



KUNA PLANNING AND ZONING COMMISSION

Agenda for April 10, 2018

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

1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young

Vice Chairman Dana Hennis

Commissioner Cathy Gealy

Commissioner Stephen Damron

Commissioner John Laraway

2. CONSENT AGENDA

a. Meeting Minutes for March 27, 2018.

b. **Findings of Fact and Conclusions of Law** for 17-08-ZC (Rezone) & 17-12-S (Pre-Plat); Redhawk Square.

3. PUBLIC HEARING

a. **18-01-ZC (Rezone);** Applicant, Katie Miller, with Bailey Engineers, on behalf of Thistle Farm, and Vanderkooy Farm, LLC's (Owner), requests approval for a rezone of approximately 73.50 acres of four lots within Chisum Valley Subdivision No. 1 and 2, from Agriculture (Ag.) TO an R-6 (Medium Density Residential) MDR zone, following the Comprehensive Plan. This site is located at the NWC Linder and Columbia Roads. APN Nos; R1393850100, R1693860010, R1693860290, R1693860280.

4. COMMISSION REPORTS

5. ADJOURNMENT

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, March 27, 2018**

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

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

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

Call to Order and Roll Call

1. CONSENT AGENDA

- a. Meeting Minutes for March 13, 2018.
- b. **Findings of Fact and Conclusions of Law** for 18-02-SUP; Silver Trail Elementary addition.
- c. **Findings of Fact and Conclusions of Law** for 18-03-SUP; Kuna High School addition.
- d. **Findings of Fact and Conclusions of Law** for 18-04-SUP; Reed Elementary addition.
- e. **Findings of Fact and Conclusions of Law** for 18-05-SUP; Mercury Cell Towers.
- f. **Findings of Fact and Conclusions of Law** for 18-06-SUP; Teed School Building addition.

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

2. NEW BUSINESS

- a. **18-08-DR (Design Review)** – Multi-Tenant Commercial Building; The applicant, James Wylie seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a new 4,026 square foot multi-tenant commercial buildings, accompanying landscaping, lighting and parking lot within the Empty Pockets Subdivision. The site is located at 1075 East Kuna Road, Kuna, Idaho 83634 (APN #: R2373790020).

Eric Wylie: My name is Eric Wylie, my address is 1464 E Territory Drive in Meridian, and Mr. Chairman, and members of the committee, that is our site plan, and we are proposing a 4000 square foot building. Looking at the staff report, it shows that the proposed buildings, landscaping and parking lot meet City Codes, and I will stand for any questions. **C/Young:** Any questions at this time? **C/Gealy:** Not at this time. **C/Young:** I do have one question for you, one front elevation, we have the pilasters that go up to just above store front, then you have a signage band. Have you thought about bringing those pilasters up to parapet height to break that up a little? So, it is not just a sea of white, and brings a little texture to that. **Eric Wylie:** I haven't thought about that, but we could. **C/Young:** Any other questions? Alright Thank you. **Jace Hellman:** Chairman, commissioners for the record my name is Jace Hellman, Planner II Kuna Planning and Zoning Staff 751 W 4th ST. The application before you tonight is 18-08-DR (Design Review) which is seeking approval for a new 4,026 square foot multi-tenant commercial building as well as accompanying landscape, lighting and parking lot. The site is located within the Empty Pockets Subdivision and the address is 1075 E Kuna Road. It is located next to the big smoke

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and the dominoes. Staff has reviewed the application and finds that the proposed building generally satisfies the intent of Kuna City Code and fits into the overall vision of the C-2 District. Access to the site is available via an existing 30-foot-wide access easement directly off East Kuna Road and Staff finds the parking lot, and landscaping to be in conformance with Kuna City Code. Staff would note that the proposed decorative rock ground cover is not a permissible form of ground cover for landscape buffers and landscape strips. Staff would recommend that the applicant be conditioned to use an organic material such as shredded bark or sod for ground cover in all proposed landscape strips and buffers. Staff would like to note that the applicant has been working with J&M sanitation with regards to the proposed trash enclosure, and the site plan you are seeing in packet is a revised site plan containing a trash enclosure that is built and oriented to the specifications of J&M Sanitation. Staff views this application to be generally consistent with the goals and vision of the overlay district for the City of Kuna, and Staff would like to note that the applicant has submitted everything we have asked him to and has shown to be very willing to work with staff. Staff would forward a recommendation of approval for case 18-08-DR to the Design Review Committee. I will now stand for any questions. **C/Young:** Are there any questions for staff? **C/Gealy:** I have one regarding the trash enclosure. We had a conversation here about six or eight weeks ago regarding trash enclosures, and think we determined at that time we were going to encourage those be made out of stone, rather than wood. On this diagram it says it is a wood frame. Is it wood or stone. **Jace Hellman:** It will actually be a wood frame with stucco to match the building. It was brought to J&M Sanitation, and they didn't have any issues with it, but if you want guys would like to condition that, you are more than welcome to condition that. **C/Gealy:** I just recall, a conversation we had about trash enclosures, after we kind of got stuck. **Jace Hellman:** Yes, and like I said, Chad Gordon with J&M Sanitation reviewed this, and had no issues, but if the commission would like to condition a CMU trash enclosure, you are more than welcome to. **C/Young:** Okay, are there any other questions for staff at this time? **C/Gealy:** No questions at this time. **C/Young:** Okay, well that brings up our discussion. **C/Hennis:** Well, with regards to that, how do we get a wood stud frame to stand up on a cantilever, it is going to take a beating. It just says a six-foot-high wood frame wall with stucco finish to match the building. I just know doing what I do, that is going to get beaten. **C/Young:** yes, and I know given previous discussions, block is much more preferred as far as durability. I agree with you on that. I think the gates are alright. With the exception of that and maybe breaking up the front elevation, the building will fit with the surrounding area and much needed in that area. **C/Damron:** Were you just looking at the center pilasters going up to break up the visual for that signage portion. **C/Young:** Yes. **C/Hennis:** I mean everything else seems right inline. **C/Young:** As far as the block goes on the enclosure, they could work with staff to have a texture or color that matches the scheme. **C/Gealy:** I have a question for staff. You mentioned that we needed to add a condition that they need to use an organic material other than rock, is that already included into the conditions of approval, or do we need to add that. **Jace Hellman:** If you choose, you will need to add that, it is not in the conditions of approval. **C/Young:** Any other thoughts or I could stand for a motion.

Commissioner Hennis Motions to approve Case No. 18-08-DR (Design Review) for the multi-tenant commercial building with the conditions as stated with the staff report, and the additional conditions that the applicant shall work with staff with regards to an organic replacement for the decorative rock, the applicant shall change the wood frame of the trash enclosure walls to a CMU frame, and work with staff to find an appropriate finish for the CMU wall frame and the applicant shall extend the center two pilasters vertically to break up the signage band on the top elevation ; Commissioner Gealy Seconds, all aye and motion carried 4-0.

- b. **18-05-DR (Design Review)** – Linder Road Duplexes; Rob TeBeau, on behalf of The Housing Company, requests approval from the Planning and Zoning Commission (acting as Design Review Committee) for a project consisting of five duplex buildings, (yielding ten dwelling units) with an accompanying private driveway similar

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to other multi-family developments. The applicant is proposing six additional off driveway parking stalls and landscaping for DRC approval. The site is located at 445 & 483 N. Linder Rd., Kuna, ID 83634 (APN #: S1323417277 & S1323417298).

Blake Jumper: Blake Jumper, 3961 Bush Ave, Boise, Idaho 83703. I am a development manager with the Housing Company, we are a housing developer. Locally, we manage and develop property throughout the state. We were excited to find this property off of Linder, and we have been looking to do affordable housing for quite some time. Although it can be difficult based on our funding sources and requirements. We got lucky with this one, it was already zoned for our proposed use, and we are looking at doing five duplexes, ten uses. As I said, these will be affordable housing, which has government regulations and guidelines for income limits and rent limits. This is our site plan, and I met with Troy and his team early on to have some discussions and see if this would meet the intentions of the city and if it would be something you guys would be looking for. It seemed like it did fit, so we purchased the site, and we have been working on construction documents, and going through all of those due diligence items. To my knowledge we have complied with everything that Troy and his team has suggested in terms of landscaping and all other requirements. It is kind of a unique product, we are working with Nashua builders, which is a modular home builder in town. A lot of people think of that as manufactured housing and it has kind of gotten away from that. It is all under the same guidelines, or building code as any stick build, site build kind of construction. One thing we did want to stay away from is that look of modular manufactured housing, where you have two twelve slope roofing and things like that don't give off that appeal of a higher end look. So, we have what I call boxes, these modular boxes that are shipped to the site, and then we crane them into place on the foundation and then we are going to site build the roofing, and crane those on top, and then get a 6/12 pitch which is much more appealing in my opinion. That is why what we are doing is somewhat unique. These will be decent size units, 1250 square feet. These will be rented to people at around 30% AMI, area medium income, these are people who are your bank tellers, some who works at your local grocery store. There is a lot of people who need housing, and there is not a lot of affordable options out there so we are hoping to maybe solve that. It is not a lot of units, but it is a step in the right direction in my opinion so, that is about all I had if there are any questions. **C/Hennis:** Did you say your corporation going to remain landlord afterwards, and this is all under your ownership. **Blake Jumper:** Correct, these are held in a compliance period, so after they are placed in service they are required to be kept in affordable for a period of sometimes 15, this one will be 20 years. We don't dispose of them, so we hold them, and we have about 32 properties in portfolio, everyone of them that we have developed we have held, so have had some of them for 20 to 25 years, and that is what we intend for this. We don't build these things and sell them. **C/Hennis:** So, do you have a service that takes care of all of the common areas, like a HOA would? **Blake Jumper:** Yes, we will hire out for all the landscaping and things like that, we will also have CC&Rs because this will be a dedicated private roadway and drive aisle, and I have submitted those to Troy and his team, which outlines how we are going to take care of that, keep it up and protect all of that. **C/Hennis:** Okay. **C/Young:** Did I read the site plan correct, right now you have a proposed cedar fence around the perimeter? **Blake Jumper:** That is correct. **C/Young:** Okay, and with this you do not have a trash enclosure, you have areas for totes. **Blake Jumper:** Correct, we have found in the past, we have some duplexes in Nampa that are similar to this and we used a common enclosure, and we found that we have neighbors or whoever coming to dump their trash and ends up becoming an eyesore. We found that having individual carts takes care of that problem, and it generally keeps things a little cleaner, that is just our experience. **C/Gealy:** I didn't quite understand where the parking is for each of the units, you are counting the garage as one space, and then you said there are three spaces per unit? **Blake Jumper:** Right, so there is actually space at each dwelling for three parking spaces. **C/Gealy:** There is driveway, is that the parking? **Blake Jumper:** Correct, and then there is also by the two trees on the west side of the site... **C/Gealy:** I saw those, I just didn't see the ones at each unit. So, you are

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counting the garage as one, and the driveway as two for each unit? **Blake Jumper:** Correct, and the garages are only single car garages. **C/Laraway:** Are you going to allow on street parking? **Blake Jumper:** No, and we have already detailed that, there will be signage throughout that drive aisle, saying no parking on the street. **C/Laraway:** Enforced by management? **Blake Jumper:** Correct. **C/Young:** Any other question for the applicant? **C/Gealy:** Yeah, I have one. The tip cart area, is that going to be just for garbage day, or are they going to live there. **Blake Jumper:** No, they will be required to take their carts back to the garage after garbage day. **C/Gealy:** That makes more sense. Thank you. **C/Young:** Then we will have Troy come on up. **Troy Behunin:** Good evening commissioners, just for the record Troy Behunin, Senior Planner, 751 W 4th St. So, Blake Jumper with the Housing Company, has done a very good job with explaining what their project is all about, and what they hope to accomplish. They have responded to our request for several different things, a little more landscaping and they also have had on going discussions with ACHD, because Linder road at this location is within their CIP, so at some point in the next five years it will be improved by ACHD, and there will be some improvements that they will have to make like sidewalk and also some landscape buffering on the Linder Road side. This will not be a subdivision, so cedar fencing should be allowed, and the next action that they are going to be undertaking will be a lot line adjustment, right now it is two parcels, the lot line adjustment will go to council on April 3rd, and it will make these two parcels into one parcel and make it a lot easier for them. They have worked with J&M sanitation, Chad Gordon specifically, and he may have had a few lingering questions, but they have had a conversation for the tip carts verses the trash enclosure, and staff will support whatever J&M Sanitation supports so it appears that is also taken care of. We also did have concern about street lighting, but they have some that are proposed, and they have lights on the units themselves. Other than that, the innovative design and materials and construction of the units themselves, staff supports that, it appears that it will be a neat little addition to this area specifically, and this project should be considered an infill development project because development is surrounding it. I believe that all of the conditions that needed to be handled were listed in section H, but other than that the only thing staff would recommend is that they follow all of City codes, meet with ACHD and work with Kuna Fire, and J&M Sanitation. Staff has very little concern that this will be a successful project and serve as a need for the community. **C/Young:** Did fire have any comments or concerns, are they okay with the one entrance in here and the hammer turn. **Troy Behunin:** We talked with Terry, and the applicant has talked with Terry because of the hammerhead configuration of the private drive, they were okay with that. **C/Gealy:** Could you explain that a little bit more please. **Troy Behunin:** Well there is the east west road at the end of that is the hammer head portion of that, and then there is a road south, a fire truck if need could come in from the east side of the site and either back down the north south leg or pull forward the north south wing or back up to the east west wing and then get out. **C/Gealy:** So, they had no issues with access. **Troy Behunin:** They had no concerns when we talked with Terry Gammel. **C/Damron:** I was looking at the site plan and I didn't see any hydrants on there, and since it is not a subdivision are they required to put a hydrant in there for access. **Troy Behunin:** I believe that there will be one required, and when it gets to site plan and site design, Kuna Fire will make that call, but I believe there will be a requirement for one. **C/Laraway:** Because I thought it was every 450 feet there had to be a hydrant. **Troy Behunin:** It is for a subdivision. **C/Laraway:** This is not considered a subdivision? **Troy Behunin:** No, it is not, this is private drive, it will be just like Ridley's, it will be a private drive, all of the repairs and maintenance is all on the applicant. Staff would like to note that Blake did make mention that there was an agreement about the CC&Rs and the upkeep of the road, and they did submit something to the City, for the City to sign, kind of like a memorandum of understanding. Staff would actually highly suggest that it be in the CC&Rs for the development, all of those things that we require, because the greatest thing we are worried about is somebody parking on sides of the roads and blocking access, snow removal, upkeep and access. **C/Young:** Okay, any other questions for Troy at this time? Then that brings up our discussion. Based on the looks, where the location is, I think it will fit in well, it is well landscaped and the proposed colors on the elevation, they look nice. **C/Hennis:** There is a lot of space

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for the kids to play and such. **C/Damron:** it gives a different feel than the multi housing, it looks like a neighborhood as opposed to apartment buildings. **C/Hennis:** I tend to like it, and as long as they are keeping owner ship it will solve a lot of existing issues we have on other projects. **C/Young:** Okay, any other thoughts or concerns? I guess I could stand for a motion.

Commissioner Hennis Motions to approve Case No. 18-05-DR (Design Review) for Linder Road duplexes with the conditions as stated with the staff report, and the additional conditions that the applicant verify that the conditions of site maintenance and road maintenance are addressed in the CC&Rs and that the applicant work with the fire department to make sure hydrant locations and access are appropriate; Commissioner Gealy Seconds, all aye and motion carried 4-0.

3. PUBLIC HEARING

- a. **17-08-ZC (Rezone), 17-12-S (Pre-Plat) and 18-09-DR (Design Review)** – Redhawk Square, a request from Jay Walker (with AllTerra Consulting) to rezone approximately 3.46 acres from R-6, (Residential Medium Density) to C-1 (Neighborhood Commercial), zone. The application includes a preliminary plat request to develop 12 commercial lots, including three Multi-family lots, and three common lots. This parcel is located at the southwest corner of Deer Flat & School Avenue, Kuna, Idaho (APN #: S1323212410). 1425 N. Scholl Ave., Kuna, Idaho, in Section 23 T2N, R1W. – **Tabled from March 13, 2018.**

Scott Stanfield: 2964 Stewart Road, Kuna Idaho. I am happy to be here this evening, Jay Walker with Allterra Consulting, he was originally supposed to be here, but he had spring break, and this meeting got pushed off so he couldn't be here and he asked me to be here tonight. Basically, this is a straight forward project, we are asking for a rezone of approximately 3.46 acres that are currently R-6, we are asking for a rezone to C-1, which complies with the Comprehensive plan, and it also complies with goal of a commercial corridor. The project conforms with ACHD requirements including the roundabout, which you may have some questions on. The project will comply with the City's ordinances including landscaping with the exception of perhaps one. You will see in Troy's Staff report that he has two concerns with the landscape plan, the first one is with the number of parking stalls in a row without a landscape island, and I think that was just an oversight on the plan, and the final landscape plan will comply. The other concern was on the buffer along N School Avenue, is ten foot buffer versus 20 foot buffer, and our reason was we wanted to keep most of the buildings as far as we could from the neighbors at the west to maximize the distance from canal and the lateral and the boundary, so we pushed all of that stuff to the east, and maximize on the west to provide a buffer for those folks, and that is why we have a service road on the west to distance those buildings from the folks as far as possible, another reason why would want a ten foot is because we have another drive aisle between the buildings, and we just feel this opens it up and allows for better circulation patterns, and provides fire access to all of the buildings. Again, this complies with the comprehensive plan, and I have read through the conditions listed in the staff report, and I can accept them, and I will stand for any questions you might have. **C/Young:** Okay, how many parking stalls are allocated for the three triplexes. **Scott Stanfield:** I am going to try and site see code here, regardless of what we show on our site plan, we will comply with city code, which I think is two and a half per unit, but at the end of the day the count will conform. **C/Young:** Are there any other questions for the applicant at this time? **C/Gealy:** I have none at this time. **Scott Stanfield:** Normally, that is my cue to sit down, but I will say we had a great neighborhood meeting, a lot of people showed up and no real concerns, it was all related to the roundabout, we had a gentleman to the south that had some issues, but we worked some things out with him. Maybe they are here tonight and maybe they are not, I will wait to hear from them. **C/Young:** Okay, thank you. Then we will have Troy come on up. **Troy Behunin:** good evening commission, once again Troy Behunin, senior planner, 751 W 4th St, Kuna Planning and Zoning Department. Scott Stanfield did a fine job summarizing the

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project. So, 17-08-ZC rezone, and 17-12-S, the pre-plat and 18-09-DR, the design review is before you tonight. The site has been posted properly, the letters have been sent to landowners notifying of the meeting which was actually scheduled for the 13th of March, and a courtesy notice was also sent late last week to remind people it has been tabled, it also ran in the newspaper, so everything was properly done in order to have tonight's meeting. Staff has learned that the biggest concern of the neighbors is the roundabout that ACHD has programed for the intersection of Deer Flat and School Avenue. What complicates things is three of the corners are in the city, and one is not. Further complicating the issue is school at this location on the north side of Deer Flat is over a little because the alignment just doesn't work when someone wants to develop and some one does not, so there is a little jog there, which may complicate the roundabout. However, ACHD has the proper technician and traffic engineers to take care of that, and this isn't the first time this has happened, this one will likely follow what they did on the Main Street and Linder Road roundabout. We had to wait until the ACHD staff report was approved, and that is why it was tabled. We have received that, and it is in your packet this evening. I think Scott brought up staff's two biggest concerns, the ten-foot-wide buffer on school street, and also the parking stalls, and staff can appreciate there are a lot of different site plans, and one got through, and if they will work with us, no harm no foul. Staff has no problem, and no concern with the uses that are proposed, it looks like a nice mixed use development, and that is what the comp plan calls for on this specific parcel. This type of project follows with the comp plan map and what the comp plan actually calls for, and it will serve this area well if it comes to fruition. I believe there was a question about how many parking stalls were required, is that just for houses on the south end or the project overall. **C/Young:** there seems to be a fair amount of parking for the commercial itself, but I just wanted to make sure there was enough for the townhome as well. **Troy Behunin:** So, if there is three units under one roof, then each unit is required to have one and a half stalls, if they have more than that is fine, but they need to have one and half per unit. So, with three units each there will be about 5 stalls, because you can't have half of a stall. I think the one thing that staff did not list in the staff report, was the J&M sanitation trash enclosure, so this body could sum it up by saying they would have to work with J&M sanitation to install a CMU wall trash enclosure with steel gates. Other than that, staff supports everything that the applicant is trying to do. I have received one phone call from the public about this, other than that I have received no other concerns from the public. I will stand for any questions that you have. **C/Young:** you have listed as the DR part, is that for the landscaping at this time, will the other commercial buildings need to come in separately. **Troy Behunin:** Yes, those will have to come in for their own building design review, this just for the subdivision. The townhomes will have to go through design review, as well as the commercial buildings and all of the signage, all of the signage will have to be reviewed as well. **C/Gealy:** Could we postpone this portion of design review and do design review all together with the buildings and the landscaping and the signage. **Troy Behunin:** You certainly have that option, but there really is no need to do that. **C/Gealy:** Well let me ask, why is this piece here now? **Troy Behunin:** Because they have to go through the preliminary plat process which preliminary plat takes a lot longer to go through the process than the design review on the buildings because design review goes to this body and stops, and additionally, they may not have all of their tenants in place, they are getting things ready, I understand they have two people they are talking with, and in order for those to move forward they have to have that entitlement in place. This is no different than Ridley's or Ashton Estates, or Ensign where they just get the subdivision approved with the subdivision landscaping and then they move to the building and the signage afterwards. Does that answer your question? **C/Gealy:** yes, but know because what I am thinking is they are going to change the parking, they are talking about changing some of the buildings, and they want us to approve landscaping, which I find premature, and I would like to suggest that we look at just the rezone and the pre-plat, but they have to have the landscaping for the subdivision in order to do the pre-plat? **Troy Behunin:** that is required, but they won't be able to change the landscaping or the parking beyond what you guys decide, so if you say they need to add a landscaping island, that is not a big deal because they are complying with code, if they were going to re-arrange that, that

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wouldn't work. **C/Hennis:** if they were going to do that they would have to come back to us. **Troy Behunin:** Correct. **C/Gealy:** but I thought they just said they were going to reduce the number of parking spaces. **Troy Behunin:** I believe it was just in order to accommodate staffs request, if they do a reduction, a reduction is okay, they are here for a certain number of things, they can't exceed that, but they can go under. They can't go lower than what is allowed by code, but they can reduce it. **C/Gealy:** Okay. **C/Damron:** I have a question, but looking on the comp plan, this is designated City Center, what constitutes that. **Troy Behunin:** It is a mixed-use City Center, it is a daily and a weekly commercial center to serve those needs, smaller things like offices, daycares, fitness centers, things like that. **C/Damron:** Like a business center, okay I just wanted to clarify that. **C/Young:** any other questions at this time? **C/Gealy:** Not at this time. **C/Young:** Okay, we will open up the public hearing at 6:47, I don't see anybody listed or signed up to testify, is there anybody here that would like testify that hasn't got a chance to do so. If we could get them all signed up please. **Kelly Stred:** I live at 1551 N Azurite place, I am one of the two in the cul-de-sac that faces this plot. We spend a lot of time outside where we barbeque, there is a large sycamore tree with a tree swing, so you can see where my heart is with them putting in parking lot lights and business that will cause brightness while we are having a barbeque or just kind of spending time outside, and I don't know what kind of things that are going to be going in here, and maybe they are some things my family might want to have, but we don't mind driving to go to those, instead of having those things in there. We have rod iron fencing over there so we see that beautiful lot that we have right now, and we just enjoy the peace and quite as a family, and as you can imagine, traffic on Deer Flat has been filling up over the past three years, and we are kind of sad to see that. I didn't know there was a roundabout, and the traffic is kind of a concern of ours as well. I do know when we first moved in three years ago, there was a proposal for a cul-de-sac development sort of like what we have, and boy I sure wish that passed back in the day. Just if you wouldn't mind considering our families plea, we just want you to hear our voice. **Steve Nelson:** I live at 1611 N Azurite Place. My main concern is the traffic pattern there. I don't know if you have driven down Deer Flat at school time, traffic backs all the way to Linder, if they put a roundabout there it will back all of the way to Ten Mile. Right now, it is exceedingly hard to get onto Deer Flat turning left from School either way depending on the time of day, so I think by putting a commercial development on that corner is only going to make it harder. We moved here about a year and a half ago to get away from the traffic, and I think Deer Flat is as bad if not worse than where we lived in Boise. My other concern is what kind of commercial development, as he mentioned there a fitness center, there is a fitness center at the corner of Linder and Deer Flat, and I have talked to people over in that development who live right next to it, and they are not pleased with that type of development, and all of the businesses and lights that are there. Everywhere around it is residential, and to stick a commercial development right in the middle of it with multi-family as well, I have concerns about that. Yesterday is the first I have heard anything about this, I have never received anything in the mail, and no one in our neighborhood received anything in the mail, and unfortunately none of them are here right now. I am not a big fan of roundabouts, people stop and they don't know how to use them. So, I have a big concern about that, and I am already concerned about turning onto Deer Flat without them putting a roundabout in. So, those are my main concerns and I am rather surprised I have not heard about this until yesterday when I got a flyer in the mail, so that is what I have to say, and I thank you very much. **C/Laraway:** May I ask you a question? Are you concerned about the roundabout, or are you concerned about the development? **Steve Nelson:** both, maybe if they put just a roundabout there, maybe it would work, maybe it would not. I am really concerned with the development that is proposed, and then putting the roundabout there as well, I can see it just back up forever. **C/Laraway:** Okay, thank you sir. **C/Young:** Thank you, then we will have the applicant come back up and address any of the concerns that have been brought up. **Scott Stanfield:** yes, Chairman and Commissioners, once again Scott Stanfield, I am here to address their questions and concerns, first with Mrs. Stred. I would like to just note what I see here, they marked the column in favor, I don't know if they intended to do that, but I will let you folks fix that, and it is understandable for people who

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don't come to these things, so I thought I would just point that out to you. Mrs. Stred was concerned about her neighborhood, and her house and her backyard right there. I have been doing this a long time, and there is a lot thing that developers do wrong, and they just don't care about the neighbors, and this group does. KOLO LLC is doing a handful of projects across the valley and they are here to stay. They layout we did, is trying to maximize the strip of land along the western boundary and put those buildings as far east as we possibly can and also focus a drive aisle, if you would see the layout, our main parking is in the middle of those buildings which is pushed to the east. We see a lot the noise being internal and pushed away from the west, and more towards the east, and that was by design and we have good group of trees along that side, and I believe that city required a ten-foot walking path along there so that will go in place and along with the trees and along pushing the buildings as far east as possible. Those are the reasons why we did that so we can take the neighbors' concerns in and we tried to find a way to solve that up front. We will have to see about lighting because lighting is always a major concern when you are up against a neighborhood like this, believe we are required to have downward facing lights, and focus them on the internal side, so buildings in front of that will block that light, but again we will work with Troy and the City on the individual design and plan review in locating the lights, and the type of lights, I don't think are intrusive, the city has a specific design criteria in the code that we will follow. Mr. Nelson, traffic and development is concern. He is absolutely right, Deer Flat with or without this development would be a problem, and if we kept it an R-6, or if we did that and didn't do this, or if we didn't do anything traffic would still be a problem. The good thing is it is only two times a day, and we all know that is when school begins and school get out. So, it is relatively short lived, and it doesn't solve the problem, it is a problem that I can't fix, Jay Walker can't fix, that the developer can't fix, the landowner can't fix. It is going to take the city and the neighbors to fix it. The roundabout is not an answer, and they aren't applicable everywhere. So, we worked with ACHD and they told us to show it on our plans and we did and we located our entrances as far back as we can from the roundabout. Mr. Nelson is correct traffic can't come and go into the commercial, but for this use, if there is going to be a roundabout there and the traffic patterns are what they are today, this use is going to be less impactful. This type of use is spread throughout the day, so this compared to an R-6 design, in an R-6 you are going to see a tremendous amount of traffic. He was concerned about the development as well, again some of those concerns are mitigated by our site plan, pulling all of our internal operations that generate the noise, that generate the light, that generate the action, those are more centrally located, and as far away from them as possible. The townhouses, they are not apartments, and those are projected on the south boundary, and not on the west boundary in order to be cognoscente of the neighbors. I hope I answered some of their concerns. **C/Young:** Thank you, are there any other questions for the applicant. **C/Laraway:** When get these packets from ACHD do they attached the latest traffic study with that? **Scott Stanfield:** Not the study, they submit traffic counts, they have on going traffic counts all over Ada County and they have those published, how often they do them, I am not sure. But, they do it in their staff report upfront, the first couple pages there is usually a box with columns and they have the street name and the location of the count. I haven't seen the report, but they certainly have one at ten mile and Linder, you can certainly bet those counts are updated. **C/Young:** Okay, thank you. I will close the public hearing 7:05 and that brings up our discussion. **C/Damron:** I have a concern with the fact that when you look around this everything is R-6, and then you low density housing to the north east, and right down the street we already have city center. Understanding that making this a commercial site as it would be, would not increase traffic a ton at the times when it is the worse. But, looking at the surrounding areas, which are all R-6, my feeling is this would be a better designated site to be R-6 zoning, as opposed to a city center since we have one that is in real close proximity to it, just a few blocks down. **C/Hennis:** yeah, but in a sense that is what we are trying to do, in certain points, not trying to concentrate a whole lot in one area, but create these little pockets spread out so it also breaks up those large residential areas as well for both the people who live there and those you are passing by too. **C/Damron:** Right, I understand that, but when I look at that section, we have R-6 housing from Ten Mile

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all of the way to Linder, and we have city center by the school and now we want to put one here. I just don't like the site of it personally. What is the advantage is there above having residences in there? Maintaining R-6 zoning in there and having houses, what advantage, as we the city, and the public are going to get from that. **C/Hennis:** Well by design, what we try to do is create these little pockets of business and services so that residence can walk to it, as opposed to traveling by commuter. You can put coffee shops, you could have dentist's office, you can put different things so you don't have just one concentrated area, and people don't have to travel to, and it is within their neighborhood, so ideally, that is what we are striving for, instead of doing one central core, we create these pockets. **C/Young:** I think the way this site is laid out as far as the commercial buildings go, the square footage, especially for the one that is about 10,000 square feet really lends its self to day time commercial type businesses, one that will be shut down after regular business hours, which will mitigate some of the night time traffic concerns: **C/Damron:** He has done a great job pulling everything as far to the east on the property line. **C/Young:** I think also from the north, as far as larger buffers there, I think they have done a pretty good job as far as trying to compact the site and being as least intrusive on the area. I think with the addition of the commercial and having the townhomes in there that is not apartments, but it also just kind of fits in with the idea of a neighborhood commercial center without putting in an apartment complex. **C/Damron:** I agree, this a much better idea than apartments would be or multi-family. **C/Gealy:** I do have a question about the types of businesses, that might be allowed in this development, and I think the concern was raised in one of the comments from the neighborhood meeting in regards to what types of businesses would be going in there. I would be concerned if there would be a restaurant that might go in and keeping late hours, are there certain types of businesses that are permitted, and others that are perhaps not permitted? **Troy Behunin:** well with the rezone, you are either approving or denying the application for a C-1, unless this body wants to specifically remove something from it, if you approve a C-1, then anything is a special use permit or out right permitted in a C-1 would be allowed. What you are also doing, is you are also recommending approval for a site plan. So, even though this not something they are proposing, but if they were to propose something like a gas station, which they are not, but you can see the site plan doesn't really work for that, so they would have to go back to the public hearing process because of the entrances and the access points and ACHD would become involved again, so something like that would just naturally eliminate itself from contention. **C/Young:** Do you have an idea of a couple other items that would be a special use in a C-1 zone. **Troy Behunin:** A bar, would be a C-1 zone, and that would be something that would be a special use permit. **C/Young:** So, those would be things that have to come before us to be approved in a C-1 zone, it is not something that would be a blanket approval for every tattoo parlor and bar for a twenty-mile radius to come in, those are uses that would have to come before this board to ask to be there. **C/Gealy:** and we would not be compelled to approve it? **C/Young:** No, that is the idea of those special uses, you have to apply for that because they do not necessarily belong in every commercial area, it would be more appropriate in a large center versus a neighborhood center. **C/Gealy:** and I call this a neighborhood center. **C/Young:** Yeah, absolutely. **Troy Behunin:** Another example is a shooting range, that would be allowed in a C-1, but the site design doesn't work for that, so they would have to come back and ask for another public hearing in order for something like that to come forward. **C/Gealy:** What about a dog kennel? **Troy Behunin:** A dog kennel is not allowed in a C-1. **C/Gealy:** I am just scaring the neighbors now. **C/Young:** I think the intent of this conversation is to let people know that there is not a blanket approval for things to do, and there are uses that have to come in and ask for approval because of the location, and there are somethings that are appropriate, and somethings that are not, and that is why they create special use permits. **C/Gealy:** I just want to make sure that we are clear the uses in the location respect the neighborhood. **C/Young:** Coming back to the site, I think the site is conducive to a small neighborhood center, I think the applicant has done a good job to push as much of the pieces as he can away from the neighborhoods. **C/Hennis:** I just don't understand how the triplexes are going to work for parking and access, because they are going to have to cross that access road when they go from

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their car to their house, there is no street parking, and no unit parking from what I see, its all the way across the site. **Troy Behunin:** Staff would just like to point out there is parking provide between the center building and the eastern building, and then there is parking on west side of the third building. They are going to have to provide sidewalk from those parking lots to the buildings. **C/Hennis:** Right, but you are going to have to cross the 30' drive aisle, am I wrong? **C/Young:** There is parking right here and right here. **C/Hennis:** Oh, I wasn't seeing this on the landscape plan. Okay, that makes a little more sense. **Troy Behunin:** the applicant also tells me there will driveways at least provided for each of the units. **C/Hennis:** Okay, thank you. **C/Laraway:** question for staff I guess, legality wise, if you live in one of these townhouses, theoretically that big parking lot is your property, you have access to it to do anything you want, you are going to have parties, you are going to have swap meets, are there any boundaries or restrictions from the townhouses, do they have standing to do whatever they want, large garage sales with out permits, it is their property so I am wondering. **Troy Behunin:** That could be detail or restricted or limited, depending on what this body wants to do, saying it needs to be curtailed in the CCR's. those townhomes will be on a separate lot from the rest of the development, so even if someone owns the townhome, they are not going to own the parking lot. The townhomes have to have onsite parking for their needs, the parking lot across the drive aisle is not going to count for those units, now could they use it for an overflow parking for the barbeque or the big game? I guess if the property owner wants to allow that, and write it into their CC&Rs, I guess they could. But, their requirements are 1.5 stalls per unit, and they have that onsite. **C/Laraway:** I just look at the worst-case scenario, if someone has a party and the police are called, do they have standing on that property, or can the police enforce no trespassing. **Troy Behunin:** if they don't own that property, I imagine they could enforce trespassing, unless it is written in their CC&Rs that says you can use this parking lot for A, B, C and D. **C/Laraway:** Thank you. **C/Gealy:** Another question, back to trash enclosures, at this point there is not one designated, so they haven't worked with J&M sanitation about trash enclosures? **Troy Behunin:** I don't believe so. **C/Gealy:** So, we should include that as a condition? **Troy Behunin:** They will have to anyway, when the buildings design comes up for design review, it will come up then, but you can definitely make it a condition with this application, it would be appropriate. **C/Gealy:** Another question for staff, with respect to the ten-foot buffer on School St, your preference would be that they comply with City Code, and keep it at twenty feet? **Troy Behunin:** Given the nature of the project, staff can support a ten-foot landscape on the east side along School Street provided that there is a ten-foot path along the canal, and also so there is an appropriate landscaping, and I believe it would be a separated sidewalk. Not that it matters, but they are five feet wider on the landscape buffer on Deer Flat than what is required by code, code only requires a 20 foot, they are providing a 25, and there are just a lot of constraints with the site. **C/Hennis:** I think given the nature of the intersection, there is a lot that can be done that would complicate that intersection far worse, and I think this mitigates that a lot. I think if they try to put a little subdivision of R-6 in there it would be bad, it would be hard to get into, and out of, at least this something that will concentrated more towards the middle of the day. I like the idea of neighborhood commercial, as long as they are not huge, and less than half of that site would be developed. **C/Laraway:** I get caught up, in that fact that is a beautiful piece of property, as far as putting commercial in there, but once you start putting residential in there it changes my thought process, let alone having them in the same parking lot. Then it is truly a C-1, I get it, but the mix and the match of it. **C/Young:** I understand, but at the same time when there is a trend of these work and live centers where you have the retail below, and the living space up top, you still have that same mixed use thought, and you still have that same residential and that is directly over the commercial and sharing the same lot. I think this mitigates multiple story things going in and as far as the mixed use goes and keeping these things one story lends it self to being more of the neighborhood commercial. **C/Hennis:** I don't think that has been specified yet, that would be something we would be review in our next design review, but we do have height restrictions in the city.

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Commissioner Hennis motions to recommend approval for case no. 17-08-ZC to City Council with the conditions as stated in the staff report; Commissioner Damron Seconds, all aye and motion carried 4-0.

Commissioner Hennis motions to recommend approval for case no. 17-12-S to City Council with the conditions as stated in the staff report, and with the additional conditions that the applicant work with J&M Sanitation to provide the correct placement of trash enclosure, as well as the materials preferred by the city, CMU and the steel gate, and to work with staff to provide the required break up in the number of parking stalls with landscape islands, and applicant shall install pathway along the teed canal; Commissioner Damron Seconds, all aye and motion carried 4-0.

Commissioner Hennis motions to approve case no. 18-09-DR for Redhawk Square with the conditions as stated in the staff report, and the additional conditions that the applicant work with J&M Sanitation to work respect to the placement of trash enclosures, and to work with staff to provide the required break up in the number of parking stalls with landscape islands ; Commissioner Damron Seconds, all aye and motion carried 4-0.

4. COMMISSION REPORTS

a. Comprehensive Plan Update; Envision Kuna Public Workshop No. 2 – May 3, 2018

Jace Hellman: We are well underway in the Comprehensive Planning Process, and I just wanted to let you know we have our second community workshop scheduled for May 3, 2018, which is a Thursday evening. We would like to encourage you to at the very least show up and participate, but ideally, we would like you to be involved in the process, and possible run a booth, or assist in some manner.

5. ADJOURNMENT

Commissioner Gealy motions to adjourn; Commissioner Hennis Seconds, all aye and motion carried 4-0.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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

application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

a. Notifications

- | | |
|----------------------------|---|
| i. Neighborhood Meeting | September 16, 2017 (seven (7) persons attended) |
| ii. Agency Comment Request | January 17, 2018 |
| iii. 300' Property Owners | March 2, 2018 |
| | <i>Courtesy Notice</i> |
| iv. Kuna, Melba Newspaper | March 22, 2018 |
| v. Site Posted | February 7, 2018 |
| | March 1, 2018 |

B. Applicants Request:

1. Request:

Applicant, Jay Walker with AllTerra Consulting, on behalf of Kolo, LLC (Owner), requests approval for a rezone of approximately 3.46 acres from R-6 (Med. Dens. Residential) to C-1 (Neighborhood Commercial), and a preliminary plat for the same lands. The applicant proposes to subdivide the parcels into nine (9) buildable lots and 3 common lots. Applicant is also seeking Subdivision landscaping Design Review approval. This site is located at the SWC Deer Flat and School Avenue.

C. Aerial Map:



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D. Site History:

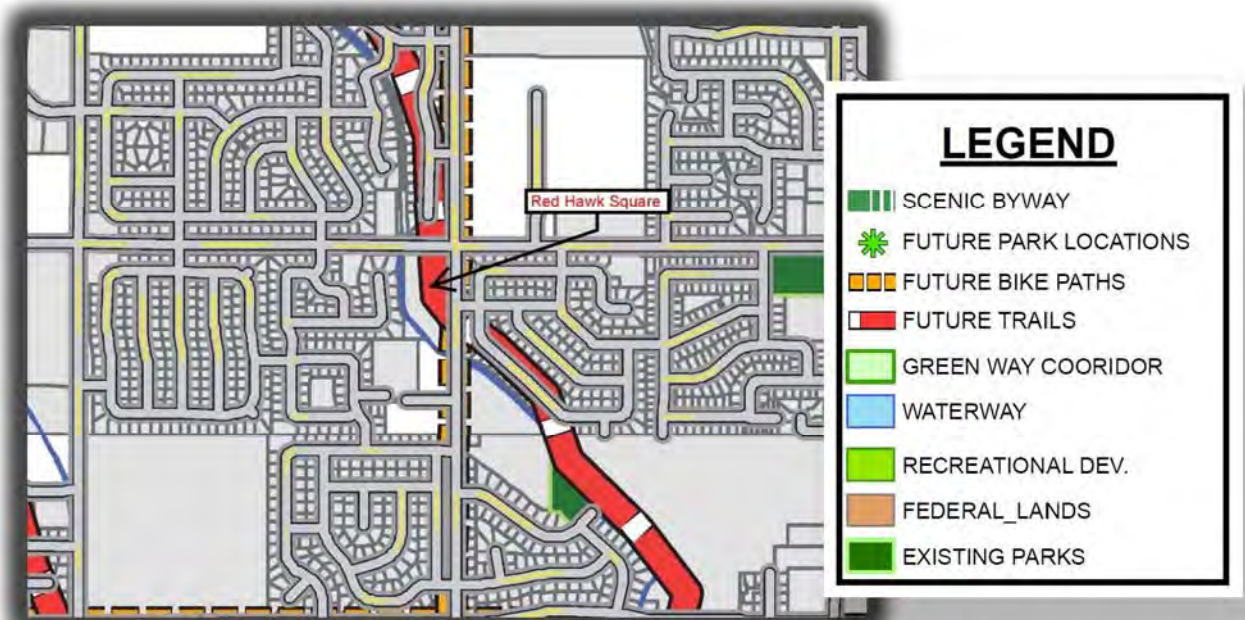
This site was annexed into Kuna in March 2016 and has historically been used for small agricultural purposes and farm property for many years.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Comp Plan Map designation for this site is Mixed-Use. The Future Land Use Map (Comprehensive Plan Map) is intended to serve as a guide for the decision making body for the City. This map indicates a land use designation and it is not the actual zoning.



2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail within the site. Applicant has proposed open space and landscape treatment next to the existing Teed Lateral. Staff recommends a foot path at least 10 feet in width to provide and maintain the necessary connections.



3. **Surrounding Land Uses:**

North	R-6	Medium Density Residential – Kuna City
South	R-6	Medium Density Residential – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	R-6	Medium Density Residential – Kuna City

4. **Parcel Sizes, Current Zoning, Parcel Number(s):**

Parcel Size (Approximately)	Current Zone: (R-6) Medium Density Residential	Parcel Number
3.46 acres	R-6	S1323212410

5. **Services:**

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

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

There are no structures on site. The site has vegetation that is generally associated with an Agricultural field.

7. **Transportation / Connectivity:**

The site is adjacent to Deer Flat Road (north) and School Avenue (east) and has significant frontage on both classified roadways. There are two proposed points of access for the project; one on Deer Flat, and one on School Avenue Road, to align with the adjacent Subdivision entrance – W. White Fang. There is an internal driveway proposed to serve the interior lots.

8. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts. The site's topography is generally flat with less than 3 percent slope.

9. **Agency Responses:**

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

- Kuna City Engineer and Public Works *Exhibit B 1*
- Ada County Highway District (ACHD) *Exhibit B 2*
- Boise Project Board of Control *Exhibit B 3*
- Boise Kuna Irrigation District *Exhibit B 4*
- Central Dist. Health Dept. (CDHD) *Exhibit B 5*
- COMPASS *Exhibit B 6*
- Dept. of Environmental Quality (DEQ) *Exhibit B 7*
- Id Transportation Dept. (ITD) *Exhibit B 8*

F. Staff Analysis:

In March of 2016 (15-03-AN), this property was annexed into Kuna city limits with an R-6 (Med. Den. Res.) zone. The project touches two classified roads (Deer Flat and School Ave,) and all public utilities are adjacent to the site. The applicant seeks a rezone for this approximately 3.46 acre site from R-6 (Med. Den. Res.) to the C-1 (Neighborhood Commercial) zone and approval for a preliminary plat for the same lands in order to develop the property into nine (9) commercial lots and three common lots. This application includes a request

for design review approval for the subdivision landscaping to include the buffers along the road frontages and along the Teed Lat.

In Following the Comp Plan Map, the applicant proposes to introduce a true mixed-use development to this part of Kuna, through creation of these nine commercial lots. Six of the lots will be for common commercial uses, while the remaining three lots will also be commercial in nature, but are proposed as townhouse style multi-family dwellings. The townhome style use, is intended to act as a buffer between the common commercial uses and the existing residential uses south of the property on the Larry Calhoun land. Staff views this quite similar to an infill development.

Staff has reviewed the landscape element of this application. The applicant has stated it is in compliance with KCC (Kuna City Code) 5-17-18. However, staff finds that the appropriate landscape treatment shall be consistent with KCC 5-17-13-B-3 and 4. Staff finds the landscape buffer width along Deer Flat to be consistent with KCC. However, staff finds the landscape buffer width along School Avenue is proposed at 10 feet when KCC 17-13-B-4 calls for a width of 20 feet minimum. Staff will leave it to the design review committee to determine the minimum width, given the site constraints and other design requirements. Staff also noted that the Landscape plan (Sheet L1.0) shows more than the allowed (14) stalls together without a landscape island (east side of the proposed drive-thru, 750 SF building). Staff also notes that the parking lot islands do not indicate any use of landscaping. Staff recommends that the applicant submit a landscape plan for staff approval (Stamped approval), based on the decision of the Design Review Committee.

Staff has determined this application generally complies, or as conditioned to follow Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No's 17-08-ZC, 17-12-S, and 18-09-DR, subject to the recommended conditions of approval listed in Section 'N' of this report.

G. Applicable Standards:

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

H. Proposed Procedural Background:

On March 27, 2018, the Commission will consider Case 17-08-ZC, 17-12-S, and 18-09-DR, including the applications, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Findings of Fact for Commissions Consideration:

Based on the record contained in Case No's 17-08-ZC, 17-12-S, and 18-09-DR, including the exhibits, staff's report and the public testimony at the public hearing, the Commission of Kuna, Idaho, hereby recommends **approval** the proposed Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 17-08-ZC, 17-12-S, and hereby **approves** 18-09-DR, for *Red Hawk Square Subdivision*.

*The Commission concludes that the Application **does** comply with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the Subdivision and Design Review regulations outlined in titles 5 and 6 of KCC.*

1. In making a decision regarding the Subdivision application, the Council is to consider Idaho Code §67-6535 (2), which states the following:

The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered

relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

In addition, Idaho Code §67-6535(2)(a), provides that:

Failure to identify the nature of compliance or noncompliance with express approval standards or failure to explain compliance or noncompliance with relevant decision criteria shall be grounds for invalidation of an approved permit or site-specific authorization, or denial of same, on appeal.

2. The Commission has the authority to recommend approval or denial for Case No's 17-08-ZC, 17-12-S, and the authority to **approve** Case No. 18-09-DR. On March 27, 2018, Kuna's Commission voted to recommend **approval** of Case No's 17-08-ZC, 17-12-S, and voted to **approve / deny** 18-09-DR.

Comment: On March 27, 2018, Commission will vote to recommend **approval** of Case No's 17-08-ZC, 17-12-S, and voted to **approve** Case No. 18-09-DR.

3. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on March 27, 2018, with the Commission.
4. The Kuna Commission accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: The Commission held a public hearing on the subject application on March 27, 2018, to hear from the City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.

5. Based on the evidence contained in Case No's 17-08-ZC, 17-12-S, and 18-09-DR, this proposal appears to generally comply with the Comprehensive Plan and Comp Plan Map as amended.

Comment: The Comp Plan has listed numerous goals for providing commercial uses and variety in housing options in Kuna. The Kuna Planning Map designates this property as Mixed-Uses. As this is a proposed mixed-use so therefore the project follows the goals of the Comp Plan and the Comp Plan Map.

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

Comment: As noted in the process and noticing sections, notice requirements were met to hold a public hearing on March 13, 2018, however, it was tabled due to a lack of a final ACHD report, and was tabled properly.

J. Factual Summary:

This site is located at the southwest corner (SWC) of Deer Flat and School Avenue. Applicant proposes a rezone from R-6 (Med. Den. Residential) to C-1 (Neighborhood Commercial) for approximately 3.46 acres and a preliminary plat for the same lands, creating a commercial subdivision with nine (9) buildable lots and three (3) common lots. Applicant proposes six common commercial lots and three multi-family dwellings lots. Applicant proposes a Subdivision landscaping for the three common lots. The site will take access from two points, one on Deer Flat Road, and one from School Avenue to line up with W. White Fang Street.

K. Comprehensive Plan Analysis:

The Kuna Commission accepts the Comprehensive Plan components as described below:

The designation of Mixed-Use shown on the Planning Map (See Adjacent Map) for this parcel was approved by Council. The proposed preliminary plat for the site is consistent with the following Comprehensive Plan components:

Community Vision Statement:

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, *multi-family* use facilities, and other mixed-use developments. Citizens anticipated the manufacturing area moving south and eastward between the Union Pacific Railroad Line and Kuna Mora Road (Page 21).

Housing:

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

Comment: *The proposed preliminary plat as proposed follows the community vision and provides a way to achieve the commercial and housing goals as stated and adopted.*

Private Property Rights Goals and Objectives - Section 2 - Summary:

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

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

Economic Development Goals and Objectives - Section 5 - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement (Pg. 42 – 1.5 and Pg. 43 – 3.1).

Comment: *The proposed application complies with these elements of the comprehensive plan by providing a non-standard housing type meeting this goal.*

Land Use Goals and Objectives - Section 6 - Summary:

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

Medium Density Residential:

This designation describes areas where residential development densities generally range from four to eight units per acre. These areas will be made up of single-family homes, but may include townhomes, row houses duplexes and other types of multi-family land uses. Areas featuring these densities are generally located within the City Center and around Neighborhood Centers (Page 88).

Comment: *The proposed preliminary plat requests an C-1 zone, for commercial and residential mixed-uses, conforming to the Comprehensive Plan and Planning Map approved by Council in August of 2015.*

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – 1.2, Pg. 163 12.4 and Pg. 165 – 2.1).

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

Comment: *Applicant proposes medium density residential which will contribute to availability of varied types and home sizes in a logical and orderly manner while providing a quality development.*

Community Design Goals and Objectives - Section 13 - Summary:

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

Neighborhoods:

Kuna's updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge. The Neighborhood Center will be the core of the neighborhoods churches, schools, and public facilities. The neighborhood centers will feature denser developments and multi-family residential development (Page 179).

Comment: *Applicant proposes an extension of the sidewalk and roadway system which complies with the Master Street Plan adopted by Kuna. Applicant also proposes connections to future neighborhoods by adding pathways and sidewalks for pedestrian and non-motorized transportation. Applicant proposes a variety of housing densities thereby complying with approved land use designation outlined within the Comp Plan and Planning Map.*

L. Kuna City Code Analysis:

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

Comment: *The proposed project meets the land use and area standards in Chapter 3, Title 5 of the Kuna City Code (KCC). Staff also finds that the proposed project meets all applicable requirements of Titles 5 and 6 of the KCC.*

2. The site is physically suitable for the rezone and a C-1 commercial subdivision.

Comment: *The 3.46 acre (approximate) project includes a request for a rezone from R-6 (Medium Density) to C-1 (Neighborhood commercial). The site appears to be compatible with the proposal.*

3. The Rezone and Subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be rezoned and subdivided is not used as wildlife habitat. Roads, driveways, family*

units and open spaces are planned for construction according the City requirements and best practices and will therefore not cause environmental damage or loss of habitat.

4. The Rezone and Subdivision proposals are not likely to cause adverse public health problems.

Comment: *The proposed Rezone and Subdivision for the property follows all Kuna City Codes. The proposed development requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

6.

Comment: *The Commission did consider the location of the property and adjacent uses. The subject property is in Kuna City and will be connected to the Kuna City central sewer and potable and pressure irrigation water systems. The current adjacent uses are both farms and residential uses and are adjacent to an arterial and collector road.*

7. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.

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

M. Conclusions of Law:

1. Based on the evidence contained in Case No's 17-08-ZC, 17-12-S and 18-09-DR, Commission finds Case 17-08-ZC and 17-12-S generally comply with Kuna City Code, and 18-09-DR should be conditioned to comply with Kuna City Code.
2. Based on the evidence contained in Case No's 17-08-ZC, 17-12-S and 18-09-DR, Commission finds Case No's 17-08-ZC, 17-12-S and 18-09-DR are generally consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

N. Recommendation of the Commission to City Council:

17-08-ZC (Rezone), *Note: This proposed motion is to recommend approval, conditional approval, or denial for this request to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

17-12-Sub (Subdivision), *Note: This proposed motion is to recommend approval, conditional approval, or denial for this request to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

18-09-DRC (Design Review), *Note: The proposed motion is to approve or deny the design review request. If the Planning and Zoning Commission wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends **approval** to City Council for Case No's 17-08-ZC, 17-12-S, and **approves** Case No. 18-09-DRC, a subdivision preliminary plat request Jay Walker (AllTerra Consulting) on behalf of Kolo, LLC, with the following conditions of approval:

- *Applicant shall follow the conditions as stated in the staff report,*
 - *Applicant shall work with J&M Sanitation to provide the correct placement of trash enclosure, as well as the materials preferred by the city, CMU and the steel gate,*
 - *Applicant shall work with staff to provide the required break up in the number of parking stalls with landscape islands,*
 - *Applicant shall install pathway along the teed canal.*
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
 2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1– At time of development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
 3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
 4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
 5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
 6. All street lighting within and for the site shall be LED lighting and must comply with Kuna City Code.
 7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
 8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
 9. All signage within/for the project shall comply with Kuna City Code.
 10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
 11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
 12. Staff recommends a 10' paved walking trail along the Teed Lateral.

13. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
14. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 10th, day of April, 2018,

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST: _____
Troy Behunin, Planner III,
Kuna Planning and Zoning Department



City of Kuna

P & Z Commission Staff Report

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

To: **P & Z Commission**

File Numbers: **18-01-ZC (Rezone)**

Location: Northwest corner; Linder and Columbia Roads, Meridian, ID

Planner: Troy Behunin, Planner III

Hearing date: April 10, 2018

Owner: **Thistle Farm, LLC, and Vanderkooy Farm LLC's,**
6152 W. Half Moon Ln.
Eagle, ID, 83616
208.850.0591
Timothyeck@me.com

Engineer: **Bailey Engineers,**
Katie Miller
4242 Brookside Ln.
Boise, ID, 83713
208.938.0013
Kmilller@baileyengineers.com

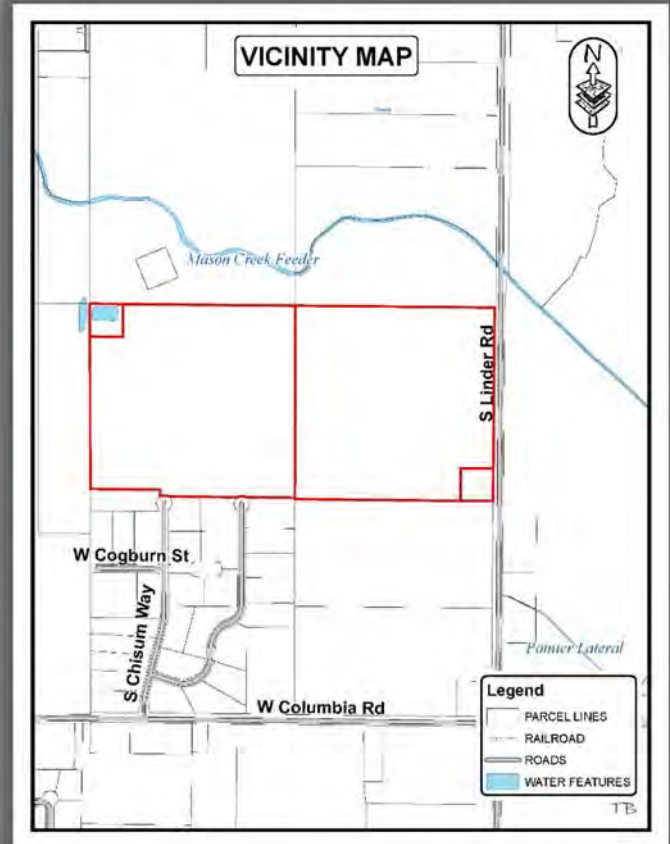


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A. Process and Noticing:

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

a. Notifications

- | | |
|----------------------------|---|
| i. Neighborhood Meeting | November 14, 2017 (fifteen (15) persons attended) |
| ii. Agency Comment Request | February 12, 2018 |
| iii. 300' Property Owners | March 30, 2018 |

- iv. Kuna, Melba Newspaper
- v. Site Posted

March 21, 2018
March 27, 2018

B. Applicants Request:

1. Request:

Applicant, Katie Miller, with Bailey Engineers, on behalf of Thistle Farm, and Vanderkooy Farm, LLC's (Owner), requests approval for a rezone of approximately 73.50 acres of four lots within Chisum Valley Subdivision No. 1 and 2, from Agriculture (Ag.) TO an R-6 (Medium Density Residential) MDR zone, following the Comprehensive Plan. This site is located at the NWC Linder and Columbia Roads. APN No's; R1393850100, R1693860010, R1693860290, R1693860280.

C. Aerial Map:



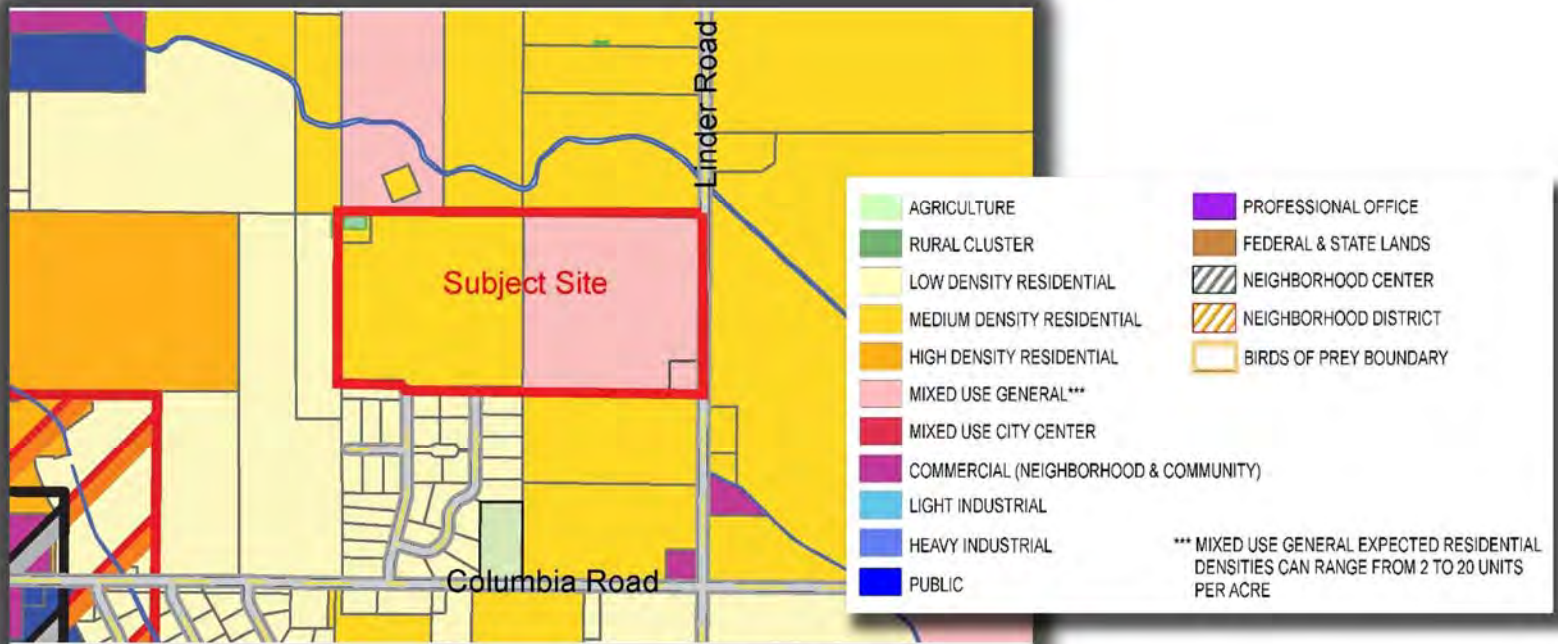
©Copyrighted

D. Site History:

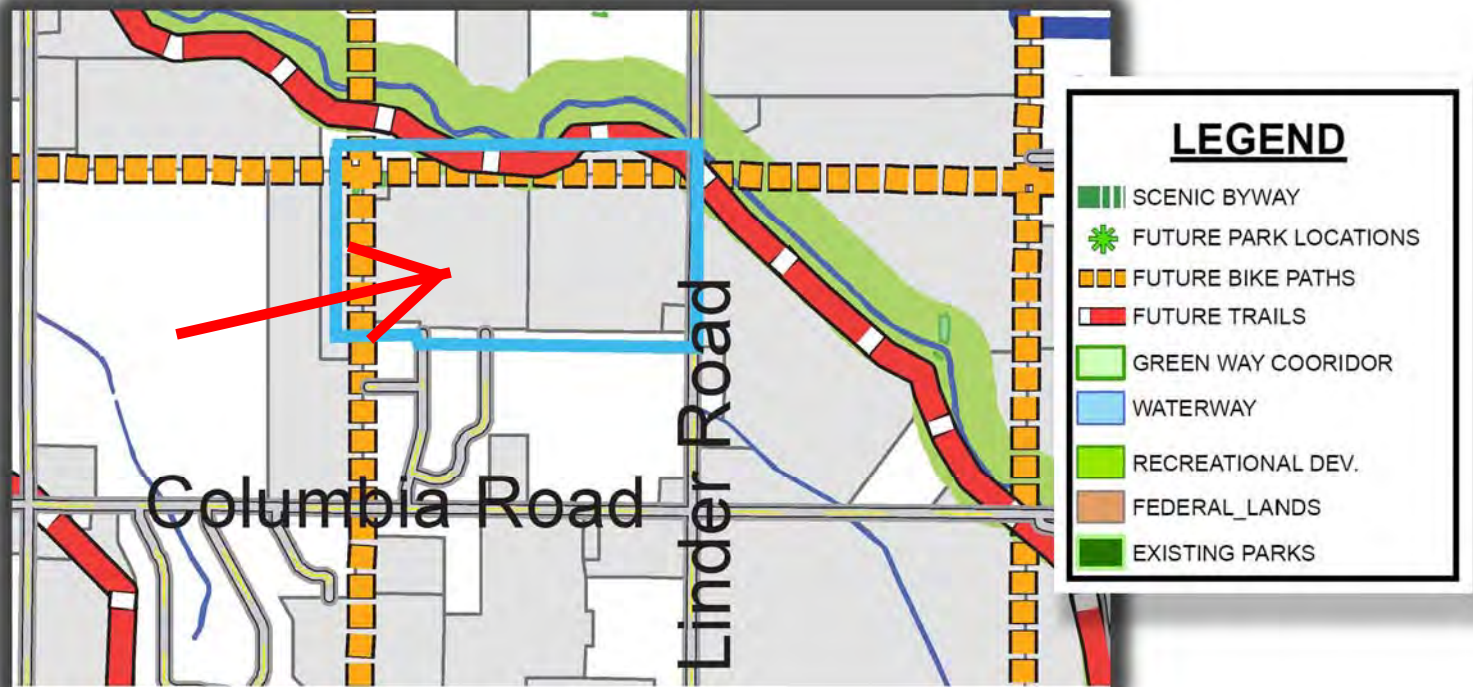
These lots were annexed into Kuna on July 5, 2006, (06-14-AN; O. Gripenotrog and Park Pointe Realty owners), and have historically been used for agricultural purposes.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Comp Plan Map designation for this site is Medium Density Residential (MDR) for the west half, and Mixed-Use for the east half. Both uses encourage residential uses. The Future Land Use Map (Comprehensive Plan Map) is intended to serve as a guide for the decision making body. This map indicates land use designations, it is not actual zoning. These land use designations have been in place since 2009, and were contemplated as such in early 2008.



2. **Recreation and Pathways Map:** The Rec. & Path Master Plan Map indicates a future trail along the Mason Creek, which is off-site. With a future application, staff recommends that a future site plan incorporate green and open spaces and should be considered a binding site plan.



3. **Surrounding Land Uses:**

North	AG, RR	Agriculture & Rural Residential – Kuna City & Ada County
South	RR	Rural Residential – Ada County
East	AG	Agriculture – Kuna City
West	AG	Agriculture – Kuna City

4. **Lot Sizes, Current Zoning, Parcel No's, and L & B No's:**

Lot Size (Approximately)	Current Zone: (Ag.) Agricultural Zone	Parcel Number(s)	Chisum Valley Sub., Lot & Block Numbers
1.00 acre	Proposed to become R-6	R1393850100	Lot 1, Block 1, Sub No. 1
35.77 acres	Proposed to become R-6	R1693860010	Lot 2, Block 1, Sub No. 2
35.38 acres	Proposed to become R-6	R1693860290	Lot 30, Block 1, Sub No. 2
1.00 acre	Proposed to become R-6	R1693860280	Lot 29, Block 1, Sub No. 2

5. **Services (at time of development):**

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

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

There are no structures on site. The site has vegetation that is generally associated with an Agricultural field.

7. **Transportation / Connectivity:**

The site is adjacent to Linder Road with significant frontage. With development in the future, applicant will be responsible for at least two points of ingress/egress on Linder Road; one at the mid-mile between Columbia and Lake Hazel, and a second point south of that mid-mile. Applicant will also be responsible for acceptable points of ingress/egress along the future mid-mile on the north and west sides of the site. All points of access must follow City & ACHD standards.

8. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts. The site's topography is generally flat with less than 3 percent slope. This site is within the Nitrate Priority Area (NPA), and will be required to connect to the City central sewer services.

9. **Agency Responses:**

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

- *Ada County Highway District (ACHD)* *Exhibit B 2*
- *Boise Project Board of Control* *Exhibit B 3*
- *Central Dist. Health Dept. (CDHD)* *Exhibit B 4*
- *COMPASS* *Exhibit B 5*
- *Dept. of Environmental Quality (DEQ)* *Exhibit B 6*
- *Id Transportation Dept. (ITD)* *Exhibit B 7*

F. Staff Analysis:

In July of 2006 (06-14-AN), when these lots were annexed into Kuna city limits, all four lots were already in the Chisum Valley Subdivision with an Ag. (Agriculture) zone. Furthermore, these lots were annexed as a participant in the Local Improvement District (LID); whereby the owners were obligated to satisfy a sewer connection fee equivalent to 3 Dwelling Units an Acre (DUA) at a minimum. The project is adjacent to Linder Road (major arterial) and all public utilities are near, or adjacent to the site. The applicant seeks a rezone for this (approximately) 73.50 acre site, from Agriculture, TO R-6 (MDR). Applicant has been made aware that any development of these lots will require connection to all city services and will be subject to connection fees for that purpose. It is anticipated when these Chisum Valley lots move forward with development *in the future*, it will require a number of phases for complete build-out.

The Comprehensive Plan Map (CPM) indicates that this site is designated as Medium Density Residential (MDR) on the west half, and Mixed-Use for the east half. The MDR designation encourages residential uses ranging from four (4) DUA, up to eight (8) DUA; while the Mixed-Use designation encourages mixing commercial uses and residential uses from two (2) to 20 DUA. The adjacent properties on the north side, the eastside and east half of the south side of the site, are complementary designations. Based on the review of the CPM, staff views this request to be in concert with the CPM approved by Council. This request reflects the goals of the City leaders and its Citizens.

Staff has determined this application generally complies, or as conditioned to follow Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 18-01-ZC subject to the recommended conditions of approval listed in Section 'N' of this report.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5, Chapter 13,
2. City of Kuna Comprehensive Plan, adopted September 1, 2009,
3. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Proposed Procedural Background:

On April 10, 2018, the Commission will consider Case No. 18-01-ZC, including the applications, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Proposed Findings of Fact for Councils Consideration:

Based on the record contained in Case No. 18-01-ZC, including the exhibits, staff's report and the public testimony at the public hearing, the Commission of Kuna, Idaho, hereby recommends **approval / conditional approval / denial** of the proposed Findings of Fact and Conclusions of Law, and Conditions of Approval for Case No. 18-01-ZC, for the *Thistle and Vanderkooy, Farm, LLC*, rezone request.

*The Commission concludes that the Application **does/does not** comply with the City of Kuna's Zoning regulations (Title 5) of KCC and/or regulations outlined in title 5 of KCC.*

1. In making a decision regarding the Subdivision application, the Council is to consider Idaho Code §67-6535 (2), which states the following:

The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

In addition, Idaho Code §67-6535(2)(a), provides that:

Failure to identify the nature of compliance or noncompliance with express approval standards or failure to explain compliance or noncompliance with relevant decision criteria shall be grounds for invalidation of an approved permit or site-specific authorization, or denial of same, on appeal.

2. The Commission has the authority to recommend approval or denial for Case No. 18-01-ZC. On April 10, 2018, Kuna's Commission will vote to recommend either **approval / conditional approval / denial** of Case No. 18-01-ZC.

Comment: *On April 10, 2018, Commission will vote to recommend either **approval / conditional approval / denial** of Case No's 18-01-ZC.*

3. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on April 10, 2018, with the Commission.
4. The Kuna Commission accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Commission held a public hearing on the subject application on April 10, 2018, to hear from the City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

5. Based on the evidence contained in Case No. 18-01-ZC, this proposal appears to *generally* comply with the Comprehensive Plan and Comp Plan Map as amended.

Comment: *The Comp Plan has listed numerous goals for providing a variety in housing options in Kuna. The Kuna Planning Map designates this property as Medium Density Residential and Mixed-Uses. As this request proposes MDR, the proposal follows the goals of the Comp Plan and the Comp Plan Map.*

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

Comment: *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on April 10, 2018.*

J. Proposed Factual Summary:

This approximately 73.50 acre site, is already within Kuna City limits, zoned Agriculture (Ag.), with varying historical Ag. uses and is located at the northwest corner (NWC) of Linder and Columbia Roads. These lands are lots within the Chisum Valley Subdivision. These lands were included in the Local Improvement District (LID); whereby they were obligated to satisfy a sewer connection fee equivalent to 3 Dwelling Units an Acre (DUA) at a minimum. Applicant proposes a rezone from Agriculture (Ag.) TO R-6 (Medium Density Residential). The developer is not proposing development at this time.

K. Proposed Comprehensive Plan Analysis:

The Kuna Commission accepts the Comprehensive Plan components as described below:

The designations of Medium Density Residential and Mixed-Use shown on the Planning Map (See Map above) for these lots were approved by Council. The proposed rezone for the site is consistent with the following Comprehensive Plan components:66

Community Vision Statement:

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, *multi-family* use facilities, and other mixed-use developments. (Page 21).

Housing:

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

Comment: *The proposed rezone follows the community vision and provides a way to achieve the housing goals as stated and adopted, by supplementing other existing large lot subdivisions nearby.*

Private Property Rights Goals and Objectives - Section 2 - Summary:

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

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

Economic Development Goals and Objectives - Section 5 - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement (Pg. 42 – 1.5 and Pg. 43 – 3.1).

Comment: *The proposed application complies with these elements of the comprehensive plan by providing an opportunity to supply varied housing types and provide pedestrian connections, thereby meeting this goal.*

Land Use Goals and Objectives - Section 6 - Summary:

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

Medium Density Residential:

This designation describes areas where residential development densities generally range from four to eight units per acre. These areas will be made up of single-family homes, but may include townhomes, row houses duplexes and other types of multi-family land uses. Areas featuring these densities are generally located within the City Center and around Neighborhood Centers (Page 88).

Comment: *The proposed rezone requests an R-6 zone, for residential uses, conforming to the Comprehensive Plan and Planning Map approved by Council in August of 2015.*

Mixed-Uses:

The mixed use general land use designation pertains to a land parcel or combination of parcels that are planned and developed together. This comprehensive land use category may contain residential, commercial, office and

technical uses, a variety of building types and densities, common open space variations, clustered development and recreational facilities (Page 105).

Comment: The proposed rezone requests an R-6 zone, for residential uses, conforming to the Comprehensive Plan and Planning Map approved by Council in August of 2015.

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. *Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl* (Pg. 155 – 1.2, Pg. 163 12.4 and Pg. 165 – 2.1).

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

Comment: Applicant proposes medium density residential which will contribute to availability of varied types and home sizes in a logical and orderly manner with an opportunity to provide a quality development.

Community Design Goals and Objectives - Section 13 - Summary:

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

Neighborhoods:

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

Comment: With future development, the applicant will provide an extension of the sidewalk and roadway system which must comply with the Master Street Plan adopted by Kuna. Applicant will also need to propose connections to future neighborhoods by adding pathways, sidewalks for pedestrian and non-motorized transportation, and adding and connecting to stub streets. Applicant appears prepared to propose a variety of housing densities thereby complying with approved land use designation outlined within the Comp Plan and Planning Map.

L. Proposed Kuna City Code Analysis:

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

Comment: The proposed project meets the land use and area standards in Chapter 3, Title 5 of the Kuna City Code (KCC). Staff also finds that the proposed project meets all applicable requirements of Title 5 of the KCC.

2. The site is physically suitable for the rezone and an R-6 subdivision.

Comment: The 73.50 acre (approximate) project includes a request for a rezone from Ag. TO R-6 (Medium Density). The site appears to be compatible with the proposal.

3. The Rezone **is / is not** likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be rezoned is not used as wildlife habitat. Future roads, dwelling units and open spaces must be planned for construction according the City requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

4. The Rezone proposal **is / is not** likely to cause adverse public health problems.

Comment: *The proposed rezone for the property follows Kuna City Codes. Any future development requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

Comment: *The Commission did consider the location of the property and adjacent uses. The subject property is in Kuna City and will be connected to the Kuna City central sewer and potable and pressure irrigation water systems. The current adjacent uses are agriculture in nature uses and the site it adjacent to an arterial road.*

6. Based on the evidence contained in Case No. 17-09-AN, *Council* finds Case No. 17-09-AN adequately complies with Kuna City Code.
7. Based on the evidence contained in Case No. 17-09-AN, *Council* finds Case No. 17-09-AN generally complies with Kuna's Zoning Code.

M. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No. 18-01-ZC, Commission finds Case No. 18-01-ZC generally **does / does not** comply with Kuna City Code.
2. Based on the evidence contained in Case No. 18-01-ZC, Commission finds Case No. 18-01-ZC, generally **is / is not** consistent with Kuna's Comprehensive Plan and Comprehensive Plan Map.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

N. Proposed Recommendation of the Commission to City Council:

18-01-ZC (Rezone), *Note: This proposed motion is to recommend approval, conditional approval, or denial for this request to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

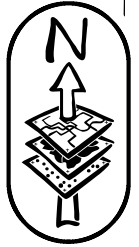
Based on the facts outlined in staff's report and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends to City Council an **approval / conditional approval / denial** for Case No. 18-01-ZC, a rezone request by Katie Miller (Bailey Engineers) on behalf of Thistle Farm, LLC and Vanderkooy Farm, LLC, with the following conditions of approval *at time of development in the future*:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards

- contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
- c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1– At time of development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
 3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
 4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
 5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
 6. All street lighting within and for the site shall be LED lighting and must comply with Kuna City Code.
 7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
 8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
 9. All signage within/for the project shall comply with Kuna City Code.
 10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
 11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
 12. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
 13. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this __, day of ____, 2018

VICINITY MAP



W Lake Hazel Rd

S Durrant Ln

Mason Creek Feeder

S Linder Rd

W Cogburn St

S Chisum Way

W Columbia Rd

Painter Lateral

Legend

-  Whisper Meadows
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

TB

Caspian

Springhill

Subject Site

Silvertrail Add.

received
1-12-18



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	18-01-ZC 18-01-S 18-07-DR
Project name	
Date Received	1.12.18 & complete on 1.29.18
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: Thistle Farm & Vanderkeoy Farm, LLC	
Address: 6152 W. Half Moon Ln	E-Mail: timothyeck@me.com
City, State, Zip: Eagle ID 83616	Fax #:
Applicant (Developer): Vanderkooy Farm LLC	
Address: 6152 W. Halfmoon Ln	Phone Number: 208-938-0013
City, State, Zip: Eagle, ID 83616	E-Mail: timothyeck@me.com
	Fax #:
Engineer/Representative: Bailey Engineers	
Address: 4242 N. Brookside Ln	Phone Number: 208-938-0013
City, State, Zip: Boise, ID 83713	E-Mail: kmiller@baileyengineers.com
	Fax #:

Subject Property Information

Site Address: S. Linder Road, Kuna	
Site Location (Cross Streets): S. Linder Rd north of Columbia	
Parcel Number (s): R1693860010, R1393850100, R1693860290, R1693860280	
Section, Township, Range: Section 2, T.2N, R.1W	
Property size : 73.17 acres	
Current land use: Ag	Proposed land use: Residential Sub
Current zoning district: A	Proposed zoning district: R6

Project Description

Project / subdivision name: <u>Whisper Meadows</u>	
General description of proposed project / request: <u>The applicant is requesting approval for a medium density residential subdivision</u>	
Type of use proposed (check all that apply):	
☒ Residential	
☐ Commercial	
☐ Office	
☐ Industrial	
☐ Other	
Amenities provided with this development (if applicable): <u>Large grass area which will contain enough room for 3 regulation size soccer fields. Nice connectivit</u>	
Residential Project Summary (if applicable) <u>throughout the development via pathway</u>	

Are there existing buildings? ☐ Yes ☒ No	
Please describe the existing buildings: <u>N/A</u>	
Any existing buildings to remain? ☐ Yes ☒ No	
Number of residential units: _____	Number of building lots: <u>310</u>
Number of common and/or other lots: <u>38</u>	
Type of dwellings proposed:	
☒ Single-Family	
☐ Townhouses	
☐ Duplexes	
☐ Multi-Family	
☐ Other	
Minimum Square footage of structure (s): <u>1,200sf</u>	
Gross density (DU/acre-total property): <u>4.25</u> Net density (DU/acre-excluding roads): _____	
Percentage of open space provided: <u>15.05%</u> Acreage of open space: <u>11.02</u>	
Type of open space provided (i.e. landscaping, public, common, etc.): <u>landscaped buffers, pathways, parks/open space</u>	

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: [Signature] Date: 1/10/18

B Bailey Engineering, Inc.

CIVIL ENGINEERING|PLANNING|CADD

January 11, 2018

Troy Behunin, Senior Planner
Planning & Zoning Department
Kuna City Hall
751 W. 4th St.
Kuna, ID 83634

RE: **Whisper Meadows Subdivision – Zoning and Preliminary Plat Application**

Dear Mr. Behunin:

Bailey Engineering Inc., in conjunction with Vanderkooy Farm LLC, is please to submit zoning and preliminary plat applications for the *Whisper Meadows Subdivision*, a 73.17 acre, 310 unit single-family residential development in northeast Kuna.

The project is located west of Linder Road, north of Columbia Road and south of Lake Hazel Road at the mid-mile as depicted below.



Bailey Engineering, Inc.

CIVIL ENGINEERING|PLANNING|CADD

This site consists of four parcels which are currently used for agriculture.

Parcel #1 R1693860010

Parcel #2 R1393850100

Parcel #3 R1693860290

Parcel #4 R1693860280

Proposed Zoning

The City's *Medium Density Residential* (R-6) zone is proposed. The R-6 zone will "blend" the range of potential densities anticipated by the City's *Comprehensive Plan*. Applying the City's R-6 lot area, density, and setback standards throughout the entire project will provide consistency phase-to-phase and a smooth transition from the *Low Density Residential* (1-3 units/acre) that exists on the south west boarder of the site.

Adjoining Land Use

The properties that surround the subject lands are not all within the Kuna's city limits however, all adjoining properties are located within the city of Kuna's impact area and surrounded by City Limits.

North:	Agriculture and Rural Residential	A/ RR
South:	County Property, low residential	
East:	Medium Density and future High School Site	R6
West:	Agriculture	A

Comprehensive Plan

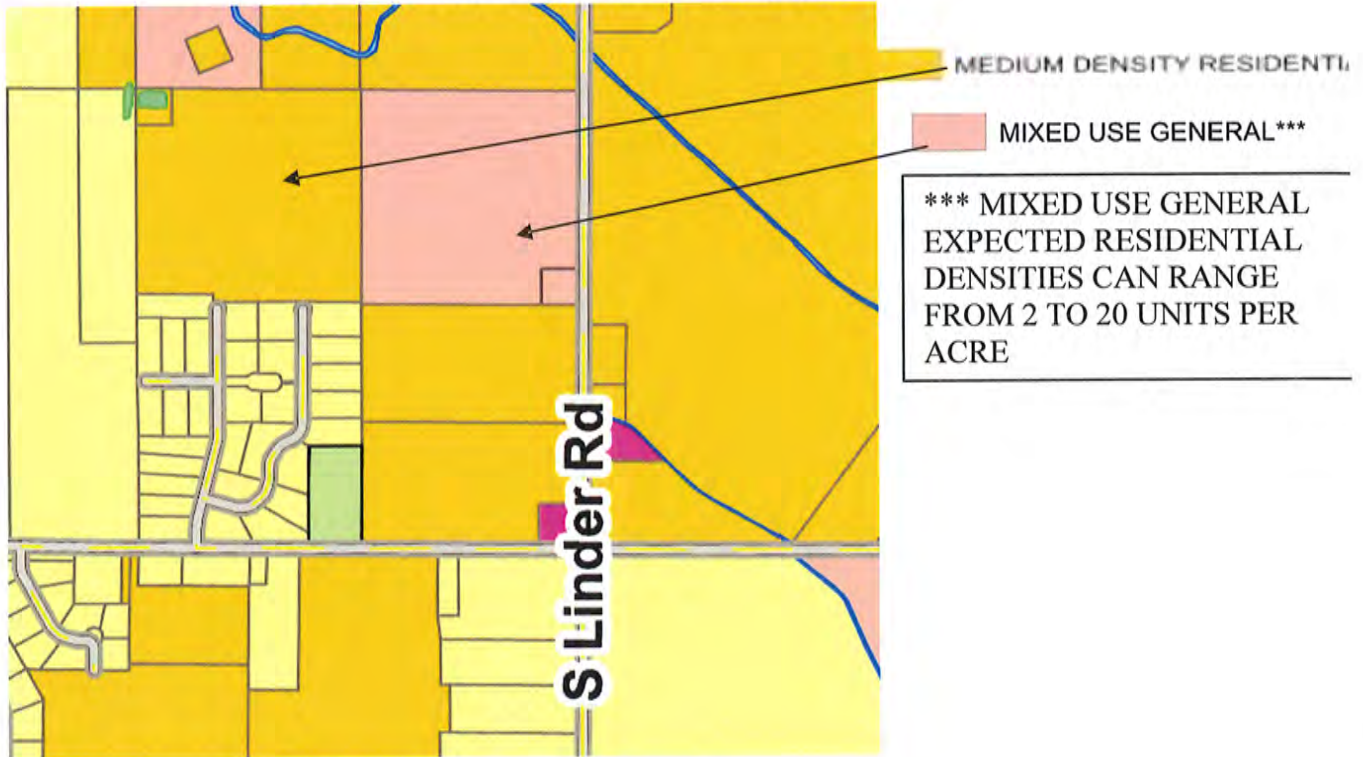
As depicted in the map below, the proposed development area spans two (2) residential land-use designations from the City of Kuna's *Comprehensive Plan Future Land Use Map*:

Medium Density Residential (R-6) averages 4-6 units/acre

Mixed Use General (R-8, R-12 & R-20) averages 2-20 units/acre

B Bailey Engineering, Inc.

CIVIL ENGINEERING|PLANNING|CADD



Neighborhood Meeting

A neighborhood meeting was held on November 14, 2017 at 6:30 p.m. at the Kuna Library. The neighborhood sign in sheet and certification has been included with this application.

The residents of Chisum Valley, directly to the south (County Property), have raised concerns about connecting to their development and the cut through traffic that may be generated. In addition, they are not supportive of the densities being proposed.

After hearing the neighbors' concerns, we met with ACHD and they are allowing us to only connect 1 of the 2 cul-de-sacs which were intended for future connection. The applicant has no desire to connect to the Chisum Valley Subdivision however, that decision is not up to the applicant. We chose to connect the culdesac furthest to the east to reduce cut through traffic. A majority of the traffic generated by the *Whisper Meadows Subdivision* will come from Linder Road and the future, mid-mile collector, Butterfly Street.

Bailey Engineering, Inc.

CIVIL ENGINEERING|PLANNING|CADD

The overall density for this project is 4.25 dwellings/acre. We have chosen to put larger lots along the southern border of the development to address the neighbors' concerns and create a nice transition between densities in the Chisum Valley Subdivision to Whisper Meadows Subdivision.

The density proposed for Whisper Meadows is in compliance with the City of Kuna's Comprehensive Plan.

Sewer and Water:

An 8" force main will run from our site to the Springhill Subdivision Sewer Lift Station. Water for this project will be provided via a tie in to a 12-inch water main located on Linder Road (eastern boundary of our project).

Pressure Irrigation

A 12" PIRR line will run from our site and tie into the Pressure Irrigation Pump Station in the Springhill Subdivision located north east of our site.

Storm Drainage

Storm drainage will be mitigated by gutters, catch basins, storm drain piping, infiltration ponds, borrow ditches and seepage beds. All storm drainage will be in compliance with ACHD design criteria.

Project Features:

Open Space, Common Areas and Pathways

This site contains a total of 5.56 acres of open space. One of the main amenities is the 2.39 acre park which is large enough for two U6/U8 regulation size soccer fields, or one U14/U19 regulation size soccer field.

There are pathways throughout this development making pedestrian circulation safe, efficient and convenient.

Bailey Engineering, Inc.

CIVIL ENGINEERING|PLANNING|CADD

Traffic Circulation

- A traffic impact study has been conducted and submitted for review with this application.
- The primary entrance to *Whisper Meadows Subdivision* will initially be from of the future mid-mile collector, Butterfly Street. Phase 1 of the development will commence on the northern portion of the site. In Phase 1 two entrances will be built, Cardinal Avenue and Chisum Avenue.

Project Phasing

- The first of 5 phases of *Whisper Meadows Subdivision*, as depicted on the phasing plan submitted with this application, will commence on the northern boundary along future Butterfly Street and continue along the west boundary (Durant Lane) and move east from there (Phases 3-5). The development is projected to occur over the next 6 years.

Project/Preliminary Plat Information

- **Total Site Area**
 - Preliminary Plat 73.17 Acres
- **Number of Lots**
 - Single-family Residential Lots 310
 - Common Lots 38
 - Total Lots 348**
- **Density**
 - Gross 4.24 Dwellings/Acre
- **Qualified Open Space**
 - Total Open Space 5.56 Acres/ 7.59%
 - Street Buffers 2.07 Acres/ 2.82%
 - Open Space with Pathways 2.39 Acres/ 3.27%
 - End Caps 1.00 Acres/ 1.37%

B Bailey Engineering, Inc.
CIVIL ENGINEERING|PLANNING|CADD

Summary

The proposed rezone and preliminary plat applications for the Whisper Meadows Subdivision carefully considered all aspects of the Kuna Zoning Ordinance, the Kuna Comprehensive Plan, site location and surrounding neighborhoods. We respectfully request your approval of these applications.

Sincerely, .



Katie Miller
Project Manager

Exhibit B-2



Sara M. Baker, President
Rebecca W. Arnold, Vice President
Jim D. Hansen, Commissioner
Kent Goldthorpe, Commissioner
Paul Woods, Commissioner

March 20, 2018

To: Tim Eck
Vanderkooy Farm, LLC
6152 W. Half Moon Ln.
Eagle, ID 83616

Subject: KUNA18-0010/ 18-01-ZC
West side of Linder Road between Lake Hazel Road and Columbia Road
Rezone 73 acres from Agriculture to Medium Density Residential

This application is for rezone only. Listed below are some of the relevant policies that the District may administer when it reviews a future development application (additional policies may be considered with a specific redevelopment application):

ACHD does not set conditions of approval with this type of application.

A. Findings of Fact

1. Area Roadway and Intersection Level of Service
 - a. Staff comments/Recommendations: Over the last couple of years several large subdivisions have been preliminary platted in north Kuna and southwest Meridian. At build-out of these developments several area roadways and intersections are anticipated to exceed ACHD's Level of Service standards without the additional traffic generated by the Whisper Meadows site. The roadway segments and intersections which are anticipated to exceed acceptable LOS and that are relevant to this site are listed below.

Roadway Segments

- Columbia Road between Linder Road and Meridian Road
- Ten Mile Road between Amity Road and Overland Road

Intersections

- Columbia Road/Linder Road
- Columbia Road/Meridian Road
- Lake Hazel Road/Meridian Road
- Linder Road/Amity Road
- Linder Road/Victory Road
- Ten Mile Road/Amity Road
- Ten Mile Road/Victory Road

Typically, when a roadway or intersection exceeds acceptable level of service staff recommends improvements to mitigate the impacts, or that the developer wait until ACHD makes improvements, as scheduled in the CIP or FYWP. In this case the Amity

Road/Ten Mile Road intersection is currently scheduled in ACHD's IFYWP to be improved with the construction of a roundabout in 2021 and the Lake Hazel/Meridian Road intersection is scheduled in ACHD's IFYWP to be signalized in coordination with an ITD project in 2018. No other area improvements are planned.

A traffic study will be required for this application and should include a Level of Service analysis for roadways and intersections included within the influence area of the development. The study should identify areas where level of service is an issue and proposed improvements to mitigate the site generated traffic impacts.

2. Linder Road

a. Policy:

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

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

Street Section and Right-of-Way Width Policy: District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

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

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

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

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

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

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

Exhibit B-2

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Linder Road is designated in the MSM as a Residential Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 96-feet of right-of-way.

- b. Staff Comments/Recommendations: The applicant should be required to dedicate additional right-of-way to total 48-feet of right-of-way from the centerline of Linder Road abutting the site. The applicant should be required to widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site and to construct a 5-foot wide detached concrete sidewalk located a minimum of 41-feet from the centerline of Linder Road abutting the site. Center turn lanes and right turn lanes may be required, and should be analyzed as a part of the TIS.

3. Mid-Mile Collectors

a. Policy:

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

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

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

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

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

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

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

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

Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

- b. Staff Comments/Recommendations: ACHD's Master Street Map (MSM) identifies a north/south mid-mile collector roadway abutting the site's west property line, an east/west mid-mile collector roadway abutting the site's north property line, and a future single lane roundabout at the site's northwest corner at the collector/collector intersection.

The applicant should be required to construct both collector roadways, abutting the north and west propertylines as ½ of a 36-foot wide collector roadway plus 12-feet of pavement to total 30-feet, with vertical curb, gutter, and a 7-foot attached (or 5-foot wide detached) concrete sidewalk abutting the sith with a 3-foot gravel shoulder and barrow ditch on the unimproved side of the roadways.

The applicant should be required to dedicate right-of-way at the collector/collector intersection to accommodate the future construction of a single lane roundabout.

4. Roadway Offsets

- a. Policy:

Local Street Intersection Spacing on Minor Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

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

District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting principal arterials is one half-mile.

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).

- b. Staff Comments/Recommendations: The applicant should be required to extend the east/west mid-mile collector roadway to intersect Linder Road at the half-mile as shown on the MSM. All other roadway intersection and offsets should be consistant with the policies listed above.

5. Internal Local Streets

- a. Policy:

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size.

Exhibit B-2

This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

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

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

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

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

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

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

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

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.

- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
 - The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
 - The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
 - Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.
- b. Staff Comments/Recommendation: The applicant should be required to construct the internal local streets as 36-foot street sections with curb, gutter, and 5-foot wide attached concrete sidewalks within 50-feet of right-of-way.

If center landscape islands are desired, then they should be constructed to have a maximum width of 12-feet within 150-feet of an intersection and be platted as right-of-way owned by ACHD.

6. Stub Streets

a. 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.

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.

Exhibit B-2

- 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.
- b. Staff Comments/Recommendations: There are two stub streets, which stub to the site's south property line. Consistent with ACHD's Continuation of Streets policy, the applicant should be required to extend both stub streets into the site. Additionally, the applicant should plan to construct stub streets to adjacent parcels as part of the future development application.

B. Site Specific Conditions of Approval

This application is for a rezone only. As such, there are no site specific conditions of approval for this application. Listed above are some of the findings for consideration that the District may identify when it reviews a future development application. The District may add additional findings for consideration when it reviews a specific development application.

1. A Traffic Impact Fee may be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
2. Plans shall be submitted to the ACHD Development Services Department for plans acceptance, and impact fee assessment (if an assessment is applicable).
3. Comply with the Standard Conditions of Approval as noted below.

C. Traffic Information

Trip Generation

Based on the submitted concept plan this development is estimated to generate 2,950 vehicle trips per day; and 310 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
**SH-69/Meridian Road	N/A-feet	Principal Arterial	1,425	Better than "E"
Lake Hazel Road (Linder to Meridian)	2,600-feet	Principal Arterial	70	Better than "E"
Lake Hazel Road (Ten Mile to Linder)	2,600-feet	Principal Arterial	85	Better than "E"
Linder Road	2,360-feet	Minor Arterial	160	Better than "E"
Ten Mile Road	N/A	Minor Arterial	315	Better than "E"

* Acceptable level of service for a two-lane principal arterial is "E" (690 VPH).

* Acceptable level of service for a five-lane principal arterial is "E" (1,780 VPH).

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

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

Average Daily Traffic Count (VDT)

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

- The average daily traffic count for SH-69/Meridian Road from Lake Hazel Road to Ten Mile Road was 22,036 on 7/19/16.
- The average daily traffic count for Lake Hazel Road from Linder Road to SH-69/Meridian Road was 895 on 12/13/16.
- The average daily traffic count for Lake Hazel Road from Ten Mile Road to Linder Road was 1,069 on 12/16/16.
- The average daily traffic count for Linder Road from Lake Hazel Road to Columbia Road was 2,620 on 10/27/15.
- The average daily traffic count for Ten Mile Road from Lake Hazel Road to Columbia Road was 4,868 on 7/31/14.

D. Attachments

1. Vicinity Map
2. Site Plan
3. Standard Conditions of Approval
4. Appeal Guidelines

Exhibit B-2

If you have any questions, please feel free to contact me at (208) 387-6178.

Sincerely,



Mindy Wallace, AICP
Planner III
Development Services

cc: City of Kuna
Katie Miller – Bailey Engineers

VICINITY MAP

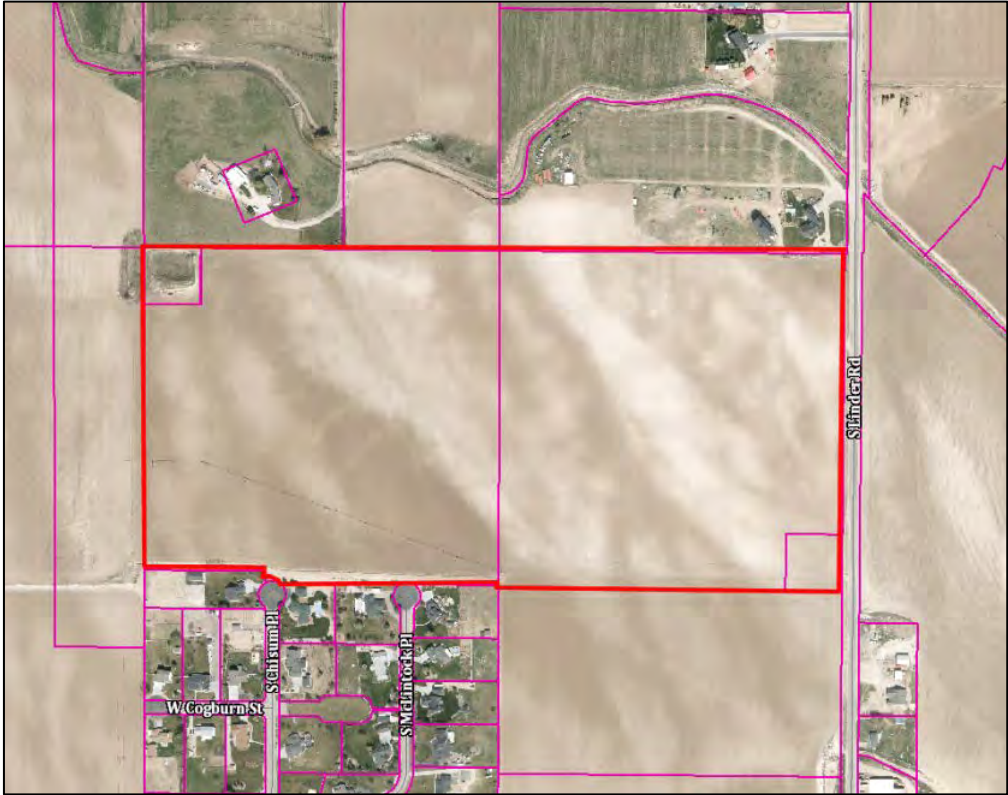


Exhibit B-3

RICHARD DURRANT
CHAIRMAN OF THE BOARD

CLINTON PLINE
VICE CHAIRMAN OF THE BOARD

TIMOTHY M. PAGE
PROJECT MANAGER

ROBERT D. CARTER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

JERRI FLOYD
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

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

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

16 February 2018

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

RECEIVED
MAR 05 2018
CITY OF KUNA

RE: Bailey Engineers- Whisper Meadows **18-01-ZC/S**
W. of Linder & N. of Columbia Rd.
Boise-Kuna Irrigation District BK-1229, BK- 247 A1
Painter Lateral 71+10
Sec. 02, T2N, R1W, BM.

Troy Behunin, Planner III:

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

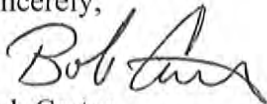
Storm Drainage and/or Street Runoff must be retained on site.

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

This property is serviced by the Painter Lateral and you are proposing to tie into the Springhill Subdivision, which is serviced by the Mason Creek Feeder. Representatives of this development must set up a meeting with our office to discuss the possible changing of delivery points and capacity capabilities in our system.

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

Sincerely,



Bob Carter
Assistant Project Manager, BPBC

bdc/bc

cc: Clint McCormick Watermaster, Div; 2 BPBC
Lauren Boehlke Secretary-Treasurer, BKID
File



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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

RECEIVED

FEB 27 2018

Rezone # 18-01-ZC

Conditional Use # _____

CITY OF KUNA

Preliminary / Final / Short Plat 18-01-S

Whisper Meadows

Exhibit B-4

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

Date: 2/22/18

Exhibit B-5

Communities in Motion 2040 Development Review

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

Development Name: Whisper Meadows

Agency: Kuna

CIM Vision Category: Future Neighborhoods

New households: 310

New jobs: 0

Exceeds CIM forecast: YES

	CIM Corridor: N/A Pedestrian level of stress: R-Linder Bicycle level of stress: R-Linder	Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with G or PG ratings better support bicyclists and pedestrians of all ages and comfort levels.
	Housing within 1 mile: 200 Jobs within 1 mile: 70 Jobs/Housing Ratio: 0.4	A good jobs/housing balance – a ratio between 1 and 1.5 – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.
	Nearest police station: 3.9 miles Nearest fire station: 3 miles	Developments within 1.5 miles of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.
	Farmland consumed: Yes Farmland within 1 mile: 1,251 acres Farmland Value: N/A	Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.
	Nearest bus stop: >4 miles Nearest public school: 2.1 miles Nearest public park: 1.4 miles Nearest grocery store: 3.3 miles	Residents who live or work less than ½ mile from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.

Recommendations

This proposal extends urban development north into a largely farmland area, is several miles from public transportation and emergency services, and exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands.

The proposal utilizes existing stub roads to promote automobile and non-motorized connectivity. The site plan shows good internal circulation for pedestrians; encourage improved pathways within internal open space to promote walkability. Linder Road and the extension of Durant Lane and have been identified as a future bicycle lanes.

More information about COMPASS and *Communities in Motion 2040*:

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

<http://www.compassidaho.org/dashboard/devreview.htm>



Exhibit B-6



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:	February 22, 2018
Agency Requesting Comments:	City of Kuna
Date Request Received:	February 12, 2018
Applicant/Description:	18-01-ZC (Rezone) & 18-01-S (Preliminary Plat) Whisper Meadows Residential 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).*

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

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

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

2. Wastewater and Recycled Water

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

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

require separate permits as well.

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

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

3. Drinking Water

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

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

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

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

4. Surface Water

- *A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.*
- *Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one*

Exhibit B-6

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 Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).

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

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

accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

6. Additional Notes

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

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

Sincerely,



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

ec: TRIM 2018AEK24

Exhibit B-7



IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

March 5, 2018

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

VIA EMAIL

RE: 18-01-ZC, 18-01-S WHISPER MEADOWS SUBDIVISION

The Idaho Transportation Department has reviewed the referenced rezone and preliminary plat applications by Katie Miller with Bailey Engineering for the Whisper Meadows Subdivision consisting of 310 single family lots and 38 common lots located west of South Linder Road and north of West Columbia Road, west of SH-69 milepost 5.50. ITD has the following comments:

1. This property does not abut the State highway system.
2. This development will gain access to the State Highway system at the SH-69/ Columbia Rd and SH-69/Lake Hazel Rd intersections. The Idaho Administrative Procedures Act (IDAPA) governs access to state highways. Per IDAPA 39.03.42 rules, when a development generates 100 or more new trips in the peak hour, 1000 or more new trips per day, or the new volume of trips will result from development that equals or exceeds the threshold values in Table 2, a traffic impact study shall be required, unless waived by the District Engineer. The applicant will be responsible to construct any mitigation identified by the traffic impact study.

IDAPA Table 2	
LAND USE TYPE	THRESHOLD VALUE
Residential	100 Dwelling Units
Retail	35,000 square feet
Office	50,000 square feet
Industrial	70,000 square feet
Lodging	100 rooms
School (K-12)	All (Sections 67-6508 & 67-6519, Idaho Code)

Exhibit B-7

3. Due to the anticipated trip generations that this development will add to the intersections of SH-69/ Columbia Road and SH-69/Lake Hazel Road, a traffic impact study will be required.
4. The City is reminded that the SH-69 corridor is already congested. This project will increase the number of vehicle trips in the corridor. As the City continues to add additional trips to the corridor through development, the congestion will worsen until the roadway system is ultimately overloaded and fails. ITD has no current funding assigned to mitigate traffic congestion in the SH-69 corridor in this area.
5. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
6. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant can contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at 334-8832 for more information.
7. ITD does not object to the proposed subdivision provided all traffic concerns have been addressed with ITD Staff.

If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7190.

Sincerely,



Ken Couch
Development Services Coordinator
Ken.Couch@itd.idaho.gov

January 9, 2018

**Description For
Whisper Meadows Subdivision
Preliminary Plat**

A re-subdivision of Lot 1, Block 1 of Chisum Valley Subdivision No. 1 as filed in Book 73 of Plats at Pages 7,579 and 7,580, records of Ada County, Idaho and Lots 2, 29 and 30, Block 1 of Chisum Valley Subdivision No. 2 as filed in Book 78 of Plats at Pages 8,195 and 8,196, records of Ada County, Idaho located in the SE1/4 of Section 2, T.2N., R.1W., B.M., Kuna, Ada County, Idaho, more particularly described as follows:

Commencing the E1/4 corner of said Section 2 from which the SE corner of said Section 1 bears South 00°27'12" West, 2669.24 feet;

thence along the East-West centerline of said Section 2 North 89°28'20" West, 40.00 feet to the NE corner of said Lot 30, said point being the **REAL POINT OF BEGINNING**;

thence along the East boundary line of said Lots 30 and 29 South 00°27'12" West, 1,246.70 feet to the SE corner of said Lot 29;

thence along the South boundary line of said Lots 29 and 30 North 89°25'21" West, 1,269.09 feet to the SW corner of said Lot 30;

thence along the West boundary line of said Lot 30 North 00°11'31" East, 8.60 feet to the SE corner of said Lot 2;

thence along the southerly boundary line of said Lot 2 the following 5 course and distances:

thence North 89°25'21" West, 313.20 feet;

thence 52.23 feet along the arc of a non-tangent curve to the left, said curve having a radius of 50.00 feet, a central angle of 59°51'16" and a long chord which bears North 89°25'21" West, 49.89 feet;

thence North 89°25'21" West, 448.54 feet;

thence 52.86 feet along the arc of a non-tangent curve to the left, said curve having a radius of 50.00 feet, a central angle of 60°34'11" and a long chord which bears North 89°47'09" West, 50.43 feet;

thence North 00°04'12" West, 43.70 feet;

thence North 89°25'21" West, 447.06 feet to the SW corner of said Lot 2;

thence along the West boundary line of said Lots 2 and 1 North 00°04'12" West, 1,192.55 feet to the NW corner of said Lot 1;

thence along the North boundary line of said Lots 1, 2 and 30 South 89°28'20" East, 2,589.54 feet to the **REAL POINT OF BEGINNING**. Containing 73.17 acres, more or less.



January 9, 2018

**Rezone Description For
Whisper Meadows Subdivision**

A re-subdivision of Lot 1, Block 1 of Chisum Valley Subdivision No. 1 as filed in Book 73 of Plats at Pages 7,579 and 7,580, records of Ada County, Idaho and Lots 2, 29 and 30, Block 1 of Chisum Valley Subdivision No. 2 as filed in Book 78 of Plats at Pages 8,195 and 8,196, records of Ada County, Idaho located in the SE1/4 of Section 2, T.2N., R.1W., B.M., Kuna, Ada County, Idaho, more particularly described as follows:

Commencing the E1/4 corner of said Section 2 from which the SE corner of said Section 1 bears South 00°27'12" West, 2669.24 feet;

thence along the East-West centerline of said Section 2 North 89°28'20" West, 40.00 feet to the NE corner of said Lot 30, said point being the **REAL POINT OF BEGINNING**;

thence along the East boundary line of said Lots 30 and 29 South 00°27'12" West, 1,246.70 feet to the SE corner of said Lot 29;

thence along the South boundary line of said Lots 29 and 30 North 89°25'21" West, 1,269.09 feet to the SW corner of said Lot 30;

thence along the West boundary line of said Lot 30 North 00°11'31" East, 8.60 feet to the SE corner of said Lot 2;

thence along the southerly boundary line of said Lot 2 the following 5 course and distances:

thence North 89°25'21" West, 313.20 feet;

thence 52.23 feet along the arc of a non-tangent curve to the left, said curve having a radius of 50.00 feet, a central angle of 59°51'16" and a long chord which bears North 89°25'21" West, 49.89 feet;

thence North 89°25'21" West, 448.54 feet;

thence 52.86 feet along the arc of a non-tangent curve to the left, said curve having a radius of 50.00 feet, a central angle of 60°34'11" and a long chord which bears North 89°47'09" West, 50.43 feet;

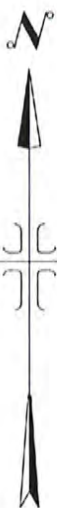
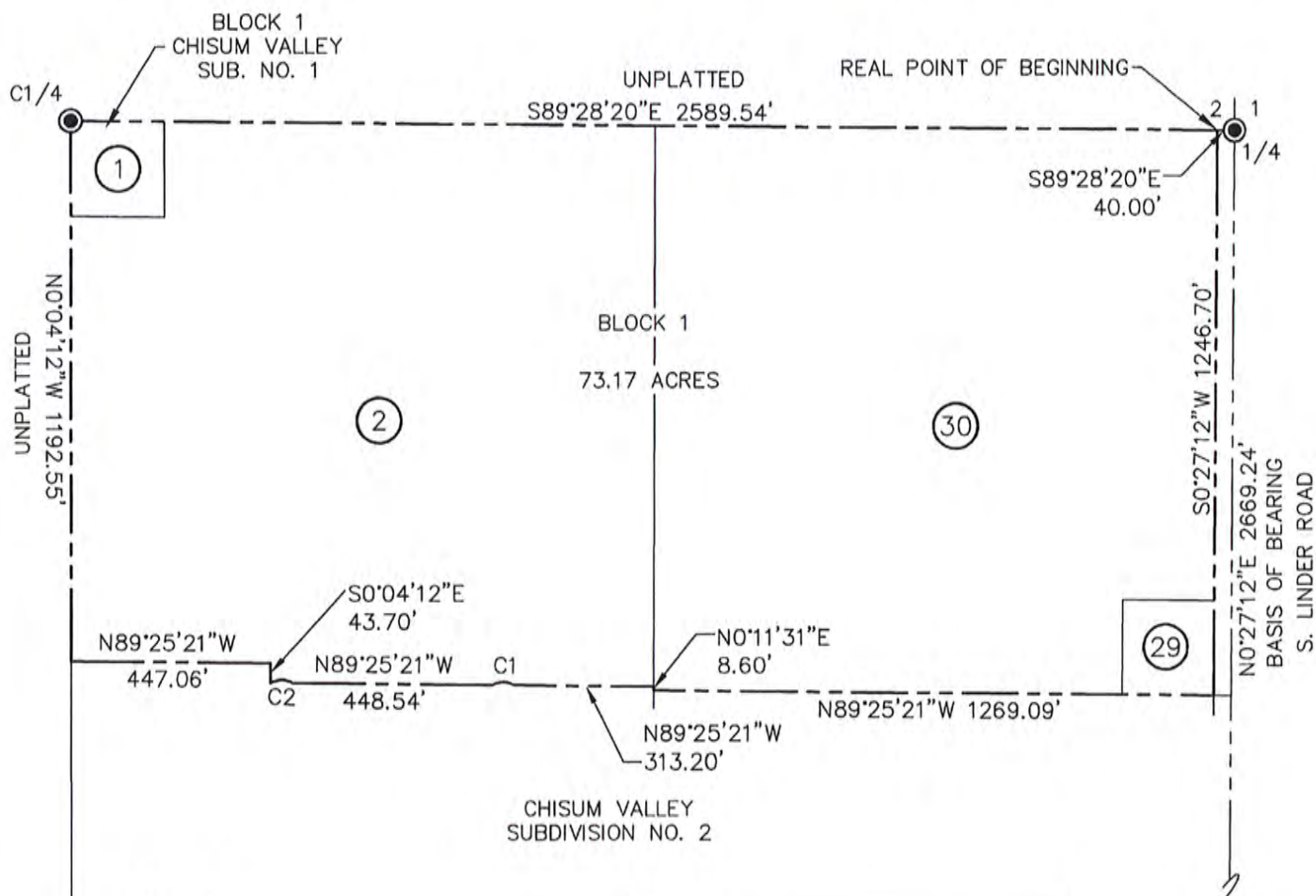
thence North 00°04'12" West, 43.70 feet;

thence North 89°25'21" West, 447.06 feet to the SW corner of said Lot 2;

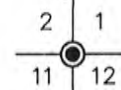
thence along the West boundary line of said Lots 2 and 1 North 00°04'12" West, 1,192.55 feet to the NW corner of said Lot 1;

thence along the North boundary line of said Lots 1, 2 and 30 South 89°28'20" East, 2,589.54 feet to the **REAL POINT OF BEGINNING**. Containing 73.17 acres, more or less.





CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	50.00	52.23	49.89	N89°25'21"W	59°51'16"
C2	50.00	52.86	50.43	N89°47'09"W	60°34'11"



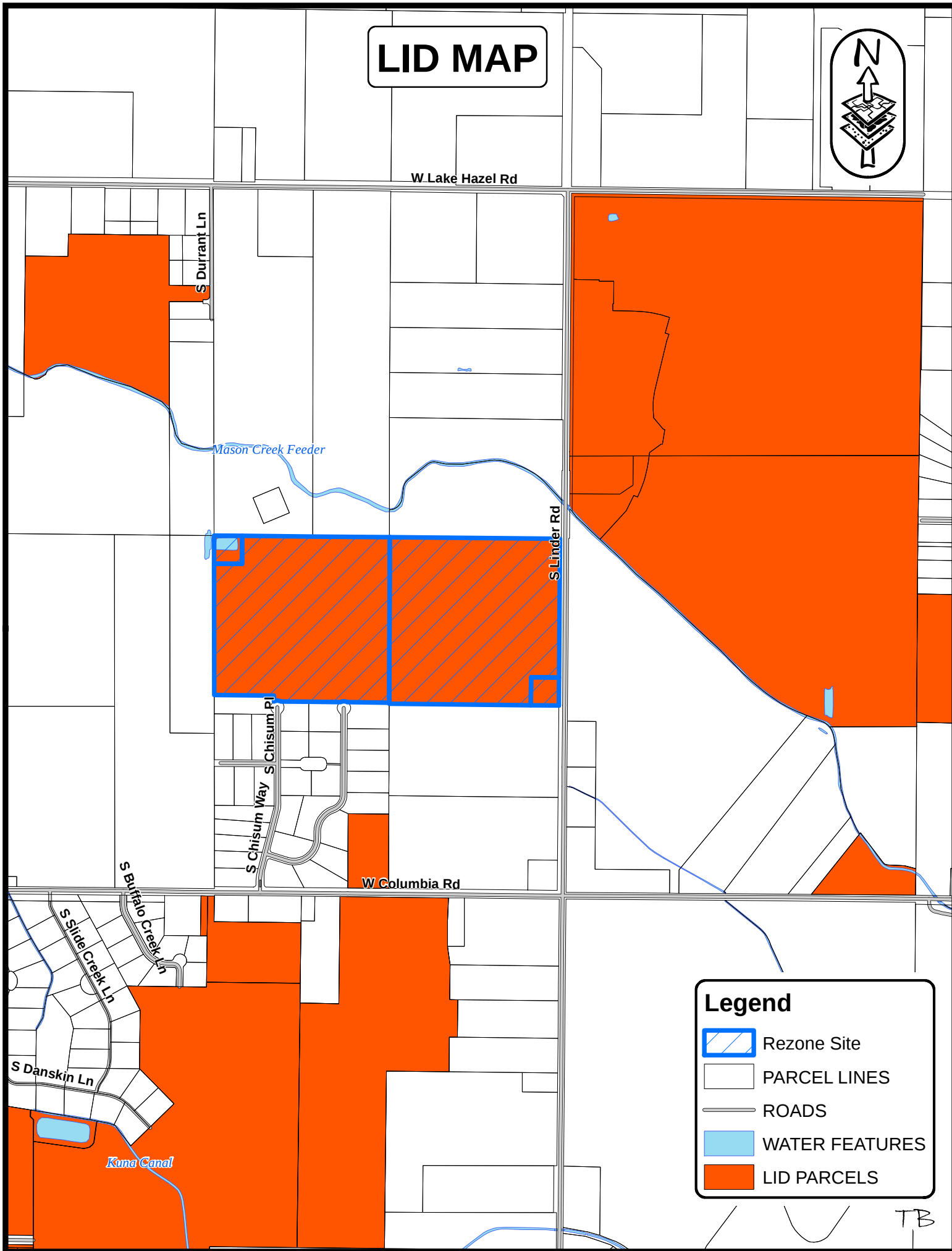
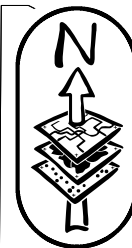
SCALE: 1" = 400'



C:\MSG Projects\Bound Forms 724 - 12-1245.dwg - Rezoning Exhibit.dwg 1/9/2018 2:14:11 PM

 IDAHO SURVEY GROUP, LLC 1450 E. WATERTOWER ST. SUITE 130 MERIDIAN, IDAHO 83642 (208) 846-8570	REZONE EXHIBIT DRAWING FOR WHISPER MEADOWS SUBDIVISION		JOB NO. 17-124
			SHEET NO. 1
	LOCATED IN THE SE ¼ OF SECTION 2 T.2N., R.1W., B.M., ADA COUNTY, IDAHO		DWG. DATE 1/9/2018

LID MAP





Neighborhood Meeting Certification

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

GENERAL INFORMATION:

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

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

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

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

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

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

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

Description of proposed project: Whisper Meadow Subdivision

Date and time of neighborhood meeting: Nov. 14, 2017 6:30 PM

Location of neighborhood meeting: Kuna Public Library

SITE INFORMATION:

Location: Quarter: SE 1/4 Section: 2 Township: 2N Range: 1W Total Acres: 73.17

Subdivision Name: Whisper Meadows Sub

Lot: _____ Block: _____

Site Address: S. Linder Rd

Tax Parcel Number(s): R11693860010,
R1393850100, R11693860290,
R11693860280

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

CURRENT PROPERTY OWNER:

Name: Vander Kooij Farms LLC & Thistle Farms LLC

Address: 6152 Half Moon Ln. City: Eagle State: ID Zip: 83616

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

Name: Katie Miller Business (if applicable): Bailey Engineering

Address: 4242 N. Brookside Ln City: Boise State: ID Zip: 83714

PROPOSED USE:

Application Type

Annexation

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

Brief Description

current zoning A, proposed is R-6
included w/ application

APPLICANT:

Name: Katie Miller

Address: 4242 N. Brookside Ln.

City: Boise

State: ID

Zip: 83713

Telephone: 208-938-0013

Fax: _____

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

Katie Miller

Signature: (Applicant)

Date 1/5/18

B Bailey Engineering, Inc.
CIVIL ENGINEERING|PLANNING|CADD

Dear Neighbor;

October 31, 2017

Please accept this invitation to attend a neighborhood meeting to review a request for Rezone and Preliminary Plat approval for a residential subdivision located on South Linder Road, north of West Columbia Road (See map below for location). The City requires the property owner to conduct a meeting with the immediate neighbors to inform them of the request. A representative will be present to provide neighboring property owners with information on the application. For those interested, please join us at 6:30 p.m. on Tuesday, November 14, 2017 at the Kuna Public Library.

Please note that this is not a public hearing, and City officials will not be present. The purpose of this meeting is to provide neighboring property owners the opportunity to review the application prior to formal submittal of an application to the City. A public hearing will be noticed to the neighboring property owners by the City at a future date. If you just have questions and do not wish to attend, please contact me at 208-938-0013.

We look forward to seeing you there.

Sincerely, .



Katie Miller

Bailey Engineering, Inc.

SIGN IN SHEET

PROJECT NAME: Whisper Meadows

Date: 11/14/17

	Name	Address	Zip	Phone
1	Theresa Willis	2345 Cogburn St	83642	208-887-3955
2	Rick Willis	"	"	"
3	DEE WRIGHT	7828 S. McLINTOCK	83642	330-219-9053
4	ALANA EYOLPSON	7790 S. McLINTOCK	83642	208-860-2189
5	Lauri Allen	1980 S Chisum	83642	208-870-1276
6	Geoff Hinrichsen	7636 S Chisum Pl	83642	208-869-9943
7	Jason Steik	7637 S. McIntock Pl	83642	208-800-7496
8	Raymond Hamlin	7640 S. Linder Rd	83642	208-922-2216
9	Kelley Stevenson	7751 S McIntock PL	83642	208 888 9774
10	Wendy Hamlin	7640 S. Linder Rd	83642	208 982-2216
11	Warren Eyolfson	7790 S McIntock	83642	208-861-7729
12	CHARLIE CONNOLLY	2181 W. LAKE HAZEL	83642	.
13	JOSE RICCIARDI	7752 S McLINTOCK PL	83642	305-587-1472
14	Suzie Ricciardi	7752 S McLINTOCK PL	83642	305-331-6612
15	JENNA VON DER EHE	7601 S Chisum PL	83642	208-863.1902
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Letter of Opposition

April 5, 2018

Kuna Planning and Zoning Commission
Kuna City Hall, Council Chamber
751 W. 4th Street
Kuna, Idaho 83634

RE: Opposition to Whisper Meadows Subdivision

To Whom It May Concern:

I write on behalf of Chisum Valley Subdivision which is located directly to the south of the proposed location for Whisper Meadows Subdivision. The Planning and Zoning Commission (hereafter the “**Commission**”) received the Whisper Meadows application on or about January 12, 2018. According to the application, the developer, Vanderkooy Farm LLC, requests the Commission to rezone the described property from agricultural to medium-density residential and to develop 310 single-family residential lots over 73.17 acres (4–6 units per acre).

A public hearing is scheduled before the Commission for April 10, 2018. The law requires the Commission to base its approval or denial of the application on a variety of factors including: the proposed development’s consistency with the applicable comprehensive plan, relevant statutory provisions and ordinances, and the facts contained in the record.¹

While we do not oppose development of the property in general, we do oppose the proposed development for the following reasons:

- The proposed plat is neither consistent with Kuna’s Comprehensive Plan nor with its residents’ vision for development.
- Connecting South Chisum Place to the proposed subdivision will compromise the safety of Chisum Valley residents.
- The proposed development will financially harm Chisum Valley property owners.

The proposed development is inconsistent with Kuna’s Comprehensive Plan.

We understand that Kuna is growing at a very rapid pace. However, Kuna has historically been a farming community. Kuna’s small-town feel and rural character have helped it maintain its own sense of community instead of becoming a suburban extension of Boise. Those same attributes keep residents in, or coming back to, Kuna as they age. In his Idaho

¹ Idaho Code § 67-6535(2)

Statesman article, *Growing pains in Kuna: Small-town, rural feel attracting more people*, Bill Roberts wrote:

People who've lived in Kuna and return say they're called back by the echoes of rural life and small-town America. Kuna, they say, is the kind of place where you can still buy eggs fresh from the farm and where much of the community turns out for events and festivals. 'It still has outlying farms and agriculture-type people around,' said Kara Medrano, who lived in Kuna for 18 years and returned in March. 'Kuna is still keeping true to its roots.'²

Kuna's Comprehensive Plan (hereafter "**Comprehensive Plan**") and the Envision Kuna Listening & Learning Summary Report (hereafter "**Summary Report**"), which detail the community's concerns and hopes for Kuna's development, are consistent with the views expressed throughout Roberts' article.³

According to the Comprehensive Plan, Kuna's residents desire to "preserve Kuna's high quality of life and strengthen the character and image of the community as a family-oriented place with small-town character."⁴ Further, agriculture is important to Kuna's heritage and its residents are, therefore, interested in "preserving large tracts of working agricultural land within the city for clustered, large-lot, rural residential development."⁵

The Comprehensive Plan and development goals highlighted therein are replete with references to Kuna residents' "strong interest in maintaining a small-town atmosphere with a strong local business base" and community feel.⁶ In fact, according to the Summary Report the only thing more important to Kuna's residents than its "small-town" feel are the people themselves.⁷

According to the Comprehensive Plan, it is extremely important to Kuna residents that their community not be "overtaken by a fast-paced, heavily urbanized development pattern."⁸ They believe that the best way to grow the community is by strengthening its core and creating mixed-use neighborhoods and rural cluster-agricultural areas."⁹ Residents expressed the same concerns when interviewed during the first phase of the current comprehensive planning process. According to the Summary Report, residents

² Article available at: <http://www.idahostatesman.com/news/local/article148959059.html>.

³ Of note, the Envision Kuna project team prepared the Summary Report in December 2017, after completing phase one of the Envision Kuna Project. The project team's goal is to complete a revised version of Kuna's comprehensive plan before the end of the year. Phase one of the plan was the "Listening and Learning" phase during which the team sought to gain an understanding of the community's "needs, desire, and vision" from its residents.

⁴ Comprehensive Plan at 63.

⁵ Comprehensive Plan at 10.

⁶ Comprehensive Plan at 10.

⁷ Summary Report at 21.

⁸ Comprehensive Plan at 10.

⁹ Comprehensive Plan at 10.

interviewed in 2017 “continually stated [that they] would like large lots and larger homes, and to not just be viewed as a community made up of starter homes.”¹⁰

Pursuant to the Comprehensive Plan, development in Kuna should occur “in an orderly fashion and for purposes of fostering a sense of community and neighborhood connection.”¹¹ It should also “preserve open space” and “protect the quality of existing neighborhoods to ensure that their character and quality is preserved.”¹² Infill development of “vacant or underutilized land to create greater densities in the core of the city” is encouraged.¹³ So is the reduction of “urban sprawl.”¹⁴

The Whisper Meadows subdivision does not achieve those objectives. The proposed subdivision consists of 310 single-family residential lots and just enough open space for one U14/U19 regulation size soccer field.¹⁵ The subdivision offers neither the sense of community nor the small-town rural feel that makes Kuna unique. Instead Whisper Meadows is a bedroom community designed to provide housing for people looking for a new starter home.¹⁶ Similar sprawl is being developed all around Kuna and is exactly the type of development that will destroy Kuna’s unique rural character.

Opening South Chisum Place compromises safety in Chisum Valley.

Whisper Meadows will link to Chisum Valley via South Chisum Place, which currently runs through Chisum Valley and dead ends in a cul-de-sac at the edge of Whisper Meadows.

South Chisum Place is a narrow, unmarked road, without signage or a posted speed limit. It’s predominately used by a few Chisum Valley residents. There are under fifteen homes along the entire road.

The Traffic Impact Study completed for Whisper Meadows states that South Chisum Place is not the primary point of access to the proposed subdivision site and estimates that 140 additional cars will travel on South Chisum Place daily as a result of the development.

Although we understand that the South Chisum Place is considered a “stub street” which is required to provide circulation to adjoining properties, an additional 140 vehicles travelling through Chisum Valley daily is a major change to our subdivision.

¹⁰ Summary Report at 26.

¹¹ Comprehensive Plan at 63.

¹² Comprehensive Plan at 64.

¹³ Comprehensive Plan at 64.

¹⁴ Comprehensive Plan at 154.

¹⁵ 01/11/18 correspondence from Bailey Engineering to Troy Behunin re: Whisper Meadows Subdivision—Zoning and Preliminary Plat Application

¹⁶ New homes in the subdivision are estimated to cost \$260,000 on average whereas the average cost of new home in Ada county is over \$350,00.

Signature: Josh Ricciardi
Josh Ricciardi (Apr 5, 2018)

Email: joshuaricciardi77@gmail.com

Many of our children walk and ride bikes to each other's homes along South Chisum Place. We believe that, without protective measures, the significant traffic increase will present a safety hazard to our residents. ADHD policy states that developers are responsible for developing local street frontages adjacent to the development site.¹⁷ These improvements can include the placement of sidewalks or pathways and the implementation of passive traffic measures.¹⁸

As property owners and parents, we believe that protective measures are essential due to the increased traffic flow that will result from the proposed subdivision and ask that that, if the subdivision is developed, the developer be required to implement those measures in a manner that is consistent with the style and quality of the land abutting South Chisum Place.

The proposed development will cause financial harm to the residents of Chisum Valley.

Lastly, as discussed above, the proposed subdivision is the type of sprawl that turns a neighborhood into a bedroom community. It won't help Kuna to maintain its "small-town feel," or the agricultural, open quality that helps Kuna "keep true to its roots" as it grows.¹⁹ Instead, it's exactly the type of "fast-paced, heavily urbanized development pattern" Kuna's residents rejected.²⁰

Chisum Valley is, on the other hand, a beautiful neighborhood with a strong sense of community and civic pride. Its lots are large and unique. It also exemplifies an open space/rural living style. Those virtues enhance the quality of life for our residents and add to the resale value of our property. The proposed subdivision will undermine the benefits of living in Chisum Valley and will undoubtedly lower the value of the homes within the community.

For these reasons, we strongly oppose development of Whisper Meadows subdivision. The development will damage our community. Kuna can and should grow in a way that is true to its residents' vision for its future. Therefore, we request that the Commission deny the application.

Sincerely,



Joshua Ricciardi

¹⁷ ADHD Policy 7207.2.

¹⁸ ADHD Policy 7207.2.3.

¹⁹ Comprehensive Plan at 10.

²⁰ Comprehensive Plan at 10.