KUNA PLANNING AND ZONING COMMISSION
Agenda for June 25, 2013

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

REGULAR MEETING
6:00 pm

1. **CALL TO ORDER AND ROLL CALL**
   Chairman Lee Young
   Vice Chairman Stephanie Wierschem
   Commissioner Dana Hennis
   Commissioner Cathy Gealy
   Commissioner Mike Bundy

2. **CONSENT AGENDA**
   a. Special Meeting Minutes – June 5, 2013
   b. Meeting Minutes – June 11, 2013

3. **OLD BUSINESS:**

   a. **13-02-S and 13-02-DR; Silver Trail Subdivision**-A request from LEI Engineers and Planners & DBTV Applewood Farm LLC to Preliminary Plat approx. 30 acres with 126 residential and common lots. Approx. 20 acres of this site will be a Re-Plat of Danskin Ridge Sub No. 5. The site is located at the SE Corner of Ten Mile Road & Mason Creek Street, Kuna, ID. (APN#'s: R1727740012 & S1311336210; Sec 11, T2N, R1W, BM).

4. **PUBLIC HEARING**
   a. **13-02-AN, 13-01-DA, 13-01-ZC and 13-01-S; Merlin Point Subdivision-**Requests for Annexation, a Zone Change, Development Agreement and Preliminary Plat for approx. 52 acres over 2 parcels, into the City of Kuna, from Steve Arnold (A Team Consultants), requesting C-1 Zoning for commercial and residential uses on site. The site is located at 1380 E. Kuna Road, Kuna, ID. (APN#'s: R0645254601 & S1324449005). **TABLED to a date certain.**

5. **DEPARTMENT REPORTS**

6. **CHAIRMAN / COMMISSIONER DISCUSSION**

7. **ADJOURNMENT**

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, June 5, 2013

NOTE: ***These minutes are an unofficial record of this Planning & Zoning meeting until reviewed, corrected (if deemed appropriate), and formally approved by the Kuna Planning & Zoning Commission at a subsequent Planning & Zoning meeting.***

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	x	Wendy Howell, Planning Director	x
Vice-Chairman Stephanie Wierschem	x	Troy Behunin, Planner II	x
Commissioner Dana Hennis – Telephone	x	Travis Jeffers, Planning Technician	x
Commissioner Cathy Gealy	Absent		
Commissioner Mike Bundy	Absent		

4:30 P.M. –SPECIAL MEETING

Call to Order and Roll Call

Chairman Young called the meeting to order at 4:40 p.m.

1. CONSENT AGENDA

None

3. OLD BUSINESS:

4. A request by DBTV Applewood Farm LLC to reconsider the date of continuation for case numbers **13-02-S and 13-02-DR; Silver Trail Subdivision.** At the May 28, 2013, public hearing these case numbers were continued until July 9, 2013. This request is to change the continued date from July 9, 2013, to June 25, 2013. If this reconsideration is approved, the public hearing will resume on June 25, 2013.

Let the record reflect that Commissioner Hennis attended the meeting via telephone.

Senior Planner Behunin located at 763 W. Avalon St. in Kuna explained that the developer, DBTV Applewood Farm LLC has requested a reconsideration of the table date certain for 13-02-S and 13-02-DR; Silver Trail Subdivision to be moved up from 7/9/13 to 6/25/13. The citizens of the Applewood subdivision had requested a meeting with the developer prior to any approvals being granted by the Planning and Zoning Commission and the City Council. Since the Planning and Zoning Commission meeting on 5/28/13, the developer has promptly contacted and set up a meeting with the HOA for the 11th of June and believes that the two parties will resolve their on-going issues prior to the Planning and Zoning Commission meeting slated for the 25th of June, 2013.

Questions:

Vice Chairman Wierschem asked staff if all of the proper noticing procedures have been followed and if legal advice from the City Attorney had been received for this meeting. P/Behunin explained that yes,

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, June 5, 2013

all of the noticing procedures have been met. Planning and Zoning has proceeded with guidance from City Council and the City Attorney, Richard Roats. If the Planning and Zoning Commission should reconsider the date certain and move it to June 25, all of the required noticing will be completed in a timely manner so that all stakeholders will have the information needed. VC/Wierschem asked for clarification that legal counsel has provided their recommendation to hold this special meeting. P/Behunin concluded that no, they have not. (P/Behunin response was incorrect. P/Behunin meant to say no to City Council. The City Attorney has provided his recommendation.)

VC/Wierschem asked if the developer has set a time for the meeting to take place. Staff stated that it is our understanding that the meeting is scheduled for 6/11/2013. Therefore, June 25th is the soonest the hearing could be heard because of the timeframes for noticing.

VC/Wierschem asked if the parties providing testimony at the meeting on 5/28/2013 have been notified of this meeting tonight. Staff responded and said that according to the procedures that we follow for a meeting including a special meeting, as long as the meeting is posted in the all the regular places, we are not required to mail letters, publish it in the newspaper or post at the property. Staff did explain that the meeting on the 25th of June would however require notification in the newspaper, property posting and letters will be mailed to citizens within a minimum of 300'.

No further questions from the Commission.

Vice Chairman Wierschem motioned to move the date for reconsideration for 13-02-S and 13-02-DR; Silver Trail Subdivision from 7/9/13 to 6/25/13; Commissioner Hennis seconds, all aye and motion carries 3-0.

Chairman Young motions to move the public hearing date certain for 13-02-S and 13-02-DR; Silver Trail Subdivision from 7/9/13 to 6/25/13; Vice Chairman Wierschem seconds, all aye and motion carries 3-0.

5. NEW BUSINESS:
None

6. DEPARTMENT REPORTS
None

7. CHAIRMAN / COMMISSIONER DISCUSSION

8. ADJOURNMENT

- Commissioner Hennis motions to adjourn at 4:50 PM; Commissioner Weirschem seconds, all aye and motion carried 3-0.

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, June 5, 2013

_____
Lee Young, Chairman
City of Kuna Planning Commission
ATTEST:

_____
Travis Jeffers, Planning Technician
City of Kuna Planning Department

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, June 11, 2013

NOTE: ***These minutes are an unofficial record of this Planning & Zoning meeting until reviewed, corrected (if deemed appropriate), and formally approved by the Kuna Planning & Zoning Commission at a subsequent Planning & Zoning meeting.***

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	x	Wendy Howell, Planning Director	x
Vice-Chairman Stephanie Wierschem	Absent	Troy Behunin, Planner II	x
Commissioner Dana Hennis	x	Travis Jeffers, Planning Technician	x
Commissioner Cathy Gealy	x		
Commissioner Mike Bundy	x		

6:00 P.M. –COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at 6:04 p.m.

1. CONSENT AGENDA

A. Meeting Minutes – May 28, 2013
Commissioner Hennis motioned to approve consent agenda; Commissioner Bundy seconds, all aye and motioned carried 3-0

Commissioner Gealy did not vote. She was not present at the May 28th hearing.

3. OLD BUSINESS:

None

4. NEW BUSINESS:

None

5. DEPARTMENT REPORTS

None

6. CHAIRMAN / COMMISSIONER DISCUSSION

7. ADJOURNMENT

- Commissioner Hennis motions to adjourn at 6:07 PM; Commissioner Gealy seconds, all aye and motion carried 4-0.

CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, June 11, 2013

_____
Lee Young, Chairman
City of Kuna Planning Commission

ATTEST:

_____
Travis Jeffers, Planning Technician
City of Kuna Planning Department

City of Kuna

Staff Report

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

To: **Planning and Zoning Commission; acting as P&Z and Design Review Committee**

Case Number(s): **13-02-S** Subdivision
13-02-DRC Design Review for Silver Trail Subdivision.

Location: North Red Delicious Avenue (SEC Ten Mile & Mason Creek St.)
Kuna, Idaho 83634

Planner: Troy Behunin, Senior Planner

Meeting Date: May 22, 2013

Applicants: LEI Engineers & Planners, *Laren Bailey*
2040 S. Eagle Road
Meridian, ID, 83642
208.846.9600
Lbailey@LEI-Eng.com

DBTV Applewood Farm LLC, *Tim Eck*
6152 W. Half Moon lane
Eagle, ID, 83616
208.850.0591
Tweenterprises@yahoo.com

Table of Contents:

A. Course Proceedings
B. General Facts, Staff Analysis
C. Exhibits
D. Applicable Standards
E. Comprehensive Plan Analysis
F. Proposed Findings of Fact
G. Proposed Conclusions of Law
H. Proposed Decision by the Commission

A. Course of Proceedings

1. Proposing Preliminary Plat for a residential subdivision is designated in Kuna City Code (KCC), 1-14-3 as a public hearing, with the City Council as the decision making body. This land use was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

i.	Agencies	April 15, 2013
ii.	300' Property Owners	May 7, 2013
iii.	Kuna, Melba Newspaper	May 8, 2013
iv.	Site Posted	May 15, 2013

2. In accordance with KCC Title 6 in Kuna City Code (KCC) this application seeks re-approval for a Preliminary Plat (residential subdivision), known as Silver Trail Subdivision.

B. General Project Facts, Staff Analysis:

1. **Request:** The applicant is seeking preliminary plat re-approval for a residential subdivision in Kuna consisting of 115 buildable lots and 11 common lots over two parcels, and approximately 29.3 acres.

2. The applicants have submitted all necessary documents and materials for review and have held the appropriate neighborhood meeting and posted the site in accordance with KCC posting requirements.

3. **History:** The applicant is proposing a new preliminary re-plat for 115 lots and 11 common lots. This request is a slightly different lot arrangement than what was previously approved and this new lot count reflects an effort to match the developers Local Improvement District (LID) Equivalent Dwelling Units (EDU) obligation for the parcel. The overall increase in lots from the previous approval is about 15 additional buildable lots but remains within allowable densities for the R-6 zone.

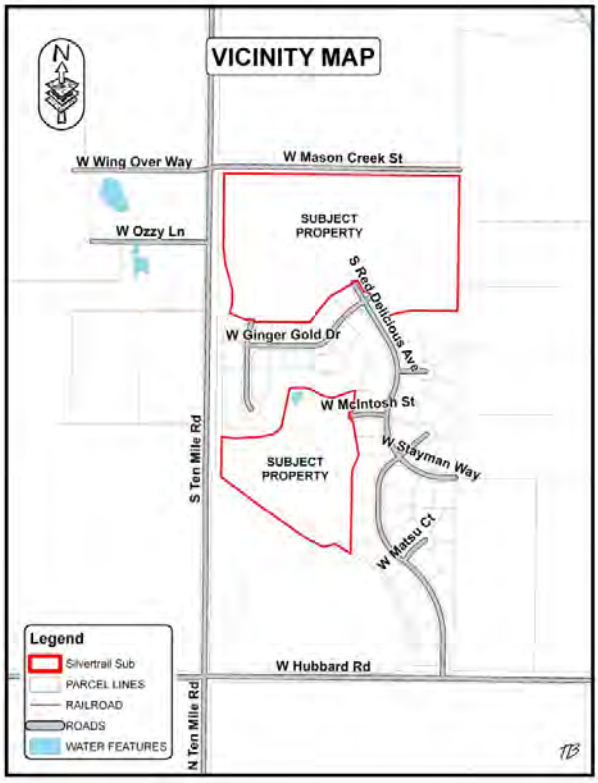
4. **Legal Description:** A legal description was included with the application and is in the file.

5. **Comprehensive Plan Designation:** The Future Land Use map (FLU) indicates the site has two land use designations - Medium Residential and Agricultural. However, when this prliminary plat was originally approved, it acquired the proper zoning (R-6) in 2006. In accordance with KCC 5-3-2, staff views this residential use request as compatible.

6. **Land Use:**

Direction	Current Zoning	
North	R-6	Medium Residential – Kuna City
South	RR	Rural Residential – *Ada County*
East	R-6, RR	Medium Residential – Kuna City and Rural Residential – *Ada County*
West	RR	Rural Residential – *Ada County*

6.1 Vicinity and Aerial Maps:



6.2 Parcel Numbers: APN: R1727740012, S1311336210

6.3 Parcel Sizes and Current Zoning:

Acres: 20.14 acres, 9.13 acres
Zoning: R-6 for both parcels.

6.4 Services:

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

6.5 Existing Structures, Vegetation and Natural Features: The site is currently vacant and relatively flat. The vegetation is what is commonly associated with a vacant lot, and the site has significant street frontage along Ten Mile Road and Mason Creek Street.

6.6 Transportation / Connectivity: Road frontage is on 4th Street.

6.7 Public Services, Utilities and Facilities: The following agencies returned comments on this project; City Engineer, Kuna Forester, Department of Environmental Quality and Central District Health Department. ACHD will submit their report when it is complete.

C. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230.
2. City of Kuna Design Review Ordinance, 2011-08.
3. City of Kuna Subdivision Ordinance No. 2010-15, title 6 Subdivision Regulations.
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 the Comprehensive Plan components as described below.

1. The proposed Special Use Permit for the site 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, the staff shall evaluate with guidance from the City's attorney; The Idaho Attorney General's six criterion established to determine the potential for property taking.

GOALS AND POLICIES – *Economic Development*

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

Policy 1.3: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms.

GOALS AND POLICIES – *Land Use*

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

Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses and commercial activity, within both the community-scale and neighborhood–scale centers; to strengthen the local economy and to provide more opportunities for social interaction.

Policy 2.3: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

E. <u>Proposed Findings of Fact:</u>

1. All required procedural items have been completed as shown in the staff report.
2. The proposed residential development complies with Section 6.0 of Kuna's Comprehensive Plan.
3. Public services are available and are adequate to accommodate this site's development.
4. The proposed residential preliminary plat will not be detrimental to the public's health, safety and general welfare.
5. The site is zoned R-6 and intended for use as a residential subdivision after acquiring the proper approvals.
6. The project description and staff analysis and findings of fact are correct.

F. <u>Proposed Conclusions of Law:</u>

1. The proposed preliminary plat use is consistent with Kuna City Code.
2. The proposed preliminary plat use meets the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a preliminary plat use.
4. The proposed preliminary plat use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The proposed residential preliminary plat is not likely to cause adverse public health problems.
6. The proposed residential preliminary plat is in compliance with all ordinances and laws of the City.
7. The proposed residential preliminary plat is not detrimental to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, 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 #13-02-S, and 13-02-DRC, this proposal complies with KCC Title 6.
10. Based on the evidence contained in Case #13-02-S and 13-02-DRC, 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 recommend approval or denial for this preliminary plat application.
12. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

G. Proposed Decisions by the Commission:

13-02-Subdivision *Note: This proposed motion is to* recommend *approval or denial for this request subdivision preliminary plat to Council. However, if the Planning and Zoning Commission wishes to recommend approval or denial for specific parts of the requests as detailed in the report, those changes must be specified.*

13-02-Design Review *Note: The proposed motion is also to approve or deny the design review request. However, if the Planning and Zoning Commission wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report and public testimony as presented (if any), the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (approval or denial) for Case No. 13-02-S, a subdivision request by DBTV Applewood Farm, LLC, (Tim Eck), (with or without) 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 / 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 the sites shall comply with Kuna City Code.
6. Parking within the sites shall comply with Kuna City Code (Except as specifically approved otherwise).
7. Fencing within and around the sites 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 sign construction).
9. The applicant shall follow all of the requirements for sanitary sewer, potable water, pressure irrigation system connections, and all other requirements of the City engineer, as outlined in the Engineers memorandum dated May 1, 2013.
10. Submit a petition prior to submitting an application for final plat to the City, consenting to the pooling of irrigation surface water rights for delivery purpose and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation District (KMID).

11. The applicant's preliminary plat (date stamped 3.18.2013) and landscape, parking and lighting plan, (date stamped 4.12.2013) shall be considered binding site plans.
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 other applicable agency comments.

RECEIVED
MAR 2 2 2013
CITY OF KUNA

LEI
ENGINEERS
SURVEYORS
PLANNERS

March 21, 2013

Planning and Zoning Department
City of Kuna
P.O. Box 13
Kuna, ID 83634

Re: Silver Trail Subdivision – Project Narrative
City of Kuna

To Whom It May Concern,

Please find attached the applications for the preliminary plat and design review of the Silver Trail Subdivision Project located on the south east corner of Ten Mile and Mason Creek Roads (Parcel Number R1727740012 and S1311336210). It is proposed that the property (approx. 29.3 ac.) be subdivided into 115 single-family residential lots and 11 open space/common lots for a density of 3.92 units per acre. The proposed housing density is well below the six units per acre allowed under the existing R-6 zone designation.

The development is proposed on two parcels of property that were previously approved as a part of the Applewood Subdivision Preliminary Plat. The plat expired, and it was determined that a new application would need to be filed in order to subdivide the property.

The development will feature neighborhood pathways and common areas that will encourage walk ability in the area. These pathways are designed to connect with surrounding development and Silver Trail Elementary School to the north of the subdivision.

Domestic utilities including water and sewer mains are available at the property boundary to the south and have been sized to service this project. Storm drainage will be retained on-site and directed to both above ground ponds and subsurface infiltration facilities. Power, natural gas, telephone and cable are all available at the project boundaries.

Due to the sewer service allocation of 115 EDU's to this property the current density is slightly higher than the original Applewood Preliminary Plat. The roadway design and landscaped common areas have largely remained the same with the exception of the addition of a small cul-de-sac off of Red Delicious Ave. to accommodate additional building lots.

A traffic study was conducted to evaluate the impact of the additional traffic generated by this development on the surrounding roadways. The study did not find any major impacts at this time. Ada County Highway District has plans to place a roundabout at the intersection of Tenmile and Columbia Roads. This will ensure efficient traffic movement in the future and will slow traffic in the area.

Thank you for your consideration of this matter please and feel free to contact me by phone at 208-846-9600 or by e-mail at lbailey@lei-eng.com.

Sincerely,
LEI – Engineers + Surveyors

Laren Bailey
Principal/Planner

• Civil Engineering
• Structural Engineering
• Surveying
• Land Planning
• Landscape Architecture

www.lei-eng.com

Corporate Office: 3302 N. Main Street • Spanish Fork, UT 84660 ✆ 801.798.0555 ▤ 801.798.9393
Salt Lake Office: 14441 South 980 West • Bluffdale, UT 84065 ✆ 801.495.2844 ▤ 801.495.2847
Boise Office: 2040 S. Eagle Road • Meridian, ID 83642 ✆ 208.846.9600

Item 3 a.

RECEIVED

MAR 2 2 2013

CITY OF KUNA

City of Kuna
Planning & Zoning
Department
P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website: www.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)	13-02 SUB 13-02-DR
Project name	SILVERTRAIL RESID. SUB
Date Received	3.22.2013
Date Accepted/ Complete	4.9.2013
Cross Reference Files	
Commission Hearing Date	5.28.13
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: DBTV Applewood Farm, LLC
Address: Same as Developer
City, State, Zip:
Phone Number:
E-Mail:
Fax #:

Applicant (Developer): Tim Eck
Address: 6152 W. Half Moon Ln.
City, State, Zip: Eagle, ID 83616
Phone Number: 850-0591
E-Mail:
Fax #:

Engineer/Representative: Loren Bailey - LEI
Address: 2040 S. Eagle Rd
City, State, Zip: Meridian, ID 83642
Phone Number: 208-846-9600
E-Mail: Lbailey@LEI-ENG.com
Fax #: —

Subject Property Information

Site Address: N. Red Delicious AVE, Kuna, Idaho 83634
Site Location (Cross Streets): SE Cor. Mason Creek and Ten Mile Rd.
Parcel Number (s): R1727140012, S1311336210
Section, Township, Range: Sec 11, T. 2N., R. 1W., B.M.
Property size: +/- 29.3 AC.
Current land use: AG
Proposed land use: Residential
Current zoning district: R-6
Proposed zoning district: R-6

Project Description

Project / subdivision name: Silver Trail Subdivision

General description of proposed project / request: 115 Residential lots and 11 Common lots

Type of use proposed (check all that apply):

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

Amenities provided with this development (if applicable): Pedestrian Pathways, Parks/ Open Space.

Residential Project Summary (if applicable)

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

Please describe the existing buildings:

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

Number of residential units: 115 Number of building lots: 115

Number of common and/or other lots: 11

Type of dwellings proposed:

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

Minimum Square footage of structure (s):

Gross density (DU/acre-total property): 3.92 Net density (DU/acre-excluding roads): —

Percentage of open space provided: 8% Acreage of open space: 2.35 AC

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

Non-Residential Project Summary (if applicable)

Number of building lots: Other lots:

Gross floor area square footage: Existing (if applicable):

Hours of operation (days & hours): Building height:

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

Number and ages of students/children: Seating capacity:

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

Proposed Parking:

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

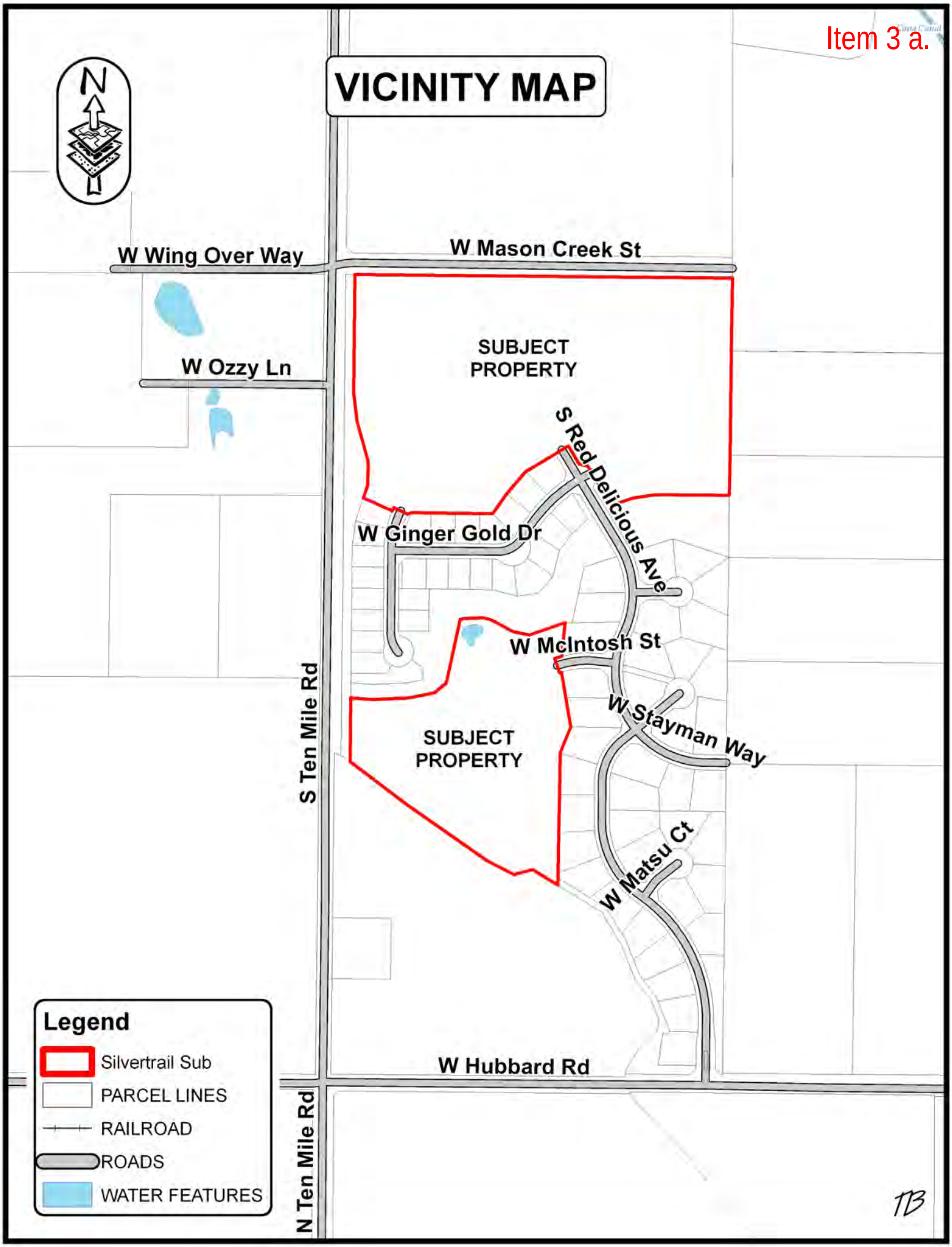
Proposed Lighting:

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

Applicant's Signature: Date: 3-21-13

Item 3 a.

VICINITY MAP



AERIAL MAP
N
W Ozzy Ln
SUBJECT PROPERTY
W Ginger Gold Dr
S Royal Gala Pl
S Ten Mile Rd
W Paula Red Ct
W McIntosh St
S Cherry Apple Pl
SUBJECT PROPERTY
W Stayman Way
S Cherry Apple Ave
W Matsu Ct
Legend
Silvertrail Sub
PARCEL LINES
RAILROAD
ROADS
WATER FEATURES
TB

CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.cityofkuna.com

GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731
Email: gordon@cityofkuna.com

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Silver Trail Subdivision
Preliminary Plat
13-02-S

DATE: May 1, 2013

The City Engineer has reviewed the Preliminary Plat request of the above applicant dated April 15, 2013. It is noted that the request and application are modifications of an earlier approved preliminary plat (Applewood) but proposes to increase development density. The increased density does not adversely affect City Master Plans or already constructed facilities. A significant portion of the infrastructure needed to serve the lots in this property was provided as part of the first phase of the Applewood development. Comments will be structured to account for this earlier work and expense.

1. **Sanitary Sewer System**

   a) The City has sufficient sewer treatment capacity to serve this site. The wastewater from this area presently is treated in the north treatment facility. This site is not connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table.
   b) This property was included in Local Improvement District 2006-1 and consequently does have reserved treatment capacity. Treatment capacity may be secured for this site upon payment of appropriate fees.
   c) The nearest gravity mains are partially constructed in this site and are otherwise available in the adjacent Applewood Subdivision No. 1. The project will be fully and adequately served through the Danskin Lift Station.
   d) Specific recommendations and requirements of note are as follows:
      1) City Code (6-4-2O) requires connection to the City sewer system for all sanitary sewer needs.
      2) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan. The only trunk line contemplated in the Sewer

Master Plan is the Danskin Interceptor to the Danskin Lift Station, which has already been provided.

3) This project has an obligation to extend an adequately sized sewer main north to its property line to serve adjacent properties northward and a similar obligation within the proposed stub street southward as needed. The northern sewer main has already been provided.

e) For assistance in locating existing facilities and understanding issues associated with the Master Plan and connection, please contact the City Engineer.

2. Potable Water System

a) The City has sufficient potable water supply to serve this site. This site is not connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table.

b) Water supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:

1) City Code (6-4-2X) requires connection to the City water system for all potable water needs.

2) For any connected load, it is recommended this application be conditioned to conform to the water master plan. The Master Plan designates 12-inch trunk lines in the frontage of the project on Ten Mile Road and Mason Creek Road. All trunk lines noted in the Water Master Plan are already in place.

3) At least 8-inch water mains are to be stubbed by developer north to Mason Creek Road, south to the south property line and at all connection points into Applewood Subdivision No. 1.

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.

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. A 10-inch pressure main is located in the Ten Mile Road frontage to the project.

b) The development is subject to connection fees based on number of dwellings for the residential area and based on ultimate landscaped area for the commercial and HOA portion, as provided in City Resolutions.

c) Irrigation supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:

1. Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2I) and the public interest and is not accounted for in the approved Water Master Plan. It is required this project connect and annex to the City Pressure Irrigation system at the time of development.

2. For any connected load, it is recommended this application be conditioned to conform to the Pressure Irrigation Master Plan. Specifically, a 10-inch PI main is designated for Ten Mile Road and a 12-inch PI main in Mason Creek Road. The 10-inch PI main is already provided.

3. It is further recommended that annexation into the municipal irrigation district is a requirement at the time of final platting.
4. It is recommended that conformity with approved City PI standards is required. This will include the providing of stubs and looping mains as appropriate.

4. Grading, Gravity Irrigation, Drainage

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 the private disposal system.
c) The city is now requiring with every new development, a documentation map that illustrates the surface and sub-surface water irrigation supply as well as drainage ways that exist in the applicant's property and in the right-of-way adjacent to the proposed development to be submitted with construction plans. The map must include 2-foot contours, a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within and adjacent to the proposed development. Open and piped facilities should be noted. The map should include any proposed changes to the systems.
d) All upstream drainage rights and downstream water delivery rights are to be preserved as a condition of development.

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 and any attempt to abandon surface water rights.
c) Verify that existing and proposed finish 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.

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, ITD and/or ACHD standards. In this instance, the site directly fronts on one classified street (Mason Creek Road). The recommendations of the City Engineer are as follows:
   a) The right-of-way for local public streets is to meet City and ACHD requirements. The single approach from Mason Creek Road and the stub street south as shown in the application are acceptable. The four connections to stub streets from Applewood Subdivision No. 1 are also acceptable
   b) Residential Easements – City Code (6-3-8) requires the providing of 10-foot front and back lot line easements and the City Engineer recommends providing 5-foot side-lot easements throughout. In addition, the placing of public facilities in common areas will also require sufficient easements, as determined by the City Engineer, to operate, replace and maintain the facilities. The documents submitted with the application do not address in detail residential area easements but the matter will be dealt with in final plat review.
   c) Commercial Easements - City Code (6-3-8) requires the providing of 10-foot front and back lot line easements and side-lot easements as necessary. Only common lots in this development may fit the criteria. The documents submitted with the application do not address in detail commercial easements but the matter will be dealt with in final plat review.
   d) 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.
   e) Curb and Gutter – City Code (6-4-2C) requires the installation of curb and gutter: vertical curb on classified streets (Mason Creek Road) and either rolled or vertical elsewhere. The documents submitted with the application omit discussion of the curb and gutter but the matter will be dealt with in plan review.
   f) Street Drainage – The application omits discussion of facilities for handling storm drainage from local streets but the project will be required to comply with ACHD policies.
   g) Sidewalk - City Code (6-4-2Q) requires the installation of 5-foot sidewalk on all local streets and 8-foot on classified streets. The documents submitted with the application partially address this issue.

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 as a condition of final platting.

9. **Property Description**
A metes and bounds description prepared by a licensed surveyor has been provided by the applicant.

Development Services Department

Project/File: **Silver Trail Subdivision (K-13-02-S)**
This is a preliminary plat application to subdivide approximately 29.3 acres into 115 residential lots and 11 common lots. The site is located at the northeast corner of Hubbard Road and Ten Mile Road in Kuna, Idaho.

Lead Agency: City of Kuna

Site address: NEC of Hubbard/Ten Mile

Commission Hearing: Consent Agenda
June 26, 2013

Applicant: Tim Eck
DBTV Applewood Farm, LLC
6152 W. Half Moon Lane
Eagle, ID 83616

Representative: Laren Bailey
LEI Engineers & Planners
2040 S. Eagle Road
Meridian, ID 83642

Staff Contact: Jarom Wagoner
Phone: 387-6174
E-mail: jwagoner@achdidaho.org

Tech Review: June 14, 2013

A. Findings of Fact

1. **Description of Application:** The applicant is proposing to subdivide approximately 29.3 acres into 115 residential lots and 11 common lots.

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

Direction	Land Use	Zoning
North	Medium Density Residential (Elementary School)	R-6
South	Medium Density Residential	R-6
East	Medium Density Residential	R-6
West	Rural Residential	RR

3. **Site History:** ACHD staff previously reviewed this site as Applewood Subdivision in August of 2006. The requirements of this staff report are consistent with those of the prior action.

4. **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.

5. **Capital Improvements Plan (CIP)/Five Year Work Plan (FYWP):**
There are currently no roadways, bridges or intersections in the general vicinity of the project that are currently in the Five Year Work Program or the District's Capital Improvement Plan (CIP).

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 1,095 additional vehicle trips per day (none existing); 115 additional vehicle trips per hour in the PM peak hour (none existing), based on the traffic impact study.

2. **Traffic Impact Study**
Kittelson & Associates, Inc. prepared a traffic impact study for the proposed Silvertrail development. Below is an executive summary of the findings **as presented by Kittelson & Associates, Inc**. The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices, and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.

PROPOSED DEVELOPMENT PLAN

DBTV Applewood Farm, LLC is proposing to build a residential development on Ten Mile Road between Mason Creek Street and Hubbard Road, south of I-84 in Kuna, Idaho. The proposed development includes 115 single family units on 29.3 acres spread over two site areas. The northern and southern areas of the site plan include 86 and 29 lots, respectively. The subject property is vacant and zoned as Medium Density Residential.

Access to the northern site is provided via a new connection with Mason Creek Street that aligns with the existing western driveway for the Silver Trail Elementary School. The existing driveway is located approximately 750 feet to the east of Ten Mile Road. Both the northern and southern sites will connect with several existing local streets (i.e., Royal Gala Place, Ginger Gold Drive, Red Delicious Avenue, and McIntosh Street) in the area. The development is expected to be built out by 2017.

SCOPE OF THE TRAFFIC IMPACT ANALYSIS

This analysis determines the transportation-related impacts associated with the proposed development and has been prepared in accordance with Ada County Highway District (ACHD) requirements for traffic impact studies, a meeting with ACHD staff in October 2012, and a scope of work email confirmation with ACHD in February 2013. This report addresses the following transportation issues:

- Existing transportation conditions during the weekday a.m. and p.m. peak hours:
  - Columbia Road/Ten Mile Road
  - Hubbard Road/Ten Mile Road
  - Cherry Apple Avenue/Hubbard Road
  - Mason Creek Street/Ten Mile Road
  - Mason Creek Street/Silver Trail Elementary School Driveway/North Access (future)
- Trip generation estimates and distribution for the proposed development; and
- Year 2017 background traffic conditions during weekday a.m. and p.m. peak hours.
- Year 2017 total traffic conditions during the weekday a.m. and p.m. peak hours with build-out of the site.

CONCLUSIONS AND RECOMMENDATIONS

The results of the traffic impact analysis indicate that the proposed residential development can be constructed while maintaining acceptable levels of service and safety on the surrounding transportation system. The findings of this analysis and our recommendations are discussed below.

CONCLUSIONS

- All of the study intersections currently operate at acceptable levels of service during the weekday a.m. and p.m. peak hours.
- A review of historical crash data did not reveal any patterns or trends in the site vicinity.
- The proposed development is estiameated to generate approximately 1,095 net new daily trips, 90 weekday a.m. (25 inbound/ 65 outbound), and 115 weekday p.m. (75 inbound/ 40 outbound) peak hour trips.
- All of the study intersections are projected to operate at acceptable levels of service under the year 2017 background conditions, weekday a.m. and p.m. peak hours.
- ACHD recently completed the Ten Mile Corridor Study, which identified roundabouts for the intersections of Ten Mile Road and Columbia Road and Ten Mile Road and Hubbard Road. These improvements are not included in the 5-year work plan. The CIP identifies a 5-lane section for Ten Mile Road north of Columbia Road.
- All of the study intersections are projected to operate at acceptable levels of service under the year 2017 total traffic conditions during the weekday a.m. and p.m. peak hours, except for Ten Mile Road and Columbia Road intersection (LOS E for the intersection and LOS F for the critical northbound approach, Weekday AM Peak Hour).
    - Traffic signal warrants #2 and #3 are met at this intersection. A traffic signal and single lane roundabout are projected to operate at LOS C or better during the weekday a.m. and p.m. peak hours. ACHD should monitor this intersection and program their preferred improvement in the 5-year work plan).
- The intersection of Ten Mile Road and Mason Creek Street is projected to operate at LOS D under year 2017 traffic conditions during the weekday a.m. peak hour. Signal warrants #2 and #3 are met under future conditions. ACHD should monitor this intersection.
- All of the roadway segments currently and are projected to operate at acceptable levels of service per ACHD's LOS for Roadway Segments.
- All projected traffic queues can be accommodated at the study intersections.
- No left- or right-turn lanes are warranted at the site intersections.

SYSTEM RECOMMENDATIONS

- ACHD should review the location of the new connection roadway to determine if a flasher and school zone sign is needed at the south approach of the Mason Creek Street and West School Driveway/New Connection intersection.

DEVELOPMENT RECOMMENDATIONS

- All local streets within the development should be constructed with two travel lanes and sidewalks.
- A pedestrian crossing and applicable signage (MUTCD School Crossing Assembly, S1-1 and W16-7P) should be installed at the Mason Creek Street/West School Driveway/New Connection intersection to provide a marked crossing for students from the residential neighborhood to the school.
- Shrubbery and landscaping near the internal intersections and site access points should be maintained to ensure adequate sight distance.

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Staff Comments/Recommendations: On May 30th, 2013 ACHD staff requested additional information from the applicant, specifically regarding the intersection of Ten Mile Road and Columbia Road. The initial study noted that this intersection would operate at an unacceptable level of service in the year 2017 under total traffic conditions. The applicant's engineer was requested to provide an intersection analysis with northbound right-turn only lane at this intersection.

On June 6, 2013 the applicant's engineer submitted the additional information and analysis requested by ACHD staff. The supplemental information shows that the intersection of Ten Mile Road and Hubbard Road will operate at an acceptable level of service in the year 2017 under total traffic conditions with the construction of a northbound right-turn lane.

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	Existing Plus Project	Future Level of Service
Ten Mile Road	900 feet	Minor Arterial	325	Better than "D"	415	Better than "D"
Mason Creek Street	1,250 feet	Collector	20	Better than "D"	55	Better than "D"

* Acceptable level of service for a two-lane minor arterial is "D" (550 VPH).

* Acceptable level of service for a three-lane collector is "D" (530 VPH).

4. **Average Daily Traffic Count (VDT)**
Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for Ten Mile Road north of Mason Creek Street was 4,895 on January 25, 2012.

5. **Conditions of Area Intersections:**

4 –Way Stop Controlled Intersection

Ten Mile/Columbia	NB	SB	EB	WB	Over All
Current Level of Service	C	B	C	B	C
Future Level of Service	**F**	**B**	**D**	**C**	**E**

*An acceptable Level of Service for a 4-Way Stop Controlled intersection is D.

C. Findings for Consideration

1. Ten Mile Road

a. **Existing Conditions:** Ten Mile Road is improved with 2-travel lanes, 8-foot wide concrete sidewalk, and no curb or gutter abutting the site. There is 73 feet of right-of-way for Ten Mile Road (48 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: District Policies 7205.2.1 & 7205.5.1 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.

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

c. **Applicant Proposal:** The applicant is not proposing any improvements to Ten Mile Road abutting the site.

d. **Staff Comments/Recommendations:** Ten Mile Road is improved with an 8-foot wide sidewalk and 48 feet of right-of-way (measured from centerline) abutting the site. Therefore, no additional street improvements or right-of-way dedication should be required with this application.

The applicant should be required to replace any deteriorated or deficient sidewalk, curb, gutter or pedestrian facilities along Ten Mile Road abutting the site, consistent with ACHD's Minor Improvement Policy 7203.3.

The applicant should be required to construct a northbound right-turn lane on Ten Mile Road at its intersection with Columbia Road. As stated in the submitted traffic study, this intersection will not operate at an acceptable level of service standard under total build out and traffic conditions. The addition of the turn lane will mitigate this issue and allow the intersection to operate at an acceptable level of service.

2. Mason Creek Street

a. **Existing Conditions:** Mason Creek Street is improved with 3-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 70 feet of right-of-way for Mason Creek Street (35 feet from centerline).

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.

Sidewalk Policy: District Policy 7206.5.6 requires 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.

c. **Applicant Proposal:** The applicant is not proposing any improvements to Mason Creek Street, abutting the site.

d. **Staff Comments/Recommendations:** The applicant's proposal does not meet District Policy and should not be approved, as proposed. The applicant should be required to construct Mason Creek Street as a 46-foot collector roadway by constructing vertical curb, gutter, and a 5-foot wide detached sidewalk abutting the site.

The applicant should provide the District with a permanent right-of-way easement for any portion of the sidewalk located outside of the right-of-way.

Crosswalks and school signage needs to be installed for the school children crossing Mason Creek Street to get to Silver Trail Elementary School at the intersection of Lodi Street. The applicant should coordinate the installation of the crosswalk and signage with the Kuna School District. These improvements should be installed prior to signatures on the first final plat. In the future when Mason Creek Street is extended to the east, staff recommends a HAWK signal be installed by the Kuna School District at that time. This is due to the increased traffic this road extension will create.

3. Internal Local Streets

a. **Existing Conditions:** The site has no internal streets.

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.

Continuation of Streets Policy: District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.

- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8 feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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

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

Cul-de-sac Streets Policy: District Policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 45 feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

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

c. **Applicant's Proposal:** The applicant is proposing to construct the internal local streets as 36-foot street sections with rolled curb, gutter, and 5-foot wide attached sidewalks within 50 feet of right-of-way.

The applicant is proposing to construct 4 cul-de-sac streets within the development with a turning radius of 45 feet.

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

The applicant's proposal meets District Cul-de-sac Streets Policy and should be approved, as proposed. The applicant should be required to provide a minimum turning radius of 45 feet for the cul-de-sacs.

Staff recommends that the applicant be required to install school zone flashers on Lodi Street at its intersection with Mason Creek Street. This is to inform northbound motorists turning

onto Mason Creek Street that they are entering a school zone. Coordinate the design and installation of the flashers with District Development Review and Traffic Services staff.

4. Roadway Offsets

a. **Existing Conditions:** There are no roadway offsets internal to the development.

b. **Policy:**
Local Offset Policy: District Policy 7206.4.5, requires local roadways to align or offset a minimum of 330 feet from a collector roadway (measured centerline to centerline).

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

c. **Applicant's Proposal:** The applicant is proposing Lodi Street to intersect Mason Creek Street, a collector roadway, approximately 775 feet east of Ten Mile Road.

The applicant is proposing all of the internal local streets to offset a minimum of 125 feet.

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

5. Stub Streets

a. **Existing Conditions:** The site has no internal stub streets.

b. **Policy:**
Stub Street Policy: District Policy 7207.2.4 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.5.4, except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150 feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

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

Temporary Dead End Streets Policy: District Policy 7207.2.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

c. **Applicant Proposal:** The applicant is proposing to construct one stub street (Braeburn Street) to stub to the site to the south. The stub street is approximately 200 feet long and located between Lot 21 Block 6 and Lot 9 Block 7.

d. **Staff Comments/Recommendations:** The applicant's proposal meets District Stub Streets Policy and should be approved, as proposed. The applicant should be required to either construct a temporary cul-de-sac turnaround at the south terminus of the proposed stub street as it extends greater than 150 feet OR provide the District with written documentation from the local fire district approving the stub street without the construction of a turnaround.

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If the temporary cul-de-sac is required it should be paved, meet the dimensional requirements of a standard cul-de-sac, and should be required to 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.

The applicant should install a barricade at the terminus of the stub street stating "THIS ROAD WILL BE EXTENDED IN THE FUTURE".

6. 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.

7. 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.

8. Other Access

Ten Mile Road is classified as a minor arterial roadway; Mason Creek Street is classified as a collector roadway. Direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Construct a northbound right-turn lane on Ten Mile Road at the intersection of Columbia Road.

2. Replace any deteriorated or deficient sidewalk, curb, gutter or pedestrian facilities along Ten Mile Road abutting the site, consistent with ACHD's Minor Improvement Policy 7203.3.

3. Construct Mason Creek Street as a 46-foot collector roadway by constructing vertical curb, gutter, and a 5-foot wide detached sidewalk abutting the site. Provide the District with a permanent right-of-way easement for any portion of the sidewalk located outside of the right-of-way.

4. Construct the internal local streets as 36-foot street sections with rolled curb, gutter, and 5-foot wide sidewalks within 50 feet of right-of-way, as proposed.

5. Construct Lodi Street to intersect Mason Creek Street approximately 775 feet east of Ten Mile Road, as proposed.

6. Construct a paved temporary turnaround at the south terminus of Braeburn Street. If the temporary turnaround extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

OR

Provide the District with written documentation from the local fire district approving the stub street without the construction of a turnaround.

DRAFT

7. Install a sign at the south terminus of Braeburn Street stating "THIS STREET WILL BE EXTENDED IN THE FUTURE".

8. Construct 4 cul-de-sac streets with a minimum turning radius of 45 feet, as proposed.

9. Install school zone flashers on Lodi Street at its intersection with Mason Creek Street. Coordinate the design and installation of the flashers with District Development Review and Traffic Services staff.

10. Coordinate the installation of crosswalk markings and signage on Mason Creek Street at its intersection with Lodi Street with the Kuna School District. These improvements must be installed prior to signature of the first final plat.

11. Direct lot access is prohibited to Meridian Road and Mason Creek Street, and shall be noted on the final plat.

12. Payment of impacts fees are due prior to issuance of a building permit.

13. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way.

2. Private sewer or water systems are prohibited from being located within the ACHD right-of-way.

3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.

5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.

6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.

9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.

DRAFT

11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.

12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

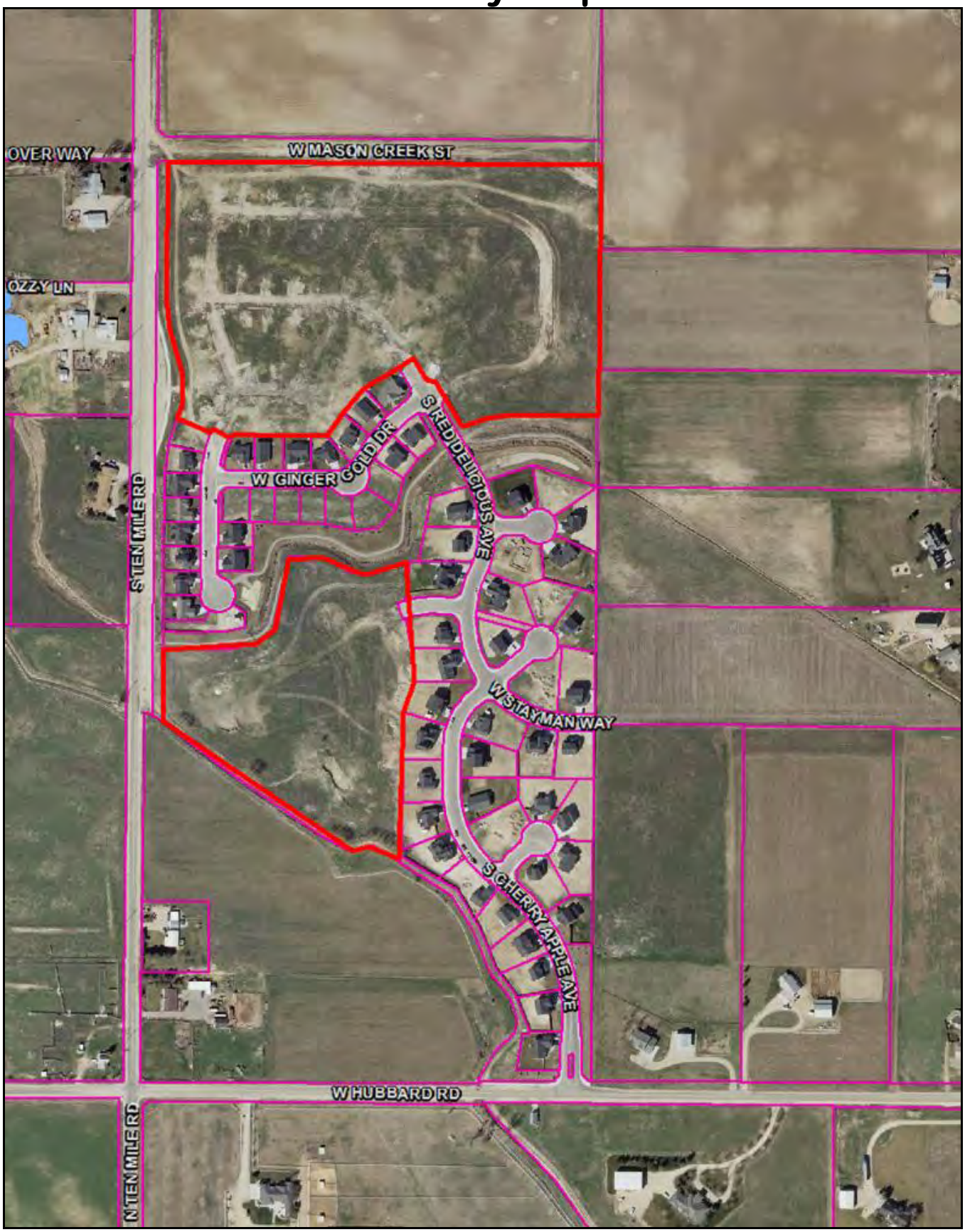
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

G. Attachments

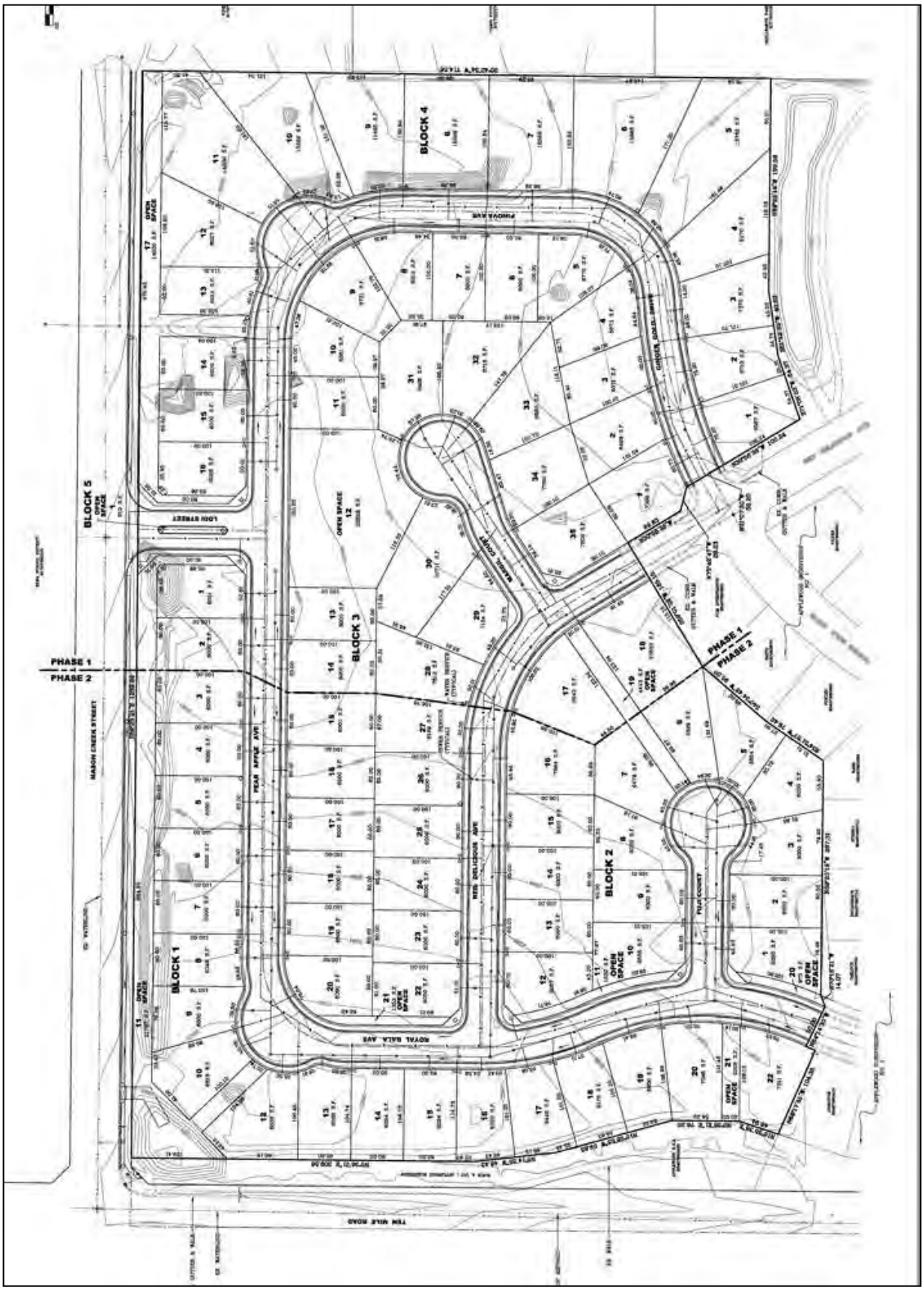
1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request for Reconsideration Guidelines

DRAFT

Vicinity Map



Site Plan


BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
PHASE 1
PHASE 2
MASON CREEK STREET
LOIS STREET
PEAR APPLE AVE
ROYAL GALA AVE
TEN MILE ROAD
OPEN SPACE

SILVER TRAIL SUBDIVISION
KUNA, ADA COUNTY, IDAHO
PRELIMINARY PLAT
BLOCK 6
BLOCK 7
BLOCK 8
PHASE 3
OPEN SPACE
STANDARD LOCAL

Going thru the plant list of the Silvertrail subdivision and the amount of plantings per trees, I was concerned with the Austrian pine. We have A LOT of this tree here in Kuna. Yes, it does well in our soil, but we also have borers in over half the tress around the city. Just going down Deer Flat where they planted the Austrian pine on Palomar the tops of the trees are dying from something, I suspect a borer, but it could be something else. But we did have borers at Butler Park, different pines, but I'm sure the bugs aren't too picky. I would suggest, for the amount of plantings this subdivision has, they choose up to 3 other trees (not including the Austrian pines, get rid of those) for their evergreen trees. A Vanderwolf pine, soft needles, very beautiful. Alaska cedar, shapely in there own settings, and possibly and Deodar Cedar, or even a yellow or white pine. There are many other pines to choose from. Also, in the small shrubs, I've seen around town how our soil effects some of the Spiraea. Unless they stay mostly in shade or have amended soils they do not show well. A plant that would do well would be the Weigela. It comes in a variety of colors and blooms in the spring.
Hope this helps

Natalie Purkey
City of Kuna
City forester

"Ther is unrest in the forest,
There is trouble with the trees,
For the maples want more sunlight
And the oaks ignore thir pleas.

RUSH

CENTRAL DISTRICT HEALTH DEPARTMENT

CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 13-02-S Silvertrail Sub

1. ☐ We have No Objections to this Proposal.
2. ☐ We recommend Denial of this Proposal.
3. ☐ Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
4. ☐ We will require more data concerning soil conditions on this Proposal before we can comment.
5. ☐ Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
   - ☐ 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: Ron Bady

Date: 4/22/13

RECEIVED

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:	*4/16/2013*
Agency Requesting Comments:	*City of Kuna Planning and Zoning*
Date Request Received:	*4/16/2013*
Applicant/Description:	*13-02-S Silvertrail Subdivision*

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

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

1. Air Quality

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

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

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

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

2. Wastewater and Recycled Water

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

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

  All projects for construction or modification of wastewater systems require

preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.

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

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

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

3. <u>Drinking Water</u>

- *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. <u>Surface Water</u>

- *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 Michael McCurdy, Waste & Remediation Manager, at 373-0550.

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

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

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

Sincerely,

Danielle Robbins

Danielle Robbins
danielle.robbins@deq.idaho.gov
Boise Regional Office
Idaho Department of Environmental Quality

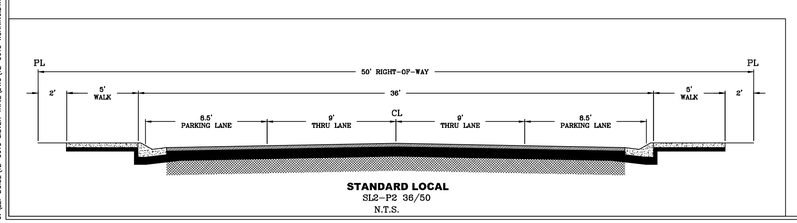
C: File # 1854

Item 3 a.

SILVER TRAIL SUBDIVISION

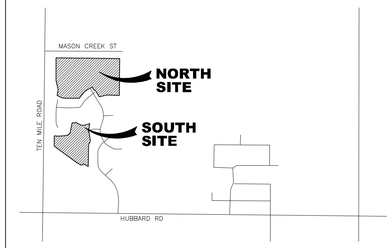
KUNA, ADA COUNTY, IDAHO

PRELIMINARY PLAT



STANDARD LOCAL
SL2-P2 36/50
N.T.S.

VICINITY MAP



TABULATIONS

TOTAL ACREAGE	29.30 ACRES
TOTAL LOTS	126 LOTS
SINGLE FAMILY LOTS	115 LOTS
OPEN SPACE LOTS	11 LOTS
OPEN SPACE AREA	2.35 ACRES
UNITS PER ACRE	3.92 U/A

LEGEND

EXISTING WATER	—EX-W—
EXISTING WATER VALVE	
EXISTING FIRE HYDRANT	
EXISTING SEWER	—EX-SS—
EXISTING SEWER MANHOLE	
EXISTING STORM DRAIN	—EX-SD—
EXISTING STORM DRAIN MANHOLE	
PROPOSED WATER	—W—
PROPOSED WATER VALVE	
PROPOSED FIRE HYDRANT	
PROPOSED SEWER	—SS—
PROPOSED SEWER MANHOLE	
PROPOSED STORM DRAIN	—SD—
PROPOSED STORM DRAIN MANHOLE	
PROPOSED STREET LIGHT	
FLOW ARROW	

NOTES

1. ALL LOTS COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A 10' UTILITY EASEMENT ADJACENT TO THE RIGHT-OF-WAY.
2. SANITARY SEWER MAINS SHALL BE 8" DIA. UNLESS OTHERWISE SHOWN.
3. WATER MAINS SHALL BE 8" DIA. UNLESS OTHERWISE SHOWN.
4. PRESSURE IRRIGATION SYSTEM TO CONNECT TO APPLEWOOD PRESSURE IRRIGATION SYSTEM.
5. SURFACE STORM WATER DRAINAGE SHALL BE MANAGED BY ON-SITE DISPOSAL FACILITIES IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT REQUIREMENTS. SURFACE STORAGE REQUIREMENTS FOR STORM WATER MANAGEMENT WILL EMPLOY PONDS.
6. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
7. ALL WATER WAYS SHALL BE FENCED WITH 6 FOOT HIGH CHAIN LINK, SUBJECT TO STANDARDS OF THE CITY OF KUNA AND THE IRRIGATION DISTRICT.
8. ALL FRONTAGE IMPROVEMENTS SHALL COMPLY WITH ACHO REQUIREMENTS.
9. ALL LOTS ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL EXCEPT;
   BLOCK 1, LOTS 11 & 21
   BLOCK 2, LOTS 11 & 19
   BLOCK 3, LOTS 12 & 21
   BLOCK 4, LOT 17
   BLOCK 5, LOT 1
   BLOCK 6, LOTS 6 & 22
   BLOCK 7, LOT 17

   THESE LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

DEVELOPER / OWNER

TIM ECK
DBTV APPLEWOOD FARM, LLC
6152 W. HALF MOON LN.
EAGLE, ID 83616

ENGINEER

LEI CONSULTING ENGINEERS
2040 S. EAGLE ROAD
MERIDIAN, ID 83642
(208)846-9600

PLANNER CONTACT

LAREN BAILEY
208-846-9600

LEI
- An Idaho LLC -
ENGINEERS
SURVEYORS
PLANNERS
2040 S. Eagle Road
Meridian, ID 83642
Phone: 208.846.9600
Fax: 208.846.9605
office@lei-eng.com
www.lei-eng.com

PROFESSIONAL ENGINEER REGISTERED 10914 STATE OF IDAHO SCOTT A. SHERROW

SILVER TRAIL SUBDIVISION
KUNA, ADA COUNTY, IDAHO
PRELIMINARY PLAT - SOUTH

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2012-3018
DRAWN BY: RWH
CHECKED BY: SS
SCALE: 1" = 50'
DATE: 03/18/2013
SHEET 1

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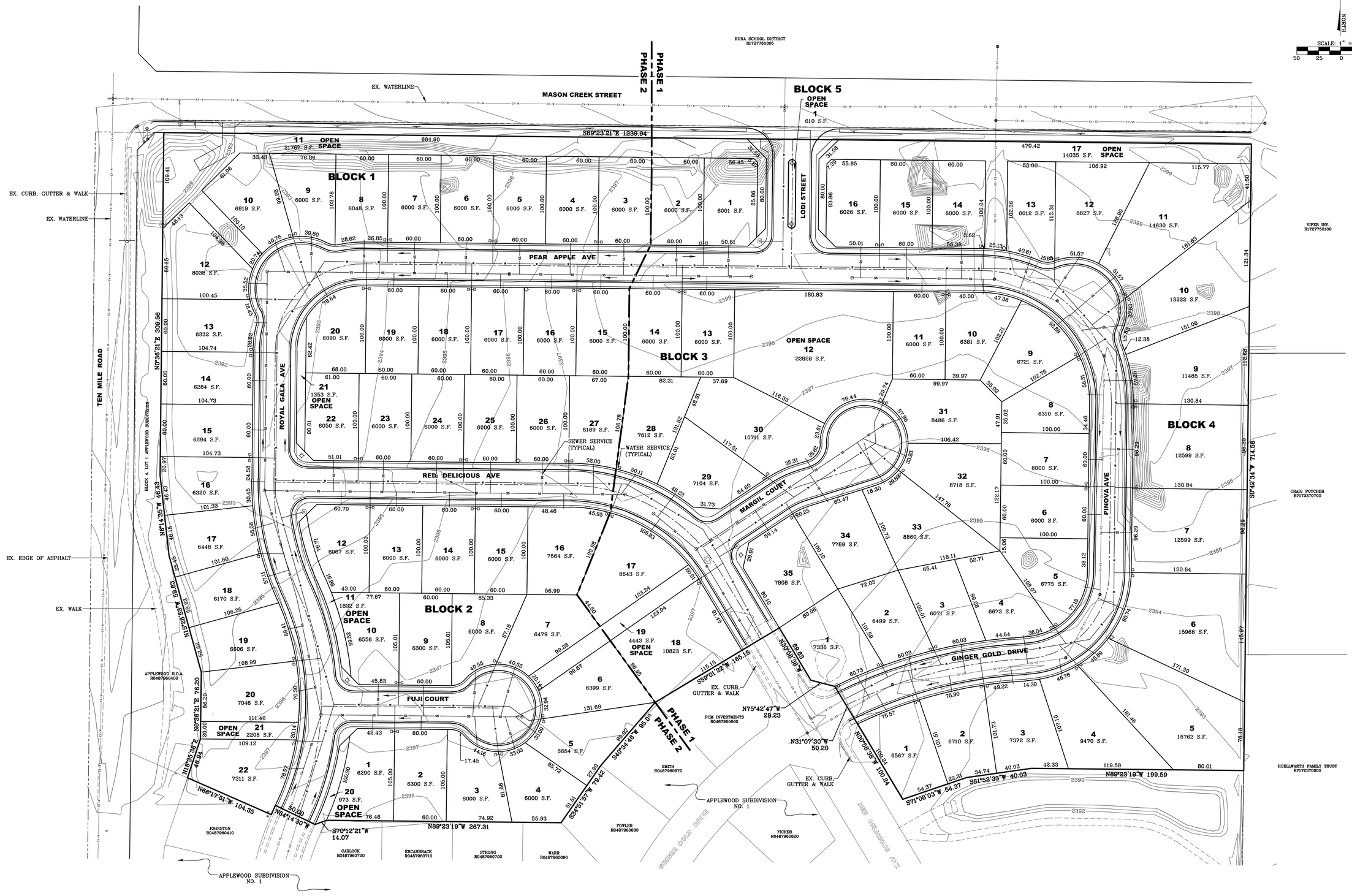
Item 3 a.



LEI
- An Idaho LLC -
ENGINEERS
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Meridian, ID 83642
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PROFESSIONAL ENGINEER REGISTERED 10914 STATE OF IDAHO SCOTT A. SHERROW

SILVER TRAIL SUBDIVISION

KUNA, ADA COUNTY, IDAHO

PRELIMINARY PLAT - NORTH

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #:	2012-3018
DRAWN BY:	RWH
CHECKED BY:	SS
SCALE:	1" = 50'
DATE:	03/18/2013
SHEET	2

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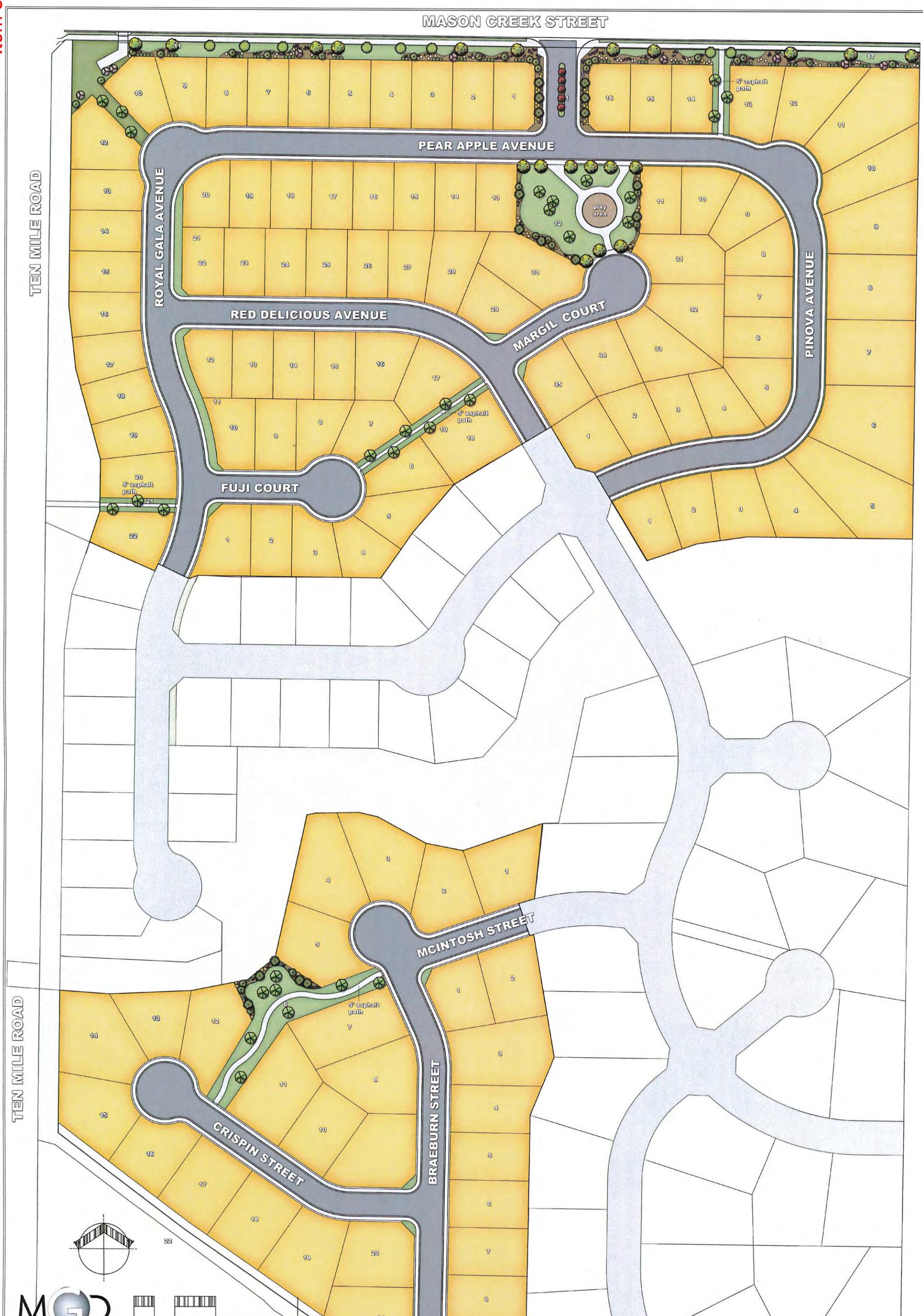
Item 3 a.



SILVER TRAIL SUBDIVISION

KUNA, ADA COUNTY, IDAHO

LANDSCAPE PLANTING PLAN

LEI PROJECT #: 2012-3018
DRAWN BY: DP
CHECKED BY: MG
SCALE: 1" = 80'
DATE: 03/18/2013

REVISIONS

An Idaho LLC
ENGINEERS
SURVEYORS
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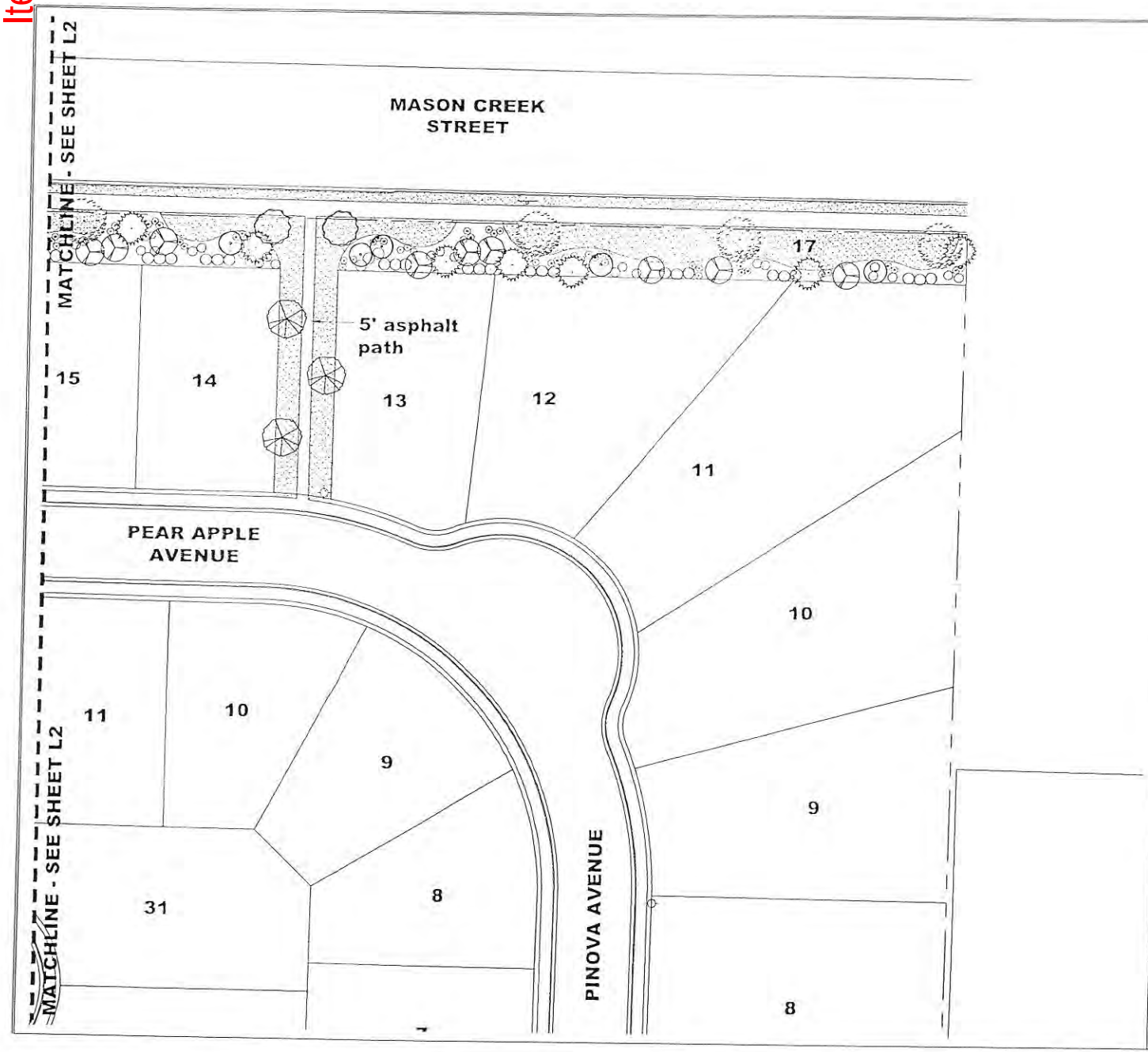
2040 S. Eagle Road
Meridian, ID 83642
Phone: 208.846.9600
Fax: 208.846.9605
info@lei-eng.com
www.lei-eng.com

Item 3 a.



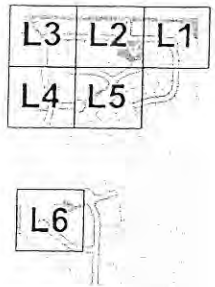
PLANT MATERIALS SCHEDULE

COMMON NAME	BOTANICAL NAME	SIZE	SPACING
GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CAL.	AS SHOWN
DEBORAH NORWAY MAPLE	ACER PLATANOIDES 'DEBORAH'	2" CAL.	AS SHOWN
SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2" CAL.	AS SHOWN
BRADFORD PEAR	PYRUS CALLERYANA 'BRADFORD'	2" CAL.	AS SHOWN
FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	2" CAL.	AS SHOWN
COLORADO SPRUCE	PICEA PUNGENS	8' HT.	AS SHOWN
AUSTRIAN PINE	PINUS NIGRA	8' HT.	AS SHOWN
WARTY BARBERRY	BERBERIS VERRUCULOSA	2 GAL	AS SHOWN
ENGLISH LAUREL	PRUNUS LAURIOCERASUS	2 GAL	AS SHOWN
YELLOW TWIG DOGWOOD	CORNUS STOLONIFERA FLAVIRAMEA	2 GAL	AS SHOWN
KELSEY DOGWOOD	CORNUS SERICEA 'KELSEYI'	2 GAL	AS SHOWN
LITTLE PRINCESS SPIRAEA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	2 GAL	AS SHOWN
GOLDFLAME SPIRAEA	SPIRAEA BUMALDA 'GOLDFLAME'	2 GAL	AS SHOWN
CORAL CARPET ROSE	ROSA 'NOALA'	2 GAL	AS SHOWN
MUGO PINE	PINUS MUGO 'MUGO'	5 GAL	AS SHOWN
MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINENSIS 'MORN LIGHT'	2 GAL	AS SHOWN

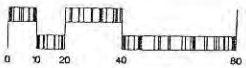
NORTHWEST SUPREME LAWN MIX + SUNMARK SEEDS SEEDED APPLY PER SUPPLIER RECOMMENDED RATE.

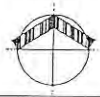
GENERAL NOTES: LANDSCAPE PLAN

1. LANDSCAPE PLANTING SHALL CONFORM TO THE STANDARDS ESTABLISHED UNDER THE CITY OF KUNA PLANNING DEPT.
2. ALL PLANT BEDS SHALL HAVE A 3' DEPTH OF BARK MULCH.
3. LANDSCAPE AREAS SHALL HAVE A COMPLETE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WITH FULL HEAD TO HEAD COVERAGE.
4. ALL PLANT MATERIAL DELIVERED TO THIS SITE SHALL MEET THE AMERICAN NURSERYMAN'S ASSOCIATION STANDARDS.
5. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PLANT SUBSTITUTIONS WITHOUT PRIOR WRITTEN APPROVAL THAT DO NOT COMPLY WITH THE DRAWINGS AND SPECIFICATIONS MAY BE REJECTED BY THE LANDSCAPE ARCHITECT AT NO COST TO THE OWNER. THESE ITEMS MAY BE REQUIRED TO BE REPLACED WITH PLANT MATERIALS THAT ARE IN COMPLIANCE WITH THE DRAWINGS.



SITE REFERENCE MAP





MYCHAL GORDEN DESIGN

DEVELOPER / OWNER

landscape architect
mychal gordon design
538 roanoke drive
lake tahoe city, ca 96406
(306)540-5966

land. arch. contact
dave phillips
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SILVER TRAIL SUBDIVISION
KUNA, ADA COUNTY, IDAHO

LANDSCAPE PLANTING PLAN

REVISIONS
1
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6

LEI PROJECT #: 2012-3018
DRAWN BY: DP
CHECKED BY: MG
SCALE: 1" = 20'
DATE: 04/12/2013
SHEET: L1

Item 3 a.

PLANT MATERIALS SCHEDULE

COMMON NAME	BOTANICAL NAME	SIZE	SPACING
GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CAL.	AS SHOWN
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AUSTRIAN PINE	PINUS NIGRA	8' HT	AS SHOWN
WARTY BARBERRY	BERBERIS VERRUCULOSA	2 GAL.	AS SHOWN
ENGLISH LAUREL	PRUNUS LAUROCERASUS	2 GAL.	AS SHOWN
YELLOW TWIG DOGWOOD	CORNUS STOLONIFERA 'FLAVIRAMEA'	2 GAL.	AS SHOWN
KELSEY DOGWOOD	CORNUS SERICEA 'KELSEYI'	2 GAL.	AS SHOWN
LITTLE PRINCESS SPIRAEA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	2 GAL.	AS SHOWN
GOLDFLAME SPIRAEA	SPIRAEA BUMALDA 'GOLDFLAME'	2 GAL.	AS SHOWN
CORAL CARPET ROSE	ROSA 'NICALA'	2 GAL.	AS SHOWN
MUGO PINE	PINUS MUGO 'MUGO'	5 GAL.	AS SHOWN
MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINENSIS 'MORN LIGHT'	2 GAL.	AS SHOWN
NORTHWEST SUPREME LAWN MIX + SUNMARK SEEDS SEEDED APPLY PER SUPPLIER RECOMMENDED RATE			

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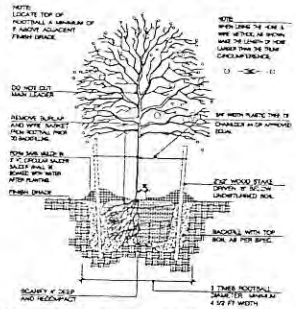

1 DETAIL: DECIDUOUS TREE STAKING

0 10 20 40 80

DEVELOPER / OWNER

landscape architect
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536 meridian drive
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(928)340-8608

land. arch. contact
dave philipps
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REVISIONS

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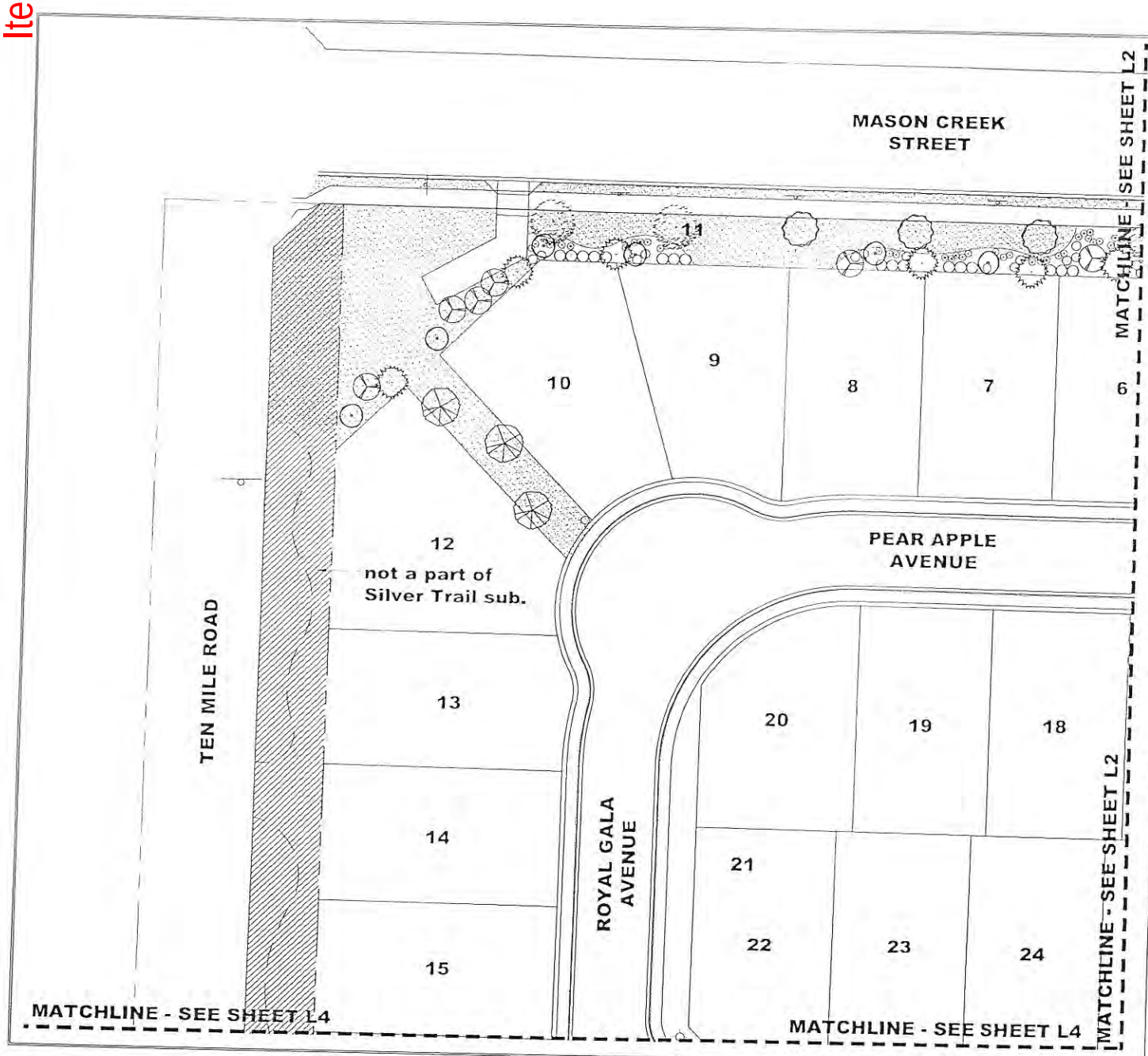
Item 3 a.



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CORAL CARPET ROSE	ROSA 'NOALA'	2 GAL	AS SHOWN
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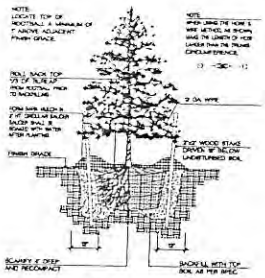
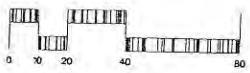
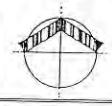


2 DETAIL: EVERGREEN TREE STAKING





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LANDSCAPE PLANTING PLAN

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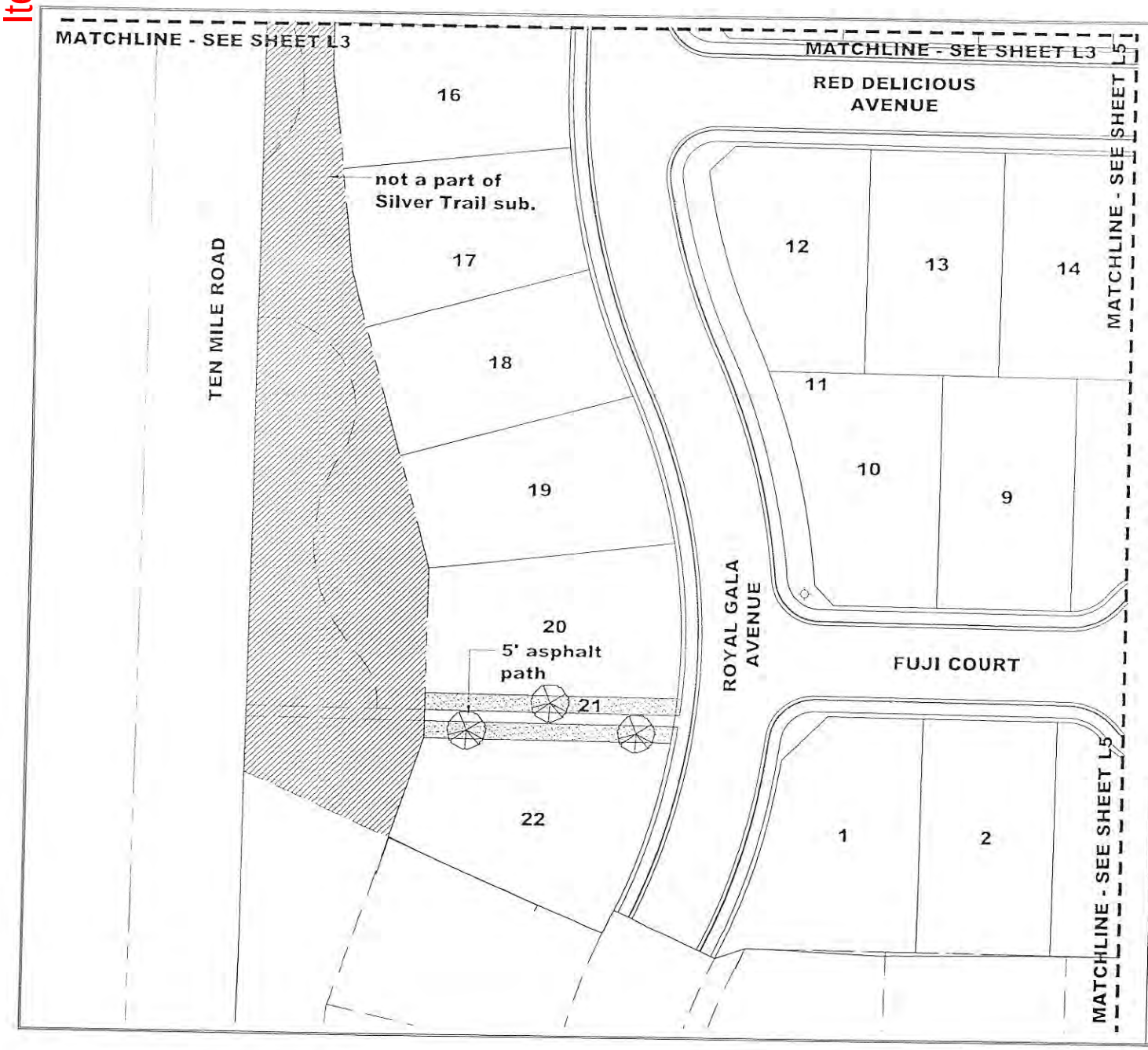
LEI PROJECT #: 2012-3018
DRAWN BY: DP
CHECKED BY: MG
SCALE: 1" = 20'
DATE: 03/13/2013
SHEET: L3

Item 3 a.



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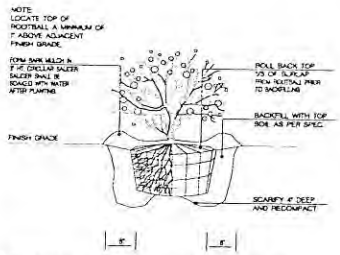
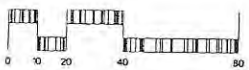
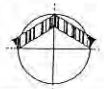


3 DETAIL: EVERGREEN / DECIDUOUS SHRUB
SCALE





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LANDSCAPE PLANTING PLAN

REVISIONS
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LEI PROJECT #: 2012-3018
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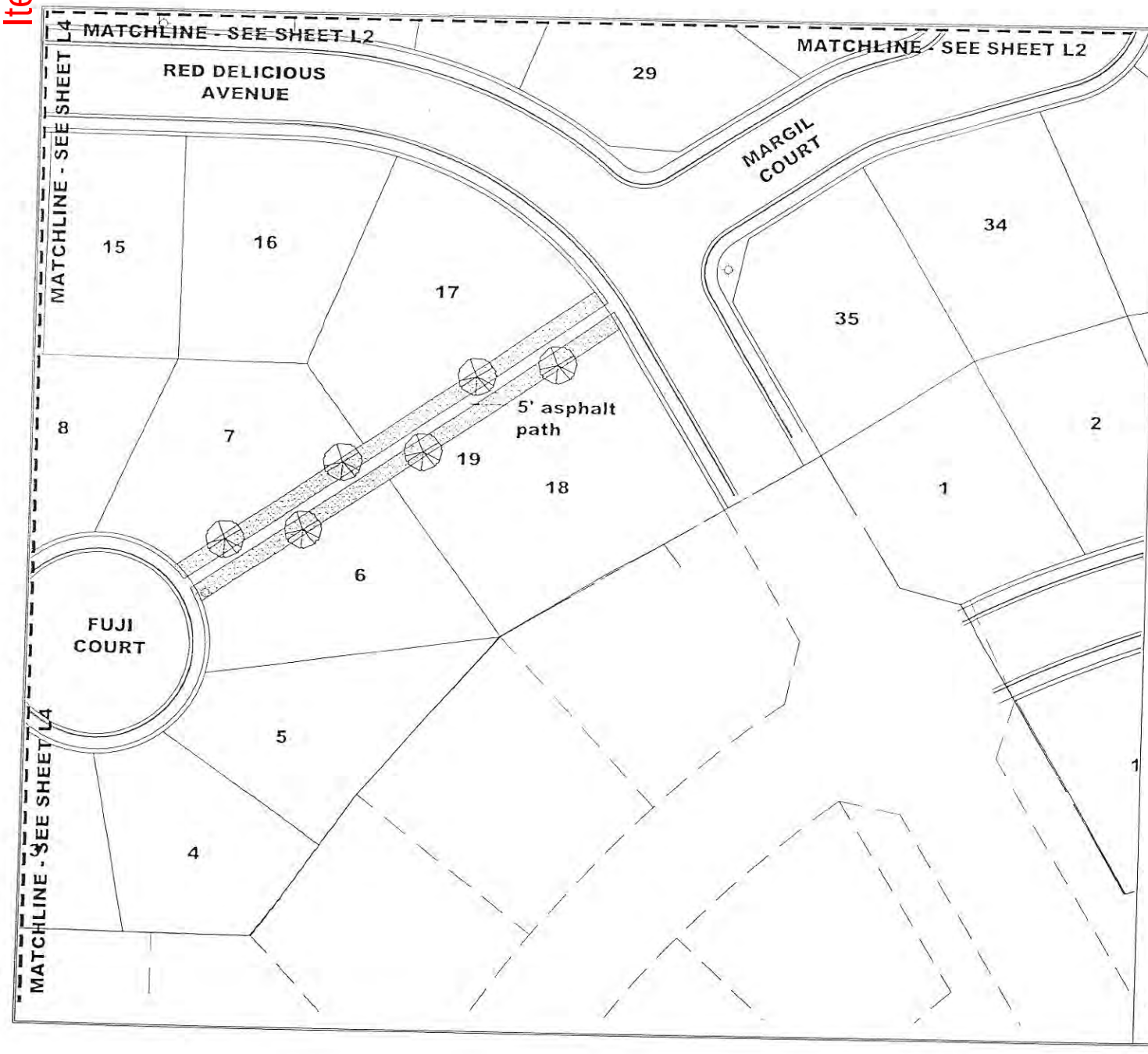
Item 3 a.



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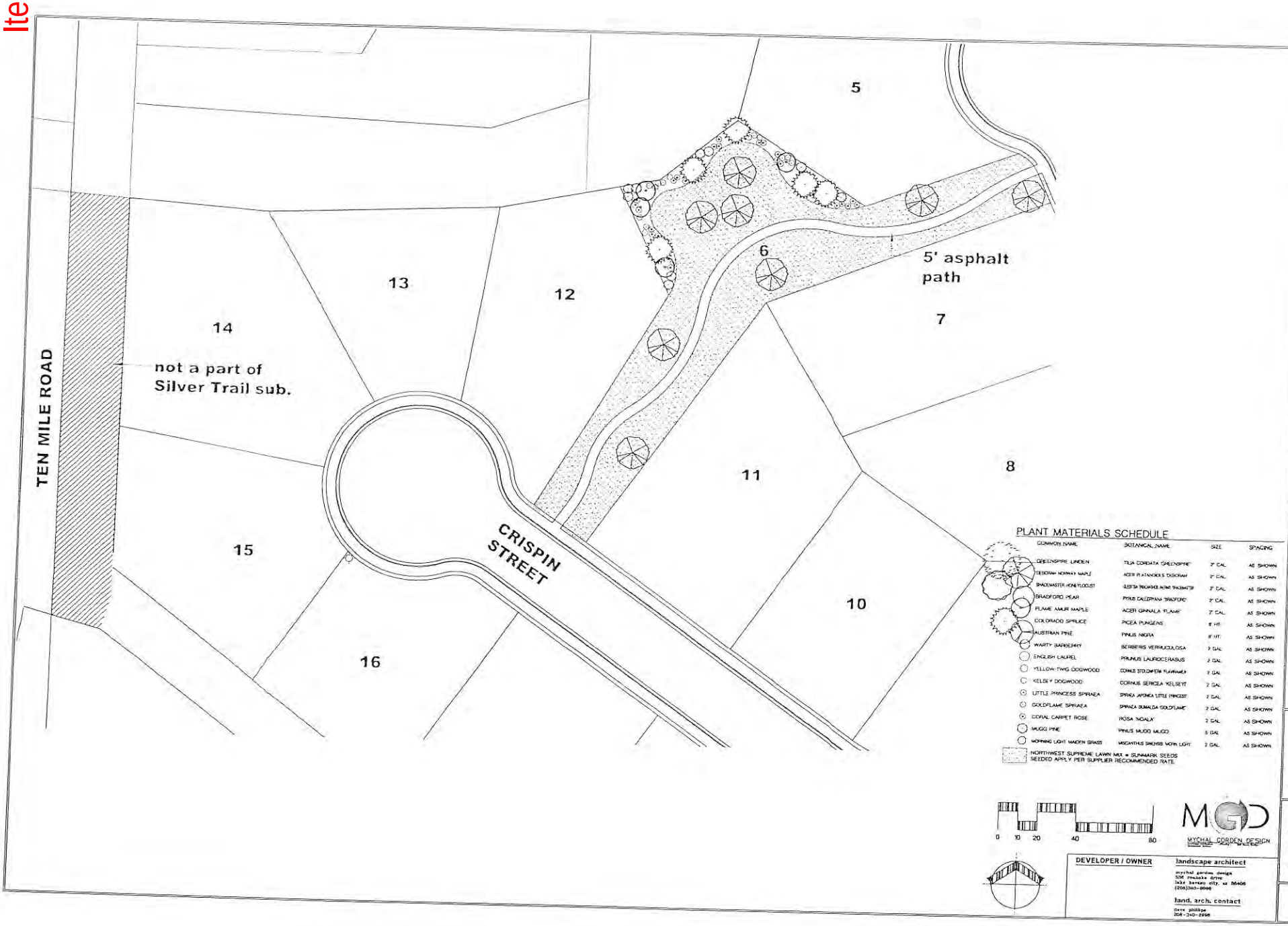
Item 3 a.



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SHEET: L6

RECEIVED

KUNA CITY CLERK

March 15, 2013

Kuna City Planning and Zoning Department:

To whom it may concern:

We have been notified that the property just south of Silver Trail Elementary School is asking for public input to renew the permit to subdivide, as the previous permit has expired. (See attached letter from LEI.)

We live adjacent to that property on the west side of Ten Mile Road.

The proposed name for the project is Silver Trail Subdivision. The old permit to subdivide carried a requirement to allow only one story structures on lots along Ten Mile Road.

I am asking that you take note of that requirement and make sure that it is also in the new permit restrictions.

Thank you for your attention to this:

Virgil & Diane Stucker
8815 S Ten Mile Road
Meridian, ID 83642

Home Phone - 208-888-7089
Cell Phone - 208-794-0999

Item 3 a.

Troy Behunin
Senior Planner
City of Kuna
763 W. Avalon
Kuna, ID 83634

May 24, 2013

RE: Proposed Silvertrail Preliminary Plat Approval

Dear Mr. Behunin,

Yesterday evening the Board of Directors of the Applewood subdivision met to discuss various items of concern relating to proposed Silvertrail Subdivision. My fellow board members and I would like to submit these items for consideration by the Kuna Planning and Zoning Board during your preliminary plat review this Tuesday May 28th. I apologize for the late submittal. As a newly elected board we are a bit overwhelmed with untended items requiring our attention. This board was not formed until April 2nd and therefore had no representation at the March 21st public hearing on the matter. We appreciate the Planning and Zoning allowing us this opportunity for input.

As a point of reference I would like to begin by stating that the subject property was originally planned as Applewood Phase 2 and Phase 3. Many of the current residents who purchased property in Applewood Phase 1 were led to believe that there would be additional amenities provided as the other phases were completed. It now appears that Applewood Phase 2 and 3 are being resubmitted as Silvertrail. Since our subdivision was originally planned as the first of three phases and now is to be segregated from a new and separate subdivision, it has created several unique conditions that we feel should be addressed during the planning process. Those items are as follows:

1. Certain parcels of land belonging to the Applewood Home Owners Association (the HOA) are situated so as to have no practical value to the HOA. These include a strip of land along 10 mile road up to Mason Street and a storm water retention pond behind lots on the proposed Pinova Avenue at the corner of Red Delicious Avenue. Since this property only serves the proposed Silvertrail subdivision, it would be our desire that these parcels be replatted as part of the proposed Silvertrail subdivision and transferred via quick claim deed from the HOA to the Applewood Farms development.
2. The proposed 126 residential lots will be served in large part by existing infrastructure of the Applewood Subdivision. We request that provisions be made for the addition of appropriate traffic control devices to manage speed and traffic flow.
3. Proposed walking trails at McIntosh, Crispin, and Royal Gala streets be connected to existing streets and trails so as to provide unrestricted access to schools and recreation areas serving both communities.
4. The covenents for the Sivlertrail subdivision be worded so the minimum home size restrictions be consistent with those in the existing Applewood subdivision and as represented to those who purchased homes there.

The Applewood Board of Directors has reached out to the developer of the proposed Silvertrail subdivision in an attempt to open a private dialogue on these matters. To date there has been no response. There are many residents in our subdivision who were not notified of this hearing but who will be directly affected by the 200% increase in the number of residential lots served in part or in whole by the infrastructure of our neighborhood. We request that a decision on this matter be tabled

for 90 days so as to provide time for the Applewood HOA and Silvertrail developers to reach an amicable resolution to our concerns and for the HOA to notify all the residents of our neighborhood so they may have an opportunity to provide input.

By approving Silvertrail as a new subdivision we will forever suffer the burden of paying for the majority of the neighborhood infrastructure without the additional revenue the Applewood phase 2 and 3 lots would provide. We understand there is no obligation of the new owners of this property to meet the commitments of the prior owner. The Board of the HOA is not opposed to development per say and embrace the economic boost housing provides to the community. We only request that we be given an opportunity to properly inform all our residents and the Planning and Zoning board take the appropriate measures so our neighborhood will not be financially burdened with the infrastructure support or negatively impacted by the lack of planning for the additional automobile traffic. Thank you for your consideration in this matter.

Sincerely

Applewood Home Owners Association

Brad Isner, President
Dan Carter, Vice President
Lance Jenkins, Secretary Treasurer
Richard Parish, Chairman Architectural Control Committee
Steve Rice, Member Architectural Control Committee

CC: Mrs Briana Buban-Vonder Haar