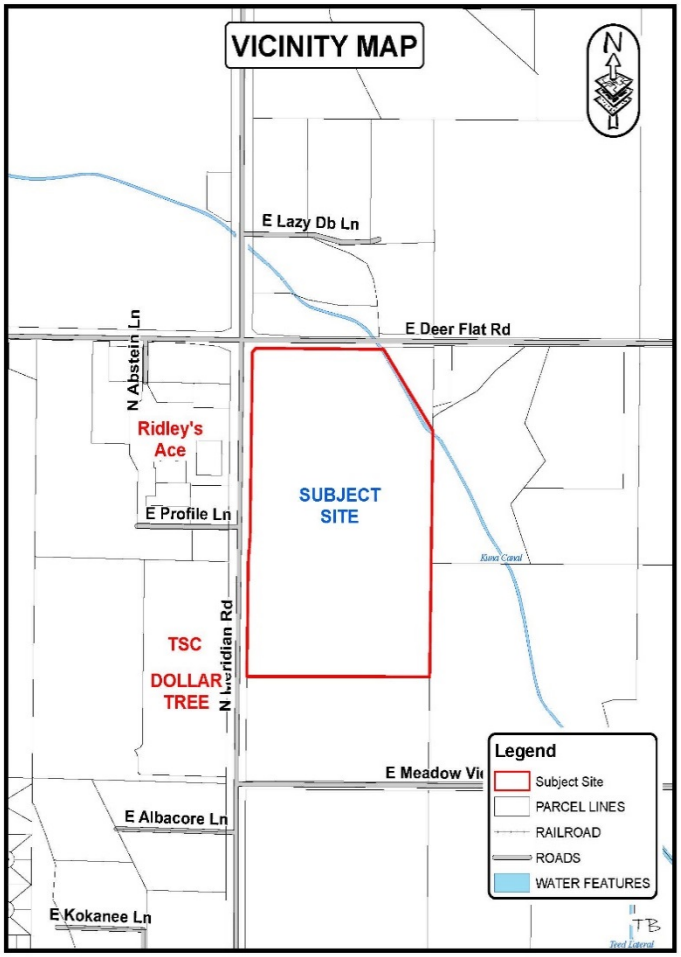
Location: Southeast Corner (SEC) Meridian and Deer Flat Roads, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: *July 13, 2017 (SPECIAL MTG.)*
Findings of Fact: **July 25, 2017**

Owner: **SDN, LLC,**
Don Newell
P.O. Box 1939
Eagle, ID 83616
208.404.2161
Ashton.home@hotmail.com

Engineer: **KM Engineering**
Kirsti Grabo
9233 W. State St,
Boise, ID 83714
208.639.6930
KGrabo@kmengllp.com



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A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that rezone's and preliminary plat's are designated as public hearings, with the Planning and Zoning Commission as a recommending body and City Council as the

decision making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

i.	Neighborhood Meeting	April 12, 2017 (2 people attended)
ii.	Agency Comment Request	May 30, 2017
iii.	315' Property Owners Notice	June 23, 2017 and July 5, 2017
iv.	Kuna, Melba Newspaper	June 28, 2017
v.	Site Posted	June 16, 2017

B. Applicant's Request:

On behalf of SDN, LLC, the applicant, Kirsti Grabo with KM Engineering, requests approval to rezone the portions of this site previously zoned as R-12 (High Density Res.) to, and increasing the C-1 (Neighborhood Commercial) and the R-6 (Medium Density Residential) zones. Applicant also requests approval for a preliminary plat that includes 9 commercial lots, 133 single-family lots, 20 common lots and a proposed City park lot. The subject site is located on the southeast corner (SEC) of Meridian and Deer Flat Roads.

C. Aerial Map:

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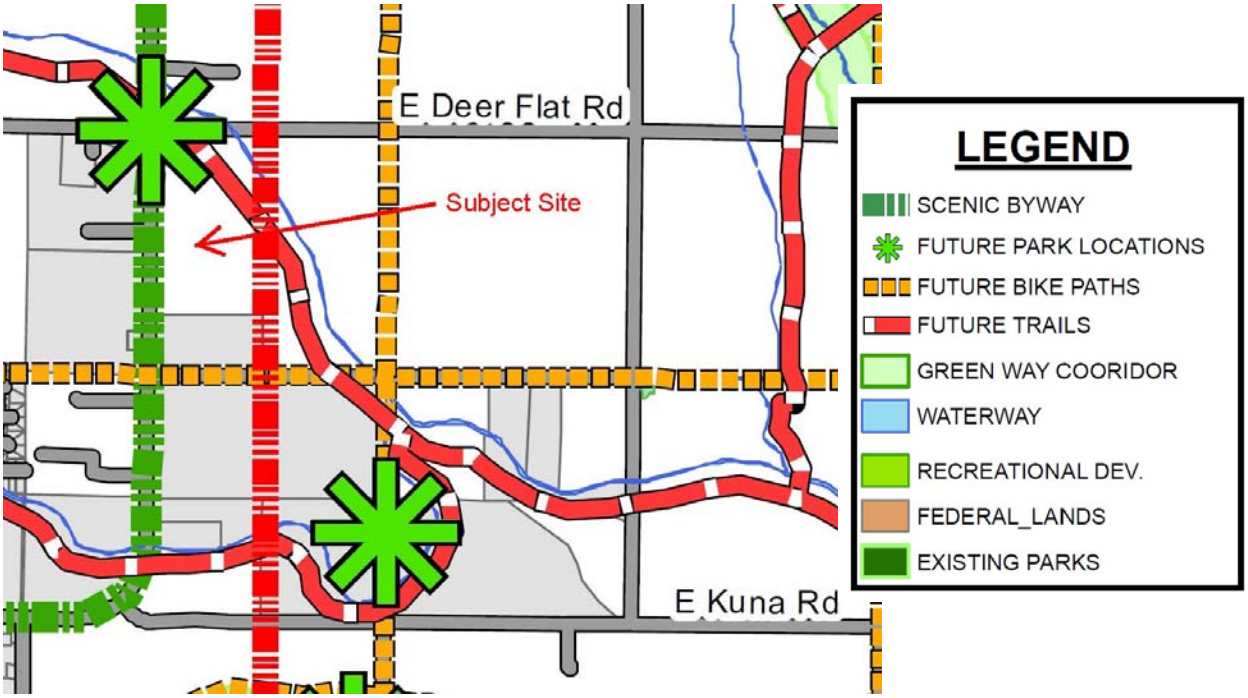
D. Site History:

This site is in the City limits and historically has been farmed. It is directly east of two Kuna City commercial subdivisions – the Merrell Family Center and Ensign Subdivisions.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comprehensive [Comp] Plan Map) is intended to serve as a *guide* for the decision making body for the City. This map indicates land use designations generally speaking, it is not the actual zone. The Comp Plan Map designation for this site was recently amended to Mixed-Use General for the approximate 50.7 acres.

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail through the northeast corner (NEC) of the site, situated along the Kuna Canal. It is the City's goal and desire to increase the number of trails and pathways in Kuna. Accordingly, it is necessary for each parcel to develop trails and pathways along frontages of their canals and ditches to comply with the Master Plan goals by either starting a pathway, or extending one in the area of the project.



3. **Surrounding Land Uses:**

North	RUT	Rural Urban Transition – Ada County
South	A	Agriculture – Kuna City
East	RR	Rural Residential – Ada County
West	C-1	Neighborhood Commercial – Kuna City

4. **Parcel Sizes, Current Zoning, Parcel Number(s):**
   - Parcel Size: 50.7 acres (approximately).
   - Zoning: **R-12** (High Density Residential), **R-6** (Medium Density Residential) and **C-1** (Neighborhood Commercial), Kuna City.
   - Parcel (APN) #: S1419223151.

5. **Services:**

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

6. **Existing Structures, Vegetation and Natural Features:**
The land is currently used for agricultural purposes. Applicant anticipates that the land will continue the historic agricultural uses on the lands until development occurs. This site is generally flat, with a slight slope from the north end to the center of the site, and a slight slope from the south end toward the center of the site. Soils appear to be a Hydrologic Group D for the majority of the site with a general slope of less than 2%.

7. **Transportation / Connectivity:**
The applicant proposes four access points for the site. Two access points on Meridian Road, to include one full public road access on the south and a Right-in/Right-out (RIRO) driveway on the north end of the Meridian frontage. The applicant has proposed two access points on Deer Flat Road, including one full public access on the east side, and a second RIRO (driveway) on the west side of the Deer Flat frontage. Staff notes that Kuna's Highway Overlay District (District) standards state that connection to Meridian Road and other points of access within the District shall be limited to the full and/or mid-mile alignments, or at a distance greater than 600' from centerline of Meridian Road.

8. **Environmental Issues:**
Staff is not aware of any environmental, health or safety conflicts, beyond the designation of being in the nitrate priority area.

9. **Agency Responses:**
The following agencies returned comments which are included as exhibits with this case file and report:
- City Engineer (Antonio Conti, P.E.) *Exhibit B 1*
- Ada County Highway District (Stacey Yarrington) *Exhibit B 2*
- Boise Project Board of Control (Bob Carter) *Exhibit B 3*
- Central Dist. Health Dept. (Lori Badigian), *Exhibit B 4*
- *Compass-Community Planning Association (Carl Miller), Exhibit B5*
- Department of Environmental Quality (DEQ) *Exhibit B 6*

F. Staff Analysis:

Fulfilling the conditions of approval for the entitlements received in early 2017 (16-10-AN & 16-03-CPM), the applicant proposes this subdivision application which includes nine commercial lots, 133 residential lots and 20 common lots and a proposal for a City park. This project is adjacent to a principle arterial (Meridian Rd.) and minor arterial (Deer Flat Rd.). All major public utilities are near, or adjacent to this site. Applicant intends to develop the site as a mixed-use development with commercial pads and new single-family housing options. It is anticipated this development will require four phases for complete build-out, for both residential lots and commercial pads.

The project size is approximately 51 acres in size and proposes two different zones as delineated on the preliminary plat where the zone lines are proposed. The C-1 (Neighborhood Commercial) is proposed to be approximately 19.86 acres and the R-6 (Medium Density Residential) is proposed to be approximately 34.76 acres (this includes lands to the centerline of both roadways). The proposed commercial uses along Meridian and Deer Flat Roads are in compliance with recommendations from the Comprehensive Plan and with staffs request to extend commercial uses as far south and east as reasonable, as directed by Council. The medium residential uses provide a buffer between the proposed commercial and current uses on the east and southern sides of the site and complies with mixed-use design principles. The proposed City Park is centrally located and applies good design principles, highlights mixed-use principles, and compliments the two proposed uses.

Staff has reviewed Kuna's Comprehensive Plan (Comp Plan), which promotes commercial development, and a variety of housing types for all income levels numerous times throughout the document. The sections of the Comp Plan that address new commercial and various housing types are included below, in Section K

(Comp Plan analysis) of this report. The City attempts to balance new commercial uses as well as all housing types. Applicant will be required to maintain technical compliance with Kuna City Code (KCC), as the site develops. Staff recommends the applicant work with Kuna Rural Fire District (KRFD) to conform to the secondary access requirements of the KRFD, for the number of homes utilizing access points, roadway access and circulation at time of development.

The Highway Overlay District (District) standards state that connection to Meridian Road and other points of access within the District shall be limited to the full and/or mid-mile alignments, or at distances greater than 600' from centerline of Meridian Road. Since this project does not abut a full/mid-mile road, Commission should consider allowing the entrances as proposed but as temporary full-accesses only. Furthermore, as the area further develops, the City, ACHD or ITD may enforce the access portion of the Overlay District (or other policies / standards) in the form of a right-in/right-out for one or both of the proposed full entrances due to traffic volume and/or safety concerns and/or other needs.

Staff has reviewed the proposed landscape plan for the subdivision and finds that the Meridian Road frontage lacks the number of trees and shrubs required according to KCC Title 5-17-15 and in the Overlay District standards. The remaining proposed landscape for the project is in substantial conformance with the Design Review (for Subdivision Landscape) Code for Kuna. Additionally, staff requests that applicant add several notes to the landscape plan in order to follow the City's goals and practices for landscaping. Those changes are requested in the proposed conditions of approval – Condition # 12.

Applicant is made aware that all new commercial uses must go through design review for the building(s), signage, parking lot(s) and landscaping for future development, prior to building permits being issued.

Staff has determined this application complies with the goals and policies of Kuna city for this corridor, and Title 5 and 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No's 17-04-ZC and 17-4-S, subject to the conditions of approval by Kuna's Commission and/or the City Council, and recommends approval of case No 17-13-DR to the Commission.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5, Chapter 13
2. City of Kuna Comprehensive Plan, adopted September 1, 2009
3. City of Kuna Subdivision Regulations Title 6, Chapters 3 and 4
4. City of Kuna Design Review Code Title 5, Chapter 4
5. City of Kuna Landscape Code Title 5, Chapter 17
6. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Procedural Background:

At a special meeting on July 13, 2017, the Commission considered the applications, including agency comments, staff's report, application exhibits and public testimony presented or given.

I. Factual Summary:

This site is located on the southeast corner of Meridian and Deer Flat Roads. The project consists of 50.7 (approx.) acres and is currently zoned R-12, R-6 and C-1. Applicant requests changing portions of the approved R-12 zone to C-1, while other portions of the R-12 are proposed to change to Medium Density Residential. The C-1 (Neighborhood Commercial) will increase in size from approximately 17.99 acres to (approx.) 19.86 acres. While the R-6 (Medium Density Residential) will increase in size from approximately 27.26 acres to (approx.) 34.76 acres. If approved, this project will take access from Meridian Road (principle arterial) in two places, and from Deer Flat Road (minor arterial) in two places. Both existing roads are classified roadways.

J. Findings of Fact:

17-04-ZC, 17-04-S and 17-13-DR: Based upon the record contained in Case No's 17-04-ZC, 17-04-S and 17-13-DR**,** including the Comprehensive Plan, Kuna City Code, staff's memorandums, the exhibits, and the testimony during the public hearing, the Commission hereby recommends *approval* of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 17-04-ZC, 17-04-S and 17-13-DR, a request for a rezone and preliminary plat and Design Review in Kuna City limits request by the applicant follows:

The Commission concludes that the applications comply with the City of Kuna's Zoning regulations (Title 5) of KCC.

1. The Commission accepts the facts as outlined in the staff memo, the public testimony and the supporting evidence list presented.

Comment: *The* Commission *held a public hearing on the subject applications on July 13, 2017, to hear from City staff, the applicant and to accept public testimony. The decision by the* Commission *is based on the application, staff report and public testimony, both oral and written.*

2. Based on the evidence contained in Case No's 17-04-ZC, 17-04-S and 17-13-DR, this proposal appears to *generally* comply with the Comprehensive Plan and Comp Plan Map.

Comment: *The Comp Plan has listed numerous goals for providing commercial, single-family housing in Kuna. The Comp Plan Map designates this property as Medium Density. As this project proposes to accommodate commercial and residential uses the project generally follows the goals of the Comp Plan and the Comp Plan Map.*

3. The Commission has the authority to recommend approval or denial of these applications and also to approve the Design Review application.

Comment: *At a special meeting on July 13, 2017, Commission voted to recommend approval for case No's* 17-04-ZC, 17-04-S and to approve 17-13-DR.

4. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Comment: *As noted in the process and noticing sections, notice requirements were met to hold a special public hearing on July 13, 2017.*

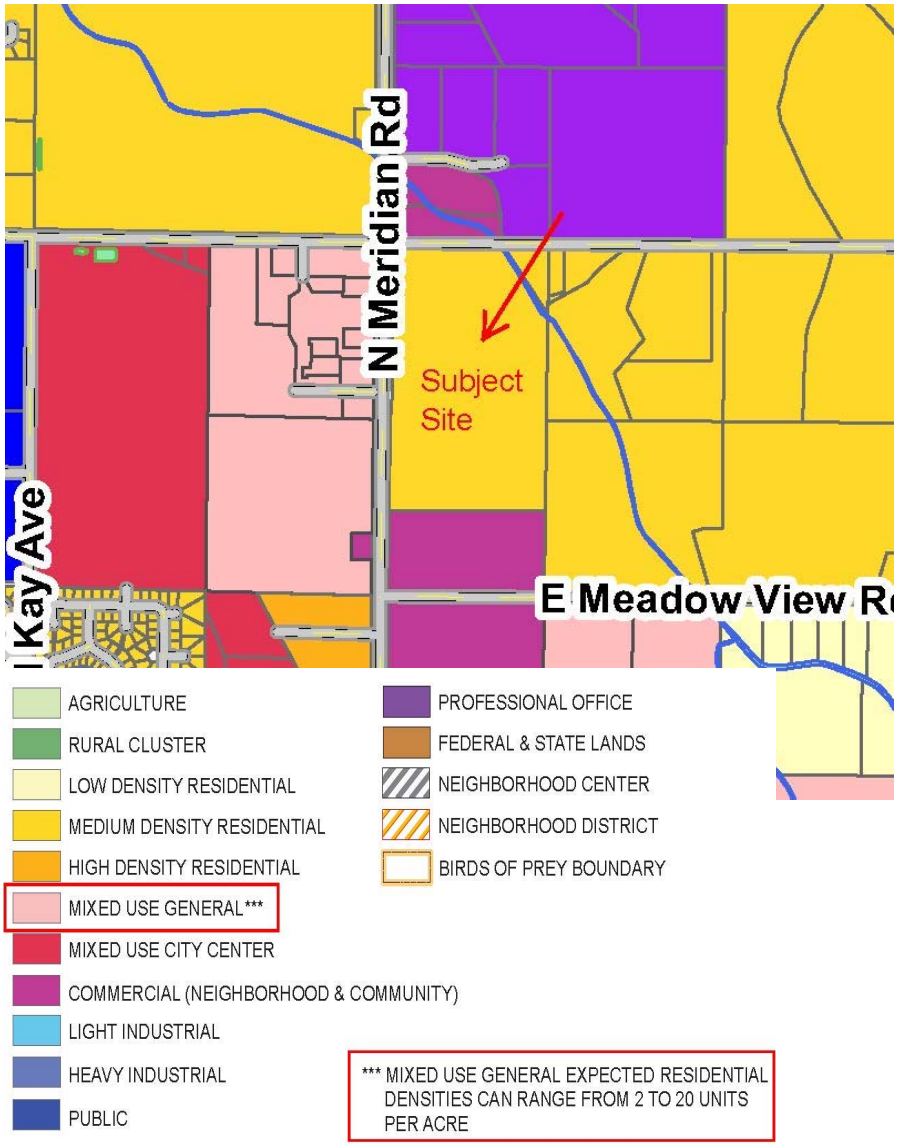
K. Comprehensive Plan Analysis:

Commission had determined the proposed subdivision for the *site is* consistent with the following Comp Plan components:

Housing: Residents envisioned higher densities in the City's core to include opportunities for mixed residential and light commercial activity. They expressed interest in a mix of residential type dwellings applications; including single-family, *multi-family*, apartments and condominiums. They were receptive to a greater mix of lot sizes and house price to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21 [Comprehensive Plan –CP]).

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, multi-family use facilities, and other mixed-use developments (Page 13 - CP).

***Comment**: The Comp Plan and the corresponding Future Land Use Map (with land use designations) provides for a mix of medium density and high density residential uses and commercial uses. This project has proposed a variety of densities mixed with commercial, <u>therefore</u> it generally conforms to the Comp Plan and the Future Land Use Map.*



LEGEND

<u>*Private Property Rights Goals and Objectives - Section 2 - Summary:*</u>
Ensure the City *land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property.* Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and staff shall evaluate with guidance from the City's attorney; the Idaho Attorney General's six criterion established to determine the potential for property taking.

***Comment:** Utilizing the Idaho Attorney General's criteria, and a review by the City Attorney, the proposed project <u>does not</u> constitute a "takings" and the Economic value is intact.*

<u>*Economic Development Goals and Objectives - Section 5 - Summary:*</u>
Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community, and develop policies to provide incentives and assistance to attract companies. Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement (Pg. 42 – 1.5, Pg. 43 – 3.1 and Pg. 41 – 1 & 1.3 [CP]).

***Comment:** The Comp Plan encourages a mix of commercial uses and adequate housing for all income levels and calls for increasing pedestrian connections. This project <u>supplies</u> a number of additional housing types to Kuna's inventory and provides opportunities for quality housing. This development should add to the City's pedestrian network for non-motorized transportation, by proposing pathway connections for development to connect to in the future.*

<u>*Land Use Goals and Objectives - Section 6 - Summary:*</u>
Encourage and support mixed uses to accommodate a diverse range of business and commercial activity balanced with residential uses. Provide a broad mix of services within walking distances while strengthening the economy and providing opportunity for social interactions. Encourage commercial development on transportation

corridors. Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles (Pg. 63 – 1.1, Pg. 64 – 2.1, 2.2, 2.2.1, 3.1 & Goal 3, Pg. 65 – 4.3 and 6.4.1 Def. Pg. 89 [CP]).

Comment: *This project adds a number of quality commercial opportunities and several housing varieties to the City's inventory for all types of lifestyles, ages and economic groups.*

Transportation - Section 9: Encourage developers to create mixed-use developments that will reduce travel demand through trip capture. Increase Kuna's employment opportunities as a means of reducing commuter trips (Page 119 – Obj. 3.2 Policy 1 and 2 [CP]).

Comment: *Applicant proposes a mixed-use development adding to employment opportunities and may reduce commuter trips, therefore, it generally complies with the comp plan goals and policies*

Housing Goals and Objectives - Section 12 - Summary:
Adopt mixed-use land strategies which assure the self-sufficiency of neighborhoods. Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly mixed-use development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – Obj. 1.1, Pg. 163 12.4 and Pg. 165 – 2.1 [CP]).

Encourage mixed-use development that includes town centers, single-family, *multi-family*, accessory units, and other types of residential development. – Policy 1.1.2, Section 12, Housing (Page 155 [CP]).

Comment: *Applicant proposes a high-quality development for commercial development along with a variety of dwelling types, densities, and price points for many income levels in this part of Kuna as encouraged by the Comp Plan. This project significantly adds to the City's overall network of commercial uses, utilities, sidewalks and roadways, therefore it complies with logical, orderly development and discourages land divisions and development greater than one half acre, and avoids increased municipal services costs and sprawl.*

Community Design Goals and Objectives - Section 13 - Summary:
Strengthen Kuna's Image through good community and urban design principles that create mixed-uses and self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place (Pg.167 – Goal 1 and Pg. 168 – 1.2 and 2.1[CP]).

Comment: *Applicant proposes good community and urban design principles through creation of Mixed-Uses and a self-sustaining development, adding to the pedestrian pathway network and adding to the City's sidewalk network. Applicant also proposes improving Deer Flat Road, which adds to the roadway system thereby complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). This development should also incorporate landscape buffers creating a sense of place for citizens. Therefore, this project fosters sound community design concepts and complies with the Comp Plan goals and strengthens Kuna's image.*

Neighborhoods:
Kuna's updated Plan is an advocate for the development of self-sufficient and mixed-use neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge (Page 179 [CP]).

Comment: *Applicant proposes an extension of the sidewalk and roadway system which complies with the Master Street Plan adopted by Kuna. Applicant should also propose connections to adjacent parcels by adding stub streets, pathways and sidewalks for pedestrian and non-motorized transportation. Applicant proposes R-6 housing densities thereby complying with call for a variety of housing types outlined within the Comp Plan and Comp Plan Map.*

L. City Council's Idaho State Code Analysis:

1. **IC §67-6511 (2) C** requires that the City Council analyze the proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, ***or*** would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.

2. **IC §67-6513** provides that the City provide for mitigation of the effects of subdivision development on the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate the proposed subdivision.

3. Through discussions and comments submitted by public service providers, the project would not create demonstrable adverse impact to quality of emergency service and/or delivery of said services, or impose substantial additional costs to current residents.

M. Commission Conclusions of Law:

The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

1. The *Commission* feels the site *is* physically suitable for subdivision and development into a single-family and commercial subdivision, as proposed.

   Comment: *The 50.7 acre (approximate) project appears to be suitable for this subdivision and development as a mixed-use style subdivision, as proposed.*

2. The subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

   Comment: *The land to be subdivided is not used as wildlife habitat. Roads, driveways, family units and open spaces are planned for construction according the City and ACHD requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

3. The Rezone and Subdivision applications are not likely to cause adverse public health problems.

   Comment: *The subdivision of the property would/would not generally comply with the Comp Plan. The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

4. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general we are of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

Comment: *Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses. Commission did consider the subdivision and the location of the property with adjacent uses.*

5. The existing and proposed street and utility services in proximity to the site are suitable *or* adequate for commercial and residential purposes.

   Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for the residential project.*

6. Based on the evidence contained in Case No.s 17-04-ZC, 17-04-S and 17-13-DR, Commission finds Case No.s 17-04-ZC, 17-04-S and 17-13-DR adequately complies with Kuna City Code.

7. Based on the evidence contained in Case No.s 17-04-ZC, 17-04-S and 17-13-DR, Commission finds Case No.s 17-04-ZC, 17-04-S and 17-13-DR generally comply with Kuna's zoning Code.

N. Commission Recommended Conditions of Approval:

17-04-ZC (Rezone) and 17-04-Sub (Subdivision), *Note: This proposed motion is to recommend approval, conditional approval, or denial for this request to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

17-13-DRC *(Design Review),* *Note: The proposed motion is to approve or deny the design review request. If the Planning and Zoning Commission wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.*

On July 13, 2017, the Planning and Zoning Commission voted to recommend *approval* for case No.s 17-04-ZC, 17-04-S and to approve 17-13-DR, based upon the Comp Plan, Kuna City Code, the record before the Commission, the applicant's presentation, testimony and Commission discussion at the public hearing, the Kuna Commission votes to recommend approval for Case No.s 17-04-ZC and hereby approves 17-04-S with the following conditions of approval *at time of development in the future*:

- Applicant shall follow all conditions listed in the staff report and those agreed upon during the meeting, to include:
  - Working with staff and ITD for additional landscaping along Meridian Road (in the form of additional trees, shrubs and grass),
  - Discuss options and work with ITD for improved Pedestrian crossings at Meridian and Deer Flat Roads intersection,
  - Work with staff and City Engineer concerning the water reservoir as outlined in the Engineers memo.
  - Add larger trees to the east side of the site as agreed.

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
   a. The City Engineer shall approve the sewer hook-ups.
   b. The City Engineer shall approve the drainage and grading plans. 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". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
   c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.

d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).

2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
   2.1– With development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
3. 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-W**.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. 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 (KMID).
6. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
9. All signage within/for the project shall comply with Kuna City Code and shall be approved in the design review process with all new commercial and multi-family.
10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
11. The applicant's proposed preliminary plat (dated 05.5.17) and landscape plan (dated 05.3.2017) shall be considered a binding site plans, or as modified and approved through the public hearing process.
12. Applicant shall add the following notes to the landscape plans and resubmit a PDF for Planning and Zoning approved plans, bearing the changes.
    12.1 – *Landscape contractor shall remove all twine/ropes and burlap from root balls.*
    12.2 – *Landscape contractor shall remove the wire basket from the top 1/2 of the root ball.*
13. Applicant shall be conditioned to add appropriate and necessary pathways along water bodies to comply with the Master Recreation and Pathways Map at time of development.
14. The land owner/applicant/developer, and/or any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
15. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
16. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This 25th, day of July 2017.

_____
Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

_____
Troy Behunin, Planner III
Kuna Planning and Zoning Department

City of Kuna

Design Review Staff Memo

P.O. Box 13
Kuna, ID 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.Id.gov

To: **Planning and Zoning Commission (acting as Design Review Committee)**

Case Numbers: 17-14-DR (Design Review); Cory Sartin Commercial Accessory Building

Location: 346 W 4th Street, Kuna, ID 83634

Planner: Jace Hellman, Planner I

Meeting Date: July 25, 2017

Applicant: Lansar Properties, LLC
PO Box 2193
Boise, ID 83701
208.949.1893
drcorysartin@gmail.com

Owner: Cory Sartin
PO Box 2193
Boise, ID 83701
208.949.1893
drcorysartin@gmail.com

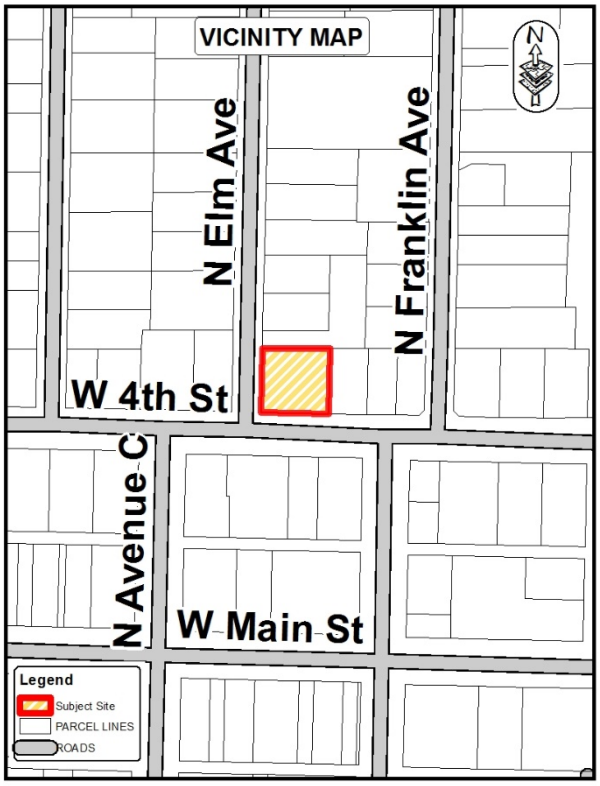


Table of Contents:

A. Course Proceedings
B. Applicant Request
C. Vicinity Map
D. History
E. General Project Facts
F. Staff Analysis
G. Applicable Standards
H. Proposed Decision by the Commission

A. Course of Proceedings:

1. According to Kuna City Code (KCC) Title 5, Chapter 4, Section 2 (Design Review) and Title 5, Chapter 10 (Signs) Section 4-G-10; all new commercial buildings, landscaping, parking lots and are required to submit an application for review by the Design Review Committee (DRC). As a public meeting item, this action requires no formal public noticing actions.

a. Notifications

i. Agenda July 25, 2017

B. Applicants Request:

1. Request:

The applicant seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) to build an accessory garage on an existing commercial property. The site is located at 346 West 4th Street, Kuna, Idaho 83634 (APN# R5070001750).

C. Vicinity Map:

D. History:

The property is in city limits and is currently zoned CBD (Central Business District). The site is currently being leased to a commercial business.

E. General Projects Facts:

1. **Comprehensive Plan Designation:** The Comprehensive Plan Map (CPM) identifies this project location as Mixed-Use City Center. Staff views this request to be consistent with the approved CMP.

2. **Surrounding Land Uses:**

North	R-6	Medium Density Residential – Kuna City
South	CBD	Central Business District – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	R-6	Medium Density Residential – Kuna City

3. **Parcel Sizes, Current Zoning, Parcel Numbers:**
   - 0.28 (approximate) acres
   - CBD (Central Business District)
   - Parcel No. R5070001750

4. **Services:**

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

5. **Existing Structures, Vegetation and Natural Features:**
One 931 square foot commercial building exists on the property. The sites topography is generally flat.

6. **Transportation / Connectivity:**
Vehicle ingress/egress is available from Elm Avenue.

7. **Environmental Issues:**
Staff is not aware of any environmental issues, health or safety conflicts. The site's topography is generally flat.

F. Staff Analysis:

The applicant is proposing a detached 1,200 square foot detached garage to accompany the existing 931 square foot commercial building on site. The applicant currently leases this property out to a commercial business. The applicant's current tenants do not have a business license with the city of Kuna, or a permit for their sign. Staff is requiring that the current tenants have a business license and sign permit with the city of Kuna prior to building permits being issued. Staff will also be requiring the applicant connect to the City's pressurized irrigation system that is now available adjacent to the site.

Staff finds that the proposed commercial accessory garage is in general conformance with the Design Review Ordinance (Kuna City Code [KCC] Title 5, Chapter 4). The Applicant is subject to design review inspections and fees (post construction), for compliance verification of the building.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance.
2. City of Kuna Design Review Ordinance.
3. City of Kuna Comprehensive Plan.

H. Proposed Decision by the Planning and Zoning Commission:

Note: This proposed motion is for approval, conditional approval or denial of this request. However, if the Design Review Committee wishes to approve, conditionally approve or deny specific parts of the requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report, the case file and discussion at the public meeting. The Design Review Committee of Kuna, Idaho, hereby (approves, conditionally approves or denies) Case No. 17-14-DR, a Design Review request by Cory Sartin, with the following conditions of approval:

1. The applicant shall obtain a building permit for required building modifications, remodeling, or additions to the existing structure, prior to construction.
2. Applicant's tenants shall acquire a business license with the City of Kuna prior to any building permits being issued.
3. Applicant's tenants shall apply for a sign permit prior to any building permits being issued.
4. Applicant shall connect to the City's Pressurized Irrigation system that is available adjacent to the site.
5. The applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approved special use or may be written or stamped upon a copy of the approved plans. All site improvements are prohibited prior to approval of these agencies and the issuance of a building permit:
    a. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
    b. The KMID Irrigation District shall approve any modifications to the existing irrigation system.
6. All public right-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may be commenced without the approval of the Ada County Highway District. Any

work within the Ada County Highway District right-of-way requires a permit. For information regarding the requirements to obtain a permit, contact Ada County Highway District Development Services at (208) 387-6100.

7. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
8. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
9. Signage within and on site shall comply with KCC 5-10.
10. This development is subject to building design review inspections. Inspection fees shall be paid prior to staff inspection.
11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission, or seek amending them through the Design Review process.
12. Applicant shall follow staff, City engineer and other agency recommended requirements, as applicable.
13. Applicant shall comply with all local, state and federal laws.

DATED: This 25th day of July, 2017.

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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	17-14-DRC
Project name	CORY SARTIN ACCESSORY GARAGE
Date Received	6-2-17
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Type of Review (check all that apply):

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

Contact/Applicant Information

Owners of Record: Cory Sartin
Address: 2965 E. Shadowbend St
City, State, Zip: Eagle, ID, 83616
Phone Number: 208 949 1893
E-Mail:
Fax #:

Applicant (Developer): Lawsar Properties LLC
Address: P.O Box 2193
City, State, Zip: Boise, ID, 83701
Phone Number: 208 949 1893
E-Mail: drcorysartin@gmail.com
Fax #:

Engineer/Representative:
Address:
City, State, Zip:
Phone Number:
E-Mail:
Fax #:

Subject Property Information

Site Address: 346 W. 4th ST, Kuna, ID 83634
Site Location (Cross Streets): 4th ST, Elm St
Parcel Number (s): RS0700001750
Section, Township, Range:
Property size: 0.28 AC
Current land use: 931 SQ FT
Proposed land use: detached 1200 SQ FT
Current zoning district: CBD
Proposed zoning district: CBD

Exhibit B-1

Project Description

Project / subdivision name: _____

General description of proposed project / request: _____

Type of use proposed (check all that apply):

- ☐ Residential _____
- ☑ Commercial _____
- ☐ Office _____
- ☐ Industrial _____
- ☐ Other _____

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? ☑ Yes ☐ No

Please describe the existing buildings: Single story office building.

Any existing buildings to remain? ☑ Yes ☐ No

Number of residential units: _____ Number of building lots: 1

Number of common and/or other lots: _____

Type of dwellings proposed:

- ☐ Single-Family _____
- ☐ Townhouses _____
- ☐ Duplexes _____
- ☐ Multi-Family _____
- ☐ Other _____

Minimum Square footage of structure (s): _____

Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____

Percentage of open space provided: _____ Acreage of open space: _____

Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

Number of building lots: 1 Other lots: _____

Gross floor area square footage: See plans Existing (if applicable): _____

Hours of operation (days & hours): _____ Building height: See plans

Total number of employees: _____ Max. number of employees at one time: _____

Number and ages of students/children: _____ Seating capacity: _____

Fencing type, size & location (proposed or existing to remain): Existing to remain

Proposed Parking:

a. Handicapped spaces: _____ Dimensions: _____
b. Total Parking spaces: _____ Dimensions: _____
c. Width of driveway aisle: _____

Proposed Lighting: _____

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

Applicant's Signature: _____ Date: 5/23/17

City of Kuna
Design Review Application

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.kunacity.id.gov

FILE NO.: 17-14-DRC - Cory Sartin; Commercial Accessory

CROSS REF.: N/A

FILES: 17-14-DRC

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 751 W 4th Street, Kuna ID.

The Design Review application applies to the following land use actions:

- ▶ Multi- family dwellings (3 or more)
- ▶ Commercial
- ▶ Industrial
- ▶ Institutional
- ▶ Office
- ▶ Common Area
- ▶ Subdivision Signage
- ▶ Proposed Conversions
- ▶ Proposed changes in land use and/or building use or exterior remodeling
- ▶ Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

Application Submittal Requirements

Applicant Use		Staff Use
☐	Date of pre- application meeting : 6-2-17 *Note: Pre-Applications are valid for a period of three (3) months.*	☑
☐	A complete Design Review Application form *Note: It is the applicant's responsibility to use a current application.*	☑
☐	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	☑
☐	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	☑
☐	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	☑
☐	Copy of Deed; and, if the applicant is not the owner, an **original** notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	☐

Exhibit B-2

Notarize

☐ Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)* ☑

One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

(2) 24" x 36" LARGE FORMAT PLANS
(1) 11" X 17" PLAN REDUCATIONS
(1) 8 ½" x 11" PLAN REDUCTIONS

☐ Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure. ☐

Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.

The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

Site Plan

Applicant Use		Staff Use
☐	North Arrow	☑
☐	To scale drawings	☑
☐	Property lines	☑
☐	Name of "Plan Preparer" with contact information	☑
☐	Name of project and date	☑
☐	Existing structures, identify those which are to be relocated or removed	☑
☐	On-site and adjoining streets, alleys, private drives and rights-of-way	☑
☐	Drainage location and method of on-site retention / detention	☐ EXISTING
☐	Location of public restrooms	☑ N/A - Primary Bldg
☐	Existing / proposed utility service and any above-ground utility structures and their location	☑
☐	Location and width of easements, canals and drainage ditches	☑
☐	Location and dimension of off-street parking	☑
☐	Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas	☑
☐	Trash storage areas and exterior mechanical equipment, with proposed method of screening	☑ N/A
☐	Sign locations *(a separate sign application must be submitted with this application)*	☐ EXISTING
☐	On-site transportation circulation plan for motor vehicles, pedestrians and bicycles	☑
☐	Locations and uses of ALL open spaces	☑
☐	Locations, types and sizes of sound and visual buffers *(Note: all buffers must be located outside the public right-of-way)*	☑ N/A Fence
☐	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	☑
☐	Locations of subdivision lines *(if applicable)*	☑
☐	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	☑
☐	Location of walls and fences and indication of their height and material of construction	☑
☐	Roofline and foundation plan of building, location on the site	☑
☐	Location and designations of all sidewalks	☑
☐	Location and designation of all rights-of-way and property lines	☑

Landscape and Streetscape Plan N/A

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored. The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

Applicant Use		Staff Use
☐	North Arrow	☐
☐	To scale drawings	☐
☐	Boundaries, property lines and dimensions	☐
☐	Name of "Plan Preparer" with contact information	☐
☐	Name of project and date	☐
☐	Type and location of all plant materials and other ground covers. *Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953*	☐
☐	Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed.	☐
☐	Method of irrigation. *Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.*	☐
☐	Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fencings, fountains street/pathway furniture *(benches, etc.), etc.*	☐
☐	Sign locations *Note: A separate sign application must be submitted with this application*	☐
☐	Locations and uses for open spaces	☐
☐	Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle	☐
☐	Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles	☐
☐	Location and designations of all sidewalks	☐
☐	Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.	☐

Building Elevations

Applicant Use		Staff Use
☐	Detailed elevation plans of each side of any proposed building(s) or additions(s) *Note: Four (4) elevations to include all sides of development and must be in color*	☑
☐	Identify the elevations as to north, south, east, and west orientation	☑

Applicant Use		Staff Use
☐	Colored copies of all proposed building materials and indication where each material and color application is to be located *Note: Submit as 11"x17" reductions*	☐ ?
☐	Screening/treatment of mechanical equipment	☐ NONE
☐	Provide a cross-section of the building showing any roof top mechanical units and their roof placement	☐ ✓
☐	Detailed elevation plans showing the materials to be used in construction of trash enclosures	☑ ✓

Lighting Plan N/A

Applicant Use		Staff Use
☐	Exterior lighting including detailed cut sheets and photometric plan (pedestrian, vehicle, security, decoration)	☐
☐	Types and wattage of all light fixtures *Note: The City encourages use of "dark sky" lighting fixtures*	☐
☐	Placement of all light fixtures shown on elevations and landscaping plans	☐

Roof Plans

Applicant Use		Staff Use
☐	Size and location of all roof top mechanical units	☐ N/A

Design Review Application

Applicant: _____ Phone: _____

☐ Owner ☐ Representative Fax/Email: _____

Applicant's Address: _____

_____ Zip: _____

Owner: _____ Phone: _____

Owner's Address: _____ Email: _____

_____ Zip: _____

Represented By: *(if different from above)* _____ Phone: _____

Address: _____ Email: _____

_____ Zip: _____

Address of Property: _____

_____ Zip: _____

Distance from Major Cross Street: _____ Street Name(s): _____

Please check the box that reflects the intent of the application

☐ **BUILDING DESIGN REVIEW**
☐ **SUBDIVISION / COMMON AREA LANDSCAPE**
☐ **DESIGN REVIEW MODIFICATION**
☐ **STAFF LEVEL APPLICATION**

This Design Review application is a request to construct, add or change the following: *(Briefly explain the nature of the request.)*

_____

_____

1. Dimension of Property: _____
2. Current Land Use(s): _____
3. What are the land uses of the adjoining properties?
   - North: _____
   - South: _____
   - East: _____
   - West: _____
4. Is the project intended to be phased, if so what is the phasing time period? _____

Please explain: _____

5. The number and use(s) of all structures: 1 structure, storage garage

6. Building heights: See plans Number of stories: see plans

The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

Note: The maximum building height for each zoning district is as follows:

L-O: 35'	C-2: 60'	CBD: 80'	M-2: 60'	P: 60'
C-1: 35'	C-3: 60'	M-1: 60'	M-3: 60'	

7. What is the percentage of building space on the lot when compared to the total lot area? 56%

8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at (www.cityofkuna.com) under the City Code.*

	MATERIAL	COLOR
Roof:		/

Walls: (State percentage of wall coverage fro each type of building material below for each frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.

% of Wood application:		/
% EIFS: *(Exterior Insulation Finish System)*		/
% Masonry:		/
% Face Block:		/
% Stucco:		/
& other material(s):		/
List all other materials:		
Windows/Doors: *(Type of window frames & styles / doors & styles, material)*		/
Soffits and fascia material:		/
Trim, etc.:		/
Other:		/

9. Please identify Mechanical Units: _____
   Type/Height: _____
   Proposed Screening Method: _____

10. Please identify trash enclosure: *(size, location, screening & construction materials)* _____

11. Are there any irrigation ditches/canals on or adjacent to the property? _____
    If yes, what is the name of the irrigation or drainage provider? _____

12. Fencing: *(Please provide information about new fencing material as well as any exiting fencing material)*

Type: _____

Size: _____

Location: _____

(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)

13. Proposed method of On-site Drainage Retention/Detention:

_____

14. Percentage of Site Devoted to Building Coverage: _____

% of Site Devoted to Landscaping: *(Including landscaped rights-of-way)* _____ Square Footage: _____

% of Site that is Hard Surface: *(Paving, driveways, walkways, etc.)* _____ Square Footage: _____

% of Site Devoted to other uses: _____

Describe: _____

% of landscaping within the parking lot (landscaped islands, etc.): _____

_____

15. For details, please provide dimensions of landscaped areas within public rights-of-way:

_____

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*

If yes, what type, size and the general location? *(The City's goal is to preserve existing trees with a four inch (4") or greater caliper whenever possible)*:

_____

_____

_____

17. Dock Loading Facilities:

Number of docking facilities and their location: _____

_____

Method of screening: _____

_____

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* _____

_____

_____

19. Setbacks of the proposed building from property lines:

Front _____ -feet Rear _____ -feet Side _____ -feet Side _____ -feet

20. Parking requirements: _____

Total Number of Parking Spaces: _____ Width and Length of Spaces: _____

Total Number of Compact Spaces 8'x17'): _____

21. Is any portion of the property subject to flooding conditions? Yes _____ No _____

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RE-SCHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

The Ada County Highway District may also conduct public meetings regarding this application. IF you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 208.387.6170. In order to expedite you request, please have ready the file number indicated in this notice.

Signature of Applicant _____ Date 5/23/17

City staff comments:

_____

_____

Signature of receipt by City Staff _____ Date 6-2-17

FOR ADDITIONAL INFORMATION:

(Please list page number and item in reference)

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

To Whom It May Concern:

Lansar Properties LLC (Cory Sartin) is interested in constructing a detached storage garage at 346 W. 4th St, Kuna, ID, 83634. The purpose would be to enhance the use of this commercial space. Boise's Best Roofing LLC occupies the existing office space. The detached garage would be used primarily for equipment and material storage. Thank you for your consideration.

Sincerely, Cory Sartin

6/2/17

Exhibit B-3

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 VICTORIA BAILEY
TITLEONE BOISE

2017-020209
03/09/2017 11:25 AM
$13.00

ACCOMMODATION

QUITCLAIM DEED

FOR VALUE RECEIVED, Debbie Lancaster and Robert Lancaster, wife and husband

do hereby convey, release, remise and forever quit claim unto

LANSAR PROPERTIES L.L.C.

whose current address is: 346 W. 4TH ST. KUNA ID. 83634

the following described premises:

The West 40 feet of Lot 2, all of Lot 3, and the East 28 feet of Lot 4 in Block 20 of Amended Plat of the Townsite of Kuna, according to the official plat thereof, filed in Book 4 of Plats at Page 187, records of Ada County, Idaho.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 2-21-17

By: Debbie Lancaster

Robert Lancaster

State of _____)
) S.S.
County of _____)

On this _____ day of _____, in the year of 2015, before me the undersigned, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged that he (she)(they) executed the same.

See Attached

Notary Public
My Commission Expires on _____

Exhibit
B-4/5

WELLS FARGO

Jurat Certificate California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Bernardino

Subscribed and sworn to (or affirmed) before me on this 21st

day of feb, 2017, by Debbie Lancaster and Robert Lancaster

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Place Seal Here

Signature

KIM R. ACUNA
COMM. # 2144712
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires 03/01/2020

Description of Attached Document

Type or Title of Document Quitclaim Deed

Document Date 2.21.2017 Number of Pages 1

Signer(s) Other Than Named Above none

DSG 3018 CA (Rev 02-2/15)

City of Kuna
AFFIDAVIT OF LEGAL INTEREST

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

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

State of Idaho)
) ss
County of Ada)

I, Cory M Sartin (Name), 2965 E. Shadowbend St (Address)
Eagle (City), ID (State), 83616 (Zip)

I, Debbie Lancaster (Name), 3455 Meyers Rd (Address)
San Bernardino (City), CA (State), 92407 (Zip)

- If additional owners of record, please attach a second page.

The above-named, being first duly sworn upon oath, depose and state:

That he/she/they are the record of owner(s) of the property described below, and he/she/they hereby consent to the lien being recorded against said property to secure the deferral of the building permit fees as per the *Building Permit Deferral Contract* submitted to the city of Kuna on

_____ (Month and Day), _____ (Year)

Legal Description: Lansan Properties LLC operates with 50% ownership By each Cory Sartin and Debbie Lancaster.

He/she/they agree to indemnify, defend and hold city of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this: 8th (Day), day of June (Month), 2017 (Year)

Signature: [signature]

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

DUSTIN MICHAELSON NOTARY PUBLIC STATE OF IDAHO

[signature]
Notary Public for Idaho

Residing at: Boise, ID

My commission expires: 10/29/21

Exhibit B6

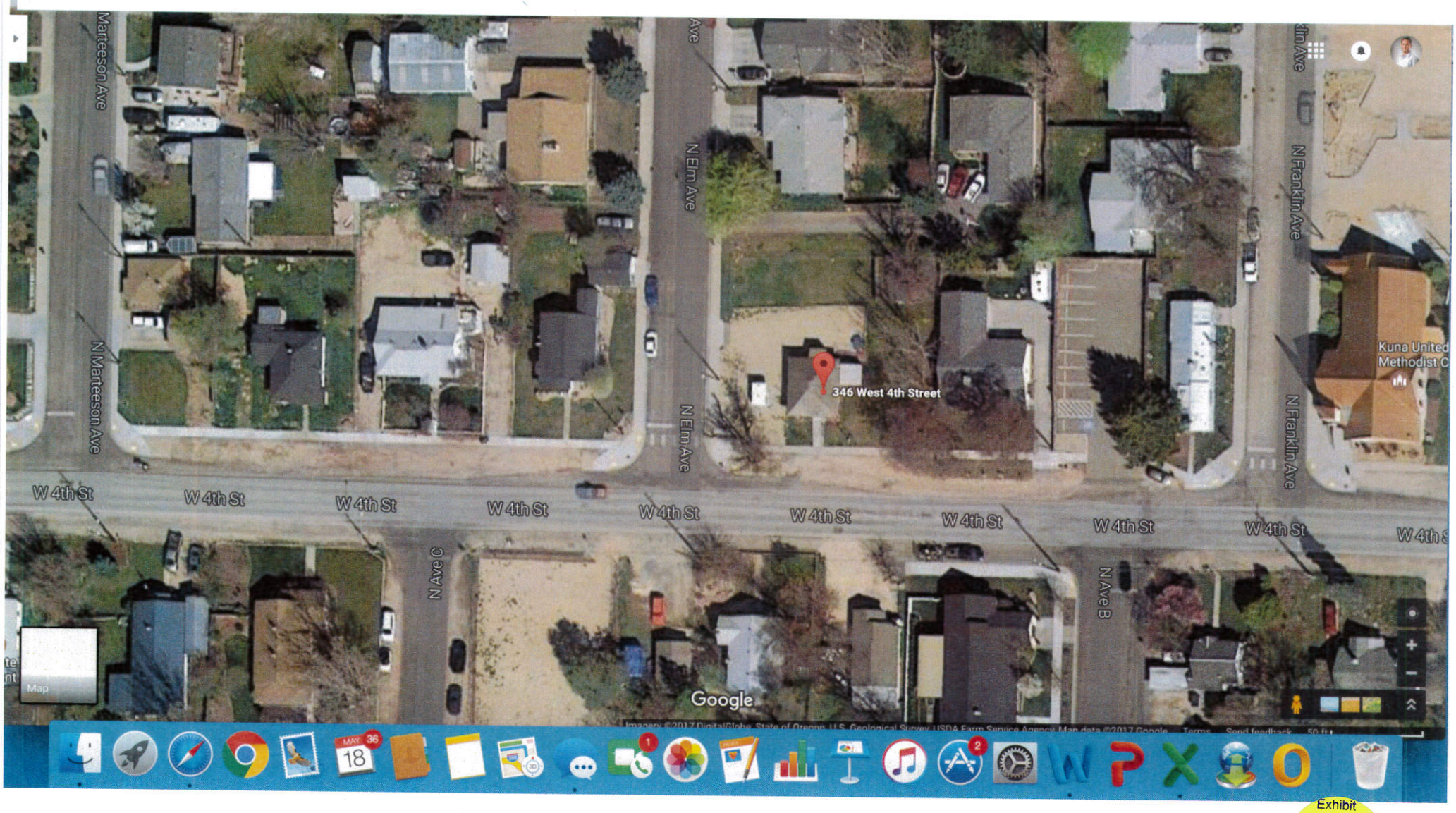
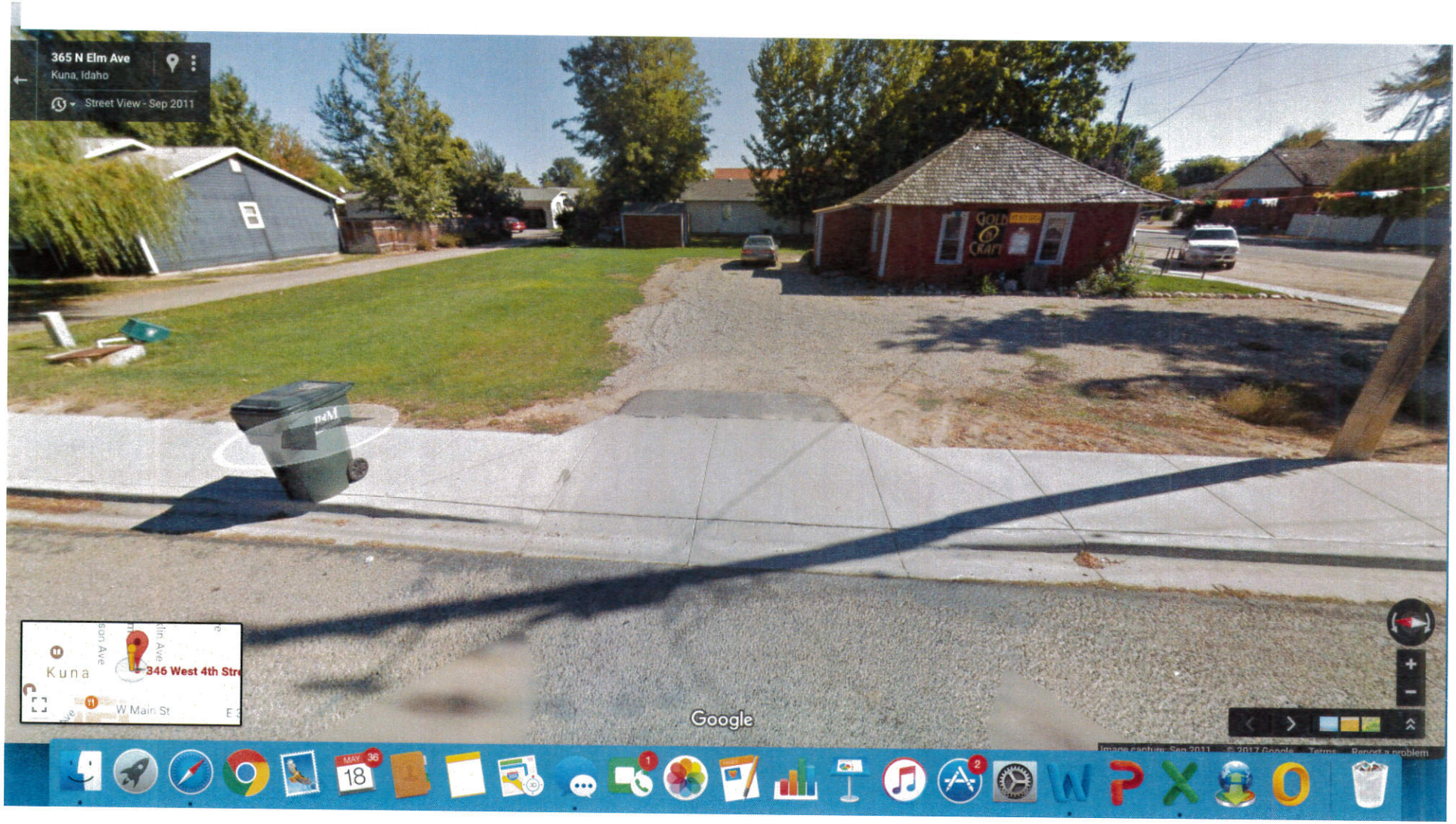
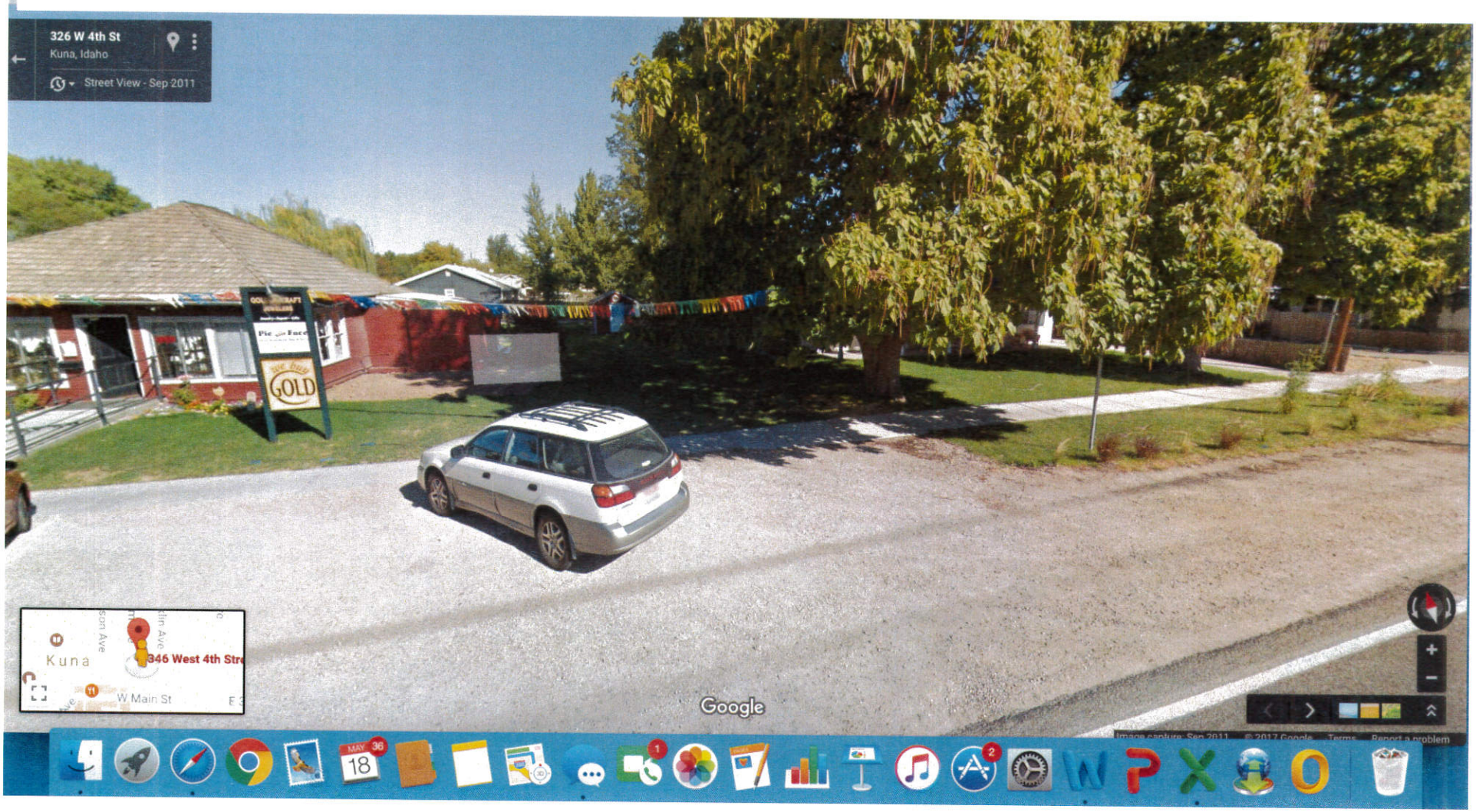

Marteeson Ave
N Marteeson Ave
N Elm Ave
N Franklin Ave
346 West 4th Street
Kuna United Methodist C
W 4th St
N Ave C
N Ave B
Map
Google

Exhibit
B-7


365 N Elm Ave
Kuna, Idaho
Street View - Sep 2011
Kuna
346 West 4th Stre
W Main St
Google

Exhibit

B-8


326 W 4th St
Kuna, Idaho
Street View - Sep 2011
GOLD
Kuna
W Main St
Google

Commercial Lease

THIS LEASE made as of January 5, 2017 between Cory Sartin, and Debbie Lancaster, (the "Landlord") and Phillip Bauer, of Boise's Best Roofing and Construction (the "Tenant").

IN CONSIDERATION of the mutual covenants contained herein, the Landlord and Tenant hereby agree as follows:

ARTICLE 1 INTERPRETATION

1.1 **Definitions**. In this Lease the following terms shall have the following meanings:

"**Additional Rent**" means all other amounts payable by the Tenant to the Landlord or to be discharged as Rent under this Lease.

"**Building**" means the building(s) located on the Land, including all alterations and additions thereto and replacements thereof;

"**Commencement Date**" means the date that lease is signed and made effective.

"Prepaid 1st month" First month's rent is due upon commencement date.

"**Event of Default**" means an event referred to in Section 10.2.

"**Land**" means the land known municipally as 346 W. 4th Street, Kuna, ID, 83634 and legally described as 346 W. 4th Street, Kuna, ID, 83634.

"**Lease**" means this lease and any Schedules attached here to which are referred to in this lease and every executed instrument which by its terms amends, modifies or supplements this lease;
"**Lease Year**" means each successive periods of twelve (12) calendar months during the Term ending on an anniversary of the Commencement Date; provided that if the Landlord deems it necessary for the Landlord's accounting purposes, the Landlord may by written notice to the Tenant specify another day on which each subsequent lease year is to commence and in such event, the appropriate adjustments shall be made accordingly;

"**Leased Premises**" means the Property and the Building;

"**Minimum Rent**" means for each Lease Year, the amounts set out hereunder:

Exhibit
B-9

Year of Term	Aggregate Annual Minimum Rent	Monthly Minimum Rent
Year 1 Year 2 Year 3	● 13,200 ● 13,200 ● 13,200	● 1100 ● 1100 ● 1100

"**Occupancy Date**" means the date tenant moves in or occupies space, which is March 1st, 2016.

"**Permitted Use**" means the business of Phillip Bauer, of Boise's Best Roofing and Construction and any and all uses ancillary thereto;

"**Rent**" means the aggregate of all amounts payable by the Tenant to the Landlord under this Lease;

"**Term**" means a period of 36 months, made effective on the Commencement Date or any renewal period hereunder.

"**Termination Date**" means 36 months from Commencement Date, unless earlier terminated as provided in this Lease.

"**Value Taxes**" means all goods and services taxes, sale taxes, value-added taxes, and any other taxes imposed on the Landlord with respect to this Lease, the services provided hereunder or the Rent.

ARTICLE 2 GRANT OF LEASE AND GENERAL COVENANTS

2.1 **Grant**. The Landlord hereby leases to the Tenant and the Tenant hereby leases from the Landlord the Leased Premises, to have and to hold during the Term, subject to the terms and conditions of this Lease.

2.2 **Landlord's General Covenants**. The Landlord covenants with the Tenant:

(a) for quiet enjoyment of the Leased Premises; and

(b) to observe and perform all the covenants and obligations of the Landlord herein.

2.3 **Tenant's General Covenants**. The Tenant covenants with the Landlord:

(a) to pay Rent; and

(b) to observe and perform all the covenants and obligations of the Tenant herein.

ARTICLE 3 TERM AND POSSESSION

3.1 **Term**. The Term of this Lease shall begin on the Commencement Date and end on the Termination Date unless terminated earlier as provided in this Lease.

3.2 **Possession of Leased Premises**. Notwithstanding the Term, the Tenant shall have occupancy of the Leased Premises from and after the Occupancy Date to the Commencement Date, during which period the Tenant shall pay all Rent, other than Minimum Rent, and shall observe and perform all the covenants and obligations of the Tenant herein.

ARTICLE 4 RENT

4.1 **Rent**. The Tenant shall pay to the Landlord as Rent for the Leased Premises the aggregate of:

(a) Minimum Rent in respect of each year of the Term or renewal terms as the case may be, payable in advance and without notice or demand in monthly installments commencing on the Commencement Date; and

(b) Additional Rent at the times and in the manner provided in this Lease or, if not so provided, as reasonably required by the Landlord.

If the Commencement Date is not the first day of a calendar month, Rent for the period from the Commencement Date to the first day of the next calendar month shall be pro-rated on a per diem basis and paid on the Commencement Date and thereafter all subsequent monthly installments of Rent shall be paid in advance on the first day of each calendar month.

4.2 **Net Lease**. It is the intent of the Landlord and the Tenant that this Lease shall be fully net to the Landlord, provided that the Tenant shall not be responsible for costs and expenses expressly excluded by the terms of this Lease, and including but not limited to the following:

(a) mortgage payments of capital or interest on any mortgage affecting the Leased Premises;

(b) any income taxes of the Landlord, except to the extent that such income taxes are imposed in lieu of real property taxes;

(c) any ground rental;

(d) any structural repairs or replacements; and

(e) any expenditures with respect to the Leased Premises which are of a capital nature.

4.3 **Payment of Rent**. All amounts payable by the Tenant to the Landlord pursuant to this Lease shall be deemed to be Rent and shall be payable and recoverable as Rent in the manner herein provided and the Landlord shall have all rights against the Tenant for default in any such payment as in the case of arrears of rent. Except as provided in Section 8.1, Rent shall be paid to the Landlord in lawful money of the United States of America, without deduction or set-off, at the address of the Landlord or to such other person or such other address as the Landlord may from time to time designate in writing. The Tenant's obligation to pay Rent shall survive the expiration of earlier termination of this Lease.

ARTICLE 5 USE AND OCCUPATION

5.1 **Use of Leased Premises**. The Tenant shall use the Leased premises only for the Permitted Use and shall not use or permit to be used the Leased Premises or any part thereof for any other purpose or business or by any persons other than the Tenant.

5.2 **Compliance with Laws**. The Tenant shall comply with present and future laws, regulations and orders relating to the occupation or use of the Leased Premises, the condition of the leasehold improvements, equipment and other property of the Tenant therein, the making by the Tenant of any repairs, changes or improvements and the conduct of business in the Leased Premises.

5.3 **Prohibited Uses**. The Tenant shall not commit, cause or permit any nuisance or any waste or injury to or in or about the Leased Premises, or to any of the leasehold improvements, merchandise or fixtures therein, or conduct any use or manner of use causing annoyance to any person. Without limiting the generality of the foregoing, the Tenant shall not use or permit the use of any portion of the Leased Premises for any dangerous, illegal, noxious, odorous or offensive trade, business or occurrence or other use contrary to the provisions of this Lease. The Tenant shall keep the Leased Premises free of debris or anything of a dangerous, noxious, odorous or offensive nature or which could create an environmental or a fire hazard (through undue load on electrical circuits or otherwise) or undue vibration, heat or noise.

5.4 **Hazardous Use**. The Tenant shall not do, omit to do or permit to be done anything which will cause or shall have the effect of causing the cost of the Landlord's insurance in respect of the Leased Premises to be increased at any time during the Term or any policy of insurance on or relating to the Leased Premises to be subject to cancellation. Without waiving the foregoing prohibition, the Landlord may demand and the Tenant shall pay to the Landlord upon demand, the amount of any increase in the cost of insurance caused by anything so done or omitted to be done. The Tenant shall forthwith upon the Landlord's request comply with the requirements of the Landlord's insurers, cease any activity

complained of and make good any circumstance which has caused any increase in insurance premiums or the cancellation of any insurance policy. If any policy of insurance in respect of the Leased Premises is cancelled or becomes subject to cancellation by reason of anything so done or omitted to be done, the Landlord may without prior notice terminate this Lease and re-enter the Leased Premises.

5.5 **Signage**. The Tenant shall, with the Landlord's prior written approval, not to be unreasonably withheld, be permitted to install and exhibit sign(s) identifying the Tenant and the Tenant's business activities on the Leased Premises. Subject to requirements of existing municipal by-laws, such sign(s) are to be installed and maintained at the Tenant's own expense.

5.6 **Rules and Regulations**. The Landlord shall be entitled from time to time to make reasonable rules and regulations for the operation, maintenance, safety, and use of the Leased Premises and the Tenant shall comply with such rules and regulations and shall cause its servants, agents, employees, customers, invitees and licensees to comply with such rules and regulations.

ARTICLE 6 RIGHTS AND OBLIGATIONS OF THE LANDLORD

6.1 **Operation of Leased Premises**. The Tenant shall assume full responsibility for the operation and maintenance of the Leased Premises and for the repair or replacement of all fixtures or chattels located therein or thereon. The Landlord shall have no responsibility whatsoever, with respect to maintenance, repairs or replacement, except as provided in Section 6.2 herein, provided that if the Tenant fails to do so, the Landlord may at its sole option upon 14 days prior written notice and without any obligation to the Tenant elect to perform such maintenance, repairs or replacement as the Landlord may reasonably deem necessary or desirable. In so doing, the Landlord shall not be liable for any consequential damage, direct or indirect to any person or property, including, but without restricting the generality of the foregoing, damages for a disruption of the business of the Tenant and damage to, or loss of, the goods, chattels and equipment and other property of the Tenant nor shall any reduction or disruption of services be construed as a breach of the Landlord's covenants or as an eviction of the Tenant, or release of the Tenant from any obligation under this Lease provided that the Tenant's business is not unreasonably interfered with.

6.2 **Access by Landlord**. The Tenant shall permit the Landlord to enter the Leased Premises at any time outside normal business hours in case of an emergency and otherwise during normal business hours where such will not unreasonably disturb or interfere with the Tenant's use of the Leased Premises or operation of its business, to examine, inspect and show the Leased Premises for purposes of leasing, sale or financing, to provide services or make repairs, replacements, changes or alterations as provided for in this Lease and to take such steps as the Landlord may deem necessary for the safety, improvement or preservation of the Leased Premises. The Landlord shall, whenever possible, consult with or give reasonable notice to the Tenant prior to entry but no such entry shall constitute an

eviction or a breach of the Landlord's covenant for quiet enjoyment or entitle the Tenant to any abatement of Rent. The Tenant shall also permit the Landlord, its employees and agents, at any time during the six (6) months prior to the expiry or termination of this Lease to enter the Leased Premises for the purpose of showing it to any such persons as may be desirous of purchasing or leasing the Leased Premises.

ARTICLE 7 TENANT'S RESPONSIBILITIES

7.1 **Tenant's Obligations**. In connection with the Leased Premises, the Tenant hereby agrees that it shall be responsible for the following throughout the Term:

(a) **Insurance** - to take out and maintain, in the name of the Landlord its agents and employees, the Tenant and each mortgagee of the Leased Premises as their interests may appear the following forms of insurance:

(i) all risks property insurance (including flood, sewer back-up and earthquake) with coverage for the full replacement cost value of the Leased Premises including By-Law endorsement for demolition or replacement;

(ii) insurance upon property of every description owned by the Tenant or for which the Tenant is legally liable and installed or kept within the Leased Premises (including leasehold improvements) in an amount not less than the full replacement costs value;

(iii) comprehensive broad form boiler, machinery and equipment insurance for the full replacement cost value of all boilers (not applicable in non restaurant setting), pressure vessels, air-conditioning and other equipment located on the Leased Premises;

(iv) comprehensive public liability and broad form property damage insurance with limits of not less than $2,000,000 per occurrence with extensions including but not limited to personal injury, intentional acts, blanket contractual, cross-liability and severability of interest, occurrence property damage, employer's liability and non-owned automobile coverage;

(v) any other form or forms of insurance as the Landlord or its mortgagees may reasonably require;

(vi) rental interruption insurance covering a period of at least 12 months payable to the Landlord as the named insured.

All insurance policies required under this provision shall provide for a waiver of subrogation against the Landlord or those for whom it is in law responsible whether

any damage is caused by the acts, omission, or negligence of the Landlord or those for whom it is in law responsible. Each such insurance policy shall further contain a prohibition against cancellation or material change that reduces or restricts the insurance coverage except upon 30 days prior written notice to the Landlord. The Tenant shall provide the Landlord with certified copies of each such insurance policy on or before the Commencement Date.

(b) **Utilities** - to promptly pay and discharge all charges, rates, assessments and levies for heat, water, gas, hydro, sewage, and all other utilities supplied to or consumed in the Leased Premises;

(d) **Heating and Cooling** - to pay and discharge as Rent the cost of all heating, cooling, ventilating and air conditioning required in the Leased Premises and the cost of all repairs, replacements and improvements to the heating, ventilating, air conditioning and other service and utility systems. (this clause labeled section (d) has been voided due to negotiation with tenant and landlord)

(e) **Maintenance** - to maintain the Leased Premises and all improvements therein in good order and condition, provide all landscaping, gardening and snow removal, keep the Leased Premises in a clean condition and remove from the Leased Premises at its expense all debris and garbage;

(f) **Repairs** - to perform all repairs to and make all replacements of fixtures, systems, facilities, equipment, machinery, leasehold improvements and plate glass in the Leased Premises as may be necessary; and

(g) **All Other Expenses** - to pay all other expenses of every nature incurred in connection with the maintenance and operation of the Leased Premises.

7.2 **Payment of Costs**. The Tenant shall pay all of the costs and expenses associated with the Tenant's obligations directly to the appropriate party as they come due and shall, at the Landlord's request, provide the Landlord with copies of receipts or other proof acceptable to the Landlord that such costs have been paid. If the Tenant fails to perform any obligation under this Lease or to pay any costs and expenses as set out herein, the Landlord may at its sole option and discretion, on seven (7) days written notice to the Tenant, perform such obligation or pay such amounts on behalf of the Tenant and the Tenant shall forthwith upon receipt of an invoice therefor reimburse the Landlord for the cost of such action or the amount of such payment.

7.3 **Leasehold Improvements**. The Tenant may install in the Leased Premises its usual fixtures and personal property in a proper manner; provided that no installation or repair shall interfere with or damage the mechanical or electrical systems or the structure of the Leased Premises. If the Tenant is not then in default hereunder, the fixtures and personal property installed in the Leased Premises by the Tenant may be removed by the Tenant

from time to time in the ordinary course of the Tenant's business or in the course of reconstruction, renovation or alteration of the Leased Premises by the Tenant, provided that the Tenant promptly repairs at its own expense any damage to the Leased Premises resulting from the installation and removal reasonable wear and tear excepted. The Tenant shall, if required by the Landlord, remove any Leasehold Improvements or fixtures from the Leased Premises upon the termination of this Lease.

7.4 **Alterations by Tenant**. The Tenant may from time to time at its own expense make changes, additions and improvements to the Leased Premises to better adapt the same to its business, provided that any change, addition or improvement shall be made only after obtaining written consent of the Landlord, such consent not to be unreasonably withheld and shall be carried out in a good and workmanlike manner and only by persons selected by the Tenant and reasonably approved in writing by the Landlord. If any such changes, additions or improvements require alterations to the exterior walls, roof, or other structural components of the Leased Premises or modification to the heating, ventilation or air conditioning systems in the Leased Premises, the Tenant shall be solely responsible for the cost of such modifications and the Landlord hereby reserves the right to perform any such work at the expense of the Tenant provided that the cost of such work to the Tenant is reasonable in the circumstance.

7.5 **Liens**. The Tenant shall pay promptly when due all costs for work done or caused to be done by the Tenant in the Leased Premises which could result in any lien or encumbrance on the Landlord's interest in the property, shall keep the title to the property and every part thereof free and clear of any lien or encumbrance in respect of the work and shall indemnify and hold harmless the Landlord against any claim, loss, cost, demand and legal or other expense, whether in respect of any lien or otherwise, arising out of the supply of materials, services or labor for the work.

7.6 **Notify Landlord**. The Tenant shall immediately notify the Landlord of any accidents or defect in the Leased Premises or any systems thereof, and as well of any matter or condition which may cause injury or damage to the Leased Premises or any person or property located therein.

ARTICLE 8 DAMAGE AND DESTRUCTION

8.1 **Damage and Destruction**. If during the Term the Leased Premises or any part thereof shall be damaged by fire, lightning, tempest, structural defects or acts of God or by any additional perils from time to time defined and covered in the standard broad-coverage fire insurance policy carried by the Landlord on the Leased Premises, the following provisions shall apply:

(a) If as a result of such damage the Leased Premises are rendered partially unfit for occupancy by the Tenant, the Rent shall abate in the proportion that the part of the Leased Premises rendered unfit for occupancy by the Tenant is of the whole of the Leased Premises. If the Leased Premises are rendered wholly unfit for occupancy by

the Tenant, the Rent shall be suspended until the Leased Premises have been rebuilt and repaired or restored.

(b) Notwithstanding subsection (a) above, if in the opinion of the Landlord's architect or engineer given within 60 business days of the happening of damage, the Leased Premises shall be incapable of being rebuilt, repaired, or restored with reasonable diligence within 180 days after the occurrence of the damage then either the Landlord or the Tenant may, at its option, terminate this Leased by notice in writing to the other given within 15 days of the giving of the opinion of the Landlord's architect or engineer. If notice is given by the Landlord or Tenant under this Section, then this Lease shall terminate from the date of such damage and the Tenant shall immediately surrender the Leased Premises and all interest therein to the Landlord and the Rent shall be apportioned and shall be payable by the Tenant only to the date of the damage and the Landlord may thereafter re-enter and repossess the Leased Premises.

(c) If the Leased Premises are capable with reasonable diligence of being rebuilt, repaired or restored within 180 days of the occurrence of such damage, then the Landlord shall proceed to rebuild, restore or repair the Leased Premises with reasonable promptness within 180 days plus any additional period due to delay caused by strikes, lock-outs, slow-downs, shortages of material or labor, acts of God, acts of war, inclement weather or other occurrences which are beyond the reasonable control of the Landlord, and the Rent shall abate in the manner provided for in subsection (a) above until the Leased Premises have been rebuilt, repaired or restored; provided that nothing in this Section shall in any way be deemed to affect the obligation of the Tenant to repair, maintain, replace or rebuild the Leased premises as otherwise provided by the terms of this Lease.

ARTICLE 9 INDEMNITY

9.1 **Indemnity**. The Tenant shall indemnify and save harmless the Landlord and its agents and employees from any and all liabilities, damages, costs, claims, suits or actions growing or arising out of:

(a) any breach, violation or non-performance of any covenant, condition or agreement in this Lease set forth and contained on the part of the Tenant to be fulfilled, kept, observed and performed;

(b) any damage to property while the property is in or about the Leased Premises; and

(c) any injury to person or persons including death resulting at any time therefrom occurring in or about the Leased Premises.

9.2 **Limitation of Landlord's Liability**. The Landlord and its agents and employees shall not be liable for any damage to the Leased Premises or any property located therein

caused by any latent defect or by steam, water, rain or snow which may leak into, issue or flow from any part of the Leased Premises or from the water, steam, sprinkler or drainage pipes or plumbing works of the same or from any other place or from any damage caused by or attributable to the condition or arrangement of any electrical or other wiring or for any damage caused by anything done or omitted to be done by any person or for damage caused by interruption or failure of any service or utility or for damage however caused to merchandise, stock in trade, books, records, files, money, securities, negotiable instruments, papers or other valuables.

9.3 **Survival of Obligations and Indemnities**. All obligations of the Tenant which arise during the Term pursuant to this Lease and which have not been satisfied and the indemnities and other obligations of the Tenant contained in Section 9.1 shall survive the expiration or other termination of this Lease.

ARTICLE 10 DEFAULT

10.1 **Interest and Costs**. The Tenant shall pay monthly to the Landlord interest at a rate equal to the lesser of the prime rate established as such by the Landlord's bank from time to time plus one per cent per annum and the maximum rate permitted by applicable law, upon any default in payment of Rent from the due date for payment thereof until the same is fully paid and satisfied. The Tenant shall indemnify the Landlord against all costs and charges reasonably incurred in enforcing payment of Rent hereunder and in obtaining possession of the Leased Premises should the same be necessary.

10.2 **Events of Default**. Each of the following events shall constitute an event of default (an "Event of Default"):

(a) all or any part of the Rent hereby reserved is not paid when due and upon written notice by the Landlord default continues for five (5) days after notice thereof; or

(b) the Term or any goods, merchandise, stock in trade, chattels or equipment of the Tenant is seized or is taken or exigible in execution or in attachment or if a writ of execution is issued against the Tenant or if a creditor takes possession thereof; or

(c) the Tenant or any person or corporation bound to perform the obligations of the Tenant hereunder either as guarantor or indemnifier or as one of the parties constituting the Tenant takes any steps or suffers any order to be made for its winding-up or other termination of its corporate existence or becomes insolvent or commits an act of bankruptcy or becomes bankrupt or takes the benefit of any statute that may be in force for bankrupt or insolvent debtors or becomes involved in voluntary or involuntary winding-up proceedings or if a receiver or receiver/manager shall be appointed for the business, property, affairs or revenues of the Tenant or such person or corporation; or

(d) the Tenant makes a bulk sale of its goods or moves or commences, attempts or

threatens to move its goods, chattels and equipment out of the Leased Premises (other than in the normal course of its business) or ceases to conduct business from the Leased Premises for in excess of 14 days; or

(e) the Tenant fails to observe, perform and keep each and every of the covenants, agreements and conditions herein contained to be observed, performed and kept by the Tenant and persists in the failure after 10 days notice by the Landlord requiring the Tenant to remedy, correct, desist or comply (or if any breach would reasonably require more than 10 days to rectify, unless the Tenant commences rectification within the 10 day notice period and thereafter promptly and effectively and continuously proceeds with the rectification of the breach).

10.3 **Remedies on Default**. Upon the occurrence of one or more Events of Default, the Landlord may, at its option, and in addition to and without prejudice to all rights and remedies of the Landlord available to it either by any other provision of this Lease or by statute or the general law:

(a) be entitled to the full amount of the current month's and the next three months' installments of Rent which shall immediately become due and payable and the Landlord may immediately distrain for the same, together with any arrears then unpaid;

(b) without notice or any form of legal process, forthwith re-enter upon and take possession of the Leased Premises or any part thereof in the name of the whole and re-let the Leased Premises or any part thereof on behalf of the Tenant or otherwise as the Landlord sees fit and remove and sell the Tenant's merchandise, stock in trade, goods, chattels and trade fixtures therefrom, any rule of law or equity to the contrary notwithstanding;

(c) seize and sell such goods, chattels and equipment of the Tenant as are in the Leased Premises and may apply the proceeds thereof to all Rent to which the Landlord is then entitled under this Lease. Any such sale may be effected by public auction or otherwise, and either in bulk or by individual item, all as the Landlord in its sole discretion may decide;

(d) terminate this Lease by leaving upon the Leased Premises ten (10) days prior written notice of the termination, and termination shall be without prejudice to the Landlord's right to damages; it being agreed that the Tenant shall pay to the Landlord as damages the loss of income of the Landlord to be derived from the Leased Premises for the unexpired portion of the Term had it not been terminated, provided that the Landlord shall not be entitled in any event to receive any damages greater than those damages the Landlord would be entitled to receive at law; or

(e) re-enter into and upon the Leased Premises or any part thereof in the name of the whole and repossess and enjoy the same as of the Landlord's former estate, anything

herein contained to the contrary notwithstanding;

and the Tenant shall pay to the Landlord forthwith upon demand all expenses of the Landlord in re-entering, terminating, re-letting, collecting sums due or payable by the Tenant or realizing upon assets seized including tenant inducements, leasing commissions, legal fees on a solicitor and client basis and all disbursements and the expense of keeping the Leased Premises in good order, and preparing the same for re-letting.

10.4 **Waiver**. If the Landlord shall overlook, excuse, condone or suffer nay default, breach or non-observance by the Tenant of any obligation hereunder, this shall not operate as a waiver of the obligation in respect of any continuing or subsequent default, breach or non-observance and no such waiver shall be implied but shall only be effected if expressed in writing.

10.5 **Waiver of Exemption and Redemption**. Notwithstanding anything contained in any statute now or hereafter in force limiting or abrogating the right of distress, none of the Tenant's goods, merchandise, stock in trade, chattels or trade fixtures on the Leased Premises at any time during the Term shall be exempt from levy by distress for Rent in arrears, and upon any claim being made for exemption by the Tenant or on distress being made by the Landlord, this agreement may be pleaded as an estoppel against the Tenant in any action brought to test the right to the levying upon any such goods as are named as exempted in any such statute, the Tenant hereby waiving all and every benefit that could or might have accrued to the Tenant under and by virtue of any such statute but for this Lease. The Tenant hereby expressly waives any and all rights of redemption and relief from forfeiture granted by or under any present or future laws in the event of the Tenant being evicted or dispossessed for any cause, or in the event of the Landlord obtaining possession of the Leased Premises, by reason of the violation by the Tenant of any of the terms or conditions of this Lease or otherwise.

ARTICLE 11 ASSIGNMENT AND TRANSFERS

11.1 **No Assignment By Tenant**. The Tenant shall not assign, sublet, pledge or transfer this Lease or any interest therein or in any way part with possession of all or any part of the Leased Premises, or permit all or any part of the Leased Premises to be used or occupied by any other person without the Landlord's prior written consent, which consent may not be unreasonably withheld. The Tenant shall be permitted to assign this lease without prior consent of the Landlord to an associated corporation, a parent or wholly owned subsidiary of the Tenant or to a corporation which results from the reorganization, consolidation, amalgamation or merger of the Tenant, provided that any such assignment or any transfer, or transfers, or other dealing with any of the shares of the Tenant, which taken alone or together have the effect of changing control of the Tenant, shall be deemed to be an assignment of this Lease which requires the prior approval of the Landlord as set out herein.

11.2 **Sale, Conveyance and Assignment by the Landlord**. Nothing in this Lease shall restrict the right of the Landlord to sell, convey, assign, pledge or otherwise deal with the Leased Premises subject only to the rights of the Tenant under this Lease. A sale, conveyance or assignment of the Leased Premises by the Landlord shall operate to release the Landlord from liability from and after the effective date thereof in respect of all of the covenants, terms and conditions of this Lease, express or implied, except as they may relate to the period prior to the effective date, and only to the extent that the Landlord's successor assumes the Landlord's obligations under the Lease and the Tenant shall thereafter look solely to the Landlord's successor in interest and to this Lease.

11.3 **Subordination**. This Lease is and shall be subject and subordinate in all respects to any and all mortgages (including deeds of trust and mortgage) now or hereafter placed on the Leased Premises and all advances thereunder, past, present and future and to all renewals, modifications, consolidations, replacements and extensions thereof. The Tenant agrees to execute promptly after request therefor an instrument of subordination as may be requested.

ARTICLE 12 SURRENDER AND OVERHOLDING

12.1 **Surrender**. Upon the expiration or other termination of the Term, the Tenant shall immediately quit and surrender possession of the Leased Premises and all leasehold improvements in substantially the condition in which the Tenant is required to maintain the Leased Premises excepting only reasonable wear and tear, and upon surrender, all right, title, and interest of the Tenant in the Leased Premises shall cease. It is understood that the Landlord has the right to remove and sell or otherwise dispose of any leasehold improvements, chattels, equipment or any other property of the Tenant left on the Leased Premises by the Tenant after the termination of this Lease, and to retain the proceeds thereof, and the Tenant shall pay to the Landlord upon written demand all of the costs incurred by the Landlord in connection therewith.

12.2 **Overholding**. If the Tenant continues to occupy the Leased Premises after the expiration or other termination of the Term without any further written agreement, the Tenant shall be a monthly tenant at an Minimum Rent equal to two times the Minimum Rent paid by the Tenant immediately prior to the expiration or other termination of the Term but subject to all other provisions in this Lease to the extent that the same are applicable to a month to month tenancy, and a tenancy from year to year shall not be created by implication of law. Nothing contained in this Section shall preclude the Landlord from exercising all of its rights set out in this Lease including, without limitation, the taking of any action for recovery or possession of the Leased Premises.

ARTICLE 13 GENERAL

13.1 **Entire Agreement**. There is no promise, representation or undertaking by or binding upon the Landlord except such as are expressly set forth in this Lease, and this Lease including the Schedules contains the entire agreement between the parties hereto.

13.2 **Registration**. The Tenant agrees not to register this Lease. If the Tenant wishes to register a notice of this Lease, the Landlord agrees to execute at the expense of the Tenant, an acknowledgement or short form of lease sufficient for such purpose which shall preserve the confidentiality of the Rent and other financial terms of this Lease. The Tenant shall at its own expense, upon expiration or earlier termination of the Term, discharge any registration made against the Leased Premises providing notice of its interest in the Lease.

13.3 **Notice**. Any notice required or contemplated by any provision of this Lease shall be given in writing and shall be sufficiently given if mailed by registered mail or delivered or if sent by telecopy or similar form of immediate transmission and if to the Landlord, delivered to the address set out on page 1 and if to the Tenant, personally (or to a partner or officer of the Tenant if the Tenant is a firm or corporation) or delivered to the Leased Premises (whether or not the Tenant has departed from, vacated or abandoned the same). Any notice shall be deemed to have been received five postal delivery days after the date of mailing or on the day following the date of delivery or sending. If it is reasonably anticipated that mail service may be disrupted, notice must be delivered or sent by telecopy or other form of immediate transmission.

13.4 **Relationship of Parties**. Nothing contained in this Lease shall create any relationship between the parties hereto other than that of Landlord and Tenant.

13.5 **Governing Law**. This Lease shall be construed and enforced in accordance with, and the rights of the parties shall be governed by, the laws of the State of Idaho.

13.6 **Amendment or Modification**. No amendment, modification or supplement to this Lease shall be valid or binding unless et out in writing and executed by the Landlord and the Tenant.

13.7 **Force Majeure**. In the event that either party hereto shall be delayed or hindered in or prevented from the performance of any act required hereunder by reason of strikes, lock-outs, labor troubles, inability to procure materials, failure of power, restrictive governmental laws or regulations, riots, insurrection, war or other reason of a like nature not the fault of the party delayed in performing work or doing acts required under the terms of this Lease, then performance of such act shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent tot he period of such delay.

13.8 **Severability**. All of the provisions of this Lease are to be construed as covenants and agreements. If any provision of this Lease is illegal or unenforceable, it shall be considered separate and severable from the remaining provisions of this Lease, which shall remain in force and be binding as thought he provision had never been included.

13.9 **Captions and Headings**. The captions and headings contained in this Lease are for

convenience of reference only and are not intended to limit, enlarge or otherwise affect the interpretation of the Articles, Sections or parts thereof to which they apply.

13.10 **Interpretation**. Wherever necessary or appropriate in this Lease, the plural shall be interpreted as singular, the masculine gender as feminine or neuter and vice versa and when there are two or more parties bound by the Tenant's covenants herein contained their obligations shall be joint and several.

13.11 **Time of the Essence**. Time shall be of the essence hereof.

13.12 **Successors and Assigns**. Subject to specific provisions contained in this Lease to the contrary, this Lease shall ensure to the benefit of and be binding upon the successors and assigns of the Landlord and the heirs, executors and administrators and the permitted successors and assigns of the Tenant.

13.13 **Consent Not Unreasonably Withheld**. For greater clarity and except as otherwise specifically provided, whenever consent or approval of Landlord or Tenant is required under the terms of this Lease, such consent or approval shall not be unreasonably withheld or delayed. If either party withholds any consent or approval such party shall on written request deliver to the other a written statement giving the reasons therefor.

13.14 **Net Lease**. The Tenant acknowledges and agrees that it is intended that this Lease is a completely carefree net lease to the Landlord, except as herein set out, that the Landlord is not responsible during the term for any costs, charges, expenses or outlays of any nature whatsoever arising form or related to the Leased Premises, or the use and occupancy thereof, or the business carried on therein, and the Tenant shall pay all charges impositions, costs and expenses of every nature and kind relating to the Leased Premises except as expressly herein set out.

IN WITNESS WHEREOF the Landlord and the Tenant have executed this Lease as of the date first set forth above.

Tenant

Boise's Best Roofing and Construction

By: _____ 10/2-17

Phillip Bauer

Landlord

Debbie Lancaster and Cory Sartin

By: _____

Cory Sartin

By: _____

Debbie Lancaster

CITY OF KUNA
PLANNING & ZONING DEPARTMENT

751 West 4th Street
P.O. Box 13
Kuna, ID 83634
Phone: 208-922-5274
Fax: 208-922-5989
www.kunacity.id.gov

June 27, 2017

Cory Sartin
2965 E. Shadowband St.
Eagle, ID 83616
208.949.1893
drcorysartin@gmail.com

Lansar Properties, LLC
P.O. Box 2193
Boise, ID 83701

Completeness Letter

17-14-DR (Design Review) 346 West 4th Street, Kuna, ID 83634 (APN# R5070001750)

Dear Cory Sartin:

On *June 27, 2017,* Kuna's planning and zoning staff finished reviewing the submitted Design Review Application for the parcel referenced above. This letter is to notify you the City will consider the application complete, subject to the following fees being sent to the City. The Planning and Zoning Commission public meeting date for your case is tentatively scheduled for **July 25, 2017,** here at City Hall at 6:00 pm.

The following application fees are requested at this time:

Planning and Zoning Department
Design Review: $400 (base) + ($10/1,000 SF) @ 1,200 SF = $420.00

Total Fees Now Due: $420.00

The following fees will be required when construction is completed and prior to issuance of building permits:

- Design Review Compliance Building Inspection Fee: $150.00

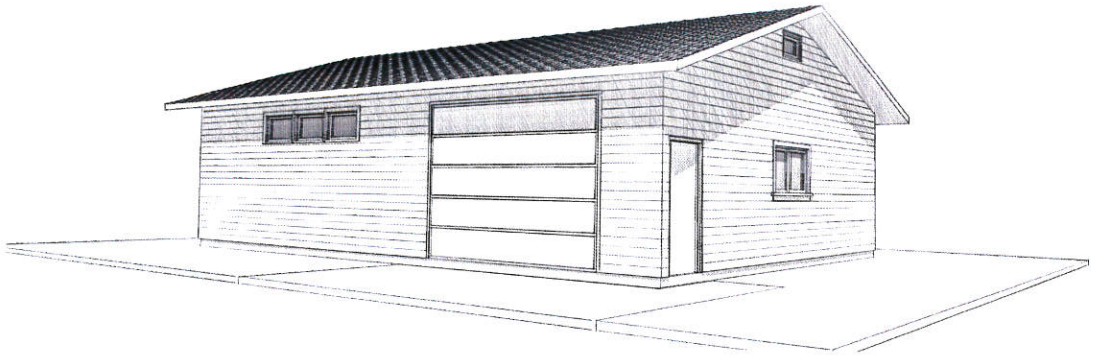
Kuna Highly encourages pre-payment of these Design Review and Inspection related fees in order to avoid delays at the back-end, as the project winds down when timelines are critical.

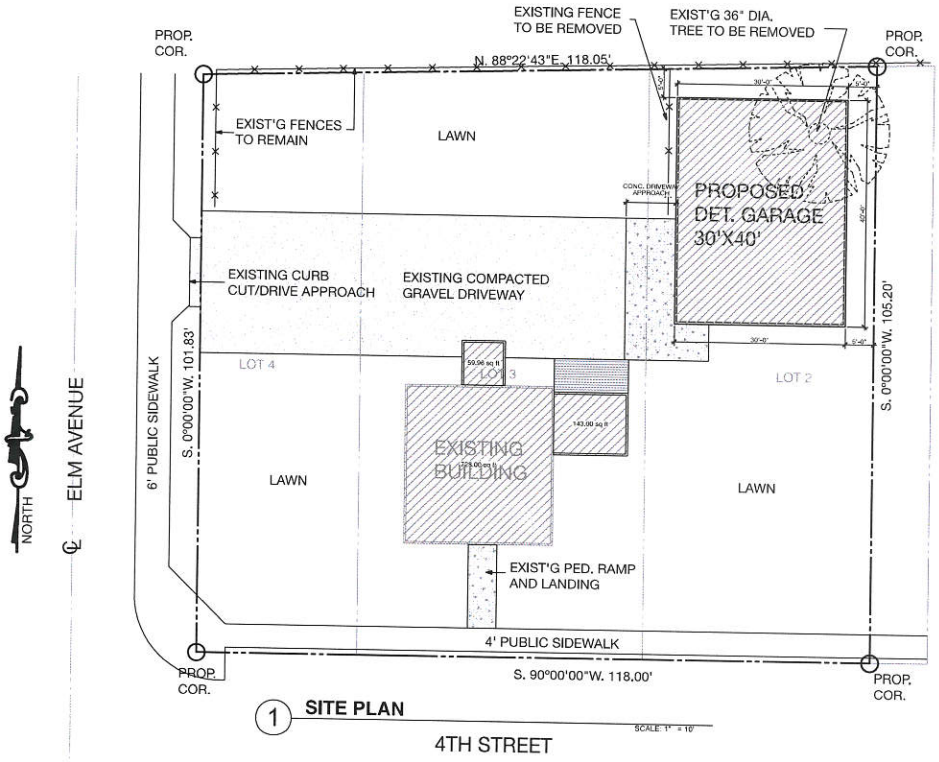
If you have any questions regarding this information, please contact me at 922.5274 or by e-mail at jhellman@Kunaid.gov.

Respectfully,

Jace Hellman
Planner I
Kuna Planning and Zoning Department

Cc: Wendy Howell, Director of Planning Services





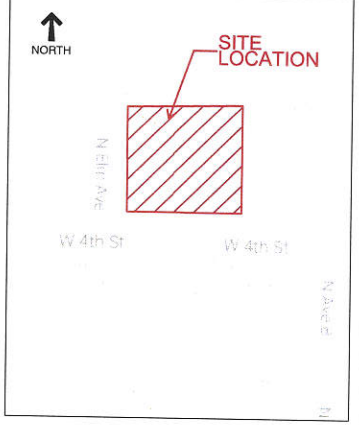
1 **SITE PLAN**

SCALE: 1" = 10'

PROJECT STATISTICS

SITE LOCATION:	W. 40' OF LOT 2, LOT 3 & E. 28' OF LOT 4, BLK. 20 KUNA TOWNSITE KUNA, IDAHO, 83634 T.2N.R.1.W., SEC. 23
PARCEL #:	R5070001750
LOT AREA:	0.28 AC. (12,197 S.F.)
ZONING:	CBD
BUILDING AREAS:	
EXISTING PRIMARY BUILDING:	931 SQ. FT.
PROPOSED DETACHED GARAGE:	1200 SQ. FT.
TOTAL LOT COVERAGE:	2131 SQ. FT.

VICINITY MAP



SHEET INDEX

CS	COVER SHEET / SITE PLAN / PROJECT INFO.
A-1	FLOOR PLAN & FOUNDATION PLAN
A-2	ROOF FRAMING/BLDG & WALL SECTIONS/LIGHTING PLAN AND WALL BRACING DETAILS
A-3	ELEVATIONS

DESIGN, DRAFTING, PLANNING
3235 MOUNTAIN VIEW DRIVE
BOISE, IDAHO 83704
(208)-863-1279
email: hoffman3409@msn.com
PAUL A. HOFFMAN

CORY SARTIN GARAGE

NEW RESIDENCE - SAGE SPRINGS DRIVE
TWIN FALLS, IDAHO

REVISION BLOCK		
MARK	DATE	DESCRIPTION
-	5-10-17	PERMIT SET

PROJECT NO:	O50317A
DATE:	5-3-17
DRAWN BY:	PAH
CHK'D BY:	

SHEET TITLE

COVER SHEET

CS

Exhibit D1

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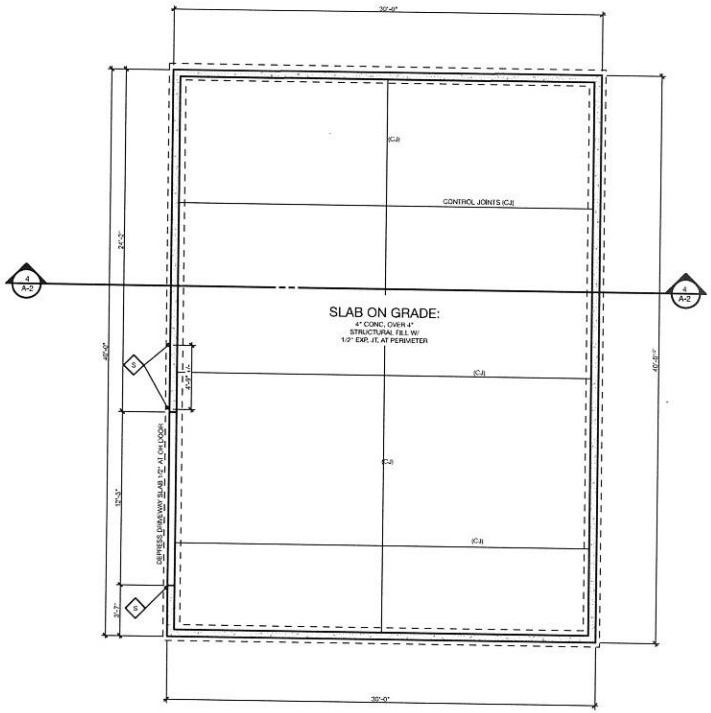
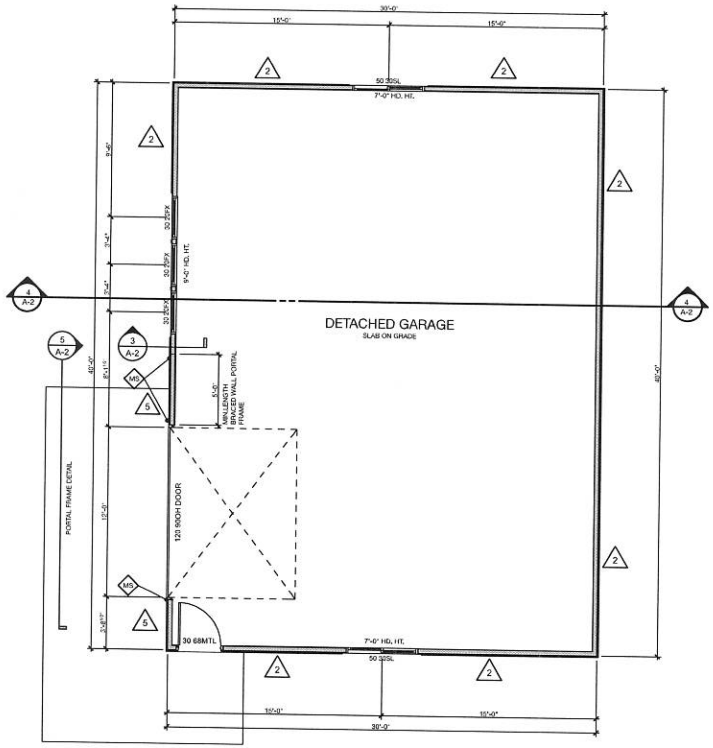


2 FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



1 FLOOR PLAN

SCALE: 1/4" = 1'-0"

LEGEND

CIP	CHANGE IN PLATE HT.
■	STRUCTURAL POSTS - SEE FRAMING PLAN
	6" X 24" FND. WALL ON 14" X 8" THK. FOOTING. SEE WALL SECTION SHEET A-2 FOR REINF.
S	STRUCTURAL HARDWARE

LEGEND

CIP	CHANGE IN PLATE HT.
■	STRUCTURAL POSTS - SEE FRAMING PLAN
	2 X 4 X 10FT EXTERIOR LOAD BEARING WALL WITH STUDS AT 16" O.C. AND DBL TOP PLATE.
	6" X 24" FND. WALL ON 14" X 8" THK. FOOTING

DESIGN, DRAFTING, PLANNING
3235 MOUNTAIN VIEW DRIVE
BOISE, IDAHO 83704
(208)-863-1279
email hoffman3409@msn.com
PAUL A. HOFFMAN

CORY SARTIN GARAGE

NEW RESIDENCE - SAGE SPRINGS DRIVE
TWIN FALLS, IDAHO

REVISION BLOCK		
MARK	DATE	DESCRIPTION
-	5-10-17	PERMIT SET

PROJECT NO:	050317A
DATE:	5-3-17
DRAWN BY:	PAH
CHK'D BY:	

SHEET TITLE

FLOOR & FND. PLAN

A-1

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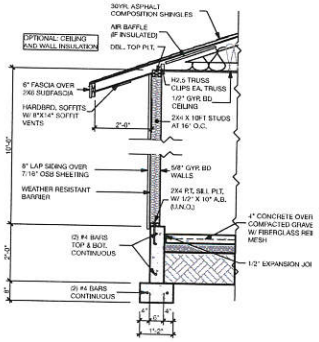
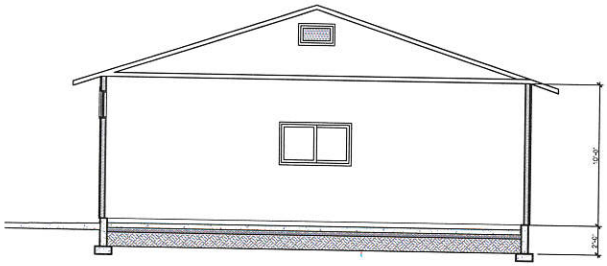


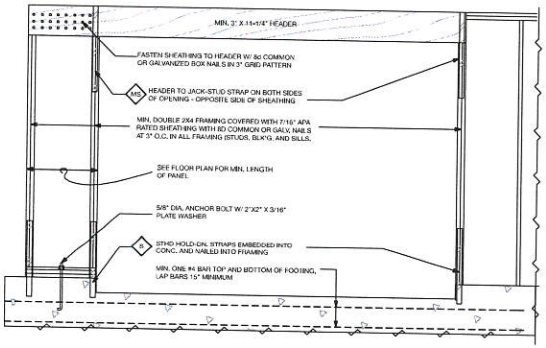
3 TYP. WALL DETAIL

SCALE: 1/2" = 1'-0"



4 BUILDING SECTION

SCALE: 1/4" = 1'-0"

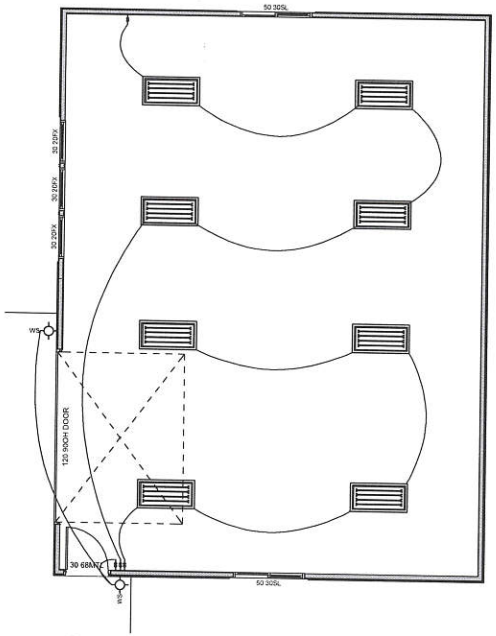


5 PORTAL FRAME DETAIL

SCALE: 1 1/2"= 1'-0"

LEGEND

- METER BASE
- RECESSED FIXTURE W/ LED LAMP
- EXHAUST FAN / FAN-LIGHT
- SM — SURFACE MOUNT FIXTURE W/ LED LAMP
- WS — WALL SCONCE DOWNLIGHT OR VANITY LIGHT
- P — PENDENT LIGHT
- CARBON DETECTOR
- SMOKE DETECTOR
- SWITCH LOCATION
- RECESSED 2'X4' FLOR. FIXTURE



2 LIGHTING PLAN

SCALE: 1/4" = 1'-0"

NAILING SCHEDULE:

2 — CONTINUOUS SHEATING: ONE SIDE, BLOCKED
7/16" APA RATED SHEATHING WITH 24/0 SPAN RATING
BLOCK AND NAIL ALL PANEL EDGES W/ 1/2" X 7" A.B. @ 72" O.C.
NAILING: STAPLES:
6d @ 6" O.C. ALL PANEL EDGES 16 ga. x 1-3/4" @ 3" O.C. EDGES
6d @ 12" O.C. FIELD 16 ga. x 1-3/4" @ 6" O.C. FIELD

5 — 7/16" APA RATED SHEATHING WITH 24/0 SPAN RATING
BLOCK PANEL JOINTS
NAILING:
8d @ 3" O.C. PANEL EDGES 8d @ 12" O.C. FIELD
(1) 2X END MEMBER, SILL - 1/2" DIA. X 7" EMBED A.B. @ 1'-8" O.C.

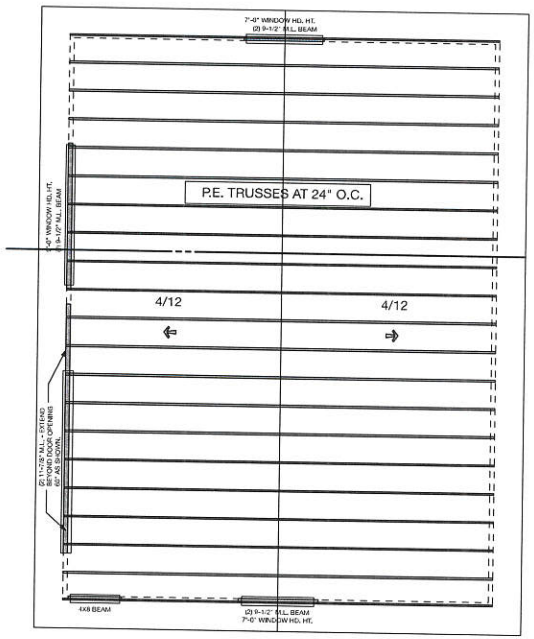
HARDWARE SCHEDULE:

- S — "SIMPSON " STHD 14" HOLD DOWN STRAP. MINIMUM (2) 2X6 FRAMING @ EA. LOCATION
- H — "SIMPSON" HRS12 STRAP TIE
- M1 — "SIMPSON" MSTC 28 STRAP TIE, MIN. (2) 2X6 FRAMING @ EA. LOCATION, ALIGN STRAPS W/ HOLD DNS BELOW
- M2 — "SIMPSON" MSTC 40 STRAP TIE, MIN. (2) 2X6 FRAMING @ EA. LOCATION, ALIGN STRAPS W/ HOLD DNS, BELOW
- HUC — "SIMPSON" HUC410 (ZINC COATED METAL HANGER W/ (18) TITEN SCREWS
- HU — HUCQ610-SDS HANGER
- CB6 — "SIMPSON" CB66 COL. BASE
- CB4 — "SIMPSON" CB44 COL. BASE
- MS — MSTA 30 STRAP TIE
- L — LST A21 STRAP, EA. SIDE OF PANEL
- CJ — CJT4 CONCEALED HANGER

FOOTNOTES:
1) STHD HOLD-DNS SHALL HAVE A MIN. OF 1-1/2" EDGE DISTANCE
2) (1) #4 REBAR REQ. IN TOP OF STEMWALL AT ALL HOLD-DNS (3" CLEAR), MIN. REBAR LENGTH = 60" , CENTER REBAR AT HOLD-DN., AT CORNERS BEND REBAR AT CENTER OF 60" LENGTH, EXTEND REBAR 30" E.W.

*REFER TO FLOOR PLAN FOR HARDWARE AND NAILING SYMBOL LOCATIONS: MOST HARDWARE IN THIS LEGEND DO NOT APPLY

6 HARDWARE AND NAILING SCHEDULE



1 ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

LEGEND

- STRUCTURAL POSTS - SEE STRUCTURAL LEGEND
- INTERNAL BEARING WALL - BELOW
- 4X8 BEAM — BEAM AS SPECIFIED
- MH — METAL HANGER

NOTES:

GENERAL NOTES
1. AIR VENTILATION: MINIMUM 1 SQ.FT PER 150 SQ. FT. OF ROOF AREA. 1200 S.F. / 150 = 8 S.F. OF NET VENTING AREA AT SOFFITS AND AT ROOF

DESIGN, DRAFTING, PLANNING
3235 MOUNTAIN VIEW DRIVE
BOISE, IDAHO 83704
(208)-863-1279
email: hoffman3409@msn.com
PAUL A. HOFFMAN

CORY SARTIN GARAGE

NEW RESIDENCE - SAGE SPRINGS DRIVE
TWIN FALLS, IDAHO

REVISION BLOCK		
MARK	DATE	DESCRIPTION
-	5-10-17	PERMIT SET

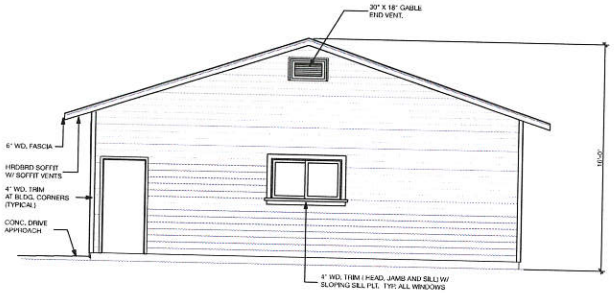
PROJECT NO:	050317A
DATE:	5-3-17
DRAWN BY:	PAH
CHK'D BY:	

SHEET TITLE

ROOF FRAMING + OTHER

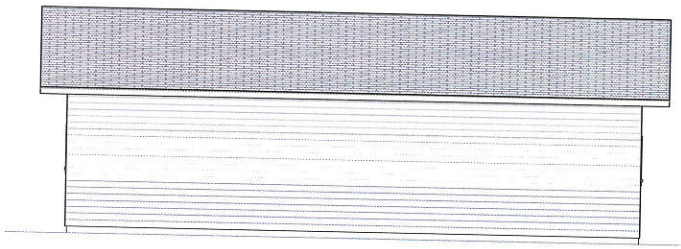
A-2

/Users/cardgamefool99/Desktop/New Villages/Drawing Files/2017 Files/Sartin Gar.pln



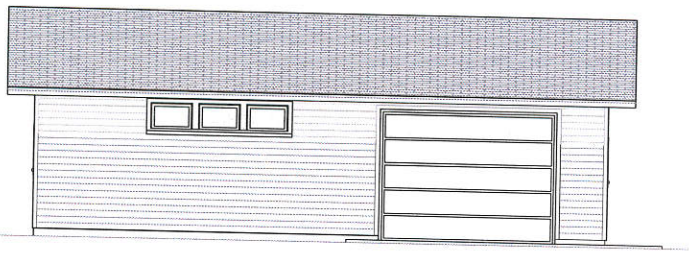
1 **SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



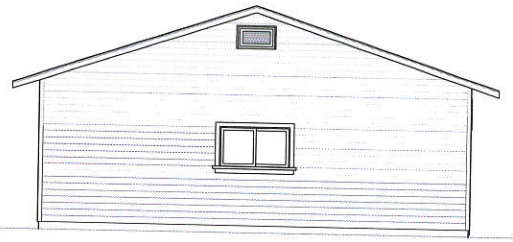
2 **EAST ELEVATION**

SCALE: 1/4" = 1'-0"



4 **WEST ELEVATION**

SCALE: 1/4" = 1'-0"



3 **NORTH ELEVATION**

SCALE: 1/4" = 1'-0"

DESIGN, DRAFTING, PLANNING
3235 MOUNTAIN VIEW DRIVE
BOISE, IDAHO 83704
(208)-863-1279
email: hoffman3409@msn.com
PAUL A. HOFFMAN

CORY SARTIN GARAGE

NEW RESIDENCE - SAGE SPRINGS DRIVE
TWIN FALLS, IDAHO

REVISION BLOCK		
MARK	DATE	DESCRIPTION
-	5-10-17	PERMIT SET

PROJECT NO:	O50317A
DATE:	5-3-17
DRAWN BY:	PAH
CHK'D BY:	

SHEET TITLE

ELEVATIONS

A-3

/Users/cardgame/lod99/Desktop/New Villages/Drawing Files/2017 Files/Sartin Gar.pln

Twilight Black†

Not Available in Service Area 12 or 13 (see map).

PPU2-17

Morocco Red

PPU2-17[D]

Exhibit

D3

251

CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

Title 30, Chapters 21 and 25, Idaho Code

Filing fee: $100 typed, $120 not typed

Complete and submit the application in duplicate.

FILED EFFECTIVE

2017 JAN 18 AM 8:39

SECRETARY OF STATE
STATE OF IDAHO

1. The name of the limited liability company is:
Lansar Properties LLC

(Remember to include the words "Limited Liability Company," "Limited Company," or the abbreviations L.L.C., LLC, or LC)

2. The complete street and mailing addresses of the principal office is:
2965 E Shadowband St, Eagle, Idaho, 83616

(Street Address)

P.O Box 2193, Boise, Idaho, 83701

(Mailing Address, if different)

3. The name of the registered agent and the street address of the registered agent:
Cory Sartin — 2965 E Shadowband St, Eagle, ID, 83616

(Name) (Address cannot be a post office box or postal mail box.)

4. The name and address of at least one governor of the limited liability company:
Cory Sartin — 2965 E Shadowband St, Eagle, ID, 83616

(Name) (Address)

(Name) (Address)

(Name) (Address)

(Name) (Address)

5. Mailing address for future correspondence (annual report notices):
P.O Box 2193, Boise, ID, 83701

(Address)

Signature of organizer(s).

Signature: C. Sartin

Printed Name: Cory Sartin

Signature: D. Lancaster

Printed Name: Debbie Lancaster

Rev. 11/2015

Secretary of State use only

IDAHO SECRETARY OF STATE
01/18/2017 05:00
CK:4500200 CT:172099 BH:1564481
1@ 100.00 = 100.00 ORGAN LLC #2

W177115

Exhibit D4

Exhibit
D 5

City of Kuna

P.O. Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.id.gov

Staff Report – Planning and Zoning Commission

To: **Planning and Zoning Commission**

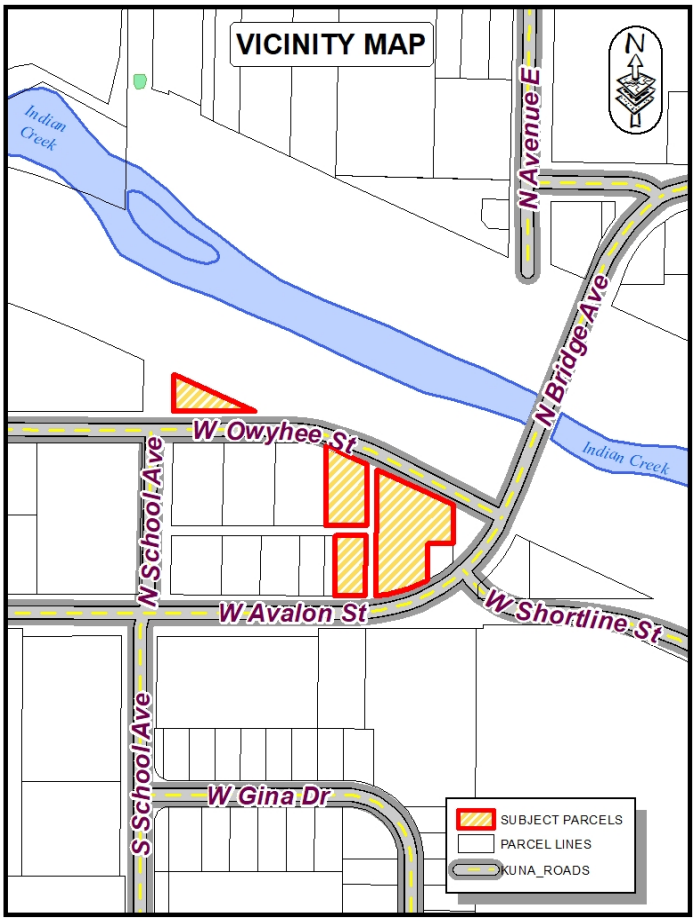
File Number: 17-05-ZC (Rezone)

Location: 692 W. Avalon St.
Kuna, ID 83634

Planner: Trevor Kesner, Planner II

Hearing Date: July 25, 2017

Applicant: JSV Development
John Van Dyke
1088 W. Bear Track Dr.
Meridian, ID 83642
john@jsvidaho.com



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A. Process and Noticing
B. Applicant Request
C. Site History
D. General Project Facts
E. Staff Analysis
F. Applicable Standards
G. Procedural Process
H. Proposed Findings for Commission Consideration
I. Comprehensive Plan Analysis
J. Kuna City Code Analysis
K. Proposed Conclusions of Law
L. Proposed Conditions of Approval

A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), states that rezones are designated as a public hearing, with the Commission as the recommending body and the City Council as the decision-making body. This land use application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Land Use Planning Act.

a. Notifications

i.	Neighborhood Meeting	June 07, 2017 (one attendee)
ii.	Agency Comment Request	June 12, 2017
iii.	300' Property Owners	June 30, 2017
iv.	Kuna, Melba Newspaper	July 06, 2017
v.	Site Posted	June 27, 2017

B. Applicants Request:

Applicant, John Van Dyke with JSV Development, requests to change an approximately 1.46-acre parcel's current residential zoning designation of R-6 to a commercial zoning of C-1. The site is located north of West Avalon Street, south of West Owyhee Avenue, approximately 80 feet west of the intersection of North Bridge Avenue and West Shortline Street; addressed as 692 W. Avalon Street, Kuna, ID 83634. (APN#: R5070001940).

C. Site History:

This parcel has historically been used as a residential home site with some of the surrounding land left as open fields.

D. General Projects Facts:

1. **Surrounding Land Use Zoning Designations:**

North	UPRR	Union Pacific Rail Right-of-Way along Indian Creek
South	M-1/ C-2/ R-6	Light Industrial District – Kuna City Area Business District – Kuna City Medium to Low Density Residential – Kuna City
East	M-1	Light Industrial District– Kuna City
West	R-6	Medium Density Residential – Kuna City

2. **Parcel Sizes, Current Zoning, Parcel Number:**

- Parcel Size: 1.46-acres (approximately)
- Current Zoning: R-6 (Medium-Density Residential)
- Parcel #: R5070001940

3. **Services:**

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

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

Currently, there is a residential home and an accessory shed situated on the site. Vegetation onsite is generally associated with a residential use, such as grass and weeds.

5. **Transportation / Connectivity:**

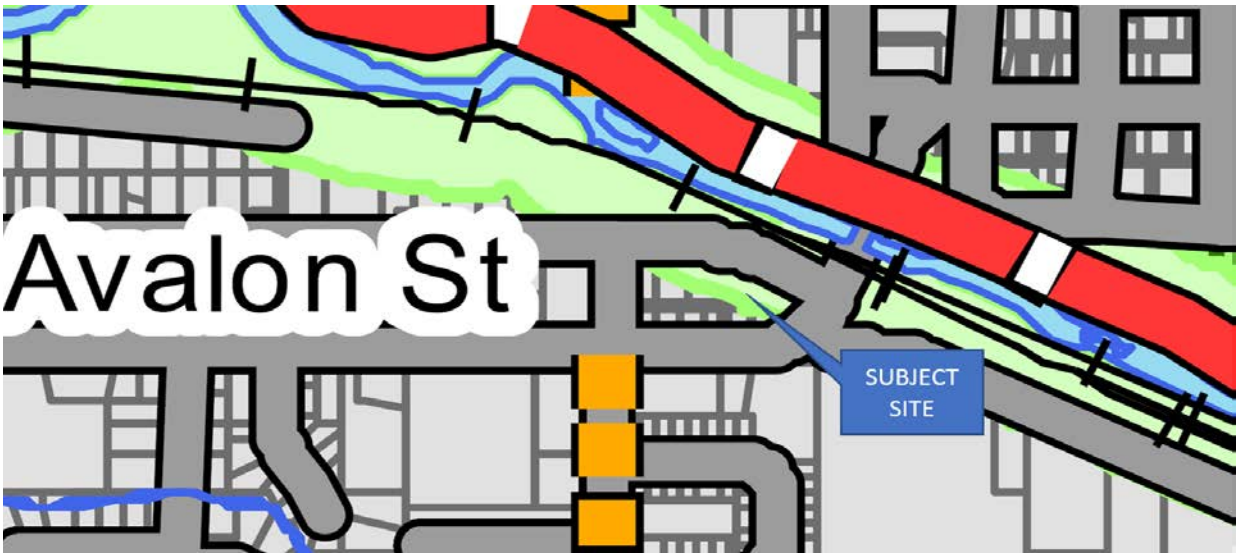
The site is currently accessed from West Avalon Street, approximately 80 feet west of the intersection of North Bridge Avenue and West Shortline Street. The proposed primary access for the future development will be moved to the north side of the parcel, taking access from West Owyhee Street. West Avalon Street access will be eliminated. The project proposes to utilize portions of unopened/unimproved ACHD rights-of-way. Future site improvements and the new driveway approach will be reviewed and assessed by Ada County Highway District (ACHD) for additional impacts to the roadway system. Compass and ACHD recommends improving the sidewalks around Avalon Street and Owyhee Avenue to encourage safer access to downtown and the Indian Creek pathway.

6. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts. The subject site's topography has an average slope of approximately 10% to the southeast, and soils are classified within the Hydrologic Group 'D' (High Runoff Potential) with a potential bedrock depth between 10 to 40 inches according to the USDA's Soil Survey of Ada County.

7. **Comprehensive Plan Future Land Use Map:**
The site is identified as Neighborhood and Community Commercial on Kuna's Comprehensive Plan Future Land Use Map. The comprehensive plan is a living document, intended for use as a guide by governmental bodies; it is to be used by public officials to guide their decision-making for the City. Staff views this rezone request as generally compatible with the comprehensive plan future land use map and adjacent land uses.

8. **Recreation and Pathways Master Plan Map**
The Recreation and Pathways Master Plan Map indicates a 'Future Trail' on the north side of Indian Creek; however, the Indian Creek pathway is fully improved adjacent to the site. The site is within walkable distance to pathways and parks.



9. **Agency Responses:**

The following agencies returned comments which are included as exhibits with this case file:

- Idaho Department of Environmental Quality (DEQ) – Exhibit B1
- Kuna City Engineer – Exhibit B2
- COMPASS – Exhibit B3
- Idaho Transportation Department (ITD) – Exhibit B4
- Central District Health Department (CDHD) – Exhibit B5
- Boise Project Board of Control – Exhibit B6
- Nampa Meridian Irrigation District – Exhibit B7

E. Staff Analysis:

The applicant's intention is to remove the existing home and storage shed to develop the site as a mix of multi-family units and commercial office suites, which are permitted uses (with a Design Review approval) under the applicants requested zone of C-1 (Neighborhood Business District).

The subject site encompasses four (4) separate parcels; however, each of the four (4) separate parcels associated with this application reference the same County tax parcel number (No. R5070001948), land acreage (approximately 1.46 acres), and ownership information.

Staff has determined this Rezone Application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222. Staff forwards a recommendation of approval for Case # 17-05-ZC, a rezone request from John Van Dyke representing JSV Development, subject to the proposed conditions of approval listed in Section 'L' of this report.

F. Applicable Standards:

1. Kuna City Code (KCC) Title 1,
2. Kuna City Code (KCC) Title 5, Chapter 12.
3. City of Kuna Comprehensive Plan and Future Land Use Map
4. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

G. Procedural Process:

The Commission will consider the project, including the submitted application items, agency comments, staff's report, application exhibits and any public testimony presented at the hearing.

H. Proposed Findings of Fact for Commission Consideration:

1. **Rezone**: Based on the record contained in Case No. 17-05-ZC, including the exhibits, staff's report and any public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval/conditional approval/denial* of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 17-05-ZC rezone.

2. The Kuna Planning and Zoning Commission approves/conditionally approves/denies the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Kuna* Commission *held a public hearing on the subject applications on July 25, 2017 to hear from the City staff, the applicant, and to accept public testimony. The decision by the* Commission *is based on the application, staff report and public testimony, both oral and written.*

3. Based on the evidence contained in Case No. 17-05-ZC, this proposal appears to generally comply with the Comprehensive Plan and Future Land Use Map.

Comment: *The Comp Plan Future Land Use Map designates the approximately 1.46 acres (subject property) as Neighborhood and Community Commercial. The proposed rezone to a commercial use (C-1) conforms with the Comprehensive Plan Future Land Use Map.*

4. The Kuna Planning and Zoning Commission has the authority to recommend approval or denial for this application.

Comment: *On July 25, 2017, Kuna's Planning and Zoning Commission will vote to recommend approval/conditional approval/denial of application* 17-05-ZC*.*

5. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Comment: *As noted in the process and noticing section, public notice requirements were met to hold a public hearing on July 25, 2017.*

I. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission accepts the Comprehensive Plan components as described below. The proposed zone change for the site is consistent with the following Comprehensive Plan components:

Private Property Rights Goals and Objectives - Section 2 - Summary:
Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and staff shall evaluate with guidance from the City's attorney; the Idaho Attorney General's six criteria established to determine the potential for property taking.

Comment: *Utilizing the Idaho Attorney Generals criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the economic value is intact.*

Economic Development Goals and Objectives - Section 5 - Summary:
Improve and diversify the local economy to ensure a sustainable economic tax base. Capitalize on local and regional strengths to promote sustainable growth.

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

Objective 1.2: Strengthen existing business enterprises and promote their expansion.

Goal 2: Expand Kuna's shopping and entertainment opportunities.

Objective 2.1: Assist in retaining or expanding sales opportunities in entertainment, sit-down restaurants, and neighborhood/convenience shopping categories. Encourage neighborhood and community-scale retail.

Goal 3: Strengthen and expand the City Center area

Objective 3.2 Improve the City Center's streetscape.

Land Use Goals and Objectives – Section 6 – Summary:
Preserve and enhance the Kuna community quality of life.

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

Objective 2.1: Support mixed uses in the City core to provide a vibrant community center with a 24-our population.

City Center Goals and Objectives – Section 15 – Summary:
Kuna citizens expressed a strong desire to sustain and revitalize its historic downtown core and expand and strengthen it. The Plan outlines a vision for strong, sustainable and modern city center.

Goal 1: Develop a healthy and vibrant City Center that offers Kuna residents a variety of services.

Objective 3.2: Encourage business investment in the City Center

Goal 2: Make Kuna's City Center pedestrian friendly.

Objective 2.1: Create lively and attractive pedestrian oriented streets within the City Center

Comment: *Via ACHD and Kuna standards, applicant would be required to construct curb, gutter and concrete sidewalks abutting the site.*

J. Kuna City Code Analysis:

1. This request appears to be consistent and in compliance with all Kuna City Code (KCC).

Comment: *The proposed application adheres to the applicable requirements of Title 5 of the KCC.*

2. The site is physically suitable for a commercial zoning designation.

Comment: *The 1.46-acre parcel is suitable to accommodate commercial uses.*

3. The rezone to a commercial use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be rezoned is not used as wildlife habitat. Roads, pathways, bike lanes and open space already exist and will therefore not cause environmental damage or loss of habitat.*

4. The Rezone application is not likely to cause adverse public health problems.

Comment: *The proposed commercial zoning designation requires connection to Kuna public sewer and water facilities, eliminating the occurrence of adverse public health problems.*

5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

Comment: *The rezone request considers the location of the property and adjacent uses. The subject property is located within walkable distance to the downtown area. The adjacent uses are light industrial and residential – as referenced in the Kuna Comprehensive Plan Future Land Use Map.*

6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for commercial use.

Comment: *Correspondence from Kuna Public Works confirms that the utility services are suitable and adequate for a commercial use.*

K. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No 17-05-ZC, Commission finds Case No. 17-05-ZC generally complies with Kuna City Code.

2. Based on the evidence contained in Case No. 17-05-ZC, Commission finds Case No. 17-02-ZC is generally consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

L. <u>Proposed Conditions of Approval:</u>

Note: This proposed motion is to approve, conditionally approve, or deny this request. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.

On July 25, 2017, the Planning and Zoning Commission voted to recommend *approval/conditional approval/denial* for Case No 17-05-ZC, based on the facts outlined in staff's report and the testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends *approval/conditional approval/denial* for Case No. 17-05-ZC**,** a request from John Van Dyke representing JSV Development, with the following conditions of approval to the City Council:

1. The applicant and/or owner, or any future assigns are subject to a Design Review approval for any future buildings or dwellings constructed within a commercial (C-1) zone.
2. The applicant and/or owner or any future assigns 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 site improvements are prohibited prior to approval of the following agencies:
    a. The City Engineer shall approve sewer hook-ups.
    b. The City Engineer shall approve future drainage and grading plans. Central District Health Department recommends the plans be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
    c. The Kuna Fire District shall approve fire flow requirements and/or future building plans. Installation of fire protection facilities as required by Kuna Fire District.
    d. The *Boise-Kuna* Irrigation District shall approve any modifications to the existing irrigation system.
    e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit.
3. Irrigation/drainage waters shall not be impeded by any future construction on site per Idaho Code Section 31-3805.
4. Storm Drainage and/or Street Runoff must be retained on site.
5. Any local irrigation or drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by appropriate easements. (See exhibit B8)
6. Fencing within and/or around the site shall comply with Kuna City Code at time of development.
7. Parking within the site shall comply with KCC 5-9.
8. Signage within the site shall comply with KCC 5-10.
9. Lighting within the site shall comply with KCC 5-9-5-B.
10. Maintenance and planting of vegetation within public rights-of-way shall be with approval from the public entities owning the property.
11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions and Kuna City Code or seek amending them through the public hearing process. All commercial and/or multi-family projects require Design Review approvals for new buildings, parking, signage and landscaping.
12. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
13. Applicant shall comply with all local, state and federal laws.

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

Rezone Checklist

Rezone requires public hearings with both the Planning & Zoning Commission and City Council. Public hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online.

Project name: R5070001940 Zone Change

Applicant: JSV Development, LLC John Van Dyke, member

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

Applicant (√)	Description	Staff (√)
✓	Completed and signed Commission & Council Review Application.	✓
✓	Letter of Intent indicating reasons for proposed rezone . If reason for rezone is development, also submit a conceptual plan.	✓
✓	Vicinity map drawn to scale, showing the location of the subject property. Map shall contain the following information: Shaded area showing the rezone property, Street names and names of surrounding subdivisions.	✓
✓	Legal description of the rezone area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
	Development Agreement & Development Agreement Checklist	
✓	Recorded warranty deed for the property.	✓
✓	Proof of ownership—A copy of your deed **and** Affidavit of Legal Interest. (All parties involved)	✓
✓	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓
✓	Commitment of Property Posting form signed by the applicant/agent.	✓

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

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

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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	17-05-ZC
Project name	JSV Development Rezone
Date Received	RECEIVED 6-8-17
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Type of Review (check all that apply):

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

Contact/Applicant Information

Owners of Record: JSV Development, LLC
Address: 1088 W. Bear Track Dr.
City, State, Zip: Meridian, ID 83642
Phone Number: (208) 501-3133
E-Mail: John@JSVIdaho.com
Fax #: —

Applicant (Developer): John Van Dyke, member
Address: 1088 W. Bear Track Dr.
City, State, Zip: Meridian, ID 83642
Phone Number: (208) 501-3133
E-Mail: John@JSVIdaho.com
Fax #:

Engineer/Representative:
Address:
City, State, Zip:
Phone Number:
E-Mail:
Fax #:

Subject Property Information

Site Address: 692 W. Avalon St., Kuna, ID 83634
Site Location (Cross Streets): Avalon/Bridge/Owyhee & Owyhee/School Ave.
Parcel Number (s): R5070001948
Section, Township, Range: Section 23, 2N, 1W
Property size: 1.46 ac.
Current land use: Residential
Proposed land use: Res/Comm
Current zoning district: R-6
Proposed zoning district: C-1

Exhibit A-2a

Project Description

Project / subdivision name: Amended Plat of the Townsite of Kuna

General description of proposed project / request: Rezone from R-6 residential to C-1 commercial.

Type of use proposed (check all that apply):

- [x] Residential
- [x] Commercial
- [x] Office
- [ ] Industrial
- [ ] Other

Amenities provided with this development (if applicable):

Residential Project Summary (if applicable)

Are there existing buildings? [x] Yes [ ] No

Please describe the existing buildings: Approx. 1,000 sq ft dwelling w/ 1 out building

Any existing buildings to remain? [ ] Yes [x] No

Number of residential units: 20 Number of building lots: 5

Number of common and/or other lots: 1

Type of dwellings proposed:

- [ ] Single-Family
- [ ] Townhouses
- [ ] Duplexes
- [x] Multi-Family
- [ ] Other

Minimum Square footage of structure (s): 2,400

Gross density (DU/acre-total property): 13.69 Net density (DU/acre-excluding roads): 13.69

Percentage of open space provided: Approx. 20% Acreage of open space: Approx. 0.2 acres

Type of open space provided (i.e. landscaping, public, common, etc.): landscaping

Non-Residential Project Summary (if applicable)

Number of building lots: 1 Other lots: ø

Gross floor area square footage: 3,600 Existing (if applicable): ø

Hours of operation (days & hours): unknown Building height: unknown - conceptual phase.

Total number of employees: unknown Max. number of employees at one time: unknown

Number and ages of students/children: N/a Seating capacity: N/a

Fencing type, size & location (proposed or existing to remain): As required by ord + DR

Proposed Parking:

a. Handicapped spaces: ADA required Dimensions: 18x9

b. Total Parking spaces: 40 Dimensions: 18x9

c. Width of driveway aisle: 24'

Proposed Lighting: Still in conceptual phase

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): To align with variety/quantity as required by landscaping ord + DR

Applicant's Signature: , member Date: 5/30/17

Applicant: John Van Dyke, Member
Owner: JSV Development, LLC

Letter of Intent

Summary of Application

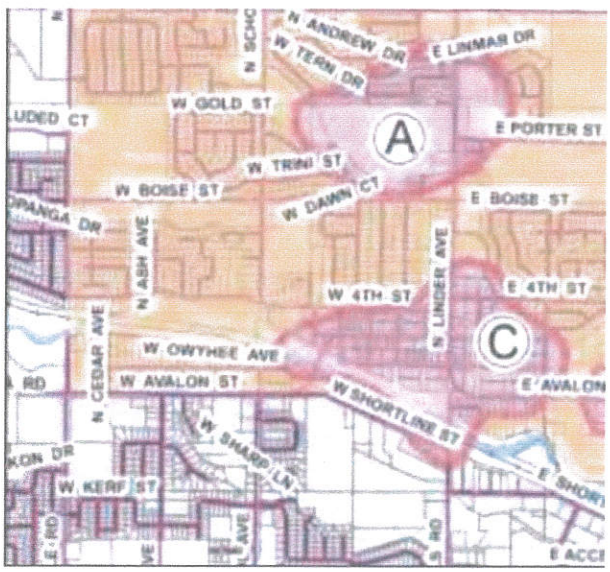
The application submitted is for a zone change from R-6 (residential) to C-1 (Neighborhood Commercial) on 1.46 acres of land for parcel R5070001940, also known as 692 W. Avalon St., Kuna, ID 83634. The zone change would facilitate development comprised of both multi-family and commercial office space, where a conceptual site plan has been included with the application.

Alignment with Comprehensive Plan

The City of Kuna Comprehensive Plan Map supports the zone change to C-1 at this location, which depicts Commercial (Neighborhood and Community) for the parcels associated with the application.

In addition, per the City of Kuna Comprehensive Plan (The Plan), the City Center, which includes the subject parcels per Figure 1 below, "residential areas within the City Center will become the highest density areas…" and "housing types within the City Center will include mid-sized multi-family dwellings…" (p. 74).

Figure 1: City Center Area Map, With Focus on Parcel R5070001940



Source: City of Kuna Comprehensive Plan (2015), p. 73

Exhibit A-2b

Furthermore, locating commercial in such close proximity to other commercial activities provides additional vibrancy and investment to the downtown area. Referring to the desire of residents for more subdivision/neighborhood-incorporated commercial development, The Plan counters, stating "Kuna needs to ensure that commercial neighborhood-type uses do not detract from the strength and purpose of Downtown" (p. 68).

Finally, a C-1 (Neighborhood Commercial) zoning designation would allow for both residential and commercial activities to co-locate in an appropriate area of the city as identified by The Plan's Land Use Goal #2 and corresponding objectives and policies (See below) (p. 64).

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

> *Objective 2.1: Support mixed uses in the City core to provide a vibrant community center with a 24-hour population.*
>
> > ***Policy**: Encourage infill development of vacant or underutilized land to create greater densities in the core of the City and allow density bonuses as a means to bring about these increased densities.*
> >
> > ***Policy**: The concept 'live, work, play' should be recognized where appropriate.*
>
> *Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses and commercial activity – within both the community-scale and neighborhood-scale centers – to strengthen the local economy and to provide more opportunities for social interaction.*
>
> > ***Policy**: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix*

Impact to Public Facilities

No impact to public facilities would occur purely from a rezone. Any post-rezone development activity would be subject to additional public hearings related to a conditional use permit and/or preliminary/final plat.

Regardless, as it relates to the conceptual plan submitted along with the application, associated water, sewer, and park fees would be collected in the appropriate amounts as deemed by the City of Kuna to cover the impact to these specific public facilities. Associated dedications and road improvements would occur in conjunction with the City of Kuna/Ada County Highway District to facilitate development. In meeting with the City of Kuna prior to application submission, fire, police, and other services did not forwardly present themselves as being substantially impacted

and respectfully defer to the related agency/department-provided comments resulting from this application submission, if any.

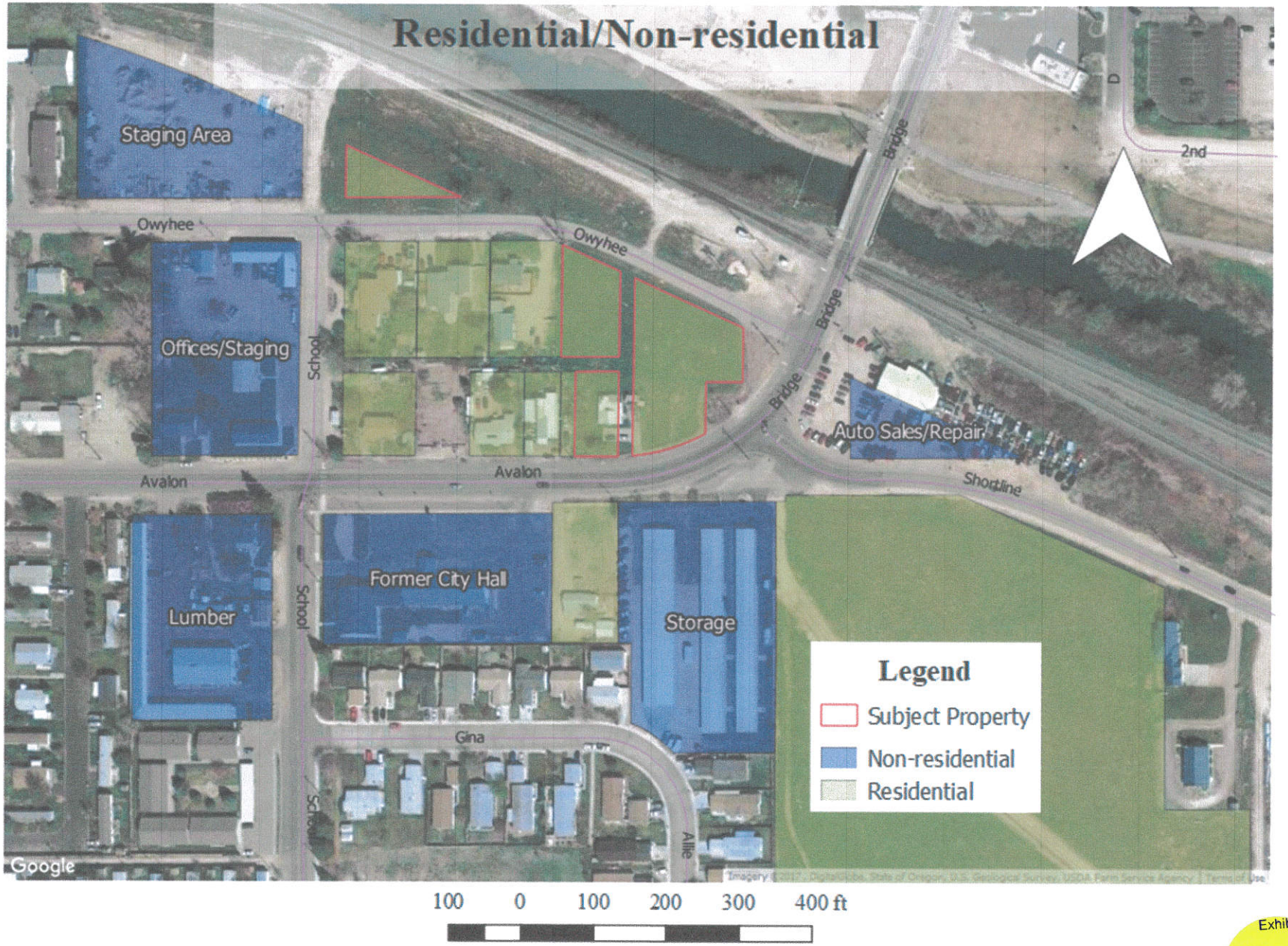
Character of the Area

The existing character of the area is a composite of non-residential and residential uses. Commercial auto sales and repair, storage facilities, and staging areas related to area irrigation providers are just a sample of the commercial activity that surround the immediate area south of Indian Creek and along W. Avalon St. Lumber sales and the former City Hall also comprise the commercial make-up. Residential uses are largely encompassed by commercial activity along the southside of Avalon and East of School Ave. A map of the current residential and non-residential uses surrounding the property is provided to better illustrate character of the area (See Attached Map - Residential/Non-residential on the following page).

A C-1 (Neighborhood Commercial) zoning designation would allow for a development comprised of both residential and non-residential in nature and align with the existing character of the area.

Summary

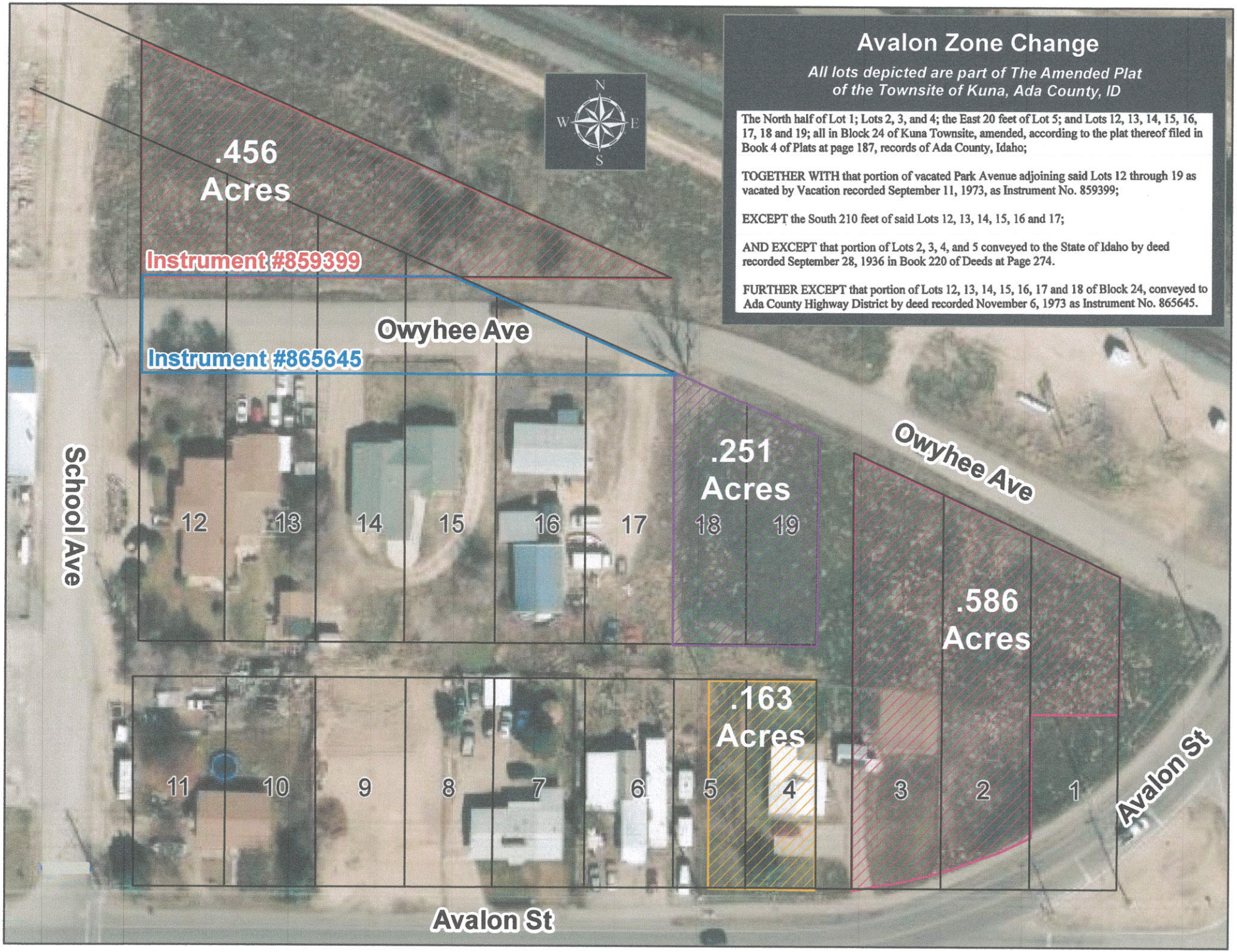
In summary, I believe the parcels related to this application for zone change are more appropriate for the type of development associated with a C-1 (Neighborhood Commercial) zoning designation due to the alignment with the City of Kuna Comprehensive Plan and existing character of the area.



www.JSVIdaho.com
John@JSVIdaho.com
(208) 501-3133

Exhibit
A-2C

Picture Reference for R5070001940 Zone Change


Avalon Zone Change
All lots depicted are part of The Amended Plat of the Townsite of Kuna, Ada County, ID
The North half of Lot 1; Lots 2, 3, and 4; the East 20 feet of Lot 5; and Lots 12, 13, 14, 15, 16, 17, 18 and 19; all in Block 24 of Kuna Townsite, amended, according to the plat thereof filed in Book 4 of Plats at page 187, records of Ada County, Idaho;
TOGETHER WITH that portion of vacated Park Avenue adjoining said Lots 12 through 19 as vacated by Vacation recorded September 11, 1973, as Instrument No. 859399;
EXCEPT the South 210 feet of said Lots 12, 13, 14, 15, 16 and 17;
AND EXCEPT that portion of Lots 2, 3, 4, and 5 conveyed to the State of Idaho by deed recorded September 28, 1936 in Book 220 of Deeds at Page 274.
FURTHER EXCEPT that portion of Lots 12, 13, 14, 15, 16, 17 and 18 of Block 24, conveyed to Ada County Highway District by deed recorded November 6, 1973 as Instrument No. 865645.
N
W
E
S
.456 Acres
Instrument #859399
Owyhee Ave
Instrument #865645
School Ave
12
13
14
15
16
17
.251 Acres
18
19
Owyhee Ave
.586 Acres
.163 Acres
11
10
9
8
7
6
5
4
3
2
1
Avalon St
Avalon St

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 VICTORIA BAILEY
ALLIANCE TITLE - BOISE PRODUCTION CENTER
2017-039784
05/04/2017 03:37 PM
$13.00

WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:348808

FOR VALUE RECEIVED

Lonnie Wages and Waneeta Wages who acquired title as Waneta Wages, husband and wife,

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

JSV Development, LLC

whose current address is

1088 W. Bear Track Dr. Meridian, ID 83642

the grantee(s), the following described premises, in Ada County, Idaho, TO WIT:

See attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: May 4, 2017

Lonnie Wages

Waneeta Wages

State of ID } ss
County of Ada}

On this 4 day of May, 2017, before me, Nate Davidson, a Notary Public in and for said state, personally appeared Lonnie Wages and Waneeta Wages, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Nate Davidson
Notary Public for the State of ID
Residing at: Meridian, ID
Commission Expires: 8/5/19

NATE DAVIDSON NOTARY PUBLIC STATE OF IDAHO

File No. 348808

EXHIBIT "A"

348808

The North half of Lot 1; Lots 2, 3, and 4; the East 20 feet of Lot 5; and Lots 12, 13, 14, 15, 16, 17, 18 and 19; all in Block 24 of Kuna Townsite, amended, according to the plat thereof filed in Book 4 of Plats at page 187, records of Ada County, Idaho;

TOGETHER WITH that portion of vacated Park Avenue adjoining said Lots 12 through 19 as vacated by Vacation recorded September 11, 1973, as Instrument No. 859399;

EXCEPT the South 210 feet of said Lots 12, 13, 14, 15, 16 and 17;

AND EXCEPT that portion of Lots 2, 3, 4, and 5 conveyed to the State of Idaho by deed recorded September 28, 1936 in Book 220 of Deeds at Page 274.

FURTHER EXCEPT that portion of Lots 12, 13, 14, 15, 16, 17 and 18 of Block 24, conveyed to Ada County Highway District by deed recorded November 6, 1973 as Instrument No. 865645.

Exhibit
A-2d

City of Kuna
AFFIDAVIT OF LEGAL INTEREST

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

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

State of Idaho)
)
County of Ada)

I, JSV Development, LLC, 1088 W. Bear Track Dr.
Name **Address**

Meridian, ID 83642
City **State** **Zip Code**

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my permission to John VanDyke, member, 1088 W. Bear Track Dr. Meridian, ID 83642
Name Address

to submit the accompanying application pertaining to that property.

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

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

Dated this 7th day of June, 20 17

Signature

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

Notary Public for Idaho

Residing at: Meridian, ID

My commission expires: 12/08/2018

RHONDA GOLDSTON NOTARY PUBLIC STATE OF IDAHO

Exhibit A-2g

251

CERTIFICATE OF ORGANIZATION
LIMITED LIABILITY COMPANY

Title 30, Chapters 21 and 25, Idaho Code

Filing fee: $100 typed, $120 not typed

Complete and submit the application in duplicate.

FILED EFFECTIVE

2015 NOV 24 AM 8:33

SECRETARY OF STATE
STATE OF IDAHO

1. The name of the limited liability company is:
JSV Development, LLC

(Remember to include the words "Limited Liability Company," "Limited Company," or the abbreviations L.L.C., LLC, or LC)

2. The complete street and mailing addresses of the principal office is:
1088 W. Bear Track Dr., Meridian, ID 83642

(Street Address)

(Mailing Address, if different)

3. The name and complete street address of the registered agent:

John Van Dyke — 1088 W. Bear Track Dr., Meridian, ID 83642
(Name) (Address)

4. The name and address of at least one governor of the limited liability company:

John Van Dyke — 1088 W. Bear Track Dr., Meridian, ID 83642
(Name) (Address)

Sarah Van Dyke — 1088 W. Bear Track Dr., Meridian, ID 83642
(Name) (Address)

(Name) (Address)

(Name) (Address)

5. Mailing address for future correspondence (annual report notices):
1088 W. Bear Track Dr., Meridian, ID 83642

(Address)

Signature of organizer(s).

Printed Name: John Van Dyke

Signature:

Printed Name: Sarah Van Dyke

Signature:

Rev. 08/2015

Secretary of State use only

IDAHO SECRETARY OF STATE
11/24/2015 05:00
CK:1139 CT:315065 BH:1501751
1@ 100.00 = 100.00 ORGAN LLC #2

W158933

254

AMENDMENT TO CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

Title 30, Chapters 21 and 25, Idaho Code

Base Filing fee: $30.00.

Complete and submit the application in duplicate.

FILED EFFECTIVE

2016 MAY 12 AM 8:55

SECRETARY OF STATE
STATE OF IDAHO

1. The name of the limited liability company is:
   JSV Development, LLC

2. The date the certificate of organization was originally filed : November 24, 2015

3. The name of the limited liability company is amended to:

4. The complete street and mailing addresses of the principal office is amended to:

   (Street Address)

   (Mailing Address if different)

5. The mailing address for future correspondence (annual reports) is amended to:

   (Address)

6. The name and address of the managers/members shall be amended as follows:

   Add: ☐ Delete: ☒ Sarah Van Dyke (Name) 1088 W. Bear Track Dr., Meridian, ID 83642 (Address)

   Add: ☐ Delete: ☐ (Name) (Address)

   Add: ☐ Delete: ☐ (Name) (Address)

7. Signature of a manager, member, or authorized person.

Printed Name: John Van Dyke

Signature:

Printed Name:

Signature:

Rev. 08/2015

Secretary of State use only

IDAHO SECRETARY OF STATE
05/12/2016 05:00
CK:996 CT:324340 BH:1528275
1@ 30.00 = 30.00 ORGAN AMEN #3

W158933

Neighborhood Meeting List Request

CITY OF KUNA PLANNING & ZONING, 763 West Avalon, Kuna, Idaho 83634 * www.cityofkuna.com * (208) 922-5274 * Fax: (208) 922-5989

GENERAL INFORMATION:

If you are applying for one of the uses listed below, you must conduct a Neighborhood Meeting. This meeting allows neighbors to learn more about your project before the public hearing (Kuna Planning & Zoning will notify surrounding property owners of the hearing). All involved property owners within *300 feet of the subject property boundary need to be invited to your meeting.

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

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

The meeting cannot take place more than 6 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. **Please fill out the supplied certification form and include it with your application so we have written record of your meeting.** Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

*PLEASE NOTE: A $20.00 FEE IS REQUIRED FOR THIS SERVICE (CITY OF KUNA PROVIDES MAILING LABELS)

PROPOSED USE:

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

APPLICATION TYPE	BRIEF DESCRIPTION
☐ Subdivision (Sketch Plat and/or Prelim. Plat)	Rezone from R-6 to C-1 pertaining to the properties associated with 692 W. Avalon/Parcel # R5070001940.
☐ Conditional Use	The aggregate acreage is 1.46 acres.
☐ Variance	
☐ Expansion of Extension of a Nonconforming Use	
☑ Zoning Ordinance Map Amendment	

SITE INFORMATION:

Location: Quarter: _____ Section: 23 Township: 2N Range: 1W Total Acres: 1.46

Subdivision Name: Amended Plat of the Townsite of Kuna Lot(s): multiple Block(s): 24

Site Address: 692 W. Avalon Tax Parcel Number(s): R5070001940

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

CURRENT PROPERTY OWNER:

Name: JSV Development, LLC

Address: 1088 W Bear Track Dr. City: Meridian State: ID Zip: 83642

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

Name: John Van Dyke Business (if applicable): JSV Development, LLC

Address: 1088 W. Bear Track Dr. City: Meridian State: ID Zip: 83642

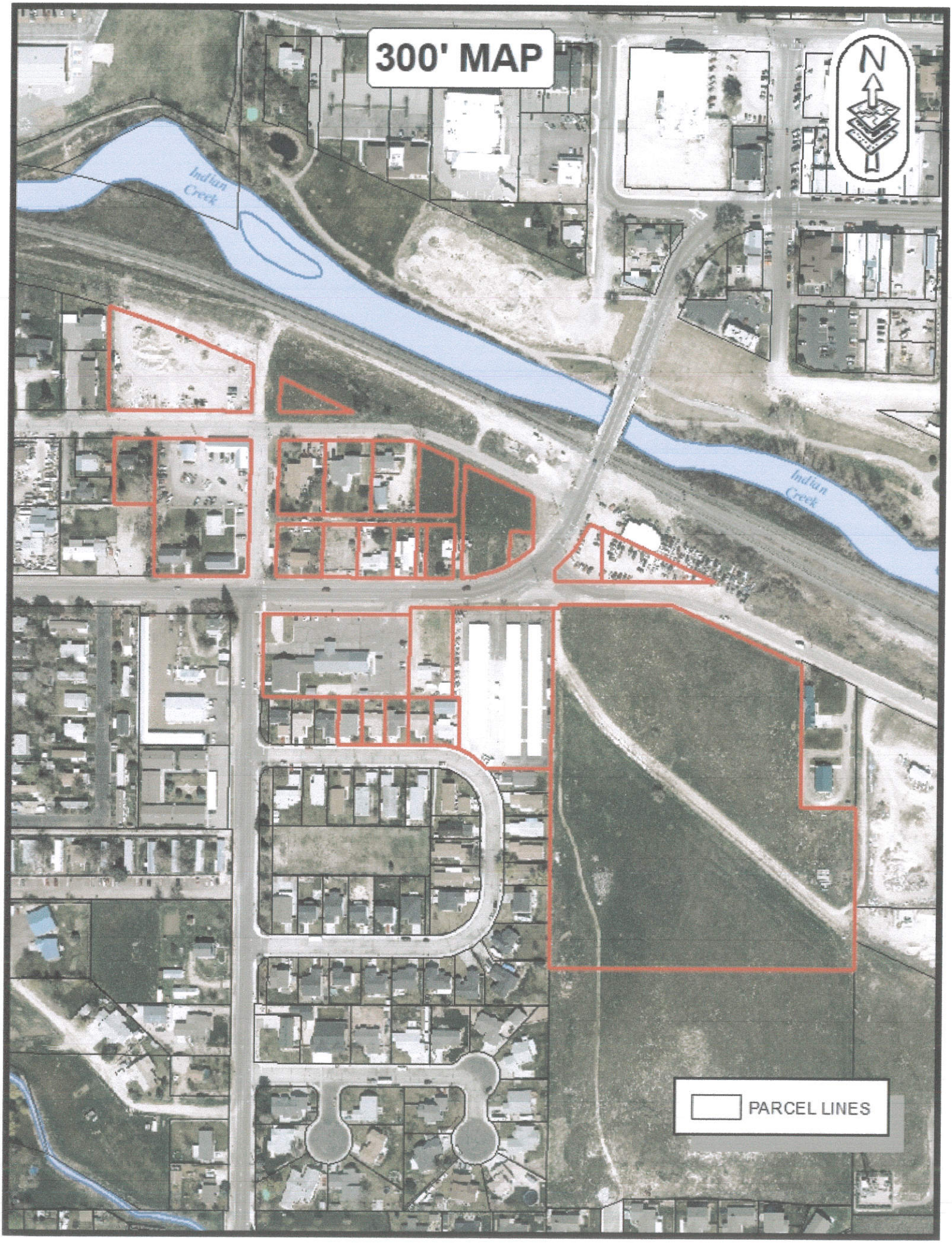
Fax: _____ Phone: 208-501-3133 Cell: 208-501-3133

OFFICE USE ONLY

File No.: 17- -ZC Received By: T. Keaner Date: 5-19-17 Stamped: RECEIVED 5-19-17

Property Owners Within 300'

PRIMARY OWNER	SECONDARY OWNER	ADDRESS	CITY/STATE/ZIP
HINZ DONALD E	HINZ ELEANOR M	PO BOX 361	IDAHO CITY, ID 83631-0361
BRASWELL ROBERT B	BRASWELL LINDA K	710 W AVALON ST	KUNA, ID 83634-2216
CITY OF KUNA		PO BOX 13	KUNA, ID 83634-0013
RAMOS-VALDIVIA VINCENTE	GONZALES-RAMOS TABITHA	775 W OWYHEE ST	KUNA, ID 83634-0000
FLOURNOY DONALD GUY		881 W OWYHEE ST	KUNA, ID 83634-0000
BAEZA AGAPITO	BAEZA JOSEFA TORRES	742 W GINA DR	KUNA, ID 83634-0000
CONTRERAS AGUSTIN C		730 W GINA DR	KUNA, ID 83634-0000
THORNTON LAYNE	THORNTON LORI	3224 S SWAN FALLS RD	KUNA, ID 83634-1732
SHORT JAMES E JR	SHORT SANDRA	1543 W 4TH ST	KUNA, ID 83634-1858
JR LLC		1201 FRANKLIN BLVD	NAMPA, ID 83687-0000
GASKELL DOUGLAS D	GASKELL ELEANOR N	4666 S MCDERMTT RD	NAMPA, ID 83687-0000
BANKOS JUDITH E	GROLLER JOHN	166 N SCHOOL AVE	KUNA, ID 83634-0000
PIERCE JACQUELYN R		723 W OWYHEE ST	KUNA, ID 83634-0000
LASLEY ANDREW L	LASLEY ANDREA L	4492 N PORTAGE AVE	MERIDIAN, ID 83646-0000
MESSMER PROPERTIES LLC		PO BOX 361	KUNA, ID 83634-0000
WAGES LONNIE	WAGES WANETA	20081 HOMEDALE RD	CALDWELL, ID 83607-0000
SILVA JOAO	SILVA SARA M	736 W AVALON ST	KUNA, ID 83634-0000
CHURCH LOUISE		503 E 47TH ST	BOISE, ID 83714-0000
BOISE PROJECT BOARD OF CONTROL	USA (BUREAU OF RECLAMATION)	2465 OVERLAND RD	BOISE, ID 83705-0000
GORDON TIMOTHY	GORDON BELINDA S	1206 N BLACK CAT RD	KUNA, ID 83634-1107


300' MAP
N
Indian Creek
Indian Creek
PARCEL LINES

Neighborhood Meeting Certification

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

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

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

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

The meeting cannot take place more than 6 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

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

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

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

Description of proposed project: Rezone of 1.46 acres from R-6 Residential to C-1 Commercial

Date and time of neighborhood meeting: Wednesday, June 7, 2017 between the hours of 6:30 and 7:30pm

Location of neighborhood meeting: City of Kuna Library

SITE INFORMATION:

Location: Quarter: _____ Section: 23 Township: 2N Range: 1W Total Acres: 1.46

Subdivision Name: Amended Plat of the Townsite fo Kuna

Lot: Multiple Block: 24

Site Address: 692 W. Avalon St., Kuna, ID 83634

Tax Parcel Number(s): R5070001940

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

CURRENT PROPERTY OWNER:

Name: JSV Development, LLC

Address: 1088 W. Bear Track Dr. City: Meridian State: ID Zip: 83642

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

Name: John Van Dyke Business (if applicable): JSV Development, LLC

Address: 1088 W. Bear Track Dr. City: Meridian State: ID Zip: 83642

Exhibit A-2h

PROPOSED USE:

Application Type	*Brief Description*
Annexation	
Re-zone	Rezone from R-6 Residential to C-1 Commercial
Subdivision (Sketch Plat and/or Prelim. Plat)	
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	Rezone from R-6 Residential to C-1 Commercial

APPLICANT:

Name: John Van Dyke, Member

Address: 1088 W. Bear Track Dr.

City: Meridian State: ID Zip: 83642

Telephone: (208) 501-3133 Fax: N/a

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

member

Signature: (Applicant) Date 6/8/17

John Van Dyke
JSV Development
P.O. Box 1621
Meridian, ID 83680

Property Owner
Address Line 1
Address Line 2

Property Owner,

I'd like to invite you to attend a neighborhood meeting surrounding a soon-to-be submitted application for a zone change from R-6 to C-1. The meeting will be held at the City of Kuna Library located at 457 N Locust Ave, Kuna, ID 83634 on Wednesday, June 7, 2017 between the hours of 6:30 and 7:30pm.

The property(ies) related to this invite surround the fields located just southwest of the Bridge Ave. crossing and northeast of the School Ave./Owyhee Ave. intersection, also known as 692 W. Avalon St., Kuna, ID 83634/Parcel #R5070001940.

I've also included some preliminary site drawings on the following page to be submitted as part of the application. The triangular piece northeast of the School Ave./Owyhee Ave. intersection is included in this application, but no site planning/renderings have been completed thus far. I encourage you to attend the neighborhood meeting and I'll be more than happy to answer any/all questions that I can.

I appreciate your time in reviewing the letter and I've included a few cards with my contact information.

Thank you,

John Van Dyke

(208) 501-3133 John@JSVIdaho.com www.JSVIdaho.com

SIGN IN SHEET

PROJECT NAME: R5070001940 Zone Change

Date: 6/7/2017

	Name	Address	Zip	Phone
1	Jackie Pierce	723 W. Amyhel Ave	83634	(208) 922-8241
2				
3				
4				
5				
6				
7				
8				
9				
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29				
30				

Neighborhood Meeting Minutes

The meeting was held at the Kuna Library on June 7, 2017 between 6:30pm and 7:30pm. Only Jackie Pierce, who resides at 723 W. Owyhee Ave. attended the meeting. A summary of her comments are below:

- Would like a fence between the development and their property
- Jackie and her husband may be interested in changing their zone to commercial and mentioned her husband spoke to Planning and Zoning several years about this possibility.
- She and her husband knew the field next to their property would eventually develop when they purchased the property.
- Kuna really in need of this type of development (referring to the multi-family component).

The only other inquiry I received was a phone call from Donald and Eleanor Hinz' son stating he was calling on behalf of his parents. He indicated that he and his parents were more curious than anything and provided me the backstory on how his parents came to own the 20' wide piece of property immediately to the west of the subject property located off Avalon St.

City of Kuna
COMMITMENT TO PROPERTY POSTING

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

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

Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application (s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign (s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

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

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

, member

Applicant/agent signature JSV Development, LLC

5/30/17

Date

Exhibit A-2i

ORIGINAL SURVEY ON FILE AT XXX

DEVELOPMENT FEATURES

TOTAL ACRES (PRESENT EXCLUDING ACHD RIGHT-OF-WAY) = 1.46 ACRES
TOTAL LOTS = 6
BUILDABLE LOTS = 6
MULTI-FAMILY RESIDENTIAL (4-PLEXES) = 5 BUILDINGS, 20 UNITS
COMMERCIAL = 1 BUILDING, 3600 SF
DENSITY RESIDENTIAL DU/ACRE..... 13.69
EXISTING ZONING..... R-6
PROPOSED ZONING..... C-1
TOTAL ACRES (PRESENT, FUTURE, AND ACHD RIGHT-OF-WAY) = 1.91 ACRES
FUTURE DEVELOPMENT LOTS..... 1 (0.46 AC.)

AVALON KUNA - SITE ZONING

SCALE: 1"= 30'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

• Civil Engineering
• Landscape Architecture
• Project & Development Consulting
• Entitlement & Permitting
• Land Planning
www.brecknerandassociates.com
Phone: 208-376-4748
5661 Franklin Boulevard Boise
Eagle, Idaho 83616
BRECKON
landscape

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AVALON KUNA
692 W. AVALON ST.
KUNA, IDAHO
SITE ZONING MODIFICATION

811 Idaho Digline, Inc. CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF MEMBER UTILITIES

REVISIONS		
No.	Date	Description

PROJECT NO.: 17069
DRAWN BY: BSS
CHECKED BY: BSS
DATE: 05/22/17

SHEET NUMBER
EX1

Exhibit A-3

S:_Projects\2017\17069 Avalon Kuna\CAD\Preliminary\17069 add PP.dwg plotted by Ben Semple on Thu, May 25, 2017 at 10:33 AM

AVALON SUBDIVISION

SCALE: 1" = 20'-0"

BRECKON landdesign

ORIGINAL SURVEY ON FILE AT XXX

AVALON KUNA - SITE CONCEPT

SCALE: 1" = 20'-0"

S:_projects\2017\17068 Avalon Kuna\CAD\Preliminary\17068 add PP.dwg plotted by: Ben Semple on Wed, April 26, 2017 at 09:27 AM

PRELIMINARY
NOT FOR
CONSTRUCTION

• Civil Engineering
• Water & Wastewater Engineering
• Surveying
• Project Design
• Land Planning
landdesign
BRECKON

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AVALON KUNA
692 W. AVALON ST.
KUNA, IDAHO
SITE CONCEPT

811 Dig Line
Idaho Underground Facility Protection Center, Inc.
CALL 8 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF MEMBER UTILITIES
IDAHO811.ORG

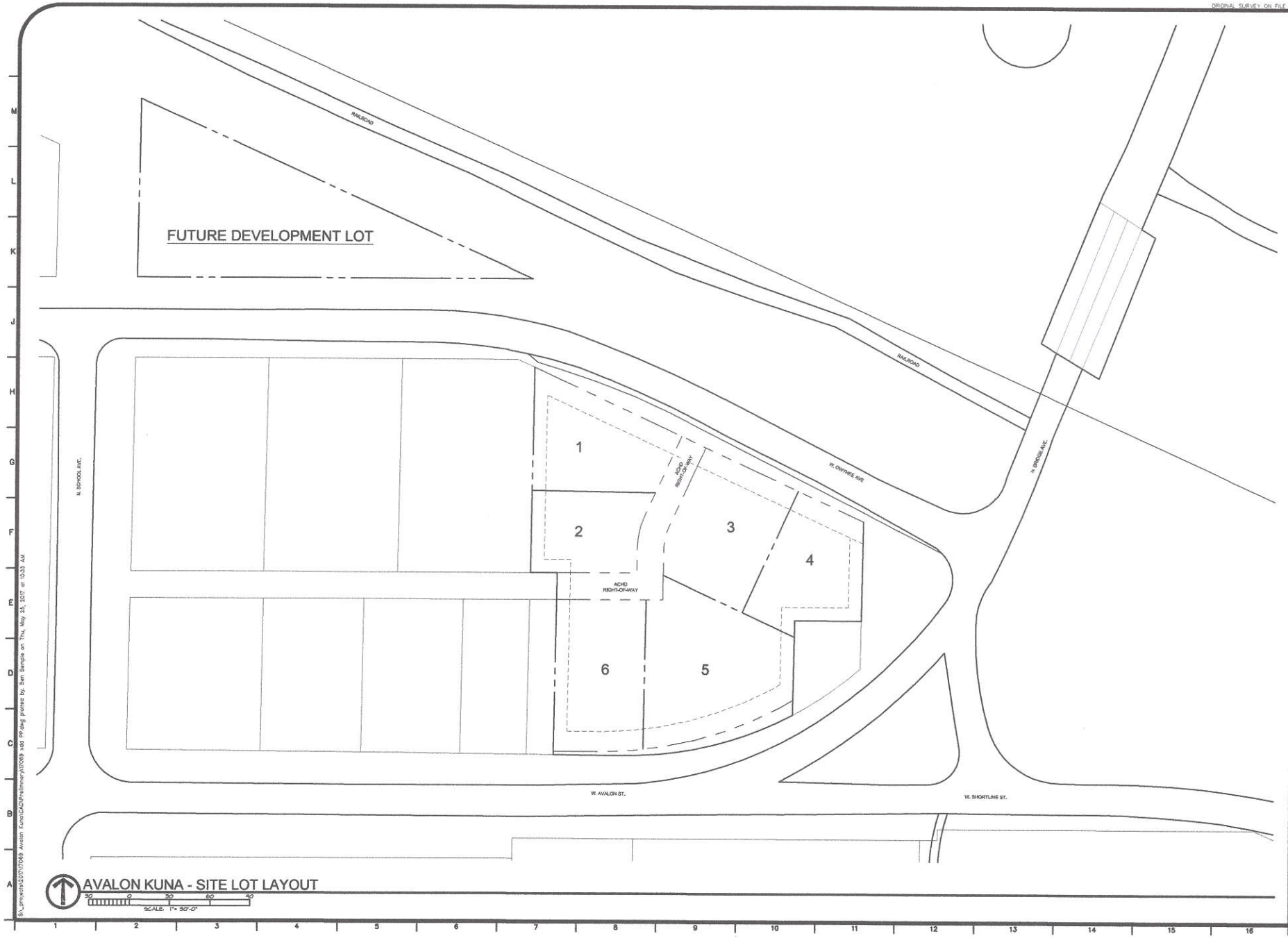
REVISIONS

No.	Date	Description

PROJECT NO.: 17068
DRAWN BY: BSS
CHECKED BY: BSS
DATE: 04/24/17

SHEET NUMBER
EX1

ORIGINAL SURVEY ON FILE AT XXX



AVALON KUNA - SITE LOT LAYOUT

SCALE: 1" = 30'-0"

PRELIMINARY NOT FOR CONSTRUCTION

• Civil Engineering
• Landscape Architecture
• Planning & Development
• Irrigation Design
• Land Planning
• Water Resources

landdesign
BRECKON

Phone: (208) 345-9393
Fax: (208) 345-9393
Email: mail@landdesign.com
Web: www.landdesign.com
1450 W. Bannock Street
Boise, Idaho 83702

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AVALON KUNA
692 W. AVALON ST.
KUNA, IDAHO
SITE LOT LAYOUT

811 Know what's below. Call before you dig.

REVISIONS

No.	Date	Description

PROJECT NO.: 17069
DRAWN BY: BSS
CHECKED BY: BSS
DATE: 05/22/17

SHEET NUMBER
EX1

S:_projects\2017\17069 Avalon Kuna\CAD\Preliminary\17069 add PP.dwg plotted by: Ben Semple on Thu, May 25, 2017 at 10:33 AM

AMENDED
PLAT OF THE TOWNSITE OF
KUNA
ADA COUNTY, IDAHO.

SCALE 300 FT. TO 1 INCH.

I, C.C. Stevenson do hereby certify that the following is a correct description of the land included in the accompanying plat to wit:- Beginning at the southeast corner of Section 23 T. 2 N. R. 1 W. B.M. Whence northerly along Section line on the east side of section 23 aforesaid 1160 ft. thence turning 90°00' left 704.14 ft. to the north boundary of the Oregon Short Line R.R. right of way thence turning 67°11' left 1204.83 feet along said right of way to the East and west section line between section 23 and 26 aforesaid township, thence turning 24°24' to left 403.4 ft. along said section line to the place of beginning containing 34.50 acres more or less: That this plat has been prepared from actual survey made by me upon the ground and is correct. In witness Whereof I have hereunto set my hand this 15th day of Sept. 1909.

C.C. Stevenson

This certificate applies to blocks 1 to 12.

I, J.I. Burke do hereby certify that the following is a correct description of the land included in the accompanying plat to wit- All situated in section 23, T2N R1W B.M. further described as follows: Beginning at a point on east line of said section 1329.25 ft North of the S.E. corner, Thence westerly 1318.2 ft, thence) turning 88°24' left 131.7 ft. thence turning 90°00' left 1317.6 ft. thence turning 90°00 left 169.25 ft. to point of beginning containing 4.56 acres more less. In S.E.¼ of S.E.¼ Sec. 23.

Also beginning at a point 1160 ft north and 1515 ft. west of the S.E. corner of said section 23 Thence westerly 1120.2 ft. thence turning 90°30' left 206.9 ft., thence turning 66°26' left 1216.1 ft., thence turning 113°04' left 702.1 ft. to point of beginning, containing 11.74 acres more or less. In S.W.¼ of S.E.¼ Sec. 23.

Also beginning at the S. ¼ corner of said section 23, Whence northerly 538.7 ft. to a point on South boundary of O.S.L.R.R. right of way, thence turning 113°28' right following said boundary 1278.2 ft. thence turning 235°20' right 1173.6 ft. to point of beginning containing 7.27 acres more or less. In S.W.¼ of S.E.¼ Sec. 23.

Also beginning at the South ¼ corner of said section 23 Whence northerly 538.7 ft. to a point on the South boundary of O.S.L.R.R. right of way, thence 66°33' left 83.3 ft. thence on a 3° Curve to left 617.8 ft. thence on a tangent from this point approx. 198 ft. along the South boundary of O.S.L.R.R. right of way to the intersection with West section line of said section, thence turning approx. 94° left 942. ft. to Southwest Corner Section 23, thence turning 90°36' left 2625.5 ft. to point of beginning, containing 43.77 acres more or less. In S. ½ & S.W. ¼ Sec. 23.

Also beginning at a point 1318.5 ft. north of the S.W. corner of said section 23 whence easterly 1065. ft. thence) turning 90°00' right 25 ft. thence 5°47' right 206.4 ft., thence 8°01' right 147.1 ft. thence 18°11' right 218 ft. thence 4°55' right 525 ft., thence 95°06' right 195.5 ft. to point of beginning, containing 4.82 acres more or less. In S.W. ¼ of S.W. ¼ Sec. 23.

Also beginning at a point 1329.25 ft. north and 2636.4 ft. west of the S.E. corner of said section 23 whence 391 ft. southerly thence turning 120°04' right and following the north meander line of Indian Creek about 1300 ft. to a point due west of beginning, thence turning 117°04' right 1136.8 ft. to point of beginning, containing 8.4 acres more or less. In S.E. ¼ of S.W. ¼ Sec 23.

That this plat has been prepared from actual survey made by me on the ground and is correct. In witness whereof I have hereunto set my hand this 15th day of Sept. 1909. This applies to blocks 13 to 30.

J. I. Burke
Engineer

We D.R. Hubbard and S.K. Seed do hereby certify that we are the owners of all lands described in engineers certificate - accompanying this plat - situated in the S. ½ of the S.E. ¼ of section 23 T. 2 N. R. 1 W. B.M. and that we have subdivided and platted the same into blocks and lots as shown on the accompanying plat to be known as the townsite of Kuna and that we do hereby dedicate the streets and alleys thereon shown to the use of the public forever.

D.R. Hubbard
Rosalia A. Hubbard
S.K. Seed
Mrs. Lucy R. Seed

I, D.R. Hubbard do hereby certify that I am the owner of all lands described in engineers certificate - accompanying this plat - situated in the S. ½ of the S.W. ¼ of lot 23 T. 2 N. R. 1 W. B.M. and that I have subdivided and platted the same into blocks and lots as shown on the accompanying plat to be known as the townsite of Kuna and that I do hereby dedicate the streets and alleys to the use of the public forever.

D.R. Hubbard
Rosalia A. Hubbard

State of Idaho } S.S.
County of Ada }

On this 30th day of September 1909 before me, a Notary Public in and for said County, personally appeared D.R. Hubbard and S.K. Seed known to me to be the persons whose names are subscribed to the above certificates and acknowledged to me that the executed the same; and on this 30th day of September in the year 1909, before me the officer above described, personally appeared Lucy R. Seed and Rosalia A. Hubbard, known to me to be the persons whose names are subscribed to the above certificates and described as married women, and upon an examination without the hearing of their husbands I made them acquainted with the said certificates whereupon they acknowledged to me that they executed the same and do not wish to retract such execution. In witness whereof I have hereunto set my hand and affixed my official seal the day and year above written.

L.A. Martin
Notary Public (SEAL)

State of Idaho } S.S. 26888
County of Ada }

I hereby certify that this instrument was filed for record at request of Geo. H. Rust at 20 minutes past 3 o'clock P.M. this 16th day of Nov. A.D. 1909, in my office, and duly recorded in Book 4 of Plat Books, at page 187.

Fees $6.00

W. L. Cuddy
Ex Officio Recorder

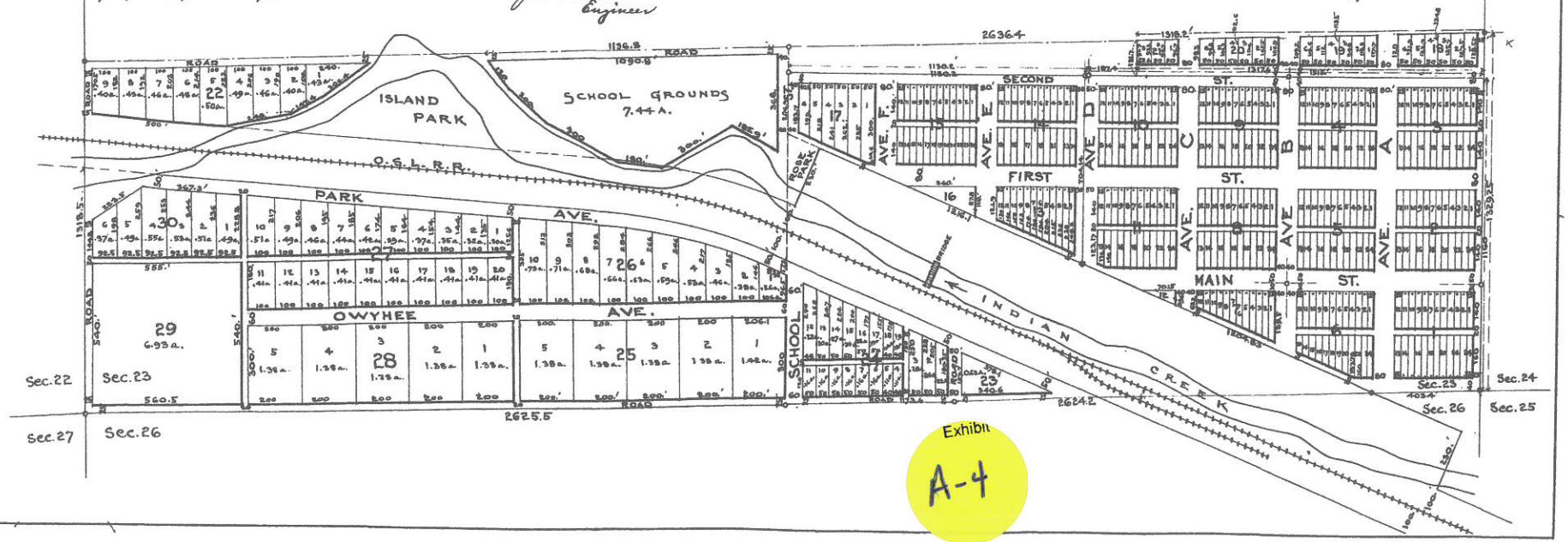


Exhibit A-4

FOR Vacation of Public Right of Way
See Instrument No. 67397 Filed 9-7-10 23

CITY OF KUNA

PLANNING & ZONING DEPARTMENT

763 W. Avalon Road
P.O. Box 13
Kuna, ID 83634
Phone: 208-922-5274
Fax: 208-922-5989
www.kunacity.id.gov

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

CASE NUMBERS	**17-05-ZC (Rezone)**; 692 W. Avalon St., Kuna, ID (APN# R507001940)
PROJECT DESCRIPTION	Applicant requests *Rezone* approval for an approximately 1.13-acre parcel and 0.33 acres of proposed vacated Right of Way located on West Avalon Street, Kuna, Idaho, in order to change the existing zoning from R-6 (Residential) to a C-1 (Commercial) zone in preparation for future development.
SITE LOCATION	The site is addressed as 692 W. Avalon, and is located on the south side of W. Avalon and north of W. Owyhee Street, and west of the intersection of West Shortline Street and North Bridge Avenue, Kuna, Idaho 83634 (see attached vicinity and aerial maps)
APPLICANT/ OWNER	**JSV Development**, John Van Dyke 1088 W. Bear Track Dr. Meridian, ID 83642 208-501-3133 john@jsvidaho.com
SCHEDULED HEARING DATE	Tuesday, **July 11, 2017** 6:00 P.M.
STAFF CONTACT	Trevor Kesner, MRCP, Planner II Kuna Planning & Zoning Dept. tkesner@kunaid.gov Phone**:** 922.5274 Direct**:** 387.7731 Fax**:** 922.5989

We have ATTACHED information to assist you with your consideration and response. No response within 15 business days will indicate you have no objection or concerns with this project. We would appreciate any information you can supply us as to how this action would affect the service you provide. The hearing is tentatively scheduled for **July 11, 2017, and will begin at 6:00 p.m.** or as soon as it may be heard. We are located at Kuna City Hall 751 W. 04th Street, Kuna, ID 83634. Please contact staff with questions or let us know if your agency needs additional time to review the enclosed documents. *Thank you.*

Sent (via email) 06/12/2017

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

DEQ Response to Request for Environmental Comment

Date:	*June 21, 2017*
Agency Requesting Comments:	*Kuna Planning & Zoning*
Date Request Received:	*June 12, 2017*
Applicant/Description:	*JSV Development, John Van Dyke/ 17-05ZC 692 W. Avalon St. Kuna, ID*

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

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

1. Air Quality

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

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

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

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

2. Wastewater and Recycled Water

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

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

Exhibit
B-1

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

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

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

3. Drinking Water

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

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

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

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

4. Surface Water

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

- *Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.*

- *If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.*

- *The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at:*
  http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm

- *The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.*

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

5. Hazardous Waste And Ground Water Contamination

- ***Hazardous Waste.*** *The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.*

- *No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.*

- ***Water Quality Standards.*** *Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).*

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

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

  For questions, contact Albert Crawshaw, Waste & Remediation Manager, at 373-0550.

6. ***Additional Notes***
   - *If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at 373-0550, or visit the DEQ website (http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx) for assistance.*

   - *If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.*

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

Sincerely,

Aaron Scheff

Aaron Scheff
aaron.scheff@deq.idaho.gov
Regional Administrator
Boise Regional Office
Idaho Department of Environmental Quality

ec: TRIM 2017AEK85
File # 2313

CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

ANTONIO M CONTI
CITY ENGINEER

Telephone (208) 693-5343; Fax (208) 922-5989
Email: aconti@kunaid.gov

MEMORANDUM

TO: Trevor Kesner

FROM: Antonio M Conti
Kuna City Engineer

RE: JSV Development
692 W Avalon.
Rezone
17-05-ZC

DATE: June 13, 2017

The City Engineer has reviewed the Rezone request of the above applicant dated May 22, 2017. It is noted that the request and application does provide a description or plan for redevelopment of the site. It is also noted the site lies within an area served by pressurized irrigation. The City Engineer provides the following comments under the presumption that most will not be applied until the time of redevelopment:

1. **Sanitary Sewer System**

   a) The site is not connected to City services and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table. City Code (6-4-2O) requires connection to the City sewer system for all sanitary sewer needs.
   b) The existing sanitary sewer main is rather shallow and there is a possibility that the building will need to pump into the system.
   c) It appears the property lies within the Ten Mile Lift Station sewer shed. Specific recommendations of note are as follows:

      1) It is recommended this application be conditioned to require connection to the City sewer system for all sanitary sewer needs.
      2) For any increased connected load, it is recommended this application be conditioned to conform to the sewer master plan.

   d) For assistance in locating existing facilities and understanding issues associated with the Master Plan and connection, please contact the City Engineer at 639-5343.

2. **Potable Water System**

Exhibit
B-2

a) The applicant's property is not connected to City water service and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table. City Code (6-4-2X) requires connection to the City water system for all potable water needs. The City has sufficient potable water supply to serve this site.
b) Water supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:

    1) It is recommended this application be conditioned to require connection to the City water system for all potable water needs.
    2) For any increased connected load, it is recommended this application be conditioned to conform to the water master plan.

c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
d) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer at 639-5343.
e) Please verify there is adequate separation between potable water service lines and all non-potable water lines (storm drains, sewer services, etc.).

3. **Pressure Irrigation**
    a) The applicant's property is not connected to the City pressure irrigation system. Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2I) and the public interest, is not accounted for in the approved Water Master Plan and the City Engineer recommends connection to existing City pressurized irrigation facilities. When connecting to the pressure irrigation system, the applicant will need to abide by any relevant irrigation reimbursement policies and agreements and any relevant connection fees.
    b) It is recommended this project be conditioned to require connection and annexation to the City Pressure Irrigation system at the time of development. It is further recommended that annexation into the municipal irrigation district and pooling of water rights is a requirement at the time of final platting.
    c) The development is subject to connection fees based on number of dwellings and lot size for the residential area and based on ultimate landscaped area and lot size for the commercial area and common lots, as provided in City Resolutions.

4. **Grading, Gravity Irrigation, Storm Drainage**

    a) Runoff from public right-of-way is regulated by ACHD. Plans are required to conform to ACHD standards.
    b) Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions or disposal at locations different than provided historically, approval of the operating entity is required. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of any on-site private disposal system.
    c) The city is now requiring with every new development, a documentation map that illustrates the surface and sub-surface water irrigation supply, if any, as well as drainage ways that exist in and around the proposed development to be submitted with construction plans. The map must include 2-foot contours, a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within and adjacent to the proposed development. Open and piped facilities should be noted. The map should include any proposed changes to the systems.

5. General

At the time of, or prior to redevelopment:

a) Plan approvals and license agreements from any affected irrigation District will be required.
b) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application or prior approval for any attempt to abandon water rights.
c) Verify that existing and proposed elevations match sufficiently at property boundaries to not impose a slope burden on adjacent properties.
d) State the vertical datum used for elevations.
e) Provide engineering certification on all final engineering drawings.

6. Inspection Fees

An inspection fee will be required for any **public** water, sewer and irrigation construction work associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current inspection fee is $1.00 per lineal foot of sewer, water and pressure irrigation pipe and payment is due and payable prior to City's scheduling of a pre-construction conference. It is noted that public facility construction does not appear to be part of this project.

7. Right-of-Way

Sufficient full and half right-of-way on section and quarter lines for arterial and collector streets shall be provided and developed pursuant to City and ACHD standards. The providing of deeded right-of-way to the extent of the frontage on those streets is recommended as a requirement.

a) It is recommended approaches onto local, section line and quarter line streets comply with ACHD approach policies and generally are as far as practical from the intersection.
b) It is recommended asphalt widening, concrete sidewalk and curb and gutter be provided at the time of redevelopment.

8. As-Built Drawings

As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes, but will not be responsible for the finished product. As-built drawings will be required before occupancy is granted. It is noted that public facility construction does not appear to be part of this project.

9. Property Description

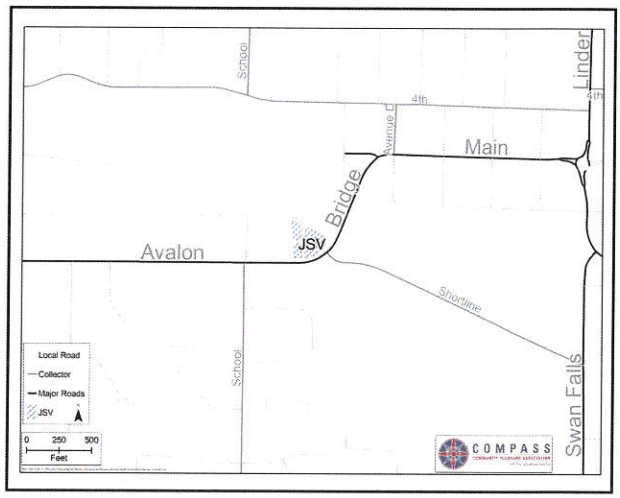
a) A metes and bounds description has not been provided.

RECEIVED 6·26·17

Communities in Motion 2040 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 checklist as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. CIM 2040 was developed through a collaborative approach with COMPASS member agencies and adopted by the COMPASS Board on **July 21, 2014.**

This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals, objectives, and performance measures. A checklist user guide is available **here**; and more information about the CIM 2040 goals can be found **here**; and information on the CIM 2040 Vision can be found **here**.



Click for detailed map.

Name of Development: JSV

Summary: 20 multi-family residential units and 3,600 sq. ft. commercial. The proposal meets 15 CIM 2040 checklist items and does not meet 7 checklist items. Consider improving the sidewalk around Avalon Street and Owyhee Ave to encourage safer access to downtown and the Indian Creek pathway.

Land Use

In which of the **CIM 2040 Vision Areas** is the proposed development? **(Goal 2.1)**?

- ◉ Downtown
- ○ Future Neighborhood
- ○ Small Town
- ○ Employment Center
- ○ Mixed Use
- ○ Transit Oriented Development
- ◉ Existing Neighborhood
- ○ Prime Farmland
- ○ Foothills
- ○ Rural

○ **Yes** ◉ **No** ○ **N/A** The proposal is within a CIM 2040 Major Activity Center. **(Goal 2.3)**

Neighborhood (Transportation Analysis Zone) Demographics

Existing		Existing TAZ + Proposal		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
82	29	102	38	123	52

◉ **Yes** ○ **No** ○ **N/A** The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this neighborhood. **(Goal 2.1)**

Area (Adjacent Transportation Analysis Zone) Demographics

Existing		Existing TAZs + Net Proposed		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
1,248	357	1,268	366	2,591	1,027

◉ **Yes** ○ **No** ○ **N/A** The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this area. **(Goal 2.1)**

More information on COMPASS and *Communities in Motion 2040* can be found at:
www.compassidaho.org
Email: info@compassidaho.org
Telephone: (208) 475-2239

COMPASS
COMMUNITY PLANNING ASSOCIATION of Southwest Idaho

Exhibit B-3

Communities in Motion 2040 Development Checklist

Transportation

○ **Attached** ⊙ **N/A** An Area of Influence Travel Demand Model Run is attached.

⊙ **Yes** ○ **No** ○ **N/A** There are relevant projects in the current Regional **Transportation Improvement Projects** (TIP) within one mile of the development.

Comments: Pedestrian improvements planned in downtown Kuna connect to the development site.

⊙ **Yes** ○ **No** ○ **N/A** The proposal uses appropriate access management techniques as described in the **COMPASS Access Management Toolkit**.

Comments: Work with ACHD on access locations.

○**Yes** ◔**No** ○**N/A** This proposal supports Valley Regional Transit's *valley**connect*** plan. See ***Valley Regional Transit Amenities Development Guidelines*** for additional detail.

Comments: No stops being proposed in proximity to development site.

The **Complete Streets Level of Service (LOS) scoring** based on the proposed development will be provided on an separate worksheet **(Goals 1.1, 1.2, 1.3, 1.4, 2.4)**:

◉ **Attached** ○ **N/A** Complete Streets LOS scorecard is attached.

○ **Yes** ○ **No** ◉ **N/A** The proposal maintains or improves current automobile LOS.

○ **Yes** ○ **No** ◉ **N/A** The proposal maintains or improves current bicycle LOS.

○ **Yes** ○ **No** ◉ **N/A** The proposal maintains or improves current pedestrian LOS.

○ **Yes** ○ **No** ◉ **N/A** The proposal maintains or improves current transit LOS.

◉ **Yes** ○ **No** ○ **N/A** The proposal is in an area with a **Walkscore** over 50.

Housing

◉ **Yes** ○ **No** ○ **N/A** The proposal adds **compact housing** over seven residential units per acre. **(Goal 2.3)**

◉ **Yes** ○ **No** ○ **N/A** The proposal is a mixed-use development or in a mixed-use area. **(Goal 3.1)**

○ **Yes** ◉ **No** ○ **N/A** The proposal is in an area with lower transportation costs than the **regional average** of 26% of the median household income. **(Goal 3.1)**

○ **Yes** ○ **No** ◉ **N/A** The proposal improves the jobs-housing balance by providing housing in employment-rich areas. **(Goal 3.1)**

Community Infrastructure

○ **Yes** ◉ **No** ○ **N/A** The proposal is infill development. **(Goals 4.1, 4.2)**

◉ **Yes** ○ **No** ○ **N/A** The proposal is within or adjacent to city limits. **(Goals 4.1, 4.2)**

◉ **Yes** ○ **No** ○ **N/A** The proposal is within a city area of impact. **(Goals 4.1, 4.2)**

Health

○ **Yes** ◉ **No** ○ **N/A** The proposal is within 1/4 mile of a transit stop. **(Goal 5.1)**

○ **Yes** ◉ **No** ○ **N/A** The proposal is within 1/4 mile of a public school. **(Goal 5.1)**

○ **Yes** ◉ **No** ○ **N/A** The proposal is within 1/4 mile of a grocery store. **(Goal 5.1)**

◉ **Yes** ○ **No** ○ **N/A** The proposal is within 1 mile of a park and ride location. **(Goal 5.1)**

Economic Development

◉ **Yes** ○ **No** ○ **N/A** The proposal improves the jobs-housing balance by providing employment in housing-rich areas. **(Goal 3.1)**

◉ **Yes** ○ **No** ○ **N/A** The proposal provides grocery stores or other retail options for neighborhoods within 1/2 mile. **(Goal 6.1)**

Open Space

◉ **Yes** ○ **No** ○ **N/A** The proposal is within a 1/4 mile of a public park. **(Goal 7.1)**

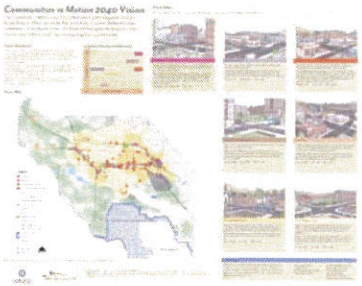
○ **Yes** ○ **No** ◉ **N/A** The proposal provides at least 1 acre of parks for every 35 housing units. **(Goal 7.1)**

Farmland

◉ **Yes** ○ **No** ○ **N/A** The proposal is outside "Prime Farmland" in the CIM 2040 Vision. **(Goals 4.1, 8.2)**

◉ **Yes** ○ **No** ○ **N/A** The proposal is outside prime farmland. **(Goal 8.2)**

Communities in Motion 2040 Complete Streets Scorecard



The purpose of this checklist is to provide a tool for local governments to evaluate whether land developments are in accordance with the goals of *Communities in Motion 2040* (CIM 2040). Complete Streets Level of Service (LOS) refers to the multimodal (automobile, bicycle, pedestrian, and transit) experience and grades a roadway (A-F) for each mode. COMPASS conducts Complete Streets Level of Service (CSLOS) analysis for developments on arterial roads.

	Mode	Existing Link LOS	With detached sidewalk and bicycle lane Link LOS
Avalon Road Main Street to School Avenue	Transit	F	F
	Bike	**D**	**B**
	Ped	**D**	**A**
Highway Capacity Manual 2010 Methodologies			

Walkscore: 57 Somewhat Walkable. Walkscore is a walkability index that assigns a numerical walkability on a scale from 0 - 100 based on walking routes to destinations such as grocery stores, schools, parks, restaurants, and retail. Scores of 50 or higher are considered at least "Somewhat Walkable" while scores less than 50 are "Car-Dependent."

More information on COMPASS and *Communities in Motion 2040* can be found at:

www.compassidaho.org

COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

June 27, 2017

Trevor Kesner
City of Kuna, Planning and Zoning Department
P.O. Box 13
Kuna, ID 83634

VIA EMAIL

RE: 17-05-ZC AVALON STREET REZONING

The Idaho Transportation Department has reviewed the referenced rezone application from JSV Development to rezone a 1.13 acre parcel and 0.33 acres of public Right-of-Way located at 692 West Avalon Street, west of the intersection of Avalon Street and West Owyhee Street, west of SH-69 milepost 0.00. ITD has the following comments:

1. ITD does not object to the rezoning of the parcels at this location.
2. This property does not abut the State highway system.
3. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
4. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant can contact the ITD District 3 Traffic Section at 334-8300 for more information.

If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7190.

Sincerely,

Ken Couch
Development Services Coordinator
Ken.Couch@itd.idaho.gov

Exhibit
B-4

CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

RECEIVED
JUN 29 2017
CITY OF KUNA

Rezone # 17-05-ZC JSV Develop.

Conditional Use # _____

Preliminary / Final / Short Plat _____

City of Kuna

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

☒ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

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

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

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

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

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

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

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

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

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

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

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

☐ 14. _____

Reviewed By: Rob Bach

Date: 6/23/17

Exhibit B-5

BRIAN McDEVITT
CHAIRMAN OF THE BOARD

RICHARD DURRANT
VICE CHAIRMAN OF THE BOARD

TIMOTHY M. PAGE
PROJECT MANAGER

ROBERT D. CARTER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

JERRI FLOYD
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

RECEIVED
JUL 05 2017
CITY OF KUNA

27 June 2017

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

RE: JSV Development, John Van Dyke — **17-05-ZC**
692 W. Avalon St.
Boise-Kuna Irrigation District — BK-1401
S. Railroad Lateral 188+70
Sec. 23, T2N, R1W, BM.

Trevor Kesner, MRCP, Planner II:

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

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

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

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

Sincerely,

Bob Carter
Assistant Project Manager, BPBC

bdc/bc
cc: Ray Moore — Watermaster, Div; 3 BPBC
Lauren Boehlke — Secretary-Treasurer, BKID
File

Exhibit
B-6

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

June 26, 2017

Trevor Kesner, MRCP
Kuna Planning & Zoning Dept.
P.O. Box 13
Kuna, ID 83634

RE: 17-05-ZC/ 692 W. Avalon

Dear Trevor:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application.

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. The developer must comply with Idaho Code 31-3805.

Sincerely,

Greg G. Curtis
Water Superintendent
Nampa & Meridian Irrigation District
GGC/gnf

CC: Office/File

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

Exhibit
B-7

LEGAL NOTICE

CITY OF KUNA
P.O. Box 13
Kuna, ID 83634
Phone: 922-5274
Fax: 922-5989

File #17-05-ZC (Rezone)
JSV Development

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, **Tuesday, July 25, 2017 at 6:00 pm,** or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with a **Rezone** request from John Van Dyke with JSV Development, to change an approximately 1.46-acre parcel's current residential zoning designation of R-6 to a commercial zoning designation of C-1. The site is located north of West Avalon Street, south of West Owyhee Avenue, approximately 80 feet west of the intersection of North Bridge Avenue and West Shortline Street, addressed as **692 W. Avalon Street, Kuna, ID 83634**. (APN#: R5070001940).

All persons wishing to testify must state his/her name and residential address. No person shall speak until recognized by the Mayor or Chairman. A three (3) minute time limit may be placed on all testimony.

The public is invited to present written and/or oral comments. Any written testimony must be received by close of business on July,19 2017, or it may not be considered. Please mail to P.O. Box 13 Kuna, ID 83634, or drop off at City Hall: 751 W. 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning Department

July 5, 2017 1637957

Exhibit
C-3

CITY OF KUNA PUBLIC HEARING NOTICE

Before the Kuna Planning and Zoning Commission

When: July 25, 2017 @ 6:00pm

Purpose: Zone Change from R-6 (Residential) to C-1 (Commercial)

LOCATION: Kuna City Hall
751 W 4th St, Kuna, ID 83634

APPLICATION BY: JSV Development, LLC
(Property Owner)

CITY OF KUNA PUBLIC HEARING NOTICE

Before the Kuna Planning and Zoning Commission

When: July 25, 2017 @ 6:00pm

Purpose: Zone Change from R-6 (Residential) to C-1 (Commercial)

LOCATION: Kuna City Hall
751 W 4th St, Kuna, ID 83634

APPLICATION BY: JSV Development, LLC
(Property Owner)

CITY OF KUNA PUBLIC HEARING NOTICE

Before the Kuna Planning and Zoning Commission

When: July 25, 2017 @ 6:00pm

Purpose: Zone Change from R-6 (Residential) to C-1 (Commercial)

LOCATION: Kuna City Hall
751 W 4th St, Kuna, ID 83634

APPLICATION BY: JSV Development, LLC
(Property Owner)

CITY OF KUNA PUBLIC HEARING NOTICE

Before the Kuna Planning and Zoning Commission

When: July 25, 2017 @ 6:00pm

Purpose: Zone Change from R-6 (Residential) to C-1 (Commercial)

LOCATION: Kuna City Hall
751 W 4th St, Kuna, ID 83634

APPLICATION BY: JSV Development, LLC
(Property Owner)

City of Kuna
PROOF OF PROPERTY POSTING

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

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

This notice shall confirm that the Public Hearing Notice for 692 W. Avalon St., Kuna (**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance 5-1-5B. Sign posted Tuesday, June 27, 2017 (**DAY OF THE WEEK, MONTH, DATE AND YEAR**). *This form is required to be returned three (3) calendar days subsequent to posting and signs are to be removed from the site three (3) calendar days after the hearing.*

DATED *this* 28 *day of* June, 2017

Signature,

, member

Owner/Developer

STATE OF IDAHO)
): ss
County of Ada)

On this 28 *day of* June, 2017, *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.

Chris Holmesly

Notary Public
Residing at Meridian, ID

Commission Expires 11/28/2022

CHRIS HOLMESLY
NOTARY PUBLIC
STATE OF IDAHO

ORIGINAL SURVEY ON FILE AT XXX

AVALON KUNA - SITE CONCEPT

SCALE: 1"= 20'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

• Civil Engineering
• Landscape Architecture
• Erosion & Sediment Control
• Construction Observation
• Irrigation Design
• Land Planning

www.breckonlanddesign.com
Fax: 208-376-7555
Phone: 208-376-5153
6661 North Glenwood Street
Garden City, Idaho 83714

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AVALON KUNA
692 W. AVALON ST.
KUNA, IDAHO
SITE CONCEPT

Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS BEFORE YOU BEGIN WORK TO HAVE UNDERGROUND UTILITIES LOCATED
YOU DIG, GRADE, OR EXCAVATE ON THE RIGHT OF WAY OR EASEMENT OF UNDERGROUND MEMBER UTILITIES

REVISIONS

No.	Date	Description

PROJECT NO.:
17069
DRAWN BY:
BSS
CHECKED BY:
BSS
DATE:
04/24/17

SHEET NUMBER
EX1

THE IDEAS AND DESIGNS INCORPORATED ON THIS DOCUMENT (INCLUDING BUT NOT LIMITED TO ARCHITECTURAL DESIGN, PLANS, SPECIFICATIONS, AND COMPUTER FILES) ARE THE PROPRIETARY PROPERTY OF BRECKON LAND DESIGN AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT AND ARE NOT TO BE USED IN PART OR WHOLE BY ANY PERSON OR ENTITY FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF BRECKON LAND DESIGN. ANY UNAUTHORIZED USE, REPRODUCTION OR MODIFICATION OF THIS DOCUMENT IS STRICTLY PROHIBITED. THE VISUAL CONTENT OF THIS DOCUMENT IS DEVELOPED AS AN INSTRUMENT OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF BRECKON LAND DESIGN WHETHER THE PROJECT FOR WHICH IT IS MADE IS EXECUTED OR NOT. THE REUSE OF ANY OR ALL OF THIS DESIGN INFORMATION WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF BRECKON LAND DESIGN IS PROHIBITED AND WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BRECKON LAND DESIGN.

S:_projects\2017\17069 Avalon Kuna\CAD\Preliminary\17069 xcd PP.dwg plotted by: Ben Semple on Wed, April 26, 2017 at 09:27 AM

ORIGINAL SURVEY ON FILE AT XXX

FUTURE DEVELOPMENT LOT

RAILROAD

RAILROAD

N. SCHOOL AVE.

W. OWYHEE AVE.

N. BRIDGE AVE.

ACHD RIGHT-OF-WAY

ACHD RIGHT-OF-WAY

1

2

3

4

5

6

W. AVALON ST.

W. SHORTLINE ST.

AVALON KUNA - SITE LOT LAYOUT

SCALE: 1"= 30'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

• Civil Engineering
• Landscape Architecture
• Erosion & Sediment Control
• Water Conservation
• Irrigation Design
• Land Planning

www.breckonlanddesign.com
Fax: 208-376-7555
Phone: 208-376-5153
6661 North Glenwood Street
Garden City, Idaho 83714

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AVALON KUNA
692 W. AVALON ST.
KUNA, IDAHO
SITE LOT LAYOUT

811 Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF THE UNDERGROUND MEMBER UTILITIES

REVISIONS

No.	Date	Description

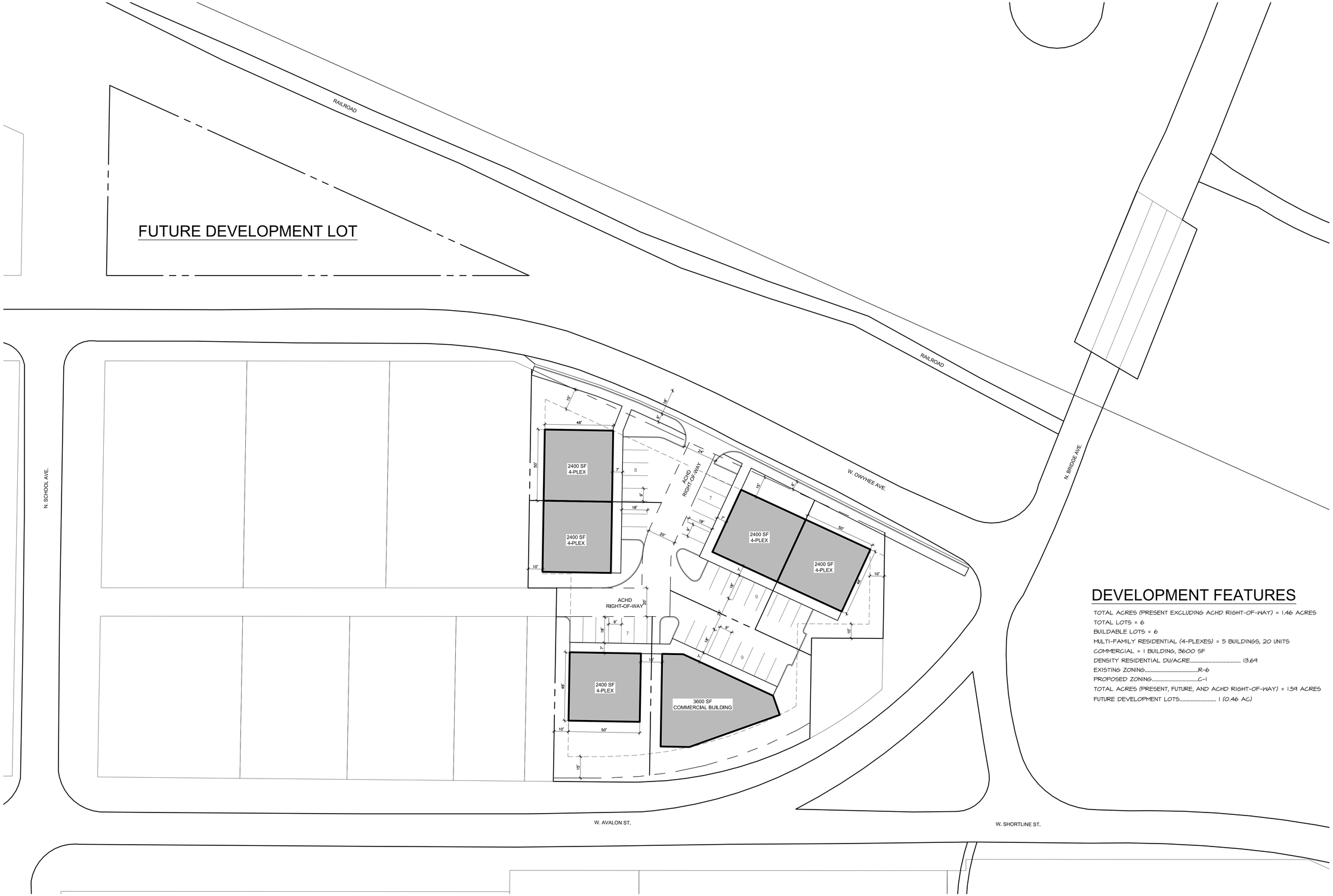
PROJECT NO.: 17069
DRAWN BY: BSS
CHECKED BY: BSS
DATE: 05/22/17

SHEET NUMBER
EX1

THE PROFESSIONAL SERVICES CONTAINED IN THESE PLANS, INCLUDING BUT NOT LIMITED TO THE DESIGN PHILOSOPHY AND CONCEPTION FOR ANY AND EVERYTHING IN THE ENTIRETY OF THIS ENTIRE CONSTRUCTION DOCUMENTS ASSEMBLED BY THE DESIGN PROFESSIONAL, FOR THE BENEFIT OF ANY OTHER PERSON(S) NOT IN THE PROJECT

S:_projects\2017\17069 Avalon Kuna\CAD\Preliminary\17069 xsd PP.dwg plotted by Ben Semple on Thu, May 25, 2017 at 10:33 AM

ORIGINAL SURVEY ON FILE AT XXX



DEVELOPMENT FEATURES

TOTAL ACRES (PRESENT EXCLUDING ACHD RIGHT-OF-WAY) = 1.46 ACRES
TOTAL LOTS = 6
BUILDABLE LOTS = 6
MULTI-FAMILY RESIDENTIAL (4-PLEXES) = 5 BUILDINGS, 20 UNITS
COMMERCIAL = 1 BUILDING, 3600 SF
DENSITY RESIDENTIAL DU/ACRE..... 13.69
EXISTING ZONING.....R-6
PROPOSED ZONING.....C-1
TOTAL ACRES (PRESENT, FUTURE, AND ACHD RIGHT-OF-WAY) = 1.59 ACRES
FUTURE DEVELOPMENT LOTS..... 1 (0.46 AC)

AVALON KUNA - SITE ZONING

30 0 30 60 90
SCALE: 1"= 30'-0"

S:_projects\2017\17069 Avalon Kuna\CAD\Preliminary\17069 xdd PP.dwg plotted by: Ben Semple on Thu, May 25, 2017 at 10:33 AM

PRELIMINARY
NOT FOR
CONSTRUCTION

• Civil Engineering
• Landscape Architecture
• Erosion & Sediment Control
• Water Conservation
• Irrigation Design
• Land Planning

www.breckonlanddesign.com
Fax: 208-375-8555
Phone: 208-376-5153
6661 North Glenwood Street
Garden City, Idaho 83714

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AVALON KUNA
692 W. AVALON ST.
KUNA, IDAHO
SITE ZONING MODIFICATION

Know what's below. Call before you dig.
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

REVISIONS

No.	Date	Description

PROJECT NO.: 17069
DRAWN BY: BSS
CHECKED BY: BSS
DATE: 05/22/17

SHEET NUMBER
EX1

THE PHYSICAL DRAWINGS OF THE DESIGN INFORMATION AND ORIGINATION FOR ANY AND EXPRESSED BY THE AGENCY OF THE CLIENT FOR CONSTRUCTION DELIVERY ENDORSED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON WHO USES IN THE PROJECT

AVALON SUBDIVISION

SCALE: 1" = 20'-0"

BRECKON landdesign

City of Kuna

P.O. Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.id.gov

Staff Report – Planning and Zoning Commission

To: P & Z Commission

Case Numbers: 17-05-S (Preliminary Plat) ***Springhill Subdivision***

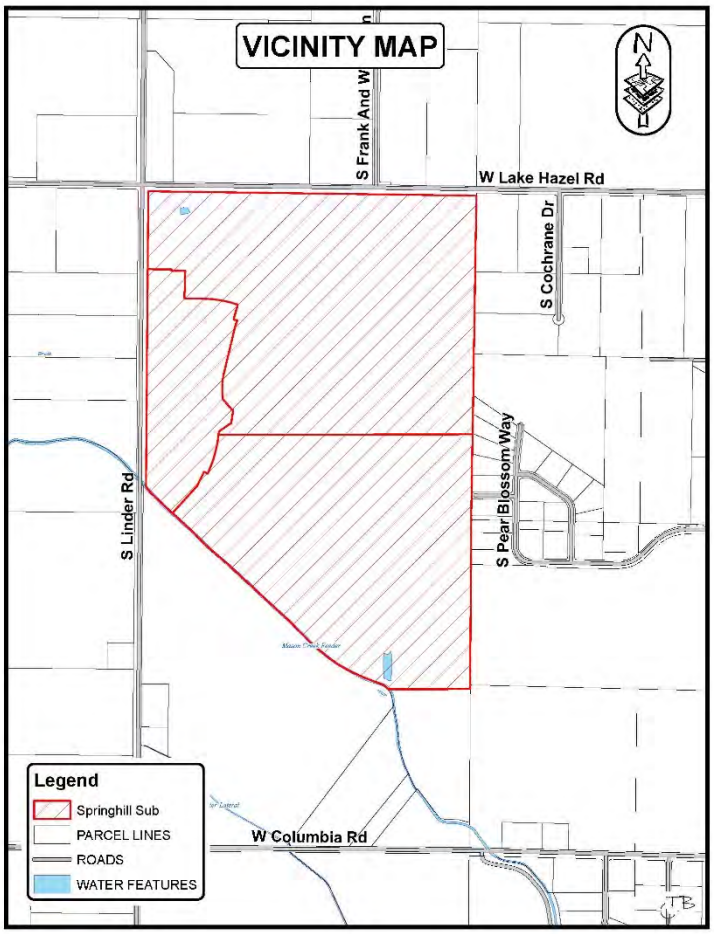
Location: South East Corner (SEC) Linder and Lake Hazel Roads, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: July 25, 2017

Applicant: **NE Kuna Farm, LLC,**
Tim Eck
6152 W. Half Moon Ln.
Eagle, ID, 83616
208.850.0591
Timothyeck@me.com

Engineer: **Bailey Engineers,**
AJ Lopez
4242 Brookside Ln.
Boise, ID, 83714
208.859.8252
ajlopez@baileyengineers.com



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A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that subdivisions are designated as public hearings, with the Commission as the recommending body, and City Council as the decision making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

a. **Notifications**

i.	Neighborhood Meeting	May 11, 2017 (16 persons attended)
ii.	Agency Comment Request	June 6, 2017
iii.	315' Property Owners Notice	July 14, 2017
iv.	Kuna, Melba Newspaper	July 5, 2017
v.	Site Posted	July 14, 2017

B. Applicant's Request:

On behalf of NE Kuna Farms (Owner), AJ Lopez with Bailey Engineering, Inc., is requesting approval for a preliminary plat modification for approximately 180 acres (of the previously approved 208.58 ac. approximately), currently zoned R-6 (Medium Density Residential). The applicant proposes to subdivide two properties into 677 buildable lots and 39 common lots with a proposed density of 3.31 Dwelling Units an Acre (D.U.A.). The subject site is located on the south east corner (SEC) of Linder and Lake Hazel Roads. The property address is 1585 W. Lake Hazel Road – Parcel No.s; S1301212425 and S1301325480.

C. Aerial Map:

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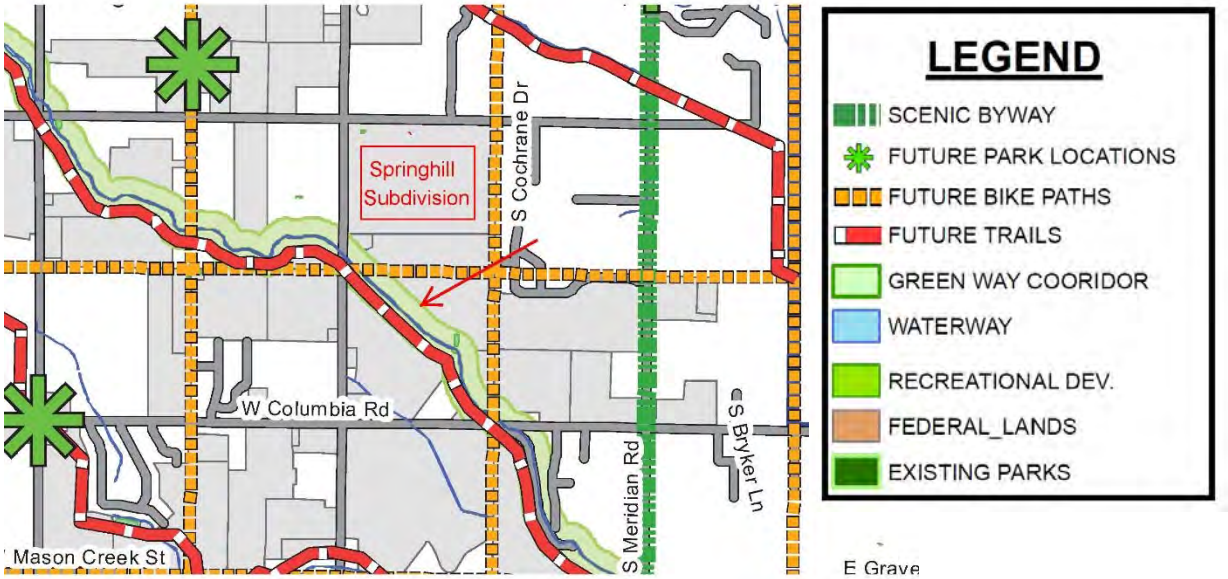
D. Site History:

This site is undeveloped and has historically been used for agricultural purposes. The site is adjacent to three subdivisions in Ada County. This site was previously approved as a residential subdivision with 702 single family lots, two multi-family lots (78 Units), and 65 common lots over approximately 225.54 acres (3.46 Dwelling Units per Acre [D.U.A.]) in February 2007; (Case No.s 06-10-ZC, 06-12-S & 06-11-DA). This application proposes to change the original approvals beyond phase two and also seeks a total of 14 phases.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision making body for the City. This map indicates general land use designations, and is not the actual zone. The Comp Plan Map identifies this entire site as Medium Density Residential. The range for Medium Density is 4 - 8 D.U.A..

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail along the southwest boundary of the site, situated along the Mason Creek Feeder. Applicant proposes a significant number of trails throughout the project including one along the Mason Creek.



3. **Surrounding Land Uses:**

North	RUT	Rural Urban Transition– Ada County
South	R-6, Ag	Medium Density Residential & Agriculture – Kuna City
East	RR, R-4, RUT, Ag	Rural Residential Medium Density Residential, Rural Urban Transition– Ada County & Agriculture - Kuna City
West	RR, Ag	Rural Residential & & Agriculture – Ada County and Kuna City

4. **Parcel Sizes, Current Zoning, Parcel Number(s):**
   - Project Size in total: 180.00 acres (approximately)
   - Zoning: R-6; Medium Density Residential, Kuna
   - Parcel #: S1301212425 (96.94 ac. approx.)
     Parcel #: S1301325480 (82.36 ac. approx.)

5. **Services:**
   Sanitary Sewer– City of Kuna
   Potable Water – City of Kuna
   Irrigation District – Boise-Kuna Irrigation District
   Pressurized Irrigation – City of Kuna (KMID)
   Fire Protection – Kuna Rural Fire District
   Police Protection – Kuna Police (Ada County Sheriff's office)
   Sanitation Services – J & M Sanitation

6. **Existing Structures, Vegetation and Natural Features:**
   The land is currently used for agricultural purposes. Applicant anticipates that the land will continue the historic Ag. uses on the lands until development occurs. This site soils in the area are a mix of three Hydrologic Croups; B, C and D – Group C is the dominant Group.

7. **Transportation / Connectivity:**

The applicant proposes two access points on Linder Road; the northern access will be included with this modification request, while the southern access is included with Phase one, which is currently moving into construction. Applicant proposes three access points for the subdivision from future Kay Avenue. There are no accesses proposed on Lake Hazel Road.

8. **Environmental Issues:**

Beyond being within the Nitrate Priority Area, staff is not aware of any environmental, health or safety conflicts.

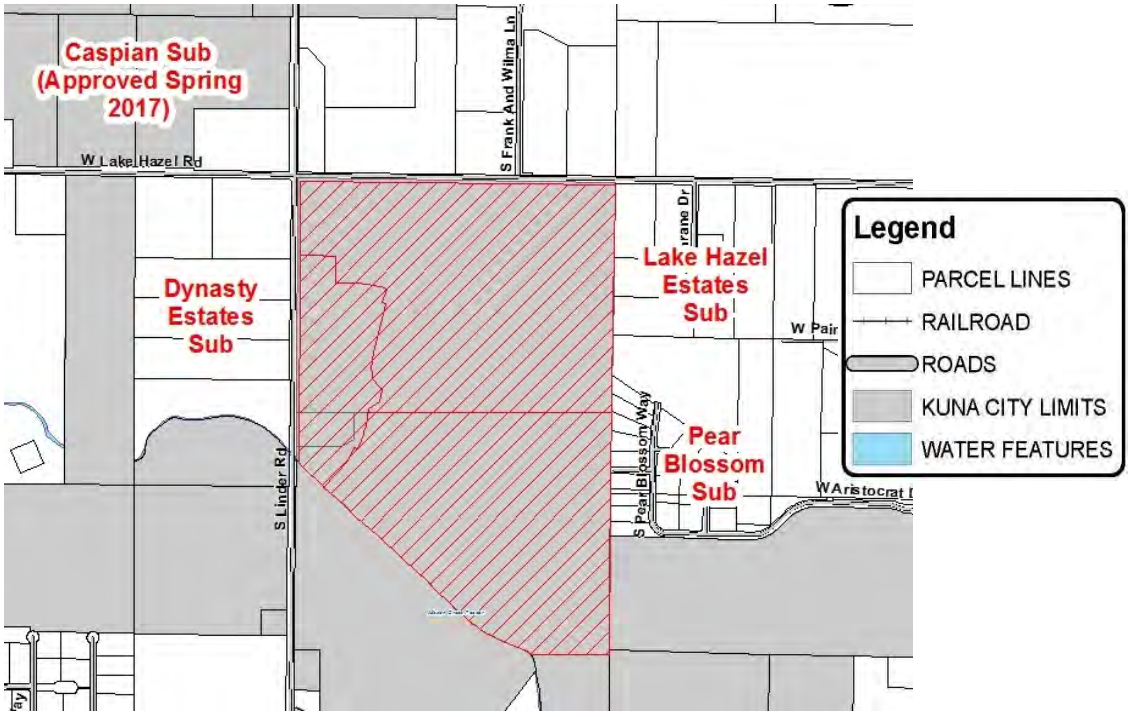
9. **Agency Responses:**

The following agencies returned comments which are included with this case file and are included with this report:

- City Engineer (Antonio Conti, P.E.) Exhibit B 1
- Ada County Highway District (Mindy Wallace) Exhibit B 2
- Boise Project Board of Control (Bob Carter) Exhibit B 3
- Central Dist. Health Dept. (Lori Badigian), Exhibit B 4
- COMPASS Idaho (Carl Miller) Exhibit B 5.

F. Staff Analysis:

This subdivision application involves two parcels already zoned R-6 (Medium Density Residential) in Kuna, and are adjacent to three Subdivisions in Ada County. This project abuts two arterial roads (Lake Hazel and Linder Roads) and will establish a new segment of Kay Avenue on the east side. All municipal public utilities are being extended to this site. Applicant is preparing the site for a new single-family housing development to be built over an anticipated 13 additional phases (Phase one is under construction, for a total of 14). Applicant anticipates full build-out will be achieved in approximately 14 years, if one phase per year (or 40 +/- homes) is developed. The applicant is prepared to adjust their timeline with market demands.



This subdivision was originally approved by Council in February 2007 and has been considered a valid preliminary plat (pre plat) since that time. However, since 2006, the design criteria and policies for

subdivisions from ACHD have changed. This application is a request to modify design elements that differ from the approved pre plat. The most notable modification is the removal of the access points on Lake Hazel Road. ACHD policies no longer allow developers to add ingress/egress to classified roads when the project has uninterrupted frontage between classified roads – This project abuts Linder and future Kay Avenue on the south side of Lake Hazel. As such, no access will be granted on Lake Hazel. This change required other street alignment changes internally in order to accommodate the access' removals. These changes also required the addition of one more access point on the Linder Road frontage, which is necessary due to Fire and other Emergency Services access. The internal street changes are minor in nature, however, as a whole, these changes warranted a redesign of the site, as the previous design practices are no longer acceptable to ACHD. Staff supports the removal of the access points along Lake Hazel, and the addition of an access point on Linder Road. These changes provide a safer environment for ingress/egress and maintains functionality of both arterials roads.

Applicant has illustrated the areas to be developed as open space and landscape buffers within the updated preliminary plat. However, the applicant has not submitted an updated landscape plan reflecting the modification requests. Staff notes that at time of phasing development (final platting), that a landscape plan approved by the Commission will be necessary and will need to be in substantial compliance with the landscape rendering approved in February 2006, also reflecting the approved changes through this application. Applicant has met with Bobby Withrow from the Parks and Rec Department and discussed donating a significant number of acres to the City, upon completion of development of a relevant phase. Applicant has proposed adding nearly 23 acres (10.8%) for pathways and trails to Kuna's systems. This project proposes 37.81 acres for open space, which is approximately 18 % of the total project.

Staff has reviewed Kuna's Comprehensive Plan (Comp Plan), which encourages a variety of housing types and income levels numerous times throughout the Comp Plan. The sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report. The City attempts to balance all housing types within the City. The Springhill site is zoned R-6 (Medium Density Residential) and the applicants request for a density of 3.31 dwellings per acre (D.U.A.), is substantially under the existing zones density limits of six (6) units per acre. Staff has reviewed the preliminary plat for technical compliance with KCC Chapter 6, and has determined that it appears to conform to KCC as required. Applicant is required to follow all established design criteria listed with Kuna's Subdivision Design Ordinance, unless specifically otherwise approved.

Staff has determined this application complies with its current zone and Title 5 and 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 17-05-S subject to any conditions of approval outlined by Council.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5, Chapter 13
2. City of Kuna Comprehensive Plan, adopted September 1, 2009
3. City of Kuna Design Review Code Title 5, Chapter 4
4. City of Kuna Landscape Code Title 5, Chapter 17.
5. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Procedural Background:

On July 25, 2017, the Commission considered case number 17-05-S, including the application, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Proposed Factual Summary:

This site is located on the south side of Lake Hazel Road, east Linder Road and west of future Kay Avenue. The project consists of 208.58 (approx.) acres that are already in the City limits and currently zoned R-6 (Med. Den.

Residential). Applicant requests preliminary plat approval for a new subdivision of 677 buildable lots, and 39 common lots consisting of 14 development phases with 18% open space. If approved, this project will take access from Linder Road in two places and three places along future Kay Avenue.

J. Proposed Commission Findings:

Based upon the record in **17-05-S,** including the Comprehensive Plan, Kuna City Code, Staff's memorandums, including the exhibits, and the testimony elicited during the public hearing, the Commission hereby recommends *approval*/*denial* Case No. 17-05-S, a request for a subdivision preliminary plat request by the applicant as follows:

The Commission concludes that the Application does/does not comply with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the Subdivision regulations outlined in title 6 of KCC.

1. In making a decision regarding the Subdivision application, the Council is to consider Idaho Code §67-6535 (2), which states the following:

   The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

   In addition, Idaho Code §67-6535(2)(a), provides that:

   Failure to identify the nature of compliance or noncompliance with express approval standards or failure to explain compliance or noncompliance with relevant decision criteria shall be grounds for invalidation of an approved permit or site-specific authorization, or denial of same, on appeal.

2. The Commission has the authority to recommend approval or denial for Case No. 17-05-S. On July 25, 2017, Kuna's Commission voted to approve/deny of Case No. 17-05-S.

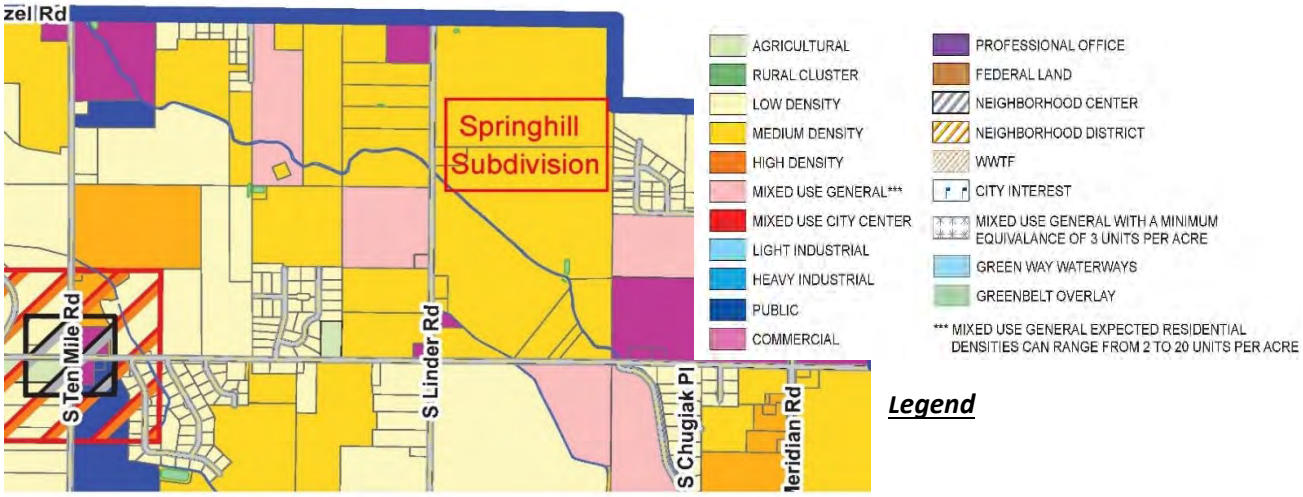
3. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on July 25, 2017, with the Commission.

K. Proposed Comprehensive Plan Analysis:

Commission determines the proposed subdivision for the *site is/is not* consistent with the following Comp Plan components:

Housing: Residents envisioned higher densities in the City's core to include opportunities for mixed residential and light commercial activity. They expressed interest in a mix of residential type dwellings applications; including single- family, *multi-family*, apartments and condominiums. They were receptive to a greater mix of lot sizes and house price to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21 [CP]).

***Comment**: The Comp Plan and the corresponding Future Land Use Map (with land use designations) provides for medium density (R-6). This project has proposed a density of less than six units per acre, therefore it conforms to the Comp Plan and the Future Land Use Map.*



Private Property Rights Goals and Objectives - Section 2 – Summary:
Ensure the City *land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property.* Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and staff shall evaluate with guidance from the City's attorney; the Idaho Attorney General's six criterion established to determine the potential for property taking.

Comment: *Utilizing the Idaho Attorney General's criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the Economic value is intact.*

Economic Development Goals and Objectives - Section 5 - Summary*:*
Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement (Pg. 42 – 1.5 and Pg. 43 – 3.1 [CP]).

Comment: *The Comp Plan encourages adequate housing for all income levels and calls for increasing pedestrian connections. This project supplies a number of additional housing types to Kuna's inventory and provides opportunities for quality housing. This development enhances the City's pedestrian network for non-motorized transportation, by proposing and establishing pathways for future connections by other developers.*

Land Use Goals and Objectives - Section 6 - Summary:
Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles (Pg. 64 – 3.1 & Goal 3 and Pg. 65 – 4.3 [CP]).

Comment: *This project adds a number of quality housing varieties to the City's inventory for all types of lifestyles, ages and economic groups. This project also proposes nearly 18% open space which adds to the greenspaces in Kuna, keeping it a desirable City while enhancing the City's overall pathway network.*

Housing Goals and Objectives - Section 12 - Summary*:*
Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – Obj. 1.1, Pg. 163 12.4 and Pg. 165 – 2.1 [CP]).

Encourage mixed-use development that includes town centers, single-family, *multi-family*, accessory units, and other types of residential development. – Policy 1.1.2, Section 12, Housing (Page 155 [CP]).

Comment: *Applicant proposes a high-quality development with a variety of dwelling types, densities, and price points for all income levels in this part of Kuna as encouraged by the Comp Plan. This project significantly adds to the City's overall network of utilities, sidewalks and roadways, therefore it complies with logical, orderly development and discourages land divisions and development greater than one half acre, and avoids increased municipal services costs and sprawl.*

Community Design Goals and Objectives - Section 13 - Summary*:*
Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place (Pg.167 – Goal 1 and Pg. 168 – 1.2[CP]).

Comment: *Applicant proposes good community and urban design principles through creation of greenspaces, extension of the pedestrian pathway network and adding to the City's sidewalk network. Applicant also proposes adding to the roadway system thereby complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). This development also incorporates landscape buffers, and creates a sense of place for citizens. Therefore, this project fosters sound community design concepts and complies with the Comp Plan goals and strengthens Kuna's image.* Applicant has proposed a positive affect by establishing a roadway and pathway network for adjoining property owners and future development, and by designing under the allowed densities of the R-6 zone (3.31 Gross Density).

Neighborhoods:
Kuna's updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge (Page 179 [CP]).

Comment: *Applicant proposes an extension of the sidewalk and roadway system which complies with the Master Street Plan adopted by Kuna. Applicant also proposes establishing pathways and sidewalks for pedestrian and non-motorized transportation. Applicant proposes R-6 housing densities thereby complying with Medium Density land use designation outlined within the Comp Plan and Comp Plan Map.*

L. Idaho State Code Analysis:

1. **IC §67-6511 (2) C** requires that the Council analyze the proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, ***or*** would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.

2. **IC §67-6513** provides that the City provide for mitigation of the effects of subdivision development on the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate the proposed subdivision.

3. Through discussions and comments submitted by public service providers, the project would not create demonstrable adverse impact to quality of emergency service and/or delivery of said services, or impose substantial additional costs to current residents.

M. Proposed Commission Conclusions:

The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

1. The Commission feels the site *is/is not* physically suitable for subdivision and development into a single-family subdivision, as proposed.

   Comment: *The 180.00 acre (approximate) project does/does not appear to be suitable for subdivision and development as single-family subdivision, as proposed.*

2. The subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

   Comment: *The land to be subdivided is not used as wildlife habitat. Roads, driveways, family units and open spaces are planned for construction according the City and ACHD requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

3. The rezone and subdivision applications are not likely to cause adverse public health problems.

   Comment: *The subdivision of the property would comply with the Comp Plan. The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

4. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

   Comment*: Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.* Commission *did consider the subdivision and the location of the property with adjacent uses.*

5. The existing and proposed street and utility services in proximity to the site are suitable *or* adequate for residential purposes.

   Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for the residential project.*

6. Based on the evidence contained in Case No. 17-05-S, Commission finds Case No. 17-05-S does/does not adequately complies with Kuna City Code.

7. Based on the evidence contained in Case Nos. 17-05-S, Commission finds Case No. 17-05-S, generally does/does not comply with Kuna's Subdivision Code.

N. ***Proposed Recommendation to Council*:**

On July 25, 2017, the Planning and Zoning Commission voted to recommend approval / conditional approval / denial for Case No. 17-05 S based on the facts outlined in staff's memo and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends approval / conditional approval / denial for Case No. 17-05-S, a Preliminary Plat and Subdivision request from AJ Lopez (Bailey Engineering, LLC) and NE Kuna Farm, LLC, with the following conditions of approval to Council:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

a. The City Engineer shall approve the sewer hook-ups.
b. The City Engineer shall approve the drainage and grading plans. 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". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).

2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.

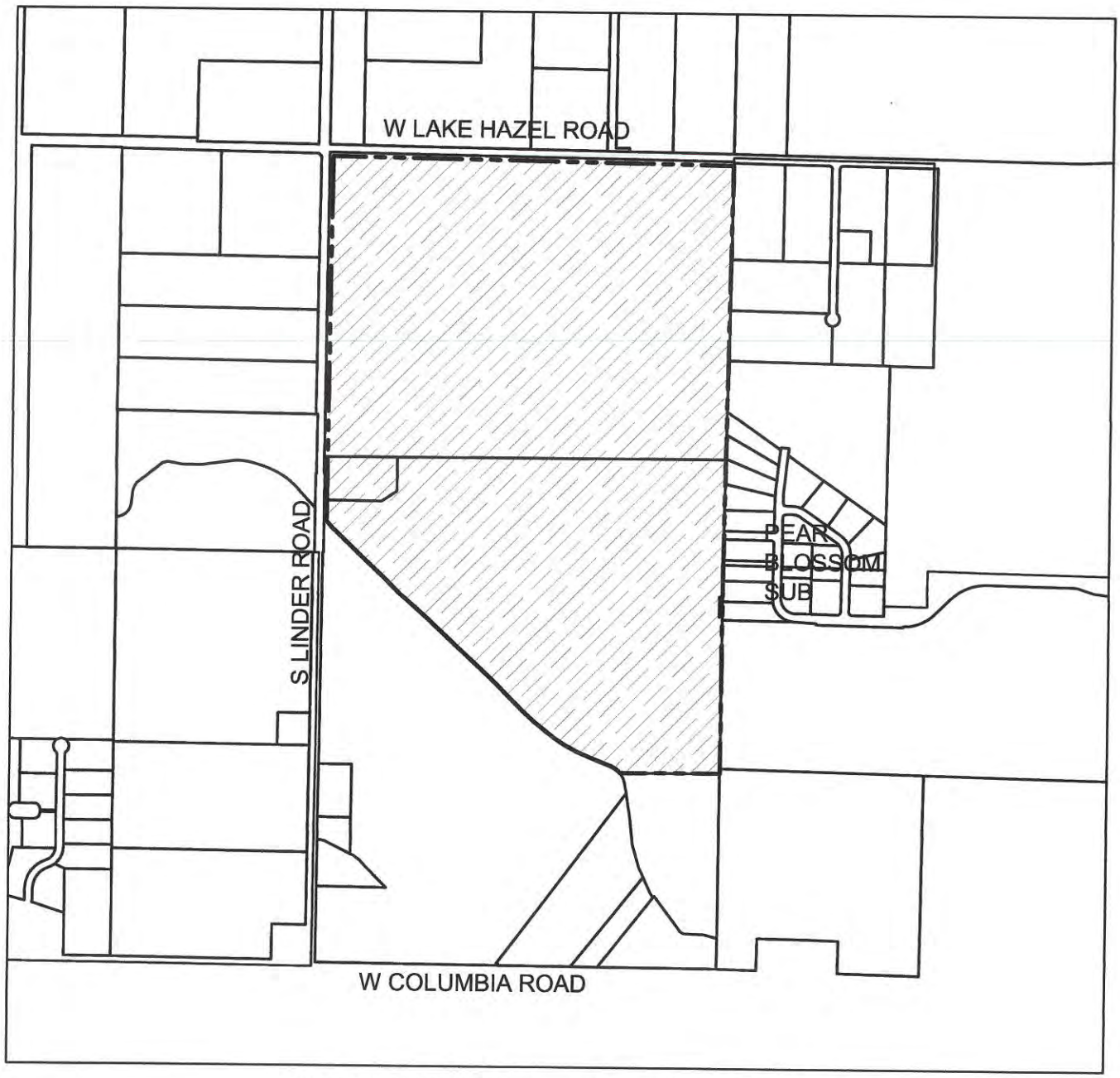
   2.1– ***With development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.***

3. 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-W**.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. 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 (KMID).
6. Street lights within the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
9. All signage within/for the project shall comply with Kuna City Code.
10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
11. Applicant shall provide for Commissions approval, a landscape plan reflecting the approved changes with each phase throughout development.
12. Staff would recommend that the applicant work with Kuna Rural Fire District (KRFD) to conform to the secondary access limits of the KRFD, for the number of homes utilizing access points as development occurs.
13. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
14. Applicant is required to follow all established design criteria listed with Kuna's Subdivision Design Ordinance, unless specifically otherwise approved.
15. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
16. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This ____, day of _____, 2017.

VICINITY MAP FOR SPRINGHILL SUBDIVISION

A PORTION OF THE WEST 1/2 OF SECTION 1
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2017



SPRINGHILL SUBDIVISION

SCALE 1" =1000'

RECEIVED 5.15.17

Springhill
Subdivision
W Lake Hazel Rd
S Linder Rd
S Franklin Rd
S Gramlich Ln
Cochrane Dr
W Paint Horse Ln
S Pear Blossom Way
S Meridian Rd
69
W Columbia Rd
S McLintock Pl
© 2017 Google
Google earth

Bailey Engineering, Inc.
CIVIL ENGINEERING|PLANNING|CADD

May 12, 2017

City of Kuna
763 W. Avalon Street
Kuna, Idaho 83634

Subject: Springhill Preliminary Plat Modification

Council and City Staff:

We are pleased to present the modification of the preliminary plat for Springhill Subdivision on behalf of the land owner, NE Kuna Farms. It is located South of W. Lake Hazel Road, and East of N. Linder Road in Kuna City, Idaho. The address is 1585 W. Lake Hazel Road.

Site Information:

The site consists of 208.58 acres of land. It's located within the Kuna City Limits, Zoned R-6, and is consistent with the City of Kuna's Comprehensive Plan which calls for medium density residential use of the site.

The property consist of two parcels of land. The land is currently utilized as agricultural.

Parcel #1 S1301212405
Parcel #2 S1301325461

Existing Public Streets;
S. Linder Road is classified as a Principal Arterial
W. Lake Hazel Road is classified as a Principal Arterial
S. Kay Ave. is classified as a collector. Owner has proposed to construct Kay Avenue, north and south of the existing Pear Blossom Subdivision, as half of a 36-foot wide residential collector street section with vertical curb, gutter, and 8-foot wide concrete sidewalks abutting the site on the west side of the roadway, plus 12 addition feet of pavement (to total 30-feet of pavement) with gravel shoulder and a barrow ditch on the east side of the roadway. The right-of-way for Kay Avenue should extend to the east property line.

Sanitary Sewer
The sanitary sewer lines within the development are to be installed as development occurs to provide service to the lots within the subdivision. Developer is in the process of designing a lift station on site to provide the sewer to land owners.

4242 N. Brookside Lane ◆ Boise, Idaho 83714 ◆ Tel.: 208-938-0013

RECEIVED
5.15.17

Water
The developer will provide main line extensions as necessary, in accordance with Kuna City's master plan.

Pressure Irrigation
The developer will provide main line extensions as necessary, in accordance with Kuna City's master plan. A municipal pressure irrigation pump station has been designed in the southeastern portion of the site adjacent to an existing irrigation pond; in the future, a permanent irrigation pond will be constructed and the existing pond will be filled.

Gravity Irrigation
There is one ditch along the east boundary that will be piped during construction of eastern phases to ensure delivery of irrigation water to downstream users. There are multiple onsite irrigation ditches and pipes that will be filled with the construction of each phase. Until construction these ditches will continue to be used for irrigation of the site to allow farming activities to continue. Ditches that are filled will be provided with a field drain to prevent water entering phases that are constructed or under construction.

Gravity Irrigation Drain
The Mason Creek Feeder Canal is located on the south side of the subdivision, this drain currently accepts the surface irrigation waste water from agricultural activities on the property.

Neighborhood Meeting
A neighborhood meeting was held for the proposed project on Thursday May 11, 2017 at 6:30 p.m. at the project site. The neighborhood sign in sheet and certification has been included within the application.

The residents of Pear Blossom Subdivision located directly east of the site have raised concerns regarding the potential for cut-thru traffic through their subdivision. Wild Pear Street, an existing stub street to this site, provides access to SH-69/Meridian Road via Aristocrat Drive. When ACHD approved Springhill Subdivision in 2007, a direct roadway connection was proposed between Linder Road and Wild Pear Street. As part of the current application the direct connection of Wild Pear Street to Linder Road has been removed and two local east-west street connections are proposed to be constructed north and south of Wild Pear Street. This should reduce the potential for cut-thru traffic though the Pear Blossom Subdivision as a direct connection to Wild Pear Street will not be made.

Adjoining Land Use
The properties that surround the subject lands are not all within Kuna's city limits. However all adjoining properties are located within the city ok Kuna's impact area and surrounded by the City Limits.

The following list general identifies adjoining land uses:

North	Rural Urban transitional	RUT
South	Agriculture	A
East	Rural Residential/Agriculture	RR/A
West	Rural Residential/Agriculture	RR/A

Zoning
Kuna City Code 5-2-2 indicates the following:
Medium density residential district (R-6): The purpose of the R-6 district is to promote the development of medium density living areas, not to exceed six (6) dwelling units per net acre. A district requirement is connection to public sewer and water. The zone is intended to accommodate single-family dwellings, duplexes, manufactured homes and group living arrangements. There is an opportunity to initiate mixed-use activity in this zone through the PUD process.

The following identifies the specific items related to Springhill Subdivision as follows:

- **Density**

Density has been calculated as 3.22 residential homes per acre, under the maximum listed as 6 dwelling units per acre.

- **Public Utility Connections sewer and water**

The development will provide utility connections for water, sewer, and pressure irrigation service to each lot in the development through necessary and required extensions of the City services. The project is located within the City of Kuna Sanitary Sewer Local Improvement District.

- **Zone**

This development anticipates providing lots for single family homes. No mixed use is being provided with this subdivision.

Traffic Analysis

A traffic analysis has been submitted with this application for the City's review.

Utilities

Extensions of existing city infrastructure will provide the necessary utilities to develop the property. This will include the extension of sanitary sewer, potable water and pressure irrigation as discussed earlier in this letter.

Public utilities such as power, phone, etc. will be provided to the extent necessary to serve the appropriate elements within the project.

Though the specifics of these utility extensions have not been designed for every area of the property, specific information for the design elements have been provided on the preliminary plat indicating the water services, sanitary sewer lines and pressure irrigation lines to service the entire property and provide for extensions to adjoining development areas adjacent to Springhill Subdivision boundary.

With the development of Springhill Subdivision, the necessary infrastructure of public utilities, such as phone, and power have been coordinated for extension through out Springhill Subdivision.

Storm Drainage

The storm drain system will consist of gutters, catch basins, storm drain piping, infiltration ponds, borrow ditches, and seepage beds. Preliminary drainage areas have been created based on the slope of the site and available areas for infiltration facilities. A phasing plan has been created in conjunction with the drainage areas to prevent large scale revisions to the drainage calculations.

Hazardous Areas

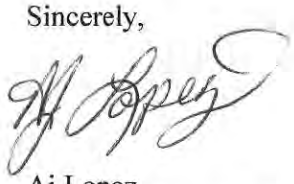
This property is located within a flood hazard along the Mason Creek Feeder
The property does not have any slopes in excess of 15%.
There are not rock outcropping on the site.

Summary

We look forward to continue working with the city of Kuna throughout this process and the completion of Springhill Subdivision. This development is within the City of Kuna's Comprehensive Plan, and we believe it will be an asset to the City of Kuna.

On behalf of the developer, as their representative, we respectfully request approval of the preliminary plat modification.

Sincerely,



Aj Lopez
Bailey Engineering, Inc.

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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	17-05-S
Project name	SPRINGHILL SUBDIVISION
Date Received	5.15.17
Date Accepted/ Complete	5.25.17
Cross Reference Files	06-10-2C 06-12-S 06-11-DA
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: NE Kuna Farms
Address: 6152 W. Half Moon Ln.
City, State, Zip: Eagle, ID 83616
Phone Number:
E-Mail:
Fax #:

Applicant (Developer): Timothy Eck
Address:
City, State, Zip:
Phone Number: 850-0591
E-Mail: timothyeck@me.com
Fax #:

Engineer/Representative: A.J Lopez
Address: 4242 Brookside Lane
City, State, Zip: Boise, ID 83714
Phone Number: 859-8252
E-Mail: ajlopez@baileyengineer.com
Fax #:

Subject Property Information

Site Address: 1585 W. Lake Hazel Road.
Site Location (Cross Streets): W. Lake Hazel Rd. / S. Linder Rd.
Parcel Number (s): S1301212405; S1301325461
Section, Township, Range: Sec. 1; T2N; R1W.
Property size : 208.58
Current land use: Agricultural
Proposed land use: Subdivision
Current zoning district: RS
Proposed zoning district: RS

RECEIVED 5.15.17

Project Description

Project / subdivision name: Springhill Subdivision

General description of proposed project / request: approval of a subdivision modification consisting of 677 buildable lots on 209 acres

Type of use proposed (check all that apply):

- [x] Residential
- [ ] Commercial
- [ ] Office
- [ ] Industrial
- [ ] Other

Amenities provided with this development (if applicable):

Residential Project Summary (if applicable)

Are there existing buildings? [x] Yes [ ] No

Please describe the existing buildings: house

Any existing buildings to remain? [ ] Yes [x] No

Number of residential units: 677 Number of building lots: 677

Number of common and/or other lots: 30

Type of dwellings proposed:

- [x] Single-Family
- [ ] Townhouses
- [ ] Duplexes
- [ ] Multi-Family
- [ ] Other

Minimum Square footage of structure (s):

Gross density (DU/acre-total property): Net density (DU/acre-excluding roads):

Percentage of open space provided: Acreage of open space:

Type of open space provided (i.e. landscaping, public, common, etc.):

Non-Residential Project Summary (if applicable)

Number of building lots: Other lots:

Gross floor area square footage: Existing (if applicable):

Hours of operation (days & hours): Building height:

Total number of employees: Max. number of employees at one time:

Number and ages of students/children: Seating capacity:

Fencing type, size & location (proposed or existing to remain):

Proposed Parking:

a. Handicapped spaces: Dimensions:
b. Total Parking spaces: Dimensions:
c. Width of driveway aisle:

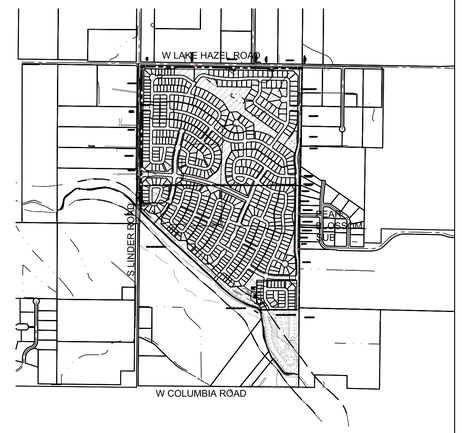
Proposed Lighting: See landscape plan

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

Applicant's Signature: AJ Lopez Date: 5/12/17

PRELIMINARY PLAT UPDATE FOR SPRINGHILL SUBDIVISION

A PORTION OF THE WEST 1/2 OF SECTION 1
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2017



SPRINGHILL SUBDIVISION
SCALE 1" =1000'

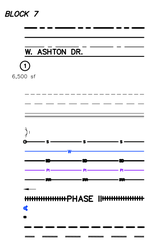
200 0 100 200 400
SCALE IN FEET

NOTES:

1. ALL LOT LINES COMMON TO A PUBLIC RIGHT OF WAY HAVE A 10' UTILITY EASEMENT.
2. A 10' UTILITY EASEMENT IS LOCATED ADJACENT TO THE EXTERIOR BOUNDARY.
3. ALL SIDE YARD LOT LINES HAVE A 5' DRAINAGE & IRRIGATION EASEMENT ON EACH SIDE OF THE LOT LINE UNLESS OTHERWISE SHOWN.
4. MUNICIPAL SEWER AND WATER SERVICES SHALL BE PROVIDED TO EACH LOT.
5. DRAINAGE FOR THE PUBLIC STREETS WILL BE COLLECTED IN STORM DRAIN CATCH BASINS AND ROUTED THROUGH SAND AND GREASE TRAPS TO SEEPAGE BEDS.
6. ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE FAMILY RESIDENTIAL LOTS, WITH THE EXCEPTION OF COMMON LOTS AS SHOWN WHICH ARE COMMON AREA LOTS ALL OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL SAID COMMON LOTS SHALL HAVE A BLANKET UTILITY AND DRAINAGE EASEMENT.
7. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b) CONCERNING IRRIGATION WATER. PRESSURE IRRIGATION WILL BE SUPPLIED TO ALL LOTS IN THIS SUBDIVISON FROM CITY OF KUNA MUNICIPAL IRRIGATION SYSTEM. EXISTING SHARES AND WATER RIGHTS SHALL BE TRANSFERRED TO THE CITY OF KUNA
8. NO DIRECT ACCESS TO LAKE HAZEL, LINDER, KAY, COLUMBIA AND MONET WILL BE ALLOWED UNLESS APPROVED IN WRITTING BY CITY OF KUNA AND ADA COUNTY HIGHWAY DISTRICT.
9. ALL EXISTING BUILDINGS ON SITE TO BE REMOVED.

PLAT LEGEND

BOUNDARY
LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
LOT NUMBER
LOT AREA
BLOCK NUMBER
EASEMENT
SETBACK
CURB GUTTER SW
STREET NAME
HANDICAP RAMP
SEWER LINE
WATER LINE
STORM DRAIN LINE
PRESSURE IRRIGATION
GRAVITY IRRIGATION
FLOW ARROW
PHASE LINE
FIRE HYDRANT
CATCH BASIN
FLOODWAY
100 YR FLOOD PLAIN



Parcel Table			
Lot	Area	Perimeter	
BLOCK 1 Lot 1 OPEN	23366	641	INFILTRATION POND
BLOCK 2 Lot 15 OPEN	32235	2480	BUFFER
BLOCK 2 Lot 16 OPEN	8915	440	SEWER LIFT STATION
BLOCK 2 Lot 22 OPEN	203376	5253	OPEN/PATHWAY
BLOCK 2 Lot 41 OPEN	3901	473	END CAP
BLOCK 3 Lot 1 OPEN	10929	923	BUFFER
BLOCK 3 Lot 12 OPEN	54562	3548	BUFFER PATHWAY
BLOCK 3 Lot 20 OPEN	3901	473	END CAP
BLOCK 4 Lot 1 OPEN	166908	5418	COMMUNITY CENTER
BLOCK 4 Lot 6 OPEN	2682	308	OPEN SPACE
BLOCK 4 Lot 24 OPEN	3815	464	END CAP
BLOCK 5 Lot 1 OPEN	4253	488	END CAP
BLOCK 5 Lot 8 OPEN	19263	986	PATHWAY OPEN
BLOCK 6 Lot 8 OPEN	4253	488	END CAP
BLOCK 7 Lot 5 OPEN	11988	546	OPEN
BLOCK 8 Lot 6 OPEN	49865	4225	BUFFER/OPEN SPACE
BLOCK 9 Lot 16 OPEN	3876	470	END CAP
BLOCK 11 Lot 1 OPEN	1878	296	END CAP
BLOCK 11 Lot 2 OPEN	18527	1299	BUFFER/ OPEN SPACE
BLOCK 11 Lot 21 OPEN	68351	1991	BUFFER/ OPEN SPACE
BLOCK 11 Lot 22 OPEN	101643	5164	BUFFER/ OPEN SPACE
BLOCK 13 Lot 25 OPEN	345631	4962	OPEN SPACE
BLOCK 14 Lot 5 OPEN	11671	433	OPEN SPACE
BLOCK 14 Lot 21 OPEN	12403	450	OPEN SPACE
BLOCK 16 Lot 7 OPEN	99081	3014	BUFFER/ OPEN SPACE
BLOCK 18 Lot 7 OPEN	3081	451	END CAP
BLOCK 19 Lot 1 OPEN	7723	350	OPEN SPACE
BLOCK 20 Lot 8 OPEN	2788	450	END CAP
BLOCK 20 Lot 35 OPEN	85584	4513	BUFFER/ OPEN SPACE
BLOCK 21 Lot 6 OPEN	5060	708	END CAP
BLOCK 23 Lot 10 OPEN	4520	492	PATHWAY
BLOCK 24 Lot 13 OPEN	6780	512	PATHWAY
BLOCK 25 Lot 7 OPEN	25644	969	OPEN SPACE
BLOCK 26 Lot 8 OPEN	3900	473	END CAP
BLOCK 27 Lot 1 OPEN	3900	473	END CAP
BLOCK 28 Lot 10 OPEN	5186	560	END CAP
BLOCK 29 Lot 10 OPEN	186996	3009	OPEN SPACE IRRIGATION POND
BLOCK 30 Lot 6 OPEN	30992	2353	BUFFER/ OPEN SPACE
BLOCK 31 Lot 5 OPEN	16548	798	OPEN SPACE

OWNER
NE KUNA FARMS LLC
6152 W HALF MOON LANE
EAGLE, ID 83616

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
4242 N BROOKSIDE LANE
BOISE, ID 83714
938-0013

PLANNER
AJ LOPEZ
BAILEY ENGINEERING, INC.
4242 N BROOKSIDE LANE
BOISE, ID 83714
938-0013

DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL - 202.96 ACRES
TOTAL LOTS - 710
BUILDABLE LOTS - 671
COMMON LOTS - 39
DENSITY DU/ACRE - 3.31

ZONING
EXISTING - R6
PROPOSED - R6

SEWAGE DISPOSAL
KUNA CITY SEWER

WATER SUPPLY
KUNA CITY WATER

CITY
KUNA

SCHOOL DISTRICT
KUNA

FIRE DISTRICT
KUNA

IRRIGATION DISTRICT
BOISE-KUNA IRRIGATION DISTRICT
KUNA CITY PROVIDES PI

REVISED	
NO.	DATE DESCRIPTION

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LANE
BOISE, ID 83714
TEL 208-938-0013
www.baileyengineers.com

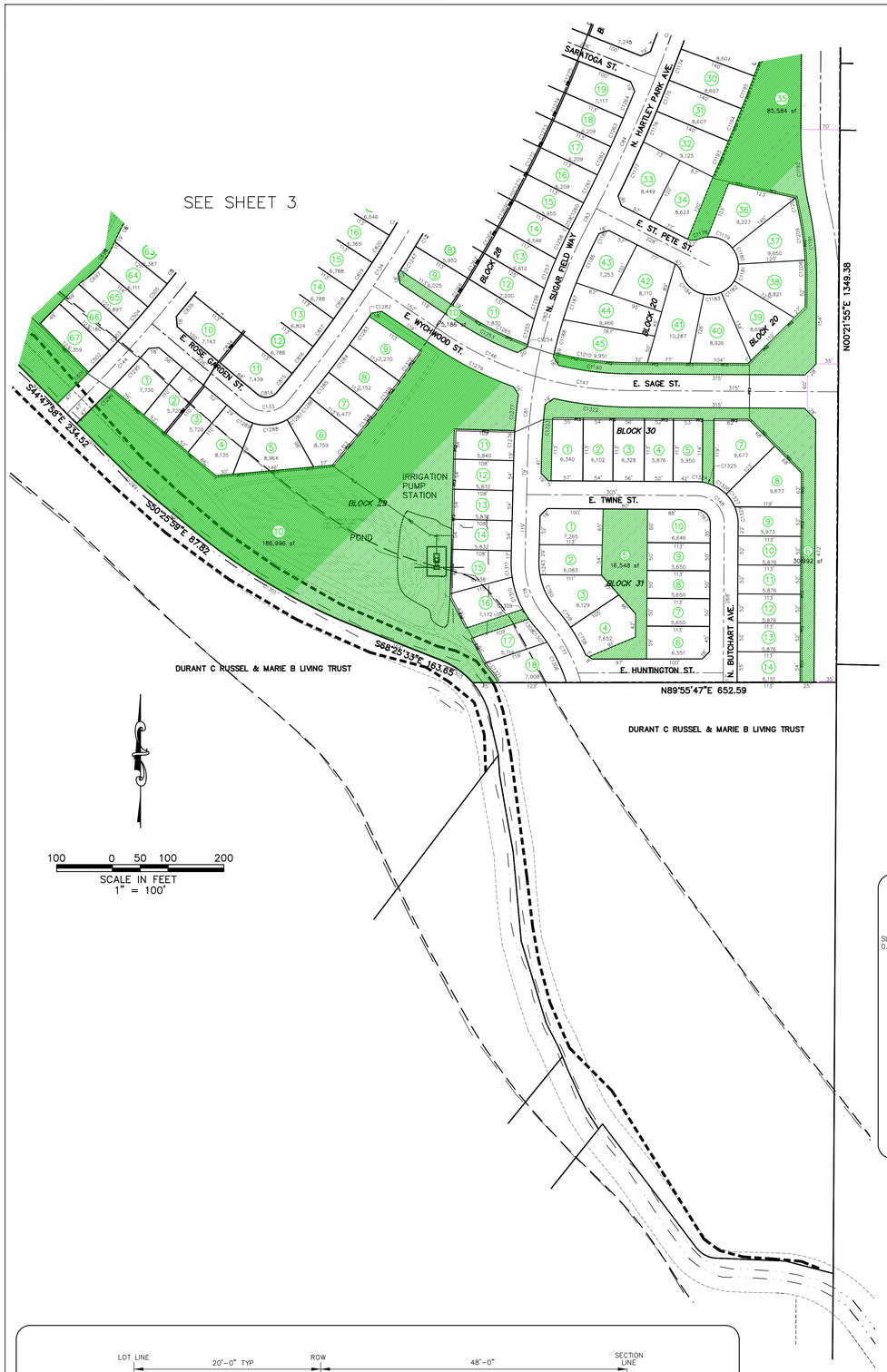
DRAWN BY: DAB | CHECKED BY: DAVID A. BAILEY P.E. | PROJECT: C2016-006 | DATE: 04-20-2017

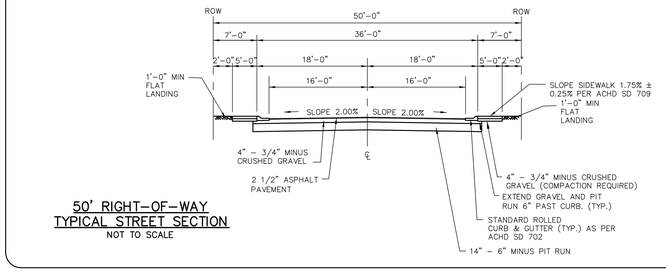
PRELIMINARY PLAT UPDATE
SPRINGHILL SUBDIVISION
NE KUNA FARMS LLC

SHEET PP-1

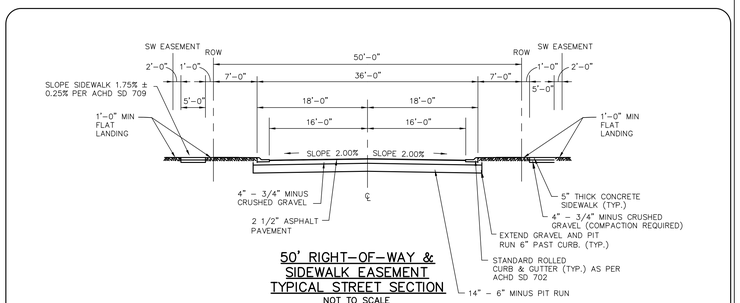
PRELIMINARY PLAT UPDATE FOR SPRINGHILL SUBDIVISION

A PORTION OF THE WEST 1/2 OF SECTION 1
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2017

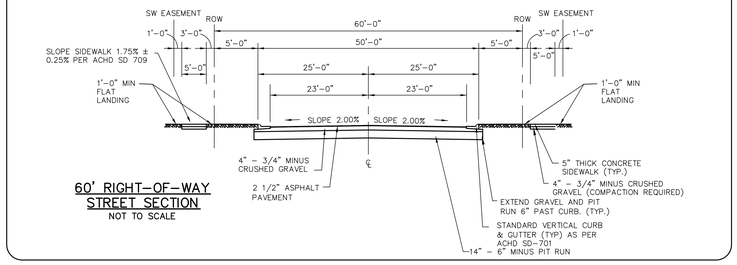




50' RIGHT–OF–WAY
TYPICAL STREET SECTION
NOT TO SCALE



50' RIGHT–OF–WAY &
SIDEWALK EASEMENT
TYPICAL STREET SECTION
NOT TO SCALE



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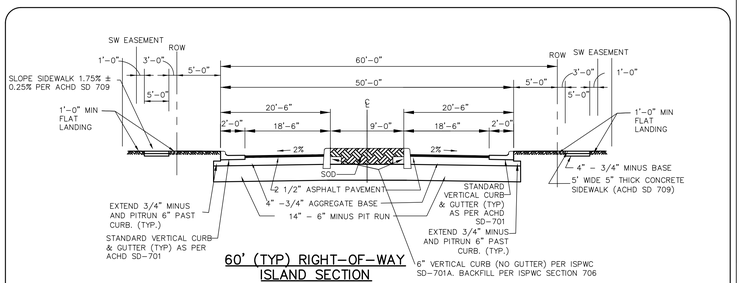
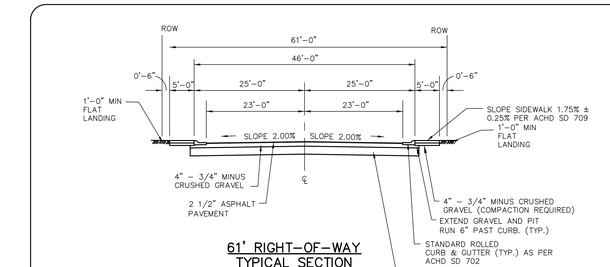
STREET SECTION
NOT TO SCALE



60' (TYP) RIGHT–OF–WAY
ISLAND SECTION
NOT TO SCALE



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TYPICAL SECTION
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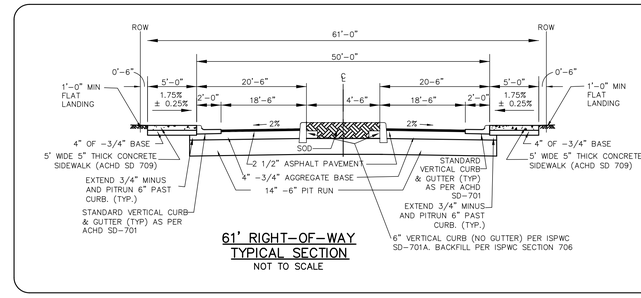

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TYPICAL SECTION
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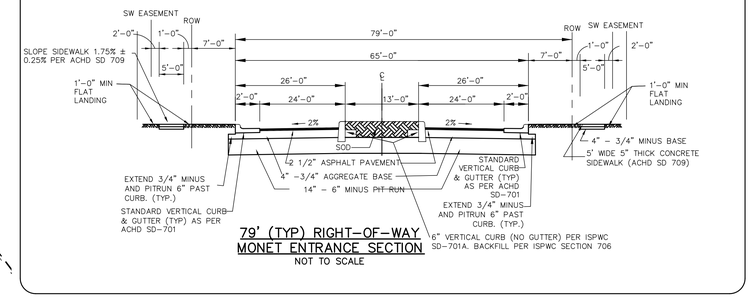
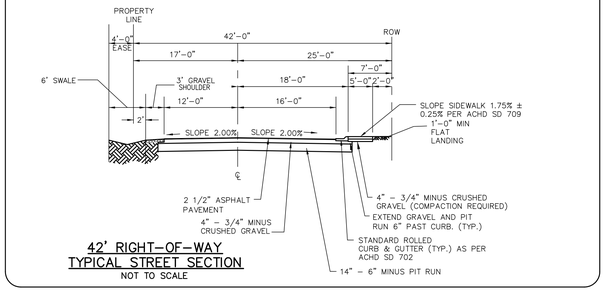
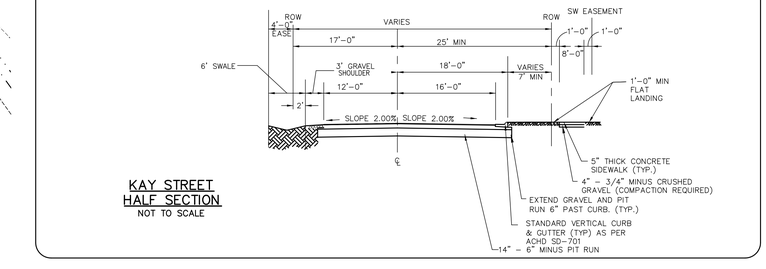


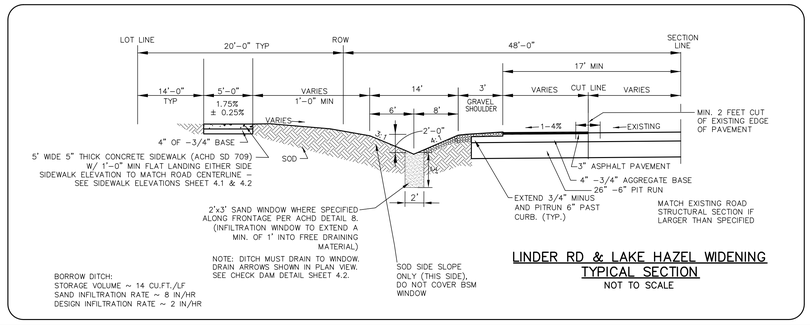
79' (TYP) RIGHT–OF–WAY
MONET ENTRANCE SECTION
NOT TO SCALE



42' RIGHT–OF–WAY
TYPICAL STREET SECTION
NOT TO SCALE



KAY STREET
HALF SECTION
NOT TO SCALE



LINDER RD & LAKE HAZEL WIDENING
TYPICAL SECTION
NOT TO SCALE

REVISED		
NO.	DATE	DESCRIPTION

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LANE BOISE, ID 83714
TEL 208-938-0013
www.baileyengineers.com

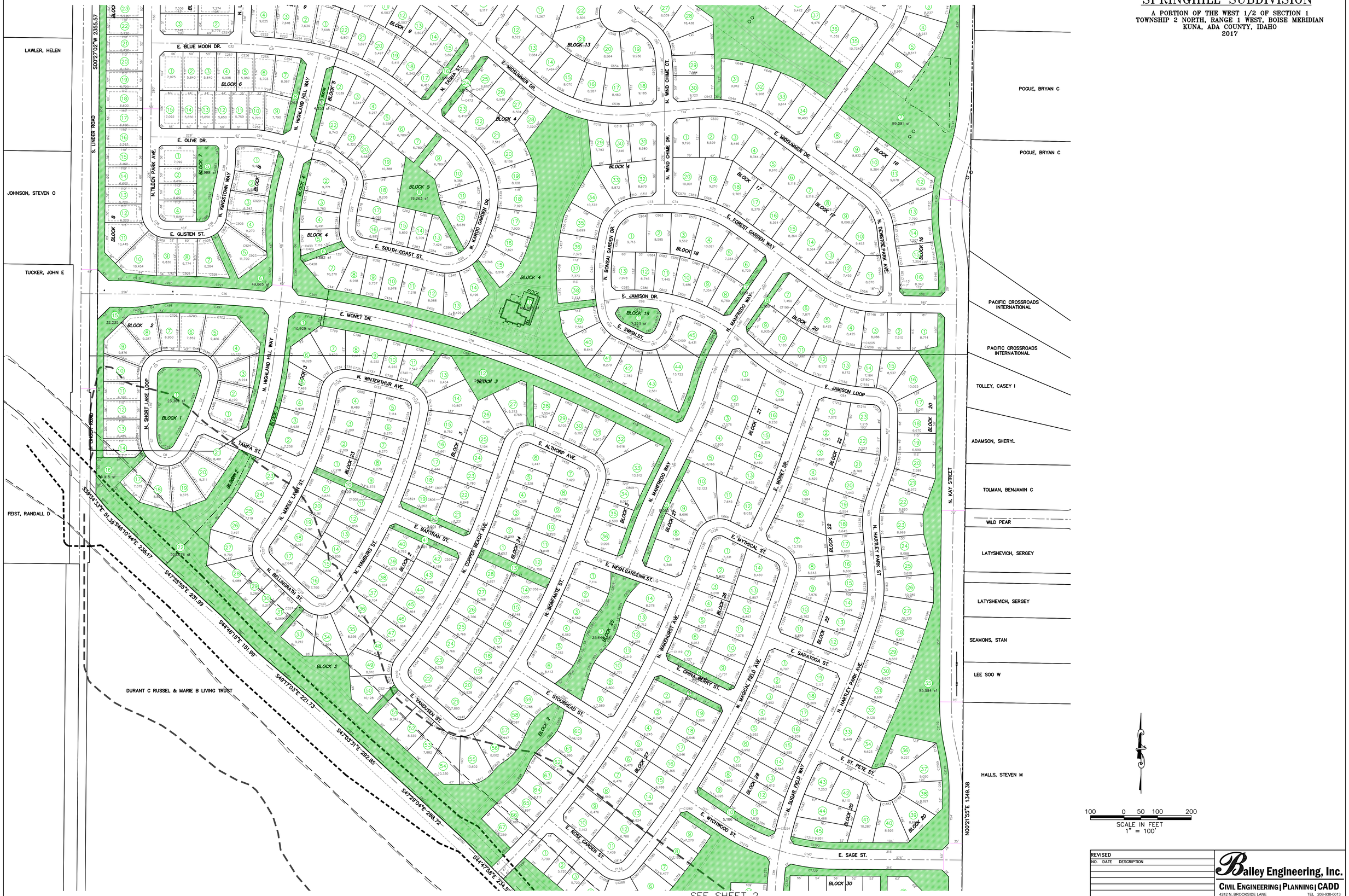
DRAWN BY: DAB	CHECKED BY: DAVID A. BAILEY P.E.	PROJECT: C2016–006	DATE: 04–20–2017

PRELIMINARY PLAT UPDATE
SPRINGHILL SUBDIVISION
NE KUNA FARMS LLC

PRELIMINARY PLAT UPDATE FOR SPRINGHILL SUBDIVISION

A PORTION OF THE WEST 1/2 OF SECTION 1
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2017

SEE SHEET 4



SEE SHEET 2

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PRELIMINARY PLAT UPDATE
SPRINGHILL SUBDIVISION
NE KUNA FARMS LLC

SHEET PP-3

PRELIMINARY PLAT UPDATE FOR SPRINGHILL SUBDIVISION

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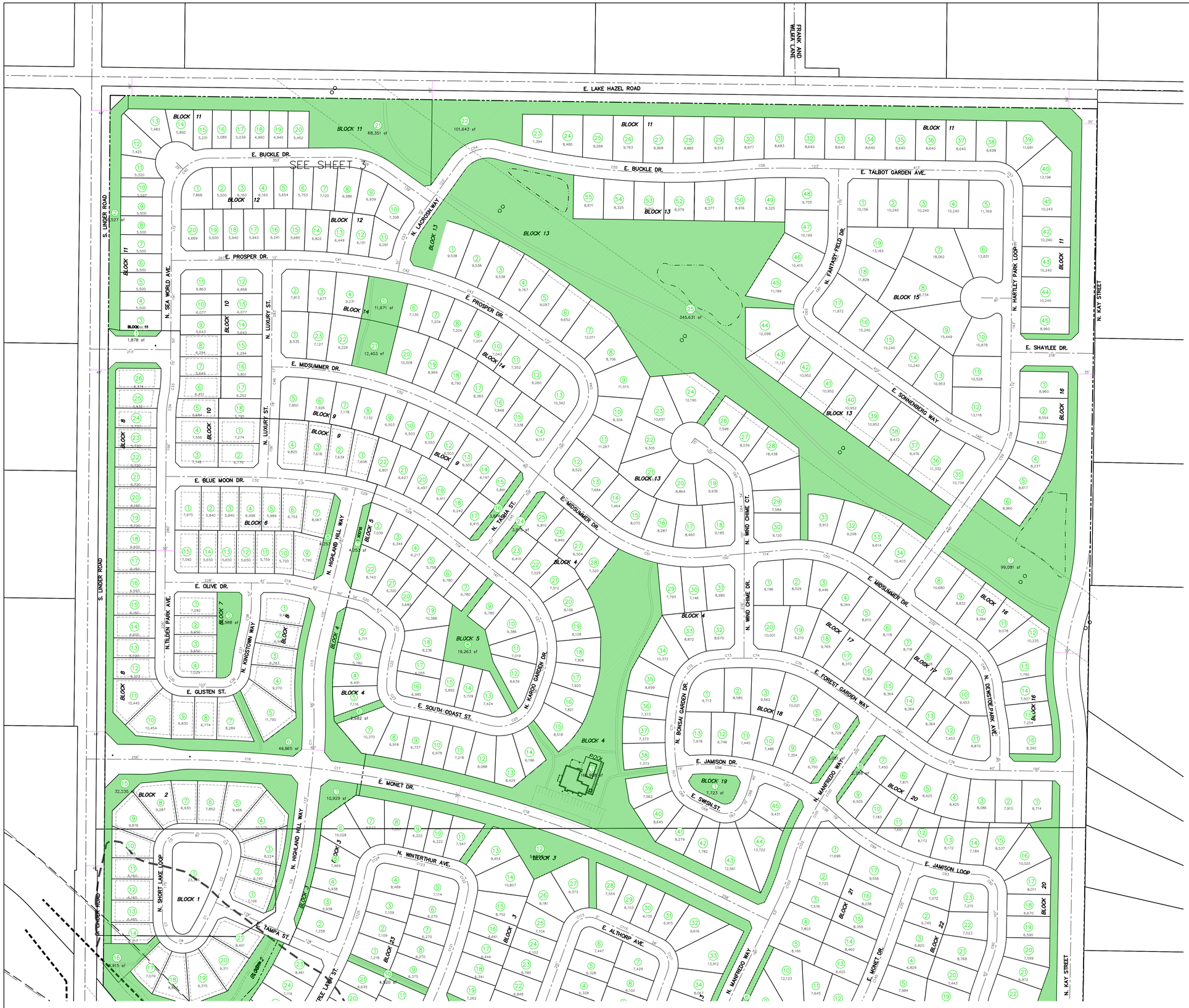
2017



SEE SHEET 3

REVISED		
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DRAWN BY: DAB | CHECKED BY: DAVID A. BAILEY P.E. | PROJECT: C2016-006 | DATE: 04-20-2017

PRELIMINARY PLAT UPDATE
SPRINGHILL SUBDIVISION
NE KUNA FARMS LLC

SHEET PP-4

Curve Table		
Curve #	Radius	Length
C1	722.00	96.12
C2	722.00	127.92
C3	50.00	89.36
C5	50.00	79.21
C7	100.00	37.06
C8	50.00	111.54
C9	900.00	266.12
C11	1000.00	134.30
C13	600.00	150.45
C16	3035.00	337.96
C17	3035.00	136.38
C18	3035.00	886.89
C19	300.00	68.34
C20	50.00	21.56
C21	50.00	61.01
C22	407.00	123.42
C23	50.00	69.90
C24	3163.00	235.32
C25	100.00	148.11
C26	260.00	75.31
C27	200.00	192.84
C28	600.00	206.28
C29	600.00	52.38
C30	600.00	53.41
C31	1750.59	181.44
C32	1750.59	61.53
C33	300.00	54.85
C34	300.00	54.85
C35	50.00	78.04
C36	50.00	74.04
C37	788.00	106.78
C38	300.00	70.65
C39	200.00	125.78
C40	100.00	155.69
C41	1524.00	321.48
C42	1524.00	41.23
C43	800.00	312.71
C44	100.00	157.08
C45	1200.00	52.75
C46	1200.00	42.18
C47	405.00	83.51
C48	695.00	76.72
C49	150.00	130.23
C50	300.00	213.76
C51	400.00	314.29
C52	1000.00	699.22
C53	200.00	83.59
C54	100.00	120.88
C55	1800.00	624.06
C56	1600.00	159.28
C57	50.00	78.65
C58	200.00	91.22
C59	200.00	30.15
C60	200.00	121.15
C61	709.00	66.55
C62	50.00	83.18
C63	300.00	45.22
C64	400.00	37.14
C65	100.00	85.83
C66	200.00	42.52
C67	50.00	78.94
C68	3163.00	64.50
C69	80.00	75.43
C70	586.87	33.01
C71	586.87	207.07
C72	100.00	123.76
C73	740.32	82.34
C74	740.32	64.31
C75	300.00	159.84
C76	300.00	182.05
C77	300.00	133.13
C78	150.00	111.93
C81	900.00	133.78
C82	900.00	278.72
C83	2814.00	43.58
C84	2814.00	259.97
C85	2814.00	162.59
C86	300.00	120.54
C88	200.00	84.37
C90	200.00	64.44
C92	50.00	77.72
C93	576.00	176.16
C94	576.00	229.49
C96	500.00	50.40
C97	500.00	196.03
C98	500.00	185.74
C100	1000.00	62.27
C101	1000.00	71.02
C102	600.00	110.09
C103	600.00	110.09
C104	1200.00	132.83
C105	1906.00	201.00
C106	50.00	82.63
C107	1600.00	70.40
C109	50.00	76.41
C110	1630.00	395.62
C111	1630.00	129.77
C113	50.00	81.41
C115	2842.00	151.19
C117	50.00	73.01
C119	1906.00	28.00
C120	1906.00	394.70
C121	1354.00	311.97
C122	50.00	75.13
C123	2842.00	179.32
C124	50.00	79.08
C125	1078.00	243.35
C126	1078.00	243.35
C127	50.00	72.33
C129	1600.00	87.33
C130	50.00	81.27
C131	1354.00	311.97
C133	50.00	79.04
C134	2538.00	577.75
C135	2538.00	220.33

Curve Table		
Curve #	Radius	Length
C136	2538.00	194.43
C137	50.00	70.69
C138	50.00	81.75
C139	1022.00	47.49
C140	2262.00	28.00
C141	2262.00	236.83
C142	2262.00	236.82
C143	2262.00	325.83
C144	2262.00	175.09
C145	1500.00	177.26
C146	600.00	177.62
C147	600.00	171.73
C148	50.00	78.54
C149	325.00	59.42
C150	275.00	50.28
C151	1775.59	24.68
C152	1175.00	31.90
C153	1175.00	9.40
C154	657.00	32.57
C155	657.00	8.39
C156	657.00	56.02
C157	657.00	7.61
C158	657.00	48.40
C159	657.00	23.65
C160	657.00	32.37
C161	775.00	48.32
C162	775.00	66.08
C163	775.00	66.08
C164	175.00	73.14
C165	825.00	50.82
C166	825.00	63.78
C167	825.00	63.78
C168	775.00	66.08
C169	775.00	56.39
C170	1499.00	8.91
C171	1499.00	104.08
C172	1499.00	86.46
C173	1499.00	71.51
C174	1499.00	60.58
C175	1025.00	54.22
C176	1025.00	52.01
C177	1025.00	68.84
C178	1025.00	94.21
C179	1025.00	71.95
C180	1025.00	63.82
C181	1025.00	63.82
C182	1025.00	63.82
C183	1025.00	63.82
C184	1025.00	63.82
C185	1025.00	63.82
C186	1025.00	63.82
C187	1025.00	61.80
C188	1025.00	62.01
C189	1025.00	22.25
C190	1025.00	63.78
C191	1025.00	63.78
C192	825.00	63.71
C193	825.00	20.79
C194	825.00	45.46
C195	825.00	42.43
C196	825.00	27.04
C197	125.00	20.65
C198	125.00	48.16
C199	125.00	58.73
C200	75.00	117.81
C205	1196.20	56.07
C206	1196.20	98.82
C207	1196.20	77.34
C208	1196.20	62.25
C209	1196.20	3.90
C210	1196.20	68.81
C211	862.00	14.26
C212	862.00	6.49
C213	862.00	47.52
C214	862.00	13.66
C215	862.00	40.35
C216	862.00	20.97
C217	862.00	33.04
C218	862.00	28.47
C219	862.00	25.54
C220	862.00	36.24
C221	1225.00	21.95
C222	1775.59	58.80
C223	1775.59	56.00
C224	1775.59	31.50
C225	625.00	24.51
C226	625.00	56.02
C227	625.00	29.81
C228	625.00	21.96
C229	625.00	51.77
C230	625.00	51.77
C231	625.00	51.77
C232	625.00	37.48
C233	1175.00	51.65
C234	975.00	13.06
C235	975.00	55.88
C236	975.00	61.09
C237	975.00	61.09
C238	975.00	61.09
C239	975.00	61.09
C240	975.00	61.09
C241	975.00	66.99
C242	975.00	67.43
C243	975.00	74.46
C244	975.00	60.56
C245	862.09	49.46
C246	862.09	9.77
C247	862.09	53.64
C248	862.09	5.97
C249	862.09	54.20
C250	862.09	11.62
C251	862.09	47.22
C252	1157.00	28.84
C253	1157.00	22.03
C254	1725.59	76.23
C255	1725.59	64.85
C256	1725.59	52.05
C257	1725.59	47.49
C258	325.00	50.20
C259	325.00	23.84
C260	3301.00	18.50
C261	3301.00	51.40
C262	3301.00	55.75

Curve Table		
Curve #	Radius	Length
C263	575.00	61.01
C264	575.00	62.26
C265	575.00	74.55
C270	75.00	24.55
C271	75.00	7.79
C274	75.00	25.38
C275	75.00	32.58
C276	75.00	33.56
C277	382.00	18.63
C278	382.00	54.69
C279	382.00	42.53
C280	25.00	34.95
C281	3188.00	87.58
C282	3188.00	48.53
C283	3188.00	49.64
C284	3188.00	51.43
C285	75.00	57.02
C286	75.00	20.27
C287	75.00	33.80
C289	235.00	38.09
C290	235.00	29.97
C291	175.00	59.23
C292	175.00	109.51
C299	462.00	49.02
C300	462.00	6.03
C301	462.00	43.99
C302	462.00	50.02
C303	550.00	98.44
C304	650.00	43.56
C305	650.00	76.14
C306	1050.00	52.05
C307	125.00	29.76
C308	125.00	59.03
C309	125.00	50.77
C310	125.00	15.14
C311	765.32	47.74
C312	1625.00	58.87
C313	275.00	49.04
C314	275.00	97.30
C315	275.00	0.18
C316	500.00	45.38
C317	500.00	4.03
C318	500.00	56.01
C319	500.00	16.14
C320	500.00	43.90
C321	500.00	28.64
C322	500.00	31.40
C323	500.00	41.02
C324	500.00	29.62
C325	525.00	55.72
C326	525.00	55.85
C327	425.00	6.92
C328	425.00	32.54
C329	125.00	34.80
C330	125.00	36.76
C331	125.00	42.43
C332	125.00	27.04
C333	38.00	28.33
C334	38.00	62.35
C335	38.00	65.11
C336	38.00	59.73

Curve Table		
Curve #	Radius	Length
C421	611.87	59.73
C422	611.87	59.73
C423	611.87	29.46
C424	550.00	5.84
C425	550.00	55.47
C426	550.00	63.17
C427	550.00	52.99
C428	550.00	0.48
C429	550.00	10.70
C430	550.00	26.32
C431	3020.00	49.39
C432	3020.00	80.78
C433	3020.00	60.00
C434	3020.00	58.00
C435	3020.00	56.00
C436	1768.00	59.86
C437	1768.00	2.98
C438	1768.00	49.74
C439	1768.00	12.11
C440	3020.00	73.30
C441	3020.00	32.10
C442	75.00	116.76
C443	243.00	99.20
C444	243.00	36.90
C445	403.00	9.23
C446	403.00	78.63
C447	343.00	83.19
C448	343.00	47.08
C449	25.00	40.71
C450	2817.00	63.06
C451	2817.00	86.80
C452	25.00	36.50
C453	238.00	19.41
C454	1655.00	39.33
C455	25.00	38.20
C456	724.87	34.90
C457	724.87	70.76
C458	724.87	70.76
C459	1655.00	57.90
C460	1655.00	57.90
C461	1655.00	57.90
C462	1655.00	57.90
C463	1655.00	57.90
C464	1768.00	66.68
C465	1768.00	4.09
C466	1655.00	57.87
C467	1655.00	51.30
C468	1655.00	53.90
C469	1655.00	11.55
C470	724.87	70.76
C471	3020.00	3.59
C472	3020.00	82.14
C473	1243.00	20.25
C474	1243.00	34.39
C475	747.00	46.80
C476	747.00	13.84
C477	75.00	32.90
C478	75.00	35.81
C479	75.00	36.34
C480	75.00	40.95

Curve Table		
Curve #	Radius	Length
C536	375.00	89.54
C537	375.00	86.35
C538	375.00	88.14
C539	275.00	65.88
C540	1379.00	55.88
C541	275.00	98.18
C542	275.00	31.88
C543	325.00	36.52
C544	325.00	63.89
C545	325.00	61.52
C546	325.00	49.61
C547	1768.00	42.50
C548	1768.00	19.35
C549	1379.00	51.89
C550	1379.00	51.89
C551	1379.00	59.27
C552	75.00	0.02
C553	75.00	38.88
C554	75.00	38.90
C555	75.00	44.11
C556	75.70	0.00
C557	1625.00	20.00
C558	275.00	87.77
C559	380.00	78.35
C560	720.00	7.78
C561	720.00	71.69
C562	275.00	74.36
C563	275.00	4.75
C564	125.00	83.63
C565	125.00	24.89
C566	325.00	22.95
C567	325.00	59.32
C568	325.00	58.06
C569	325.00	32.83
C570	765.32	29.10
C571	715.32	40.94
C572	1625.00	58.87
C573	275.00	49.04
C574	275.00	97.30
C575	275.00	0.18
C576	500.00	45.38
C577	500.00	4.03
C578	500.00	56.01
C579	500.00	16.14
C580	500.00	43.90
C581	500.00	28.64
C582	500.00	31.40
C583	500.00	41.02
C584	500.00	29.62
C585	525.00	55.72
C586	525.00	55.85
C587	425.00	6.92
C588	425.00	32.54
C589	125.00	34.80
C590	125.00	36.76
C591	125.00	35.72
C592	55.00	36.76
C593	55.00	20.47
C594	55.00	36.60
C595	55.00	38.73

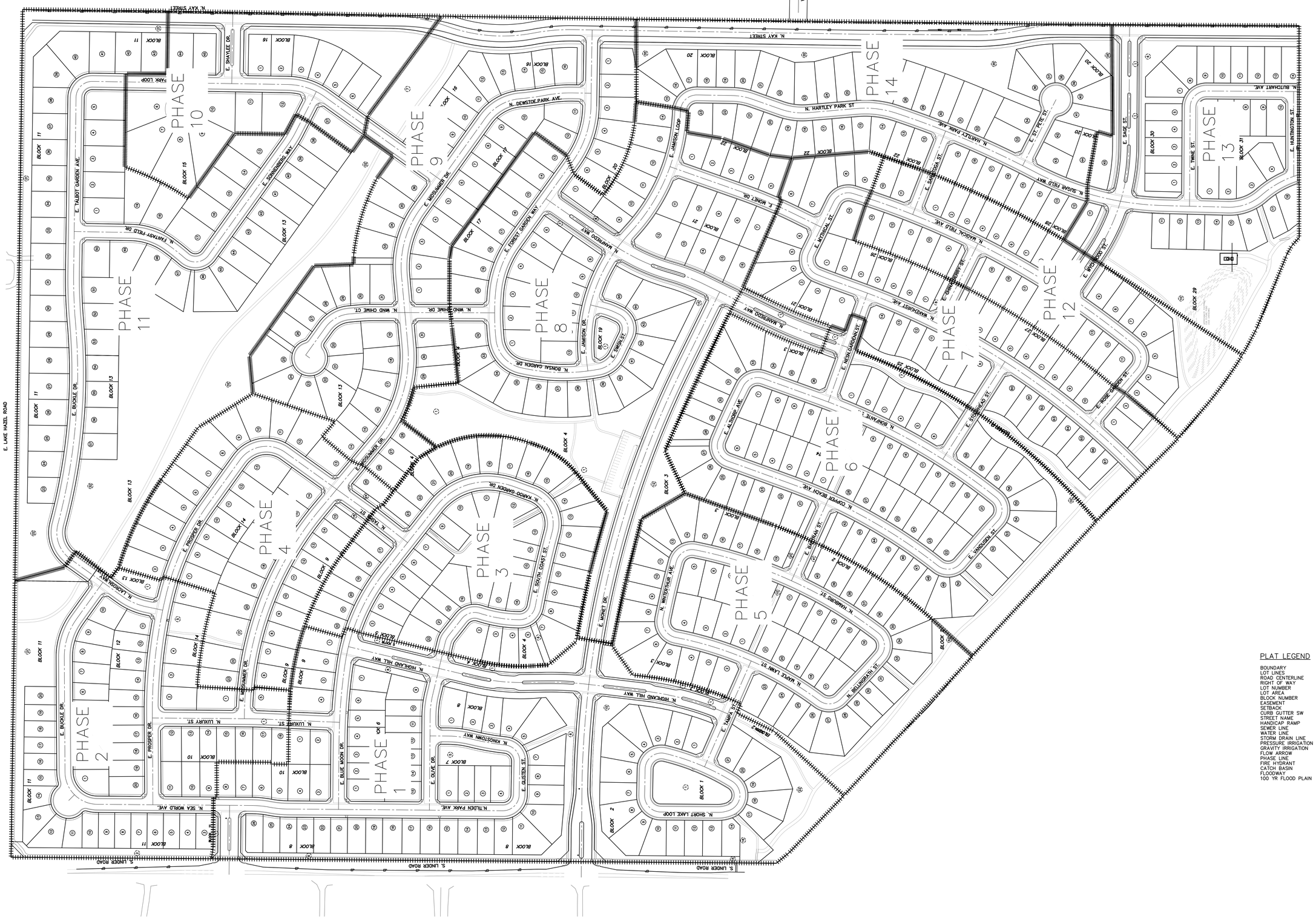
Curve Table		
Curve #	Radius	Length
C651	262.00	43.01
C652	262.00	10.28
C653	262.00	60.33
C654	262.00	48.30
C655	262.00	13.28
C656	150.00	40.91
C657	150.00	40.15
C658	570.00	74.65
C659	570.00	29.67
C660	630.00	34.80
C661	630.00	64.08
C662	630.00	16.71
C663	150.00	41.11
C664	150.00	49.04
C665	1475.00	54.00
C666	75.00	37.92
C667	75.00	35.87
C668	1768.00	35.25
C669	150.00	54.93
C670	25.00	40.88
C671	997.00	46.33
C672	150.00	34.58
C673	1047.00	48.65
C674	75.00	10.14
C675	75.00	38.69
C676	2287.00	17.08
C677	1768.00	26.60
C678	2400.00	30.35
C679	2400.00	21.66
C680	2400.00	61.95
C681	2400.00	28.94
C682	2400.00	25.56
C683	2400.00	33.73
C684	2400.00	20.77
C685	2400.00	40.42
C686	2400.00	14.07
C687	2400.00	45.21
C688	2400.00	9.29
C689	2400.00	56.56
C690	2287.00	51.88
C691	2287.00	51.93
C692	2287.00	51.93
C693	2287.00	51.93
C694	2513.00	46.39
C695	25.00	35.34
C696	150.00	31.36
C697	150.00	38.64
C698	150.00	41.55
C699	855.00	67.99
C700	855.00	61.17
C701	855.00	93.65
C702	2980.00	91.08
C703	2980.00	78.43
C704	2513.00	70.98
C705	2513.00	62.08
C706	2980.00	36.90
C707	2513.00	64.08
C708	1492.00	9.52
C709	1492.00	73.19
C710	1492.00	50.00

Curve Table		
Curve #	Radius	Length
C797	2980.00	56.13
C798	2980.00	74.23
C799	2980.00	67.84
C800	2980.00	29.94
C801	2980.00	18.52
C802	2980.00	54.03
C803	2980.00	54.00
C804	2980.00	91.68
C805	1492.00	60.00
C806	1492.00	8.76
C807	1492.00	7.01
C808	2980.00	17.20
C809	1245.00	85.06
C810	1245.00	52.75
C811	945.00	87.17
C812	3010.00	76.01
C813	930.50	231.07
C814	25.00	39.52
C815	2513.00	43.33
C816	2513.00	61.45
C817	2513.00	61.78
C818	2513.00	61.45
C819	2513.00	61.45
C820	2513.00	57.62
C821	2513.00	59.26
C822	2513.00	59.26
C823	2513.00	63.45
C824	1379.00	5.36
C825	2513.00	4.80
C826	2400.00	58.66
C827	2400.00	56.60
C828	2400.00	55.03
C829	2400.00	56.60
C830	2400.00	58.69
C831	2400.00	58.69
C832	2400.00	59.00
C833	2400.00	58.69
C834	2400.00	55.50
C835	2287.00	49.49
C836	2287.00	55.93
C837	2287.00	56.22
C838	2287.00	55.93
C839	2287.00	55.93
C840	2287.00	52.44
C841	2287.00	53.93
C842	2287.00	53.93
C843	2287.00	53.87
C844	2287.00	5.22
C845	2237.00	55.96
C846	1605.00	16.97
C847	2237.00	55.03
C848	2237.00	55.03
C849	2237.00	55.03
C850	2237.00	55.03
C851	2237.00	55.03
C852	2237.00	60.39
C853	150.00	42.05
C854	150.00	42.95
C855	150.00	39.03
C856	150.00	39.03
C857	150.00	30.06
C858	150.00	30.13
C859	150.00	43.84
C860	150.00	26.76
C861	150.00	26.76
C862	150.00	26.76
C863	715.32	72.70
C864	715.32	28.05
C865	75.00	92.82
C866	561.87	55.62
C867	561.87	104.09
C868	150.00	48.56
C869	150.00	47.23
C870	1931.00	45.15
C871	1768.00	26.12
C872	2867.00	13.37
C873	1931.00	56.11
C874	475.00	115.86
C875	55.00	41.76
C876	3188.00	65.01
C877	25.00	39.47
C878	175.00	37.17
C879	75.00	16.24
C880	1230.00	136.15
C882	3010.00	879.46
C883	275.00	64.76
C893	25.00	39.02
C896	25.00	37.02
C897	813.00	110.16
C898	630.50	158.10
C899	275.00	62.65
C900	325.00	41.95
C901	325.00	34.59
C902	763.00	25.37
C903	763.00	59.04
C904	763.00	18.98
C905	75.00	18.67
C906	75.00	38.89
C907	75.00	22.25
C908	75.00	31.25
C909	75.00	29.13
C910	75.00	29.04
C911	75.00	31.14
C912	325.00	23.64
C913	325.00	35.78
C914	275.00	16.73
C915	275.00	33.55
C916	1931.00	55.92
C917	1931.00	55.92
C918	1931.00	55.92
C919	197.00	30.15
C920	203.00	29.94
C921	3060.00	272.76
C922	969.50	85.12
C923	450.00	14.09

Curve Table		
Curve #	Radius	Length
C924	450.00	7.01
C925	3090.00	99.83
C926	3090.00	60.00
C927	3090.00	26.24
C928	650.00	49.08
C929	650.00	50.01
C930	650.00	110.65
C931	13.00	14.45
C932	13.00	0.21
C933	55.00	54.97
C934	55.00	33.52
C935	1931.00	55.92
C936	55.00	33.52
C937	55.00	58.59
C938	13.00	3.57
C939	601.00	114.30
C940	601.00	87.93
C941	1881.00	49.57
C942	25.00	41.31
C943	13.00	11.09
C944	1625.00	71.50
C945	1881.00	54.09
C946	1881.00	54.09
C947	1170.00	129.51
C948	1881.00	56.09
C949	1881.00	58.09
C950	1881.00	58.10
C951	1881.00	56.09
C952	1881.00	64.65
C953	1881.00	62.13
C954	1475.00	64.02
C955	1475.00	56.28
C956	1155.00	49.32
C957	1155.00	78.53
C958	125.00	33.07
C959	225.00	141.50
C967	1881.00	56.09
C968	1881.00	16.53
C969	1768.00	12.34
C970	1768.00	3.20
C971	1768.00	52.72
C975	125.00	151.10
C976	1775.00	59.02
C977	1775.00	81.49
C978	1775.00	80.86
C979	1775.00	80.41
C980	1775.00	80.13
C981	1775.00	80.01
C982	1775.00	80.06
C983	25.00	37.57
C984	2817.00	90.19
C985	2817.00	87.55
C986	25.00	39.54
C987	1103.00	49.52
C988	1103.00	59.84
C989	1103.00	59.84
C990	1103.00	59.79
C991	1103.00	20.00
C992	1103.00	55.85
C993	1103.00	51.86
C994	1103.00	51.86
C995	1103.00	51.86
C996	1103.00	37.55
C997	25.00	36.17
C998	1768.00	1.67
C999	1768.00	55.83
C1000	1575.00	85.97
C1001	25.00	40.63
C1002	1329.00	49.40
C1003	1329.00	54.12
C1004	1329.00	54.12
C1005	1329.00	54.12
C1006	1329.00	54.12
C1007	1329.00	54.12
C1008	1329.00	20.00
C1009	1329.00	59.81
C1010	1329.00	57.95
C1011	1329.00	57.95
C1012	1775.00	73.43
C1013	1625.00	6.84
C1014	1216.00	63.02
C1015	1216.00	14.49
C1016	1216.00	35.03
C1017	1216.00	22.15
C1018	1216.00	27.37
C1019	1216.00	29.81
C1020	1216.00	19.71
C1021	1216.00	37.46
C1022	1216.00	12.06
C1023	1216.00	49.52
C1024	1216.00	53.02
C1025	1216.00	14.94
C1026	1216.00	38.08
C1027	1216.00	27.89
C1028	1216.00	25.13
C1029	1216.00	40.85
C1030	1216.00	12.18
C1031	1625.00	80.21
C1039	1655.00	30.00
C1042	75.00	30.26
C1043	75.00	33.33
C1045	75.00	11.48
C1048	1768.00	35.73
C1049	1768.00	15.11
C1050	1768.00	46.75
C1058	1881.00	30.00
C1078	125.00	33.07
C1079	862.00	96.88
C1080	862.00	40.49
C1081	862.00	80.87
C1082	13.00	29.26
C1085	25.00	39.33
C1094	225.00	25.54

Curve Table		
Curve #	Radius	Length
C1095	225.00	78.76
C1096	225.00	32.00
C1097	734.00	68.89
C1098	25.00	41.59
C1104	275.00	20.98
C1105	275.00	20.48
C1108	175.00	38.38
C1112	13.00	29.26
C1113	55.00	61.45
C1114	55.00	53.21
C1115	55.00	35.05
C1116	55.00	39.04
C1117	55.00	58.83
C1118	555.00	42.26
C1119	2287.00	5.22
C1120	555.00	82.79
C1121	555.00	68.43
C1122	555.00	17.22
C1123	2513.00	4.80
C1124	225.00	11.16
C1125	225.00	50.10
C1126	225.00	50.10
C1128	2513.00	62.08
C1129	225.00	25.17
C1130	175.00	2.55
C1131	175.00	44.73
C1132	175.00	45.00
C1133	175.00	45.00
C1134	175.00	14.65
C1135	670.00	47.36
C1136	670.00	26.59
C1137	430.00	35.42
C1138	430.00	53.24
C1139	565.00	116.50
C1140	535.00	277.54
C1141	565.00	176.60
C1142	353.00	39.48
C1143	353.00	78.61
C1144	353.00	78.61
C1145	353.00	17.51
C1146	545.00	78.64
C1147	545.00	46.91
C1148	325.00	36.09
C1149	325.00	63.52
C1150	325.00	63.52
C1151	325.00	34.10
C1152	970.00	27.30
C1153	525.00	13.45
C1154	551.00	30.88
C1155	551.00	67.30
C1156	551.00	75.54
C1157	551.00	80.58
C1158	551.00	80.58
C1159	551.00	53.16
C1160	75.00	8.98
C1161	75.00	35.87
C1162	75.00	35.87
C1163	75.00	35.87
C1164	225.00	8.56
C1165	225.00	50.10
C1166	225.00	13.83
C1167	175.00	33.83
C1168	175.00	39.99
C1169	325.00	51.63
C1170	325.00	60.09
C1171	325.00	18.87
C1172	2839.00	41.14
C1173	2839.00	60.00
C1174	2839.00	60.00
C1175	2839.00	60.00
C1176	2839.00	60.12
C1177	2839.00	107.24
C1178	52.00	21.07
C1179	52.00	50.71
C1180	52.00	31.69
C1181	52.00	31.69
C1182	52.00	31.69
C1183	52.00	31.69
C1184	52.00	63.26
C1185	2839.00	6.14
C1186	875.00	91.55
C1187	875.00	70.02
C1188	875.00	61.77
C1189	875.00	7.30
C1190	570.00	128.38
C1191	565.00	126.60
C1192	635.00	142.29
C1193	2979.00	70.24
C1194	2979.00	62.96
C1195	2979.00	62.96
C1196	2979.00	62.96
C1197	2979.00	62.96
C1198	2979.00	83.62
C1199	438.00	28.20
C1200	438.00	17.76
C1201	438.00	42.29
C1202	438.00	43.31
C1203	438.00	20.75
C1204	438.00	64.06
C1205	438.00	0.79
C1206	438.00	48.64
C1207	655.00	23.27
C1208	545.00	31.93
C1209	545.00	90.20
C1210	550.00	136.92
C1211	175.00	37.75
C1212	175.00	18.63
C1213	25.00	38.86
C1214	601.00	66.37
C1215	601.00	80.21
C1216	1525.00	43.30
C1217	1525.00	67.32
C1218	1525.00	67.56
C1219	1525.00	2.03

Curve Table		
Curve #	Radius	Length
C1220	75.00	49.42
C1221	75.00	56.61
C1222	2563.00	52.03
C1223	2563.00	59.67
C1224	2563.00	46.84
C1225	2789.00	53.57
C1226	2789.00	60.00
C1227	2789.00	9.40
C1228	275.00	68.96
C1229	275.00	41.53
C1230	225.00	34.61
C1231	225.00	44.73
C1232	225.00	15.57
C1233	2676.00	63.03
C1234	2676.00	60.01
C1235	2676.00	48.00
C1236	2563.00	45.44
C1237	2563.00	51.54
C1238	2563.00	51.54
C1239	2563.00	51.54
C1240	2563.00	51.54



PLAT LEGEND

BOUNDARY
LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
LOT NUMBER
LOT AREA
BLOCK NUMBER
EASEMENT
SETBACK
CURB GUTTER SW
STREET NAME
HANDICAP RAMP
SEWER LINE
WATER LINE
STORM DRAIN LINE
PRESSURE IRRIGATION
GRAVITY IRRIGATION
FLOW ARROW
PHASE LINE
FIRE HYDRANT
CATCH BASIN
FLOODWAY
100 YR FLOOD PLAIN

1 / 6,500 ft²
BLOCK 7
W. ASHTON DR.
PHASE 1

100 0 50 100 200
SCALE IN FEET

OWNER
NE KUNA FARMS LLC
6152 W HALF MOON LANE
EAGLE, ID 83616

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
4242 N BROOKSIDE LANE
BOISE, ID 83714
938-0013

PLANNER
TIM ECK
6152 W HALF MOON LANE
EAGLE, ID 83616

DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL - 202.96 ACRES
TOTAL LOTS - 710
BUILDABLE LOTS - 671
COMMON LOTS - 39
DENSITY DU/ACRE - 3.31

ZONING
EXISTING - R6
PROPOSED - R6

SEWAGE DISPOSAL
KUNA CITY SEWER

WATER SUPPLY
KUNA CITY WATER

CITY
KUNA

SCHOOL DISTRICT
KUNA

FIRE DISTRICT
KUNA

IRRIGATION DISTRICT
BOISE-KUNA IRRIGATION DISTRICT

REVISED		
NO.	DATE	DESCRIPTION

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LANE
BOISE, ID 83714
TEL 208-938-0013
www.baileyengineers.com

DRAWN BY: DAB | CHECKED BY: DAVID A. BAILEY P.E. | PROJECT: C2016-006 | DATE: 05-10-2017

CONCEPTUAL PHASING PLAN
SPRINGHILL SUBDIVISION
NE KUNA FARMS LLC

SHEET C-12

This is the original landscape plan, approved in 2007.

NOTES

1. ALL PLANTS SHALL MEET OR EXCEED MINIMUM KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS SOUTH OF MONET DRIVE WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY DEVELOPER).
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
4. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER.

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B&B
	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	6-8' HT B&B
SHADE TREES			
	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CALIP B&B
	DEBORAH MAPLE	ACER PLATANOIDES 'DEBORAH'	2" CALIP B&B
	LONDON PLANETREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	2" CALIP B&B
	RED HORSECHESTNUT	AESCULUS X CARNEA	2" CALIP B&B
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SKYCOLE'	2" CALIP B&B
	WORPLESDON SWEETGUM	LIQUIDAMBAR STYRACIFLUA	2" CALIP B&B
ORNAMENTAL TREES			
	ARISTOCRAT PEAR	PYRUS CALLERYANA 'ARISTOCRAT'	2" CALIP B&B
	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	2" CALIP B&B
	PRAIRIFIRE CRABAPPLE	MALUS 'PRAIRIFIRE'	2" CALIP B&B
	REDBUD	CERCIS CANADENSIS	2" CALIP B&B
	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2" CALIP B&B
	WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	2" CALIP B&B
SHRUBS/ORNAMENTAL GRASSES			
	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL
	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	2 GAL
	CHAMPLAIN ROSE	ROSA 'CHAMPLAIN'	5 GAL
	CREEPING MAHONIA	MAHONIA REPENS	3 GAL
	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	3 GAL
	D'ABOLO NINEBARK	PHYSOCARPUS OPULIFOLIUS 'MONLO'	5 GAL
	DWARF ARCTIC WILLOW	SALIX PURPUREA 'NANA'	5 GAL
	FLAME GRASS	MISCANTHUS SINENSIS 'PURPURASCENS'	2 GAL
	GOLDFLAME SPIREA	SPIRAEA X BUMALDA 'GOLDFLAME'	3 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	NEARLY WILD ROSE	ROSA 'NEARLY WILD'	3 GAL
	SPRING GLORY FORSYTHIA	FORSYTHIA X INTERMEDIA 'SPRING GLORY'	5 GAL
	HENRY'S GARNET SWEETSPIRE	ITEA VIRGINICA 'HENRY'S GARNET'	5 GAL

LAWN | UNMOWN GRASSES | RIPARIAN BIOSWALE

DEVELOPMENT FEATURES

TOTAL AREA	22.54 ACRES
TOTAL LOTS	767
SINGLE-FAMILY LOTS	702
MULTI-FAMILY LOTS	2
COMMON AREA/ OPEN SPACE/ LANDSCAPE LOTS	65
EXISTING ZONING	A
PROPOSED ZONING	R6 & R-20
OWNER/ DEVELOPER	PONER RIVER, LLC PO BOX 344 MERIDIAN, ID 83680

SPRINGHILL SUBDIVISION

KUNA, IDAHO

NORTH

150' 75' 0 150' 300'

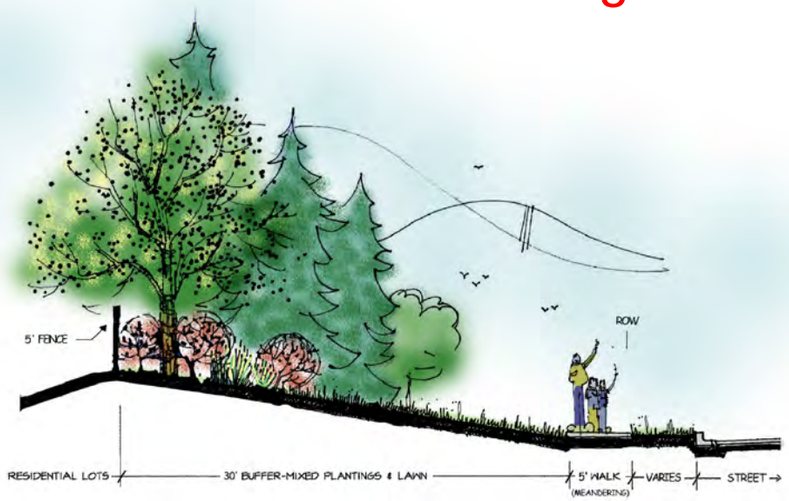
SCALE: 1" = 150'

OCTOBER 2, 2006

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1500 E. IRON EAGLE DRIVE
EAGLE, ID 83616
TEL 208-938-0013
FAX 208-938-0516

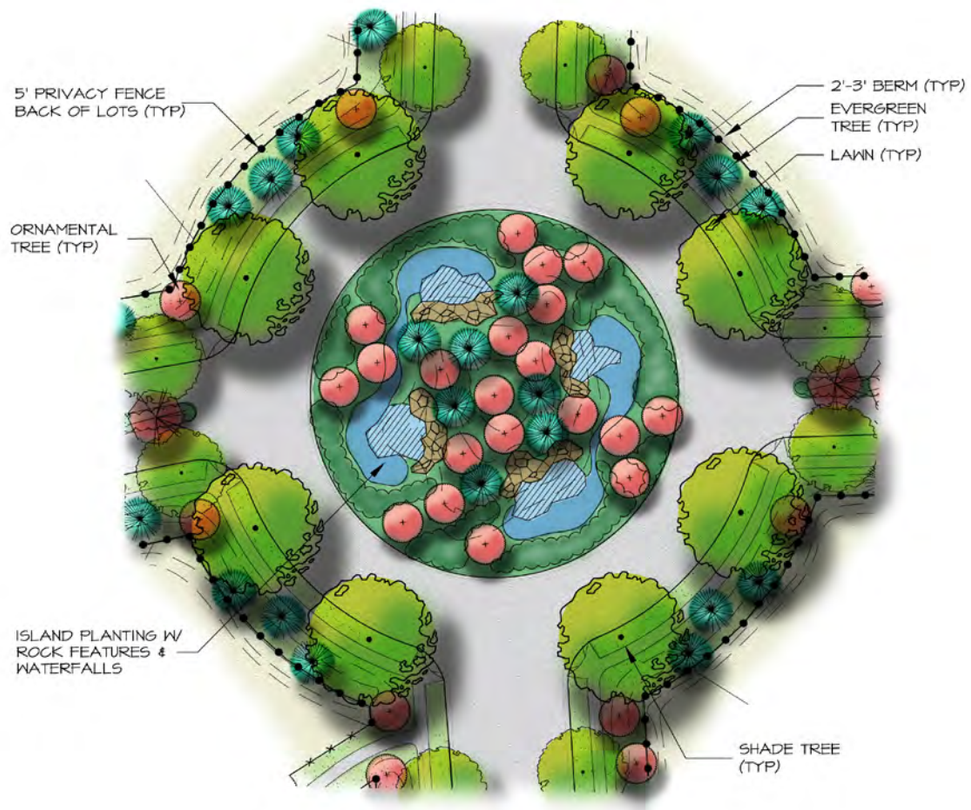
JENSENBELTS ASSOCIATES
Site Planning
Landscape Architecture

This is the original landscape plan, approved in 2007.



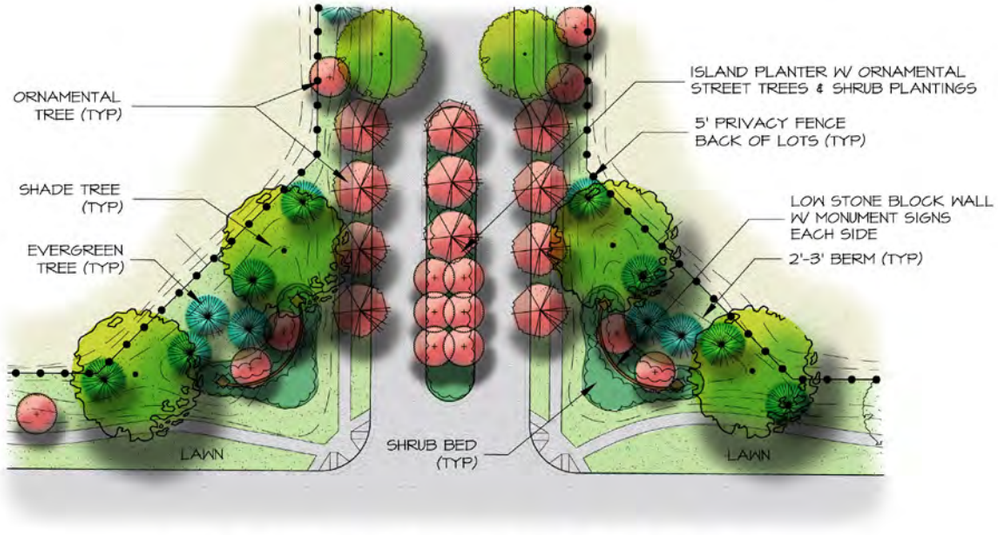
TYPICAL BUFFER SECTION

NOT TO SCALE



MONET DRIVE ROUNDABOUT

COMMUNITY POOL AND PARK



TYPICAL ENTRY AND BUFFER PLAN

SPRINGHILL SUBDIVISION

KUNA, IDAHO

25' 0 25' 50'

SCALE: 1" = 25'

OCTOBER 2, 2006

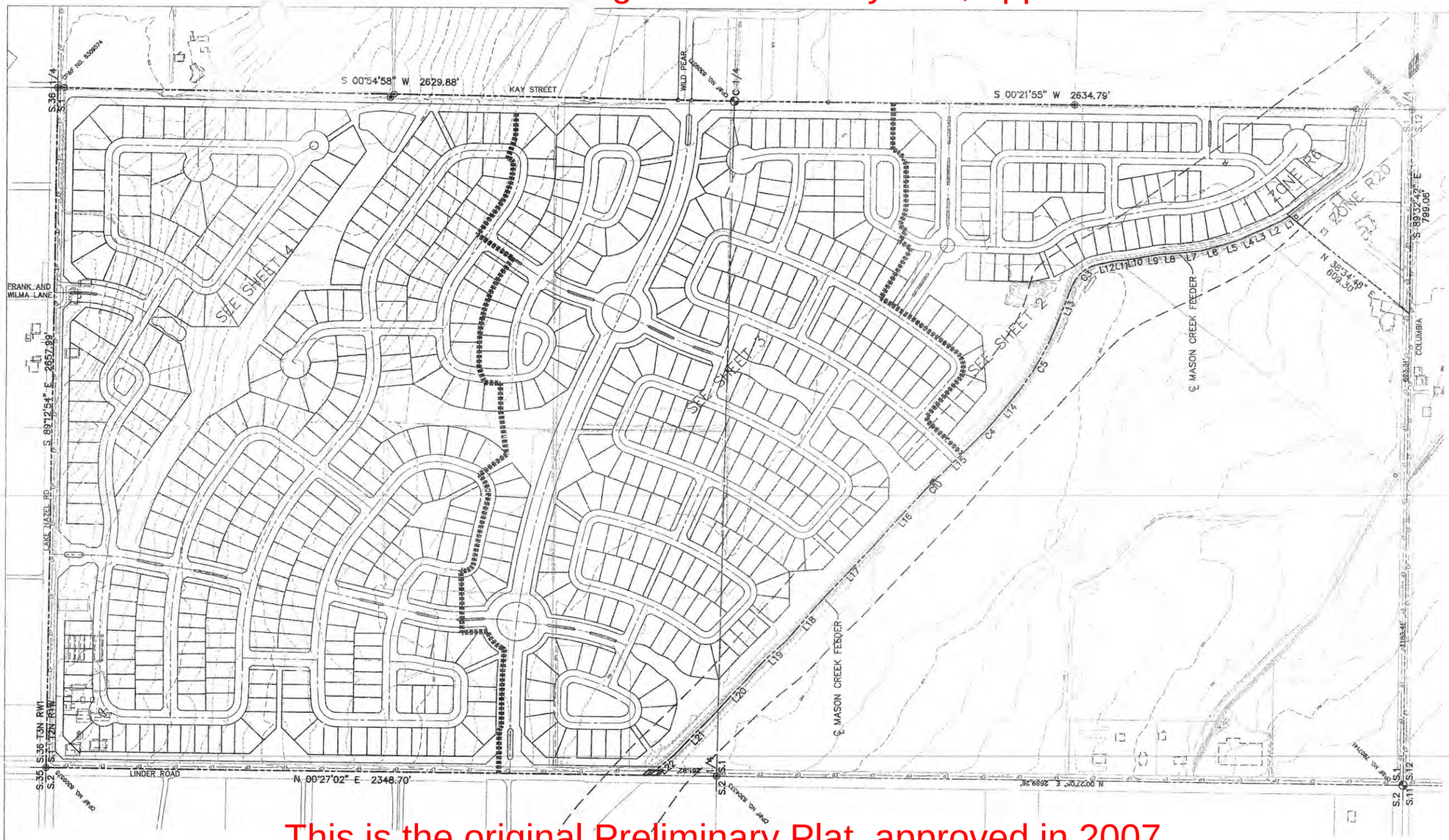
Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1500 E. IRON EAGLE DRIVE
EAGLE, ID 83616
TEL 208-938-0313
FAX 208-938-0515

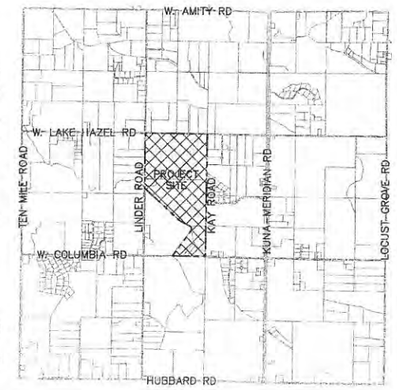
JENSENBELTS ASSOCIATES
Site Planning
Landscape Architecture

This is the original Preliminary Plat, approved in 2007.

PRELIMINARY PLAT FOR SPRINGHILL SUBDIVISION

A PORTION OF THE WEST 1\2 OF SECTION 1
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2006





SPRINGHILL SUBDIVISION

SCALE 1" =3000'

OWNER
POWDER RIVER DEVELOPMENT LLC
PO BOX 344
MERIDIAN, ID 83680

RUSSELL DURRANT
8397 S OLD FARM PL
MERIDIAN, ID 83642

GREGORY JOHNSON
1280 E PIENZA ST
MERIDIAN, ID 83642

DEVELOPER
POWDER RIVER DEVELOPMENT LLC
PO BOX 344
MERIDIAN, ID 83680

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
1500 E IRON EAGLE DR.
EAGLE, ID 83616
938-0013

PLANNER
KENT BROWN
BAILEY ENGINEERING, INC.
1500 E IRON EAGLE DR.
EAGLE, ID 83616
938-0013

DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL - 225.54 ACRES
TOTAL LOTS - 767
BUILDABLE LOTS - 704
COMMON LOTS - 63
DENSITY DU/ACRE - 3.12

ZONING
EXISTING - A
PROPOSED - R6 & R20

SEWAGE DISPOSAL
KUNA CITY SEWER

WATER SUPPLY
KUNA CITY WATER

CITY
KUNA

SCHOOL DISTRICT
KUNA

FIRE DISTRICT
KUNA

IRRIGATION DISTRICT
BOISE-KUNA IRRIGATION DISTRICT

200 0 100 200 400
SCALE IN FEET

SEE SHEET 2 FOR NOTES

This is the original Preliminary Plat, approved in 2007.

NOTES:

1. ALL LOT LINES COMMON TO A PUBLIC RIGHT OF WAY HAVE A 10' UTILITY EASEMENT.
2. A 10' UTILITY EASEMENT IS LOCATED ADJACENT TO THE EXTERIOR BOUNDARY.
3. ALL SIDE YARD LOT LINES HAVE A 5' DRAINAGE & IRRIGATION EASEMENT ON EACH SIDE OF THE LOT LINE UNLESS OTHERWISE SHOWN.
4. MUNICIPAL SEWER AND WATER SERVICES SHALL BE PROVIDED TO EACH LOT.
5. DRAINAGE FOR THE PUBLIC STREETS WILL BE COLLECTED IN STORM DRAIN CATCH BASINS AND ROUTED THROUGH SAND AND GREASE TRAPS TO SEEPAGE BEDS.
6. ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE FAMILY RESIDENTIAL LOTS, WITH THE EXCEPTION OF LOT 1 BLOCK 1, LOT 1 BLOCK 2, LOT 1 BLOCK 3, LOT 1 BLOCK 4, LOT 21, 43 & 96 BLOCK 5, LOT 1 BLOCK 6, LOT 1 BLOCK 9, LOT 1 BLOCK 10, LOT 10 BLOCK 11, LOT 1 BLOCK 12, LOT 10 BLOCK 13, LOT 1 BLOCK 14, LOT 1 BLOCK 15, LOT 1 & 14 BLOCK 16, LOT 8 BLOCK 17, LOT 1 BLOCK 18, LOT 5 BLOCK 19, LOT 1 BLOCK 20, LOT 1 BLOCK 21, LOT 8 BLOCK 22, LOT 13 & 23 BLOCK 23, LOT 7 BLOCK 25, LOT 1 BLOCK 26, LOT 1 BLOCK 27, LOT 1 BLOCK 28, LOT 1 BLOCK 29, LOT 1 BLOCK 30, LOT 1 BLOCK 31, LOT 1 BLOCK 32, LOT 1 BLOCK 33, LOT 20 & 38 BLOCK 34, LOT 1 BLOCK 35, LOT 1 BLOCK 36, LOT 1 BLOCK 37, LOT 18 & 35 BLOCK 38, LOT 10 BLOCK 39, LOT 13 BLOCK 40, LOT 1 BLOCK 41, LOT 1 BLOCK 42, LOT 7 BLOCK 43, LOT 23 BLOCK 44, LOT 8 BLOCK 45, LOT 46 BLOCK 10, LOT 47 BLOCK 14, LOT 1 BLOCK 48, LOT 1 BLOCK 49, LOT 1 BLOCK 50, LOT 1 BLOCK 51, LOT 1 BLOCK 52, LOT 1 BLOCK 53, LOT 10 & 42 BLOCK 54, LOT 6 BLOCK 55, LOT 5 BLOCK 56, LOT 7 BLOCK 57 AND LOT 1 BLOCK 58 WHICH ARE COMMON AREA LOTS ALL OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL SAID COMMON LOTS SHALL HAVE A BLANKET UTILITY AND DRAINAGE EASEMENT.
7. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER. PRESSURE IRRIGATION WILL BE SUPPLIED TO ALL LOTS IN THIS SUBDIVISION.
8. NO DIRECT ACCESS TO LAKE HAZEL, LINDER, KAY, COLUMBIA AND MONET WILL BE ALLOWED UNLESS APPROVED BY CITY OF KUNA AND ADA COUNTY HIGHWAY DISTRICT.
9. ALL EXISTING BUILDINGS ON SITE TO BE REMOVED.

PROFESSIONAL LAND SURVEYOR
4431
9-26-06
STATE OF IDAHO
D. TERRY PEVEH

PLAT LEGEND

BOUNDARY
LOT LINES
ROAD CENTERLINE
RIGHT OF WAY
LOT NUMBER
LOT AREA
BLOCK NUMBER
EASEMENT
SETBACK
CURB GUTTER
STREET NAME
HANDICAP RAMP
SEWER LINE
WATER LINE
STORM DRAIN LINE
PRESSURE IRRIGATION
GRAVITY IRRIGATION
FLOW ARROW
PHASE LINE
FIRE HYDRANT
CATCH BASIN

SURVEY LEGEND

FOUND 1/2" IRON PIN
FOUND 5/8" IRON PIN
FOUND BRASS CAP MONUMENT
FOUND ALUMINUM CAP MONUMENT
CALCULATED POINT
PROPERTY BOUNDARY LINE
PARCEL LINE
SECTION LINE
1/4 SECTION LINE
CENTERLINE DITCH

LINE TABLE

LINE	LENGTH	BEARING
L1	41.13	N 32°56'16" W
L2	78.89	N 24°37'30" W
L3	44.63	N 21°59'35" W
L4	47.62	N 27°12'47" W
L5	79.89	N 17°42'08" W
L6	74.70	N 16°06'01" W
L7	60.82	N 08°18'31" W
L8	80.04	N 03°58'22" W
L9	89.07	N 10°11'33" W
L10	50.61	N 09°35'59" W
L11	35.56	N 03°44'28" W
L12	69.49	N 12°24'16" W
L13	163.65	S88°25'33"E
L14	87.82	S50°25'59"E
L15	234.52	S44°47'58"E
L16	288.72	S47°28'04"E
L17	292.85	S47°03'31"E
L18	221.73	S49°17'03"E
L19	151.99	S44°48'15"E
L20	231.99	S47°26'55"E
L21	235.17	S46°10'44"E
L22	126.02	S39°54'33"E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C3	143.00	138.82	134.32	N 40°24'54" W	56°01'16"
C4	1100.00	108.16	108.11	S 47°36'56" E	5°38'01"
C5	1082.00	339.78	338.39	S 59°25'46" E	17°59'34"
C6	544.00	167.82	166.98	N 17°08'55" W	17°39'17"
C7	868.00	351.81	349.50	S 16°48'19" E	23°13'45"
C8	113.00	167.43	152.53	S 86°47'28" E	84°53'37"
C9	100.00	86.94	84.22	N 72°19'16" W	49°48'37"
C10	1100.00	51.55	51.54	N 46°08'31" W	2°41'06"

REVISED	
NO.	DATE DESCRIPTION

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1500 E. IRON EAGLE DRIVE
EAGLE, ID 83616
TEL 208-938-0013
FAX 208-938-0516

DRAWN BY: JAA | CHECKED BY: DAVID A. BAILEY P.E. | PROJECT NO. C25094 | DATE: 0 -25-06

PRELIMINARY PLAT
SPRINGHILL SUBDIVISION
POWDER RIVER DEVELOPMENT LLC

SHEET PP-1

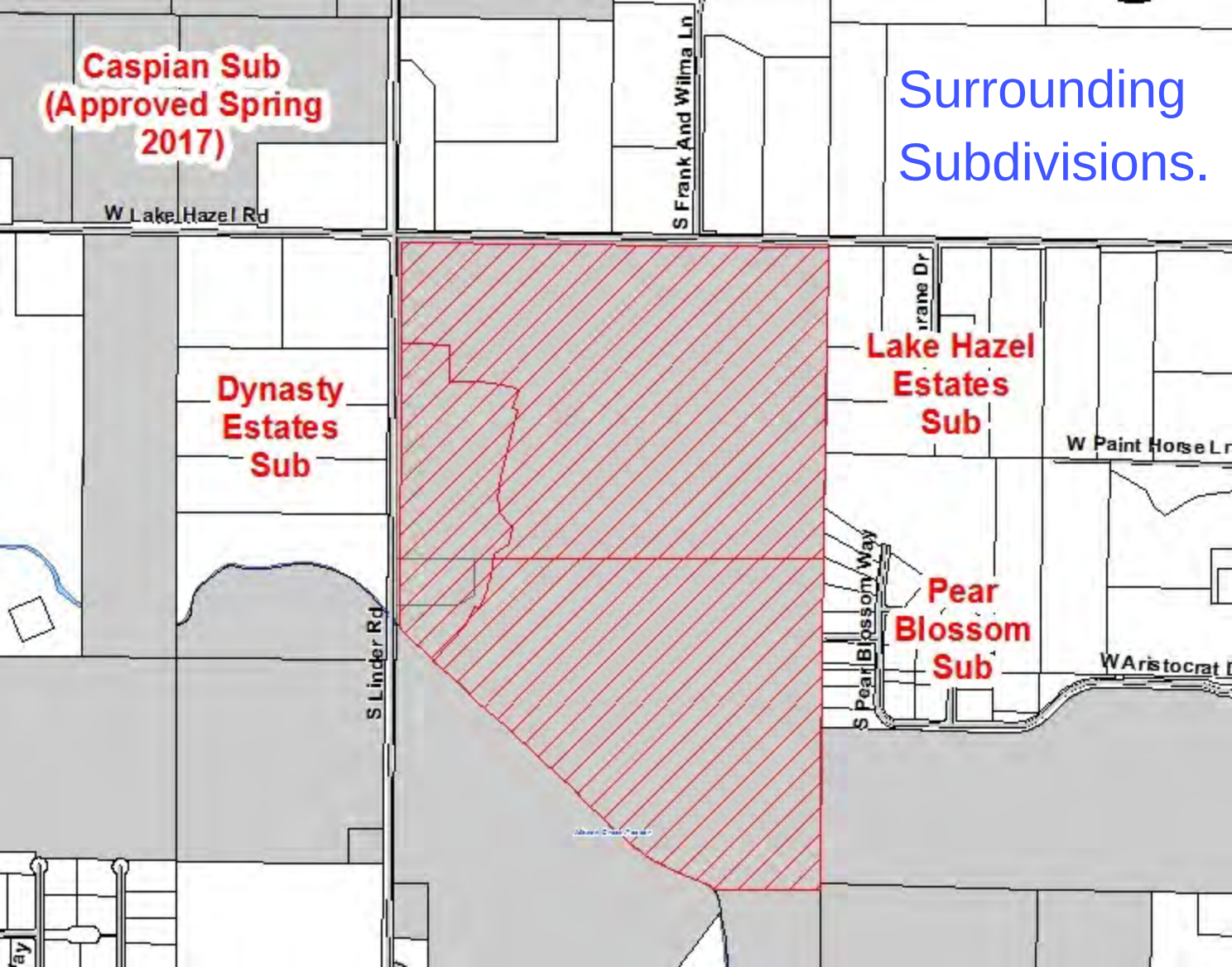

Caspian Sub
(Approved Spring
2017)
W Lake Hazel Rd
S Frank And Wilma Ln
Surrounding
Subdivisions.
Dynasty
Estates
Sub
S Linder Rd
Lake Hazel
Estates
Sub
W Paint Horse Ln
Pear
Blossom
Sub
S Pear Blossom Way
W Aristocrat

Exhibit B 1

CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

ANTONIO M CONTI
CITY ENGINEER

Telephone (208) 639-5343; Fax (208) 287-1731
Email: aconti@kunaid.gov

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Antonio M Conti
Kuna City Engineer

RE: Springhill
17-05-S

DATE: June 12, 2017

The City Engineer has reviewed the Preliminary Plat of the above applicant dated May 12, 2017. It is noted that specific development plans are provided, which includes 678 single family lots, 30 common lots for a total of 708 lots. Construction Drawings for Phase 1 have already been approved. Accordingly, the City Engineer provides the following comments:

1. **Sanitary Sewer Needs**

   a) The applicant's property is presently used for agricultural purposes, is not connected to City services and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table. City Code (6-4-2O) requires connection to the City sewer system for all sanitary sewer needs.
   b) The property is located within the Memory Ranch sewer shed which discharges to the Memory Ranch Lift Station and thence to the North Wastewater Treatment Plant.
   c) When connecting to the sewer system, the applicant will need to abide by any relevant sewer reimbursement policies and agreements and any relevant connection fees.
   d) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan, particularly to the providing of sewer mains and trunk lines in the master plan.
   e) The nearest Sewer Main capable of serving this property lies on lake Hazel Road and Ten Mile Road. The applicant proposes the construction of a lift station to serve the development. The construction drawings for the lift station are part of the approved plans for Phase 1.
   f) At all reasonable locations where sewer service could be extended to adjoining properties, sewer mains should be stubbed to the property line or extended in right-of-way in or adjacent to the project – both at useable depths.

g) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer at 639-5343.

2. Potable Water Needs

a) The applicant's property is presently used for agricultural purposes, it is not connected to City water service and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table. City Code (6-4-2X) requires connection to the City water system for all potable water needs. The City has sufficient potable water supply to serve this site.
b) The nearest point of water connection for the property lies at the intersection of Linder Road and Columbia Road. Construction drawings to bring the water main to the site are part of the approved plans for Phase 1
c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
d) For any connected load, it is recommended this application be conditioned to conform to the water master plan. Specifically, 12-inch water mains are required in the portions of the project fronting Linder Road and Ten Mile Road.
e) 8-inch water mains should be installed by developer in internal subdivision streets.
f) The City Engineer concludes redundancy of water transmission route to the development site is not provided by existing facilities. This matter is under consideration in the City's CIP.
g) For assistance in locating existing facilities, please contact the City Engineer at 638-5343.

3. Pressure Irrigation

a) The property's irrigation needs are presently served by local canals from surface water rights. The applicant's property is not connected to the City pressure irrigation system. Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2I) and the public interest, is not accounted for in the approved Water Master Plan and the City Engineer recommends connection to existing City pressurized irrigation facilities. When connecting to the pressure irrigation system, the applicant will need to abide by any relevant irrigation reimbursement policies and agreements and any relevant connection fees.
b) It is recommended this project be conditioned to require connection and annexation to the City Pressure Irrigation system at the time of development. It is further recommended that annexation into the municipal irrigation district and pooling of water rights is a requirement at the time of final platting.
c) The development is subject to connection fees based on number of dwellings and lot size for the residential area and based on ultimate landscaped area and lot size for the commercial area and common lots, as provided in City Resolutions.
d) The applicant proposes the construction of a pressure irrigation basin and pump station. Construction drawings for the pump station and pond are included in the approved plans for Phase 1. The applicant proposes to use the existing pond. The new pond will need to be constructed prior to reaching the development of 360 lots.
e) For any connected load, it is recommended this application be conditioned to conform to the Pressure Irrigation Master Plan. The Master Plan designates the providing of trunk lines in the Linder Road and Ten Mile Road frontages.

f) It is recommended that conformity with approved City PI standards is required, including the providing of adequately sized internal and boundary loop lines.
g) For assistance in locating existing facilities, please contact the City Engineer at 639-5343.

4. Grading and Storm Drainage

The following is required because alteration of surface features is proposed (such as grading or paving) in connection with this application:

a) Runoff from public right-of-way is regulated by ACHD or ITD, depending on the agency responsible for the right-of-way. Plans are required to conform to the appropriate agency standards.
b) Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions or disposal at locations different than provided historically, approval of the operating entity is required. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of any private disposal system.
c) The city is now requiring with every new development, a documentation map that illustrates the surface and sub-surface water irrigation supply as well as drainage ways that exist in the applicant's property and in the right-of-way adjacent to the proposed development to be submitted as part of construction plans. The map must include 2-foot contours, a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within and adjacent to the proposed development. Open and piped facilities should be noted. The map should include any proposed changes to the systems.
d) All upstream drainage rights and downstream water delivery rights are to be preserved as a condition of development. Constructed facilities to preserve these rights must be designed by a licensed professional engineer, plans provided with the project plan set for review by the City Engineer and constructed in a manner and with materials acceptable to the City Engineer. Facilities provided must be accessible (easements or right-of-way) for continued maintenance, and if necessary, replacement.

5. General

a) With the addition of this property into the corporate limits of Kuna and its potential connection to water and irrigation services, this property will be placing demand not only on constructed facilities but on water rights provided by others. It is the reasonable expectation, in return, that this property transfer to the City, at time of connection, any conveyable water rights by deed and "Change of Ownership" form from IDWR. The domestic water right associated solely with a residence and ½ acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.
b) A plan approval letter will be required if this project affects any local irrigation districts or its facilities. Kuna Canal is one of those facilities.
c) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.

d) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
e) State the vertical datum used for elevations on all drawings.
f) Provide engineering certification on all final engineering drawings.
g) The submittals attached to the application include some alignments for City infrastructure. This information is helpful but has not been reviewed in detail and has not received City Engineer approval. The applicant is advised that detailed review and plan approval occurs at the time of approval of the official project improvement plans.

6. Inspection Fees

An inspection fee will be required for City inspection of the construction of any public or community water, sewer and irrigation facility associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current City inspection fee is $1.00 per lineal foot of sewer, water and irrigation related pipe and payment is due and payable prior to City's scheduling of a pre-construction conference.

7. Right-of-Way

The subject property fronts on its north and west side by section line principal arterial street (Linder Road and Ten mile Road - ACHD). The following conditions are related to these classified streets and future quarter line classified streets and apply at the time of development:

a) Sufficient half right-of-way on the quarter line and section line for existing and future classified streets should be provided pursuant to City and ACHD standards.
b) It is recommended approaches onto the classified streets comply with ACHD approach policies.
c) It is recommended sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, are provided in connection with property development.
d) Residential Easements – City Code (6-3-8) requires the providing of 10-foot front and back lot line easements and side-lot easements, as necessary. The City Engineer recommends the following:
    a. 10-foot minimum subdivision boundary easement;
    b. 10-foot minimum street frontage easement;
    c. 10-foot back lot line easement as required in code;
    d. 5-foot minimum side lot line easement and wider easements in instances where underground pipelines are constructed in them;
    a. Additional easements as needed for facilities not in right-of-way - of width and alignment acceptable to the City Engineer.

8. As-Built Drawings

As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes, but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat approval is granted.

9. Phasing of Development

a) Any phasing plan, to be acceptable, must extend city services, extend transportation facilities and extend other utilities in a manner to maintain reliable service to the buildable lots in the subdivision and not disrupt service to neighboring properties.
b) A phasing plan, to be acceptable, must not delay expenditures for infrastructure to burden with expenses in a disproportionate manner the later phases of a project.
c) Irrespective of compliance with the above conditions, the City Engineer in general does not approve or reject phasing plans without the advice and consent of the Planning and Zoning Director.

10. Property Description

a) The applicant provided a metes and bounds property description of the subject parcel.

Exhibit B 2

Paul Woods, President
Rebecca W. Arnold, Vice President
Sara M. Baker, Commissioner
Jim D. Hansen, Commissioner
Kent Goldthorpe, Commissioner

June 19, 2017

To: Tim Eck
NE Kuna Farms
6152 W. Half Moon Lane
Eagle, ID 83616

Subject: KPP17-0003/ 17-05-S/ Springhill Subdivision
1585 W. Lake Hazel Road
Residential Subdivision

On April 18, 2017, the Ada County Highway District approved KPP17-0003 for Springhill Subdivision. The site specific conditions of approval also apply to 17-05-S/ Springhill Subdivision. If you have any questions, please feel free to contact me at (208) 387-6178.

Sincerely,

Mindy Wallace, AICP
Planner III
Development Services

cc: City of Kuna
Bailey Engineers

Exhibit B 2

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).Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
2. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
3. 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.
4. 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.
5. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
6. 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.
7. 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.
8. 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.
9. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
10. 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.
11. 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.

Exhibit B 2

Development Services Department

Project/File: **Springhill Subdivision/ KPP17-0003**
This is a preliminary plat application to allow for the development of 677 single family building lots and 30 common lots on 209 acres. The site is located at southeast corner of Lake Hazel and Linder Roads in Kuna, Idaho.

Lead Agency: City of Kuna

Site address: SEC Lake Hazel/Linder Road

Staff Approval: April 18, 2017

Applicant: Tim Eck

Representative: Dave Bailey
Bailey Engineering, Inc.
4242 N. Brookside Lane
Boise, ID 83714

Staff Contact: Mindy Wallace, AICP
Phone: 387-6178
E-mail: mwallace@achdidaho.org

A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a preliminary plat application to allow for the development of 677 single family building lots on 209 acres.

   The applicant's proposal is consistent with the City of Kuna's Comprehensive Plan which calls for medium density residential uses on the site.

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

Direction	Land Use	Zoning
North	Rural urban transitional	RUT
South	Agriculture	A
East	Rural residential/ Agriculture	RR/A
West	Rural residential/ Agriculture	RR/A

3. **Site History:** ACHD previously reviewed this site as Springhill Subdivision in December of 2006. The conditions of this staff report differ from the prior action due to a 2011 update to Section 7200 of ACHD's Policy Manual. ACHD also required the applicant to provide an updated Traffic Impact Study which affected conditions of approval.

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

5. **New Center Lane Miles:** The proposed development includes 7.58 centerline miles of new public road.

6. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.

7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
   - The intersection of Lake Hazel Road and SH-69/Meridian Road is scheduled in the IFYWP to be signalized in 2021.
   - Lake Hazel Road is listed in the CIP to be widened to 3-lanes from Ten Mile Road to Linder Road between 2026 and 2030.
   - Lake Hazel Road is listed in the CIP to be widened to 3-lanes from Linder Road to SH-69/Meridian Road between 2026 and 2030.
   - The intersection of Lake Hazel Road and Linder Road is listed in the CIP to be widened to a single lane roundabout between 2026 and 2030.
   - The intersection of Lake Hazel Road and SH-69/Meridian Road is listed in the CIP to be widened to a 7 X 7 intersection, and signalized between 2026 and 2030.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 6,445 vehicle trips per day; 677 vehicle trips per hour in the PM peak hour, based on the traffic impact study.

2. **Traffic Impact Study**
   Kittelson & Associates prepared a traffic impact study for the proposed *Springhill Subdivision*. The executive summary of the findings as presented by **Kittelson & Associates** 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.

   Staff Comments/Recommendations: ACHD Traffic Services and Planning Review staff has reviewed and generally agree with the findings and conclusions of the submitted traffic impact study for Springhill Subdivision.

   - The TIS notes that under current conditions (2016 background) the SH-69/Lake Hazel Road intersection operates at an unacceptable level of service (LOS). This intersection is scheduled in the IFYWP to be signalized in 2021 in cooperation with an Idaho Transportation Department (ITD) maintenance project. Staff does not recommend improvements to the SH-69/Lake Hazel Road intersection as part of this application, as the poor LOS at the SH-69/Lake Hazel Road intersection is an existing condition and ACHD and ITD have plans to signalize the intersection in 2021. It is possible that the signal may be installed sooner as ITD is working to move up the intersection project to a 2018/2019 timeframe.
   - The traffic impact study notes that 260 homes could be built before the Linder Road/Columbia Road intersection exceeds acceptable LOS “E”. Therefore staff recommends that prior to ACHD's signature on the final plat which contains the 260th lot that the applicant be required to install an interim signal (or single lane roundabout) within the existing right-of-way at the Linder Road/Columbia Road intersection. The applicant should be required to coordinate the design and construction of the interim signal with ACHD’s Development Review staff.

- The traffic study also notes that 500 homes could be built before the Lake Hazel Road/Ten Mile Road intersection will exceed acceptable LOS "E" and will need to be improved with an interim signal. Therefore staff recommends that prior to ACHD's signature on the final plat which contains the 500th lot that the applicant be required to install an interim signal within the existing right-of-way at the Lake Hazel Road/Ten Mile Road intersection. The applicant should be required to coordinate the design and construction of the interim signal with ACHD's Development Review staff.
- To verify the assumptions of the traffic impact study and to ensure that improvements are made when warranted; prior to ACHD's signature on the final plat which contains the 260th lot the applicant should be required to submit an updated traffic impact study to ACHD. A subsequent traffic impact study update should be provided prior to ACHD's signature on the final plat which contains the 500th lot. ACHD may have additional requirements based on the findings at that time.
- The Linder Road/Lake Hazel Road intersection is expected to operate at an acceptable level of serve at build out of the site in 2031. This intersection should be included in both traffic impact study updates.

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
**SH-69/Meridian Road	N/A-feet	Principal Arterial	1,425	Better than "E"
Lake Hazel Road (Linder to Meridian)	2,600-feet	Principal Arterial	70	Better than "E"
Lake Hazel Road (Ten Mile to Linder)	2,600-feet	Principal Arterial	85	Better than "E"
Linder Road	2,360-feet	Minor Arterial	160	Better than "E"
Ten Mile Road	N/A	Minor Arterial	315	Better than "E"

* Acceptable level of service for a two-lane principal arterial is "E" (690 VPH).
* Acceptable level of service for a five-lane principal arterial is "E" (1,780 VPH).

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

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

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 SH-69/Meridian Road from Lake Hazel Road to Ten Mile Road was 22,036 on 7/19/16.
- The average daily traffic count for Lake Hazel Road from Linder Road to SH-69/Meridian Road was 895 on 12/13/16.
- The average daily traffic count for Lake Hazel Road from Ten Mile Road to Linder Road was 1,069 on 12/16/16.
- The average daily traffic count for Linder Road from Lake Hazel Road to Columbia Road was 2,620 on 10/27/15.
- The average daily traffic count for Ten Mile Road from Lake Hazel Road to Columbia Road was 4,868 on 7/31/14.

Exhibit B 2

C. Findings for Consideration

1. Linder Road/Columbia Road Intersection

The traffic impact study notes that the Linder Road/Columbia Road intersection will exceed acceptable LOS "E" and will need to be improved with an interim signal. To verify the assumptions of the traffic impact study and to ensure that improvements are made when warranted; staff has recommended that an updated traffic impact study be provided, which includes an updated analysis of the Linder Road/Columbia Road intersection. The updated traffic impact study should be submitted prior to ACHD's signature on the final plat which contains the 260th lot.

If the updated traffic impact study shows that Linder Road/Columbia Road intersection will exceed acceptable LOS "E" and that signal warrants are met, then the applicant will be required to install an interim signal prior to ACHD's signature on the final plat which contains the 261st lot. Additionally, the applicant will need to obtain plan approval and enter into a signal agreement with ACHD.

The signal agreement should include that the intersection should be designed to provide a 3 X 3 intersection with three 12-foot wide travel lanes; one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach, that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement.

In order to ensure the Linder Road/Columbia intersection will be improved when warranted, the following items must be in place prior to plans acceptance for the final plat which necessitates the improvement based on the findings of the updated traffic impact study:

- Signal Agreement
- Full design and approved plans for the intersection

2. Lake Hazel Road/Ten Mile Road Intersection

The traffic impact study notes that the Lake Hazel Road/Ten Mile Road intersection will exceed acceptable LOS "E" and will need to be improved. To verify the assumptions of the traffic impact study and to ensure that improvements are made when warranted; staff has recommended that an updated traffic impact study be provided, which includes an updated analysis of the Lake Hazel Road/Ten Mile Road intersection. The updated traffic impact study should be submitted prior to ACHD's signature on the final plat which contains the 500th lot.

If the updated traffic impact study shows that Lake Hazel Road/Ten Mile Road intersection will exceed acceptable LOS "E" and that signal warrants are met, then the applicant will be required to make improvements to the intersection prior to ACHD's signature on the final plat which contains the 501st lot.

The applicant could signalize and widen the Lake Hazel Road/Ten Mile Road intersection to a 3 X 3 intersection as an interim condition until ACHD moves forward with the full intersection widening project listed in the CIP. Or, if right-of-way is available, the applicant could request to enter into a cooperative development agreement (CDA) with the District to complete the full intersection widening project as identified in ACHD's CIP.

The applicant should be required to improve the Lake Hazel Road/Ten Mile Road intersection prior to ACHD's signature on the final plat that contains the 501st lot. As such, the applicant should be required to enter into a Cooperative Development Agreement with the District to improve the Lake Hazel Road/Ten Mile Road intersection as a single lane roundabout, as noted in the District's CIP, or with interim system improvements at the intersection which includes the installation of a traffic signal and turn lanes.

The Cooperative Development Agreement should include the intersection design and construction, as well as allocation of costs. ACHD will only provide impact fee credit for impact fee eligible costs of permanent intersection improvements consistent with the CIP. Interim improvements are not eligible for reimbursement and all costs would be the responsibility of the applicant.

In order to ensure the intersection will be improved when warranted, the following items must be in place prior plans acceptance for the final plat necessitating the improvements.

- Cooperative Development Agreement;
- Financial surety provided by the applicant meeting the terms of the Cooperative Development Agreement;
- Full design and approved plans for the intersection;
- Dedication of all of the right-of-way necessary to complete the intersection project.

If all of the right-of-way necessary to construct the Lake Hazel Road/Ten Mile Road intersection as a single lane roundabout is not available or able to be acquired, then the applicant will be required to install an interim signal prior to ACHD's signature on the final plat that contains the 501st lot. Additionally, the applicant will need to obtain plan approval and enter into a signal agreement with ACHD.

The traffic impact study notes that the Lake Hazel Road intersection will exceed acceptable LOS "E" and will need to be improved with an interim signal. To verify the assumptions of the traffic impact study and to ensure that improvements are made when warranted; staff has recommended that an updated traffic impact study be provided, which includes an update analysis of the Lake Hazel Road/Ten Mile Road intersection. The updated traffic impact study should be submitted prior to the ACHD's signature on the final plat which contains the 500th lot.

If the updated traffic impact study shows that Lake Hazel Road/Ten Mile Road intersection will exceed acceptable LOS "E" and that signal warrants are met, then the applicant will be required to install an interim signal prior to ACHD's signature on the final plat which contains the 501st lot. Additionally, the applicant will need to obtain plan approval and enter into a signal agreement with ACHD.

The signal agreement should include that the intersection should be designed to provide a 3 X 3 intersection with three 12-foot wide travel lanes; one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach, that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement.

In order to ensure that the Lake Hazel Road/Ten Mile Road intersection will be improved when warranted, the following items must be in place prior to plans acceptance for the final plat which necessitates the improvement based on the findings of the updated traffic impact study:

- Signal Agreement
- Full design and approved plans for the intersection

3. Lake Hazel Road

a. Existing Conditions: Lake Hazel Road is improved with 2 -travel lanes, and no curb, gutter or sidewalk abutting the site. There is 75-feet of right-of-way for Lake Hazel Road (50-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 Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

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 Lake Hazel Road is designated in the MSM as a Residential Mobility Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 100-feet of right-of-way.

c. **Applicant Proposal:** The applicant has proposed to construct an 8-foot wide detached concrete sidewalk on Lake Hazel Road abutting the site.

d. Staff Comments/Recommendations: The applicant's proposal to construct an 8-foot wide detached concrete sidewalk on Lake Hazel Road abutting the site exceeds ACHD policy and should be approved, as proposed. The sidewalk should be located a minimum of 41-feet from the centerline of Lake Hazel Road abutting the site. A permanent right-of-way easement should be provided if sidewalks are to be placed outside of the dedicated right-of-way.

Consistent with ACHD's Frontage Improvement policy, the applicant should be required to widen the pavement on Lake Hazel Road with a minimum pavement width of 17-feet from centerline plus a 3-foot wide gravel shoulder abutting the entire site.

No additional right-of-way dedication should be required as part of this application, as there is already 50-feet of right-of-way from the centerline of Linder Road abutting the site.

Consistent with the findings and recommendations of the submitted traffic impact study, the applicant should be required to construct a westbound center left turn lane on Lake Hazel Road at the Kay Avenue intersection. The turn lane should be constructed when Kay Avenue is extended to Lake Hazel Road. Coordinate the design and construction of the left turn lane with ACHD Planning Review staff.

4. Linder Road

a. Existing Conditions: Linder Road is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 80-feet of right-of-way for Linder Road (50-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 Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

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 Linder Road is designated in the MSM as a Residential Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 96-feet of right-of-way.

c. **Applicant Proposal:** The applicant has proposed to construct an 8-foot wide detached concrete sidewalk on Linder Road abutting the site.

d. **Staff Comments/Recommendations:** The applicant's proposal to construct an 8-foot wide detached concrete sidewalk on Linder Road abutting the site exceeds ACHD policy and should be approved, as proposed. The sidewalk should be located a minimum of 41-feet from the centerline of Linder Road abutting the site. A permanent right-of-way easement should be provided if sidewalks are to be placed outside of the dedicated right-of-way.

Consistent with ACHD's Frontage Improvement policy, the applicant should be required to widen the pavement on Linder Road with a minimum pavement width of 17-feet from centerline plus a 3-foot wide gravel shoulder abutting the entire site.

No additional right-of-way dedication should be required as part of this application, as there is already 50-feet of right-of-way from the centerline of Linder Road abutting the site.

Consistent with the findings and recommendations of the submitted traffic impact study, the applicant should be required to construct a southbound center left turn lane on Linder Road at the Midsummer Drive intersection. The turn lane should be constructed when Midsummer Drive is extended to Linder Road. Coordinate the design and construction of the left turn lane with ACHD Planning Review staff.

5. Kay Avenue

a. **Existing Conditions:** Kay Avenue does not exist abutting 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 sidewalks at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

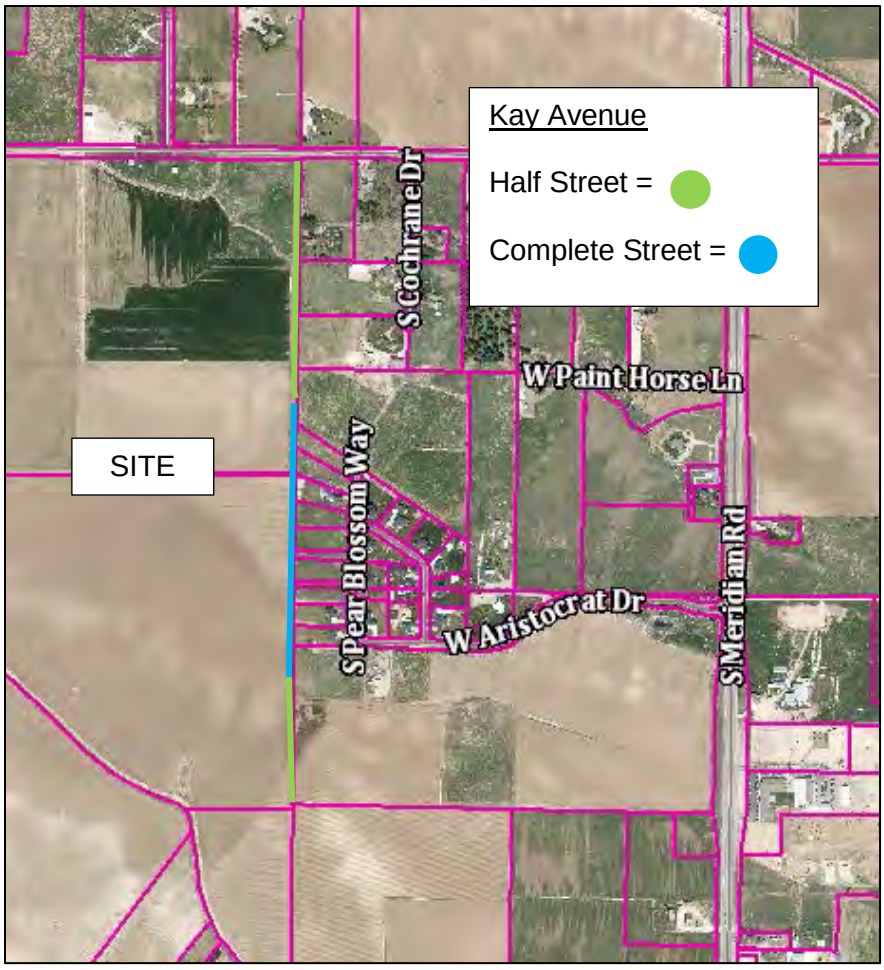
A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should run north/south and be located at the half mile. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 54-feet of right-of-way.

c. **Applicant Proposal:** The applicant has proposed to construct Kay Avenue, north and south of the existing Pear Blossom Subdivision, as half of a residential collector street section with vertical curb, gutter, and 8-foot wide concrete sidewalks abutting the site on the west side of the roadway.

Abutting Pear Blossom Subdivision (1,330-feet), the applicant is proposing to shift Kay Avenue to the west and to construct Kay Avenue as a 36-foot wide residential collector roadway with vertical curb, gutter, and 8-foot wide concrete sidewalk abutting the site.

Exhibit B 2



d. Staff Comments/Recommendations: The applicant's proposal to construct the north and south portions of Kay Avenue as half of a 36-foot wide residential collector street section should be approved, as proposed. Kay Street is shown as a residential collector roadway in this location (at the half mile between SH-69 and Linder Road), on ACHD's MSM. The location and design of Kay Avenue as a straight mid-mile collector roadway is required by the City of Kuna's Comprehensive Plan and policies.

The applicant should be required to construct Kay Avenue, north and south of the existing Pear Blossom Subdivision as one-half of a 36-foot wide residential collector street section with vertical curb, gutter, and sidewalk on the west side of the roadway, plus 12 additional feet of pavement (to total 30-feet of pavement) with a gravel shoulder and barrow ditch on the east side of the roadway. The right-of-way for Kay Avenue should extend to the east property line.

The applicant's proposal to shift Kay Avenue to the west abutting the Pear Blossom Subdivision and to construct Kay Avenue as a 36-foot wide residential collector roadway with vertical curb, gutter and 8-foot wide concrete sidewalks should be approved, as it will provide a complete street abutting the already developed Pear Blossom Subdivision located directly east of the site. The applicant should be responsible for the design and construction of 30-feet of pavement, vertical curb, gutter, and an 8-foot wide sidewalk abutting the site. ACHD will reimburse the applicant for the design and construction of 6-feet of pavement, vertical curb, gutter, and 8-foot wide sidewalk, abutting the Pear Blossom Subdivision, as these improvements are not required per policy

The applicant should be required to enter into a cooperative development agreement (CDA) with ACHD for the construction of Kay Avenue abutting the Pear Blossom Subdivision (1,330-

feet). The CDA should include the roadway design and construction, as well as allocation of costs.

In order to ensure that Kay Avenue is fully improved abutting the Pear Blossom Subdivision, the following items must be in place prior plans acceptance for the final plat necessitating the improvements.

- Cooperative Development Agreement;
- Financial surety provided by the applicant meeting the terms of the Cooperative
- Development Agreement;
- Full design and approved plans for the roadway;
- Dedication of all of the right-of-way necessary to complete the roadway widening project.

6. Kay Avenue/Lake Hazel Intersection

a. Policy:

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, roundabout requirements, and specific roadway features required through development. A new roundabout was identified on the MSM. The new multi-lane roundabout is planned at the mid-mile at the Kay Avenue and Lake Hazel Road intersection.

b. Staff Comments/Recommendations: As noted above, the intersection of Kay Avenue and Lake Hazel Road is shown as a multi-lane roundabout on the MSM. The traffic impact study included a warrant analysis for a roundabout at this intersection and concluded that a roundabout is not warranted, but instead the use of stop signs should be considered. Therefore construction of a roundabout at the Kay Avenue and Lake Hazel Road intersection is not required at this time. However, the applicant should be required to dedicate right-of-way at the Kay Avenue and Lake Hazel Road intersection consistent with the template shown on below to accommodate the future construction of the multi-lane roundabout at the intersection.

Exhibit B 2

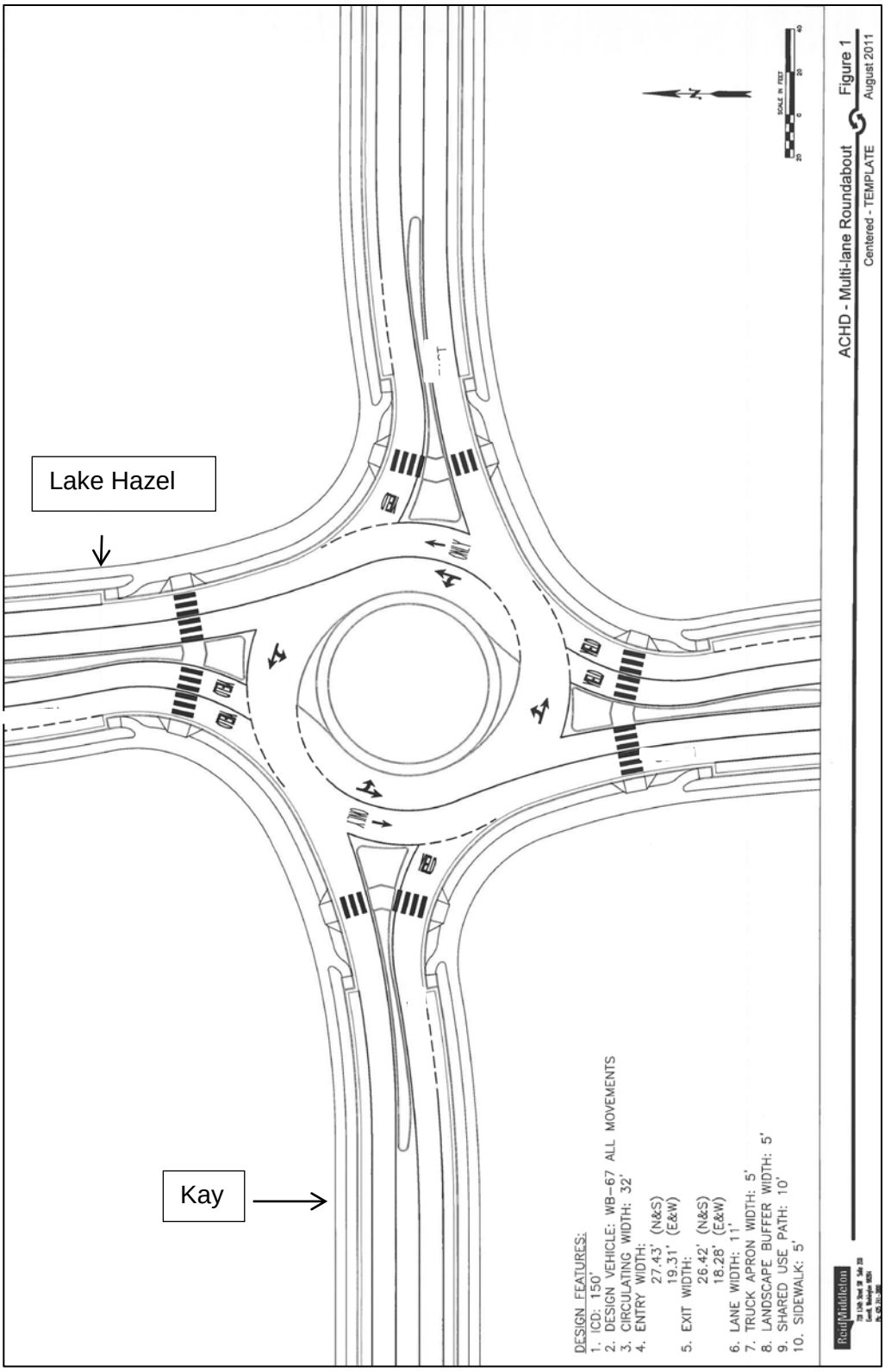

Lake Hazel
Kay
ACHD - Multi-lane Roundabout
Centered - TEMPLATE
Figure 1
August 2011
DESIGN FEATURES:
1. ICD: 150'
2. DESIGN VEHICLE: WB-67 ALL MOVEMENTS
3. CIRCULATING WIDTH: 32'
4. ENTRY WIDTH: 27.43' (N&S)
19.31' (E&W)
5. EXIT WIDTH: 26.42' (N&S)
18.28' (E&W)
6. LANE WIDTH: 11'
7. TRUCK APRON WIDTH: 5'
8. LANDSCAPE BUFFER WIDTH: 5'
9. SHARED USE PATH: 10'
10. SIDEWALK: 5'

Exhibit B 2

7. Monet Drive

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 sidewalks 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.

Landscape Medians Policy: District policy 7206.5.14 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.

c. Applicant Proposal: The applicant has proposed to construct one collector roadway, Monet Drive, as a 36-foot wide residential collector roadway with vertical curb, gutter, and 8-foot wide concrete sidewalks.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy (sidewalk width exceeds) and should be approved, as proposed. If detached sidewalks are constructed then the applicant should be required to provide a permanent right-of-way easement for sidewalks located outside of the dedicated right-of-way.

If the applicant wants to construct center landscape islands on the entry portion of Monet Drive, then 20-foot wide travel lanes should be provided on both sides of the center landscape island. The center landscape island will be restricted to a maximum width of 12-feet near an intersection for a minimum distance of 150-feet. Any center landscape islands should be platted as right-of-way, owned by ACHD. The applicant or the home owners associated should apply for license agreement for any landscaping within the island.

8. Internal Local Streets

a. Existing Conditions: There are no internal 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 50-feet wide and that the standard street section shall be 36-feet (back-of-curb to back-of-curb). The District will consider the utilization of a street width less than 36-feet with written fire department approval.

Standard Urban Local Street—36-foot to 33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot concrete sidewalks on both sides and shall typically be within 50-feet of right-of-way.

The District will also consider the utilization of a street width less than 36-feet with written fire department approval. Most often this width is a 33-foot street section (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size.

Continuation of Streets Policy: District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system
- Promotes the efficient delivery of services including trash, mail and deliveries.

- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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

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

Half Street Policy: District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

Cul-de-sac Streets Policy: District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 45-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

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

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.

c. Applicant's Proposal: The applicant has proposed to construct all of the internal local streets as 36-foot street sections with rolled curb, gutter, and an 8-foot wide planter strip within 50-feet of right-of-way and 5-foot wide detached concrete sidewalks located outside of the right-of-way. With the exception of Huntington Street, which is proposed to be constructed as a half street abutting the site's south property line.

The applicant has proposed to construct two cul-de-sac turnarounds one at the terminus of St. Pete Street and one at the terminus of Wind Chime Court, and two knuckles within the site.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved, as proposed. The internal local streets may be constructed as 33 to 36-foot street sections. The applicant should be required to provide a permanent right-of-way easement for the detached sidewalks located outside of the dedicated right-of-way.

The applicant should be required to construct Huntington Street as one-half of a 36-foot street section with curb, gutter, and sidewalk on the north side of the roadway, plus 12 additional feet of pavement (to total 30-feet of pavement) with a gravel shoulder and barrow ditch on the south side of the roadway. The right-of-way for Huntington Street should extend to the south property line.

The cul-de-sac turnarounds should be constructed with a minimum radius of 45-feet.

If the applicant wants to construct center landscape islands on the entry portion of any of the internal local streets, then 20-foot wide travel lanes should be provided on both sides of the center landscape island. The center landscape island will be restricted to a maximum width of 12-feet near an intersection for a minimum distance of 150-feet. Any center landscape islands should be platted as right-of-way, owned by ACHD. The applicant or the home owners associated should apply for license agreement for any landscape within the islands.

9. Roadway Offsets

a. Existing Conditions: There are no roadway offsets within the site.

b. Policy:

Local Street Intersection Spacing on Minor Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

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

District policy 7206.4.2 states that the preferred spacing for new collectors intersecting existing collectors is ¼ mile to allow for adequate signal spacing and alignment.

Local Offset Policy: District policy 7206.4.5, requires local roadways to align or offset a minimum of 330-feet from a collector roadway (measured centerline to centerline).

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

c. Applicant's Proposal: The applicant has proposed to construct two new public streets to intersect Linder Road and three new public streets to intersect Kay Avenue.

The roadways proposed to intersect Linder Road are to be located as follows:

- One new local street is proposed to be located approximately 720-feet south of Lake Hazel Road.
- Monet Drive is proposed to be located approximately 1,800-feet south of Lake Hazel Road.

The roadways proposed to intersect Kay Avenue are to be located as follows:

- Shaylee Drive is proposed to be located approximately 660-feet south of Lake Hazel Road.
- Forest Garden Way is proposed to be located approximately 1,755-feet south of Lake Hazel Road.
- Sage Street is proposed to be located approximately 3,376-feet south of Lake Hazel Road.

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

10. Stub Streets

a. Existing Conditions: There are no stub streets to the site.

b. Policy:

Stub Street Policy: District policies 7206.2.4 and 7207.2.4 state 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 7206.2.5.4 and 7207.2.5.4, 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 WIDENDED 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 policies 7206.2.4 and 7207.2.4 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 has proposed to construct two stub streets to the south, Kay Avenue, located at the site's east property line and Wakehurst Avenue located approximately 1,320-feet west of Kay Avenue. Wakehurst Avenue is proposed to stub to the Mason Canal Feeder.

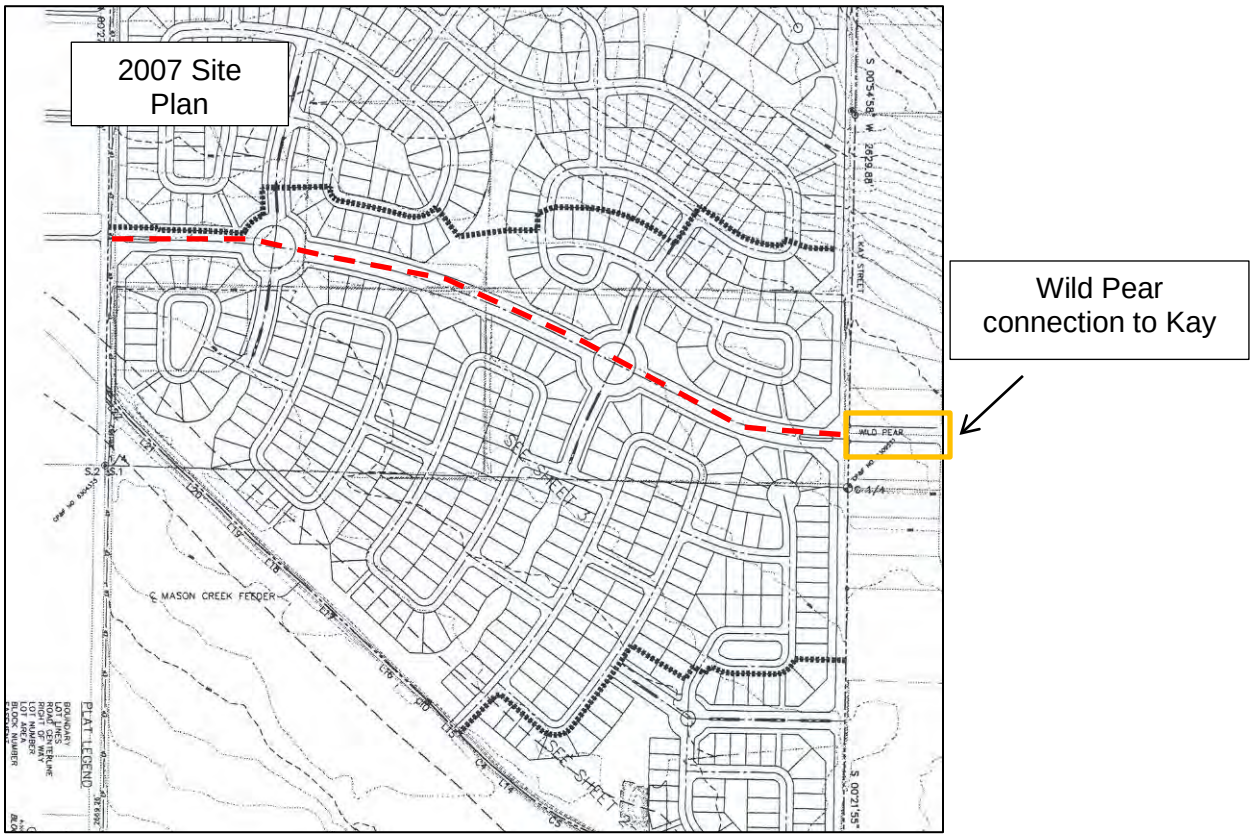
d. Staff Comments/Recommendations: The applicant's proposal to construct two stub streets to the south meets District policy and should be approved, as proposed. The applicant should be required to install a sign at the terminus of Kay Avenue which states, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE." And at the terminus of Wakehurst Avenue which states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

Both stub streets extend greater than 150-feet in length and will require the construction of a temporary turnaround at the terminus of the roadways. The temporary turnaround should be paved and constructed to the same dimensional standards as a standard cul-de-sac.

Wakehurst Avenue is proposed to stub to the middle of the Mason Creek Feeder. The applicant should be required to design the bridge crossing of the creek and provide a road trust deposit for half the crossing. The exact amount of the road trust deposit will be determined by ACHD as part of the plan review for the crossing of the Mason Creek Feeder.

11. Neighborhood Concerns

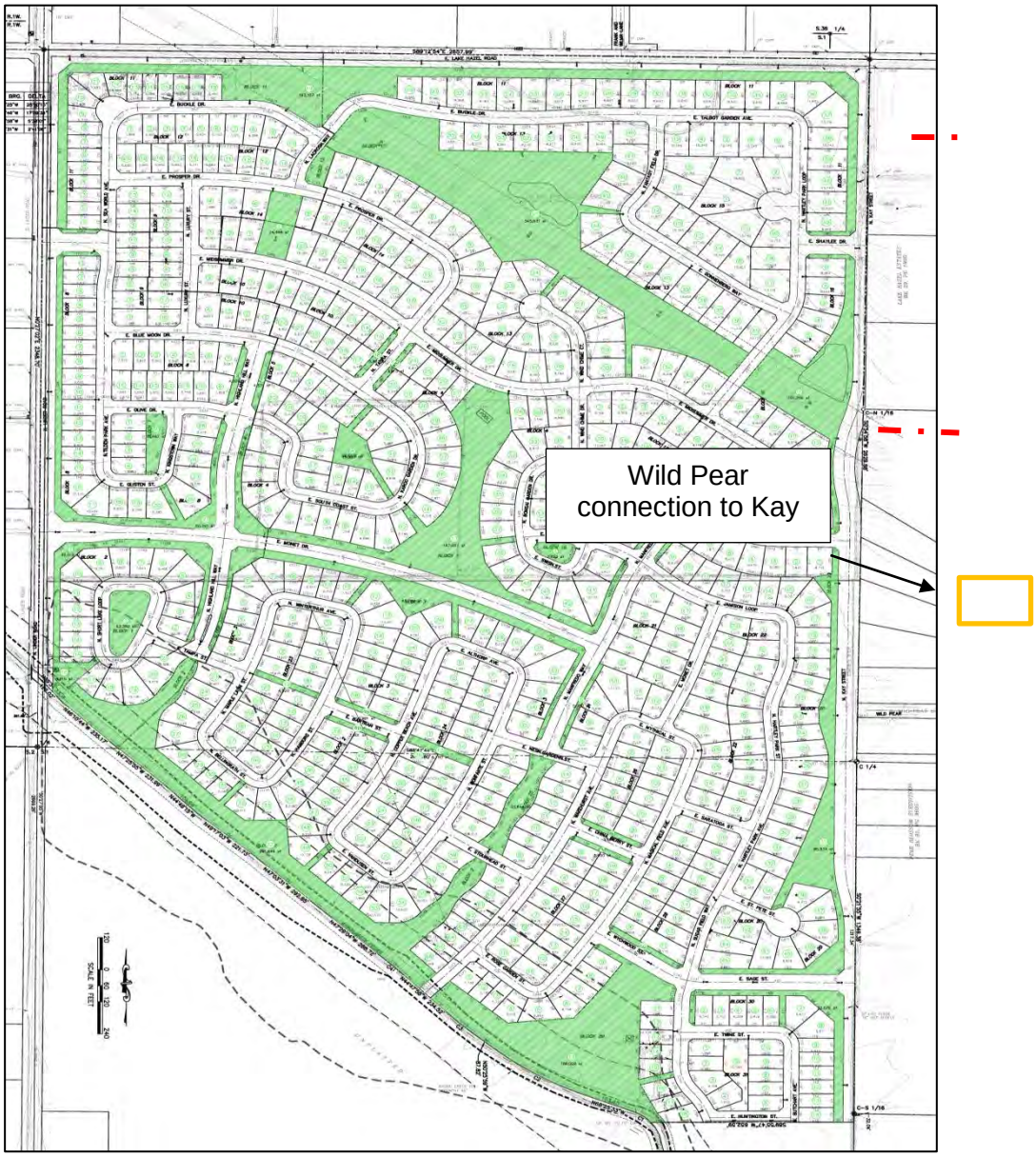
The residents of Pear Blossom Subdivision located directly east of the site have raised concerns regarding the potential for cut-thru traffic through their subdivision. Wild Pear Street, an existing stub street to this site, provides access to SH-69/Meridian Road via Aristocrat Drive. When ACHD approved Springhill Subdivision in 2007, a direct roadway connection was proposed between Linder Road and Wild Pear Street.



As part of the current application the direct connection of Wild Pear Street to Linder Road has been removed and two local east-west street connections are proposed to be constructed north and south of Wild Pear Street. This should reduce the potential for cut-thru though the Pear Blossom Subdivision as a direct connection to Wild Pear Street will not be made. The two new

Exhibit B 2

local streets north of Wild Pear, and Wild Pear Street will connect to Kay Avenue, a mid-mile residential collector roadway. This direct connection to Kay Avenue will provide the residents of the Pear Blossom Subdivision access to Lake Hazel and Columbia Roads providing additional access to area roadway for those residents.



12. 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.

13. 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.

14. Other Access

Linder Road and Lake Hazel Road are classified as minor arterial roadways. Kay Avenue is classified as 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 the ACHD's signature on the final plat which contains the 260th lot the applicant should be required to submit an updated traffic impact study to staff for review. The updated traffic impact study shall include a signal warrant analysis for the Linder Road/Columbia Road intersection, the Lake Hazel Road and Ten Mile Road intersection, the Lake Hazel Road and Linder Road intersection, and the Lake Hazel Road segment between Linder Road and SH-69/Meridian Road.

2. Additional improvements may be required based on the findings of the future updated traffic impact study.

3. If it is determined through the updated traffic impact study that improvements are needed at the Linder Road/Columbia Road intersection, then install an interim signal within the existing right-of-way at the Columbia/Linder Road intersection. Coordinate the design and construction of the interim signal with ACHD's Development Review staff.

4. Enter into a signal agreement with ACHD for the installation of the interim signal at the Columbia/Linder Road intersection. The signal agreement shall include that the intersection be designed to provide a 3 X 3 intersection with three 12-foot wide travel lanes; one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach, that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement.

In order to ensure the Columbia/Linder Road intersection will be improved when warranted, the following items must be in place prior plans acceptance for the final plat which contains the 261st building lot:

- Signal Agreement
- Full design and approved plans for the intersection

5. Prior to the ACHD's signature on the final plat which contains the 500th lot the applicant should be required to submit an updated traffic impact study to staff for review. The updated traffic impact study should include a signal warrant analysis for the Lake Hazel Road and Ten Mile Road intersection, the Lake Hazel Road and Linder Road intersection, and the Lake Hazel Road segment between Linder Road and SH-69/Meridian Road.

6. Additional improvements may be required based on the findings of the future updated traffic impact study.

7. If it is determined through the updated traffic impact study that improvements are needed at the Lake Hazel Road and Ten Mile Road intersection, then the applicant should be required to make

improvements to the intersection per the CIP or interim improvements prior to ACHD's signature on the final plat that contains the 501st building lot.

8. Enter into a Cooperative Development Agreement with the District to improve the Lake Hazel Road/Ten Mile Road to a single lane roundabout, as listed in the ACHD's CIP.

- The Cooperative Development Agreement shall include the intersection design and construction, as well as allocation of costs. ACHD will only provide impact fee credit for impact fee eligible costs of permanent intersection improvements consistent with CIP.

9. In order to ensure the intersection will be improved when warranted, the following items must be in place prior plans acceptance for the final plat necessitating the improvements.

- Cooperative Development Agreement;
- Financial surety provided by the applicant meeting the terms of the Cooperative Development Agreement;
- Full design and approved plans for the intersection;
- Dedication of all of the right-of-way necessary to complete the intersection project.

10. If the right-of-way for the construction of the roundabout is not available or able to be acquired, and, and if ACHD has not constructed a single lane roundabout at the Lake Hazel Road/Ten Mile Road intersection prior to construction of the phase of the development which contains the 501st building lot, then the applicant shall install an interim signal within the existing right-of-way at the Lake Hazel Road/Ten Mile Road intersection prior to ACHD's signature on the final plat that contains the 451st.

Enter into a signal agreement with ACHD for the installation of the interim signal at the Lake Hazel Road and Ten Mile Road intersection. The signal agreement shall include that the intersection be designed to provide a 3 X 3 intersection with three 12-foot wide travel lanes; one receiving lane, one dedicated left turn lane, and one thru/right lane on each approach; that the applicant is responsible for all costs associated with the hardware, design, and installation of the interim signal, and that interim improvements are not eligible for reimbursement by ACHD.

In order to ensure the Lake Hazel Road and Ten Mile Road intersection will be improved when warranted, the following items must be in place prior plans acceptance for the final plat which contains the 501st building lot:

- Signal Agreement
- Full design and approved plans for the intersection

11. Construct a minimum 5-foot wide detached concrete sidewalk on Lake Hazel Road abutting the site, as proposed. Construct the sidewalk a minimum of 41-feet from the centerline of Lake Hazel Road abutting the site. Provide a permanent right-of-way easement if sidewalks are to be placed outside of the dedicated right-of-way.

12. Widen the pavement on Lake Hazel Road to a minimum pavement width of 17-feet from centerline plus a 3-foot wide gravel shoulder abutting the entire site.

13. When Kay Avenue is extended to Lake Hazel Road construct a westbound left turn lane on Lake Hazel Road at the intersection. Coordinate the design and construction of the left turn lane with ACHD Planning Review staff.

14. Construct a minimum 5-foot wide detached concrete sidewalk on Linder Road abutting the site, as proposed. Construct the sidewalk a minimum of 41-feet from the centerline of Linder Road abutting the site. Provide a permanent right-of-way easement if sidewalks are to be placed outside of the dedicated right-of-way.

Exhibit B 2

15. Widen the pavement on Linder Road to a minimum pavement width of 17-feet from centerline plus a 3-foot wide gravel shoulder abutting the entire site.

16. When Midsummer Drive is extended to Linder Road construct a southbound left turn lane on Linder Road at the intersection. Coordinate the design and construction of the left turn lane with ACHD Planning Review staff.

17. Construct Kay Avenue, north and south of the existing Pear Blossom Subdivision as one-half of a 36-foot wide residential collector street section with vertical curb, gutter, and 8-foot wide concrete sidewalks on the west side of the roadway, plus 12 additional feet of pavement (to total 30-feet of pavement) with a gravel shoulder and barrow ditch on the east side of the roadway. The right-of-way for Kay Avenue should extend to the east property line. A permanent right-of-way easement should be provided if sidewalks are to be placed outside of the dedicated right-of-way.

18. Construct Kay Avenue as a complete 36-foot wide residential collector roadway with vertical curb, gutter and 8-foot wide concrete sidewalks abutting the Pear Blossom Subdivision located directly east of the site. The applicant shall be responsible for the design and construction of half of the Kay Avenue; 30-feet of pavement, vertical curb, gutter, and an 8-foot wide sidewalk abutting the site. ACHD will pay for the design and construction to complete Kay Avenue; 6-feet of pavement, vertical curb, gutter, and 8-foot wide sidewalk, abutting the Pear Blossom Subdivision.

19. Enter into a cooperative development agreement (CDA) with ACHD for the construction of Kay Avenue abutting the Pear Blossom Subdivision. The CDA should include the roadway design and construction, as well as allocation of costs.

20. In order to ensure that Kay Avenue is fully improved abutting the Pear Blossom Subdivision, the following items must be in place prior plans acceptance for the final plat necessitating the improvements.

- Cooperative Development Agreement;
- Financial surety provided by the applicant meeting the terms of the Cooperative
- Development Agreement;
- Full design and approved plans for the roadway;
- Dedication of all of the right-of-way necessary to complete the roadway widening project.

21. Dedicate additional right-of-way to accommodate the construction of a future construction of a multi-lane roundabout at the Lake Hazel Road/Kay Avenue intersection consistent with the template shown on page 11.

22. Construct Monet Drive, as a 36-foot wide residential collector roadway with vertical curb, gutter, and 8-foot wide concrete sidewalks. Provide a permanent right-of-way easement sidewalks are to be placed outside of the dedicated right-of-way.

23. Construct Huntington Street as one-half of a 36-foot street section with curb, gutter, and sidewalk on the north side of the roadway, plus 12 additional feet of pavement (to total 30-feet of pavement) with a gravel shoulder and barrow ditch on the south side of the roadway. The right-of-way for Huntington Street shall extend to the south property line.

24. Construct all of the internal local streets as 36-foot street sections with rolled curb, gutter, and an 8-foot wide planter strip within 50-feet of right-of-way and 5-foot wide detached concrete. Provide a permanent right-of-way easement for all of the sidewalks placed outside of the dedicated right-of-way.

25. Construct a cul-de-sac turnaround at the terminus of St. Pete Street, with a minimum radius of 45-feet.

Exhibit B 2

26. Construct a cul-de-sac turnaround at the terminus of Wind Chime Court, with a minimum radius of 45-feet.

27. If the applicant wants to construct center landscape islands on the entry portion of Monet Drive or the entry portion of any internal local streets, then 20-foot wide travel lanes shall be construct on both sides of the center landscape island. The center landscape island will be restricted to a maximum width of 12-feet near an intersection for a minimum distance of 150-feet. Any center landscape islands shall be platted as right-of-way, owned by ACHD. The applicant or the home owners associated shall apply for license agreement for any landscape within the islands.

28. Construct the following roadways to intersect Linder Road:

- One new local street is proposed to be located approximately 720-feet south of Lake Hazel Road.
- Monet Drive is proposed to be located approximately 1,800-feet south of Lake Hazel Road.

29. Construct the following roadways to intersect Kay Avenue:

- Shaylee Drive is proposed to be located approximately 660-feet south of Lake Hazel Road.
- Forest Garden Way is proposed to be located approximately 1,755-feet south of Lake Hazel Road.
- Sage Street is proposed to be located approximately 3,376-feet south of Lake Hazel Road.

30. Construct one stub streets to the south, Kay Avenue, located at the site's east property line. Construct a temporary turnaround at the terminus of the stub street. The temporary turnaround shall be paved and constructed to the same dimensional standards as a standard cul-de-sac. Install a sign at the terminus of Kay Avenue which states, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENDED IN THE FUTURE."

31. Construct one stub street to the south, Wakehurst Avenue, located 1,320-feet west of Kay Avenue. Construct a temporary turnaround at the terminus of the stub street. The temporary turnaround shall be paved and constructed to the same dimensional standards as a standard cul-de-sac. Install a sign at the terminus of Wakehurst Avenue which states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

32. Wakehurst Avenue stubbs to the middle of the Mason Creek Feeder. Design the bridge crossing of the creek and provide a road trust deposit for half the crossing. The exact amount of the road trust deposit will be determined by ACHD as part of the plan review for the crossing of the Mason Creek Feeder.

33. Direct lot access to Lake Hazel Road, Linder Road, Monet Drive, and Kay Avenue is prohibited and shall be noted on the final plat.

34. Payment of impact fees is due prior to issuance of a building permit.

35. Comply with all Standard Conditions of Approval.

Exhibit B 2

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.

Exhibit B 2

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. Traffic Impact Study - Summary
4. Utility Coordinating Council
5. Development Process Checklist
6. Request for Reconsideration Guidelines

Exhibit B 2

VICINITY MAP

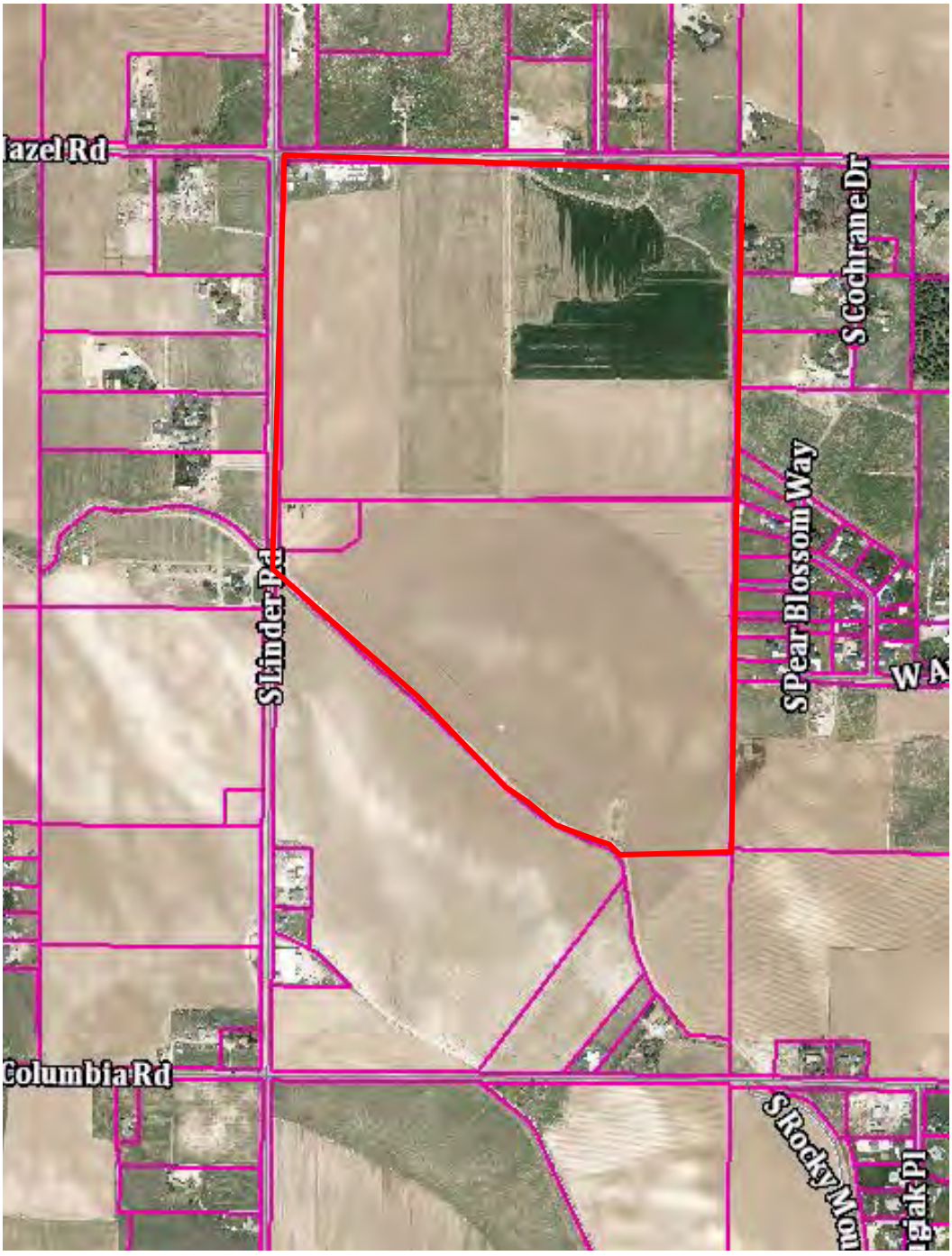


Exhibit B 2

SITE PLAN

Exhibit B 3

BRIAN McDEVITT
CHAIRMAN OF THE BOARD

RICHARD DURRANT
VICE CHAIRMAN OF THE BOARD

TIMOTHY M. PAGE
PROJECT MANAGER

ROBERT D. CARTER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

JERRI FLOYD
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

RECEIVED
JUN 29 2017
CITY OF KUNA

20 June 2017

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

RE: Bailey Engineers- Springhill Sub. **17-05-S**
SEC Lake Hazel and Linder Rds.
New York Irrigation District NY-009-001-00
Boise-Kuna Irrigation District BK-245
Mason Creek Feeder 54+40,54+50
Sec. 01, T2N, R1W, BM.

Troy Behunin, Planner III:

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.

As this development proceeds forward the developers and/or landowners must provide all necessary preliminary plats and irrigation plans for Boise Project Board of Control's review and approval with all appropriate easements clearly defined as determined by Boise Project prior to construction during the non-irrigation season.

Boise Project Board of Control must also review and approve any final plats prior to recording.

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

Exhibit B 3

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.

Pathways, which has been discussed with many landowners and developers has not been permissible within the boundaries of Project facilities. Boise Project cannot give its permission for pathways within Project facility easements.

Fencing (as may be required) must be constructed just off the lateral easement, to insure 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) 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.

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

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

Exhibit B 3

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

Whereas this property lies within both the New York Irrigation District and the Boise-Kuna Irrigation District, it is important that representatives of this development contact the NYID and the BKID offices as soon as possible to discuss the pressure system being a part of the City of Kuna's P.I. system.

Boise Project Board of Control must receive a written response from both the New York Irrigation District and 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.

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

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

Sincerely,

Bob Carter
Assistant Project Manager- BPBC

bdc/bc

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

CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

CENTRAL DISTRICT HEALTH DEPARTMENT

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 17-05-S

Springhill

Exhibit B 4

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

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

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

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

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

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

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

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

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

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

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

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

☐ 14. _____ Reviewed By: _____

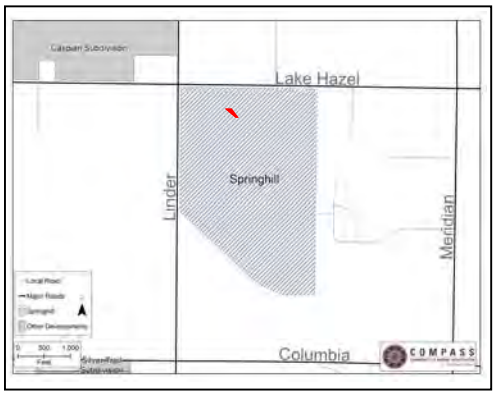
_____ Date: 6/23/17

Exhibit B 5

Communities in Motion 2040 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 checklist as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. CIM 2040 was developed through a collaborative approach with COMPASS member agencies and adopted by the COMPASS Board on **July 21, 2014.**

This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals, objectives, and performance measures. A checklist user guide is available **here**; and more information about the CIM 2040 goals can be found **here**; and information on the CIM 2040 Vision can be found **here**.



Click for detailed map.

Name of Development: Springhill Subdivision

Summary: 678 residential units southeast of the intersection of Linder Road and Lake Hazel Road. This proposal meets 5 CIM checklist items and does not meet 15 items. The proposal exceeds growth forecasted for this neighborhood and transportation infrastructure may not be able to support the new transportation needs. In addition to the proposed pathway along the Mason Creek Feeder, consider requiring enhanced pedestrian crossings on Linder Road and Columbia Rd for future pathway connections per the Kuna 2016 Regional Pathway Map.

Land Use

In which of the **CIM 2040 Vision Areas** is the proposed development? **(Goal 2.1)**?

○ Downtown	○ Employment Center	○ Existing Neighborhood	○ Foothills
◉ Future Neighborhood	○ Mixed Use	○ Prime Farmland	○ Rural
○ Small Town	○ Transit Oriented Development		

○ **Yes** ◉ **No** ○ **N/A** The proposal is within a CIM 2040 Major Activity Center. **(Goal 2.3)**

Neighborhood (Transportation Analysis Zone) Demographics

Existing		Existing TAZ + Proposal		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
1	0	678	0	1	0

○ **Yes** ◉ **No** ○ **N/A** The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this neighborhood. **(Goal 2.1)**

Area (Adjacent Transportation Analysis Zone) Demographics

Existing		Existing TAZs + Net Proposed		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
51	19	729	19	652	74

○ **Yes** ◉ **No** ○ **N/A** The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this area. **(Goal 2.1)**

More information on COMPASS and *Communities in Motion 2040* can be found at:
www.compassidaho.org
Email: info@compassidaho.org
Telephone: (208) 475-2239

COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

Exhibit B 5

Communities in Motion 2040 Development Checklist

Transportation

○ **Attached** ⊙ **N/A** An Area of Influence Travel Demand Model Run is attached.

⊙ **Yes** ○ **No** ○ **N/A** There are relevant projects in the current Regional **Transportation Improvement Projects** (TIP) within one mile of the development.

Comments: Improvements planned at Deer Flat & Linder intersection w/ curb, gutter, sidewalk and bike lanes.

⊙ **Yes** ○ **No** ○ **N/A** The proposal uses appropriate access management techniques as described in the **COMPASS Access Management Toolkit.**

Comments: Provides a collector network, multimodal paths, and stub roads. Work with ACHD on access.

○ **Yes** ○ **No** ⊙ **N/A** This proposal supports Valley Regional Transit's *valley**connect*** plan. See ***Valley Regional Transit Amenities Development Guidelines*** for additional detail.

Comments: Bus line & stop planned in 2040 horizon, consider ROW needed for ADA compliant transit amenities

The **Complete Streets Level of Service (LOS) scoring** based on the proposed development will be provided on an separate worksheet **(Goals 1.1, 1.2, 1.3, 1.4, 2.4)**:

◉ **Attached** ○ **N/A** Complete Streets LOS scorecard is attached.

○ **Yes** ○ **No** ◉ **N/A** The proposal maintains or improves current automobile LOS.

○ **Yes** ○ **No** ◉ **N/A** The proposal maintains or improves current bicycle LOS.

○ **Yes** ○ **No** ◉ **N/A** The proposal maintains or improves current pedestrian LOS.

○ **Yes** ○ **No** ◉ **N/A** The proposal maintains or improves current transit LOS.

○ **Yes** ◉ **No** ○ **N/A** The proposal is in an area with a **Walkscore** over 50.

Housing

○ **Yes** ◉ **No** ○ **N/A** The proposal adds **compact housing** over seven residential units per acre. **(Goal 2.3)**

○ **Yes** ◉ **No** ○ **N/A** The proposal is a mixed-use development or in a mixed-use area. **(Goal 3.1)**

○ **Yes** ◉ **No** ○ **N/A** The proposal is in an area with lower transportation costs than the **regional average** of 26% of the median household income. **(Goal 3.1)**

○ **Yes** ◉ **No** ○ **N/A** The proposal improves the jobs-housing balance by providing housing in employment-rich areas. **(Goal 3.1)**

Community Infrastructure

○ **Yes** ◉ **No** ○ **N/A** The proposal is infill development. **(Goals 4.1, 4.2)**

◉ **Yes** ○ **No** ○ **N/A** The proposal is within or adjacent to city limits. **(Goals 4.1, 4.2)**

◉ **Yes** ○ **No** ○ **N/A** The proposal is within a city area of impact. **(Goals 4.1, 4.2)**

Health

○ **Yes** ○ **No** ◉ **N/A** The proposal is within 1/4 mile of a transit stop. **(Goal 5.1)**

○ **Yes** ◉ **No** ○ **N/A** The proposal is within 1/4 mile of a public school. **(Goal 5.1)**

○ **Yes** ◉ **No** ○ **N/A** The proposal is within 1/4 mile of a grocery store. **(Goal 5.1)**

○ **Yes** ◉ **No** ○ **N/A** The proposal is within 1 mile of a park and ride location. **(Goal 5.1)**

Economic Development

○ **Yes** ○ **No** ◉ **N/A** The proposal improves the jobs-housing balance by providing employment in housing-rich areas. **(Goal 3.1)**

○ **Yes** ○ **No** ◉ **N/A** The proposal provides grocery stores or other retail options for neighborhoods within 1/2 mile. **(Goal 6.1)**

Open Space

○ **Yes** ◉ **No** ○ **N/A** The proposal is within a 1/4 mile of a public park. **(Goal 7.1)**

◉ **Yes** ○ **No** ○ **N/A** The proposal provides at least 1 acre of parks for every 35 housing units. **(Goal 7.1)**

Farmland

○ **Yes** ◉ **No** ○ **N/A** The proposal is outside "Prime Farmland" in the CIM 2040 Vision. **(Goals 4.1, 8.2)**

○ **Yes** ◉ **No** ○ **N/A** The proposal is outside prime farmland. **(Goal 8.2)**

Exhibit B 5

Communities in Motion 2040 Complete Streets Scorecard

The purpose of this checklist is to provide a tool for local governments to evaluate whether land developments are in accordance with the goals of *Communities in Motion 2040* (CIM 2040). Complete Streets Level of Service (LOS) refers to the multimodal (automobile, bicycle, pedestrian, and transit) experience and grades a roadway (A-F) for each mode. COMPASS conducts Complete Streets Level of Service (CSLOS) analysis for developments on arterial roads.

	Mode	Existing Link LOS	With detached sidewalk and bicycle lane Link LOS
Linder Road Columbia Road to Lake Hazel Road	Transit	F	F
	Bike	**A**	**B**
	Ped	**D**	**B**
Highway Capacity Manual 2010 Methodologies			

	Mode	Existing Link LOS	With detached sidewalk and bicycle lane Link LOS
Lake Hazel Road Linder Road to Highway 69	Transit	F	F
	Bike	**B**	**A**
	Ped	**D**	**B**
Highway Capacity Manual 2010 Methodologies			

Walkscore: 2 Car-Dependent. Walkscore is a walkability index that assigns a numerical walkability on a scale from 0 - 100 based on walking routes to destinations such as grocery stores, schools, parks, restaurants, and retail. Scores of 50 or higher are considered at least "Somewhat Walkable" while scores less than 50 are "Car-Dependent."

More information on COMPASS and *Communities in Motion 2040* can be found at:

www.compassidaho.org

COMPASS
COMMUNITY PLANNING ASSOCIATION of Southwest Idaho

Springhill Subdivision

A parcel of land located in the West 1/2 of Section 1, T.2N., R.1W., B.M., Ada County, Idaho, more particularly described as follows:

Commencing at the NW corner of said Section 2 from which the W1/4 corner of said Section 2 bears South 00°27'02" West, 2610.62 feet;

thence along the West boundary line of said Section 2 South 00°27'02" West, 50.00 feet;

thence leaving said West boundary line South 89°12'54" East, 48.00 feet to a point on the South right-of-way line of E. Lake Hazel Road, said point being the **REAL POINT OF BEGINNING;**

thence along said South right-of-way line South 89°12'54" East, 2,609.59 feet to a point on the North-South centerline of said Section 2;

thence along said North-South centerline and along the West boundary line of Lake Hazel Estates and Pear Blossom Subdivision, as same are recorded in Book 29 of Plats at Page 1800, and Book 85 of Plats at Page 9605, respectively, South 00°54'58" West, 2,579.88 feet to the C1/4 corner of said Section 2;

thence continuing along said North-South centerline South 00°21'55" West, 1,349.38 feet;

thence leaving said North-South centerline South 89°55'47" West, 652.59 feet to a point on the centerline of the Mason Creek Feeder Lateral;

thence along the centerline of the Mason Creek Feeder Lateral the following courses and distances:

thence 69.89 feet along the arc of a non-tangent curve to the left, said curve having a radius of 143.00 feet, a central angle of 28°00'15" and a long chord of 69.20 feet which bears North 54°25'25" West;

thence North 68°25'33" West, 163.65 feet;

thence 339.78 feet along the arc of a curve to the right, said curve having a radius of 1,082.00 feet, a central angle of 17°59'34" and a long chord of 338.39 feet which bears North 59°25'46" West;

thence North 50°25'59" West, 87.82 feet;

thence 108.16 feet along the arc of a curve to the right, said curve having a radius of 1,100.00 feet, a central angle of 05°38'01" and a long chord of 108.11 feet which bears North 47°36'58" West;

thence North 44°47'58" West, 234.52 feet;

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thence 51.55 feet along the arc of a curve to the left, said curve having a radius of 1,100.00 feet, a central angle of 02°41'06" and a long chord of 51.54 feet which bears North 46°08'31" West;

thence North 47°29'04" West, 288.73 feet;

thence North 47°03'31" West, 292.85 feet;

thence North 49°17'03" West, 221.73 feet;

thence North 44°48'15" West, 151.99 feet;

thence North 47°25'55" West, 231.99 feet;

thence North 46°10'44" West, 235.17 feet;

thence North 39°34'33" West, 51.39 feet to a point on the East right-of-way line of S. Linder Road;

thence along said East right-of-way line North 00°27'02" East, 2,355.56 feet to the **REAL POINT OF BEGINNING**. Containing 202.96 acres, more or less.

Neighborhood Meeting Certification

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

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

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

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

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

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

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

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

Description of proposed project: Springhill Subdivision

Date and time of neighborhood meeting: 5/11/17 @ 6:30 p.m.

Location of neighborhood meeting: 1585 W. Lake Hazel Rd. (on site)

SITE INFORMATION:

Location: Quarter: 1/2 1 Section: 1 Township: 2N Range: 1W Total Acres: 209

Subdivision Name: Springhill Lot: Block:

Site Address: 1585 W. Lake Hazel Rd. Kuna, ID Tax Parcel Number(s): S1301212405 & S1301325461

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

CURRENT PROPERTY OWNER:

Name: NE Kuna Farms

Address: 6152 W. Half Moon City: Eagle State: ID Zip: 83616

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

Name: AJ Lopez Business (if applicable): Bailey Engineers

Address: 4242 Brookside Ln. City: Boise State: ID Zip: 83714

PROPOSED USE:

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

Application Type	***Brief Description***
Annexation	
Re-zone	Preliminary Plat Modification
Subdivision (Sketch Plat and/or Prelim. Plat)	
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: AJ Lopez

Address: 4242 Brookside In.

City: Boise State: ID Zip: 83714

Telephone: 208-859-8252 Fax: _____

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

Signature: (Applicant) AJ Lopez Date 5/12/17

SIGN IN SHEET

PROJECT NAME: Springhill Subdivision

Date: 5/11/17

	Name	Address	Zip	Phone
1	Richard + Peggy Moss	1800 W Lake Hazel	83642	888-2971
2	Steve + Deb Johnson	6801 S Linder	83642	866-2369
3	John Tucker	6991 S. Linder	83642	921-0508
4	Ben Tolman	7187 S Pear Blossom	83642	573-5075
5	Barney Lewis	755 w Lake Hazel	83613	420-5734
6	Stephen Packer	6643 Cochrane Dr.	83642	559-3965
7	Craig Schumacher	950 W Lake Hazel	83642	888-0998
8	Mark Scheve	4203 Frank Wilma Ln	83642	921-7251
9	Julie Hall	720 W. Aristocrat Dr.	83642	888-1534
10	Andrea Pogue	6755 S Cochrane Dr	83642	921-9796
11	Jason Gustafson	1735 w Lake Hazel	83642	884-4131
12	Randy Arnzen	890 w. Lake Hazel	83642	870-4114
13	Dana Peterson	6655 S. Linder Rd	83642	884-0509
14	danalyn78@hotmail.com			
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AJ Lopez

From: Sub Name Mail <subnamemail@adaweb.net>
Sent: Tuesday, May 2, 2017 11:40 AM
To: AJ Lopez
Cc: Gregory Carter (gcarter@idahosurvey.com)
Subject: Springhill Subdivision Name Reservation Confirmation

May 2, 2017

AJ Lopez, Bailey Engineers

RE: Subdivision Name Reservation: **SPRINGHILL SUBDIVISION**

The name **Springhill Subdivision** is still reserved 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,

Jerry L. Hastings, PLS 5359
County Surveyor
Deputy Clerk Recorder
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7912 *office*
(208) 287-7909 *fax*

From: AJ Lopez [mailto:ajlopez@baileyengineers.com]
Sent: Friday, April 28, 2017 9:27 AM
To: Sub Name Mail
Subject: [EXTERNAL] RE: Springhill PPlat

Oh wow, I got those off of the Quick Claim Deed, Tim Eck sent it to me. That's weird.

From: Sub Name Mail [mailto:subnamemail@adaweb.net]
Sent: Friday, April 28, 2017 9:26 AM
To: AJ Lopez <ajlopez@baileyengineers.com>
Subject: RE: Springhill PPlat

I understand.
None of the parcel numbers show up as current in our system either, so all three are incorrect as well.
Looks like something changed with the parcels.

But at least I can find the property.

From: AJ Lopez [mailto:ajlopez@baileyengineers.com]
Sent: Friday, April 28, 2017 9:23 AM

Full CC&R's are not included as an exhibit.
Full Document is available in the P&Z Office

DECLARATION OF

COVENANTS, CONDITIONS AND RESTRICTIONS

FOR

SPRINGHILL SUBDIVISION

THIS DECLARATION is made effective as of _____, 20___, by _____, an _____ ("Declarant" or "Owner" or "Grantor").

ARTICLE I: RECITALS

1.1 Declarant is the owner of all of the real property located in the County of Ada, State of Idaho (the "County"), described in the attached Exhibit A (the "Property"), which exhibit is incorporated herein by this reference.

1.2 The purpose of this Declaration is to set forth the basic restrictions, covenants, limitations, easements, conditions, and equitable servitudes (collectively "Restrictions") that apply to the Property. The Restrictions are designed to preserve the Property's value, desirability and attractiveness, to ensure a well-integrated high-quality development, and to guarantee adequate maintenance of the Common Area, and the Improvements located thereon, in a cost effective and administratively efficient manner.

ARTICLE II: DECLARATION

Grantor declares that the Property shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied, and improved subject to the following terms, covenants, conditions, easements, and restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement, and sale of the Property, and to enhance the value, desirability, and attractiveness of the Property. The terms, covenants, conditions, easements, and restrictions set forth herein:

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IN WITNESS WHEREOF, the Declarant has executed this Declaration effective as of the date first set forth above.

_____

By: _____

Its: _____

ACKNOWLEDGEMENT

State of Idaho)
)ss.
County of _____)

On this the ___ day of _____, 2017, before me, the undersigned Notary Public in and for said state, personally appeared _____, known by me to be the _____ of _____, whose name is subscribed to the within and foregoing instrument and he acknowledged to me that he executed the same on its behalf.

_____

Notary Public
Residing At:
My Commission Expires:

Full CC&R's are not included as an exhibit.

Full Document is available in the P&Z Office

Executive Summary is provide as an exhibit. Full Document is available in the P&Z Office

Kuna, Idaho

SPRINGHILL SUBDIVISION TRANSPORTATION IMPACT STUDY

December 2016

Prepared for:

NE Kuna Farm, LLC
6152 W. Half Moon Lane
Eagle, Idaho 83616

Prepared by:

Kittelson & Associates, Inc.
101 South Capitol Blvd, Suite 301
Boise, Idaho 83702
208.338.26

KITTELSON & ASSOCIATES, INC.
TRANSPORTATION ENGINEERING/PLANNING

MOVING FORWARD THINKING

Executive Summary is provide as an exhibit. Full Document is available in the P&Z Office

Transportation Impact Analysis

Springhill Subdivision

Kuna, Idaho

Draft

December 2016

Transportation Impact Analysis

Springhill Subdivision TIA

Kuna, Idaho

DRAFT

Prepared For:
NE Kuna Farm LLC
6152 W. Half Moon Lane
Eagle, ID 83616

Prepared By:
Kittelson & Associates, Inc.
101 South Capitol Boulevard, Suite 301
Boise, ID 83702
(208) 338-2683

Project Manager: John Ringert, P.E.
Project Analyst: Lauren Nuxoll, E.I.
Project Principal: Andy Daleiden, P.E.

Project No. 20401

December 2016

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Executive Summary is provide as an exhibit. Full Document is available in the P&Z Office

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Executive Summary is provide as an exhibit. Full Document is available in the P&Z Office

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Executive Summary is provide as an exhibit. Full Document is available in the P&Z Office

Section 1
Executive Summary

EXECUTIVE SUMMARY

NE Kuna Farm LLC is proposing to develop approximately 704 single-family homes in Kuna, Idaho, on the southeast corner of the Lake Hazel Road/Linder Road intersection. The subject property covers approximately 225.54 acres and is zoned as Medium Density Residential. A traffic impact study (TIS) was completed in 2006, but development did not proceed at that time. An update to the previous TIS was required by ACHD due to the project being on hold for ten years and changes to the ACHD TIS requirements.

Access to the proposed development is planned to be provided via two full accesses on Linder Road located approximately 625 feet and 1,805 feet south of Lake Hazel Road, a new mid-mile collector (Kay Street) on the east side of the property, and connection to an existing local street (Wild Pear Street) to the east. Construction of the residential development is expected to be built in five phases:

- Year 2021: Phases 1 and 2 (approximately 260 units with access only to Linder Road)
- Year 2026: Phases 3 and 4 (approximately 240 units with access to Linder Road and Kay Street)
- Year 2031: Phase 5 (approximately 204 units with access to Linder Road, Kay Street and Wild Pear Street)

The results of this study indicate that the proposed Springhill Subdivision development can be constructed while maintaining acceptable traffic operations and safety at the study intersections, assuming provision of the recommended mitigation measures.

FINDINGS

Year 2016 Existing Conditions

- All of the study intersections, except the Lake Hazel Road/Meridian Road intersection, operate at acceptable levels of service during the weekday a.m. and p.m. peak hours.
    - The Lake Hazel Road/Meridian Road intersection is over capacity in the weekday a.m. and p.m. peak hours and meets signal warrants. A signal is recommended to mitigate this intersection.
        - With signalization, the intersection operates acceptably.
- A review of historical crash data did not reveal any patterns or trends in the site vicinity that require mitigation associated with this project. There were a higher percentage of angle and turning crashes at the Lake Hazel Road/Meridian Road intersection which may be because of the lack of gaps on Meridian Road during the peak hours.

Year 2021 Background Traffic Conditions

- A 3 percent per year growth rate was used based on historical data and future traffic forecasts. No in-process developments were identified.
- No roadway improvements were identified.
- All of the study intersections, except the Lake Hazel Road/Meridian Road intersection, are forecast to operate at acceptable levels of service during the weekday a.m. and p.m. peak hours.
    - The Lake Hazel Road/Meridian Road intersection is over capacity in the weekday a.m. and p.m. peak hours and meets signal warrants. A signal is recommended to mitigate this intersection.
        - With signalization, the intersection operates acceptably.

Year 2021 Proposed Development Plan

- Phases 1 and 2 of the proposed development is estimated to generate 2,480 daily net new trips; 195 net new trips (50 inbound, 145 outbound) are projected to occur during the weekday a.m. peak hour and 260 net new trips (165 inbound, 95 outbound) are projected to occur during the weekday p.m. peak hour.

Year 2021 Total Traffic Conditions

- All of the study intersections and site access points, except the Lake Hazel Road/Meridian Road intersection, are forecast to operate at acceptable levels of service during the weekday a.m. and p.m. peak hours.
    - The Lake Hazel Road/Meridian Road intersection is over capacity in the weekday a.m. and p.m. peak hours and meets signal warrants. A signal is recommended to mitigate this intersection.
        - With signalization, the intersection operates acceptably.

Year 2026 Background Traffic Conditions

- A 3 percent per year growth rate was used based on historical data and future traffic forecasts. No in-process developments were identified.
- No roadway improvements were identified.
- All of the study intersections, intersections are forecast to operate at acceptable levels of service during the weekday a.m. and p.m. peak hours, except the Meridian Road/Lake Hazel Road and Linder Road/Columbia Road

- The Lake Hazel Road/Meridian Road intersection is over capacity in the weekday a.m. and p.m. peak hours and meets signal warrants. A signal is recommended to mitigate this intersection.
  - With signalization, the intersection operates acceptably.
- The Linder Road/Columbia Road intersection is over capacity and meets signal warrants. The ACHD Master Street Map identified a future roundabout.
  - With signalization or a single lane roundabout the intersection operates acceptably.

- All roadway segments operate acceptably under the year 2026 background traffic conditions, except for Meridian Road which is over the ACHD threshold in the weekday a.m. and p.m. peak hours. While the segment of Meridian Road is projected to be above the ACHD threshold, no mitigation is recommended for the following reasons:
  - Meridian Road is an Idaho Transportation Department (ITD) highway (SH 69) and there are no plans for expanding beyond the current 4/5 lanes.
  - The future signalized intersection at Lake Hazel Road is the constraint on the corridor and it is projected to operate acceptably.
  - Meridian Road is constrained at the other signalized intersection to the north and at the I-84 interchange which may limit the actual traffic demand.
  - With such high peaking in traffic during the weekday peak hours, spreading of the peaks is likely to occur because drivers will find much less delay than traveling during the peak hour and peak 15 minutes.

Year 2026 Proposed Development Plan

- The proposed development is estimated to generate 4,760 daily net new trips; 375 net new trips (95 inbound, 280 outbound) are projected to occur during the weekday a.m. peak hour and 500 net new trips (315 inbound, 185 outbound) are projected to occur during the weekday p.m. peak hour.

Year 2026 Total Traffic Conditions

- All of the study intersections, are forecast to operate at acceptable levels of service during the weekday a.m. and p.m. peak hours, with the exception the Meridian Road/Lake Hazel Road and Linder Road/Columbia Road intersections:
  - The Lake Hazel Road/Meridian Road intersection is over capacity in the weekday a.m. and p.m. peak hours and meets signal warrants. Similar to previous analysis, a signal is recommended to mitigate this intersection.
    - With signalization, the intersection operates acceptably

- The Linder Road/Columbia Road intersection is over capacity and meets signal warrants. The ACHD Master Street Map identified a future roundabout.
  - With signalization or a single lane roundabout the intersection operates acceptably

- All roadway segments operate acceptably under the year 2026 background traffic conditions, except for Meridian Road which is over the ACHD threshold in the weekday a.m. and p.m. peak hours. While the segment of Meridian Road is projected to be above the ACHD threshold, no mitigation is recommended as described in the 2026 background conditions.

Year 2031 Background Traffic Conditions

- No in-process developments were identified.
- The roadway improvements identified are:
  - Lake Hazel Road (Linder Road to Meridian Road) (CIP# RD2016-63) – Reconstruct/widen from 2-lanes to 3-lanes.
  - Lake Hazel Road (Ten Mile Road to Linder Road) (CIP# RD2016-62) – Reconstruct/widen from 2-lanes to 3-lanes.
  - Lake Hazel Road/Linder Road (CIP# IN2016-54) – Add roundabout. To be constructed as a single-lane roundabout.
  - Lake Hazel Road/Meridian Road (SH 69) (CIP# IN2016-60) – Add signal. Reconstruct/widen approaches.
  - Lake Hazel Road/Ten Mile Road (CIP# IN2016-61) – Add signal. Reconstruct/widen approaches.
- All of the study intersections, except for the Lake Hazel Road/Meridian Road, Linder Road/Columbia Road, and Meridian Road/Aristocrat Drive intersections, are forecast to operate at acceptable levels of service during the weekday a.m. and p.m. peak hours.
  - Lake Hazel Road/Meridian Road: With the addition of a third northbound through lane the intersection operates acceptably, but this is not recommended.
    - Widening to add additional through lanes is not planned by ITD on the corridor.
    - Upstream capacity constraints at I-84 and Overland Road may limit the growth in peak hour traffic.
  - Linder Road/Columbia Road: With signalization or a single lane roundabout the intersection operates acceptably.
  - Meridian Road/Aristocrat Drive: The minor street left-turn operates at LOS F due to lack of gaps on Meridian Road, but the intersection does not meet signal warrants.

Year 2031 Proposed Development Plan

- The proposed development is estimated to generate 6,700 daily net new trips; 530 net new trips (135 inbound, 395 outbound) are projected to occur during the weekday a.m. peak hour and 705 net new trips (445 inbound, 260 outbound) are projected to occur during the weekday p.m. peak hour.

Year 2031 Total Traffic Conditions

- All of the study intersections and site access points, except the Lake Hazel Road/Meridian Road, Linder Road/Columbia Road, and Meridian Road/Aristocrat intersections, are forecast to operate at acceptable levels of service during the weekday a.m. and p.m. peak hours.
    - Lake Hazel Road/Meridian Road: With the addition of a third northbound through lane the intersection operates acceptably, but this is not recommended as discussed in background conditions.
    - The Linder Road/Columbia Road intersection is over capacity and meets signal warrants. The ACHD Master Street Map identified a future roundabout.
        - With signalization or a single lane roundabout the intersection operates acceptably
    - Meridian Road/Aristocrat Drive: The minor street left-turn operates at LOS F due to lack of gaps on Meridian Road, but the intersection does not meet signal warrants.

Turn Lane Warrants

- Linder Road/Site Access A warrants a southbound left-turn lane under 2026 total traffic conditions and 2031 total traffic conditions.
- Lake Hazel Road/Kay Street warrants a westbound left-turn lane under 2026 total traffic conditions and 2031 total traffic conditions.

Site Access Operations

- All of the access points will function acceptably with stop control.
- Sufficient sight distance is available at the site-access driveway along Linder Road. Sufficient sight distance is also expected to be available along the future Kay Street.
- Queues at the site-access driveways are not expected to exceed 25 feet and therefore the ACHD minimum storage of 100 feet for new turn lanes is sufficient.

RECOMMENDATIONS

The following list summarizes the mitigation measures recommended as part of this proposed development.

- Existing Conditions
    - Lake Hazel Road/ Meridian Road intersection: Signalize the intersection.
- Background 2026 Conditions
    - Lake Hazel Road/ Meridian Road intersection: Signalize the intersection if not already done.
    - Linder Road/Columbia Road: Install a signal or roundabout.
- Year 2026 Total Traffic Conditions
    - Lake Hazel Road/ Meridian Road intersection: Signalize the intersection if not already done under background conditions.
    - Linder Road/Columbia Road: Install a signal or roundabout if not already done under background conditions.
- Background 2031 Conditions
    - Lake Hazel Road/ Meridian Road intersection: Signalize the intersection and widen the approaches to the CIP configuration (dual left-turns, two through lanes, and right-turn lanes on each approach) if not already done.
    - Linder Road/Columbia Road: Install a signal or roundabout if not already done under background conditions
- Year 2031 Total Traffic Conditions
    - No additional mitigations beyond 2031 background conditions
- Install the following turn lanes at the site access locations:
    - Linder Road/Site Access A: A 100 foot southbound left-turn lane under 2026 total traffic conditions and 2031 total traffic conditions.
    - Lake Hazel Road/Kay Street: A 100 foot westbound left-turn lane under 2026 total traffic conditions and 2031 total traffic conditions.
- All local streets within the development should be constructed with two travel lanes.
- Confirm the intersection sight distance at the site access locations at the time the site accesses are designed and constructed.
- Shrubbery and landscaping near the internal intersections and site access points should be maintained to ensure adequate sight distance.

Additional details of the study methodology, findings, and recommendations are provided within this report.