



KUNA PLANNING AND ZONING COMMISSION Agenda for September 10, 2019

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 John Laraway
Commissioner Stephen Damron

2. CONSENT AGENDA: *All Listed Consent Agenda Items are Action Items*

- a. **Meeting Minutes** for August 27, 2019.
- b. **Findings of Fact and Conclusions of Law** for 19-05-ZC (Rezone), 19-03-S (Preliminary Plat) - Athleta Subdivision
- c. **Findings of Fact and Conclusions of Law** for 19-04-ZC (Rezone) – Kuna Rural Fire District

3. NEW BUSINESS:

- a. **19-24-DR (Design Review) & 19-10-SN (Sign)** – Capital Educators Federal Credit Union, requests approval of design review for a new approximately 2,805 square-foot CapEd bank with a 709 square-foot drive-thru structure, including landscaping, lighting and a parking lot, within Ashton Estates subdivision No. 1, Lot 1 Block 1, at 1550 North Meridian Road, Kuna, Idaho 83634. (APN# R0539760020). **ACTION ITEM**

4. PUBLIC HEARING:

- a. **19-03-S (Preliminary Plat) & 19-14-DR (Design Review)** – On behalf of Falcon Crest, LLC and M3 Companies, Scott Wonders with JUB Engineers requests preliminary plat approval to subdivide approximately 36.72 acres into 137 total lots with a gross density of 3.44 dwelling units per acre and a proposed net density of approximately 5.83 dwelling units per acre. The application also includes a Design Review application for the common lots. The subject site is located at 11102 S. Cloverdale Road, Kuna, ID, 83634 in Section 22, T 2 N, R 1 E (APN #'s S1422212410, S142212000 S1422233700). **ACTION ITEM**
- Staff requests this item be removed from agenda and heard at a date certain.
- b. **19-08-AN (Annexation), 19-04-S (Preliminary Plat) & 19-19-DR (Design Review)** - ACME, LLC requests to annex approximately 8.68 acres located west of Ten Mile Road and south of Hubbard Road with an R-8 (Medium Density Residential) zone; and to subdivide approximately 8.68 acres into 39 total lots, (33 buildable single-family lots, and six common lots). A Design Review application preceded this application. The subject site is located at 3001 West Ardell Road, Kuna, ID 83634, within Section 15, Township 2 North, Range 1 West; (APN# S1315325550). – Continued from August 27, 2019. **ACTION ITEM**
- c. **19-09-AN (Annexation)** - The City of Kuna requests to annex two contiguous parcels owned by the Bureau of Land Management into Kuna City Limits with Public (P) zoning districts. The subject sites are located near the southwest corner of West Kuna Mora Road and South Cole Road. (APNs S2101212400 & S2102110000). **ACTION ITEM**
- d. **19-02-ZC (Rezone)** – Sergey Stadnitsky (owner), is requesting to rezone approximately 5.00 acres from an “A” (Agriculture) to “C-2” (Area Commercial) zoning district classification. The subject site is located at 252 N Meridian Road, Kuna, ID 83634 (APN: S141933450). **ACTION ITEM**

5. ADJOURNMENT

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

6:00 pm – COMMISSION MEETING

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

Call to Order and Roll Call

1. CONSENT AGENDA

Meeting Minutes for August 13, 2019.

Findings of Fact and Conclusions of Law For 16-13-DR (Design Review) – Winfield Springs Landscape Modification

Commissioner Gealy Motions to approve the consent agenda; Commissioner Laraway Seconds, all aye and motion carried 3-0.

2. PUBLIC HEARING

19-05-S (Preliminary Plat) & 19-03-ZC (Rezone) – Athleta Subdivision (Mulberry Place); The applicant, Epic Development Idaho, LLC, requests to rezone approximately 4.11 acres in Kuna City from C-1 (Neighborhood Commercial) to R-20, (High Density Residential) zone; and to subdivide the approx. 4.11 acres into 63 total lots (single-family home lots & common lots) and have reserved the name *Athleta Subdivision*. A Design Review Application for the common areas and buffer landscaping accompanies this application. The site is near the northwest corner of Ten Mile Road and Crenshaw Street, Kuna, Idaho in Section 15, Township 2N, Range 1W, APN #: S1315449223.

Troy Behunin: Good evening Commissioners, Troy Behunin, Planner III, 751 W 4th Street, Kuna Planning and Zoning Department. The application for the Athleta Subdivision has had all noticing procedures met to hold this public meeting and public hearing tonight for this application. Staff has been working with the applicant for a very long time. This project has been in the works in some degree for more than two years. Hopefully you’ve had a chance to read everything in the packet. The applicant is requesting a rezone from the commercial neighborhood district zone to the high-density residential zone. Originally, the applicant was pursuing a project that would’ve brought around 63 units of multifamily housing, in fourplexes on that property. During the course of time and the change of City Code that no longer allows for multifamily for a commercial zone. That occurred in February this year. The applicant had decided in early December, late November that they wanted to pursue a different product. In between the meetings we had, the idea was conceived that we should look at a different product. They brought back for-sale, small lots, connected buildings, single-family homes. It’s a townhome project, each of these homes are intended to be sold. The applicant proposes a preliminary plat in order to have them sold. It will function just like every other subdivision in the City and in the nation for that matter. The project is 4.14 acres in size, very small. With the R-20 designation, that zone change would allow them to put in the townhome product. The proposed gross density is almost three units under the requirement. The net density, which is everything on the project, is much less than 20 units per acre. Athleta Subdivision is proposing almost 25 percent open space. They are proposing a gazebo and

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walking paths for residents. They are proposing a dog park and other usable open spaces. In addition to all of that, they are also proposing additional off-street parking. In addition to two driveway spots and a two-car garage for each unit even further than that. The applicant, had they come in last year at this time, they would've been able to put in four-plex units. They decided they wanted to do something different to leave a good impression with a fantastic product. What you have before you is that change. The applicant is proposing buildings that house 4-7 attached single-family homes. I will let the applicant give you the low down on what the project will actually be. The project complies with Kuna City Code, Comprehensive Plan, the Future Land Use Map. I'll stand for any questions you might have. **C/Gealy:** On the design review, we generally see that as a separate item listed. **Troy Behunin:** The design review actually took place for this earlier this year. You've already approved it this year. The applicant never brought a fourplex product to staff before. **C/Gealy:** You mentioned in the staff analysis that you would like the applicant to be conditioned to provide street lights throughout the subdivision. Do you feel like the conditions of approval cover the street lights? **Troy Behunin:** Yes, it's not a condition. **C/Laraway:** These buildings are going to be sold off, correct? **Troy Behunin:** They may be sold, just like single-family homes that are attached. Take Timbermist or Winfield Springs for example. Those are detached single-family homes. Anybody can buy or sell those at any point. Some of these units will be connected. That will be the only difference with this one. **C/Gealy:** Is there going to be a homeowner's association (HOA)? **Troy Behunin:** Yes, the HOA will be responsible for maintaining the 25 percent open space and common areas as well as the private streets. All internal roads will be private. **C/Laraway:** Do you see Ada County Highway District (ACHD) being involved? **Troy Behunin:** Their responsibility ends where Ten Mile right-of-way ends. **C/Laraway:** What about snow removal? **Troy Behunin:** That will be 100 percent on the HOA. That would be a differentiating factor between other subdivisions and this one. Regular subdivisions rely on ACHD. **C/Laraway:** Just from my experience, the only problem that I have with this is that any type of vehicle accident is all private property. **Troy Behunin:** Law enforcement can also get involved with any kind of accident at the local grocery store or at the regional shopping mall or car dealership. **C/Laraway:** I'm looking after the homeowners. **Troy Behunin:** What's the concern? **C/Laraway:** This is the second one that we've done where we labeled it private property roads or private roads to where we're eliminating ACHD and some benefits of public streets. We're eliminating the normal procedure on public roads by making everything private within this subdivision. **Troy Behunin:** They will be responsible for maintaining them. The City requires that they maintain it at a good working condition at all times. **C/Laraway:** Potholes? **Troy Behunin:** Potholes, cracks, removal, replacement, installation, removal of snow, garbage collection. **C/Laraway:** Utilities will be the City's problem, correct? **Troy Behunin:** Only the one's that are in the easements. They'll work that out with the City Engineer. They'll have to provide that, just like any other plat. It's not going to be one big lot where there's utilities all over the place and the City has to figure out what's going on. There will be dedicated easements for all utilities and anything that happens with those public utility easements is our responsibility. **Jane Suggs:** Good evening Commissioners and members of the neighborhood, I appreciate you all coming out. I'm Jane Suggs with WH Pacific, 2141 West Airport Way. I'm here representing Athleta and Epic Development, and the developer is here if you want to ask more detailed questions about the operation of this. Troy did give a good summary of the report. I'm going to highlight a few items. The landscape plan for the project is the landscape plan that was presented during the design review application. Marla Carson with NeuDesign was here for that. She and her company Stack Rock did the landscaping, and NeuDesign did the design of the buildings. As Troy mentioned, one of the conditions of the design review approval that came was to rezone the property at the time that we came through with the preliminary plat. The rezone was from C-1 to R-20 and it does meet the Comprehensive Plan as Troy explained. By definition, R-20 zoning is a residential zone that should occur with direct access to a collector or an arterial, which it does have that access. It can be serviced by municipal, water/sewer and irrigation. That's one of the definitions in your code about R-20 in your Comprehensive Plan. C-1 was one of those zones where you could put fourplexes for rent, rental housing. When your code changed, not only did C-1 not allow multifamily, but you added townhomes. This is a little different. Townhomes are not necessarily considered multifamily, they are single-family attached. You're buying land with your townhome. You're not just buying the building, you're buying a piece of property underneath it. That's what I call the "Idaho Way", because everyone likes to have that little piece of land. After meeting with the City, we did explore other opportunities and

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came up with this attached townhome product. This is the type of home that allows individual for purchase. An individual can purchase one of the four to seven units in the building. You're purchasing your land and the townhome. You just have neighbors next door, and they're attached to you. This kind of development builds equity and wealth. That's one of the things that we're finding out that sometimes the rental properties don't allow you to do, you rent and rent but gain no equity and wealth that lets you transition into the community. When I think about building this wealth, I could kind of translate that equity into a different home. As I moved across the country, that's kind of what I think of when I think about the American Dream. This is what you do, you can purchase a small piece of property if you're single. Also, downsizers that don't really want to have a yard anymore. Maybe it's somebody that just wants to go low maintenance. They love Kuna, but they don't need the yard. They just want to live here in lovely Kuna. These townhomes may be just right for a certain population, and they really fit in with the area. You have single-family detached homes that are in Crimson Point, you have Crimson Point Villas, which is the for-rent fourplexes. Just in this community, this little area, you can have various housing types. This is a type of housing that really appeals to young people or even people downsizing. The rendering shows that each of these two-story craftsman homes have two bedrooms and two-baths, or three bedrooms and two baths. Best of all, as Troy said, each home has a two-car garage and there's parking for two additional vehicles in the driveway in front of the garage. The units don't cover the entire lot, but most of the lot. There's about a ten-foot setback from the front lot line to the front of the building itself. The property at 4.11 acres is 57 single-family attached townhomes, and the gross density is fourteen units to an acre. Typically, when you talk about densities in your comp plan or in your zoning code, we're talking gross densities, that's kind of right in the middle of that R-8 to R-20. Eight is the top of your medium density, and 20 is the top of your high density. This is right in between. You'll see on the plat, there's one entrance to the site close the north boundary. That allows plenty of separation from Crenshaw and Ten Mile. The second access, which is further to the south is actually for emergency vehicles only, because it's close to Crenshaw. We've been through ACHD, and they don't have any issues with the emergency access. We don't have issues with fire or any emergency vehicles as well. I think it's in the staff report, I think there were some concerns about possible access onto Crenshaw, but when Crenshaw got platted, they kept a strip of land that doesn't allow us access to the Crenshaw right-of-way, so we do not take access to Crenshaw. The strip of land belonged to someone who did not want to allow us access. Each of the homes will either face Crenshaw to the south, Ten Mile Road to the east. The properties to the north and to the west will actually face open space, a small amount of open space and ag land. It's located in the County. They're not so small, because when you look at the units themselves, they're something like 1,400 square feet, which is about the size of my single-family home in Boise. The smaller living spaces do demand that we need some well-planned common spaces. The central open space has a tot lot, a picnic pavilion for gatherings, and some parking spaces. Along the south side, you'll see a little pie-shaped piece that's a dog park. We also have a walking path made by the sidewalks that kind of circle the entire property. The sidewalk serves as the front door to the units facing Crenshaw and facing north and west and facing Ten Mile. They provide a nice, little walking path, kind of a little meandering walking path that goes around the entire property. As Troy mentioned, the rezone meets the Comprehensive Plan and the requirements for the plan as a high-density residential neighborhood. It mixes well with the other uses in the area. Our subdivision meets all the requirements of Kuna's Code. All the common areas will have lush landscaping that really enhances those common areas. We had folks come to our neighborhood meeting and some are here tonight. We read all of the conditions of approval, and most of them are very standard. We agree with all of them. I really appreciate the staff, because this is a little different, being attached single-family homes. We respectfully ask that the Commission send our rezone and preliminary plat for a recommendation of approval. I will stand for questions. **C/Gealy:** You mentioned in your letter that you would welcome a condition to limit the number of homes to 57. **Jane Suggs:** Yes. That's part of the rezone, often we don't do development agreements on the R-20 zone. This is because if we rezone at R-20 and over four acres, the idea is that some people come in with 80 homes, right? We want to make sure that one of the conditions is that we will be limited to this particular plat. Most of the rezone conditions of approval do tie this to the particular plan. In this, we say we want R-20 because it meets the dimensional standards. We want to limit to 57. **C/Gealy:** There was a letter from the school district asking for a school bus stop. **Jane Suggs:** We were a little surprised about that. We do

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understand that there will be kids living here, and there are kids going to Crimson Point. These kids will want to go to Crimson Point. They'll live right down the street. They wanted a bus pick up. We don't know if we can build a bus pick-up on someone else's property. I think that was written without recognition that the Crenshaw location was actually not in our project. There will be a fence there. We will definitely be working with the school district to make sure that we provide adequate access and a place for the buses to pick up our kids. Last time I talked to Kuna, they like to pick up kids on busier streets, because it saves them money. Now it looks like, going into Crimson Point they can pick up some kids there too. We just need to work with them to figure out where the kids can stand. **C/Gealy:** Will you work with the City on establishing a bus stop, correct? **Jane Suggs:** Yes, a bus stop and anything else that they may need there. As far as building something, we don't have permission to build on someone else's land. I think that the school thought that the Crenshaw strip of land belonged to us. It does not. **C/Young:** I'll go ahead and open up the public testimony at 6:28. **Stephen Harris:** Stephen Harris, 2255 North Ten Mile Road, Kuna, ID 83634. Good evening. In the late 80's I worked for Del Monte. We harvested lima beans in the Treasure Valley and some right here in Kuna. Kuna was a small farming community at that time. Now, people like to raise houses instead of lima beans. Houses are a fair crop, I guess, except they are permanent not seasonal. Along with the housing comes more of everything. We get crowded schools, roads, and many other congested areas. It's kind of like the cows that are squeezed into the dairy over on Deer Flat Road. The dairy is maybe the small-town attribute left in Kuna. If that dairy ever gets in financial trouble, I will be the first to donate to the cause and start a save the cows foundation. Back in 2016, I encouraged my wife to help my daughter Ivy while she was recovering from an operation. Ivy, our son in law, John, and my wife, came with a scheme for us to move to Kuna. They found 5.3 acres on 2255 N Ten Mile Road next to this proposed project. We plan on living in Kuna until our grandchildren graduate high school. I moved to Kuna, sight unseen. I have to admit that I was disappointed in the overgrowth Kuna has experienced. I remember a small farming community in the 80's. Fourplexes and houses have closed in on the 5.3 acres John and Ivy own. Having many big brother eyes, which shared walls looking down on us 24/7 with the awkward at best is what this project would present to us. I enjoyed helping out around the place, killing weeds, especially goat heads, irrigating and substitute feeding of the animals. I also enjoy riding my bicycle, fishing Indian Creek and the local pond. Plus, we have another daughter, Daphne, who lives up on Columbia, just off Ten Mile Road. I'm okay with a "Grapes of Wrath" setting, I can still harvest here. The way it is right now, I'm plenty okay with that. Speaking of grapes, it reminds me of a story. A duck walked into a bar and jumped up on the counter and asked, got any grapes? The bartender said no. The next day, the duck came back and asked, got any grapes? The same reply, no. On the third day, the bartender said, "If you come tomorrow asking the same question, I'm going to nail your feet to the bar top. The next day, the duck asked, have any nails? The bartender said no, then the duck asked, have any grapes? These townhouses are unprecedented in the Treasure Valley that I could find, putting 57 units on 4.11 acres, with shared walls between units. I ask if you're asking us to swallow these sour grapes? We have no nails, but we do have votes. I want to end with First Corinthians 14:40 which says, something we can all live by: "But let all things be done properly and in a royally manner." Thank you. **Jonathan Durfee:** Jonathan Durfee, 2255 North Ten Mile Road, Kuna, ID 83634. Mine is the property that borders the north and the west side of this proposed development. I am here tonight to oppose the development and rezoning of this property from C-1 to HDR. The development of this property will directly affect the current use of my property and create a large financial stressful burden upon my family. Already the proposed plan has caused me multiple days of stress and work rebuilding my barn to create more privacy for myself and my animal, because the proposed dwellings they want to build along my property line. Any development on these four acres will create multiple issues that will affect my property. The major concern I have is with the irrigation, watering system. Currently, my irrigation is on 3203 Ten Mile and I have to partially flood their property in order to irrigate my southeastern pasture. Major ditch pipe and engineering design will need to take place in order for me to maintain our watering abilities. That being said, the proposed development is downhill from my property and is at risk of flooding if something unforeseen was to happen during weekly irrigation. Whenever my family is irrigating our crops, we cannot be worried that we are giving flooding damage to neighboring houses. I definitely do not have the means or the ability to rebuild 600 feet of ditch line. I request that any developer coming in would address this issue to protect their property. My farm is home to a wide variety of animals who come with varying characteristics, including

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loud noises, unpleasant habits, sexual behaviors, large messes, and the ability to attract flies and pests. There are currently 37 animals on my property, including alpacas, llamas, large livestock, dogs, wildcats, chickens, roosters, and cows. There are also 10 or more active beehives on my property whose natural flight pattern runs through the 203 Ten Mile. With every dwelling that is built in 203 Ten Mile, the liability factor greatly increases. More people bringing this concern that my livestock could be injured has the negligence and curiosity of people. Animals don't understand property lines, and they do not respect the noise ordinances. I am constantly repairing fences damaged by mischievous livestock. I have had multiple animals break through the fences and end up on 203 Ten Mile. Any developer of this property must concern themselves with the proper securing of the boundary. A waterproof berm and livestock proof wall would ensure that the future owners would be safe having children playing in common areas bordering my land. I suggest a two-to-four-foot berm and a six-foot concrete wall be built to properly ensure the safety of this property. I understand the restrictions that this property faces with Ada County Highway District and the rights-of-way, but I still think that Kuna would benefit much more from a commercial development being at this location. There are no storage facilities anywhere on Ten Mile Road for the existing property owners to keep vehicles. The traffic in this area is already difficult to deal with, and adding 57 units in such a small space is not going to help the situation. It's only going to overcrowd schools, add more traffic with the limited services that Kuna can currently provide. If there were some way to allow a second entrance of this property onto Crenshaw, it would open more development options and help with traffic issues on Ten Mile Road. At this time, I do not think that the high-density residential matches Kuna's identity, and jamming more people into our small town is not a solution. I think we need to create more opportunities for businesses to come and create jobs. It will stimulate population growth and allow the residents of Kuna to work and play where they are instead of having to commute somewhere else. **Ivy Durfee:** Ivy Durfee, 2255 N Ten Mile Road. Three years ago, my husband and I made a decision to buy a house on 5.35 acres in Kuna. Kuna has always been known for its small-town, country feel. We were excited to start this new adventure and enjoy the privacy of not having neighbors right up against our property. On April 23, 2019, we attended a neighborhood meeting. We were told about plans of a subdivision with 57 single-family attached homes to be built on the property next us. Their maps show that the plans of 15 homes would be against our property looking down on us like a fish in a glass bowl. I left the meeting frustrated, like our privacy was getting taken away and a great burden was placed on my shoulders. When they came up with this plan, they had no care or respect for us, the existing owners and our farm. We have 37 animals on our farm. Two of them are dogs. As guardian dogs, their job is to protect the animals and us from danger. This means that they bark. We have roosters who like to tell us good morning, we have alpacas and llamas who make a high pitch squeak sound when they are in danger. We have boxes of bees that pollenate and make delicious honey. We have two alfalfa grass-hay mix fields which are cut and bailed two to three times in the summer. That causes a stirring up of dirt and loud noises from the machinery being used. All that to say that we are requesting that as a requirement of the conditions of approval, that any buyers for these units must sign a clause stating that they understand that they are moving next to an active farm and will not complain or report us. We have accepted the fact that something will be built on that property next to us. I'm opposed to the high-density residential rezoning. The property would be better off zoned commercial. This would allow for a small residential development, commercial property which would bring revenue and opportunity for the residents of Kuna, so that more families with kids to put in our already overcrowded schools. This high-density design plan belongs in the downtown area and not near country farms. Thank you. **Amy Harding:** Amy Harding, 1852 West Crenshaw St. I'm not sure if there's anybody else from the Crenshaw development. I just moved into Kuna back in April. I moved my children here thinking it's a great place to live as there's country here. We picked a home that has no property next to us, a drainage ditch and five acres behind us for a reason. To see those of things go away is kind of sad to me. We want to keep developing smaller not so high-density areas. Also, we took my children and moved them from Lake Hazel Elementary School to Crimson Point Elementary and crammed my children into the classrooms, because there's already 36 children in each class that they were being put into. That was a challenge that brought challenges of not bringing enough attention to the children that are at the school district. That is a concern of mine, do we have enough teachers in schools to support putting 57 low-income, newer families with children into a school district. That's a huge concern on mine. Education to my children is very important. I have a

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master's degree of my own and I expect the same of my children. It's going to be difficult if they don't get a proper education. I just had a kindergartener start two days ago and she came home frustrated. That just concerns me that this may continue if we have too high of a density. I'm also a leader in a business where we are looking to develop. It's more medical oriented and I can see needs of that in Kuna. I would love to be able to see opportunities for other things that can provide more support to the current existing people here in Kuna. The other concern I had is that I did buy the end home right next to the flood area. To put in more low-income homes there, I am concerned about the values of the homes and is that going to be degraded if we have too many rental properties to limiting how many can be charged into rental properties would be something that I encourage. I was a first-time homebuyer at one point. It got me to where I'm at into Crenshaw, so I appreciate that and value that. Limiting how many rental properties there are if this were to go through. I would not encourage putting any more traffic onto Ten Mile Road. I go off Crenshaw, which is very difficult with the intersection so close by. Without lighting and traffic control, it's very difficult to get out onto Ten Mile. I leave at 6:30 every morning and I have a line at stop signs. It's very difficult to go from where I currently am right now to go to work. With construction, it takes me about 45 minutes to get to my current place of employment. Thank you for your time. **Glenda Nelson:** Glenda Nelson, 2082 N McClure Lane. My property is one of two that would physically touch bases with the property that we're speaking of this evening. I've lived in the Boise area since 1976 and in Kuna since 2011. When my husband and I bought our property, it was still quite a rural feel in Kuna. I know the roots of Kuna are in agriculture. We moved to Kuna, because we liked that small-town feel. I'm here to adamantly oppose this development for a variety of reasons already mentioned. I want to focus on safety. The proposed property borders my property as well the neighbors who have already spoken. I believe that a large number of people including children on the border of small farm provides inherent risks. First off all, I have horses and goats. My horses are enticing to children. As an example, we have a privacy fence along the Crimson Point Subdivision. We've had multiple episodes of children climbing over the fence. We've had three panels of that fence pushed and broken into our property. One time it was in the winter, and the kids were sledding in their little water hatchments. They came in while we had the horses turned out in the snow. We found several children in there. We've had to call the police about broken fences. There are currently about two broken fence panels in the back of our pasture right now. The neighbor kids that we know, they're not bad kids. They want to see the horses. They want to feed our animals in appropriate stuff like bananas. They come over to get their balls and throw them over the fence. About three days ago, my husband was on the trailer. He was cutting our hay field and two of the boys were in the hay field and popped up and scurried back over the fence. There are inherent risks, should my animals come in contact with them, even something that shouldn't be fed. Kids should not be around large animals, that could be inherently hit, bitten, stepped on, pushed, etc. I have goats that we use to mow the border of the fence line. They're pushy, they can knock kids over, and I think that we have six single-family homes on our fence line. Now we're talking about putting 57? All of them have several stories, which will be the most enticing things for the kids. They can look directly into our lovely property. It's already been mentioned that this is a draw for families to have this lovely open space to come and view. I feel like we are part of the fabric of Kuna. Those of us who live on farms, so even small ones, we have the right to enjoy our properties safely as well as newcomers to the community. I'm in agreement with those who spoke already. We need to understand that this property is going to be developed. Couldn't we put something on it that would be more useful to the community? Thank you. **Steven Nelson:** Steven Nelson, 2082 N McClure Lane. I'm just going to echo some of the stuff that's already been said, especially what John said. Two story units, picture windows looking right into his yard. I don't think anybody here wants that. The fencing issues, I've had more than one. I've had to monkey with their vinyl fence in the cold, trying to get it to snap back together to keep your animals in them. If they're going to put a vinyl fence around this and it get approved, I'd like to see it backed up with five-foot no climb at a minimum on our side of the fence so that when the kids do inevitably knock a panel out of it, the animals can't walk through it. I am opposed to the rezoning. It's been said that the traffic on Ten Mile is already horrible. I know that's not your issue, it's ACHD. We're concerned about 57 units going right into that little space. **Jane Suggs:** I do appreciate the neighbors coming out. I like this part of the process. That's what it's all about, everybody having their say. Let's see if I can address a few things, and I do recognize that just to the north and west of us are RUT zoned lands. Those are lands that are not in Kuna, they are still in Ada County. We

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don't know if they will ever be annexed into Kuna. They are in the area of impact, but I don't want to propose or suppose that those would go into the City at any time. We do recognize that there is agricultural use. We agree that there should be some kind of notification. There is always a Right to Farm Act, it is an Idaho Statute. It is on every plat. Who reads their plat when they buy a piece of property? You do sign a lot of documents, and we do know that in other places that are similarly situated, they often have a document that you have to sign. It should be something that very clearly states that you are buying a piece of property that is adjacent to agricultural land. There are sounds, smells, activities that can happen and you are buying next to them and they were here first. The purpose of that document is to let people know what they're buying next to, because the granite countertops always make you want to buy the house. Sometimes you forget what is next to the house. We agree that there should be a condition of approval that every purchase of a property there would have a special document that would allow the buyers to know that they're buying next to active agricultural land. As far as the Comprehensive Plan, we do meet the comprehensive plan as a high residential area. I've been looking at commercial properties all over town, because with other developers, not necessarily in Kuna, access is the big issue. You really have to have wonderful access and vehicle access to make a commercial property work. This is not that property. We're looking at something similar to this that is on State Street. With all that traffic, we can't make the commercial property work. These are not what I would consider low income housing, this is not going to be a project of any kind other than a great neighborhood. These are very well designed and with your permission, I can show you a couple of pictures of what these look like. You'll see this example of the product, which is being built now in Garden City. These are for-purchase, two-car garages with connected housing. I'm concerned about the fence, too. I think it's because I've had some other projects where kids will be kids. If there is some way that we can put in some sort of fence with a chain-link fence that normally we don't allow, but we put in a fence. Then we put a vinyl fence next to that, so that it actually can control the action behind that. Also, for John and Ivy, we will be piping in a big portion of that ditch that actually runs coming through the subject property. We know that the engineer's been out there. There is a ditch that runs along the north property boundary and then cuts across. We'll have to pipe that around our entire property, which would improve the flow. We think the irrigation of course, again another state statute that says we cannot interfere at any time with someone's irrigation. If irrigation is not on, we will be doing that pipe work. When the irrigation is on, it'll be great flow for him. It will move this flow around the property. Here is an example, this is not low-income housing, this is great design, great housing. Again, the smaller footprint makes it somewhat affordable as opposed to buying five acres or maybe even a Crimson Point home. A condition to work with the neighbors on the appropriate fencing and the City, so that we don't have a problem with animals getting out through some sort of vinyl fence. We like that, we like the condition of actually in fact. We should propose to do some sort of document so that people know they're buying next to active farm. I think that was most of what I heard from the neighbors. We do want to be a good neighbor, and we do think that this is an appropriate housing type in that location and in that mix. Again, if you want this type of housing, it needs to be on an arterial. Ten Mile is an arterial now that connects. I can stand for other questions or clarify things. If you remember this from approval back in April, through the design review, this is a condition of approval to come in with a plat and a recommendation for the rezone to meet the comprehensive plan. We very respectfully ask for your approval to move this up to City Council. **C/Young:** We'll close the public testimony at 6:57. This brings up our discussion. As far as the rezone itself from commercial to residential, looking at what's just south of this, the 20 or so fourplexes south of this, I think this model would be a welcomed change. There are other developments that I've seen like this in the valley. The additional parking and clearances for those look good. As far as the plat goes, it's a welcomed change to the fourplexes we've been seeing enter the City. **C/Laraway:** It inevitably starts to get east meeting west when we start doing stuff like this. The developer has the right to develop the property and the right to build within the zoning that we are requiring in our Comp Plan. Some of the concerns from the citizens are right on, but the agricultural noise, nobody can sign a noise complaint against an agricultural noise. The traffic, my specialty, ACHD approved this. I don't have the wisdom to override what they're thinking when they do this stuff. I do state my concern about the private roads, because the number one complaint from citizens is traffic. Law enforcement cannot enforce speed limits within private property. So, these cars are going to rolling down this road, homeowners are just going to have to contact the HOA. I did have an issue with the private

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road scenario, but it seems to be going down this road. It's not a big proponent of the R-20, of course that's based on history. As we've learned, our hands are tied sometimes. I love the idea of chain-link fencing if they approve it or if it's a condition, that will keep people safe but I don't think it will keep the kids off the property. No trespassing signs help. There's a lot of small things that are going to be irritating for the neighbors, but Kuna's growing, there's more stuff coming in, I'm with you I love the small atmosphere here. I'll die with the belief that this is a great little town, but it will have its hiccups and its growth. Developers will buy the land, and they have the right to develop it. I can't stop that. City Council can, but I cannot. I have to go by the Code and by the book, with my heartfelt concern for you. **C/Gealy:** We really do appreciate people coming out and sharing their concerns as Kuna grows. We are all concerned as Kuna grows, we are concerned about the schools, and schools need to continue to serve the children. We're all concerned about the traffic and ACHD, and building the roads that we need to have for the traffic as it grows. As Commissioner Laraway said, we have private property rights. People who buy property has a right to develop it. It's in the code, in the ordinances established in each community. I think our staff does a great job working with developers to make sure that when we have a proposal come before us, it meets the code required. I think this brings a different kind of housing product to our community. I like that there is ownership available for a small development. I especially appreciate the open space that's made available to the future residents of this community. I appreciate that there is access from this property to Ten Mile that limits the number of options that are there for development. I hear the neighbors concerns that irrigation and planning the property to the south, but to me it sounds like the developer is willing to work with the neighbors to mitigate those concerns with respect to irrigation and fencing. Which additional conditions will we include? **C/Young:** I think that certainly working with staff and the neighbors for the fencing along the agricultural properties is definitely one. Working with the district or location for the bus shelter as requested by the school district. **C/Gealy:** There was a condition to limit the number of houses to 57. There was a condition to work with staff and the neighbors on fencing and irrigation. **C/Young:** We can make two separate conditions out of that. Even without conditioning irrigation, that has to happen, but we can make that a condition that way. **C/Gealy:** The applicant wanted to prepare a document regarding the sale of the property. **C/Laraway:** Regarding the south entrance, it says emergency entrance. Is it that open for the public or everybody? On the actual picture to the bottom, that's removed. I don't know if that will be an open access. **Jane Suggs:** It is for emergencies only, it will have bollards that will be knocked down or removed when emergency vehicles go through. It will not be open for anybody else to use. You can walk through and walk out.

Commissioner Gealy motions to recommend approval of Case Nos. 19-05-S and 19-03-ZC with the conditions as outlined in the staff report; With an additional condition that the applicant work with staff and the neighbors regarding fencing along the boundaries of the proposed subdivision; An additional condition that the applicant work with staff and the neighbors regarding irrigation issues; An additional condition that the applicant work with the Kuna School District about providing a bus shelter based on the number of homes within the subdivision (57); An additional condition that the applicant work with staff to provide a document regarding notifying future purchasers that are buying adjacent to the project; Commissioner Laraway seconds, all aye and motion carried 2-0.

19-08-AN (Annexation), 19-04-S (Preliminary Plat), 19-19-DR (Design Review) – Indian Creek at Crimson Point Subdivision; ACME, LLC requests to annex approximately 8.68 acres located west of Ten Mile Road and south of Hubbard Road with an R-8 (Medium Density Residential) zone; and to subdivide approximately 8.68 acres into 39 total lots, (33 buildable single-family lots, and six common lots). A Design Review application proceeded this application. The subject site is located at 3001 West Ardell Road, Kuna, ID 83634, within Section 15, Township 2 North, Range 1 West; (APN# S1315325550).

Troy Behunin: Good evening again, Commissioners, Troy Behunin, Planner III. The application before you tonight for is Indian Creek at Crimson Point Subdivision. Staff is willing to present tonight even though there was no final staff report from ACHD. I received that report just late afternoon yesterday, and I have copies to pass to you tonight. Then you can let me know if we weren't received, or if you would like to postpone so you can take time to read the

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report. It really only has about nine pages of substance to it. Let the record show that this is going to be Exhibit B-2. Additionally, the Kuna School District did issue comments for the project. However, they misspoke when they put Hubbard Road as the proposed bus stop. As you're probably aware, that's nearly one half-mile north of this project. Late this afternoon, I also received an updated comments sheet from the Kuna School District. I'll pass that out as well. That's going to replace Exhibit B-8. It's up to the Commission which direction you would like to take. Why don't I go ahead through the staff analysis, and then you can render a decision on what you would like to do. All of the noticing procedures have been met for tonight's hearing. The site has been posted, it's in the newspaper and letters were sent out. The applicant is seeking annexation of approximately 8.68 acres from Ada County into the City of Kuna. They are seeking an R-8 designation. R-8 is within the medium density designation. The Future Land Use Map indicates that the property should be medium density residential. They are looking to put 33 homes on the property with six additional common. The net density, which is everything minus the streets would be 5.61 dwelling units per acre. Staff finds that this is in concert with the Future Land Use Map and they are connecting to existing stub streets to the south which is Thistle Drive, and they are continuing that connection through their subdivision and they will punch out to the north for another subdivision that will be coming before the City Council. That was already an approved subdivision from years ago. To meet all of our standards for connectivity and providing stub streets for future development, which is a very big deal for the City. For all of the reasons listed in the ACHD staff report, there's a lot of benefits for connecting to existing roads. Staff does back up all of those reasons from the ACHD staff report. We have worked very closely with the applicant to bring this project before you. They meet all of the Future Land Use Map goals. They meet all of the Comprehensive Plan goals and they are also providing a significant amount of open space and recreation in addition to providing a pathway that will continue on along Indian Creek. They will work with the Parks Department to dedicate that to the City. The Design Review App comes with the preliminary plat, and staff has found that it does comply with 5-17. I will stand for any questions you might have. **C/Young:** For the staff report from ACHD, shall we take a 5 to 7-minute recess to review that? **C/Gealy:** Yes, I would like to have time to review that. **C/Laraway:** I just have one clarification question. It talks about Ardell going through the subdivision and have a line through Navy Street to the subdivision that way? **Troy Behunin:** That's correct, Ardell Road will not be extended in the future due to the shear cost of going over the creek and the railroad tracks. There's just nothing to justify that at this point in time. Staff does support that Ardell ends where it is basically right about now with some kind of ending treatment, so that it looks better than it does now. It actually stands out as a dead end. However, it will funnel traffic south and north with the new subdivision. It was a difficult decision for ACHD I'm sure and also for the City, but there are better alternatives like Hubbard Road and other east-west connections. The separation between the railroad track and creek is a significant difference. You wouldn't have time to go up and over, down and back up. **C/Gealy:** I have a question regarding the pathways and open space. As I understand, most of the open space will be there on the west end, including across Indian Creek. **Troy Behunin:** Yes, both sides of Indian Creek and Indian Creek itself. **C/Gealy:** On the pathways map, though, it looks like there's a planned pathway across the entire northern part of the property. **Troy Behunin:** There is something, but again that's a general location. We can work with the developer for the northern piece. **C/Gealy:** Is it your intention to work with the developer to extend that pathway across the northern boundary? **Troy Behunin:** We will do whatever this body recommends that we do. **C/Young:** Along the lines of the pathway, the applicant's letter indicates property to the west that the City owns. Does the City also own property south, and is there separation? **Troy Behunin:** The parcel will actually touch. I believe that the piece it does touch that the City does own is a 29-acre parcel. **C/Young:** As far as the pathway for the applicant, with the creek going through there, are there easements from the back parcel line for housing units and the creek as far as the irrigation district or anything? **Troy Behunin:** I'm not aware of anything with the irrigation district, but at the back property line of the houses along Indian Creek or the lots in Crimson Point No. 6, where their fence line ends, that's where the City property begins. That would be a Parks and Recreation project, but they'll figure out how that will work. **C/Young:** It's just kind of an odd parcel having the canal running through both sides of it. At the same time, saying here's all this open space, but how much is really usable out of it? **Troy Behunin:** It is a challenging piece, because it's only about 6.5 acres on the development side of the creek. The other 2.5 acres does touch City property as well. Crimson Point is in the exact scenario that this is in, it's just a larger piece. That's lot 39

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for Crimson Point, and the bulk of that property is actually on the other side of the creek. There is a footbridge just off of Thistle not too far from Cerulean. I don't think it's necessarily from this applicant, but where Ardell terminates on the northeast corner of the property, currently it shows that there's existing landscaping there, but there isn't. There's a fence that separates the last residential parcel on Crimson Point No. 4. It's not landscaped. Going back to an issue several years ago, un-landscaped HOA land. The City is willing to work with everybody involved to make sure that takes place. I have no answers as to why that was never landscaped. Without looking at property lines and right-of-way, I suspect that most of the area you're actually inquiring about is actually ACHD public right-of-way.

Commissioner Gealy motions to take a recess to have the time to review the ACHD report; Commissioner Laraway seconds, all aye and motion carried 2-0.

C/Young: We'll officially come back to order at 7:34. **Troy Behunin:** In a phone conversation with Josh earlier today, he did indicate that they did receive, read, and accepted all of the ACHD conditions. **C/Gealy:** With respect to the pathway, ACHD has decided that they will not continue Ardell Road. Do I understand that ACHD does have a right-of-way that's not sufficient to extend the road? **Troy Behunin:** I believe that there is no Ardell right-of-way already existing on this property at all. It may touch the very northeast corner of this property but that's where it ends. It even stretches that far. Ardell does not continue. **C/Gealy:** Not even as a right of way? **Troy Behunin:** Not even as a dedication. ACHD reached that tough decision to not continue Ardell. Staff supports that, because of the shear cost and there's better alternatives. **C/Gealy:** My question is, if there is an existing right-of-way, can we put a pathway on it? **Troy Behunin:** There's a very big difference between public easement. Rights-of-way indicate that ACHD owns it. They maintain it and they expect certain things and certain provisions that they have to follow as the stewards of the right-of-way and Ada County. The pathways don't reach that. **C/Young:** There is no easement at this point. **Troy Behunin:** My maps don't show anything like that. **C/Laraway:** There is no imminent domain or something like that? **Troy Behunin:** The ACHD staff report says that they're not taking that position. In the event that right-of-way exists in the ACHD staff report, the existing right-of-way would have obliterated this site. **Josh Beach:** I'm Josh Beach, I work for Konger group, 4824 West Fairview Avenue in Boise. This is a 33-lot residential subdivision, R-6 common lots. We're not connecting to Ardell. If you look at the staff report for the highway district, there technically is right-of-way that touches the property, but it is not wide enough for a street section. It is a little more than half. There's enough room for an emergency access, which we will be providing until such time. As the road continues further north, if you have more than 30 blocks in any subdivision, you have to provide a secondary access, so we'll be doing that where Ardell touches the property. Lot 16 I believe shows an emergency access. One of the conditions from the Highway District is that there would be bollards there so that vehicles can't drive through there. Obviously, we're planning on putting a single-family there. I'm not sure how ACHD is going to clean that up long term. I'd like to thank Troy and Planning staff for the assistance and information they've given us through this process. We are in agreement with the staff report from the City. As far as the staff report from ACHD goes, we are currently showing a little bit narrower of a right-of-way section. We'll discuss that with them, but I don't see any big issues there. We've been working with staff and the highway district, public works and planning for several months, trying to get this ordinance to go. We are sandwiched between Crimson Point on the south and east side of our project and then the Arroyo Indio project just to the north of us is coming in to get their final plat approved. The reason you're getting the staff report later than you normally would have is because Dawn, one of the planners at ACHD, had the staff report written several weeks ago, but we are showing our stub street to their property not quite in alignment the way it needed to get lined up. We're close, and we'll get the engineer to get that to where it needs to be. We're in front of you asking for an approval this evening for this 33-lot subdivision with six common lots. We are providing an asphalt pathway from Thistle out the east side of Indian Creek and we'll be building a pathway section from the north side of the property to the south side of the property as required from the master plan as recommended by staff. With that, I'll stand for any questions you might have. **C/Gealy:** On the ACHD staff report, on the site-specific conditions of approval, they say terminate Ardell Road in a cul-de-sac turnaround and amend the turning radius at 45 feet. **Josh Beach:** They're referring to our Ardell, the one that we're going to construct as a cul-de-sac, absolutely.

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With respect to a pathway on the northern piece of property, it shows up on the master pathways plan. Would you be willing to work with our Parks and Rec Department regarding a pathway along the northern edge of the property? You'd be looking for a pathway from the east side of the property out to Indian Creek, that entire plank, the far northern boundary, correct? **C/Gealy**: Basically, it would connect to Ardell. **Josh Beach**: That would be a surprise to us, because nothing came up in discussions with the City in terms of providing a pathway along there. I know that there was discussion from them to build a pathway on the east side of the creek, but not along the northern boundary. **C/Gealy**: Is there any connection from your subdivision to the pathway on the western side of the creek. Is there any way for the people living here to get to the pathway? Other people could walk in for access to walk to the creek, correct? **Josh Beach**: Yes. **C/Gealy**: Are you willing to work with the school regarding the bus stop? **Josh Beach**: We will work with the school district to see what they're looking for. I will see what they're looking for based on the incorrect letter that we got previous to that. We won't be building a bus route for them, because we don't have any property offsite to be able to do that. We can get in touch with them and work with the school district on coming to some understanding of what they're looking for. **C/Gealy**: I did not understand the conversation about landscaping and common lots. **Josh Beach**: We own a section of property on the west side of Indian Creek, is that what you're referring to in terms of landscaping? **C/Gealy**: Would that be left undeveloped? **Josh Beach**: At this point, yes. We have been in some discussions at least initially with the City as to whether the parks department would want to do something and partner with us in making that a larger part of open space. As Troy mentioned, the City owns property on that west side. We have no plans for that right now, and it's not to say that we couldn't do something in the future with the City. **C/Young**: I'll open the public testimony at 7:45. **Holly Murray**: Holly Murray, 2327 Rubine Lane. I am one of the houses on the east that backs up to the new development. I actually submitted a safety concern. We will have a shared driveway in our backyard. I am curious to see what they are planning to do there. I did see that there is a 10-foot easement on our back fence. We still don't feel faith, so we want to make sure that barriers or something will be placed to prevent someone from getting into our backyard. We're going to be responsible for our back fence since our HOA isn't responsible. If something can be put there, we'd appreciate it. **C/Young**: Are you referring to the shared driveway on the east side or the one that runs going northbound? **Troy Behunin**: Actually, she lives off of Rubine Lane, which is to the east. She is one of the first two or three houses south of Ardell. There is an emergency only access on the far east cul-de-sac, as soon as there is a secondary access through another one, that EMS will go away. This will not be a permanent access. **Holly Murray**: There is an actual shared driveway with four homes, and this is our backyard. We're neutral, because we know that new development happens. We would love to oppose it, but that sums it up for me. We appreciate you making the effort to keep us safe. **Steven Alpha**: Steven Alpha, I live at 2247 North Rubine Lane, when I moved to my home five years ago, there was no Navy Street. There was no Crimson Point No. 6. Now there's a high volume that uses Navy Street to come to Rubine to get to Ardell to get to Crenshaw to the school or to leave our subdivision. There's a lot of traffic trying to get out onto Ten Mile Road off of Ardell now already. If this project is approved, there will be an additional approximately 60 to 80 more cars twice a day coming from Thistle to Navy to Rubine to Ardell until this other project is approved down the road. I have seven grandchildren and when they're not at my home, we have at least double the number of neighborhood kids. People speed down Rubine now. If you start adding that much more traffic, turning the corners, you have young people that are doing that at high rates of speed that creates a hassle for the children. It's a hindrance. I'm opposed to this project, because the volume of traffic will just continue to increase. A lot of the people that are adding into the sections of Crimson Point No. 6 are all coming down those back streets. They've got Navy to Rubine to Ardell. Very few people are going out the back side of the subdivision, because that road is horrible. That corner there is horrible. Anyway, that's the reason for my opposition to this project. The extra volume of traffic on Navy Street would be a major hindrance to the homeowners with all these young children there in that area right there. Of the four houses across there, each one has children. The houses on the corner of Rubine and Mahone have children. It's just impacting the volume of people that will be turned up and down that street. Thank you. **Jeff Carter**: Jeff Carter, 3002 West Navy Street. My home backs up to this project. I'm the third house from the west end of Main Street. I just want to put it out there that I'm really tired of builders giving plans that are packing houses. Nobody is really responsible for making our community grow. I would like to know that developers

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and builders have some responsibility, some impact fee that will help with our public schools. Right now, it seems like once we solve a problem with our public schools, we are already overcrowding what we can do with the limits and bonds that we have to improve. We have to improve new schools, step inside. We see a constant perpetual restructuring of school zones and trying to figure out bus schedules. This community needs its space, and the space it has is already tightened in the neighborhoods will impact traffic and some home value. Forget about the fact that this is 8.5 square acres that we're looking at. We're only talking about developing 6.5 acres of usable when you do the math, what's an acceptable space? Is it R-20, R-12, R-8? Redo the math and think about what we're actually putting on 6.5 acres. That two acres will not even be used. As it was mentioned, I live on Navy Street and when you count the number of homes that are on that street alone, the traffic will have to reroute and construction that has to go there before that. It is going to increase the traffic over three times on my street. I live in a single-level home and I will soon see two-story homes behind my house. These lots are so narrow, they're narrower than they are tall. I am going to end up with three new backyard neighbors to my one piece of property. It is not the Idaho dream to own a little piece of land. We all want some space. The east-to-west fence are going to end up with homes that have to share driveways, that was pointed out. There's no access to Ardell, take out the bollards and put a street through there. It doesn't have to have 33 homes on it. That's just what the developer wants, because it's a money-maker. We shouldn't be building homes based on the developer's mentality of if you build it, they will come. If I can just say one more thing, please consider building more commercial establishments, businesses, bring jobs to Kuna before we bring more homes and more population. **Scott Scally:** Scott Scally, 2270 North Rubine Lane. I am the house on the corner of Rubine and Mariben Drive. My opposition to the project is to the Ardell Road not going into that subdivision. As you can see, there are at least four intersections once you get into our subdivision there. There are at least 15 to 20 kids, age 14 and below. 99 percent of them are all friends, they've all grown up together. They literally play all the time, there's balls that run into the street. There's bicyclists and vehicles will come up Ardell Road at a high rate of speed. They already do. They will then continue down these roadways and create a significant hazard to our resident. I understand that ACHD said they think it's the right thing to do, because they don't want to punch through. I don't think anyone ever expected them to punch through Indian Creek. I don't understand, I guess it is because they don't live there, why we can't extend Ardell into the subdivision. We'll have an additional 70 vehicles twice a day driving through this area. I understand that it's going to be docked to another subdivision. That subdivision will cut out half a mile to the north and I guarantee you the people in the subdivision to the north of that are just on the border are not going to go to Hubbard to go out. They're going to come out through that subdivision into our subdivision. I'm probably not saying what I need to say, but the traffic safety is a very significant factor for me. This drainage ditch here off of Ardell and Rubine is a very common snow sledding area for the entire subdivision. Anytime there's a snow there, a snow day could have 50 to 100 kids that come all the way from over there. Adding that traffic, I would ask how to figure out how to get Ardell Road to punch into that subdivision so that there would be a safer access to that. I am on the HOA board, I'm not speaking on behalf of the board, because I don't think I can do that. I don't know if this is the right person to ask, but I do have a question about which HOA would be involved with this road. **C/Young:** I'm sure the applicant can answer that for you, and as a Commissioner for the City, we don't create or manage HOAs, it's a civil matter so that's not something we handle. **Scott Scally:** I was asking so that we could get the information to go back to people who are looking to annex into ours. **Jason Kotter:** Jason Kotter, 2240 North Glacier Blue Road. I echo the same concern as my other neighbors, I'm not opposed to the development because that's one thing that we cannot prevent. I would like to ask that we have a good safe means of getting those people to their home without impacting our neighborhood. Thank goodness I don't live directly on Navy, but I live close enough that I'm concerned about the safety of my children and their friends that play in that area. Also, I'm concerned about the number of homes, 33 homes will add maybe 70 extra cars not counting the teenage drivers that live in those homes too. All speeds are extremely excessive already. Maybe with the floating traffic and construction and the people that live amongst the neighborhood. I'm concerned about the smaller homes, usually smaller homes yield rentals. Usually rental people don't care about the neighborhood as much as owners would. Also, what is the plan for the future growth? I know the developer mentioned that they don't own the land north of that. I'm assuming whoever does is planning making a better exit for those 33 homes as Mr. Scally mentioned most

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likely they will just continue up Navy. This could be a permanent burden for the neighbors that live in there. **Tara Martinez:** I live at 1971 North Maroon Ave. I don't even think this project should be considered until another road is made for this community. Ardell is a pretty busy road. Coming into our community by several streets to get to a completely separate community by a different developer is only fair to the people that already lived in that community. The traffic is already not great between Ardell and Ten Mile. If you go out Ardell to get to Ten Mile, you already have for several cars in the morning. Adding more cars to that area is not going to benefit this community at all. There are a lot of kids in this neighborhood, having more kids playing in that area while more cars are coming up and down the hill. We already have another community within Crimson Point, and it has not been a great relationship that I am aware of. Building another community inside of our community just creates more tension within the community, because we have all these different HOAs. There are all these different rules they're trying to get everyone to abide by. Crimson Point Elementary is already a very packed school, and they just approved around 50 homes. I'm not sure where those kids are going to go. I definitely don't know where these kids are going to go. All of that together, I just don't think this is very good project. Thank you. **Kevin Johnson:** Kevin Johnson, 2958 West Navy Street, I'm the fifth house from the west. The concerns I have is the traffic and safety. I have two little children, one just turned three next week, one is six months old. There are two kids on our right and four kids on our left. There are several across the street as well. They get to play on the sidewalk, they go to each other's house. Now adding 33 homes and six common lots will add at least 70 more vehicles coming through. There are no speed bumps, no way to mitigate the speed to protect the children. I can't be there all the time to protect the kids. It falls on us to protect these children. The other thing that I think several of you have also mentioned, I don't think anyone planned on having Ardell cross over Indian Creek and go over the tracks to Black Cat. Rather, they were just looking to have a secondary access through Ardell just into the community and terminate wherever it's feasible. This could relieve some pressure off of the already crowded adjusted streets for the children as well. The only other concern I have is about these other new homes, the 57 homes from the previous case. Then approving these 33 additional homes. For the new homes, that's the concern we have. What's going to protect our children? **Josh Beach:** Josh Beach, 4824 W Fairview Avenue. To go through the list of comments from the neighbors, I heard a discussion about safety and making sure that children are safe playing outside. I am sensitive to that, because I have a seven-year-old and a four-year-old myself. I make sure they're safe when they're on the sidewalk. There will be an increase in traffic in the neighborhood. That's just the way that works when you have a residential subdivision. Traffic does increase. We rely on the highway district to give us the information as far as whether or not the existing roads have met capacity. If you look at the ACHD staff report, all of the information provided shows that all of the roads are well within the capacity range to handle the trips that the subdivision will be providing or the vehicles that will be passing through the subdivision. I understand the concerns, I don't live in the area so I'm not sure if there of lots of folks speeding down Ardell. I know that the Kuna Police Department would definitely be the ones to handle those types of concerns, There was some discussion about the size of the lots. My perspective is a little different than most of the folks in Kuna, I didn't grow up in the country. The smallest lot we have in the subdivision is 6300 square feet, which could be seen as small depending on your perspective. The largest is about 9400 square feet. The minimum lot width is one lot, and it's about 47 feet. These lots are generally about 50 feet wide and some 120-130 feet deep. The building area is about 4,000 square feet including the setbacks in the rear, front and the sides. You can fit a fairly decent-sized house in there. That's not to say that these homes will all be two-story, but some of them will be, some will be single-story. I have a builder picked out, so I don't know exactly what is going to be his style. Generally, those are between 1,800 to 2,600 square feet in size. The next one was a discussion about uncontrolled intersections. ACHD will review the traffic studies and determine whether or not traffic control is needed. Whether that be a stop sign, street light, that's on their per view. We've moved onto the next step, pulling from one of the residents, Ardell Road does have about 20 feet of right-of-way. The highway district requires 50 feet in order to build what they call a complete road section. The asphalt, curb, gutter, and sidewalk are about 28 feet, so even if we wanted to build a road coming from Ardell, it's just not possible. We don't own that property. There isn't enough right-of-way already dedicated there to make that work. The appetite from ACHD isn't there either. Regarding HOAs, we will have our own HOA, so we're not asking Crimson Point to include this property into their existing HOA. **C/Young:** Regarding

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the future development to the north, that's nothing that you can really speak to, because it's not your development. **Josh Beach:** We don't know much about it, but we have worked a little bit with that developer in aligning our stub street with his to make sure it lines up. Other than that, I don't know what his timing is for construction or anything like that. **C/Young:** I'll close the public testimony at 8:15. We will now have our discussion. **C/Gealy:** I am concerned about the lot size and the open space. I appreciate that there is a significant amount of open space along the creek and across the creek, but it seems that there's a higher density of actual housing in the development part than warranted given the existing neighborhood and the location. You can sometimes make an argument that it's closer to a collector, it's on a busy street, it's closer to downtown. There may be a need for mitigating circumstances to argue in favor of a higher density. I don't see that in this location. I don't really understand why it's not an R-3 or R-4 in the surrounding area. I do appreciate the significant open space that's being provided. I agree with the neighbors, I don't understand why there's not additional access to this development from Ardell. If there's space for a 45-foot cul-de-sac, I don't understand why there's not space for an extension. Those are my concerns. **C/Laraway:** The ACHD report says that Ardell Road will not be required to be extended. In other words, it could be. I understand that it's a 45-foot turnaround, I just think the configuration of this, forcing everybody out and back around through the neighborhood when you're 50 feet from Ardell, doesn't make sense. Why not use Ardell? ACHD has the bigger stick so I get it, but we're left with these homes shuffling this traffic down onto Navy Street and I feel for the neighbors. Chances are that when Navy Street was being built, the neighbors were thinking that traffic is going to be a problem. It's a perpetuating thing to me, I didn't go to college for that stuff. Regarding the free space across the creek, I understand that we're offering this great travel experience. I realize people can go down the road to the creek and cross it with a foot path, but kids are going to be kids. They're going to try to cross the creek. That's not the best open space in my opinion. Those are my two biggest concerns, and I don't know how to fix it. I realize the developer is trying to do the best they can with what they're dealt, but it just doesn't make sense. **Josh Beach:** Josh Beach, 4824 West Fairview Avenue. **C/Young:** With respect to connection to Ardell, in lieu of the cul-de-sac, has there been thought to putting in some angled connection to hit Ardell at the northeast corner to give more ebb and flow for both ends of the subdivision. No, specifically because in discussions that we had with the highway district, they don't want to have that road go through. **C/Young:** I misspoke, not to extend Ardell, but to have one of your new streets connect to Ardell at the northeast corner where it exists currently. **Josh Beach:** You're saying not connected, correct? **C/Young:** I'm saying, how much effort has been put to extending your new section of Ardell instead of a cul-de-sac on the east corner or east end of the subdivision to the northeast corner to connect to Ardell? I'm not saying extending the one on the north property line, I'm saying drop down into your subdivision. **Josh Beach:** You're asking if we have made any effort to connect our Ardell with the existing Ardell at the northeast corner of our property. **C/Young:** Correct. **Josh Beach:** No, we haven't. The initial discussion with both the City and the highway district is that they don't want it to connect, so we didn't push to connect. If it meets the ordinances and requirements of the highway district without connecting to Ardell, then there's no space. It's not that we wouldn't if we were required to, but specifically the staff report from the highway district says to terminate Ardell Road in a cul-de-sac. There's no space for it. If you look at the property in Crimson Point that is not quite on the northeast corner, but just south of that common lot that's there, that is in conjunction with some large irrigation facility that is on the northern property. We don't control that property or the common lot that's there that we would need to facilitate the space required to connect. **C/Laraway:** You're saying ACHD says no, but the report says may not be required. **Josh Beach:** The actual condition of approval says to terminate Ardell Road in a cul-de-sac turnaround. **C/Laraway:** Technically you are extending it, so my point is that instead of that cul-de-sac at the end, you could get rid of one street at the very west end. That way, you could move it to that other end, so you're not really losing a lot. **Josh Beach:** Are you talking about Thistle? **C/Laraway:** Yes, to eliminate that street, that entrance, couldn't you just move it down here and have access to Ardell? **Josh Beach:** Where there is a stub street, which there is at Thistle, the highway district requires us to connect to that. We don't have a choice. When there's a stub street to the property, we have to connect to it. **C/Laraway:** The access that goes from your Ardell north to that unknown subdivision they haven't developed yet, they require that too? **Josh Beach:** They require us to connect to adjacent parcels, absolutely. **C/Laraway:** They won't let you connect at the end of the cul-de-sac, though? **Josh Beach:** They

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won't. Are you talking about the far eastern property line? **C/Laraway:** If ACHD is requiring you to have that entrance that goes to the north in the middle of your Ardell, why couldn't you move it down to the eastern end, still have access to that new subdivision when it comes in, and still have access to Ardell? **Josh Beach:** Sure, and maybe Troy can discuss a little bit more too, there's been some interesting happenings with the Arroyo Indio Subdivision to the north. I know they own a weird piece of property. I can show you on my computer, but I don't know if that's kosher. We've got the information here for their subdivision, which shows that they own a piece of property that will come from Ardell and go north to touch their eastern boundary in place of an Ardell. The highway district is already in process to make something like that happen. The whole plan is to not connect our Ardell and have our stub street head to the north, then have another stub street kind of on the southeast corner of that property that will then come down to Ardell. That's part of the plan right now, I'm not sure why other than there's not enough right of way, there's not enough space right now between the common lot and the irrigation facility. There's not enough right of way dedicated in order to facilitate a public street right there. Even if we push our stub street over to the side, that boundary, the highway district doesn't want Ardell to be there. I have not been per view to those discussions as to why, other than that they don't Ardell to go over the bridge and railroad tracks. **C/Laraway:** In understand that the way they're making it sound is, if you don't do it this way, you're landlocked? **Josh Beach:** If we don't connect to Thistle? **C/Laraway:** If you do it the way you have it developed, right here, hypothetically you're landlocked. There's no access to your development, correct? **Josh Beach:** Except for from Thistle, correct. **C/Young:** I'm kind of with you, John, I see ten pounds of stuff in a five-pound space. As far as R-8 districts go, the thought is there. If we have to go to shared driveways to make your subdivision work, then it needs to reworked. It's not part of a planned use development or something. I'm not necessarily against R-8, but I think that the configuration that I see here is too dense, and you're trying to squeeze too much into the property and too much into the shared driveway. I think the biggest thing is trying to squeeze those additional lots with shared driveways. It's too dense for where it is and what's going on. If you happen to get the shared driveways, and you're not in a planned use development, to me you're just trying too hard. I understand making money, but at the same time I think it will cause too much congestion. **C/Gealy:** The annexation application is to annex with the R-8 zoning. **C/Young:** I could ask the applicant if as far as the annexation goes, would they be willing to come in under a less dense zone? **Josh Beach:** Josh Beach, 4824 West Fairview Avenue. We're not 100 percent committed to the R-8 zoning district as was mentioned, it's more for the lot sizes and setback requirements. As you talking about that and discussing that, I pulled up the requirements again for what we're looking for as far as frontage requirements and understanding that when we initially spoke with staff, they were a little flexible on those types of things. We encourage creativity in the design of its subdivisions, so and as was mentioned, there's several other zoning designations that are in the area. I think that we could fit in another zoning designation, but that doesn't necessarily change what the density would be. It would just be the zoning designation that we're calling ourselves. I guess that goes both ways, right. Technically, right now we have the majority of our lots at 50 feet wide. That meets the R-6 standards as well. It would not meet the R-4 standards, those are at 66 feet. Our smallest is about 47, which would still meet the R-6 standards as far as frontage goes, so if the Commission wants to recommend that we go for R-6 and comply with those standards, I don't see a huge issue with that. Again, I'm not sure what we're trying to achieve by doing that. **C/Young:** I'm trying to find a way to allow these to develop, but for me, without shared driveways, it's an issue. There are other avenues for shared driveways through land use development, but in a standard subdivision, I for one don't like that. I get that if it was a planned use development, you could say that you have all this open space over here. When it's the creek, it's not like there's a two-acre park over here. It's just a great view. **Josh Beach:** It's a tough piece. **C/Young:** I understand it's a hard parcel on your side as well, it's just that for me the shared driveways are the biggest thing. It just adds to the congestion. Trying to fit those extra couple lots in is adding more congestion and traffic problems for me. Making it a less dense subdivision was my request, and it sounds like you're maybe open to that. **Josh Beach:** As you mentioned, we would comply with the R-6 standards, but that still fits within the Comp Plan designation of medium. Even if we could rezone to R-6, the density of the project wouldn't necessarily be affected. We'd still have the same number of lots, but they would just be zoned as R-6. Rezoning this would not require us to lose any lots. **C/Young:** It's more to me about looking at the plat itself, a common driveway would be nice, but there's other things that we'd

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look for to make it something else. As an R-8 or R-6 or R-4, one-acre lots, driveways like this with four homes sharing the same driveway, I don't think it's appropriate. I guess I was asking if we potentially approve a rezone to a different annexation with a different zone. If not, we could recommend denial of the application to Council and start over. At the same time, there's a lot of time and effort that's gone into this. I guess what I'm asking is if we can recommend approval to Council with an R-6 zone. Then, as far as a recommendation, it would be for denial of the existing preliminary plat based on the layout and the potential traffic problems and the density that is in there. **C/Gealy:** I think that we wanted to see something with less density, keeping with the surrounding community. We would like to see another take on the access, coming back to ACHD and saying that this isn't making any sense to us. The Planning and Zoning Commission doesn't understand why this access was here. We haven't talked about it very much, but I'm concerned about this pathways plan. This shows two pathways through this little parcel here. If we just throw that out, where's all the access going to be to this wonderful greenbelt on the creek. Those are the three concerns that I have. We can't deny it, but we can recommend to City Council that they deny it. **C/Young:** To me, it's density and traffic, just the way it's laid out. Traffic and shared driveways are my concerns. **C/Gealy:** I'm going to ask staff a direct question. Do you feel that we have explained the reason we would recommend a denial, or do you feel like we need to go further with that explanation? **Troy Behunin:** The concerns about the driveway, I don't know that those would be valid. It sounds more like an "I don't like this." You need a reason. **C/Laraway:** How can the open space not be contiguous with the property? **Troy Behunin:** The open space touches the property. **C/Laraway:** There is no access to the property, though. **Troy Behunin:** Absolutely, there is, on the east side of the creek. **C/Laraway:** You have to leave to go across City property to get to it. **Troy Behunin:** Then, how many bridges do we build up and down Crimson Point lot 29, where the 29 acres are. We only have one footbridge there now. Are you suggesting that we go back and require that they put in ten more footbridges? **C/Laraway:** Do you think that it's appropriate open space? **Troy Behunin:** On a challenging piece like this, yes it's appropriate. They will have a foot path on the east side of the creek, in between the homes and the creek that connects to future pathway also on the east side that's directly south of them that leads to the footbridge. How many footbridges do we need? **C/Laraway:** The open space doesn't count, the Ardell we can't use because ACHD said no, shared driveways aren't a big issue. **Troy Behunin:** The thing with Ardell is, where Rubine is right now, there is dedicated right-of-way right now on another piece of property so that when the property to the north of it, which is ahead of this project actually, it's already been approved by ACHD in December of 2018 or January of this year, they've already set their connection to this property from the north. They are also providing a continuous road from that connection to Ardell through their subdivision. This property is actually already designed to something that's already been approved. **C/Laraway:** The big subdivision to the north already gives access to Ardell, but this one can't? **Troy Behunin:** There's no need to, because they've already got an approved access for the property to the north. **C/Gealy:** You'll have to figure out a way to get the subdivision to the north as an exhibit for the record. **C/Laraway:** Somewhere down the line, six months, nine months, whenever the status is going to be functional, traffic will leave your Ardell and go north and come out of that subdivision to the north? **Josh Beach:** That's correct. I'm not sure what the timing is, but that is what will be constructed. I'm not with ACHD, but I kind of understand why they don't want both of them to connect within 50 feet of each other. That's already in the works, that's already been approved. That property to the east of Arroyo Indio, they've already figured out a way to dedicate right-of-way to connect to their where their stub street and their east boundary will be. It's going to be an easy out for folks in the subdivision that we're proposing, to get out to Ardell. In theory, that's a lot easier of a trip. **C/Laraway:** That's the common sense I see, eventually, that's why I wanted to see that information. Chances are, most of your subdivision is going to leave out on the north and use that other subdivision to get through. **Josh Beach:** Correct. **Troy Behunin:** It is well within your right to table this until you get further clarification from ACHD. They have already made a decision on a piece of property that impacts this property. It is actually the third one in line, it's not the second one. But it is well within your right to table this until you get further clarification from ACHD. That way, you're not rendering a decision. That way, you don't have to worry about stepping into is this how and why and what.

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Commissioner Gealy motions to table Case No. 19-08-AN, 19-04-S and 19-19-DR until we get further information from ACHD on the traffic in the area; Commissioner Laraway seconds, all aye and motion carried 2-0.

Josh Beach: I'd like to know the wording of the specific question you're looking for. Right now, it sounds pretty general. When you say traffic in the area, are you asking to know the timing of certain things? **C/Gealy:** I would like to know that this subdivision has other access to Ardell than what we're seeing on this. **C/Young:** A confirmation from ACHD, then? **C/Gealy:** Yes, on how they see the connectivity from this subdivision to the north and the proposed subdivision to the south. **Josh Beach:** You're seeking firm information as to Arroyo Indio, how that's connecting to Ardell, what's been approved. **C/Gealy:** Correct. **Troy Behunin:** We will need a new motion with that information. **C/Gealy:** I can't amend my old motion. **Josh Beach:** We can do that as quickly as you'd like. **C/Gealy:** Would two weeks be sufficient time? **Josh Beach:** Absolutely.

Commissioner Gealy motions to withdraw my previous motion; Commissioner Laraway seconds, all aye and motion carried 2-0.

Commissioner Gealy motions to seek clarification from ACHD regarding connectivity to the existing subdivision to the south as opposed to the subdivision to the north, and table Case No. 19-08-AN, 19-04-S and 19-19-DR to September 10, 2019 pending the information from ACHD.

19-04-ZC (Rezone) – Kuna Rural Fire District; On behalf of Cloverdale Ranch (owner), the Kuna Rural Fire District is requesting to rezone approximately 1.63 acres from an "A" (Agriculture) zoning district classification to a "P" (Public) zoning district classification. The subject site is located at the southwest corner of South Cloverdale Road and East Kuna Road, Kuna, ID 83634 (APN: S1428111010).

Jace Hellman: Jace Hellman, Planner II, 751 West Fourth Street, Kuna, ID 83634. The application before you this evening is for the rezone located adjacent to the southwest corner South Cloverdale Road and East Kuna Road from it's current zoning classification of agricultural to public. There are no plans at this time to develop anything on the site. From what I understand, it's the Kuna Fire District's wish to get it rezoned for the potential of developing something in the future on it. The applicant's proposed zoning is compliant with the comprehensive plan and future land use map. Staff has determined that this rezone is compliant with Kuna City Code. I'll stand for any questions you may have. **Phil Roberts:** Phil Roberts, Kuna Fire Chief, Kuna Fire Department, 16378 North Franklin, Nampa, ID. The plan for this property is to get a rezone for future use. The only use that we would use for that is a future development for firemen. With the city planning and some of the commercial development that's going out in this area or is planned for this area but hasn't quite gotten to a development point. We want to secure some land for future sites for the Fire District. Right now, we don't have a plan to meet this need. The way the property is being developed and sold in this area as you have seen with the last two applicants is that we need to secure some piece of property in the future. Right now, there's no plan for the size of the fire station. It would just be to secure the lot. **C/Gealy:** I saw in the application that the property that is further out from Kuna Road and Five Mile was sold. **Phil Roberts:** Yes. An existing fire station that was there was determined prior to my employment with Kuna Fire, and that was by the past chief and the past commissioners. That site was not in the specific perfect location, and the building on that was undersized. **C/Young:** I'll open the public testimony at 8:55. **Cheryl Gerla:** My name is Cheryl Gerla, I live at 13340 South Cloverdale. My house is the one directly across from the proposed rezoned area. I came tonight just to hear what the plan was. We did get the brochure, invitation for this. We moved out to this property three years ago. My house sits at an angle that will look directly at whatever they put on this property. Right now, I have a view of the mountains and pastures and everything. Every time I look out my front window, I imagine this fire station. Although, I know they are important for the community. We lived in the West Bench in Boise near a fire station. We heard the noise, the alarms, the activity. We moved out here to get away from that. It just breaks my heart to think about this building going in across the street. This will change the way I feel about the area. I know

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progress happens, so I object to the rezoning just for the record. It's mostly emotional, but I just wanted to share that. **Phil Roberts:** We will address those concerns with design. With our future plan, this will be three to four years down the road. The other thing that we've determined over time is that we don't start out our engines initially when we know there are concerns. We will go down the road and then turn on our sirens and blinds. We are cognizant to neighborhoods and ask that denser areas come up as indicated. The other is that we would take her view into account, we'll try to make every accommodation when and if this ever developed. Right now, we just plan on securing the property for potential. We can't even guarantee that we'll build. We just need to secure some property on Cloverdale. We have CS Beef and some others. Kuna Mora Road is becoming more active. We've had three fires out there already this year. One of them was a 350-acre fire. Vegetation went out by the correctional facility. We have a need, and one of the future plans for this site, not to linger the conversation, but it's a more rural station that will not be staffed 24/7. Those plans are varying. We are working on what those phases will be, but we are sympathetic to the needs of the community. **C/Gealy:** When we actually come up with a plan for construction, that there will be another public hearing for design review. **Jace Hellman:** Commissioner Gealy, there will be a design review, not necessarily a public hearing. It will be a public meeting, which means we won't have public testimony for it. However, there will be an active application that people can view. I'm sure the fire district would be willing to work with people, not to mention they are going to be required to move improve the roadway, which you can see in the staff report. Sunbeam is actually to the south once it develops. There will also be landscape buffers, everything like that to buffer the use as well. As far as development purposes, unless they came back to plat it for some reason, there would be nothing but design review left at this point. **C/Gealy:** Would neighbors be notified? **Jace Hellman:** Not for a design review. We can encourage them to talk with the neighbors before they build, but they're not required to. I'll close the public testimony at 9:02. **C/Young:** Knowing what the future growth is going to be like out that way with Falcon Crest and the more interesting industrial areas, I think it's great that the City is trying to be proactive and find sites for the growth instead of being behind the curve brush. **C/Gealy:** I appreciate the fire district being willing to work with the neighbors.

Commissioner Laraway motions to recommend approval of Case No. 19-04-ZC with the conditions as outlined in the staff report; Commissioner Gealy seconds, all aye and motion carried 2-0.

Troy Behunin: For Indian Creek Subdivision, it was tabled, it needs to be continued. We will still hold the meeting on the tenth, but I need the motion to be modified to say continue rather than tabled.

Commissioner Gealy motions to seek clarification from ACHD regarding connectivity to the existing subdivision to the south as opposed to the subdivision to the north, and continue Case No. 19-08-AN, 19-04-S and 19-19-DR on September 10, 2019 pending the information from ACHD.

3. COMMISSION REPORTS

4. ADJOURNMENT

Commissioner Hennis motions to adjourn; Commissioner Damron Seconds, all aye and motion carried 2-0.

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Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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



City of Kuna

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P & Z Findings of Fact & Conclusions of Law

To: Planning and Zoning Commission

Case Numbers: 19-03-ZC (Rezone), 19-05-S (Subdivision):
Athleta Subdivision

Location: Northwest Corner (NWC) of Ten Mile and Crenshaw Street, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: August 27, 2019

Findings of Fact: *September 10, 2019*

Representative: **WHPacific**
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jsuggs@whpacific.com

Owner: **Epic Development Idaho, LLC**
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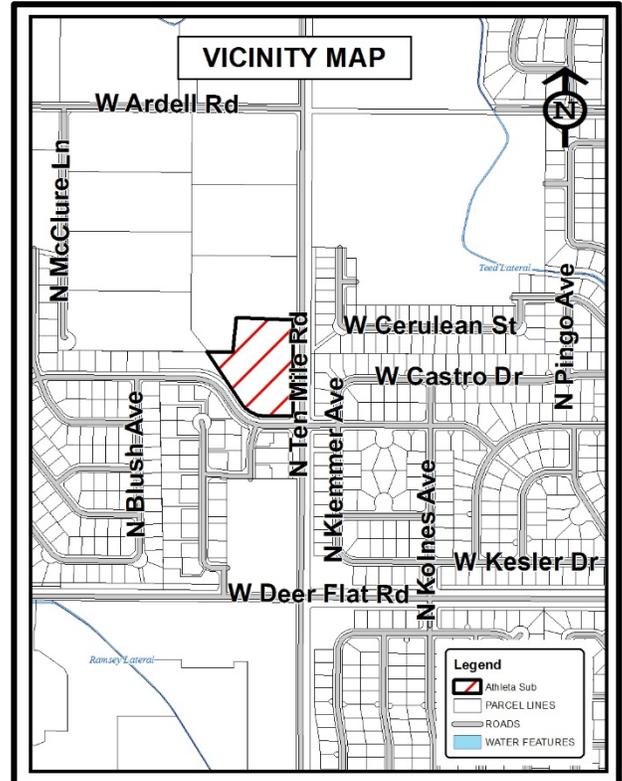


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A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that rezones and subdivision applications are designated as *public hearings*, with the Planning and Zoning Commission as the recommending body, and the City Council as the decision-making body.
2. These land use applications were given proper public notice and have followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).

a. Notifications

- | | |
|-------------------------|--|
| i. Neighborhood Meeting | April 23, 2019 (Five persons attended) |
| ii. Agencies | July 17, 2019 |

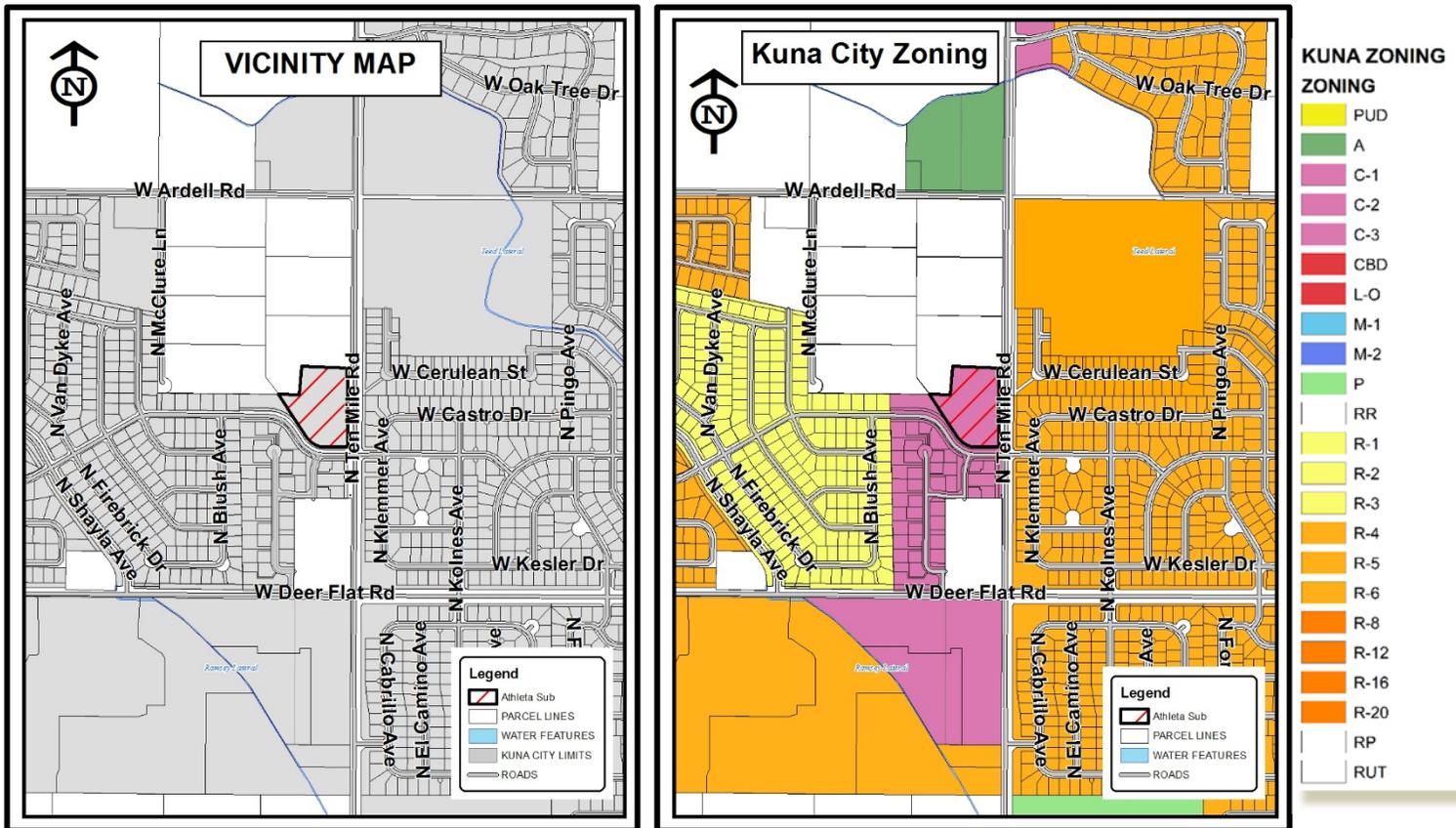
- iii. 400' Property Owners
- iv. Kuna, Melba Newspaper
- v. Site Posted

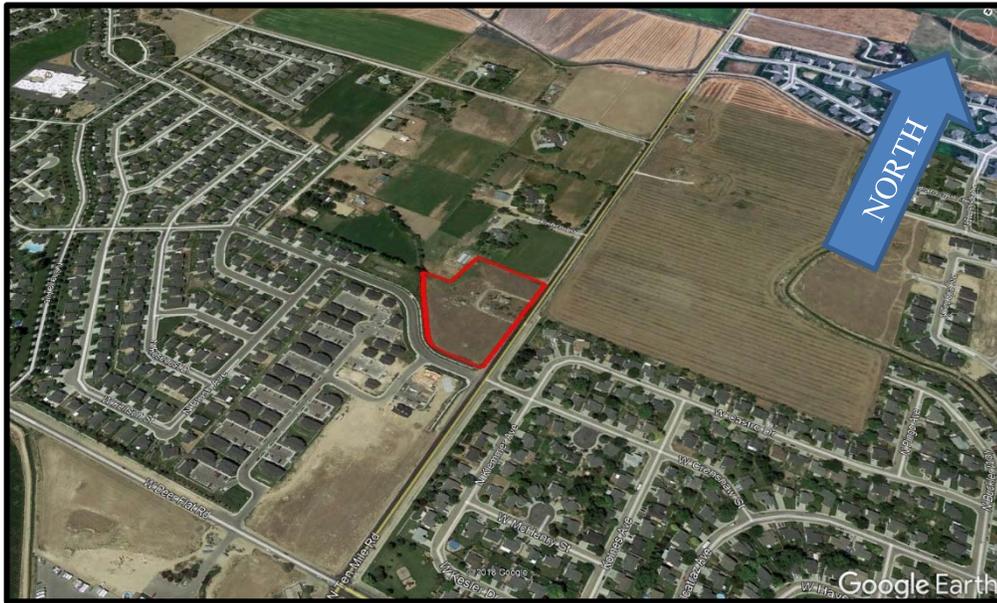
- August 15, 2019
- August 7, 2019
- August 16, 2019

B. Applicant Request:

1. The applicant, Epic Development Idaho, LLC, requests to rezone approximately 4.11 acres in Kuna City from C-1 (Neighborhood Commercial) to R-20, (High Density Residential [HDR]) zone; and to subdivide the approx. 4.11 acres into 63 total lots (Home lots & Common lots) and have reserved the name *Athleta Subdivision*. A Design Review application for the common areas & buffer landscaping preceded this application (19-05-DR). The site is near the northwest Corner of Ten Mile Rd. and Crenshaw Street, Kuna, Idaho; In Section 15, T 2N, R 1W, APN #: S1315449223.

C. Exhibit Maps:



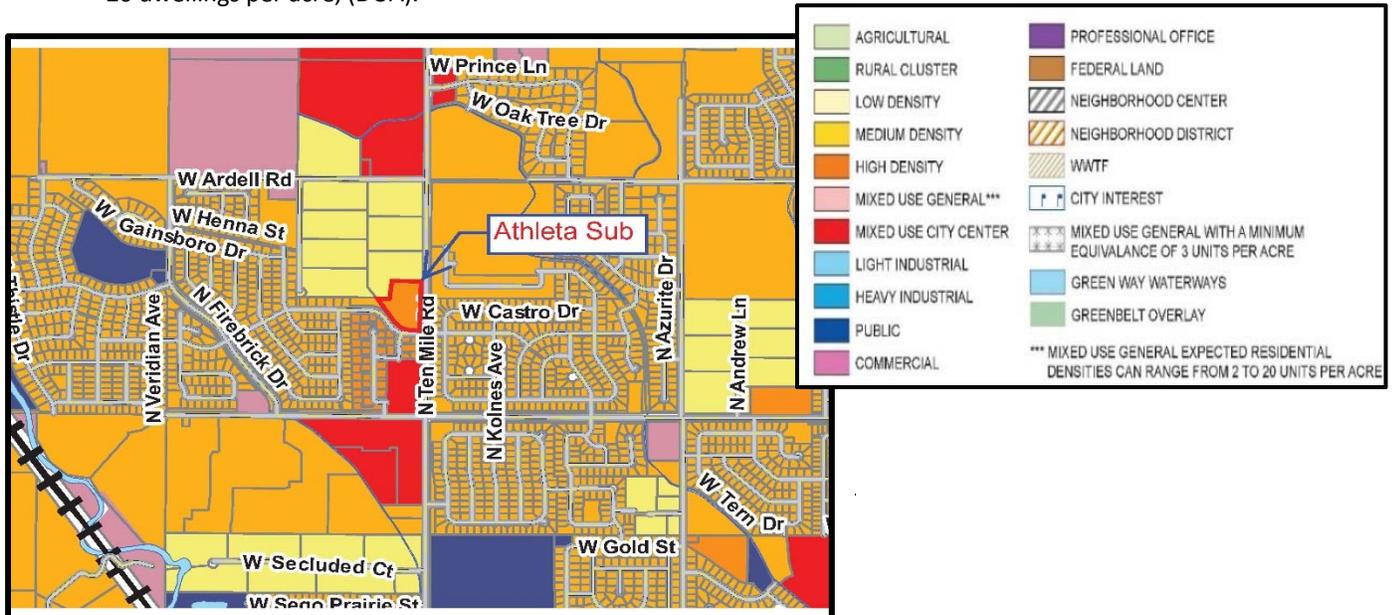


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D. History: The subject site is approximately 4.11 acres in size and is currently zoned C-1 (Neighborhood Commercial) and in Kuna City limits. The subject site has historically been used for a single family residence.

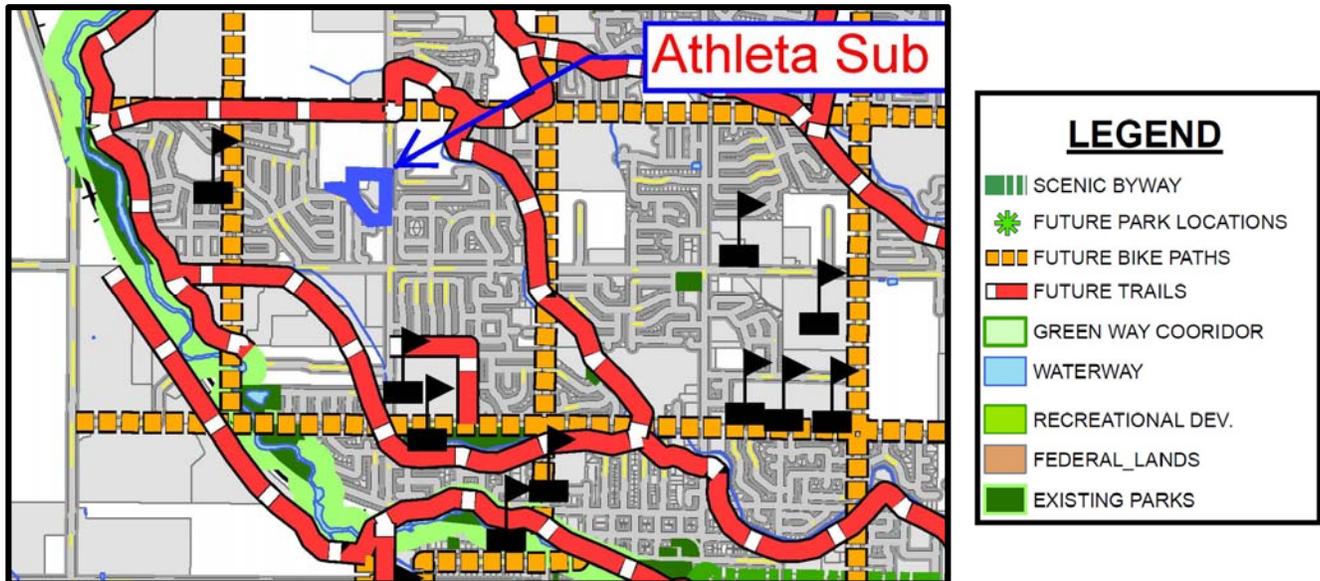
E. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The FLUM identifies the approximately 4.11-acre site as High Density Residential, or 8 – 20 dwellings per acre, (DUA).



2. **Kuna Recreation and Pathways Master Plan Map:**

The Kuna Recreation and the Master Pathways Plan maps do not identify a future park, bike or walking /path trail near the subject property. Although the applicant has proposed several internal pathways for residents.



3. **Surrounding Existing Land Uses and Zoning Designations:**

North	RUT	Rural Urban Transition – Ada County
South	C-1	Neighborhood Commercial - KUNA CITY
East	R-6	Medium Density Residential - KUNA CITY
West	C-1, R-3 RUT	Commercial, Low Density Residential – KUNA CITY AND Rural Urban Transition – Ada County

4. **Parcel Sizes, Current Zoning, Parcel Numbers:**

Property Owner	Parcel Size	Current Zone	Parcel Number
Epic Development	Approx. 4.11 ac.	C-1; Commercial	S1315449223

5. **Services:**

Sanitary Sewer– City of Kuna	Fire Protection – Kuna Rural Fire District (KRFD)
Potable Water – City of Kuna	Police Protection – Kuna City Police (ACSO)
Irrigation District – Boise-Kuna Irrigation District	Sanitation Services – J & M Sanitation
Pressure Irrigation–Kuna Municipal Irr. System (KMIS)	

6. **Existing Structures, Vegetation and Natural Features:** Currently there is a residence on the parcel, with approximately two other out-buildings, with agriculture uses on site. This parcel is generally flat and on-site vegetation is consistent with typical residence and agricultural fields.

Transportation / Connectivity: The site has limited frontage along Ten Mile Road. Applicant shall work with the City and ACHD to place a Ten Mile Road connection as far north as possible to serve the connection/traffic needs of the site. Applicant shall satisfy Kuna City and ACHD’s requirements for roadway improvements, including road widening and vertical/ rolled curb, gutter and sidewalks appropriately. Applicant attempted to gain access to Crenshaw Street across Lot 17, Block 25 in Crimson Point No. 5, however the Homeowners

Association denied the applicants access. The Applicant shall work with the Emergency Medical Services (EMS) to provide emergency access in the southeast part of the site as shown on their preliminary plat dated 6.12.2019 and at proper widths and a surface approved by the KRFD.

7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.
8. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:
 - City Engineer (Paul Stevens) Exhibit B-1
 - Ada County Highway District (ACHD) Exhibit B-2
 - Boise Project Board of Control Exhibit B-3
 - Central District Health Department (CDHD) Exhibit B-4
 - COMPASS Exhibit B-5
 - Department of Environmental Quality (DEQ) Exhibit B-6
 - Idaho Transportation Department (ITD) Exhibit B-7
 - Kuna School District No. 3 (KSD 3) Exhibit B-8

F. Staff Analysis:

Applicant requests approval to rezone approximately 4.11 acres already in Kuna City limits from C-1 (Neighborhood Commercial) to an R-20 (High Density Residential [HDR]) zone. Applicant proposes to subdivide the approximately 4.11 acres in order to create a 63 total lot subdivision known as *Athleta* Subdivision. Originally, the applicant planned to build 16 separate buildings to house 64 total dwelling units (four-plexes). However, after many meetings with staff, the idea was conceived to create a for-sale subdivision of townhomes. This application is a direct result of the applicant and staff working together to bring a new and unique housing product that does not exist in Kuna at this time.

The applicant proposes to rezone the approximately 4.11 acres from C-1 Commercial to R-20 HDR. The FLUM and the Comprehensive Plan for Kuna identifies this parcel as High Density Residential uses, which equals eight (8) to 20 dwelling units per acre (DUA). This application requests seventeen (17) DUA. Staff views this proposal to be compliant with the FLUM and Comprehensive Plan.

The *Athleta* preliminary plat proposes 57 home lots, 6 common lots (63 total) with a gross density (total property) of 13 DUA and net density (land that can be developed) of 17 DUA including 63,283 square feet of open space (1.45 acres or 35% of the project). The applicant should be conditioned to work with the Public Works department in order to bring utilities to the site in conformance with Kuna's regulations. Public utilities shall be provided at the developers cost, by extending existing utilities/facilities with sufficient sizes. Staff recommends the applicant be conditioned to provide street lights throughout the Sub that comply with KCC for distance, style and wattage, including street lights at all intersections and hydrants. The applicant's proposal is for a new single-family townhome community and features groups of buildings with 4, 5, 6 or 7 attached single-family homes and will be platted as other subdivisions. Front doors will face open spaces to encourage community interaction, and will have alley style driveways behind the units for access. The applicant has proposed significant open spaces (35%), including a large number of pathways, *additional parking*, a pavilion, tot-lot, dog-park and outdoor places for the residents.

The Design Review for this project was approved earlier this spring with application 19-05-DR (Design Review). An HOA will be established for the care and maintenance for the common lots and landscape buffers. Applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping, buildings, street lights and parking lot compliance prior to signature on the final plat or receiving Certificates of Occupancy. It is also noted that any changes to the landscape or street light plans must receive staff approval *prior* to changes being made. At the time of inspections, if field conditions

are different than the approved plans, changes will be required until field conditions are compliant, and will be made at developers' expense.

Staff has determined these applications comply with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan and FLUM; and forwards Case No's 19-03-ZC and 19-05-S, to the Commission with recommended conditions of approval listed in section 'M' of this report.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Subdivision Ordinance Title 6.
3. City of Kuna Comprehensive Plan.
4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.
5. Future Land Use Map.

H. Procedural Background:

On August 27, 2019, the Commission *considered* the Athleta subdivision project, Case No's 19-03-ZC & 19-05-S, including the applications, agency comments, staff's report and public testimony presented or given.

I. Comprehensive Plan Analysis:

The Commission may accept or reject the Comprehensive Plan components, and *have* determined the proposed preliminary plat request for the site *is* consistent with the following Comprehensive Plan components as described below:

The comprehensive plan is a living document, intended for use as a guide to governmental bodies. The plan is not law that must be strictly adhered to in the most stringent sense; it is to be used by public officials to assist their decision making for the City.

2.0 – Property Rights and Summary

Goal 1: 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 evaluate with guidance from the City attorney and the Idaho Attorney General's six criterion established to determine the potential for property "takings".

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.

5.0 Economic Development Goals and Objectives - Summary:

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

Comment: The proposed application complies with the comprehensive plan by providing a unique set and arrangement of lot sizes, sidewalks, pathways and open spaces throughout to meet this goal.

6.0 Land Use Goals and Objectives - Summary:

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

Comment: *The project complies with the land use plan as adopted by the City by incorporating the following; landscape buffers, a pathway/greenbelt, sidewalks, unique/varied housing densities and types and promotes desirable, cohesive community character and a possibility for a quality neighborhood.*

8.0 - Public Services, Facilities and Utilities Goals and Objectives - Summary:

Provide adequate services, facilities, and utilities for all City residents and *annex* contiguous properties who request City services. Ensure that development within Kuna connects into the City's sanitary sewer and potable water systems and continue expansion of the City's sewer systems as resources allow.

Comment: *Kuna has adequate services for this development and the authority to rezone the requested. This application will expand the City's sanitary sewer system, potable water and adds to the pressure irrigation mainline in an orderly fashion and adds amenities and significant open space for its residents.*

9.0 - Transportation Goals and Objectives - Summary:

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

Comment: *The project meets the transportation goals of the City by extending and improving Ten Mile with expanded rights-of-way along its frontage, adding sidewalks for public use and internal roads for transportation connections.*

12.0 - Housing Goals and Objectives - Summary:

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

Comment: *Applicant has proposed 57 total lots which will possibly contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development proposes varied and unique housing types, open spaces, additional parking and amenities, therefore creating a pleasant neighborhood environment.*

13.0 - Community Design Goals and Objectives - Summary:

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

Comment: *The application incorporates sound community design and landscape features to buffer different uses to create a sense of place for the community and will foster neighborhood interactions and activities within its boundary.*

J. Kuna City Code Analysis:

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

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

2. The site is physically suitable for a subdivision.
Comment: *The approx. 4.11 acre subdivision has sufficient size to include a mix of lot sizes, community landscape buffer(s).*

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 is not used as wildlife habitat. Roads, homes and open spaces are planned for construction according the City requirements and best practices. Staff is not aware of any environmental damage or loss of habitat associated with the proposed development.*

4. The rezone and subdivision application *is not* likely to cause adverse public health problems.
Comment: *The rezone of the property follows the zoning designation per Kuna Code 5-13-9. The High density zone requires connection to public sewer and water, therefore eliminating the occurrence of adverse public health problems. Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.*

5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
Comment: *The rezone and subdivision design did consider the location of the property, classified roadways (Ten Mile & Crenshaw) and the system. The subject property can be connected to the City's public sewer, water and pressure irrigation facilities. The adjacent uses are complimentary uses as proposed in the Kuna Comprehensive Plan Future Land Use Map.*

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

K. Recommendation of the Commission:

Based upon the record contained in Case No's 19-03-ZC and 19-05-S including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby recommends *approval of* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 19-03-ZC and 19-05-S a request for rezone and preliminary plat approval by Epic Development Idaho, LLC., with the following conditions of approval:

- *Applicant shall follow the conditions outlined in the staff report;*
- *Applicant work with staff and the neighbors regarding fencing along the boundaries of the proposed subdivision;*
- *Applicant shall work with staff and the neighbors regarding irrigation issues;*
- *Applicant shall work with the Kuna School District to provide a bus shelter based on the number of homes within the subdivision (57);*
- *Applicant shall work with staff to provide a document that notifies future purchasers/home owners that they are buying property adjacent to an active farm.*

L. Conditions of Approval:

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 drainage and grading plans.

- c. 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".
 - d. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - e. 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.
 - f. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
 - g. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
 - h. Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.
 - i. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District,
2. Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.
 3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
 4. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P & Z approval in concert with the prepared construction drawings for the project.
 5. Parking within the site shall comply with KCC 5-9-3.
 6. Fencing within and around the site shall comply with Kuna City standards – KCC 5-5-5- A-J and KCC 6-4-2-E.
 7. A sign permit is required prior to subdivision entrance sign construction and shall comply with KCC 5-10-4. *Monument signs will require a separate design review.*
 8. 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 three days or as the planting season permits as required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.
 9. Submit a petition to the City consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID) prior to requesting final plat signature from the City Engineer.
 10. The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and/or Council, or seek amending them through public hearing processes.
 11. The applicant's proposed preliminary plat (dated 06/12/19) shall be considered a binding site plan, or as modified and approved through the public hearing process.
 12. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
 13. Compliance with all local, state and federal laws is required.



City of Kuna
Planning and Zoning Commission
Findings of Fact and Conclusions of Law

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

M. Based upon the record contained in Case No's 19-03-ZC and 19-05-S, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna City Commission recommends approval of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 19-03-ZC and 19-05-S, a request for a rezone and preliminary plat from Epic Development Idaho, LLC:

1. *The Kuna Commission recommends approval of 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 applications on August 27, 2019, to hear from City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

2. *Based on the evidence contained in Case No's 19-03-ZC and 19-05-S, this proposal generally complies with the Comprehensive Plan and City Code.*

Comment: *The Comp Plan has listed numerous goals for promoting and supporting a diverse and sustainable economy that will allow more Kuna residents to work in their community and encouraging a balance of land uses to ensure that Kuna remains desirable, stable and a self-sufficient community.*

3. *Based on the evidence contained in Case No's 19-03-ZC and 19-05-S, this proposal generally complies with the Kuna City Code.*

Comment: *The applicant has submitted a complete application, and following staff review the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.*

4. *The Commission has the authority to recommend approval for Case No's 19-03-ZC and 19-05-S.*

Comment: *On Tuesday August 27, 2019, the Kuna Commission voted to recommend approval for Case No's 19-03-ZC and 19-05-S.*

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

Comment: *Neighborhood Notices were mailed out to residents within 400-FT of the proposed project site on August 15, 2019, and a legal notice was published in the Kuna Melba Newspaper on August 7, 2019. The applicant placed a sign on the property on August 16, 2019.*

DATED: this 10th day of September, 2019.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Planner III
Kuna Planning and Zoning Department



City of Kuna

Planning and Zoning Commission

Findings of Fact and Conclusions of Law

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

To: Planning and Zoning Commission

Case Numbers: 19-04-ZC (Rezone)
Kuna Rural Fire District

Site Location: East Kuna Road, Kuna, ID 83634

Planner: Jace Hellman, Planner II

Hearing Date: August 27, 2019

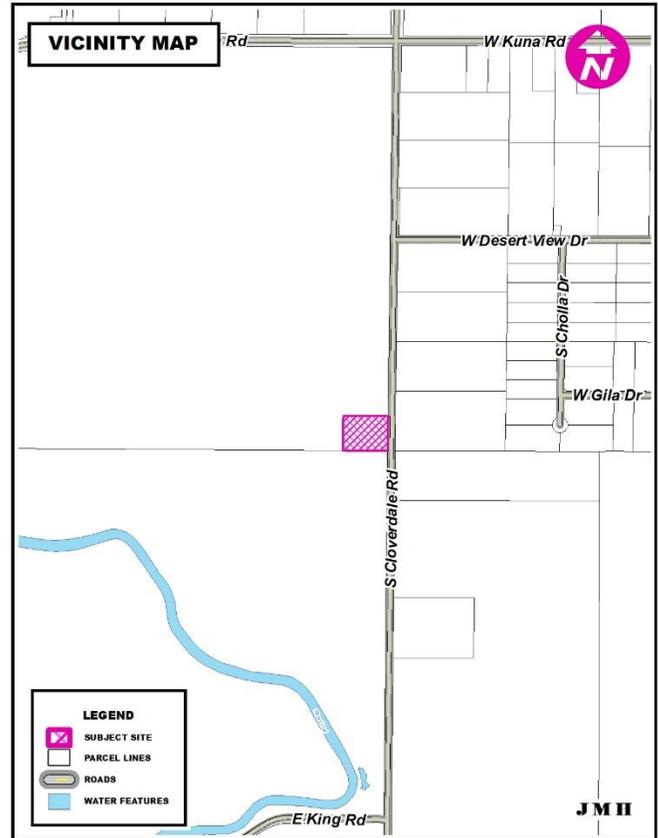
Findings: **September 10, 2019**

Owner: Cloverdale Ranch
2528 N. Cloverdale Rd.
Boise, ID 83713
208.375.5262

Applicant: Kuna Rural Fire District
150 W. Boise St.
Kuna, ID 83634
208.922.1144
Office@Kunafire.com

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- A. Process and Noticing
- B. Applicants Request
- C. Site History
- D. General Project Facts
- E. Staff Analysis
- F. Applicable Standards



- G. Comprehensive Plan Analysis
- H. Kuna City Code Analysis
- I. Commission's Recommendation

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that rezone applications are designated as a public hearing, with the Planning and Zoning Commission as a 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 | June 18, 2019 (No attendees) |
| ii. Agency Comment Request | July 16, 2019 |
| iii. 700' Property Owners Notice | August 7, 2019 |
| iv. Kuna Melba Newspaper | August 7, 2019 |
| v. Site Posted | August 16, 2019 |

B. Applicant's Request:

On behalf of Cloverdale Ranch (owner), the Kuna Rural Fire District is requesting to rezone approximately 1.63 acres from an "A" (Agriculture) zoning district classification to a "P" (Public) zoning district classification. The

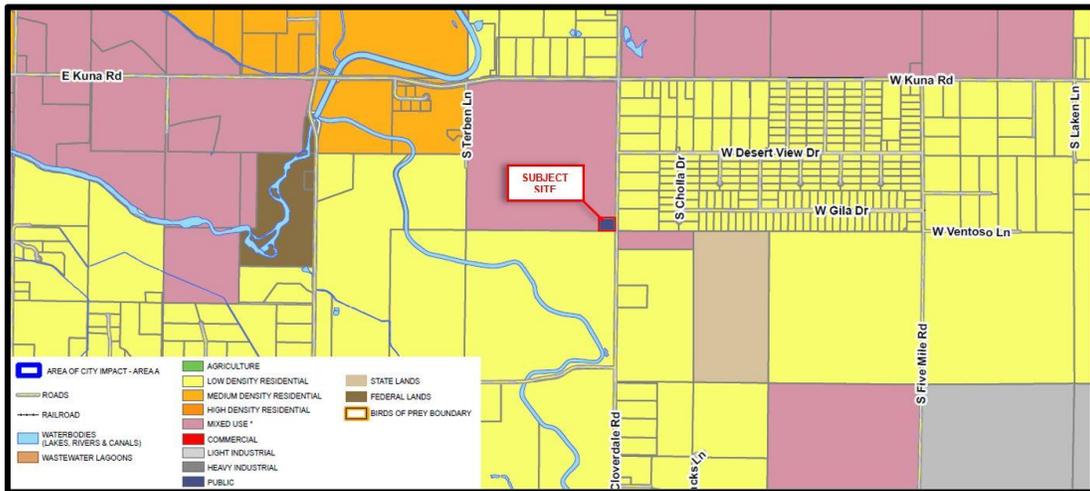
subject site is located at the southwest corner (SWC) of S. Cloverdale Road and E. Kuna Road, Kuna, ID 83634 (APN: S1428111010).

C. Site History:

On December 18, 2018, the Kuna City Council approved request to split this 1.63-acre parcel from a larger 157.17-acre parcel. Historically, the parcel has served as farm land.

D. General Projects Facts:

- 1. Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision-making body for the City. The Future Land Use Map indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the subject site as having a Public zoning designation.



2. Surrounding Land Uses:

North	A	Agriculture – Kuna City
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County
West	A	Agriculture – Kuna City

3. Parcel Sizes, Current Zoning, Parcel Numbers:

Property Owner	Parcel Size	Current Zone:	Parcel Numbers
Cloverdale Ranch	1.63-acres	A (Agriculture)	S1428111010

4. Services:

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

5. Existing Structures, Vegetation and Natural Features:

Currently, there are no structures on site. Agricultural fields account for all of the sites vegetation. The site is relatively flat with an estimated average slope of 1% to 6%. Bedrock depth is estimated to be between twenty (20) and forty (40) inches according to the USDA Soil Survey for Ada County.

6. **Transportation / Connectivity:**

The site is currently accessed via an existing driveway onto Kuna Road.

7. **Environmental Issues:**

Staff is unaware of any environmental issues surrounding the subject site.

8. **Agency Responses:** The following agency comments are included as exhibits with this case file:

- Boise Project Board of Control Exhibit C-1
- Kuna City Engineer Exhibit C-2
- Idaho Transportation Department Exhibit C-3
- Ada County Highway District Exhibit C-4

E. **Staff Analysis:**

On December 18, 2018, the Kuna Rural Fire District was approved for a lot split of 1.63 acres in preparation to purchase the subject site, and apply to rezone said property from Agriculture (A) to Public (P). A public facility such as a fire station is permitted in a public zoning district. However, at this time the Kuna Rural Fire District has not yet determined whether or not this site will host a new fire station. The Kuna Rural Fire District held a neighborhood meeting with residents within 700 feet of the subject site on June 18, 2019. According to the applicants "Neighborhood Meeting Certification", there were no attendees.

The Kuna Street Circulation Map identifies a proposed east/west mid-mile collector running along the subject site's southern property line. Staff notes, at the time of future development, the applicant will be responsible to construct a portion of the newly proposed road. Standard right-of-way for collector streets is typically 50 to 70-feet.

Staff has determined the applicant's rezone request is in compliance with Kuna City Code, Title Five; Idaho Statutes § 67-65 and the goals and policies set in Kuna's Comprehensive Plan. Staff forwards a recommendation to the Planning and Zoning Commission to recommend approval to City Council, subject to the conditions of approval listed in section "I" of this report.

F. **Applicable Standards:**

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

G. **Comprehensive Plan Analysis:**

The Kuna Planning and Zoning Commission may (accept or reject) the Comprehensive Plan components, and has determined the proposed annexation and preliminary plat requests for the site (*are/are not*) consistent with the following Comprehensive Plan components as described below:

Goal Area 2: Kuna will be a healthy, safe community.

- Goal 2.F: Provide public safety and emergency services (police, fire, ambulance).
 - Objective 2.F.1: Provide safety and emergency services that meet the need of all Kuna residents
 - Policy 2.F.1.c: Support the Kuna Rural Fire District in locating sites for construction of new facilities necessary to retain or improve emergency response time.

Goal Area 3: Kuna's Land uses will support a desirable, distinctive and well-designed community.

- Goal 3.G: Respect and protect private property rights.
 - Objective 3.G.1: Ensure land use policies, restrictions, and fees do not violate private property rights.

- Policy 3.G.1.b: Ensure City land use actions, decisions and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.
- Policy 3.G.1.c: Ensure City land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

Goal Area 4: Kuna will be a connected community through strong transportation and infrastructure systems.

- Goal 4.D: Promote a connected street network that incorporates mid-mile collectors and crossing for improved neighborhood connectivity.
 - Objective 4.D.2: Ensure the continued expansion/development of a mid-mile collector system throughout the community.
 - Policy 4.D.2.a: Extend and expand mid-mile roads as growth occurs.

H. Kuna City Code Analysis:

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

Comment: *The proposed applications adhere to the applicable requirements of KCC Title 5.*

2. The annexation request *is not* likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

3. This application is *not* likely to cause adverse public health problems.

Comment: *The project will connect to public sewer and potable water systems at the point of future development, therefore eliminating the occurrence of adverse public health problems.*

I. Commission’s Recommendation

Based on the facts outlined in staff’s report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* of Case No. 19-04-ZC (*Rezone*); a request from the Kuna Rural Fire District to rezone approximately 1.63 acres from its current “A” (Agriculture) zoning district to a “P” (Public) zoning district, subject to the following conditions of approval:

1. At time of development the applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved 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 all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. 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”.
 - d. The Kuna Fire District shall approve fire flow requirements and/or construction plans. Installation of fire protection facilities as required by Kuna Fire District are required.
 - e. The Kuna Municipal Irrigation District and Boise Project Board of Control shall approve any modifications to the existing irrigation system.

- f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
 - g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
- 2. Installation of service facilities at the time of future development 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**.
- 3. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. At time of development all City services shall be brought to and through the subject property. The applicant shall conform to all corresponding Master Plans.
- 4. Any future site improvements the property owner shall comply with the provisions set forth in Kuna City Code (KCC).
- 5. Any site improvements and/or building construction shall be subject to Design Review prior to commencement.
- 6. 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.
- 7. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
- 8. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 10th day of September, 2019.



City of Kuna
Planning and Zoning Commission
Findings of Fact and Conclusions of Law

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

Based upon the record contained in Case No. 19-04-ZC (Rezone) including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, exhibits, and the testimony during the public hearing, the Kuna Planning and Zoning Commission hereby *approve* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 19-04-ZC, a request from the Kuna Rural Fire District to rezone approximately 1.63 acres from its current "A" (Agriculture) zoning district to a "P" (Public) zoning district.

1. *Based on the evidence contained in Case No. 19-04-ZC, this proposal does generally comply with the City Code.*

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

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

Finding: *Neighborhood notices were mailed to residents within 700-ft of the proposed project site on August 7, 2019 and a legal notice was published in the Kuna Melba Newspaper on August 7, 2019. The applicant posted a sign on the property on August 16, 2019.*

3. Based on the evidence contained in Case No. 19-04-ZC, this proposal does generally comply with the Comprehensive Plan.

Finding: *The Comprehensive Plan has listed goals, objectives and policies for providing safety and emergency services that meet the need of all Kuna residents and supporting the Kuna Rural Fire District in locating sites for construction of new facilities necessary to retain or improve emergency response time.*

4. Based on evidence contained in Case No. 19-04-ZC, this proposal does generally comply with the Future Land Use Map.

Finding: *The Future Land Use Map identifies the subject site as Public (P). The applicants proposed zoning designation of Public is in conformance with the City of Kuna's Future Land Use Map.*

DATED this 10th day of September, 2019.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Jace Hellman, Planner II
Kuna Planning and Zoning Department



City of Kuna

Planning and Zoning Commission

Staff Report

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

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

Case: 19-24-DR (Design Review)
& 19-10-SN (Sign); **CapEd**

Location: 1550 North Meridian Road,
Kuna, ID 83634

Planner: Sam Weiger, Planner I

Meeting Date: September 10, 2019

Owner: Capital Educators Federal Credit Union
275 South Stratford Drive
Meridian, ID 83680
208.855.4620
mike@caped.com

Applicant: Slichter Urgan Architecture
415 South 13th Street
Boise, ID 83702
208.658.1679
jeffs@suarchitecture.com

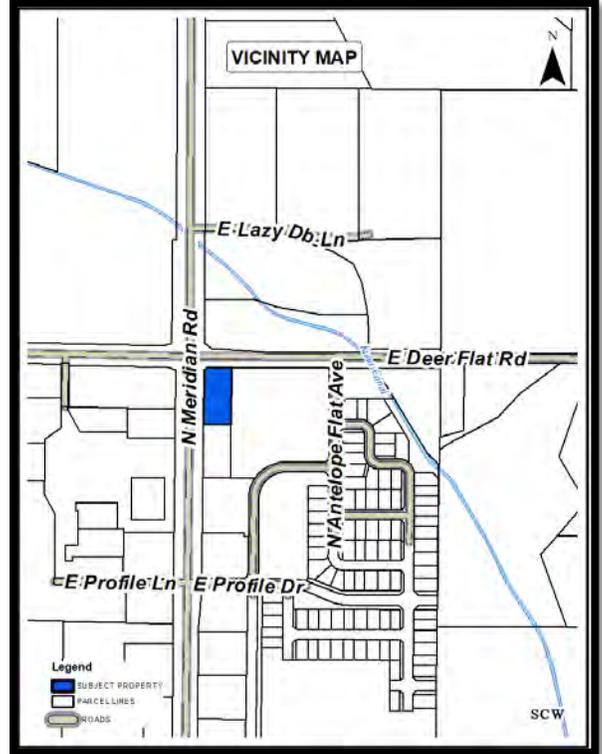


Table of Contents:

- A. Course Proceedings
- B. Applicant's Request
- C. General Project Facts
- D. Staff Analysis
- E. Applicable Standards
- F. Proposed Decision by the Commission

A. Process and Noticing:

Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews and signs are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body. As a public meeting item, this action requires no formal public noticing actions.

a. Notifications

- i. Completeness Letter August 13, 2019
- ii. Agency Notifications August 14, 2019
- iii. Agenda September 10, 2019

B. Applicant's Request:

Capital Educators Federal Credit Union requests approval of design review for an approximately 2,805 square-foot CapEd Credit Union with a 709 square-foot drive-thru structure, including landscaping, lighting and a parking lot, within Ashton Estates Subdivision No. 1, Lot 1 Block 1, at 1550 North Meridian Road, Kuna, Idaho 83634.

C. General Projects Facts:

- 1. Comprehensive Plan Designation:** The Comprehensive Plan Future Land Use Map identifies this project location as Commercial.
- 2. Surrounding Land Uses:**

North	C-1	Neighborhood Commercial – Kuna City
South	C-1	Neighborhood Commercial – Kuna City
East	C-1	Neighborhood Commercial – Kuna City
West	C-1	Neighborhood Commercial – Kuna City

3. Parcel Sizes, Current Zoning, Parcel Numbers:

- 0.868 (approximate) acres
- C-1 (Neighborhood Commercial)
- Parcel No. R0539760020

4. Services:

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

5. Existing Structures, Vegetation and Natural Features:

The site consists of a vacant lot with landscaping which was previously approved during the Ashton Estates preliminary plat process.

6. Transportation / Connectivity:

The applicant proposes one driveway access from Parcel No. R0539760060 (the parcel east of the subject site).

7. Environmental Issues:

The subject site lies within the designated Nitrate Priority Area (NPA). Beyond the NPA, staff is not aware of any additional environmental issues, health or safety conflicts.

D. Staff Analysis:

The driveway access to the east of the subject site is not on the CapEd lot. However, all cross accesses within Ashton Estates Subdivision No. 1 were approved as a part of the preliminary plat application. Additionally, the applicant proposes to share 12 parking spaces with the future Primary Health Medical Clinic (Parcel No. R0539760040).

The submitted elevations indicate that the building will have one illuminated monument sign and five wall signs (one wall sign on each building elevation and one wall sign on the drive-thru structure). The monument sign and wall signs generally comply with Kuna City Code 5-10-4. The monument sign and wall signs will require a Sign Permit and Electrical Permit.

The applicant is subject to design review inspections and fees, for compliance verification of the building façade, parking lot and landscaping, prior to the Certificate of Occupancy being issued.

With the recommended and required changes, staff has determined that the application generally complies with Title 5 of KCC; Idaho Code; the Comprehensive Plan and the Future Land Use Map; Staff forwards a recommendation of approval for Case Nos. 19-24-DR & 19-10-SN to the Planning and Zoning Commission, subject to the recommended conditions of approval listed in section “F” of this report.

E. Applicable Standards:

1. Kuna City Code, Title 5
2. City of Kuna Comprehensive Plan
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

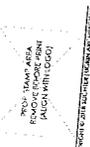
F. Proposed Order of Decision by the Planning and Zoning Commission:

Note: This proposed motion is for (approval, conditional approval or denial) of this request. If the Planning and Zoning Commission wishes to change specific parts of the request as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report, case file and testimony at the public meeting, the Planning and Zoning Commission of Kuna, Idaho, hereby (approves/conditionally approves/denies) Case Nos. 19-24-DR & 19-10-SN, a design review request to construct a 2,805 (approximate) square-foot CapEd Credit Union and a 709 square-foot drive-thru structure, including landscaping, lighting and a parking lot, with the following conditions of approval:

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 all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The applicant shall provide the subsurface seepage bed design with supporting calculations to the City Engineer's office prior to commencement of construction. Storm Water shall be managed on site.
 - d. The Kuna Fire District shall approve fire flow requirements. Installation of fire protection facilities as required by Kuna Fire District are required.
 - e. The Kuna Public Works Department and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
 - g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
3. If any revisions to the landscape plan are desired following design review approval, if approved, the applicant shall go back to the Planning and Zoning Commission for a second design review approval.
4. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately 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 a license agreement from the public and/or private entities owning the property.
5. All signs shall be permitted with the City of Kuna. All work shall be inspected by the appropriate staff.
6. The applicant shall provide a recorded agreement for the shared parking spaces with Primary Health Medical Clinic to the City.
7. The proposed driveway shall be installed according to the City, ITD and ACHD's access management standards to comply with Kuna City Code Title 6, Chapter 4, Improvement Standards.
8. The developer/owner/applicant and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Planning and Zoning Commission, or seek amending them through the design review process.
9. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements.
10. Developer/owner/applicant shall comply with all local, state and federal laws.

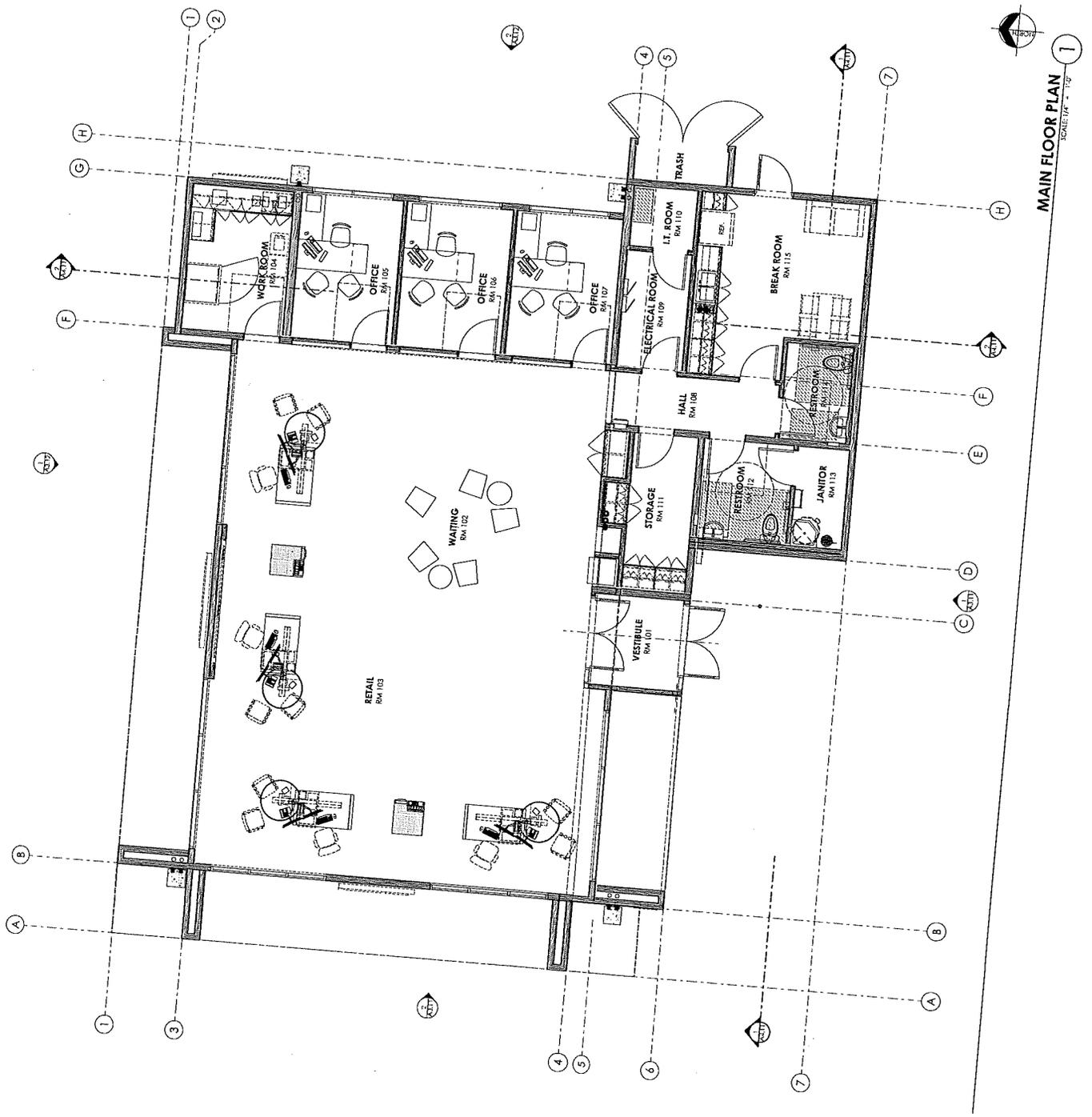
DATED this 10th day of September, 2019.



CITY OF KUNA, ID
DESIGN REVIEW
 Plan Date: August 1, 2024

KUNA BRANCH
CAPITAL EDUCATORS FEDERAL CREDIT UNION -
 NEW CONSTRUCTION AT BLOCK 1 OF ASHTON ESTATES SUBDIVISION NO. 1
 1550 N. MERIDIAN ROAD KUNA IDAHO 83634

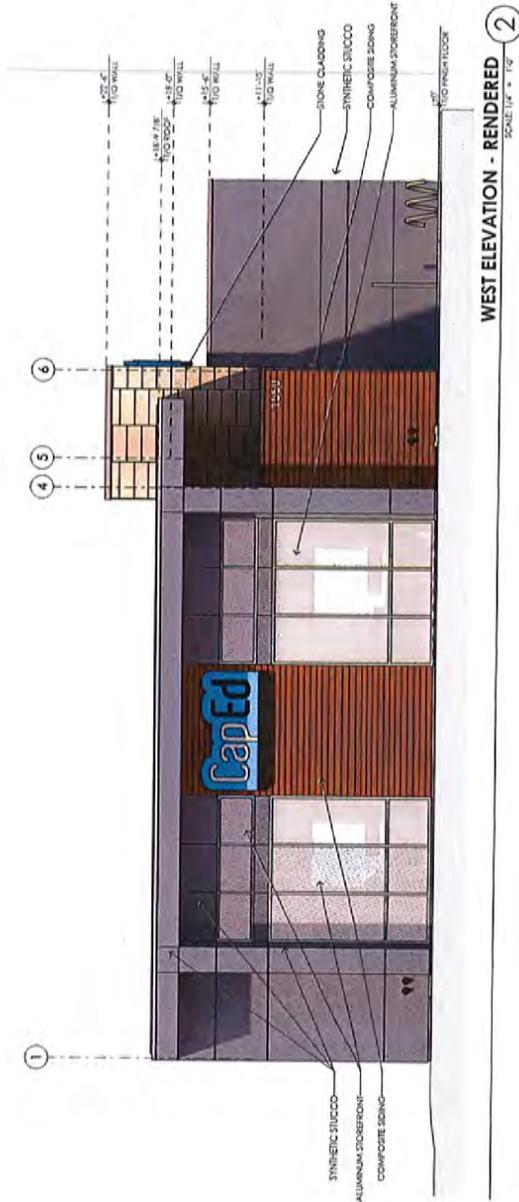
Issue Date:	08/01/2024	Project No.:	19024
Drawn By:	J. Schmitt	Scale:	1/8" = 1'-0"
Checked By:	C. Schmitt	Sheet:	A2.11
Approved:	[Signature]	Date:	



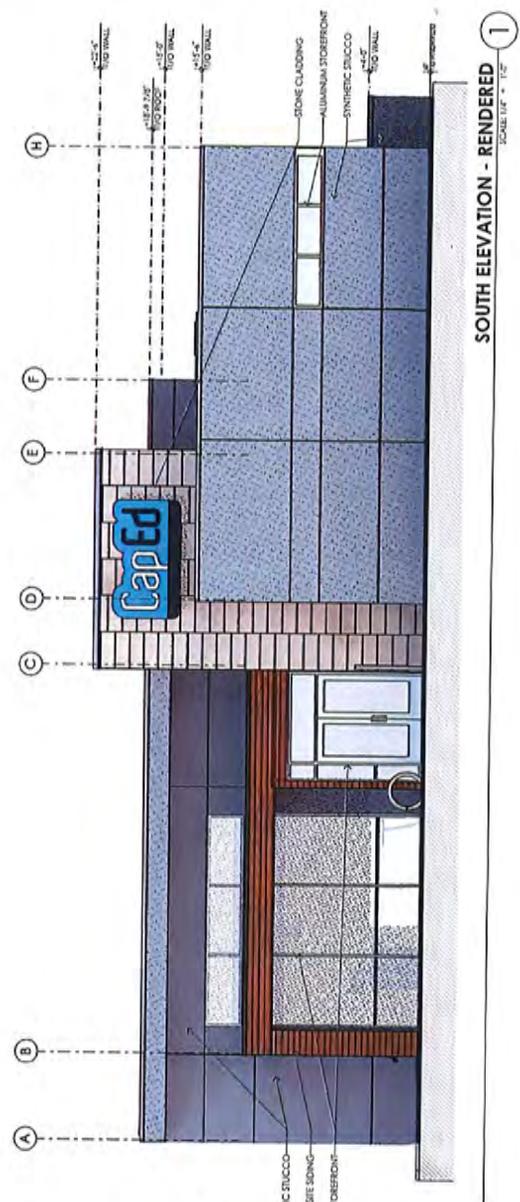
MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"



Issue Date:	08/25/24
Checked By:	C. Bohler
Project No.:	19024
Revision No.:	
Revision Description:	
Date:	



WEST ELEVATION - RENDERED
 SCALE: 1/4" = 1'-0"



SOUTH ELEVATION - RENDERED
 SCALE: 1/4" = 1'-0"

- EXTERIOR WALL FINISHES:**
- COMPOSITE SIDING:**
 - COMPOSITE SIDING, 4" NOMINAL WIDTH, SHIP-LAP, SURFACE MOUNT WITH STAINLESS STEEL RING SHANK NAIL PROVIDE 1/40 CONTINUOUS HORIZONTAL P.T. WOOD WALLERS @ 2'-0" O.C. WITH 2x4 CONTINUOUS VERTICAL WOOD NAILES @ APPROXIMATELY.
 - BARRICADE DRAINAGE WRAP.
 - STONE CLADDING:**
 - CLASSIC BUCKEON (HONEY) BY THE MASONRY CENTER, 12"x20"x18" THICK STONE PANELS
 - ATTACH WITH STAINLESS STEEL SCREWS AND RUBBER GASKETS
 - 2x4 P.T. WOOD FURRING STRIPS, VERTICAL @ 2'-0" O.C., 6" O.C. ALTERNATING, COORDINATE WITH STONE ATTACHMENT AND DETAIL 31A.3.1.1.
 - 2x6 P.T. WOOD FURRING STRIPS, HORIZONTAL @ 2'-0" O.C.
 - 1/4" X 2 P.T. WOOD FURRING SPACER STRIPS, VERTICAL @ EACH STUD AND AROUND ALL OPENINGS.
 - DELA WANGREEN SYSTEM, DETA-DRY
 - BUILDING WRAP WATER-RESISTANT BARRIER
 - SYNTHETIC STUCCO:**
 - FINISH COAT - 100% ACRYLIC POLYMER
 - CRACK-PLASTER - RIVERSIDE GEMENT PLASTIC CEMENT - 3 COATS
 - JANSON WIRE MESH NO. 17 GAUGE GALVANIZED STEEL WIRE REVERSE TWISTED
 - JUNBO TEX 60 MINUTE TWO-PLY BUILDING PAPER
 - BUILDING WRAP WATER-RESISTANT BARRIER
 - ALUMINUM STOREFRONT:**
 - 44WNEER 451T
 - 1" INSULATED DOUBLE PANE LOW-E GLAZING SYSTEM



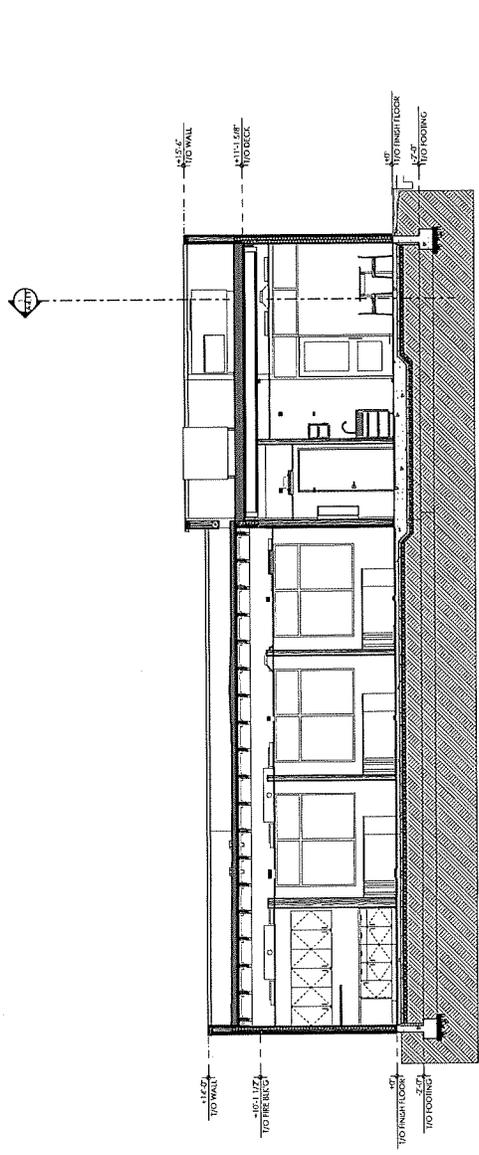
CITY OF KUNA
 DESIGN REV
 Print Date: August

NEW CONSTRUCTION AT BLOCK 1 OF ASHTON ESTATES SUBDIVISION NO. 1
 CAPITAL EDUCATORS FEDERAL CREDIT UNION -
 KUNA BRANCH

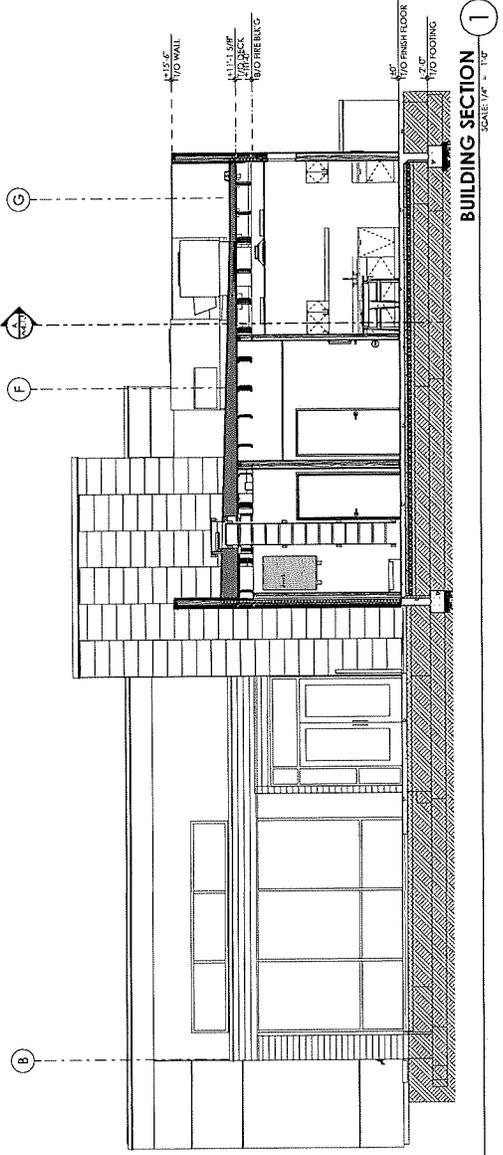
Drawn By:	J. Schone
Checked By:	C. Schone
Project No.:	19024
Scale:	
Date:	

BUILDING SECTION

A4.11



BUILDING SECTION E
 SCALE: 1/8" = 1'-0"



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



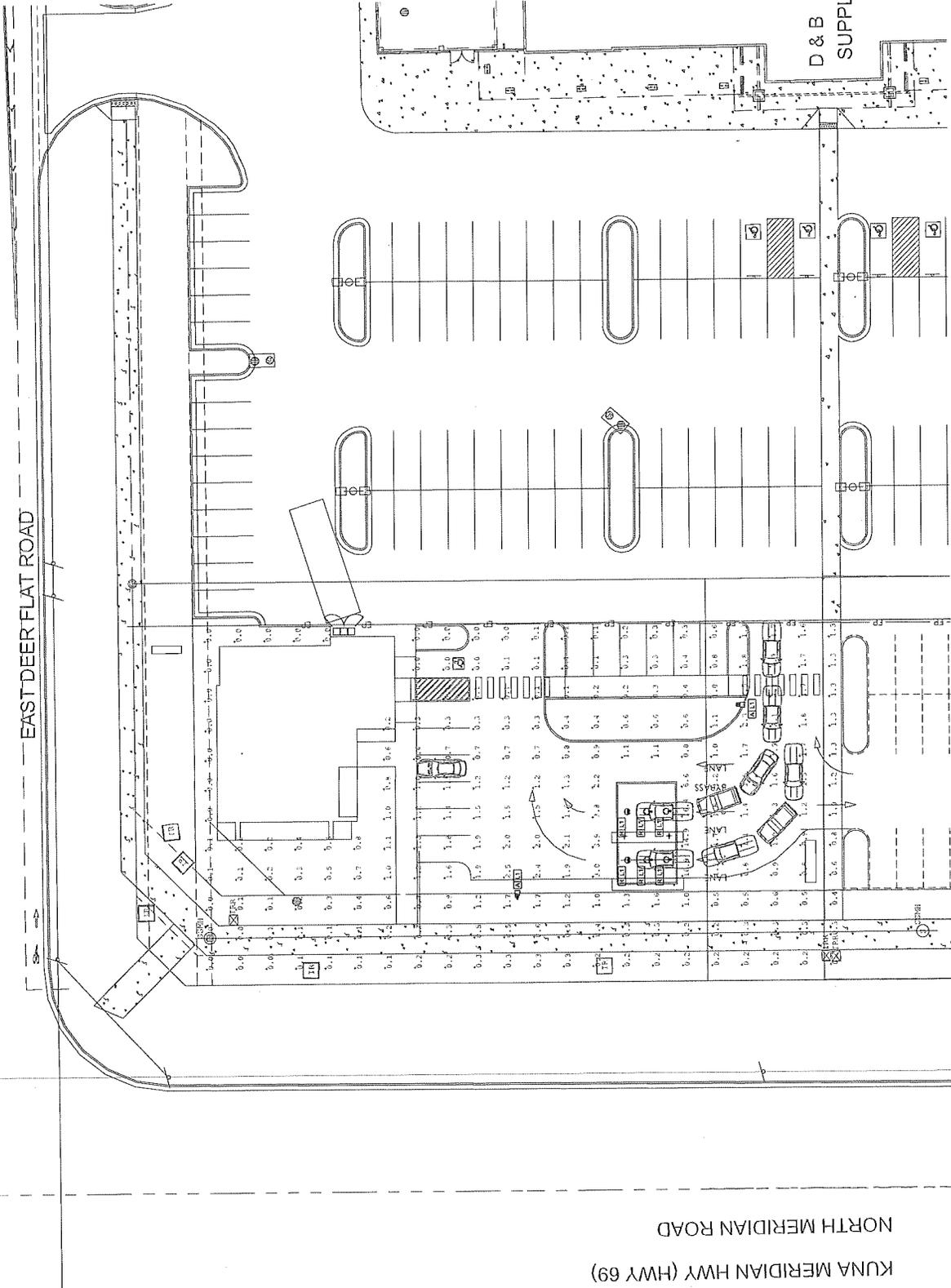
CITY OF K. 35161
 REVIEW
 Print Date: August 07, 2019

NEW CONSTRUCTION AT BLOCK 1 OF ASHTON ESTATES SUBDIVISION NO. 1
 1550 N. MERIDIAN ROAD KUNA IDAHO 83634
CAPITAL EDUCATORS FEDERAL CREDIT UNION -
 KUNA BRANCH

Date: 8/6/2019
 Drawn By: J. Van Stone
 Checked By:

PHOTOMETRIC SITE PLAN

E1.0



NOT FOR CONSTRUCTION



PHOTOMETRIC SITE PLAN
 SCALE: 1/16" = 1'-0"



1

PHOTOMETRIC SITE PLAN



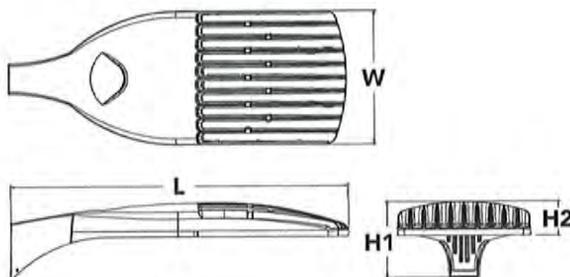
D-Series Size 1 LED Area Luminaire

d¹ series



Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



A+ Capable options Indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED		Color temperature		Distribution		Voltage	Mounting		
Series	LEDs								
DSX1 LED	Forward optics	30K	3000 K	T1S	Type I short	TSVS	Type V very short	MVOLT³ 120⁴ 208⁴ 240⁴ 277⁴ 347^{4,5} 480^{4,5}	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁶ RPUMBA Round pole universal mounting adaptor ⁶ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁷
	P1 P4 P7	40K	4000 K	T2S	Type II short	TSS	Type V short		
	P2 P5 P8	50K	5000 K	T2M	Type II medium	TSM	Type V medium		
	P3 P6 P9			T3S	Type III short	TSW	Type V wide		
	Rotated optics			T3M	Type III medium	BLC	Backlight control ²		
	P10 ¹ P12 ¹			T4M	Type IV medium	LCCO	Left corner cutoff ²		
	P11 ¹ P13 ¹			TFTM	Forward throw medium	RCCO	Right corner cutoff ²		

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled ⁸
PIRHN	Network, high/low motion/ambient sensor ⁹
PER	NEMA twist-lock receptacle only (controls ordered separate) ¹⁰
PER5	Five-pin receptacle only (controls ordered separate) ^{10,11}
PER7	Seven-pin receptacle only (controls ordered separate) ^{10,11}
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹²
DS	Dual switching ^{12,13,14}

PIR	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{15,16}
PIRHN	High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{15,16}
PIR1FC3V	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{15,16}
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{15,16}
FAO	Field adjustable output ¹⁴

Other options

Shipped installed	
HS	House-side shield ¹⁷
SF	Single fuse (120, 277, 347V) ⁴
DF	Double fuse (208, 240, 480V) ⁴
L90	Left rotated optics ¹
R90	Right rotated optics ¹
Shipped separately	
BS	Bird spikes ¹⁸
EGS	External glare shield ¹⁸

Finish (required)

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DBTDXD	Textured dark bronze
DBLBDX	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white



Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹¹
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹¹
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹¹
DSHORT SBK U	Shorting cap ¹⁹
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 ¹⁷
DSX1HS 40C U	House-side shield for P6 and P7 ¹⁷
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 ¹⁷
PUMBA DDBX0 U*	Square and round pole universal mounting bracket (specify finish) ²⁰
KMAS DDBX0 U	Mast arm mounting bracket adaptor (specify finish) ⁴

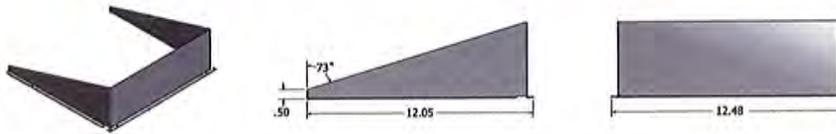
For more control options, visit [DLI](#), and [RUMA](#) online.

NOTES

- P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available in P1 or P10.
- Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
- Requires (2) separately switched circuits with isolated neutral. See Outdoor Control Technical Guide for details.
- Reference Motion Sensor table on page 4.
- Reference controls options table on page 4 to see functionality.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- For retrofit use only.

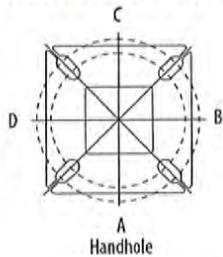
Options

EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter **

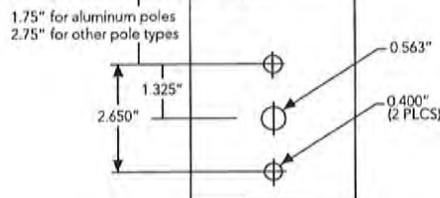
Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
2-3/8"	SPA/RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
	SPUMBA	AS3-5 190	AS3-5 280	AS4-5 290	AS3-5 320	AS4-5 390	AS4-5 490
	RUPUMBA	AS3-5 190	AS3-5 280		AS3-5 320		
2-7/8"	SPA/RPA	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
	SPUMBA	AST25-190	AST25-280		AST25-320		
	RUPUMBA	AST25-190	AST25-280		AST25-320		
4"	SPA/RPA	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490
	SPUMBA	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490
	RUPUMBA	AST35-190	AST35-280		AST35-320		

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RUPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

Template #8

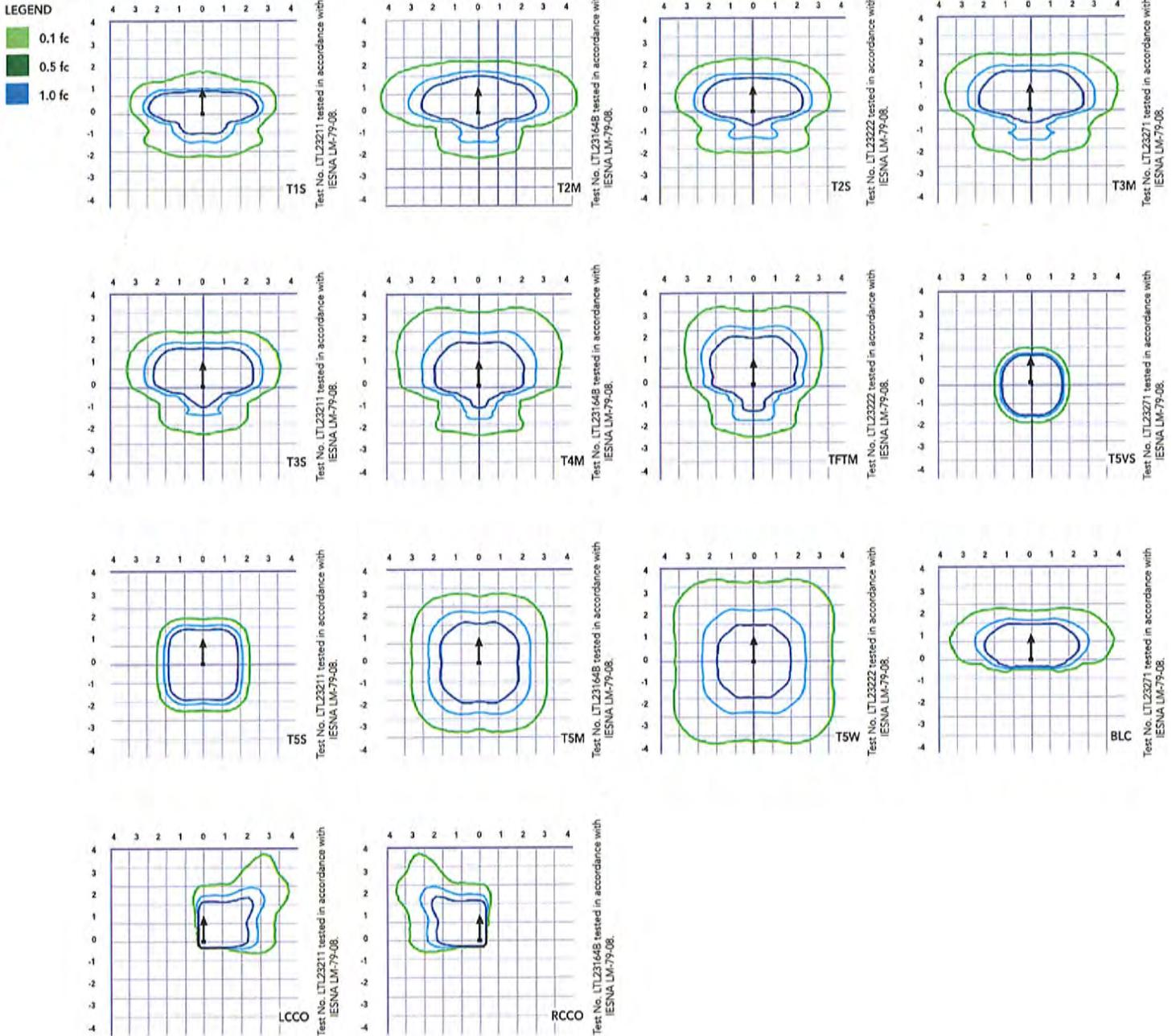
Top of Pole



Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 1 homepage](#).

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use when motion sensor is used as dusk to dawn control.

Electrical Load

	Performance Package	LED Count	Drive Current	Wattage	Current (A)					
					120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBOR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CLAIRITY Pro app.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Forward Optics																							
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)								
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW				
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130				
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130				
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131				
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127				
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131				
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128				
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131				
				TSVS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136				
				TSS	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136				
				TSM	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136				
				TSW	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135				
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107				
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80				
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80				
				30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
								T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
								T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
								T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
T3M	8,263	2	0					2	118	8,901	2	0	2	127	9,014	2	0	2	129				
T4M	8,083	2	0					2	115	8,708	2	0	2	124	8,818	2	0	2	126				
TFTM	8,257	2	0					2	118	8,896	2	0	2	127	9,008	2	0	2	129				
TSVS	8,588	3	0					0	123	9,252	3	0	0	132	9,369	3	0	0	134				
TSS	8,595	3	0					1	123	9,259	3	0	1	132	9,376	3	0	1	134				
TSM	8,573	3	0					2	122	9,236	3	0	2	132	9,353	3	0	2	134				
TSW	8,517	3	0					2	122	9,175	4	0	2	131	9,291	4	0	2	133				
BLC	6,770	1	0					2	97	7,293	1	0	2	104	7,386	1	0	2	106				
LCCO	5,038	1	0					2	72	5,427	1	0	2	78	5,496	1	0	2	79				
RCCO	5,038	1	0					2	72	5,427	1	0	2	78	5,496	1	0	2	79				
30	1050	P3	102W					T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
								T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
								T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
								T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125				
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122				
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125				
				TSVS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130				
				TSS	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130				
				TSM	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130				
				TSW	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129				
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102				
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76				
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76				
				30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
								T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
								T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
								T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
T3M	13,457	2	0					2	108	14,497	2	0	2	116	14,681	2	0	2	117				
T4M	13,165	2	0					3	105	14,182	2	0	3	113	14,362	2	0	3	115				
TFTM	13,449	2	0					3	108	14,488	2	0	3	116	14,672	2	0	3	117				
TSVS	13,987	4	0					1	112	15,068	4	0	1	121	15,259	4	0	1	122				
TSS	13,999	3	0					1	112	15,080	3	0	1	121	15,271	3	0	1	122				
TSM	13,963	4	0					2	112	15,042	4	0	2	120	15,233	4	0	2	122				
TSW	13,872	4	0					3	111	14,944	4	0	3	120	15,133	4	0	3	121				
BLC	11,027	1	0					2	88	11,879	1	0	2	95	12,029	1	0	2	96				
LCCO	8,205	1	0					3	66	8,839	1	0	3	71	8,951	1	0	3	72				
RCCO	8,205	1	0					3	66	8,839	1	0	3	71	8,951	1	0	3	72				
30	1400	P5	138W					T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
								T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
								T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
								T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116				
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114				
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116				
				TSVS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121				
				TSS	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121				
				TSM	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121				
				TSW	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120				
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95				
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71				
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71				

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	P6	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				TSVS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				TSS	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				TSM	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				TSW	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				40	1400	P7	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975
T2S	19,206	3	0					3	105	20,690	3	0	3	113	20,952	3	0	3	114
T2M	19,305	3	0					3	105	20,797	3	0	3	114	21,060	3	0	3	115
T3S	18,696	3	0					3	102	20,141	3	0	3	110	20,396	3	0	4	111
T3M	19,258	3	0					3	105	20,746	3	0	3	113	21,009	3	0	3	115
T4M	18,840	3	0					4	103	20,296	3	0	4	111	20,553	3	0	4	112
TFTM	19,246	3	0					4	105	20,734	3	0	4	113	20,996	3	0	4	115
TSVS	20,017	4	0					1	109	21,564	4	0	1	118	21,837	4	0	1	119
TSS	20,033	4	0					2	109	21,581	4	0	2	118	21,854	4	0	2	119
TSM	19,983	4	0					2	109	21,527	5	0	3	118	21,799	5	0	3	119
TSW	19,852	5	0					3	108	21,386	5	0	3	117	21,656	5	0	3	118
BLC	15,780	2	0					3	86	16,999	2	0	3	93	17,214	2	0	3	94
LCCO	11,742	2	0					3	64	12,649	2	0	3	69	12,809	2	0	3	70
RCCO	11,742	2	0					3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	P8	207W					T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				TSVS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				TSS	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				TSM	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				TSW	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				60	1250	P9	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900
T2S	25,548	3	0					4	106	27,522	3	0	4	114	27,871	3	0	4	116
T2M	25,680	3	0					3	107	27,664	3	0	3	115	28,014	3	0	3	116
T3S	24,870	3	0					4	103	26,791	3	0	4	111	27,130	3	0	4	113
T3M	25,617	3	0					4	106	27,597	3	0	4	115	27,946	3	0	4	116
T4M	25,061	3	0					4	104	26,997	3	0	4	112	27,339	3	0	4	113
TFTM	25,602	3	0					4	106	27,580	3	0	4	114	27,929	3	0	4	116
TSVS	26,626	5	0					1	110	28,684	5	0	1	119	29,047	5	0	1	121
TSS	26,648	4	0					2	111	28,707	5	0	2	119	29,070	5	0	2	121
TSM	26,581	5	0					3	110	28,635	5	0	3	119	28,997	5	0	3	120
TSW	26,406	5	0					4	110	28,447	5	0	4	118	28,807	5	0	4	120
BLC	20,990	2	0					3	87	22,612	2	0	3	94	22,898	2	0	3	95
LCCO	15,619	2	0					4	65	16,825	2	0	4	70	17,038	2	0	4	71
RCCO	15,619	2	0					4	65	16,825	2	0	4	70	17,038	2	0	4	71

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics																							
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)								
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW				
60	530	P10	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134				
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133				
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136				
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131				
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136				
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133				
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137				
				TSVS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138				
				TSS	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136				
				TSM	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136				
				TSW	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135				
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112				
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80				
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80				
				60	700	P11	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
								T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
								T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
								T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
T3M	16,748	4	0					4	122	18,042	4	0	4	132	18,271	4	0	4	133				
T4M	16,432	4	0					4	120	17,702	4	0	4	129	17,926	4	0	4	131				
TFTM	16,857	4	0					4	123	18,159	4	0	4	133	18,389	4	0	4	134				
TSVS	16,975	4	0					1	124	18,287	4	0	1	133	18,518	4	0	1	135				
TSS	16,832	4	0					1	123	18,133	4	0	2	132	18,362	4	0	2	134				
TSM	16,828	4	0					2	123	18,128	4	0	2	132	18,358	4	0	2	134				
TSW	16,677	4	0					3	122	17,966	5	0	3	131	18,193	5	0	3	133				
BLC	13,845	3	0					3	101	14,915	3	0	3	109	15,103	3	0	3	110				
LCCO	9,888	1	0					3	72	10,652	2	0	3	78	10,787	2	0	3	79				
RCCO	9,875	4	0					4	72	10,638	4	0	4	78	10,773	4	0	4	79				
60	1050	P12	207W					T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
								T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
								T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
								T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123				
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120				
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123				
				TSVS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124				
				TSS	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123				
				TSM	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123				
				TSW	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122				
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101				
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72				
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72				
				60	1250	P13	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
								T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
								T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
								T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
T3M	25,695	5	0					5	111	27,680	5	0	5	120	28,031	5	0	5	121				
T4M	25,210	5	0					5	109	27,158	5	0	5	118	27,502	5	0	5	119				
TFTM	25,861	5	0					5	112	27,860	5	0	5	121	28,212	5	0	5	122				
TSVS	26,043	5	0					1	113	28,056	5	0	1	121	28,411	5	0	1	123				
TSS	25,824	4	0					2	112	27,819	5	0	2	120	28,172	5	0	2	122				
TSM	25,818	5	0					3	112	27,813	5	0	3	120	28,165	5	0	3	122				
TSW	25,586	5	0					4	111	27,563	5	0	4	119	27,912	5	0	4	121				
BLC	21,241	4	0					4	92	22,882	4	0	4	99	23,172	4	0	4	100				
LCCO	15,170	2	0					4	66	16,342	2	0	4	71	16,549	2	0	4	72				
RCCO	15,150	5	0					5	66	16,321	5	0	5	71	16,527	5	0	5	72				

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product.

Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

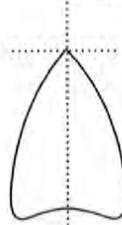
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomResources/terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.





Gotham Architectural Downlighting
 LED Downlights

**8" Evo®
 Downlight**

Solid-State Lighting



FEATURES

OPTICAL SYSTEM

- Self-flanged semi-specular, matte-diffuse or specular finishing trim
- Patented Bounding Ray™ optical design (U.S. Patent No. 5,800,050)
- 45° cutoff to source and source image
- Top-down flash characteristic
- Polycarbonate lens integral to light engine

MECHANICAL SYSTEM

- 16-gauge galvanized steel construction; maximum 1-1/2" ceiling thickness
- Telescopic mounting bars maximum of 32" and minimum of 15", preinstalled, 4" vertical adjustment
- Toolless adjustments post installation
- Junction box capacity: 8 (4 in, 4 out) 12AWG rated for 90°C
- Light engine and driver accessible through aperture

ELECTRICAL SYSTEM

- Fully serviceable and upgradeable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- Tested according to LM-79 and LM-80 standards
- Overload and short circuit protected
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional

LISTINGS

- Fixtures are CSA certified to meet US and Canadian standards; wet location, covered ceiling

WARRANTY

- 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

WATTAGE CONSUMPTION MATRIX			
LUMENS	LM ACTUAL	WATTAGE	LUMENS per WATT
2000	2,287	31.6	72.5
2500	2,964	41.1	72.0
3000	3,398	47.1	72.2

 **Capable Luminaire**

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight® control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

ORDERING INFORMATION



A+ Capable options indicated by this color background.



Design2Ship Quick Ship Program: Options in green text qualify for Design2Ship — 5 business days from order entry to ship. Refer to Design2Ship Brochure for complete program details. Maximum Order Quantity: 100 units; 50 for Chicago Plenum.

EXAMPLE: EVO 35/25 8AR MWD LSS 120 EZ1

Series	Color temperature		Nominal lumen values		Aperture/Trim color		Distribution		Finish		Voltage
EVO	27/	2700 K	20	2000 lumens	8AR	Clear	VND	Very narrow (0.5 s/mh)	LSS	Semi-specular	120
	30/	3000 K	25	2500 lumens	8PR	Pewter	ND	Narrow (0.7 s/mh)	LD	Matte-diffuse	277
	35/	3500 K	30	3000 lumens	8WTR	Wheat	MD	Medium (0.9 s/mh)	LS	Specular	347 ²
	40/	4000 K			8GR	Gold	MWD	Medium wide (1.0 s/mh)			
					8WR ¹	White	WD	Wide (1.2 s/mh)			
					8BR ¹	Black					
					8WRAMF ¹	White anti-microbial					

Driver ³	Options
GZ10 0-10V driver dims to 10%	SF ⁵ Single fuse.
GZ1 0-10V driver dims to 1%	TRW ⁶ White painted flange
EZ10 eldoLED 0-10V ECOdrive. Linear dimming to 10% min.	TRBL ⁷ Black painted flange
EZ1 eldoLED 0-10V ECOdrive. Linear dimming to 1% min.	EL ⁸ Emergency battery pack with integral test switch
EZB eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%.	ELR ⁹ Emergency battery pack with remote test switch
EDAB ⁴ eldoLED SOLOdrive DALI. Logarithmic dimming to <1%.	ELSD ⁸ Emergency battery pack with self-diagnostics, integral test switch
EDXB ⁴ eldoLED POWERdrive DMX with RDM (remote device management). Square Law dimming to <1%. Includes termination resistor. Refer to DMXR Manual .	ELRSD ⁹ Emergency battery pack with self-diagnostics, remote test switch
EXA1 XPoint Wireless, eldoLED 0-10V ECOdrive. Linear dimming to 1%. Refer to XPoint tech sheet.	E10WCP ⁸ Emergency battery pack, 10W Constant Power, CA Title 20 compliant with integral test switch
EXAB XPoint Wireless, eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1%. Refer to XPoint tech sheet.	E10WCPR ⁸ Emergency battery pack, 10W Constant Power, CA Title 20 compliant with remote test switch
ECOS2 ^{4,5} Lutron® Hi-Lume® 2-wire forward-phase driver. 120V only. Minimum dimming level 1%.	NPP16D ⁹ nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).
ECOS3 ^{4,5} Lutron® Hi-Lume® 3-wire or EcoSystem dimming driver. Minimum dimming level 1%.	NPP16DER ⁹ nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.
	NPS80EZ ⁹ nLight® dimming pack controls 0-10V eldoLED drivers (EZ_).
	NPS80EZER ⁹ nLight® dimming pack controls 0-10V eldoLED drivers (EZ_). ER controls fixtures on emergency circuit.
	N80 ¹⁰ nLight® Lumen Compensation
	BGTD Bodine generator transfer device. Specify 120V or 277V.
	CRI90 High CRI (90+)
	CP ¹¹ Chicago plenum. Specify 120V or 277V.
	RRL RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature.
	NLTAIR2 ¹² nLight® Air enabled
	NLTAIRER2 ¹² nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit

ACCESSORIES

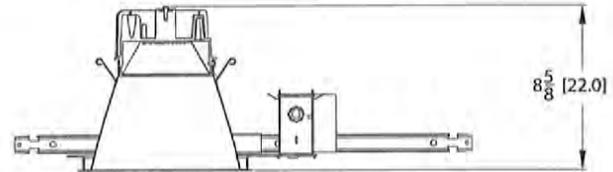
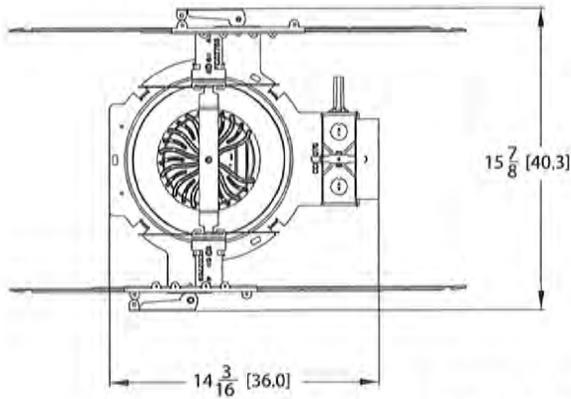
ACCESSORIES order as separate catalog numbers (shipped separately)	
SCA8	Sloped ceiling adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA8 10D. Refer to TECH-190 .
CTA4-8 YK	Ceiling thickness adapter (extends mounting frame to accommodate ceiling thickness up to 5"). Adds ~4" to fixture height.
GVRT	Vandal-resistant trim accessory. Refer to TECH-200 .
ISD BC	0-10V wallbox dimmer. Refer to ISD-BC .

NOTES

ORDERING NOTES	
1. Not available with finishes.	8. For dimensional changes, refer to TECH-140 . Not available with 347V.
2. Not available with GZ10, GZ1, EL or ELR options.	9. Specify voltage. For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
3. Refer to TECH-240 for compatible dimmers.	10. Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZER.
4. Not available with nLight® and XPoint options.	11. ELR not available.
5. Must specify voltage 120V or 277V.	12. Not available DALI or DMX drivers. Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options. Not recommended for metal ceiling installations.
6. Not available with white reflector.	
7. Not available with black reflector	

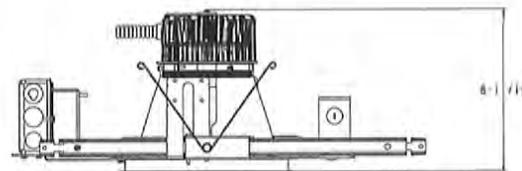
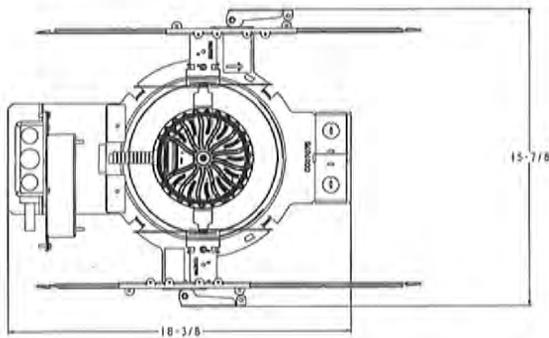
DIMENSIONAL DATA

All dimensions are inches (centimeters) unless otherwise noted.



Aperture: 8-5/8 (21.9)
Ceiling Opening: 8-3/4 (22.2)
Overlap Trim: 9-1/4 (23.5)

DIMENSIONS FOR CHICAGO PLENUM



ELECTRICAL

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

Delivered Lumens = 1.25 x P x LPW

P = Output power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

The LPW rating is also available at Designlight Consortium.

PHOTOMETRY

Distribution Curve Distribution Data Output Data Coefficient of Utilization Illuminance: Single Luminaire 30" Above Floor

CONSULT FACTORY FOR PHOTOMETRY

LUMEN OUTPUT MULTIPLIER - CRI	
CRI	FACTOR
80 CRI	1
90 CRI	0.79

LUMEN OUTPUT MULTIPLIER - CCT	
CRI	FACTOR
4000 K	1.035
3500 K	1
3000 K	0.973
2700 K	0.938

LUMEN OUTPUT MULTIPLIER - TRIM FINISH						
FINISH	CLEAR (AR)	PEWTER (PR)	WHEAT (WTR)	GOLD (GR)	WHITE (WR/WRAF)	BLACK (BR)
Specular (LS)	1.00	0.88	0.83	0.95	N/A	N/A
Semi-specular (LSS)	0.95	0.84	0.79	0.90	N/A	N/A
Matte-diffuse (LD)	0.85	0.73	0.69	0.80	N/A	N/A
Paint	N/A	N/A	N/A	N/A	0.87	0.73

PHOTOMETRY NOTES

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 85 typical.

Choose Wall Controls.

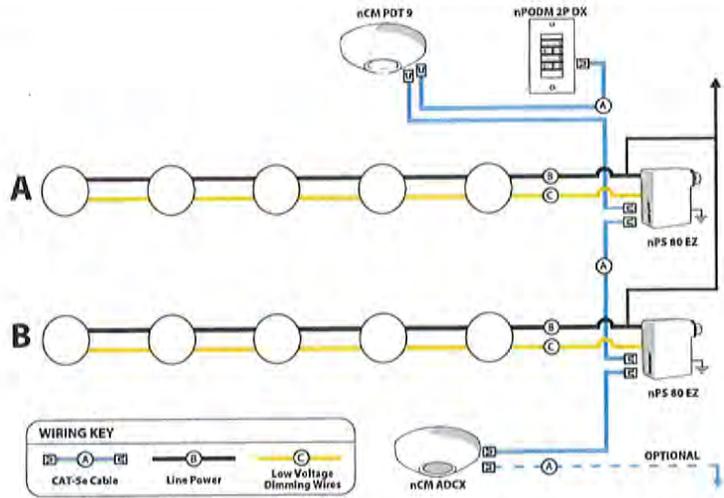
nLIGHT offers multiple styles of wall controls – each with varying features and user experience.



Push-Button WallPod
Traditional tactile buttons and LED user feedback



Graphic WallPod
Full color touch screen provides a sophisticated look and feel



EXAMPLE

Group Fixture Control*

*Application diagram applies for fixtures with eldoLED drivers only.

- nPS 80 EZ Dimming/Control Pack (qty 2 required)
- nPODM 2P DX Dual On/Off/Dim Push-Button WallPod
- nCM ADCX Daylight Sensor with Automatic Dimming Control
- nCM PDT 9 Dual Technology Occupancy Sensor

Description: This design provides a dual on/off/dim wall station that enables manual control of the fixtures in Row A and Row B separately. Additionally, a daylight harvesting sensor is provided so the lights in row B can be configured to dim automatically when daylight is available. An occupancy sensor turns off all lights when the space is vacant.

nLight® Control Accessories:			
Order as separate catalog number. Visit www.sensorswitch.com/nLight for complete listing of nLight® controls.			
WallPod stations	Model number	Occupancy sensors	Model number
On/Off	nPODM [color]	Small motion 360°, ceiling (PIR / dual tech)	nCM 9 / nCM PDT 9
On/Off & Raise/Lower	nPODM DX [color]	Large motion 360°, ceiling (PIR / dual tech)	nCM 10 / nCM PDT 10
Graphic Touchscreen	nPOD GFX [color]	Wide view (PIR / dual tech)	nWV 16 / nWV PDT 16
Photocell controls	Model number	Wall Switch w/ Raise/Lower (PIR / dual tech)	nWSX LV DX / nWSX PDT LV DX
Dimming	nCM ADCX	Cat-5 cables (plenum rated)	Model number
		10', CAT5 10FT	CAT5 10FT J1
		15', CAT5 15FT	CAT5 15FT J1

received
8.28.19



**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)	19-24-DR; 19-10-SN
Project name	CapEd
Date Received	8.28.19
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Capital Educators - Mike Hill</u>	Phone Number: <u>208-855-4620</u>
Address: <u>275 S. Stratford Drive</u>	E-Mail: <u>mike@caped.com</u>
City, State, Zip: <u>Meridian, ID 83680</u>	Fax #: _____
Applicant (Developer): <u>Jeff Slichter - SU Arch.</u>	Phone Number: <u>208-658-1679</u>
Address: <u>415 South 13th Street</u>	E-Mail: <u>jeffs@suarchitecture.com</u>
City, State, Zip: <u>Boise, ID 83702</u>	Fax #: _____
Engineer/Representative: <u>Same as Applicant</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>1550 N Meridian Rd.; Kuna</u>	
Site Location (Cross Streets): <u>Southeast corner of N. Meridian Rd. & E. Deer Flat Rd.</u>	
Parcel Number (s): <u>R0539760020</u>	
Section, Township, Range: <u>2N1E19</u>	
Property size : <u>0.868 Acres</u>	
Current land use: <u>Vacant Land</u>	Proposed land use: <u>Credit Union/Bank</u>
Current zoning district: <u>C-1</u>	Proposed zoning district: <u>C-1</u>

Project Description

Project / subdivision name: Capital Educators Federal Credit Union / Ashton Estates Subdivision No. 1
 General description of proposed project / request: Construct new 2805 sq.ft. CapEd Federal Credit Union Branch with a 709 sq.ft. Self-serve ATM structure, providing financial and banking services.

Type of use proposed (check all that apply):

- Residential _____
- Commercial Financial Institution Credit Union/Retail Space
- Office _____
- Industrial _____
- Other _____

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable) N/A

Are there existing buildings? Yes No

Please describe the existing buildings: _____

Any existing buildings to remain? Yes No

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

Number of common and/or other lots: _____

Type of dwellings proposed:

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

Minimum Square footage of structure (s): _____

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

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

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

Non-Residential Project Summary (if applicable)

Number of building lots: (1) Other lots: None

Gross floor area square footage: 2,805 sf Existing (if applicable): None

Hours of operation (days & hours): Mon-Sat 9am-5pm Building height: 22' - 6"

Total number of employees: 7 Max. number of employees at one time: 8

Number and ages of students/children: N/A Seating capacity: 26

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

Proposed Parking: a. Handicapped spaces: (1) Dimensions: 9'x18'
 b. Total Parking spaces: (25) Dimensions: (12) 9'x18'
 c. Width of driveway aisle: 25'-0" (12) 9'x20'

Proposed Lighting: Pole Lighting

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

River rock, grass, sidewalk, parking curb, monument sign, trees, shrubs.

Applicant's Signature: _____

Date: 08/28/19



City of Kuna Design Review Application

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

FILE NO.: 19-24-DR

CROSS REF.: _____

FILES: _____

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

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

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

Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Date of pre- application meeting : <u>July 31, 2019</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input checked="" type="checkbox"/>



Building Elevations

Applicant
Use

Detailed elevation plans of each side of any proposed building(s) or additions(s)
Note: Four (4) elevations to include all sides of development and must be in color

Staff
Use

Identify the elevations as to north, south, east, and west orientation

Colored copies of all proposed building materials and indication where each material and color application is to be located

Note: Submit as 11"x17" reductions

Screening/treatment of mechanical equipment

Provide a cross-section of the building showing any roof top mechanical units and their roof placement

Detailed elevation plans showing the materials to be used in construction of trash enclosures

Lighting Plan

Applicant
Use

Exterior lighting including detailed cut sheets and photometric plan (pedestrian, vehicle, security, decoration)

Staff
Use

Types and wattage of all light fixtures

Note: The City encourages use of "dark sky" lighting fixtures

Placement of all light fixtures shown on elevations and landscaping plans

Roof Plans

Applicant
Use

Size and location of all roof top mechanical units

Staff
Use

Design Review Application

Applicant: Mike Hill Phone: 208-855-4620

Owner Representative Fax/Email: mike@caped.com

Applicant's Address: 275 S. Stratford Drive

Meridian, Idaho Zip: 83680

Owner: Capital Educators Federal Credit Union - Mike Hill Phone: 208-855-4620

Owner's Address: 275 S. Stratford Drive Email: mike@caped.com

Meridian, Idaho Zip: _____

Represented By: *(if different from above)* Patrick Sende/IBG Phone: 916-933-8401

Address: 4980 Golden Foothill Pkwy, Suite 88 Email: pjsende@integratedbg.com

El Dorado Hills, California Zip: 95762

Address of Property: 1550 N. Meridian Rd.

Kuna, Idaho Zip: 83634

Distance from Major Cross Street: +/- 35'-0" Street Name(s): N. Meridian Rd. & E. Deer Flat Rd.

Please check the box that reflects the intent of the application

BUILDING DESIGN REVIEW
 SUBDIVISION / COMMON AREA LANDSCAPE

DESIGN REVIEW MODIFICATION
 STAFF LEVEL APPLICATION

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

Construct new 2805 sq.ft. CapEd Federal Credit Union Branch with a 709 sq.ft. Self-serve ATM structure, providing financial and banking services.

1. Dimension of Property: 135.04' x 281.48'

2. Current Land Use(s): C-1

3. What are the land uses of the adjoining properties?

North: RUT - Vacant Land

South: C-1 - Vacant (Future Primary Health)

East: C-1 - D & B Supply

West: C-1 - Merrel Town Center on Ridley's Family Center Subdivision (across N. Meridian Road)

4. Is the project intended to be phased, if so what is the phasing time period? No Phasing

Please explain: N/A

5. The number and use(s) of all structures: (2) Structures: (1) Main Federal Credit Union & (1) Drive-up ATM

6. Building heights: 22'-6" & 14'-2" Number of stories: One & One

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

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

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

7. What is the percentage of building space on the lot when compared to the total lot area? 9.28%

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

MATERIAL **COLOR**

Roof: Thermoplastic Polyolefin (TPO) Roofing / Grey

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

% of Wood application: N/A / _____

% EIFS: N/A / _____
(Exterior Insulation Finish System)

% Masonry: W: 7%, S: 14%, E: 5%, N: 4% / 12"x30" Stone Panels - Classic Buckskin (Honed)

% Face Block: N/A / _____

% Stucco: W: 45%, S: 59%, E: 44%, N: 36% / Synthetic Stucco - Grey

& other material(s): W: 22%, S: 6%, E: 35%, N: 21% / Composite Siding - Brown-Tone (Wood Look)

List all other materials: Metal Gate for Trash Storage

Windows/Doors: W: 26%, S: 21%, E: 16%, N: 39% / Aluminum Storefront - Clear Anodized

(Type of window frames & styles / doors & styles, material)

Soffits and fascia material: Metal Coping Caps / Grey, Brown, Tan

Trim, etc.: N/A / _____

Other: N/A / _____

9. Please identify Mechanical Units: RTU 1-Carrier 48HCA06 High Efficiency & RTU 2-Carrier 48HCA04 High Efficiency

Type/Height: Roof Top Unit, RTU-1: 3'-4" RTU-2: 2'-8"

Proposed Screening Method: Building Parapet Wall

10. Please identify trash enclosure: *(size, location, screening & construction materials)* 9'-0" x 3'-6"; East Side of Building;

Stucco with Corrugated Metal Panel on Steel Frame Gate

11. Are there any irrigation ditches/canals on or adjacent to the property? No

If yes, what is the name of the irrigation or drainage provider? N/A

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

N/A

Type: N/A

Size: N/A
Location: N/A

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

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

Catch Basins with Drain Fields

14. Percentage of Site Devoted to Building Coverage: 9.28%

% of Site Devoted to Landscaping: 19.1% Square Footage: 7,225 sqft
(Including landscaped rights-of-way)

% of Site that is Hard Surface: 71.61% Square Footage: 27,087 sqft
(Paving, driveways, walkways, etc.)

% of Site Devoted to other uses: N/A

Describe: N/A

% of landscaping within the parking lot (landscaped islands, etc.): 20.77%

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

Landscaping in public right-of-way was installed as part of subdivision improvements. Refer to site plan.

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

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

N/A

17. Dock Loading Facilities:

Number of docking facilities and their location: N/A

Method of screening: N/A

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

19. Setbacks of the proposed building from property lines:

Front 28 -feet Rear 193 -feet Side 48 -feet Side 15 -feet

20. Parking requirements: 1 stall per 200 sf; 2805sf/200sf=14 stalls

Total Number of Parking Spaces: 25 Width and Length of Spaces: (12) 9'x20' & (13) 9'x18'

Total Number of Compact Spaces 8'x17': 0

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

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

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

August 8, 2019

City of Kuna
Planning and Zoning Department
751 W 4th Street
Kuna, Idaho 83634

Re: Design Review Narrative
Capital Educators Federal Credit Union, 1550 N. Meridian Road, Kuna

Planning Staff:

Please accept the following narrative description of the above referenced project describing how the proposal addresses the guidelines outlined in the City of Kuna Design Review Ordinance No 2007-02 and the Architectural and Site Design Booklet.

1. Architectural Character: The primary architectural feature of this credit union branch is the complimentary modern style of architecture using its block massing and architectural "fold" features. The building is primarily comprised of wall to roof "fold" elements creating the primary entry/waiting space and the main retail/member service areas as well as vertical and horizontal block elements both punctuating the primary entry and creating private office areas. A detached self-serve ATM shelter additionally accentuates the architectural design with an added "fold" element of corresponding materials.
 - a. Facades: The complementing building façades incorporate modulation in both plan and elevation. Portions of wall areas are projected outward creating recesses and entry points of varying heights and widths including portions of variable roof line and parapet heights. Proposed façades are designed to complete and complement the unique four-sided architecture of the building, due to its location and views from all sides, through the use of quality materials, detailing and architectural features.
 - b. Primary Public Entrance: (South Elevation) The primary public entry is oriented directly to the parking area provided to the south and per the previously established driveway approach into the proposed parking area. The main entry is set back from the parking area to provide an experience approach to the building and is punctuated by a stone clad tower and glazing while being provided overhead coverage by the façade fold as described in item 1.
 - c. Roof Lines: Varying parapet heights and overhangs along with material changes have been utilized to further modulate and complement the building as well as provide a stepping down of massing from the parking/pedestrian.

- d. Patterned Variations: In addition to the physical modulation and texture as noted above, material selections including type and color have been incorporated and are complementary to the surrounding development.
 - e. Fenestration: Window/glazed entry elements have been incorporated in both the stucco and composite siding materials and are punctuated by the stucco reveals and roof overhangs providing scale and visibility to the street, adjacent pedestrian walkways and extensive landscaping.
 - f. Mechanical Equipment: All mechanical equipment is placed on a lower roof area and screened utilizing the wall parapet which add to the patterned variations and roof lines. Ground level equipment such as the trash enclosure and the electrical and gas metering, is located on the east elevation away from the parking and primary building entrance additionally screened by landscaping elements.
2. Color and Materials: Referring to the attached colored renderings, material colors and selections are primarily neutral in tone and are complementary in both color and selection to the surrounding development. Materials include stucco, thermally modified horizontal lap composite siding, and large rectangular stone tile veneer, anodized aluminum storefronts/windows and accent metal flashings and copes.
3. Site Plan and Building Layout:
- a. Building Layout: The building is located as near as possible to the main street corner to maximize connection to the street frontage and intersection corner. Generous landscape setbacks provide multiple layers to the street elevation. The layout of the building and the ATM structure separate the parking area furthest away from the primary streets. Primary façades and public entries are oriented inward to the development (south) with additional modulation and building accents addressing Meridian and Deer Flat Roads.
 - b. Access: Access to the development and project are provided from both N. Meridian and E. Deer Flat Roads and through the circulation as provided by the existing/currently being constructed D&B Supply development.
 - c. Parking Area: The provided parking is in three locations, (7) stalls at the entry, (6) stalls off the D & B Supply internal circulation drive aisle, and (12) shared parking stalls between the property and the future Primary Health.
 - d. Street Layout and/or Internal Circulation: The primary parking lot entrance onto the property is located near the entry with an

additional access to the ATM structure. Separating the two uses prevents any potential stack from blocking in parked vehicles.

- e. Pedestrian Walkways and Facilities: A sidewalk is provided to connect the existing sidewalk in the D & B Supply parking lot to the sidewalk along N. Meridian Rd. Connecting that sidewalk to the proposed building a sidewalk will be provided along the easterly side of the site that provides pedestrian access to the building from the (3) parking areas.

If you have any questions or concerns with the design narrative or need further description, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Slichter', with a stylized flourish at the end.

Jeff Slichter
Project Manager
Slichter | Ugrin Architecture



ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=2 VICTORIA BAILEY
FIDELITY NATIONAL TITLE - BOISE

2019-035265
04/30/2019 11:24 AM
\$15.00

Escrow No.: 34601911109-BB

WARRANTY DEED

FOR VALUE RECEIVED

SDN, LLC, an Idaho Limited Liability Company

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Capital Educators Federal Credit Union, an Idaho Non-Profit Corporation

GRANTEE(S), whose current address is: **PO Box 570, Meridian, ID 83680**

the following described real property in Ada County, Idaho, more particularly described as follows, to wit:

Lot 1 in Block 1 of Ashton Estates Subdivision No. 1, according to the official plat thereof, as filed in Book 114 of Plats at Pages 17055 through 17059, records of Ada County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this

April 29, 2019

SDN, LLC

BY:

Donald G. Newell, Manager

Escrow No.: 34601911109-BB

WARRANTY DEED

FOR VALUE RECEIVED

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HH

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IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this April 29, 2019

SDN, LLC

BY: _____

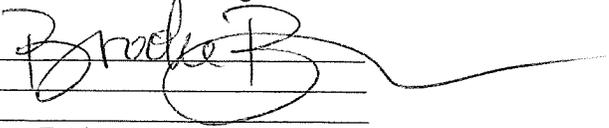
Donald G. Newell, Manager

WARRANTY DEED

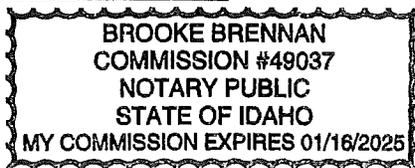
(continued)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 29th day of April, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Donald G Newell, known or identified to me to be the person whose name is subscribed to the within instrument, as the Manager of SDN, LLC, a Limited Liability Company and acknowledged to me that he executed the same as such Manager.

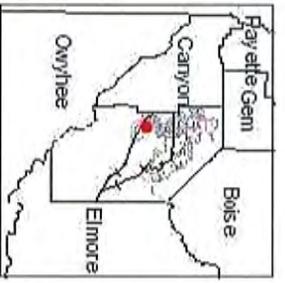
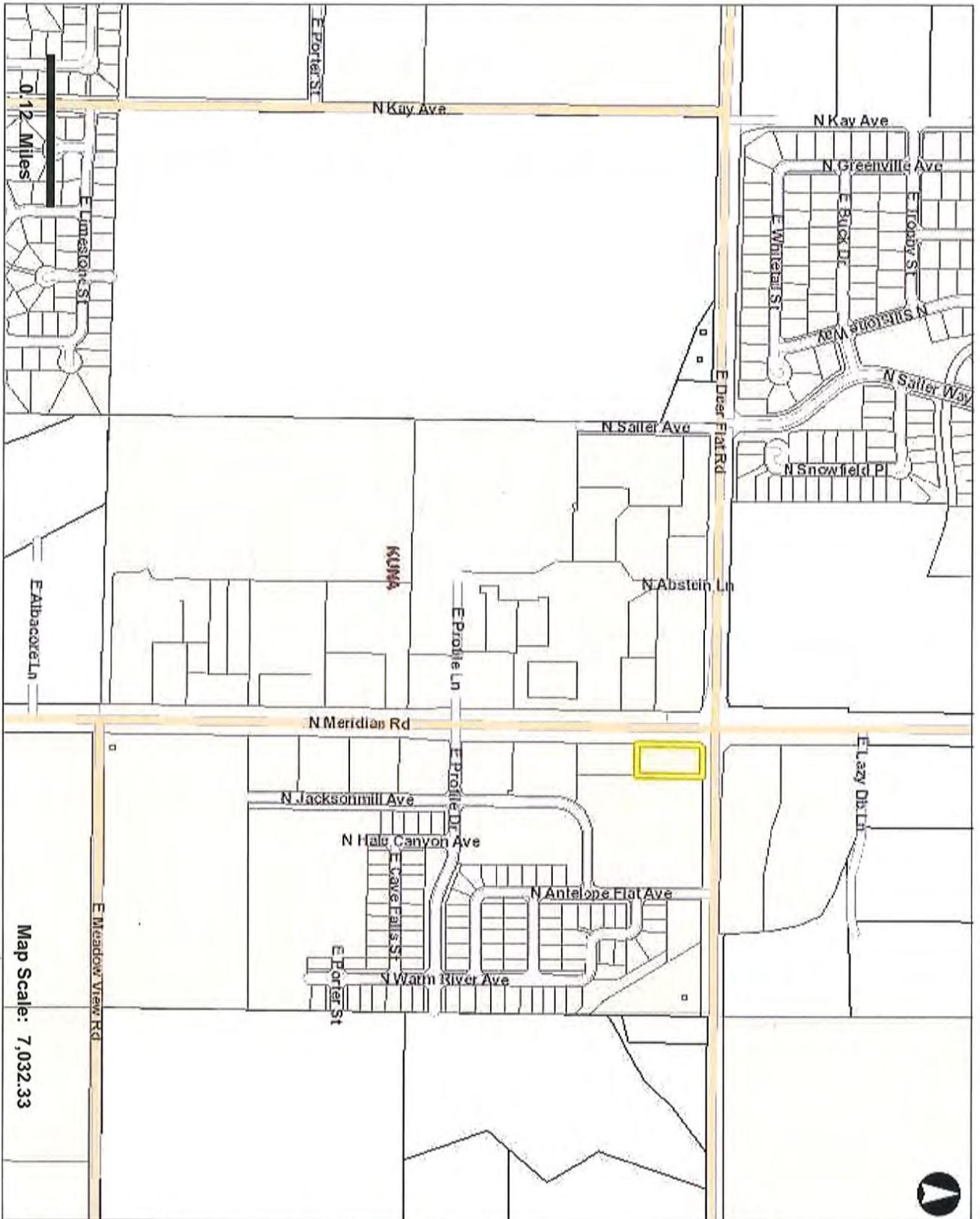
Signature: 
Name: _____
Residing at: _____
My Commission Expires: _____

(SEAL)



Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



Legend

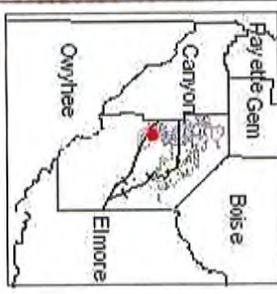
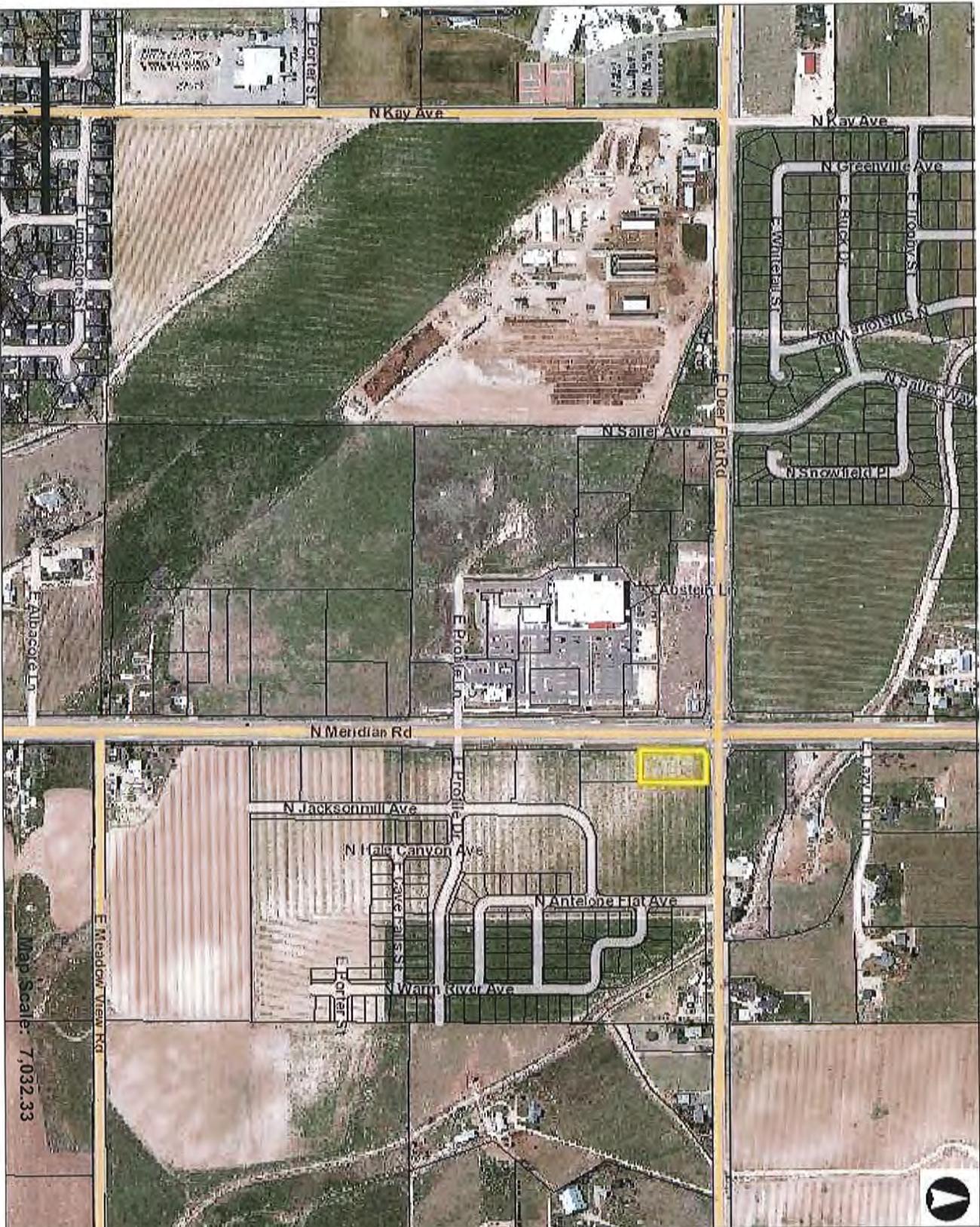
- +— Railroad
- Roads (4,000 - 8,000 sq ft)
- <all other values>
- Interstate
- Ramp
- Principal Arterial
- Collector
- Minor Arterial
- Local
- Parks
- Alley
- Driveway
- Parks
- Water
- City Limits
 - BOISE
 - EAGLE
 - GARDEN CITY
 - KUNA
 - MERIDIAN
 - STAR
- Condos
- Parcels

Map Scale: 7,032.33

8/8/2019

Ada County Assessor

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Legend

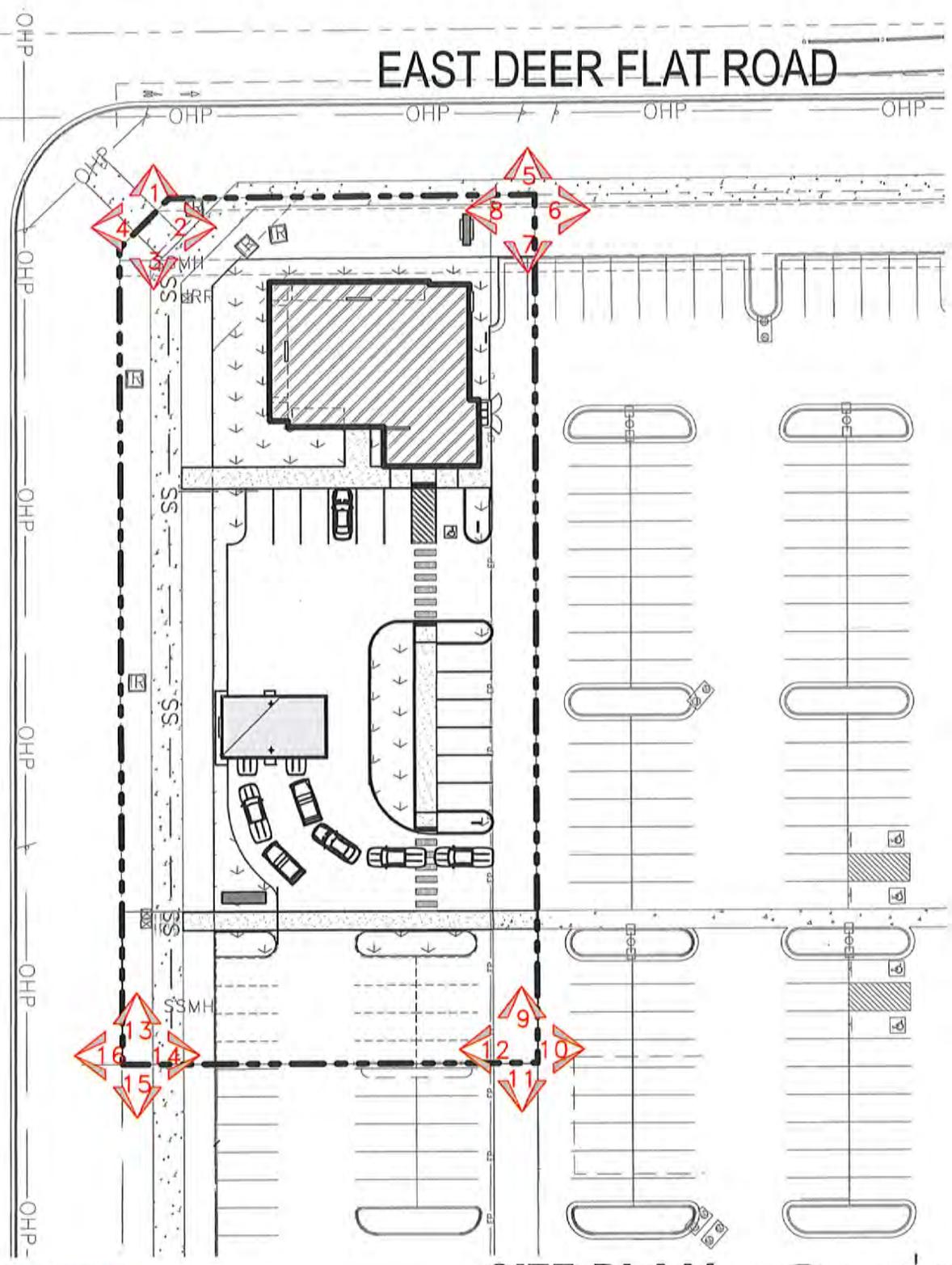
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- Collector
- Minor Arterial
- Local
- Parks
- Alley
- Driveway
- Parks
- Water
- Condos
- Parcels
- AdaOrthos2016**
- Red: Band 1
- Green: Band 2
- Blue: Band 3

Map Scale: 7,032.33

8/8/2019

KUNA MERIDIAN HWY (HWY 69)
 NORTH MERIDIAN ROAD

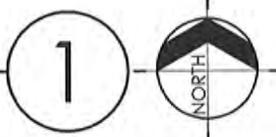
EAST DEER FLAT ROAD



GROSS AREA: 0.868 ACRES

SITE PLAN

SCALE: 1" = 50'



S|U
 ARCH.
 415 S. 13TH ST.
 BOISE, IDAHO 83702
 P: (208) 658 1679

CAPITAL EDUCATORS FEDERAL CREDIT UNION - KUNA BRANCH

1550 N. MERIDIAN ROAD
 KUNA IDAHO 83634

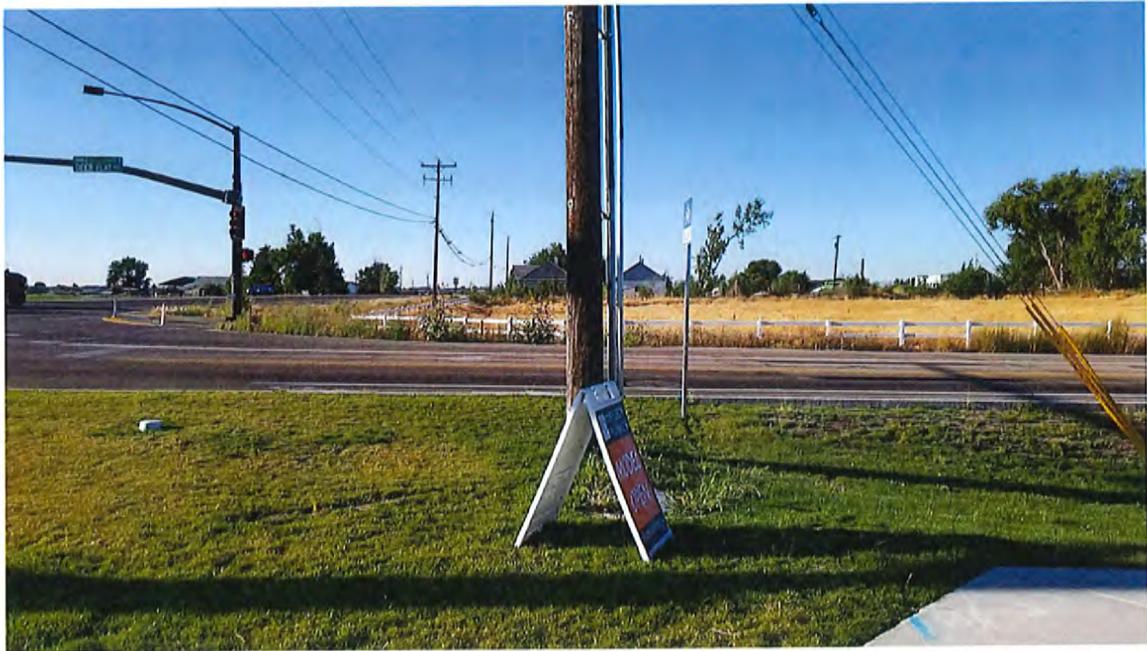
Project Number.

19024

Issue Date:	08.27.2019
Drawn By:	J. Slichter
Checked By:	C. Slichter

SITE PLAN

SK-1



SITE PHOTO

1



SITE PHOTO

2



CAPITAL EDUCATORS FEDERAL CREDIT UNION - KUNA BRANCH

1550 N. MERIDIAN ROAD
KUNA IDAHO 83634

Project Number.

19024

Issue Date:	08.27.2019
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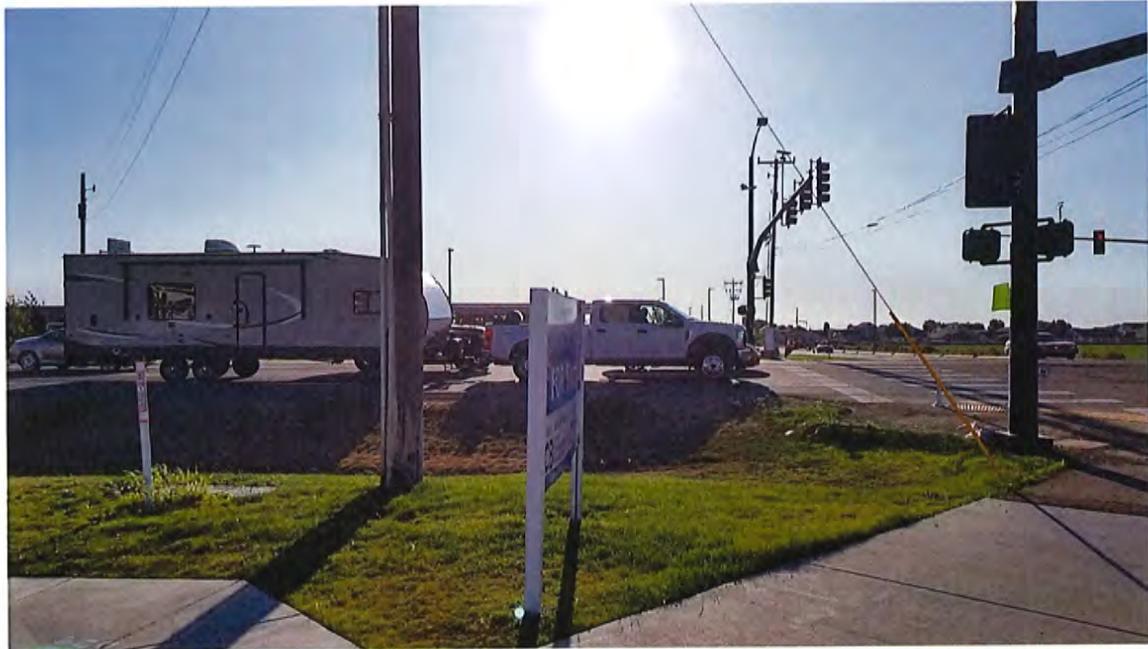
SITE PHOTOS

1 & 2



SITE PHOTO

3



SITE PHOTO

4



CAPITAL EDUCATORS FEDERAL CREDIT UNION - KUNA BRANCH

1550 N. MERIDIAN ROAD
KUNA IDAHO 83634

Project Number.

19024

Issue Date:	08.27.2019
Drawn By:	J. Slichter
Checked By:	C. Slichter

SITE PHOTOS

3 & 4



SITE PHOTO

5



SITE PHOTO

6



CAPITAL EDUCATORS FEDERAL CREDIT UNION - KUNA BRANCH

1550 N. MERIDIAN ROAD
KUNA IDAHO 83634

Project Number.

19024

Issue Date:	08.27.2019
Drawn By:	J. Slichter
Checked By:	C. Slichter

SITE PHOTOS

5 & 6



SITE PHOTO

7



SITE PHOTO

8



**CAPITAL EDUCATORS FEDERAL
CREDIT UNION - KUNA BRANCH**

1550 N. MERIDIAN ROAD
KUNA IDAHO 83634

Project Number.

19024

Issue Date:	08.27.2019
Drawn By:	J. Slichter
Checked By:	C. Slichter

SITE PHOTOS

7 & 8



SITE PHOTO

9



SITE PHOTO

10



CAPITAL EDUCATORS FEDERAL CREDIT UNION - KUNA BRANCH

1550 N. MERIDIAN ROAD
KUNA IDAHO 83634

Project Number. **19024**

Issue Date:	08.27.2019
Drawn By:	J. Slichter
Checked By:	C. Slichter

SITE PHOTOS

9 & 10



SITE PHOTO

11



SITE PHOTO

12



CAPITAL EDUCATORS FEDERAL CREDIT UNION - KUNA BRANCH

1550 N. MERIDIAN ROAD
KUNA IDAHO 83634

Project Number.

19024

Issue Date:	08.27.2019
Drawn By:	J. Slichter
Checked By:	C. Slichter

SITE PHOTOS

11 & 12



SITE PHOTO

13



SITE PHOTO

14



**CAPITAL EDUCATORS FEDERAL
CREDIT UNION - KUNA BRANCH**

1550 N. MERIDIAN ROAD
KUNA IDAHO 83634

Project Number.

19024

Issue Date:	08.27.2019
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Checked By:	C. Slichter

SITE PHOTOS

13 & 14



SITE PHOTO

15



SITE PHOTO

16



**CAPITAL EDUCATORS FEDERAL
CREDIT UNION - KUNA BRANCH**

1550 N. MERIDIAN ROAD
KUNA IDAHO 83634

Project Number.

19024

Issue Date:	08.27.2019
Drawn By:	J. Slichter
Checked By:	C. Slichter

SITE PHOTOS

15 & 16

Sam Weiger

From: Phil Roberts <proberts@kunafire.com>
Sent: Wednesday, August 14, 2019 12:15 PM
To: Sam Weiger; Lisa Holland; Paul Stevens; 'Kuna Police – Jon McDaniel'; Bob Bachman; 'J&M Sanitation - Chad Gordon'
Subject: RE: Agency Notification (Request for Comment if applicable) for CapEd

I have reviewed the items in the attached packet and have no additional concerns. Approved as presented.

PWR

Phil Roberts
Fire Chief
Kuna Rural Fire District
208-922-1144 Ext 108
208-922-1982 Fax
208-870-3057 Cell



From: Sam Weiger <sweiger@kunaaid.gov>
Sent: Wednesday, August 14, 2019 11:56 AM
To: Lisa Holland <lholland@kunaaid.gov>; Phil Roberts <proberts@kunafire.com>; Paul Stevens <PStevens@kunaaid.gov>; 'Kuna Police – Jon McDaniel' <jmcdaniel@adaweb.net>; Bob Bachman <bbachman@kunaaid.gov>; 'J&M Sanitation - Chad Gordon' <Chad.Gordon@jmsanitation.com>
Subject: Agency Notification (Request for Comment if applicable) for CapEd

FILE NUMBER	19-24-DR (Design Review) & 19-10-SN (Sign); CapEd
PROJECT DESCRIPTION	On behalf of CapEd, Slichter Urgin Architecture is requesting design review approval for an approximately 2,805 square feet commercial building, with a sign, landscaping, lighting, and a parking lot. (APN: S2101212400 & S2102110000) No response within 15 business days (Due August 29) will indicate you have no objection or comments for this project.
SITE LOCATION	1150 North Meridian Road, Kuna, ID 83634
APPLICANT/ REPRESENTATIVE	Slichter Urgin Architecture

Sam Weiger

From: Chad Gordon <chad.gordon@jmsanitation.com>
Sent: Friday, August 16, 2019 4:52 PM
To: Jeff Slichter
Cc: Sam Weiger; chad slichter; Mark Waddell; Patrick Sende
Subject: Re: 19024 - CapEd Kuna Branch - Trash Enclosure Question

If they are only planning on the 3 carts for the trash service then the 9' x 3'6 enclosure should be sufficient to house the containers and I won't need to see anything further.

Thanks,

On Fri, Aug 16, 2019 at 4:35 PM Jeff Slichter <jeffs@suarchitecture.com> wrote:

Mr. Weiger/Mr. Gordon,

Do we need to provide additional details and/or information if we plan to use only (3) trash totes? My understanding is that you do not if we use less than (4). If I am understanding incorrectly, please let me know.

Also, the address on the table below shows the 1150 N. Meridian. Please let me know if that is the correct address or if 1550 N. Meridian as shown on the drawings is correct. That is the address I found on the Ada County Accessors website.

Thanks,

JTS

Jeff Slichter, NCARB

208.658.1679 O

208.315.2196 C

SLICHTER | UGRIN • ARCHITECTURE.
SUSTAINABLE DESIGN • PLANNING



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

Paul A. Stevens, P.E.
Kuna City Engineer
208-287-1727

DESIGN REVIEW MEMORANDUM

Date: 29 August 2019
From: Paul A. Stevens, P.E.
To: Wendy Howell, Planning and Zoning Director
RE: CAPITAL EDUCATORS FEDERAL CREDIT UNION APPLICATION 19-24-DR

The Capital Educators Federal Credit Union application design review request dated 8 August 2019 has been reviewed. The following narrative is limited to the Public Works related items and does not assess parking volume, access, and other related items that are reviewed by Planning and Zoning.

1. General

- a. The design review application shows a new sign being installed along E. Deer Flat Road.
- b. The sign design shows a backlit sign absorbing approximately 7 feet x 7 feet. No information was provided regarding the monument that the sign is attached to. Similar smaller signs are shown attached to the exterior walls of the building.

2. Road

- a. Sign must be located on applicant's property or formal easement.
- b. If in an easement, provide a copy of the easement with a graphic figure to the City of Kuna.
- c. Sign must not block the site triangle. This is especially important on Deer Flat Road considering current and future traffic density.
- d. Sign must not interfere with underground or overhead utilities.

3. Maintenance

- a. Sign must be maintained in "good condition". Acrylic faces and lettering shall be maintained such that fugitive light is not emitted from the sign to the detriment of passing motorists.

4. Utilities:

- a. Pressurized irrigation, sewer, and water are available at the property boundary.
- b. Storm water retention system
 - i. Provide storm water retention system design to the City Engineer for review – before construction. Construction of storm water retention systems shall not commence before receiving approval of the design and supporting calculations.

5. Fire suppression:

- a. The development shall be reviewed by the Kuna Fire Department representative.
 - i. Install fire hydrants in locations specified by the Kuna Fire Department.

Exhibit
34



City of Kuna

Planning and Zoning Commission Staff Report- *UPDATED Staff Analysis*

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www.Kunacity.id.gov

To: Planning and Zoning Commission

Case Numbers: 19-08-AN (Annexation),
19-04-S (Subdivision), &
19-19-DR (Design Review);
**Indian Creek at Crimson Point
Subdivision**

Site Location: 3001 West Ardell Road
Kuna, ID 83634

Planner: Troy Behunin, Planner III

Hearing Date: August 27, 2019
Continued to: **September 10, 2019**

Owner: Arnold C & Delores Watkins Trust
2829 South Givens Way
Meridian, ID 83634

Applicant/Engineer: ACME, LLC – Marcel Lopez
4824 West Fairview Avenue
Boise, ID 83706
208.336.5355
Acme208llc@gmail.com

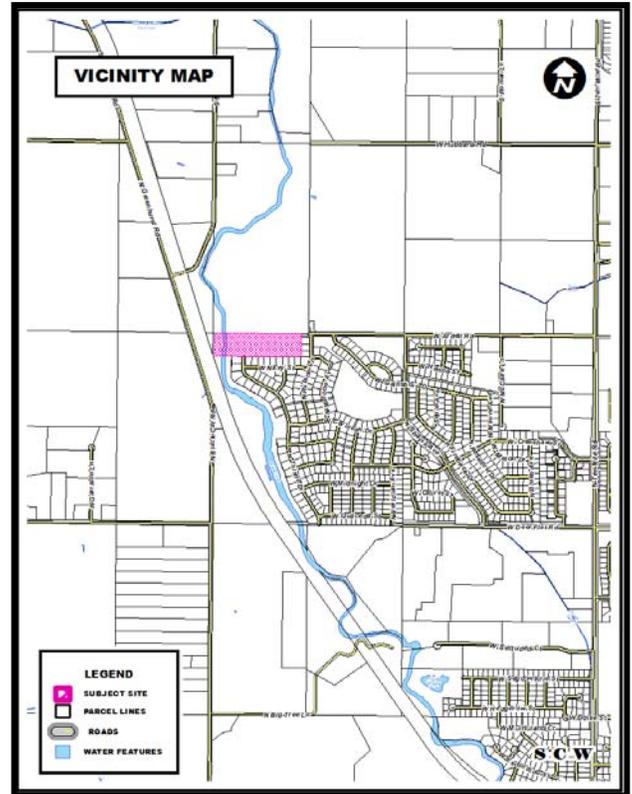


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| E. General Project Facts | K. Proposed Commission's Recommendation |
| F. Staff Analysis | L. Proposed Conditions of Approval |

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body; and that preliminary plats and annexations are designated as public hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

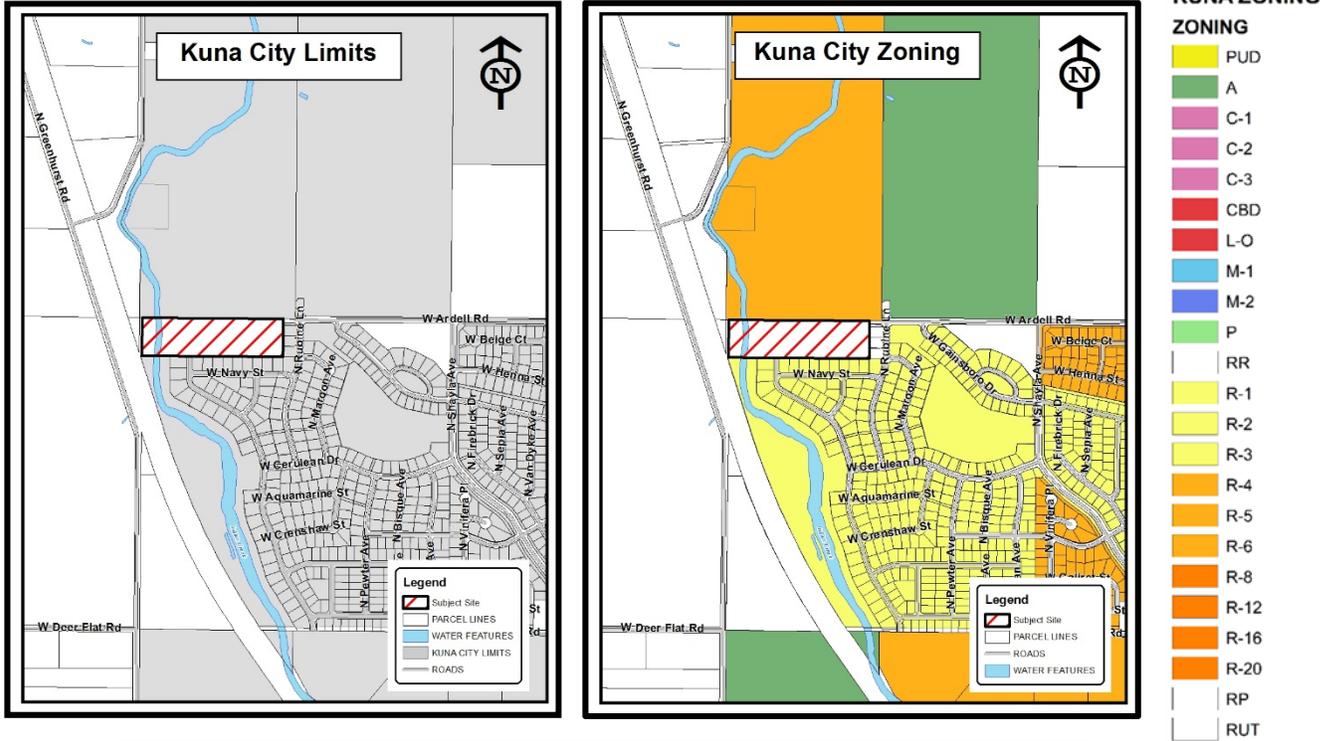
a. Notifications

- | | |
|---------------------------------|---------------------------------|
| i. Neighborhood Meeting | April 11, 2019 (nine attendees) |
| ii. Agency Comment Request | July 18, 2019 |
| iii. Kuna Melba Newspaper | August 7, 2019 |
| iv. 450' Property Owners Notice | August 15, 2019 |
| v. Site Posted | August 17, 2019 |

B. Applicant's Request:

On behalf of Arnold C & Delores Watkins Trust, Marcel Lopez with ACME, LLC requests to annex a parcel approximately 8.68 acres located west of Ten Mile Road and south of Hubbard Road into Kuna City Limits with an R-8 (Medium Density Residential [MDR]) zone; and to subdivide the approx. 8.68 acres into 39 total lots, consisting of 33 buildable single-family lots, and six common lots. The subject site is located at 3001 West Ardell Road, Kuna, ID 83634, within Section 15, Township 2 North, Range 1 West; (APN# S1315325550).

C. Aerial Map:



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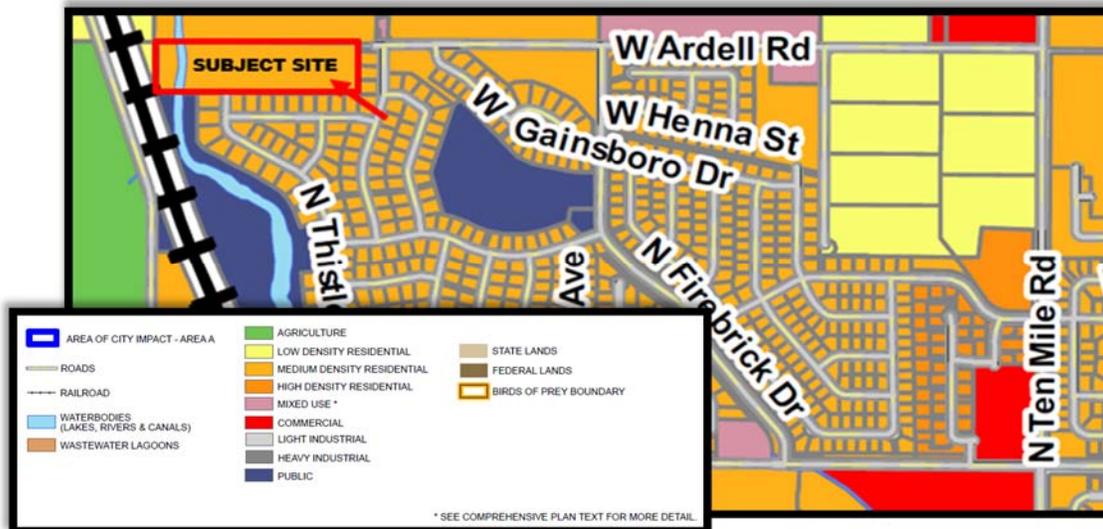
D. Site History:

This parcel is currently zoned RR (Rural Residential) within Ada County. Historically, this parcel has served as a single-family residence with outbuildings and used for small Agriculture purposes.

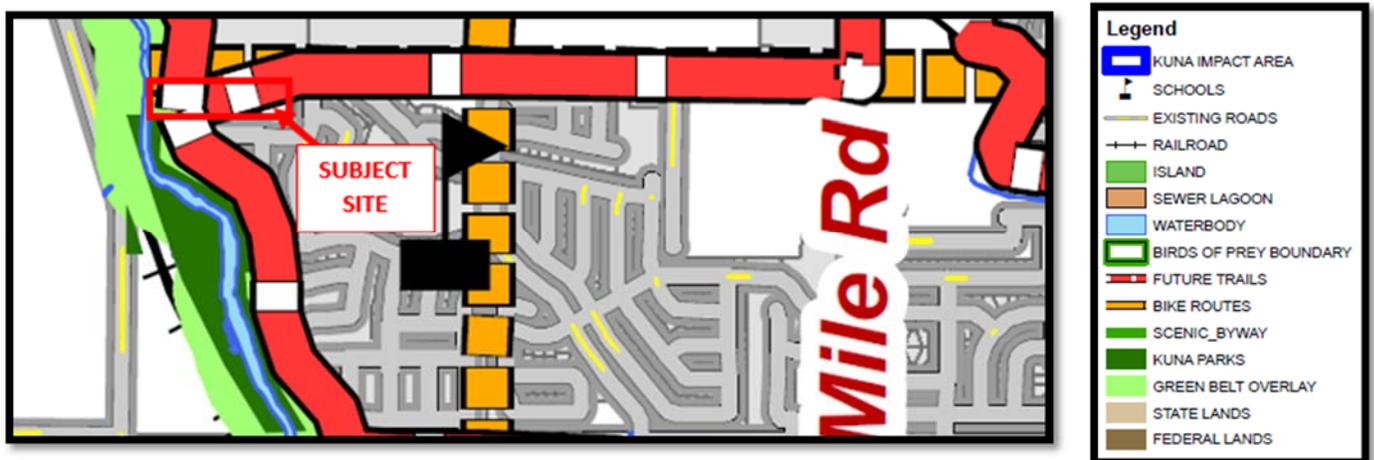
E. General Projects Facts:

1. Comprehensive Plan Map:

The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the 8.68-acre site as Medium Density Residential (MDR).



2. Recreation and Pathways Map: The Pathways Master Plan Map indicates two future trails near the proposed project site along the future extension of Ardell Road and along Indian Creek. Additionally, the Master Plan features a future City park and extension of the Indian Creek Greenbelt along the western boundary of the subject site. Accordingly, it is the City's goal is to increase the number of trails and pathways and park spaces within Kuna. Staff highly recommends the developers design and construct trails and pathways to comply with the Master Plan's goals by either starting a pathway, or extending current ones at time of development.



3. **Surrounding Land Uses:**

North	R-4	Medium Density Residential – Kuna City
South	R-3	Medium Density Residential – Kuna City
East	R-3	Medium Density Residential – Kuna City
West	RR	Rural Residential – Ada County

4. **Parcel Sizes, Current Zoning, Parcel Numbers:**

Property Owner	Parcel Size	Current Zone:	Parcel Number
Arnold C & Delores Watkins Trust	8.68 acres	RR (Rural Residential)	S1315325550

1. **Services:**

- | | |
|---|---|
| Sanitary Sewer– City of Kuna | Fire Protection – Kuna Rural Fire District (KRFD) |
| Potable Water – City of Kuna | Police Protection – Kuna City Police (ACSO) |
| Irrigation District – Boise-Kuna Irrigation District | Sanitation Services – J & M Sanitation |
| Pressure Irrigation–Kuna Municipal Irr. System (KMIS) | |

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

The proposed project site consists of a single-family residence and several outbuildings. The majority of the site is flat, but a small portion of the parcel along the western boundary has a slope of 13 percent (+/-), and a small portion of the parcel along the eastern boundary has a slope of 6 percent (+/-). Bedrock depth along the western boundary is estimated to be between 10 to 20 inches, and the remainder of the parcel has a bedrock depth greater than 60 inches, according to the USDA Soil Survey for Ada County.

3. **Transportation / Connectivity:**

Access to the site is proposed via one temporary EMS access driveway on the east side, and one stub street connection. The temporary EMS access is on West Ardell Road and the stub street connection exists via North Thistle Drive from Crimson Point Subdivision No. 6.

4. **Environmental Issues:**

The subject site falls within the nitrate priority area. Additionally, the Federal Emergency Management Agency (FEMA) 100-year floodplain runs through the western boundary of the site. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

5. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:

- Kuna City Engineer Exhibit B-1
- Ada County Highway District (ACHD)Exhibit B-2
- Boise Project Board of Control Exhibit B-3
- Central District Health Department.....Exhibit B-4
- Department of Environmental Quality Exhibit B-5
- Idaho Transportation Department Exhibit B-6
- Kuna Rural Fire Department..... Exhibit B-7
- Kuna School District.....Exhibit B-8

F. Staff Analysis:

The applicant proposes to annex one parcel that is approximately 8.68 acres into Kuna City Limits with an R-8 zoning district; and to subdivide the 8.68 acres into 39 total lots, consisting of 33 single-family buildable lots and six common lots. Additionally, the applicant is proposing approximately two acres of the entire 8.68-acre site is dedicated to open space and landscaping, this includes the Indian Creek water way.

The applicant has proposed a zoning designation of R-8, which falls under the classification of Medium Density Residential (**MDR**). However, the applicant proposes a net density of 5.61 DUA, and 3.8 Gross DUA. Staff finds the proposal in in concert with the FLUM.

Kuna City Code [KCC 6-3-3] requires developers connect to existing stub streets, and provide stub streets for future connections. The applicant will be required to connect to Thistle Drive built with Crimson Point Subdivision No. 6. The applicant will construct a stub street for the future subdivision to the north and its developer will be required to connect to the stub street in Indian Creek. The subdivision to the north, Arroyo Vista, was approved before this application (Indian Creek @ C.P.) was submitted. Prior to Arroyo Vistas approval, a determination was made by the City and ACHD that Ardell Road would terminate at its current location and will not extend to the Indian Creek, nor go over it. Arroyo Vista will connect on the north side of where W. Ardell Road terminates and will serve as a connection to Ardell Road for all traffic in the area, including all Crimson Point traffic. While there may be short time that traffic from the Indian Creek Sub will use Navy Street, it will shift when Arroyo Vista is built beginning in early 2020. The applicant will be required to install a sign at the terminus of the stub street stating these roads will continue in the future. At the meeting staff will present a map to illustrate how these three neighboring subdivisions are interconnected and each of their roles for connectivity to each other and to W. Ardell Road.

This project lies on the south of West Hubbard Road and west of North Ten Mile Road. All major public utilities located within 300 feet of the subject site. Connection to all city services and associated connection fees will be required at time of building permit submittal. Applicant is hereby notified that sidewalks need to install curb and gutter along all roadways and follow all Kuna City Code (KCC). Streetlights are a required public improvement listed under Kuna City Code 6-4-2. The applicant has not identified streetlight locations on the preliminary plat. Applicant will be required to work with staff in order to comply with Kuna City code and install street lights a maximum spacing of two hundred fifty (250) feet. Street Lights as well as other public improvements shall be shown on construction plans to be submitted to verified by staff and approved by the Public Works Department. Staff would note that these street lights must be designed and installed according to "Dark Skies" standards and follow KCC.

Kuna's Comprehensive Plan (Comp Plan), encourages a variety of housing types for all income levels numerous times throughout the document. Pertinent sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report. The City attempts to balance all housing types within the City. Staff has reviewed the proposed preliminary plat for technical compliance with Kuna City Code (KCC), and finds the pre-plat and landscape plan are in compliance with applicable codes. Staff would recommend that the applicant work with Kuna's staff, ACHD, and Kuna Rural Fire District (KRFD) to conform to each agency's requirements.

A design review application for common area landscaping and open space was included as a part of the overall application. The applicant proposes several dedicated landscaping and buffer areas throughout the project. Approximately 22%, or 1.94 acres of the project has been dedicated to common area. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. Staff would recommend the applicant be conditioned to place sod wherever the landscape plan identifies "Lawn", and provide staff an updated landscaping plan accommodating requested change.

The Pathways Master Plan Map indicates two future trails within proposed project site along the future extension of West Ardell Road and Indian Creek. Staff highly recommends the developers be conditioned to work with the parks and rec department in order to comply with the Master Plan's goals and design and construct the identified pathways along Indian Creek to the standards set in Kuna City Code 6-4-2 (Required Public Improvements).

All monument signage shall go to the Commission for review and approval. No application for signage was submitted with this application, and shall be approved through the design review process prior to installation.

Applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping and street light compliance prior to signature on the final plat.

Staff has determined the annexation, preliminary plat and design review applications comply with Title Five and Title Six of Kuna City Code; Idaho Statutes § 67-6511 & § 50-222; and the goals and policies set in the Comprehensive Plan; and forwards a recommendation for a recommendation of approval for Case Nos. 19-08-AN (Annexation) and 19-04-S (Preliminary Plat), and forward a recommendation of approval for 19-19-DR (Design Review), subject to any conditions of approval outlined by Kuna's Planning and Zoning Commission and City Council.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Subdivision Ordinance Title 6.
3. City of Kuna Comprehensive Plan.
4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.
5. Idaho Code, Title 50, Chapter 2 – General Provisions – Government – Territory.
6. City of Kuna Future Land Use Map (FLUM).

H. Factual Summary:

The proposed project site is located south of West Hubbard Road and west of North Ten Mile Road. The applicant proposes to annex one parcel of approximately 8.68 acres into Kuna City Limits with an R-8 zoning district; and to subdivide the 8.68 acres into 39 total lots, consisting of 33 single-family buildable lots and six common lots. The applicant proposes to complete this project in one phase.

I. Proposed Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission may accept or reject the Comprehensive Plan components, and has determined the proposed annexation and preliminary plat requests for the site (*is/is not*) consistent with the following Comprehensive Plan components as described below:

Chapter 3 – Kuna's land use will support a desirable, district and well-designed community

- **Goal 3.A – Ensure community design directs growth and implements sustainable land use patterns**
 - Objective 3.A.1 - Use the Future Land Use Map and land use regulations to direct development, encourage complementary and compatible land uses, and achieve good community design.

- **Goal 3.D – Encourage development of housing options and strong neighborhoods**
 - Objective 3.D.1 – Encourage development of housing options for all citizens
 - *Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.*
 - *Policy 3.D.1.f: Evaluate the housing demand and supply and adjust policies and regulations, as needed, to encourage development of diverse housing types and densities to accommodate Kuna's economic groups, lifestyles and ages.*
 - Objective 3.D.2 – Create strong neighborhoods through preservation, new development, connectivity and programming.
 - *Policy 3.D.2.d: Work to ensure that all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure.*

- **Goal 3.G – Respect and protect private property rights**
 - Objective 3.G.1 – Ensure land use policies, restrictions, and fees do not violate private property rights.
 - *Policy 3.G.1.c: Ensure land use actions, decisions, and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.*

J. Proposed Kuna City Code Analysis:

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

Comment: *The proposed applications (**adhere/do not adhere**) to the applicable requirements of Title 5 and Title 6 of KCC.*

2. The Planning and Zoning Commission feels the site (**is/is not**) physically suitable for the proposed development.

Comment: *The 8.68-acre (approximate) site (**does/does not**) appear to be suitable for the proposed development.*

3. The preliminary plat request (**is/is not**) likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

4. This application (**is/is not**) likely to cause adverse public health problems.

Comment: *The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

5. The application (**appears/does not appear**) 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 preliminary plat request considers the location of the property and adjacent uses. The adjacent uses are residential.*

6. The existing and proposed street and utility services in proximity to the site (**are/are not**) suitable or adequate for a commercial development.

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

K. Commission’s Recommendation:

Note: These motions are for the approval, conditional approval or denial of the design review application and the recommendation of approval or denial of the annexation and preliminary plat applications. However, if the Planning and Zoning Commission wishes to change specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (**approval/denial**) of Case No's 19-08-AN (Annexation) and 19-04-S (Preliminary Plat), a subdivision request from ACME, LLC to annex and subdivide approximately 8.68 acres into 39 total lots (33 buildable single-family lots and six common lots), and (**approves/conditionally approves/denies**) Case No. 19-19-DR (Design Review), subject to the following conditions of approval listed in section "L" of this staff report.

L. Recommended Conditions of Approval:

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 all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. 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".
 - d. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
 - e. The Kuna Municipal Irrigation District and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
 - g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMIS).
5. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform to all corresponding Master Plans.
6. Curb, gutter and sidewalk shall be installed along the proposed project sites frontages on West Ardell Road and North School Avenue.
7. Applicant shall work with staff in order to provide locations of street lights as required by Kuna City Code.
8. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
9. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
10. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
11. All signage within/for the project shall comply with Kuna City Code and shall be approved through the design review process.
12. 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 three 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.

13. If any revisions are approved, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat, the pre plat with the date 6.10.2019, will be considered a binding site plan.
14. 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.
15. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
16. Developer/owner/applicant shall comply with all local, state and federal laws.



City of Kuna

Planning and Zoning Commission Proposed Findings of Fact and Conclusions of Law

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www.Kunacity.id.gov

Based upon the record contained in Case No's 19-08-AN, 19-04-S, and 19-19-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby (**approves/conditionally approves/denies**) Case No's 19-19-DR and recommends (**approval / denial**) of the Findings of Fact and Conclusions of Law, and the conditions of approval for Case Nos. 19-08-AN (Annexation) and 19-04-S (Preliminary Plat), an request from ACME, LLC to annex one parcel comprising of approximately 8.68 acres on south of West Hubbard Road and west of North Ten Mile Road into Kuna City Limits with an R-8 zoning district; and to subdivide the 8.68 acres into 39 total lots (33 buildable single-family lots and six common lots), subject to the following conditions of approval listed in section "L" of this staff report.

If the Planning and Zoning Commission wishes to approve, deny or modify specific parts of the Findings of Facts and Conclusions of Law as detailed below, those changes must be specified.

1. Based on the evidence contained in Case Nos. 19-08-AN, 19-04-S, 19-19-DR, this proposal *does* generally comply with the City Code.

Staff Finding: *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.*

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

Staff Finding: *Neighborhood Notices were mailed out to residents within 450-FT of the proposed project site on August 15, 2019 and a legal notice was run in the Kuna Melba Newspaper on August 7, 2019. The applicant posted a sign on the property on August 17, 2019.*

3. Based on the evidence contained in Case Nos. 19-08-AN, 19-04-S., 19-19-DR, this proposal **does/does not** generally comply with the Comprehensive Plan.

Staff Finding: *The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic group in Kuna. The Comp Plan Map designates this property as Medium Density, and the applicant proposed an R-8 (medium density) zoning district.*

4. The contents of the proposed preliminary plat application *does* contain all of the necessary requirements as listed in Kuna City Code 6-2-3: - Preliminary Plat.

Staff Finding: *Review by staff of the proposed preliminary plat confirms all technical requirements listed in KCC 6-2-3 were provided.*

5. The availability of existing and proposed public services *can* accommodate the proposed development.

Staff Finding: *Correspondence from Kuna Public Works confirms that the streets and utility services and suitable and adequate to accommodate the proposed project.*

6. The proposed development *is* continuous with Master Utility Plans (Sewer/Water/Pressurized Irrigation).

Staff Finding: *Correspondence from Kuna Public Works recommends the applicant be required to conform to the Master Sewer Plan, Master Water Plan and Master Pressurized Irrigation Plan, therefore satisfying this requirement.*

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

Staff Finding: *Throughout the development of the project and beyond, connection fees, impact fees (Fire, Park and Ada County Highway District), and property taxes will be collected, therefore satisfying the financial capability to provide supporting services.*

8. The proposed project *does* consider health and safety of the public and the surrounding area's environment.

Staff Finding: *Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, bike lanes, etc. are required to be implemented as a part of this project. No major wildlife habitats will be impacted by the proposed development.*

9. All private landowners *have* consented to annexation.

Staff Finding: *An affidavit of legal interest was signed by Arnold C & Delores Watkins Trust, allowing B&A Engineers to act on their behalf of this project, therefore consenting to the annexation of the proposed project site.*

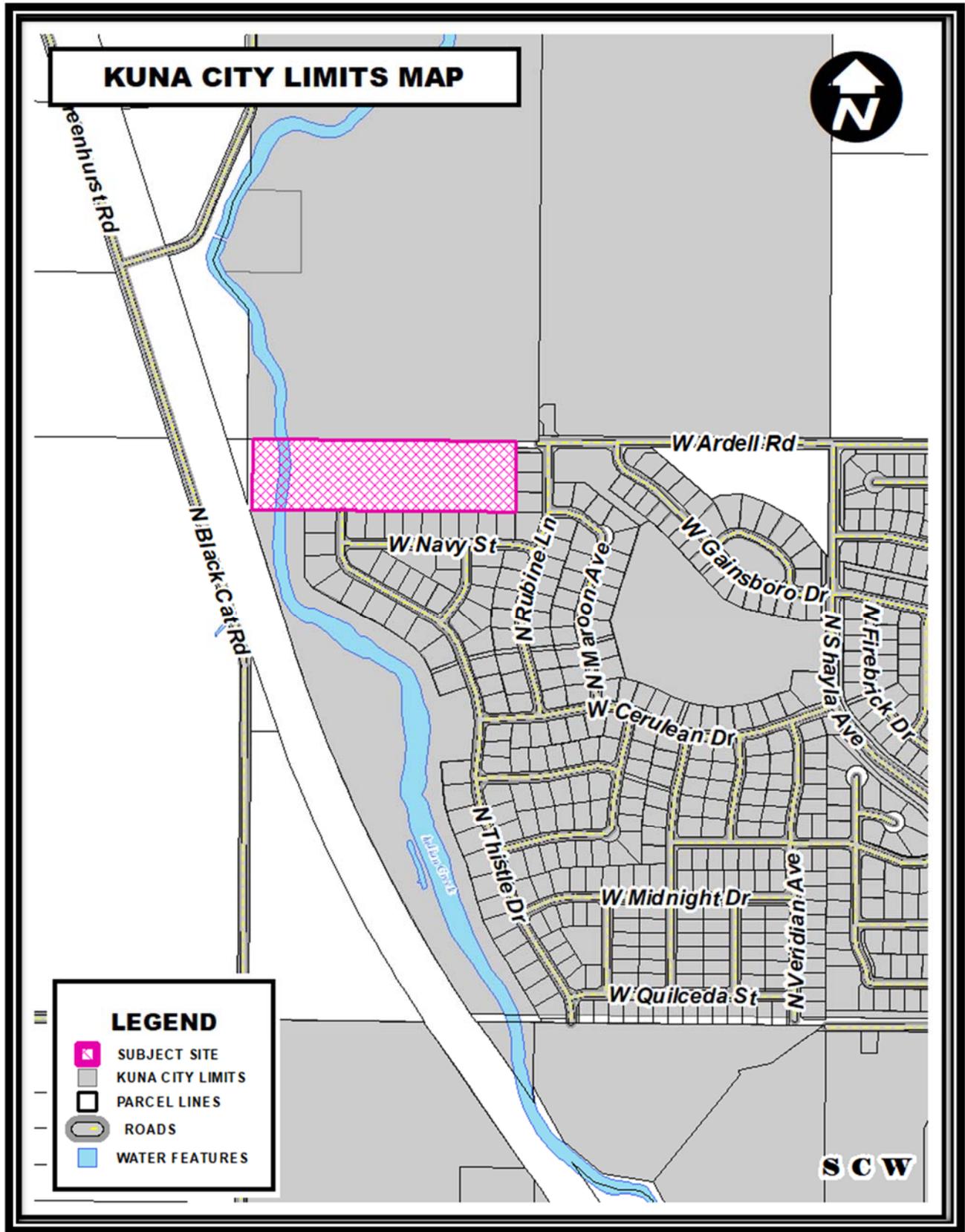
10. The proposed project lands *are* contiguous or adjacent to property within Kuna City Limits.

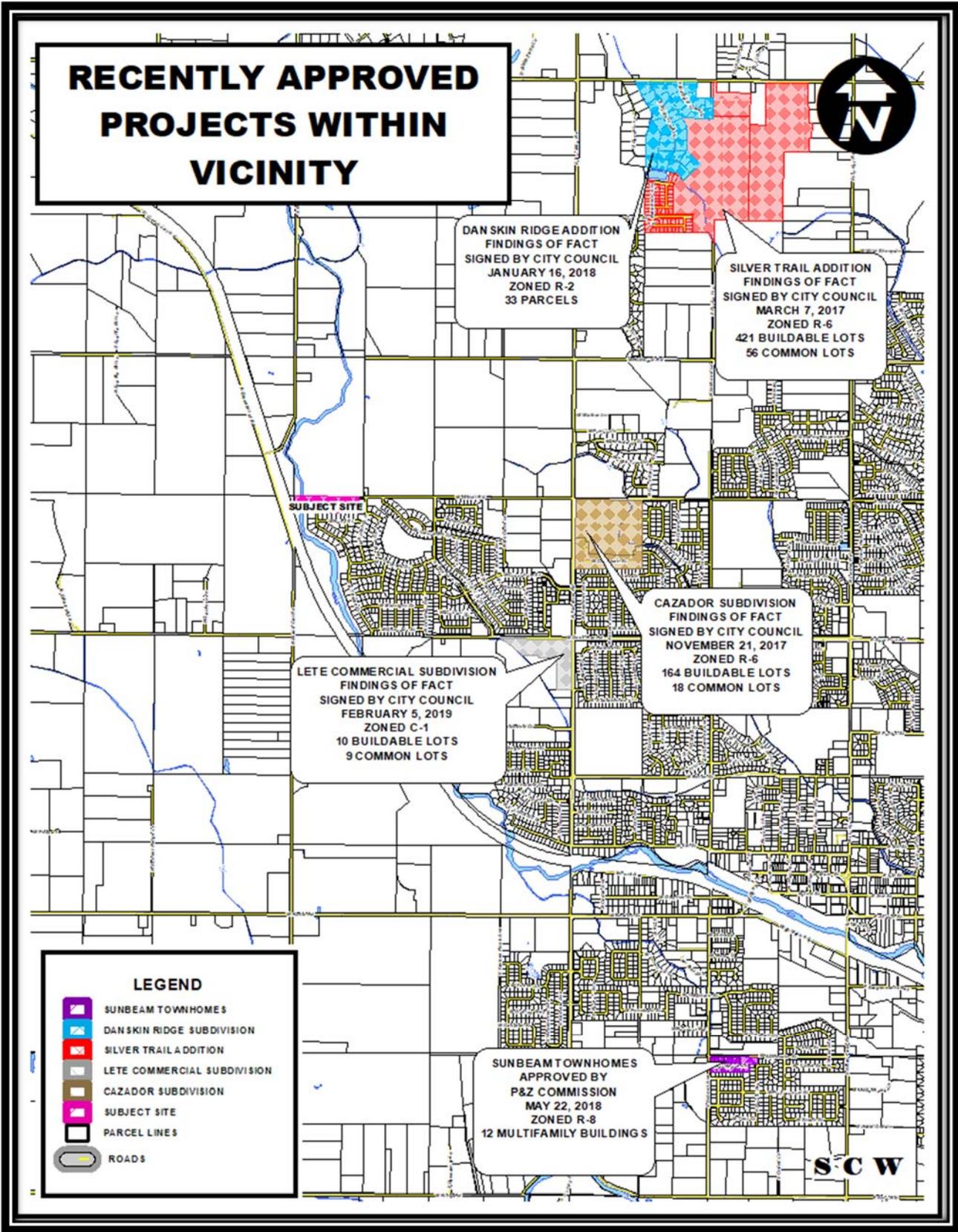
Staff Finding: *The parcel is contiguous with City limits to the north, west, and south.*

11. The site landscaping *does* minimize the impact on adjacent properties through the use of screening.

Staff Finding: *Per the submitted landscape plan, the applicant is proposing a 1.8-acre landscape buffer around the western property line, and several internal landscape buffers ranging from five feet to 25 feet throughout the development. A six-foot vinyl fence is proposed along the northern property line and a portion of the southern property lines. Existing fencing will remain along the remainder of the southern property line and the eastern property line.*

DATED this ____ day of _____, 2019.





Indian Creek at Crimson Point

Narrative

Attached for your review and favorable consideration are the applications for the Indian Creek at Crimson Point Residential Community located south of Hubbard Rd and west of Ten Mile Road. We respectfully request approval of our Annexation, Zoning, Preliminary Plat, and Design Review applications.

For design and planning purposes, our design team used the Kuna City Pre-Application Meeting, Comprehensive Plan, and Zoning Code as the policy basis for the design of the Indian Creek at Crimson Point Community. We have purposefully designed this residential neighborhood with 33 residential dwellings on 8.68i acres. Located south of Hubbard Rd. and west of Ten Mile Rd, Indian Creek at Crimson Point will add to the mix of Kuna's available housing opportunities. Homeowners will have access to a pathway that will be constructed to provide access to Indian Creek as well as a section of multi-use pathway that will be built along the east side of Indian Creek.

SUMMARY OF APPLICATIONS

- Annexation and Zoning
- Preliminary Plat
- Design Review

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Exhibit B – Community Amenities and Open Space

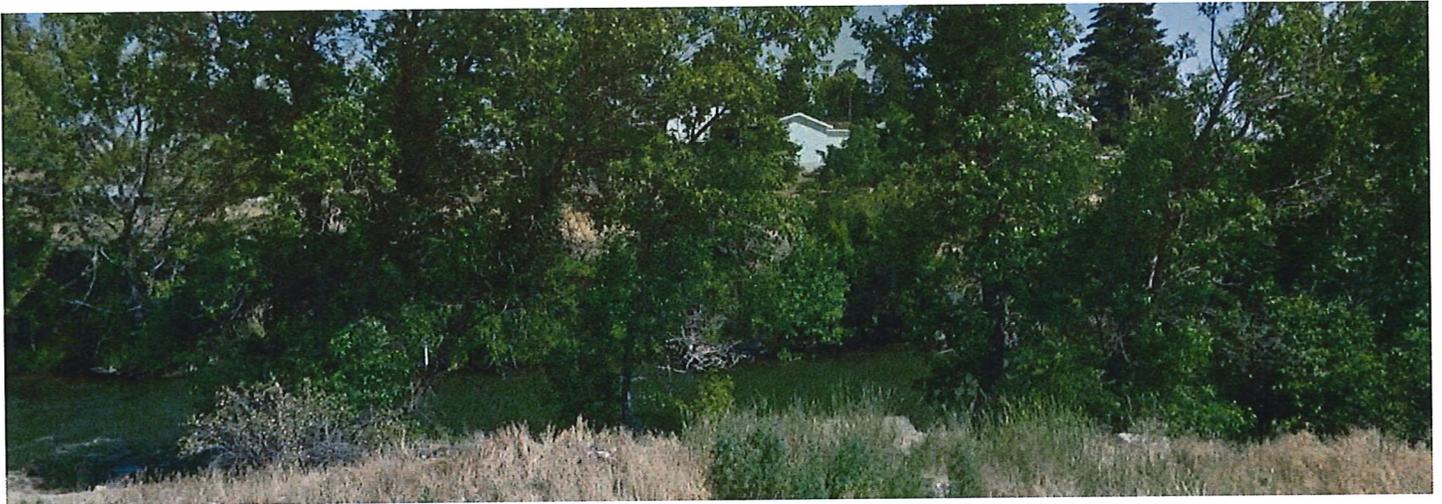
PROJECT AMENITIES

The City of Kuna does not have a specific requirement for open space or amenities for their developments, however we will provide approximately 1.8 acres of natural open space as part of the development as well as a 5' asphalt pathway that will provide access to a 3' gravel pathway that will be provided on the east side of Indian Creek. This pathway will stub to the north and south and will eventually connect to a larger pathway network. The City of Kuna indicated that there might be potential for a partnership in the future as the City owns property on the west side of the Creek.

OPEN SPACE

We are providing over 20% of Open Space for the development, including a gravel pathway, a paved pathway and several internal open space lots.

Required Open Space	None	None
Total Landscaped Open Space	1.94 Acres	22.34%



Indian Creek



Indian Creek

Exhibit C – Home Designs



TRADITIONAL



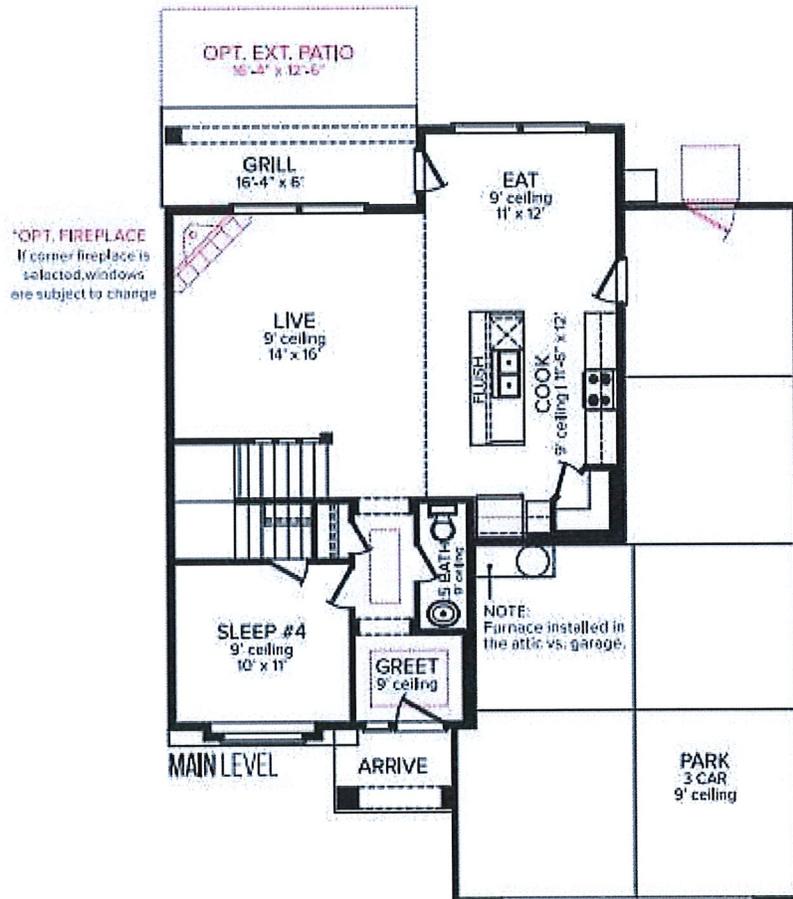
CRAFTSMAN



COTTAGE



BUNGALOW



The proposed homes are 1 and 2 story homes ranging in size from around 1,300 square feet to roughly 2,000 square feet. The front setbacks are 20 feet with a 15-foot rear setback and 5-foot side setbacks. We have designed homes to be similar in style and size to the homes in the surrounding area.

Exhibit C Cont. – Home Designs



TRADITIONAL



CRAFTSMAN



COTTAGE



BUNGALOW

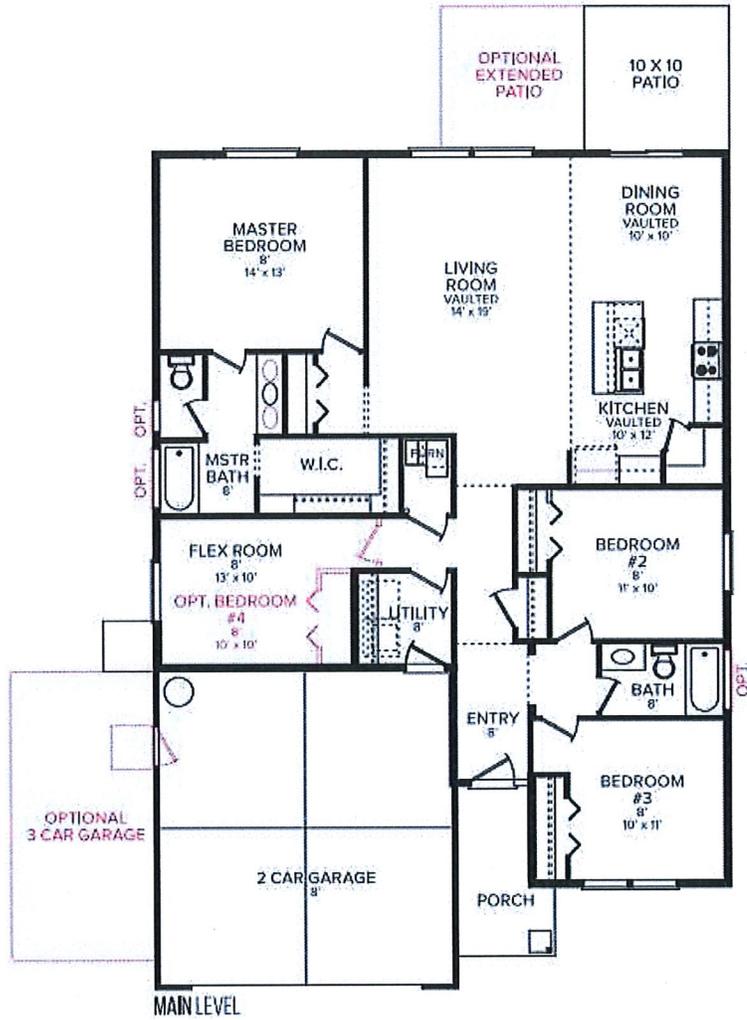


Exhibit C – Transportation

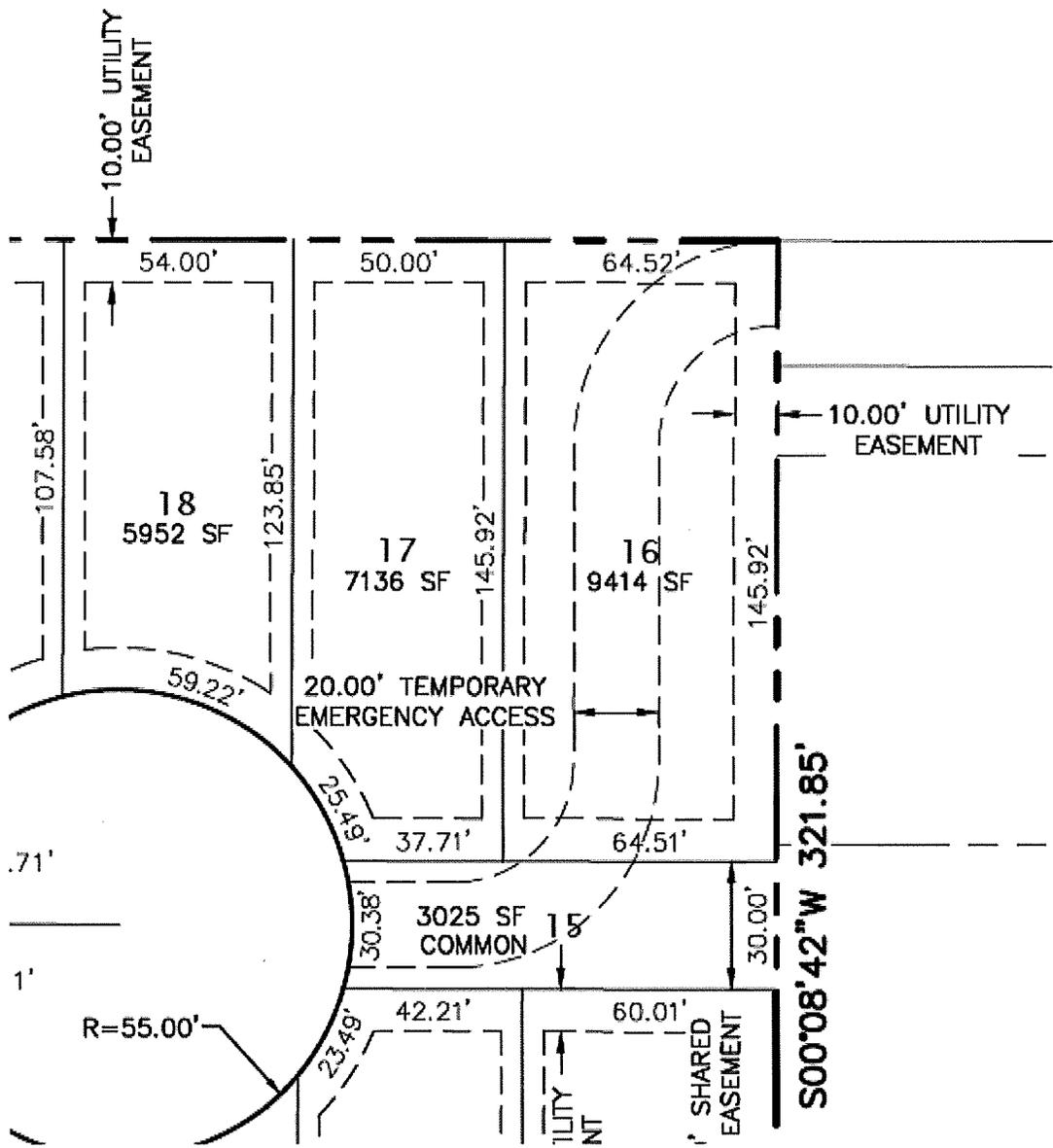
ACHD MEETINGS

Ardell road will not be a connection for this subdivision per ACHD. There is not enough ROW to continue Ardell road onto the site. The Indian Creek at Crimson Point neighborhood fronts some existing ROW along Ardell Road, but per ACHD, this will not be extended into the site and no improvements are required. Thistle drive is stubbed to the south side of the property and will be required to be extended. The proposed plat also provided one stub street to the north.

Per ACHD, there is not a requirement for a traffic study, nor are there any requirements for streetlight improvements with this project.

KUNA FIRE

With more than 30 lots in the subdivision, we are required to provide a temporary secondary emergency access. Per the Kuna fire Department, our proposed temporary emergency access out to Ardell Road meets the requirements of the International Fire Code. There is enough space to provide an emergency access, but not enough for a full street section. Once the property to the north (Arroyo Indio Subdivision) is built out, the temporary emergency access will go away and Lot 16 will become a buildable lot.





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)	19-08-AN, 19-04-S 19-19-DR
Project name	Indian Creek at Crimson Point
Date Received	
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Arnold C & Delores Watkins Trust</u>	Phone Number: _____
Address: <u>2829 S. Givens Way</u>	E-Mail: _____
City, State, Zip: <u>Meridian, ID 83634</u>	Fax #: _____
Applicant (Developer): <u>ACME LLC</u>	Phone Number: <u>208-336-5355</u>
Address: <u>4824 W. Fairview Ave</u>	E-Mail: <u>acme208llc@gmail.com</u>
City, State, Zip: <u>Boise, ID 83706</u>	Fax #: _____
Engineer/Representative: <u>Marcel Lopez</u>	Phone Number: <u>208-336-5355</u>
Address: <u>4824 W. Fairview Ave</u>	E-Mail: <u>acme208llc@gmail.com</u>
City, State, Zip: <u>Boise, ID 83706</u>	Fax #: _____

Subject Property Information

Site Address: <u>3001 W. Ardell Road Kuna, ID 83634</u>
Site Location (Cross Streets): <u>South of Hubbard Road and west of Ten Mile Road</u>
Parcel Number (s): <u>S1315325550</u>
Section, Township, Range: <u>Section 15, Township 2N, Range 1 W</u>
Property size : <u>8.681 acres</u>
Current land use: <u>Residential</u> Proposed land use: <u>Residential</u>
Current zoning district: <u>RUT</u> Proposed zoning district: <u>R-8</u>

Project Description

Project / subdivision name: Indian Creek ant Crimson Point

General description of proposed project / request: A request for Annexation, Design Review and a Preliminary plat for a 33 lot residential subdivision.

Type of use proposed (check all that apply):

Residential 33 residential lots

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): A section of paved pathway and a section of gravel pathway along Indian Creek.

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: There is an existing single-family residence and several outbuildings.

Any existing buildings to remain? Yes No

Number of residential units: 33 Number of building lots: 33

Number of common and/or other lots: 6

Type of dwellings proposed:

Single-Family 33

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): 1,364

Gross density (DU/acre-total property): 3.8 DUA Net density (DU/acre-excluding roads): 3.8 5.61 DUA

Percentage of open space provided: 22.34 Acreage of open space: 1.94

Type of open space provided (i.e. landscaping, public, common, etc.): We are proposing 3 landscaped common lots, 2 common driveways and 1 common lot with natural vegetation

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: John Smith Date: 6-15-19

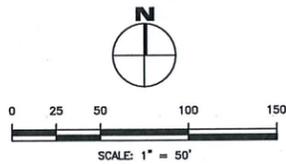
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LEGEND	
	SUBDIVISION BOUNDARY
	ROAD CENTERLINE
	PROPOSED LOT LINE
	EASEMENT LINE
	UTILITY EASEMENT LINE
	LOT NUMBER

LOT SUMMARY		
	NUMBER	AREA (AC)
SINGLE FAMILY RESIDENTIAL	33	5.50
COMMON	6	2.08
PUBLIC RIGHT-OF-WAY	N/A	1.28
TOTAL	39	8.86

PRELIMINARY PLAT FOR INDIAN CREEK AT CRIMSON POINT SUBDIVISION

LOCATED IN THE NW 1/4 OF SECTION 15
TOWNSHIP 2 NORTH, RANGE 1 WEST, B.M.
ADA COUNTY, IDAHO
2019

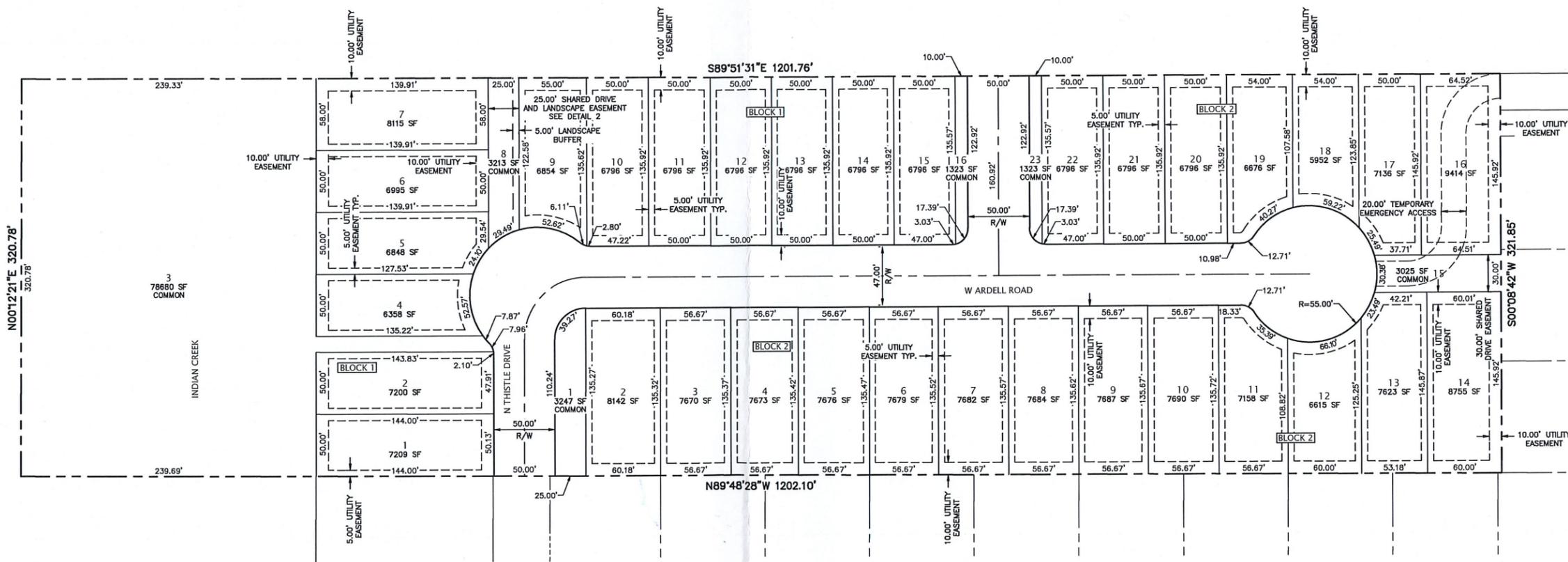
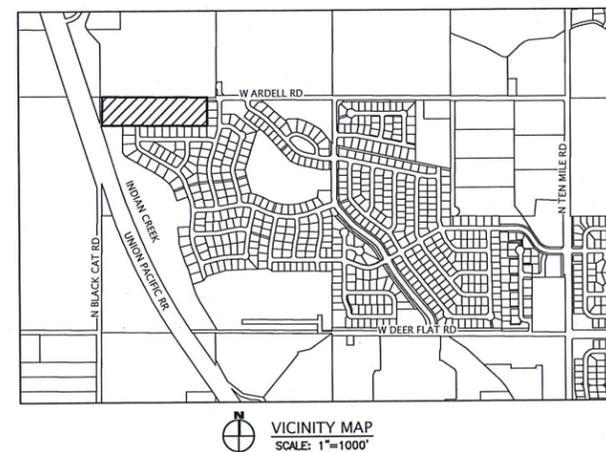


DEVELOPER
ACME LLC
4824 W. FAIRVIEW AVE.
BOISE, ID 83706
(208) 336-5355

CIVIL ENGINEER
CORINNE GRAHAM, PE
CIVIL SITE WORKS LLC
804 W. RICHMOND STREET
BOISE, ID 83706
(208) 946-3874

SURVEYOR
CARL PORTER, PLS
SAWTOOTH LAND SURVEYING LLC
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104

UTILITY / PUBLIC SERVICE PROVIDERS	
ELECTRICITY	IDAHO POWER
GAS	INTERMOUNTAIN GAS
TELEPHONE	CENTURY LINK/CABLE ONE
SEWER	CITY OF KUNA
WATER	CITY OF KUNA
IRRIGATION	BOISE PROJECT/CITY OF KUNA
FIRE	KUNA FIRE DISTRICT
SCHOOL DISTRICT	KUNA SCHOOL DISTRICT
STREETS	ACHD

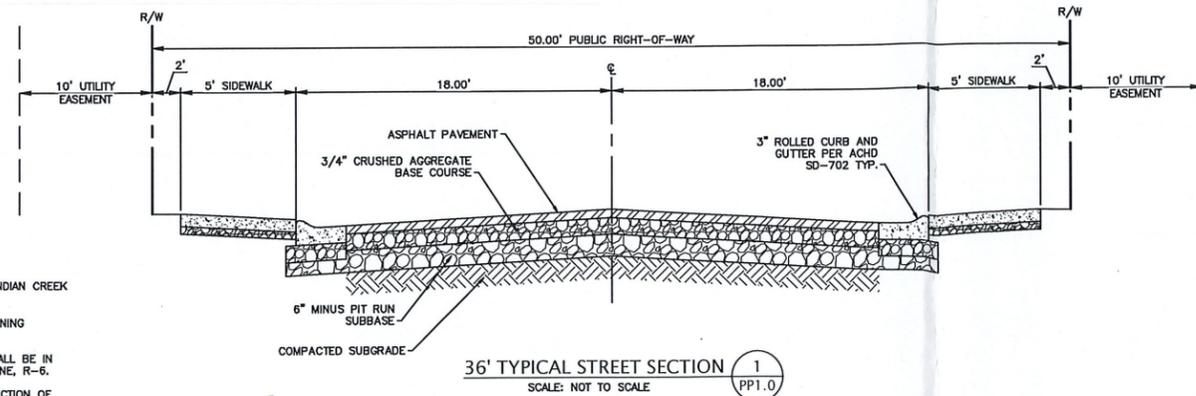


SITE DATA
SITE AREA = ±8.86 ACRES
ADA COUNTY PARCEL #1315325550
CURRENT LAND USE ZONE: RR-RURAL RESIDENTIAL (ADA COUNTY)
PROPOSED LAND USE ZONE: R-6

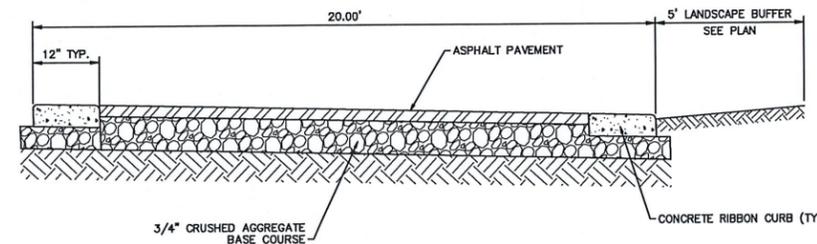
SETBACKS	
FRONT SETBACK	20 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	15 FEET

AREA CALCULATIONS	
MINIMUM LOT SIZE	5,952 SF
AVERAGE LOT SIZE	7,728 SF
RESIDENTIAL DENSITY	3.50 DU/AC

- NOTES**
1. MAINTENANCE OF THE COMMON DRIVEWAYS SHALL BE BY THE ARDELL AT INDIAN CREEK HOMEOWNER'S ASSOCIATION.
 2. ANY RESUBDIVISION OF THE PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
 3. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF KUNA STANDARDS FOR THE APPLICABLE ZONE, R-6.
 4. ALL EXISTING BUILDINGS ON SITE WILL BE DEMOLISHED PRIOR TO CONSTRUCTION OF SUBDIVISION IMPROVEMENTS.
 5. LOTS 1, 2, AND 4-7 BLOCK 1 WILL REQUIRE INDIVIDUAL GRINDER PUMPS AND PRESSURIZED SEWER SERVICES OUT TO THE SANITARY SEWER MAINLINE.



36' TYPICAL STREET SECTION
SCALE: NOT TO SCALE



SHARED DRIVE TYPICAL SECTION
SCALE: NOT TO SCALE



CIVIL SITE WORKS
804 W. RICHMOND STREET
BOISE, ID 83706
cgraham@csengineering.com
(208) 946-3874

REV. NO.	DESCRIPTION	DATE

DESIGNED: C. GRAHAM
DRAWN: C. GRAHAM
CHECKED: C. GRAHAM
APPROVED: C. GRAHAM

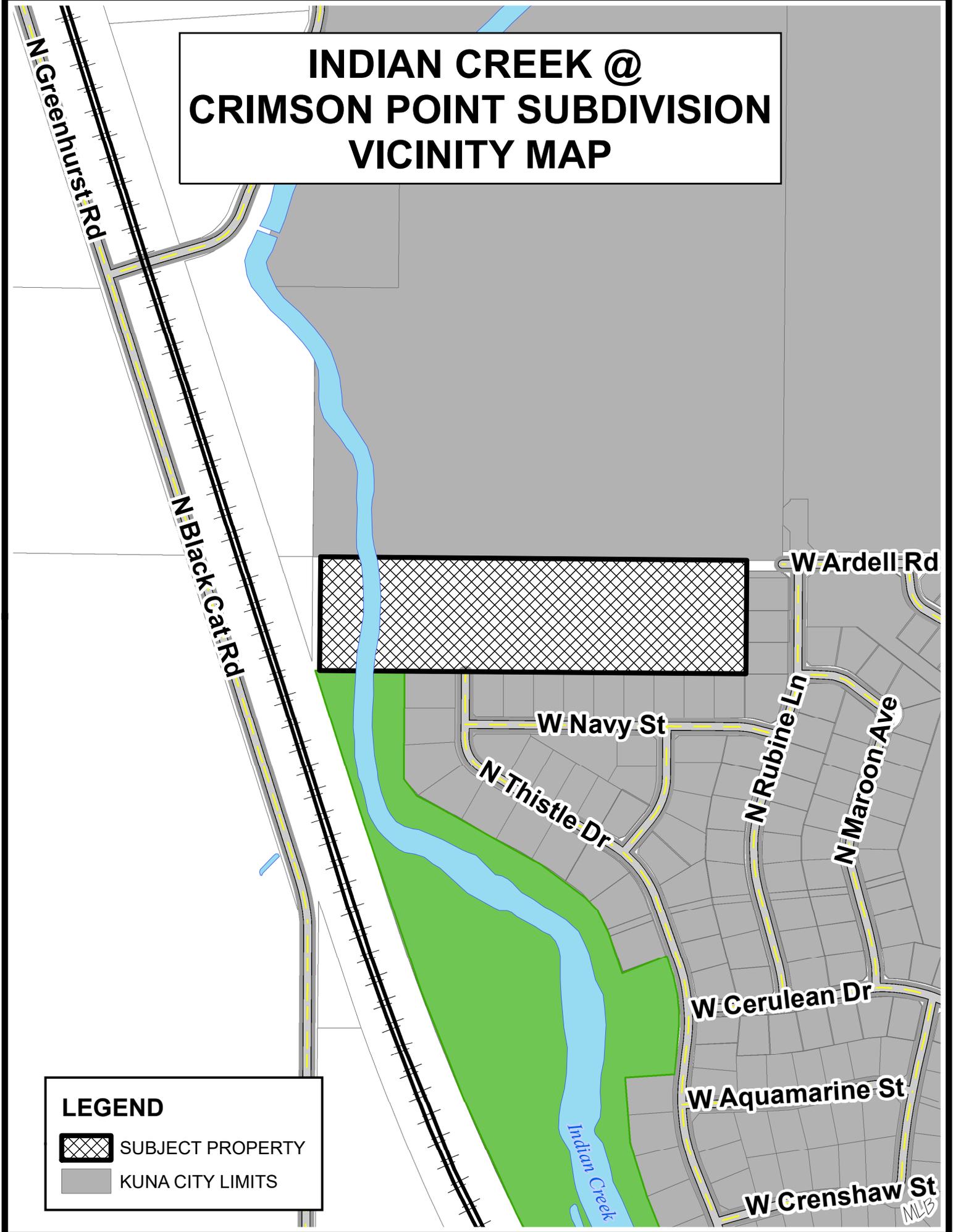
PREPARED FOR:
ACME LLC
4824 W. FAIRVIEW AVE
BOISE, ID 83706
(208) 336-5355

INDIAN CREEK AT CRIMSON POINT SUBDIVISION
3001 W. ARDELL ROAD, KUNA, ID
PRELIMINARY PLAT / LOT DIMENSIONS

CSW PROJECT NO. 19012
DRAWING DATE 06/03/2019

PP1.0

INDIAN CREEK @ CRIMSON POINT SUBDIVISION VICINITY MAP

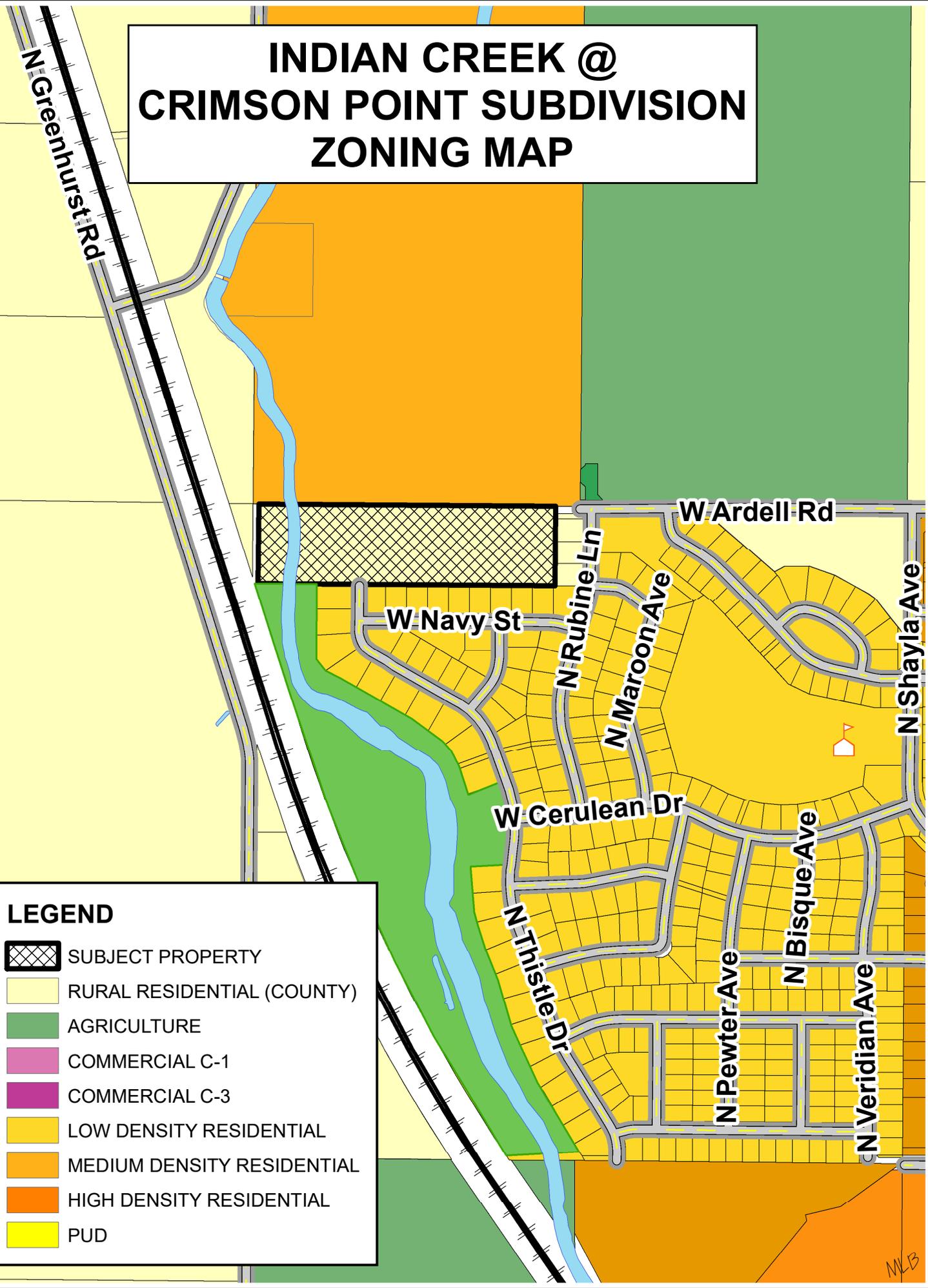


LEGEND

-  SUBJECT PROPERTY
-  KUNA CITY LIMITS

MLB

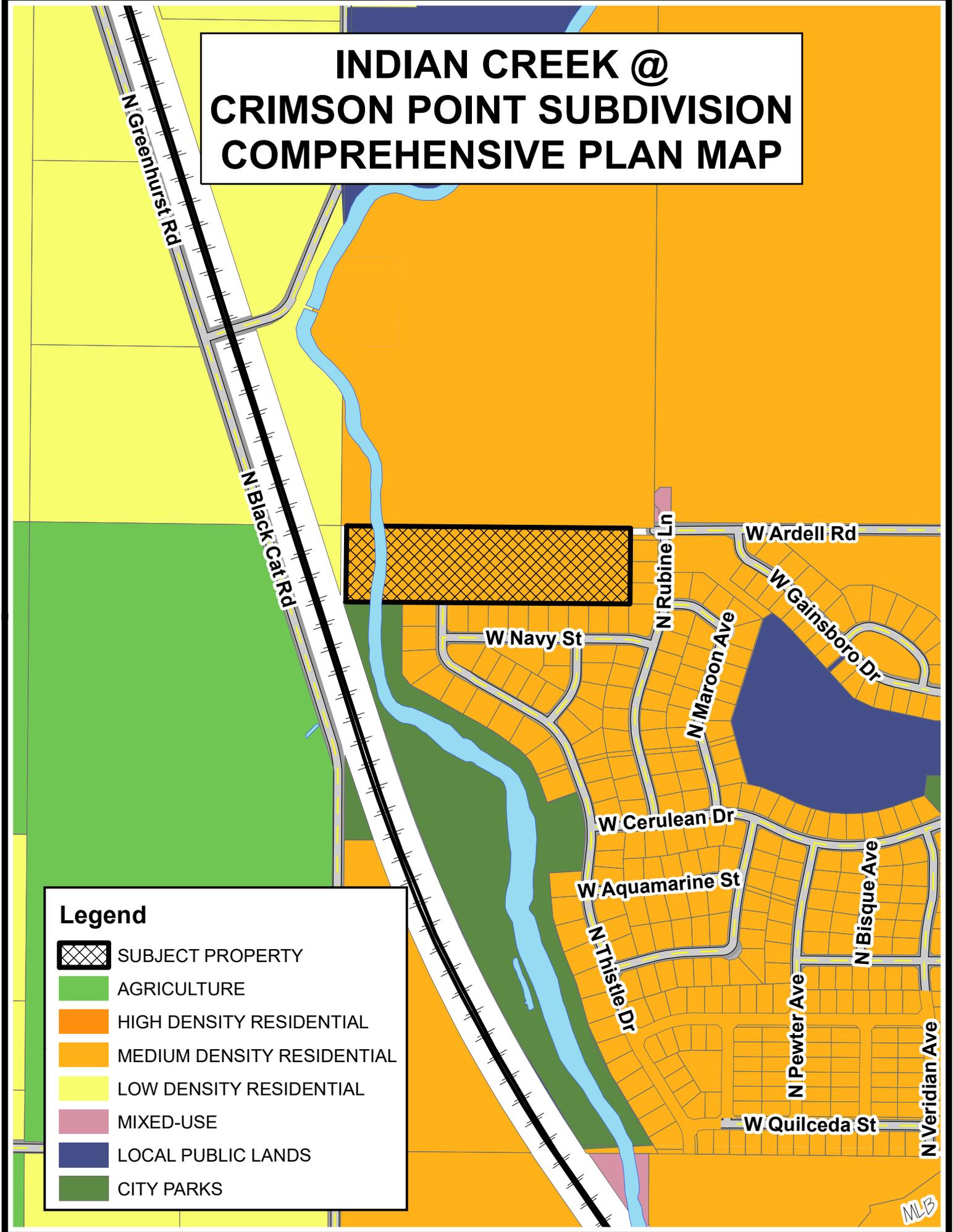
INDIAN CREEK @ CRIMSON POINT SUBDIVISION ZONING MAP



LEGEND

- SUBJECT PROPERTY
- RURAL RESIDENTIAL (COUNTY)
- AGRICULTURE
- COMMERCIAL C-1
- COMMERCIAL C-3
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PUD

INDIAN CREEK @ CRIMSON POINT SUBDIVISION COMPREHENSIVE PLAN MAP



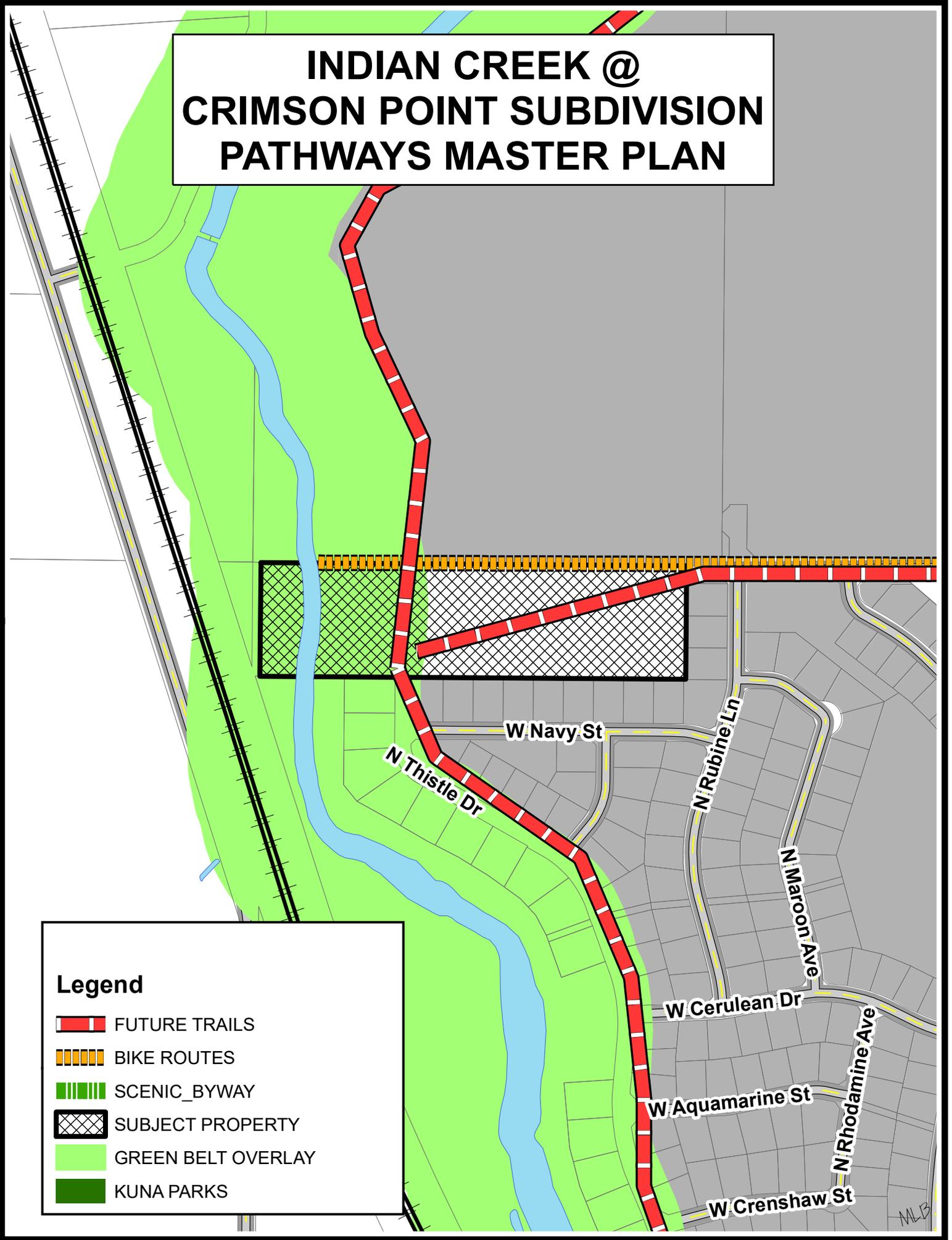
Legend

- SUBJECT PROPERTY
- AGRICULTURE
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MIXED-USE
- LOCAL PUBLIC LANDS
- CITY PARKS

INDIAN CREEK @ CRIMSON POINT SUBDIVISION PATHWAYS MASTER PLAN

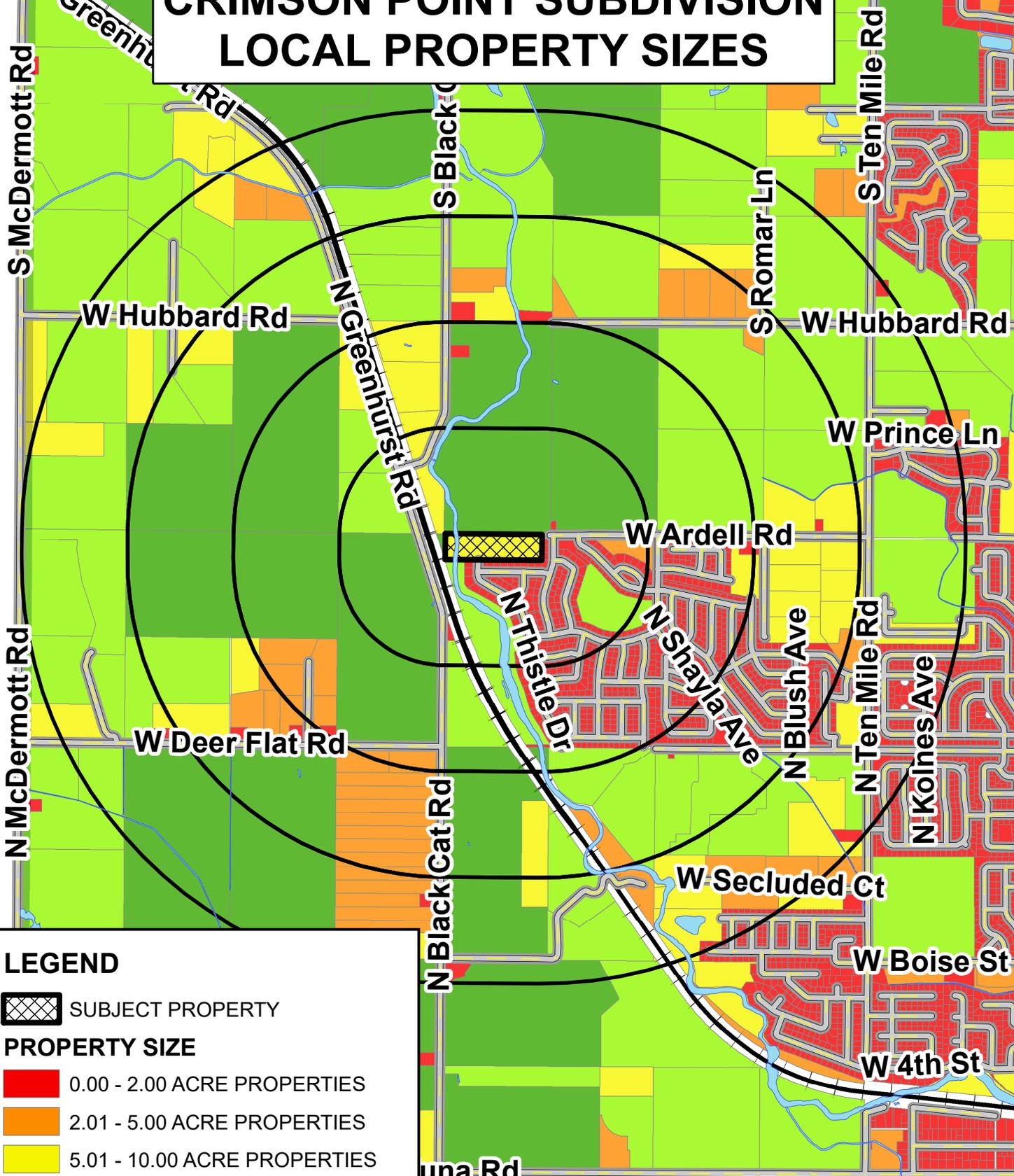
Legend

-  FUTURE TRAILS
-  BIKE ROUTES
-  SCENIC_BYWAY
-  SUBJECT PROPERTY
-  GREEN BELT OVERLAY
-  KUNA PARKS



MLB

INDIAN CREEK @ CRIMSON POINT SUBDIVISION LOCAL PROPERTY SIZES



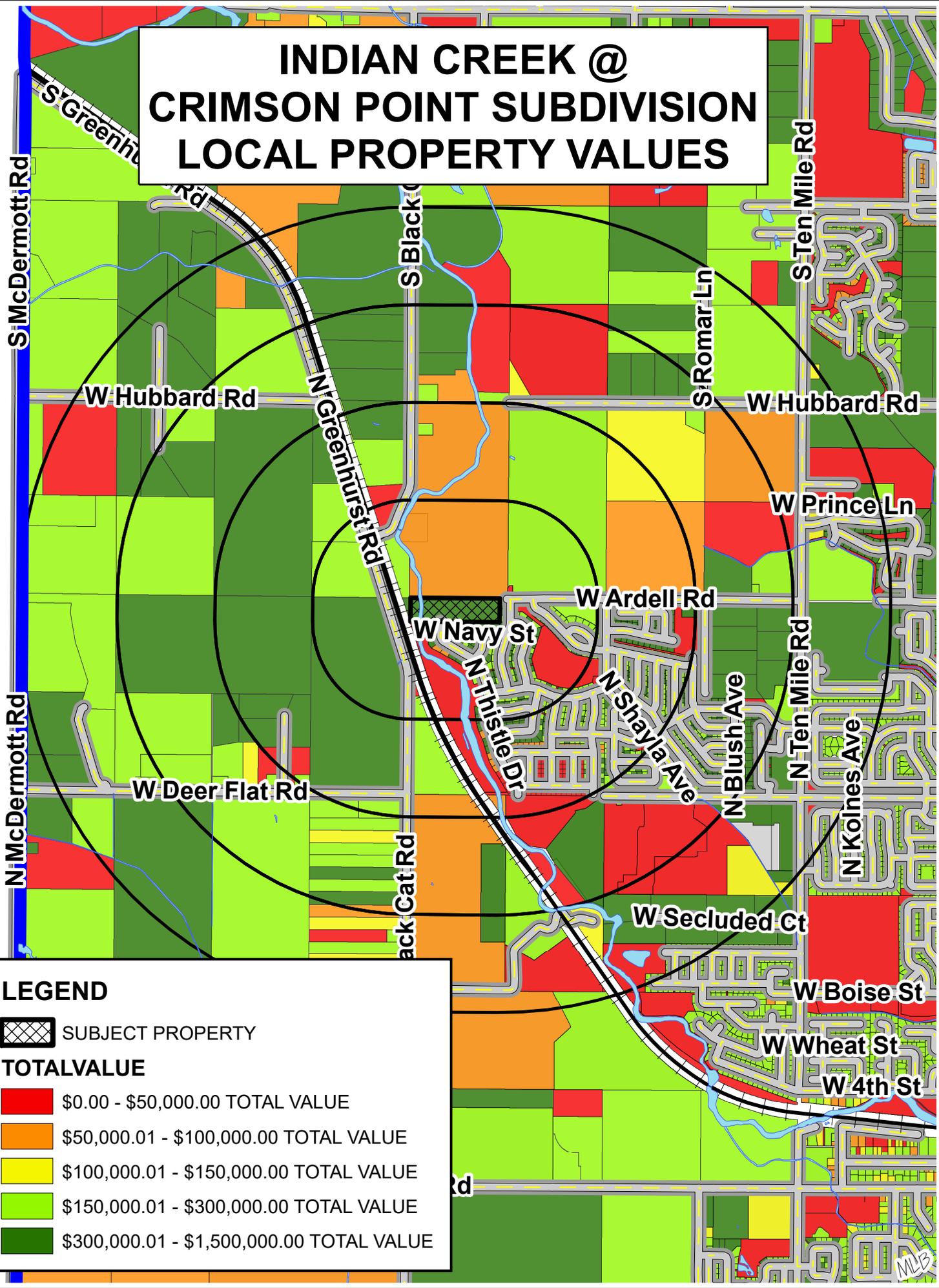
LEGEND

 SUBJECT PROPERTY

PROPERTY SIZE

-  0.00 - 2.00 ACRE PROPERTIES
-  2.01 - 5.00 ACRE PROPERTIES
-  5.01 - 10.00 ACRE PROPERTIES
-  10.01 - 40.00 ACRE PROPERTIES
-  40.01 - 655.98 ACRE PROPERTIES

INDIAN CREEK @ CRIMSON POINT SUBDIVISION LOCAL PROPERTY VALUES



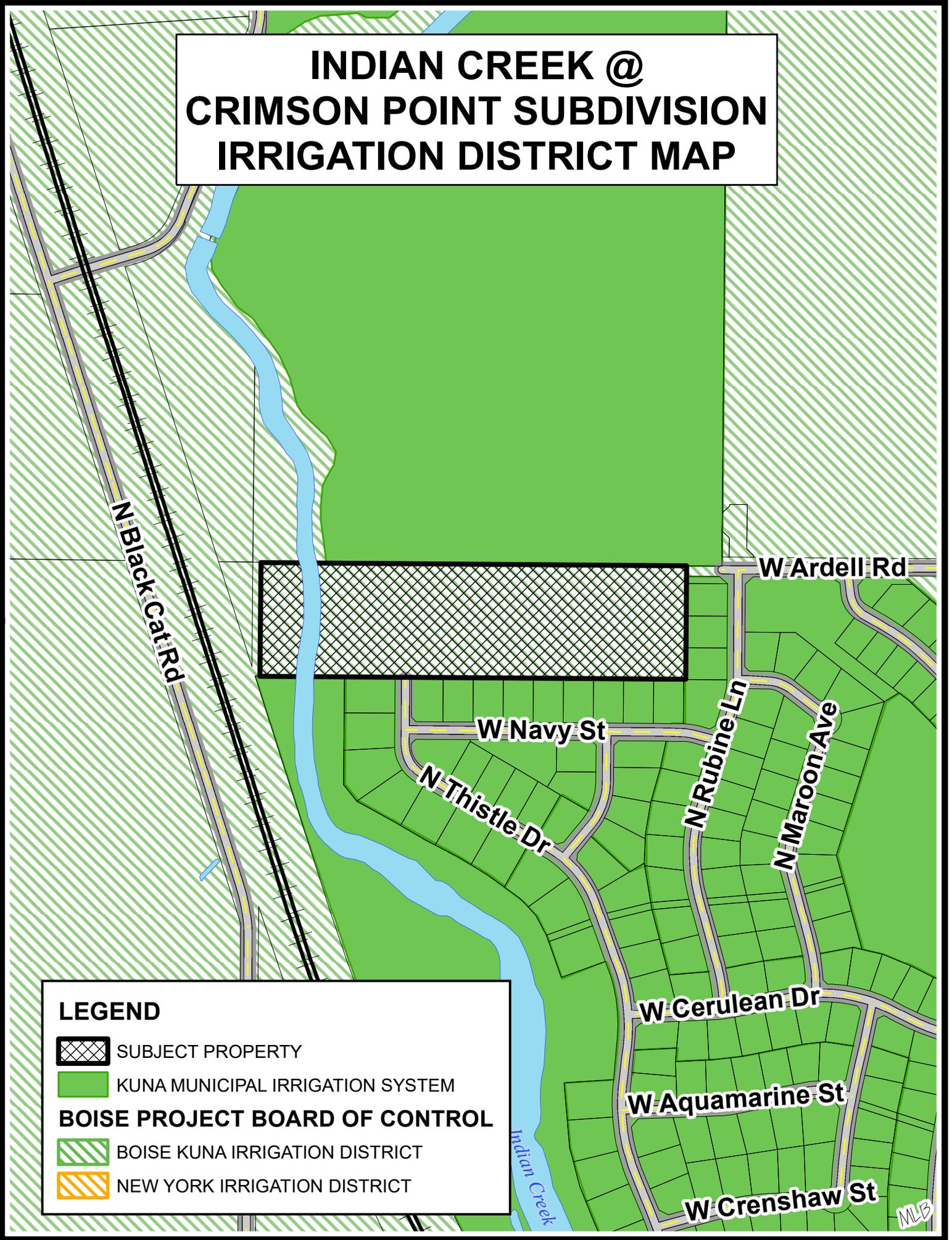
LEGEND

 SUBJECT PROPERTY

TOTAL VALUE

-  \$0.00 - \$50,000.00 TOTAL VALUE
-  \$50,000.01 - \$100,000.00 TOTAL VALUE
-  \$100,000.01 - \$150,000.00 TOTAL VALUE
-  \$150,000.01 - \$300,000.00 TOTAL VALUE
-  \$300,000.01 - \$1,500,000.00 TOTAL VALUE

INDIAN CREEK @ CRIMSON POINT SUBDIVISION IRRIGATION DISTRICT MAP



LEGEND

 SUBJECT PROPERTY

 KUNA MUNICIPAL IRRIGATION SYSTEM

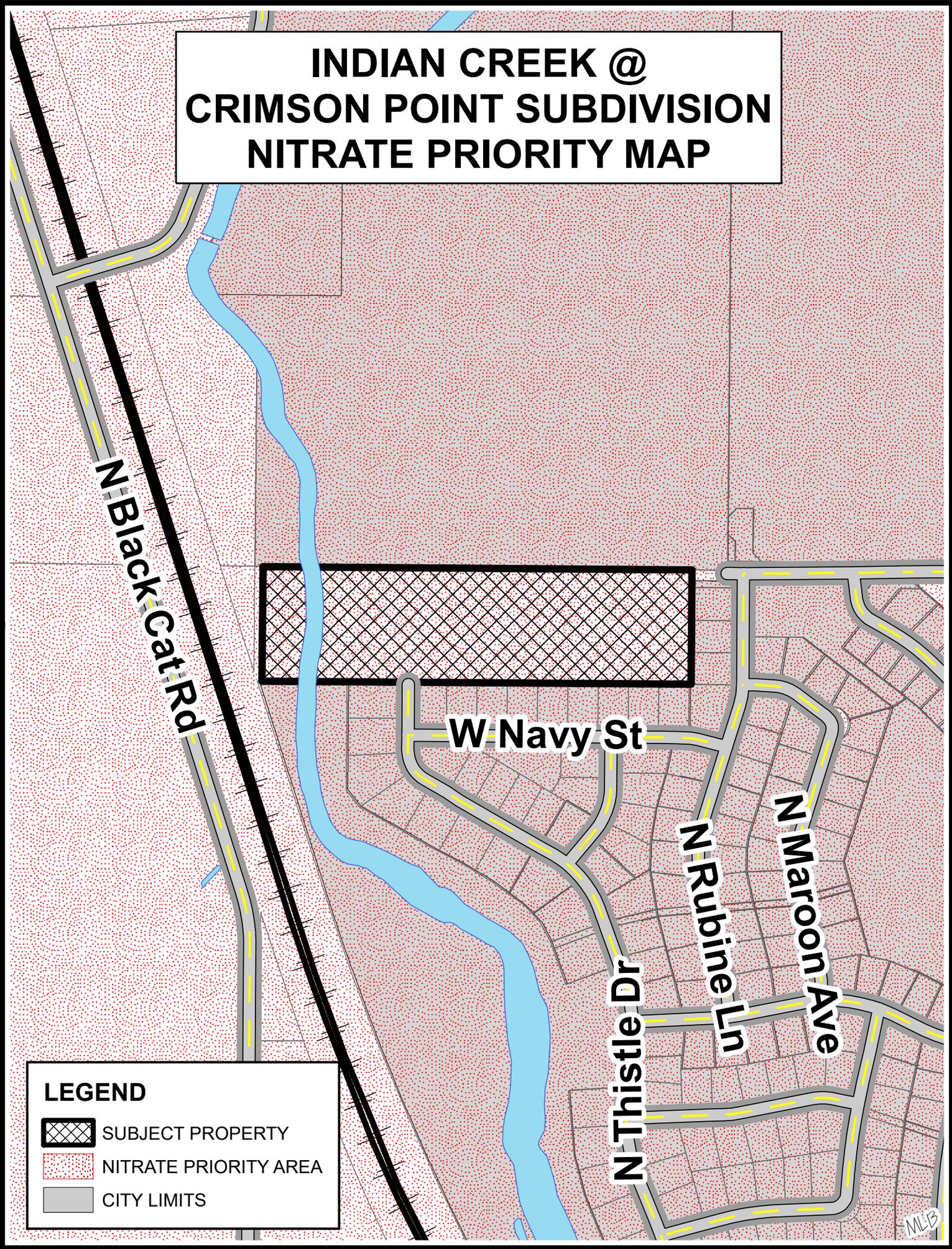
BOISE PROJECT BOARD OF CONTROL

 BOISE KUNA IRRIGATION DISTRICT

 NEW YORK IRRIGATION DISTRICT

MLB

INDIAN CREEK @ CRIMSON POINT SUBDIVISION NITRATE PRIORITY MAP



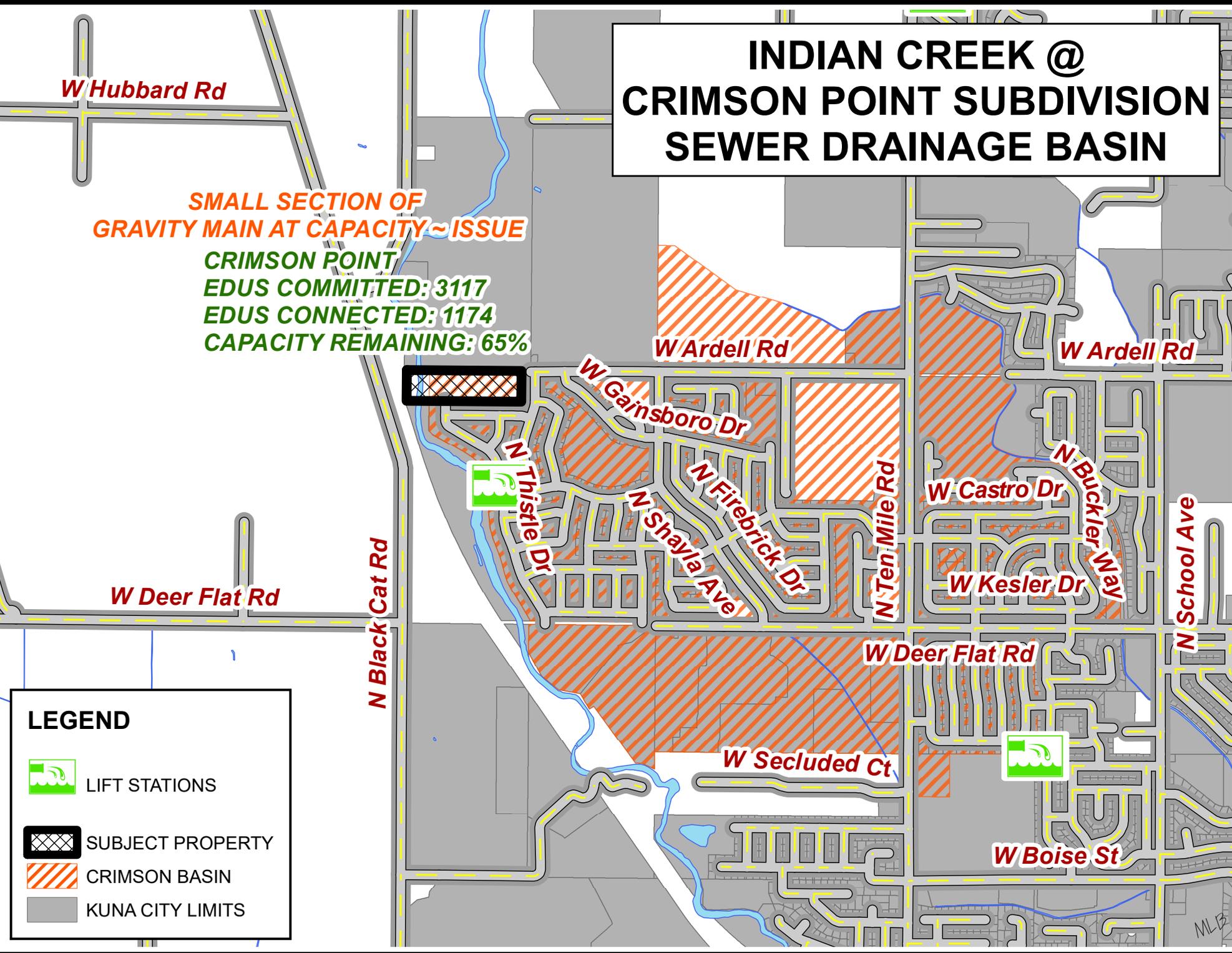
LEGEND

-  SUBJECT PROPERTY
-  NITRATE PRIORITY AREA
-  CITY LIMITS

INDIAN CREEK @ CRIMSON POINT SUBDIVISION SEWER DRAINAGE BASIN

**SMALL SECTION OF
GRAVITY MAIN AT CAPACITY ~ ISSUE**

**CRIMSON POINT
EDUS COMMITTED: 3117
EDUS CONNECTED: 1174
CAPACITY REMAINING: 65%**



LEGEND

-  LIFT STATIONS
-  SUBJECT PROPERTY
-  CRIMSON BASIN
-  KUNA CITY LIMITS

MLB

Exhibit B-1



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

Paul A. Stevens, P.E.
Kuna City Engineer

MEMORANDUM

Date: 5 August 2019
From: Paul A. Stevens, P.E.
To: Wendy Howell, Planning and Zoning Director
RE: Indian Creek at Crimson Point Subdivision Preliminary Plat – 19-04-S, 19-08-AN Annexation, & Design Review 19-19-DR

The Indian Creek at Crimson Point Preliminary Plat, annexation, and design review with Planning and Zoning acceptance date of July 17, 2019 has been reviewed. The applicant's development has been formatted to comply with "R-8" zone requirements. These comments apply to the preliminary plat and do not address the landscaping design review request. The landscaping design review request rests with the Planning and Zoning Department. Review of civil design drawings is accomplished separately, when received.

These comments may be expanded or refined based on future land-use actions.

1. General

- a. Indian Creek at Crimson Point Subdivision is currently zoned Rural Residential with 5 – 10 acre lots. Rural Residential is a County designation.
- b. The Developer requests R8, medium density residential. The land proposed for development has a gross area of 8.681 Acres as listed in the application and 8.86 acres as shown on the preliminary plat.
- c. The Developer shows a total of 33 residential lots. The actual area containing the 33 residential lots is approximately 5.50 acres as shown in the Lot Summary Table on sheet PP 1.0. making the realized density approximately 105 people in 5.5 acres or 19 people per acre. A commensurate impact on the City of Kuna's street infrastructure, pressurized irrigation, sewer, and water utilities will result.
- d. The preliminary plat shows access to Indian Creek at Crimson Point Subdivision is from North Thistle Drive and east from a temporary extension of Ardell Road.
- e. Pressurized irrigation is available along the south and east borders of the subdivision.
- f. Sewer and water are available in west Ardell Road at the northeast corner of the property and south in North Thistle Drive.
- g. A plan approval letter will be required if this project affects any local irrigation districts.
- h. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- i. State the vertical datum used for elevations on all drawings.

Exhibit B-1

- j. Provide engineering certification on all final engineering drawings.
- k. The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.

2. Inspection Fees

- a. An inspection fee will apply to City inspection of water, sewer and irrigation facilities construction associated with this development.
- b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
- c. The developer's engineer and the City's inspector are permitted to coordinate inspections. The current inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation pipe. Payment is due and payable prior to City's approval of final construction plans.

3. Right-of-Way

- a. Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
- b. Approaches onto classified streets must comply with ACHD approach policies.
- c. It is recommended that sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, are provided in connection with property development.
- d. All street construction must meet or exceed ACHD and City of Kuna development standards.
- e. All city mainlines crossing proposed lots, running along the back of lots and sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
- f. Access to Lots 6 & 7, Block 1 is long with limited turn around potential. Access to Lots 14 & 16, Block 2 is limited.
- g. West Ardell Road is a mid-mile collector and should extend to the west edge of the proposed subdivision or at the least to the currently depicted north stub street (not named) that presumably connects to Crimson South Subdivision.
- h. The current extension of west Ardell Road contains utilities and clearly was planned to continue. If this west Ardell Road stub is abandoned, an unmanaged and potentially unkept partial lot will result.

4. Sanitary Sewer & Potable Water

- a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected sewer load and water demand as provided in the City's Standard Tables. City Code (6-4-2) requires connection to the City sewer system for all sanitary sewer needs. City Code (6-4-2X) requires connection to City water services.
- b. City code 5-16-3: B.2 states that applicant shall extend public sewer and water to each parcel when water and sewer are available within three hundred (300) feet of the parcels.
- c. All sewer and water infrastructure must meet or exceed City of Kuna requirements.
- d. Water and sewer flow models will be required to verify adequate water supply, fire suppression and sewage removal.
- e. Sewer and water connection fees apply to each lot containing a home or other facility.

Exhibit B-1

- f. All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.
- g. All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
- h.
- i. It is recommended that this application be conditioned to conform to the sewer and water master plans as applicable.
- j. Fire hydrants are required in a layout acceptable to the Kuna Fire Department.

5. Pressurized Irrigation

- a. The applicant's property is not connected to the City's pressurized irrigation system. Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2).
- b. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- c. Condition this project to require connection and annexation to the City's Pressurized Irrigation system.
- d. Annexation into the municipal irrigation district and pooling of water rights is a requirement of the final plat approval.
- e. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
- f. Pressurized irrigation flow model will be required to verify adequate pressurized irrigation supply.
- g. All residential, common lots and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection fee.
- h. It is recommended that this application be conditioned to conform to the Pressure Irrigation Master Plan where applicable.

6. Grading and Storm Drainage

The following provisions apply to Indian Creek at Crimson Point Subdivision:

- a. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
- c. Provide a storm water disposal & treatment plan which accounts for increased storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.
- d. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
- e. Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the Civil Engineering construction improvements review.
- f. If impervious area is increased, provide a storm water disposal plan acceptable to the City Engineer which accounts for the increased storm water drainage. Provide detail drawings of drainage facilities for review.

Exhibit B-1

7. As-Built Drawings

- a. As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat approval is granted.

8. Property Description

- a. The applicant provided a preliminary plat and supporting documents as part of the application.



Project/File: Indian Creek at Crimson Point/ KPP19-0006/ 19-04-S/ 19-08-AN/ 19-19-DR
 This is an annexation, zoning, design review, and preliminary plat application consisting of 39 lots with a development agreement on 8.7 acres.

Lead Agency: City of Kuna

Site address: 3001 W Ardell Road

Staff Approval: August 26, 2019

Applicant: ACME LLC
 Marcel Lopez
 4824 W Fairview Avenue
 Boise, ID 83706

Staff Contact: Dawn Battles
 Phone: 387-6218
 E-mail: dbattles@achdidaho.org



A. Findings of Fact

1. **Description of Application:** The applicant is requesting annexation and rezone from RR (Rural Residential) to R-8 (Medium Density Residential), design review and a preliminary plat consisting of 33 residential lots and 6 common lots with a development agreement located on 8.7 acres. The applicant's proposal is consistent with the City of Kuna's future land use map.

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

Direction	Land Use	Zoning
North	Medium Density	R-4
South	Low Density	R-3
East	Medium-Low Density	R-3
West	Rural Residential (Ada County)	RR

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

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

- Arroyo Indio, a 215 single family lot subdivision located directly north of the site was approved by ACHD in September 2018.

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

6. **New Center Lane Miles:** The proposed development includes 0.18 centerline miles of new public road.

7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
 - The intersection of Ten Mile Road and Hubbard Road is scheduled in the IFYWP to be widened or construct a roundabout.
 - The intersection of Ten Mile Road and Deer Flat Road is scheduled in the IFYWP to be constructed as a single-lane expandable roundabout.
 - Ten Mile Road is listed in the CIP to be widened to 3-lanes from Deer Flat Road to Hubbard Road between 2031 and 2035.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 293 additional vehicle trips per day (19 existing); 31 additional vehicle trips per hour in the PM peak hour (2 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

2. **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
Ten Mile Road	0-feet	Minor Arterial	475	Better than "E"
Ardell Road	29-feet	Collector	107	Better than "D"
Thistle Drive	45-feet	Local	N/A	N/A

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

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

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

- The average daily traffic count for Ten Mile Road south of Columbia Road was 7,782 on January 29, 2019.
- The average daily traffic count for Ardell Road west of Ten Mile Road was 1,882 on October 4, 2017.
- There are no current traffic counts for Thistle Drive.

C. Findings for Consideration

1. Ardell Road Extension

Ardell Road will not be required to be extended into the site because Ardell Road is not shown on the Master Street Map to extend as a mid-mile collector, a bridge crossing is not planned for Indian Creek and the stub streets from developments north and south of the site provide adequate access to the site.

2. Thistle Drive

Exhibit B-2

a. **Existing Conditions:** Thistle Drive, a stub street, was platted and constructed to the site's south property line with Crimson Point Subdivision.

b. **Policy:**

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

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

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

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

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

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

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

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

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

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

- c. **Applicant's Proposal:** The applicant is proposing to extend Thistle Drive into the site as a 36-foot street section with rolled curb, gutter and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved.

Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way.

3. Internal Local Streets

- a. **Existing Conditions:** There are no local streets internal to the site.
- b. **Policy:**

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

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

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

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

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

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

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot

Exhibit B-2

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.

Driveway Location Policy: District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.

Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

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

The applicant is proposing to construct a knuckle at the intersection of Thistle Drive and Ardell Road.

The applicant is proposing to terminate the internal local street, Ardell Road, in a cul-de-sac turnaround with a radius of 55-feet.

The applicant is proposing to construct a temporary 20-foot wide emergency access only driveway extending from the proposed cul-de-sac at the terminus of Ardell Road north through lot 16 and intersecting Ardell Road at the site's northeast property line.

The applicant is proposing to construct a 20-foot wide shared driveway on the internal local street, Ardell Road, in alignment with Thistle Drive.

- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved.

The applicant should restrict the emergency access with a gate or bollards, located outside of the right-of-way, as determined by the appropriate fire department.

Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way.

4. Roadway Offsets

- a. **Existing Conditions:** There are no existing roadways within the site.
- b. **Policy:**
Local Offset Policy: District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).
- c. **Applicant's Proposal:** The applicant is proposing to construct the internal local streets with a minimum offset of 125-feet from any other street (measured centerline to centerline).
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved.

5. Stub Streets

- a. **Existing Conditions:** There is an existing stub street, Thistle Drive, at the site's south property line and is proposed to be extended into the site as a local street.

As part of ACHD's September 2018 action on the preliminary plat application for Arroyo Indio Subdivision, located directly north of the site, a stub street to the site's north property line, in alignment with Thistle Drive was required.

- b. **Policy:**

Exhibit B-2

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 7207.2.4, except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

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

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

- c. **Applicant Proposal:** The applicant is proposing to construct a stub street to the north, located approximately 407-feet from the east property line (measured from the east property line to centerline). This stub street is proposed to extend into Arroyo Indio in a location that differs from their (Arroyo Indio) required stub street location (Thistle Drive).
- d. **Staff Comments/Recommendations:** The applicant's proposal to construct a stub street to the north meets District policy and should be approved.

Staff is supportive of the applicant's proposal to construct a stub street to the north to be extended into Arroyo Indio, in the proposed location instead of in alignment with Thistle Drive. As the developer of Arroyo Indio Subdivision has agreed to the change and a connection between the two developments is needed to provide access to the site.

The applicant should be required to install a sign at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." The sign will not be required if the stub street that was required as part of the Arroyo Indio Subdivision has been constructed.

A temporary turnaround is not required at the terminus of the stub street as it does not extend greater than 150-feet.

6. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

7. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

D. Site Specific Conditions of Approval

1. Extend Thistle Drive into the site as a 36-foot street section with rolled curb, gutter and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.
2. Construct the internal local streets as 36-foot street sections with rolled curb, gutter and 5-foot wide concrete sidewalk within 50-feet of right-of-way.
3. Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way.
4. Construct a knuckle at the intersection of Thistle Drive and Ardell Road.
5. Terminate Ardell Road, in a cul-de-sac turnaround with a minimum turning radius of 45-feet.
6. Construct a temporary 20-foot wide emergency access only driveway extending from the proposed cul-de-sac at the terminus of Ardell Road to extend through lot 16 intersecting Ardell Road at the northeast property line.
7. Restrict the emergency access with a gate or bollards, located outside of the right-of-way, as determined by the appropriate fire department.
8. Construct a 20-foot wide shared driveway on to Ardell Road, in alignment with Thistle Drive.
9. Construct one stub street to the north property line, located 407-feet from the east property line.
10. Install a sign at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
11. Payment of impact fees is due prior to issuance of a building permit.
12. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking

Exhibit B-2

ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

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

G. Attachments

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

VICINITY MAP

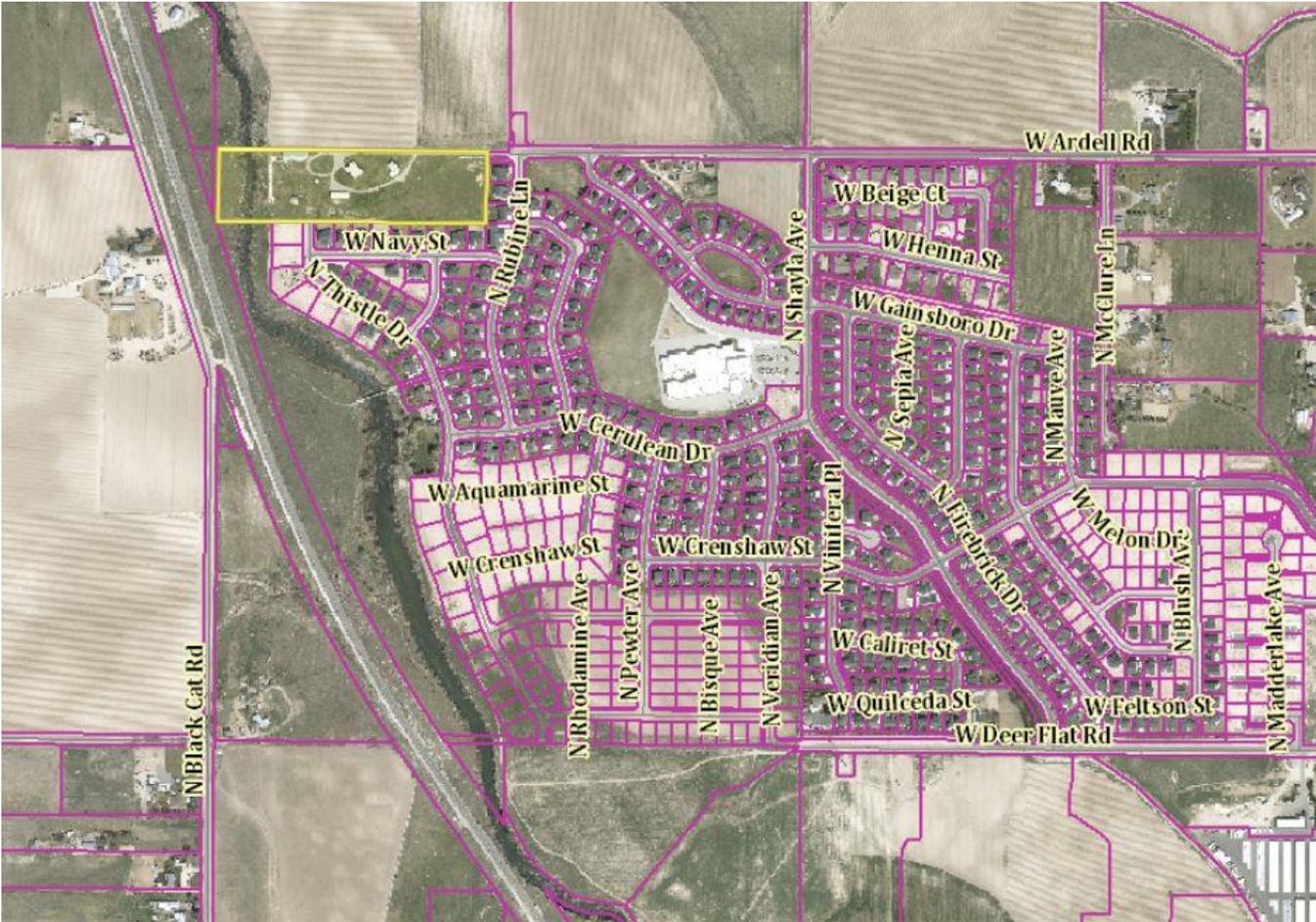
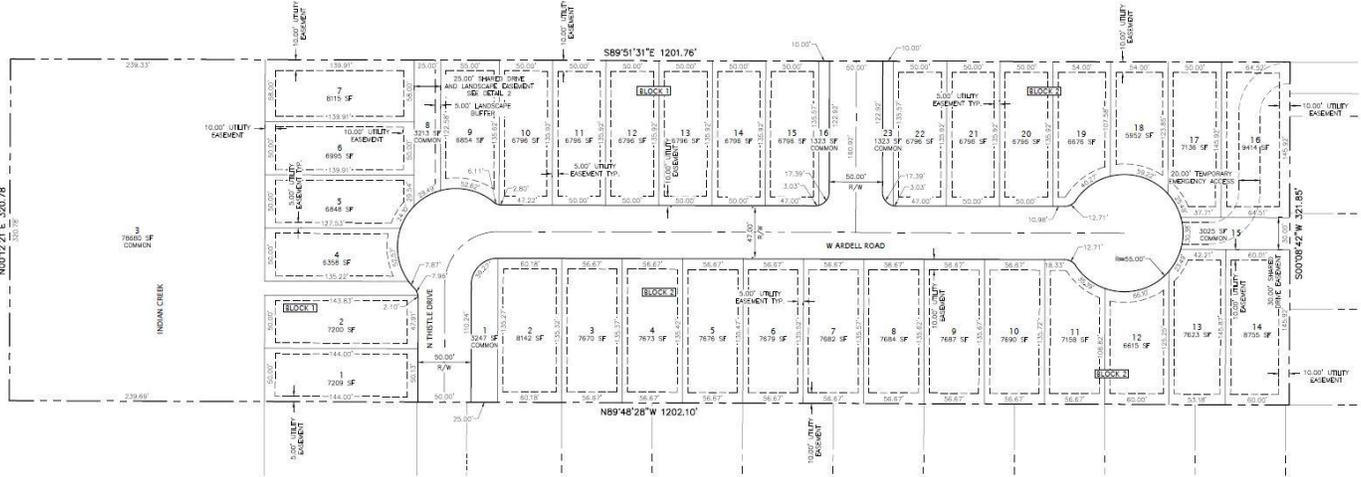


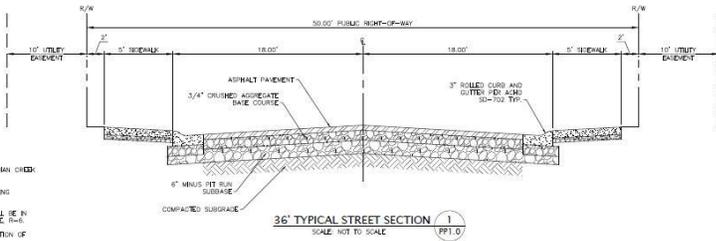
Exhibit B-2

SITE PLAN

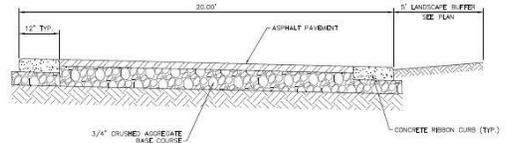


BOTTL (OKA COUNTY)

FEET
FEET
FEET
52 SF
28 SF
© DUA/C



36' TYPICAL STREET SECTION (1)
SCALE: NOT TO SCALE PPL 0



SHARED DRIVE TYPICAL SECTION (2)
SCALE: NOT TO SCALE PPL 0

15. SHALL BE BY THE ARDELL AT INDIAN CREEK.
16. COMPLY WITH THE APPLICABLE ZONING REQUIREMENTS.
17. STANDARDS IN THE SUBBERSION SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING REQUIREMENTS.
18. BE DEMONSTRATED PRIOR TO CONSTRUCTION OF

Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Exhibit B-2

Development Process Checklist

Items Completed to Date:

- Submit a development application to a City or to Ada County
- The City or the County will transmit the development application to ACHD
- The ACHD **Planning Review Section** will receive the development application to review
- The **Planning Review Section** will do one of the following:
 - Send a “**No Review**” letter to the applicant stating that there are no site specific conditions of approval at this time.
 - Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
 - Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

- For **ALL** development applications, including those receiving a “**No Review**” letter:
 - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
 - The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:

Construction (Non-Subdivisions)

Driveway or Property Approach(s)

- Submit a “Driveway Approach Request” form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

Working in the ACHD Right-of-Way

- Four business days prior to starting work have a bonded contractor submit a “Temporary Highway Use Permit Application” to ACHD Construction – Permits along with:
 - a) Traffic Control Plan
 - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50’ or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

Sediment & Erosion Submittal

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

Idaho Power Company

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

- Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

Exhibit B-3

CLINTON C. PLINE
CHAIRMAN OF THE BOARD

RON PLATT
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

19 July 2019

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

RECEIVED
JUL 22 2019
CITY OF KUNA

RE: Marcel Lopez, Crimson Point Sub. 19-08-AN, 19-04-S
642 S Ash St., Kuna 83634
Boise-Kuna Irrigation District BK-294
Ramsey Lateral 114+50
Sec. 15, T2N, R1W, BM.

Troy Behunin, Planner:

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

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

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

Sincerely,



Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Ray Moore
Clint McCormick
File

Watermaster, Div; 2 BPBC
Secretary – Treasurer, BKID



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

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

Rezone # _____
Conditional Use # _____
Preliminary / Final / Short Plat 19-04-5

Indian Creek @ Crimson Point

RECEIVED
JUL 25 2019
CDHP KUNA

- [] 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.
[X] 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
[X] central sewage [] community sewage system [] community water well
[] interim sewage [X] central water
[] individual sewage [] individual water
[X] 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
[X] central sewage [] community sewage system [] community water
[] sewage dry lines [X] 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.
[X] 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
[X] 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

NLS

[] 14. _____ Reviewed By: [Signature]
Date: 7/23/19

Exhibit B-5



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: August 2, 2019
Agency Requesting Comments: City of Kuna
Date Request Received: July 18, 2019
Applicant/Description: Indian Creek at Crimson Point Subdivision, 19-08-AN, 19-04-S

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).*

All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities/and or operations per IDAPA 58.01.01.651.

DEQ recommends the city/county require the development and submittal of a dust prevention and control plan prior to approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

*Information on fugitive dust control plans can be found at:
http://www.deq.idaho.gov/media/61833-dust_control_plan.pdf*

- *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.*

Exhibit B-5

- *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.

Exhibit B-5

4. Surface Water

- A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.
- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at: <http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

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

5. Hazardous Waste And Ground Water Contamination

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource 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

Exhibit B-5

Page 4 of 4

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 of 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: CM#2019AEK142

Exhibit B-6

Troy Behunin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, July 31, 2019 5:00 PM
To: Troy Behunin
Subject: 19-08-AN, 19-04-S Crimson Point Subdivision

Good afternoon,

ITD has received application 19-08-AN, 19-04-S for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338

From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Thursday, July 18, 2019 1:08 PM
To: ACHD <clittle@achdidaho.org>; Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaid.gov>; Boise Project Brd Cntrl <TRitthaler@boiseproject.org>; Boise-Kuna Irrigation Distr. <laurenboehlke@yahoo.com>; Cable One Business <Adam.ingram@cableone.biz>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; COMPASS <cmiller@compassidaho.org>; D. Reinhart <Dreinhart@kunschools.org>; DEQ <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <bwatson2@idahopower.com>; Idaho Power <ahawkins@idahopower.com>; Idaho Power - Jacky Chris <easements@idahopower.com>; Intermountain Gas <robert.miller@mdu.com>; Intermountain Gas <bryce.ostler@intgas.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Jim O. - KSD <Jim@kunaschools.org>; Julie Stanley - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Kuna Police Chief <so4217@adaweb.net>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Kuna School District <kbekkedahl@kunaschools.org>; Kuna School District <wjohanson@kunaschools.org>; Kuna School District <bsaxton@kunaschools.org>; Mike Borzick <mborzick@kunaid.gov>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation District <terri@nyid.org>; Paul Stevens <PStevens@kunaid.gov>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>; Lisa Holland <lholland@kunaid.gov>
Subject: [EXTERNAL] Indian Creek @ Crimson Point Sub Packet

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

Good afternoon everyone,
Another one so soon. ☺

Please review the included packet for the proposed **Indian Creek @ Crimson Point Subdivision** here in Kuna. Please respond within 15 business days.

If you need additional information or you would like hard copies please let our office know as soon as possible.

Thanks so much!

Troy

Troy Behunin
Planner III
City of Kuna
751 W. 4th Street
Kuna, ID 83634
TBehunin@Kunald.Gov

CONFIDENTIALITY NOTICE

This e-mail and any attachments may contain confidential or privileged information. If you are not the intended recipient, you are not authorized to use or distribute any information included in this e-mail or its attachments. If you receive this e-mail in error, please delete it from your system and contact the sender.

Exhibit B-7

Troy Behunin

From: Perry Palmer <ppalmer@kunafire.com>
Sent: Tuesday, July 30, 2019 11:35 AM
To: Troy Behunin
Cc: Josh Beach
Subject: Ardell project

Categories: Agency Comments

Troy,

I just got back from vacation and am know following up on emails.

I received an email from Josh Beach for the Conger project at the west end of Ardell. I have previously reviewed this project with Josh and Marcel and found no issues. They understand the need for a secondary access if they are to go over 30 building permits. The street widths, turning radius and turn arounds meet the fire code.

Please let me know if you have any questions (and I hope this isn't too late??)

Thanks,
Perry

Exhibit B-8

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.



July 24, 2019

Dear Honorable Members of the Planning and Zoning Commission,

Kuna School District has experienced approximately 2% growth over the last few years. Based on the 2016 Kuna School District Growth Report and Demographic Forecast, we predict that the homes at Indian Creek at Crimson Point, will house 25 school aged children based on our calculation of .65 students per household which is the Ada County standard calculation. Approval of the Indian Creek at Crimson Point Subdivision will affect enrollments at the following schools:

	Enrollment	Capacity
Crimson Point Elementary School	461	600
Kuna Middle School	867	880
Kuna High School	1700	1500

The safety of our students is our first and foremost priority. With this in mind, we ask the developer to install and pay for a covered bus stop for students on Hubbard Road and encourage the developer to also provide safe, 4' sidewalks, cross walks, bike paths and pedestrian access for our students. School capacity and transportation is addressed in Idaho Code 67-6508.

Thank you for considering the needs of students in this request. Should the developer or the Planning and Zoning Commission have any questions, you may contact either of us.

Regards,

District Planners

Jim Obert and David Reinhart

711 E. Porter Rd., Kuna, Idaho 83634

Phone: (208) 922-1000

FAX: (208) 922-5646

Wendy Johnson
Superintendent

Kim Bekkedahl
Assistant Superintendent

Dr. Catherine Beals
Administrator of CIA

Eileen O'Shea
Administrator of Student
Services

David Reinhart
Administrator of HR



City of Kuna Design Review Application

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

FILE NO.: 19-19-DR

CROSS REF.: _____

FILES: _____

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both of these documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

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

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

Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/>	Date of pre- application meeting : <u>3/28/2019</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	<input type="checkbox"/>

received

6.14.19

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

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

- (1) 24" X 36" TO SCALE COPIES
- (1) 11" X 17" REDUCTIONS
- (1) 8 ½" X 11" REDUCTIONS

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

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

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

Site Plan

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

Landscape and Streetscape Plan

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

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

Building Elevations

Applicant Use		Staff Use	
N/A	<input checked="" type="checkbox"/>	Detailed elevation plans of each side of any proposed building(s) or additions(s) <i>Note: Four (4) elevations to include all sides of development and must be in color</i>	<input type="checkbox"/>
N/A	<input checked="" type="checkbox"/>	Identify the elevations as to north, south, east, and west orientation	<input type="checkbox"/>
N/A	<input checked="" type="checkbox"/>	Colored copies of all proposed building materials and indication where each material and color application is to be located <i>Note: Submit as 11"x17" reductions</i>	<input type="checkbox"/>
N/A	<input checked="" type="checkbox"/>	Screening/treatment of mechanical equipment	<input type="checkbox"/>
N/A	<input checked="" type="checkbox"/>	Provide a cross-section of the building showing any roof top mechanical units and their roof placement	<input type="checkbox"/>
N/A	<input checked="" type="checkbox"/>	Detailed elevation plans showing the materials to be used in construction of trash enclosures	<input type="checkbox"/>

Lighting Plan

Applicant Use		Staff Use	
N/A	<input checked="" type="checkbox"/>	Exterior lighting including detained cut sheets and photometric plan (pedestrian, vehicle, security, decoration)	<input type="checkbox"/>
N/A	<input checked="" type="checkbox"/>	Types and wattage of all light fixtures <i>Note: The City encourages use of "dark sky" lighting fixtures</i>	<input type="checkbox"/>
N/A	<input checked="" type="checkbox"/>	Placement of all light fixtures shown on elevations and landscaping plans	<input type="checkbox"/>

Roof Plans

Applicant Use		Staff Use	
N/A	<input checked="" type="checkbox"/>	Size and location of all roof top mechanical units	<input type="checkbox"/>

Design Review Application

Applicant: ACME LLC Phone: 208-336-5355

Owner Representative Fax/Email: marcel@congergroup.com

Applicant's Address: 4824 W. Fairview Ave.

Boise, ID Zip: 83706

Owner: Arnold C and Delores Watkins Trust Phone: _____

Owner's Address: 2829 S. Givens Way Email: _____

Meridian, ID Zip: 83642

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

Address: _____ Email: _____

_____ Zip: _____

Address of Property: 3001 W. Ardell Road

Kuna, ID Zip: 83634

Distance from Major Cross Street: 4058 feet to the intersection of Ardell Road and Ten Mile Road Street Name(s): _____

Please check the box that reflects the intent of the application

- | | |
|---|---|
| <input type="checkbox"/> BUILDING DESIGN REVIEW | <input type="checkbox"/> DESIGN REVIEW MODIFICATION |
| <input checked="" type="checkbox"/> SUBDIVISION / COMMON AREA LANDSCAPE | <input type="checkbox"/> STAFF LEVEL APPLICATION |

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

33 residential & 6 common lo neighborhood in northwest Kuna adjacent to Crimson Point.

1. Dimension of Property: 1200 feet x 380 feet
2. Current Land Use(s): Single Family Residential home
3. What are the land uses of the adjoining properties?
 North: planned for a subdivision (Arroyo Indio)
 South: Residential
 East: Residential
 West: Natural feature/Creek and railroad
4. Is the project intended to be phased, if so what is the phasing time period? There will be one phase.
 Please explain: The proposed 33 lots will all be constructed in one single phase.

5. The number and use(s) of all structures: This is a residential subdivision and the only proposed use is residential.

6. Building heights: In compliance with Kuna City code Number of stories: 1
 The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

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

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

7. What is the percentage of building space on the lot when compared to the total lot area? TBD
8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at www.cityofkuna.com under the City Code.*

MATERIAL

COLOR

N/A Roof: _____ / _____

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

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

Other: _____ / _____

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

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

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

12. Fencing: *(Please provide information about new fencing material as well as any exiting fencing material)*
A vinyl fence will be constructed around the perimeter of the subdivision where no fence yet exists. We will also construct vinyl fencing around all common areas.
Type: Vinyl is proposed on our subdivision boundary. There is some existing fencing on the south and east boundaries of the subdivision.
Size: 6 foot fencing on the perimeter and 4 foot fences on internal common lots.

Location: There will be fencing along the perimeter of the sub., and on the boundaries of common lots.

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

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

14. Percentage of Site Devoted to Building Coverage: _____
% of Site Devoted to Landscaping: 22.34 Square Footage: 1.94 acres
(Including landscaped rights-of-way)
% of Site that is Hard Surface: 20 Square Footage: 1.73 acres
(Paving, driveways, walkways, etc.)
% of Site Devoted to other uses: N/A
Describe: _____
% of landscaping within the parking lot (landscaped islands, etc.): _____
N/A

15. For details, please provide dimensions of landscaped areas within public rights-of-way:
10' x 120' and 5' x 120'

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*
If yes, what type, size and the general location? *(The City's goal is to preserve existing tree with greater than a four inch (4") caliper whenever possible):*
There are no trees over 4 inches in caliper on the site.

17. Dock Loading Facilities:
Number of docking facilities and their location: N/A
Method of screening: N/A

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* We are providing a paved pedestrian pathway from Thistle to the creek as well as a gravel pathway along the east side of the creek.

19. Setbacks of the proposed building from property lines:

Front 20 -feet Rear 15 -feet Side 5 -feet Side 5 -feet

20. Parking requirements: N/A

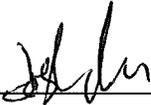
Total Number of Parking Spaces: N/A Width and Length of Spaces: N/A

Total Number of Compact Spaces 8'x17': N/A

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

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

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

Signature of Applicant  Date 6-13-19

City staff comments:

Signature of receipt by City Staff _____ Date _____

FOR ADDITIONAL INFORMATION:
(Please list page number and item in reference)



PLANT SCHEDULE

REFER TO SHEET LI-L3 FOR LANDSCAPE CONSTRUCTION PLANS, SCHEDULES AND NOTES.

SYM	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
SHADE TREES (CLASS II)				
AP	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B#B	2
TT	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B#B	2
ORNAMENTAL TREES (CLASS I)				
CP	CHANTICLEER FEAR	PYRUS GALLERYANA 'CHANTICLEER'	2" CAL B#B	3
SHRUBS/ORNAMENTAL GRASSES				
CR	FLOWER CARPET ROSE	ROSA x FLOWER CARPET	3 GAL	3
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BALHALO'	5 GAL	6
KF	KARL FOERSTER GRASS	GALAMASROSTIS x ACUTIFOLIA 'K.F.'	1 GAL	4

- PLANT SCHEDULE NOTE:**
 1. QUANTITIES FOR INFORMATION ONLY. CONTRACTOR TO VERIFY AND ASSUME RESPONSIBILITY FOR ALL PLANT MATERIAL QUANTITIES.
- LAWN
- 6' SOLID VINYL PRIVACY FENCE PERIMETER (TYP). SEE DTL 3, THIS SHEET
- 6' VINYL LATTICE TOP CONNECTION PATH (TYP). SEE DTL 4, THIS SHEET
- EXISTING FENCING (TYP)

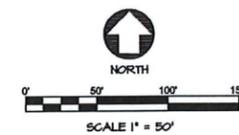
NOTES

- ALL PLANTING AREAS SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF KUNA CODE. REFER TO SHEET L3 - SPEC SECTION 32 40 00 - LANDSCAPE SPECIFICATIONS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L3 - SPEC SECTION 32 04 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
- LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
- TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACID STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ACID ZONE. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR TRIMMING TREE CANOPIES TO MEET ACID REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
- TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
- CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
- PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

INDIAN CREEK AT CRIMSON POINT SUBDIVISION

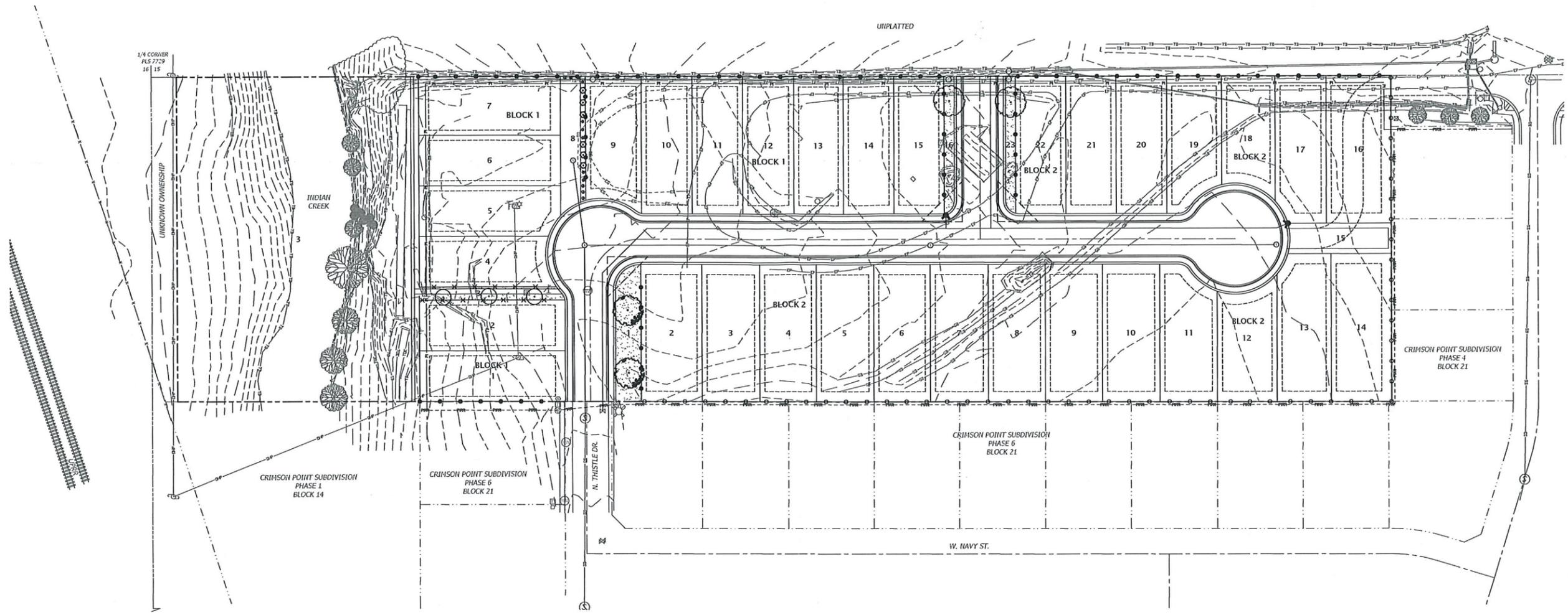
KUNA, IDAHO

LANDSCAPE PLAN



JENSENBELTS ASSOCIATES
 Site Planning / Landscape Architecture
 1001 7th Ave, Ste 200, Kuna, ID 83625
 www.jensensbelts.com

JUNE 13, 2019



PLANT SCHEDULE

REFER TO SHEET LI-L3 FOR LANDSCAPE CONSTRUCTION PLANS, SCHEDULES AND NOTES.

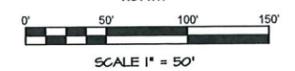
SYM	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
SHADE TREES (CLASS II)				
AP	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" GAL B4B	2
TT	TULIP TREE	LIRIODENDRON TULIPIFERA	2" GAL B4B	2
ORNAMENTAL TREES (CLASS I)				
CP	CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'	2" GAL B4B	3
SHRUBS/ORNAMENTAL GRASSES				
CR	FLOWER CARPET ROSE	ROSA x FLOWER CARPET	3 GAL	3
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BAIHALO'	5 GAL	6
KF	KARL FOERSTER GRASS	GALAMAGROSTIS x ACUTIFOLIA 'K.F.'	1 GAL	4

- PLANT SCHEDULE NOTE:**
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- LAWN
- 6' SOLID VINYL PRIVACY FENCE PERIMETER (TYP). SEE DTL 3, THIS SHT
- 6' VINYL LATTICE TOP FENCE ALONG CONNECTION PATH (TYP). SEE DTL 4, THIS SHT
- EXISTING FENCING (TYP)

NOTES

- ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF KUNA CODE. REFER TO SHEET L3 - SPEG SECTION 32 90 00 - LANDSCAPE SPECIFICATIONS.
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- THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

received
6.14.19



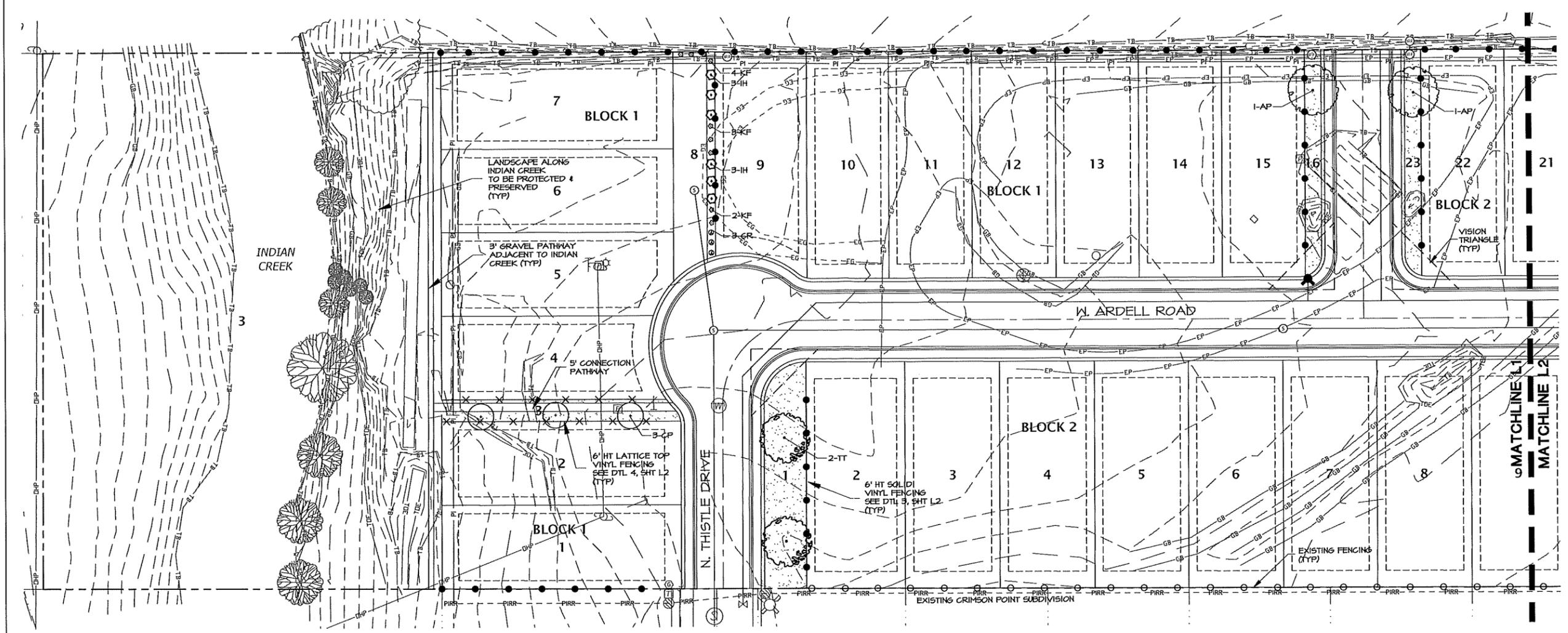
JENSEN BELTS ASSOCIATES
 Site Planning / Landscape Architecture
 608 Tyrell Lane, Ste 200 Boise, ID 83708
 www.jensenbelts.com

JUNE 13, 2019

INDIAN CREEK AT CRIMSON POINT SUBDIVISION

KUNA, IDAHO

LANDSCAPE PLAN



PLANT SCHEDULE

(REFERENCE SHT L2)

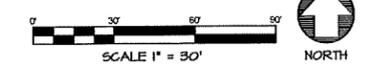
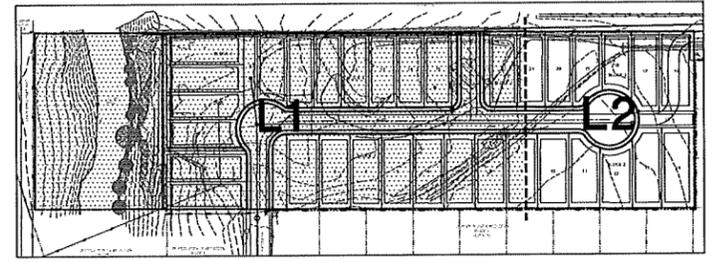
SYM	COMMON NAME
SHADE TREES (CLASS II)	
AP	AUTUMN PURPLE ASH
TT	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
CP	CHANTICLEER PEAR
SHRUBS/ORNAMENTAL GRASSES	
CR	FLOYER CARPET ROSE
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS

- 6' VINYL FENCE ALONG PROPERTY LINES (TYP). SEE DTL 4, SHT L2.
- ×××× 6' VINYL LATTICE TOP FENCE ALONG CONNECTION PATH (TYP). SEE DTL 5, SHT L2.
- EXISTING FENCING (TYP)

NOTES

1. REFER TO SHT L2 FOR PLANT SCHEDULE, LANDSCAPE DETAILS, NOTES, AND CALCULATIONS.
2. REFER TO SHT L3 FOR LANDSCAPE SPECIFICATIONS.

KEY MAP



Issue Description	Date
ISSUE	6-13-19



JENSENBELTS ASSOCIATES

Site Planning
Landscape Architecture

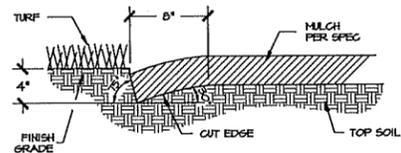
1509 S. Tyrell Ln, Ste. 130
Boise, Idaho 83706
Ph. (208) 343-7175
e-mail jba@jensenbelts.com

INDIAN CREEK AT CRIMSON POINT

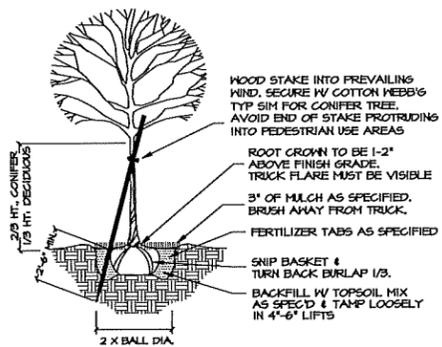
FINAL PLAT LANDSCAPE PLAN

KUNA, IDAHO

Job Number 1927	
Drawn JUN	Checked KCS
Scale AS SHOWN	
Sheet Title	
LANDSCAPE PLAN	
Sheet Number	
L1	
Of 3 Sheets	

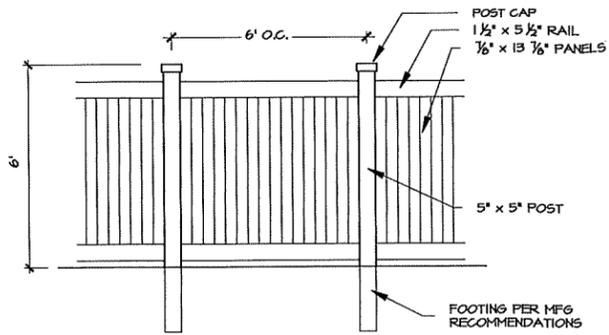


① **PLANTER CUT BED EDGE**
NOT TO SCALE



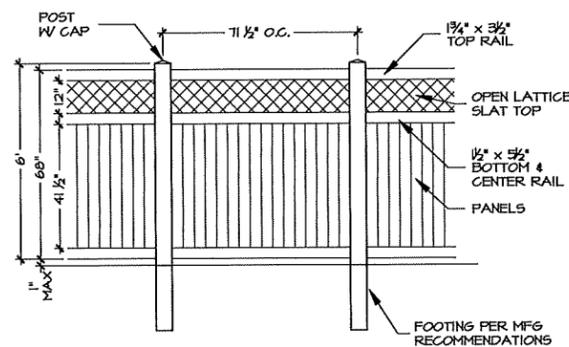
NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING.
3. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.

② **TREE PLANTING/STAKING**
NOT TO SCALE



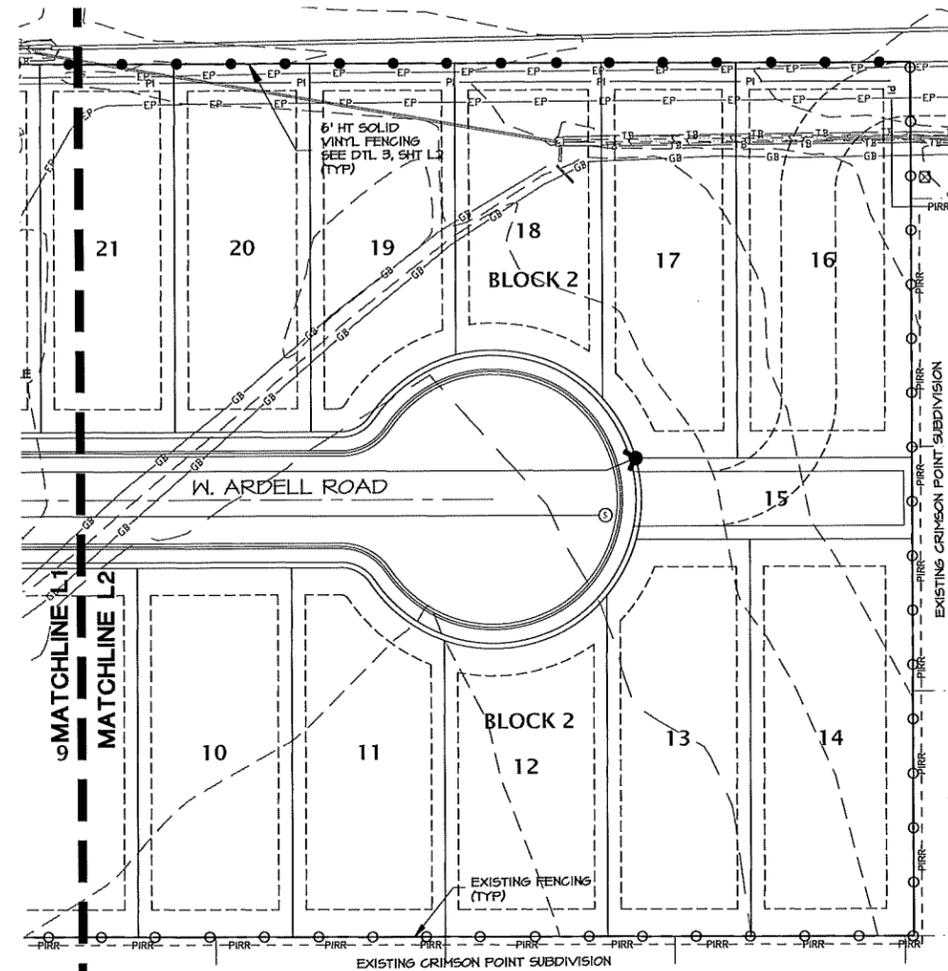
NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS/REQUIREMENTS.
2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
3. STYLE AND COLOR TO MATCH EXISTING SUBDIVISION 6' VINYL PRIVACY FENCE.

③ **6' VINYL PRIVACY FENCE**
NOT TO SCALE



NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS/REQUIREMENTS.
2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
3. FENCE STYLE AND COLOR TO MATCH EXISTING SUBDIVISION LATTICE TOP VINYL FENCING.

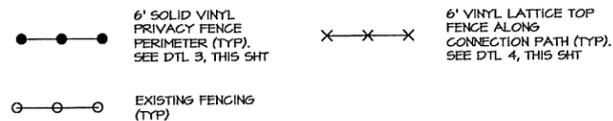
④ **6' VINYL LATTICE TOP FENCE**
NOT TO SCALE



PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY
SHADE TREES (CLASS II)				
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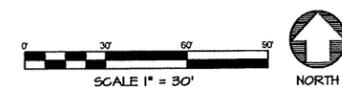
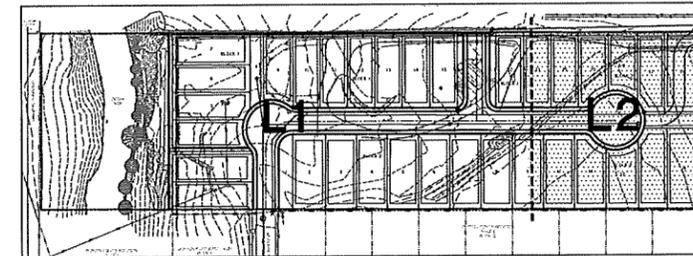
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- THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

LANDSCAPE CALCULATIONS

NUMBER OF TREES PROVIDED IN BUFFERS/COMMON AREA: 9
THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

KEY MAP



Issue Description	Date
ISSUE	6-13-19



Site Planning
Landscape Architecture
1509 S. Tyrell Ln. Ste. 130
Boise, Idaho 83706
Ph. (208) 343-7175
e-mail jba@jensenbelts.com

INDIAN CREEK AT CRIMSON POINT
FINAL PLAT LANDSCAPE PLAN
KUNA, IDAHO

Job Number 1927

Drawn JUN
Checked KCS
Scale AS SHOWN

Sheet Title
LANDSCAPE PLAN

Sheet Number
L2
Of 3 Sheets

SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.

1.2 SUMMARY

A. This Section includes provisions for the following items:

1. Trees.
 2. Shrubs, Ground cover.
 3. Lawns.
 4. Topsoil and Soil Amendments.
 5. Miscellaneous Landscape Elements.
 6. Initial maintenance of landscape materials.
- B. Related Sections: The following sections contain requirements.
1. Underground sprinkler system is specified in Section 32 84 00, "Irrigation System."

1.3 QUALITY ASSURANCE

- A. Subcontract landscape work to a single firm specializing in landscape work.
- B. Source Quality Control.
1. General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
 2. Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Architect, with proposal for use of equivalent material.
 3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.
 4. Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quantity, size, genus, species, and variety shown and scheduled for work complying with recommendations and requirements of ANSI Z60.1, "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects such as knots, sun-scaled, injuries, abrasions, or discoloration.
 5. Label at least one tree and one shrub of each variety with attached waterproof tag with legible identification of botanical and common name.
 - a. Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread.
 6. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size, and quality. Architect retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

1.4 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
- B. Plant and Material Certifications:
1. Certificates of inspection as required by governmental authorities.
 2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
 3. Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements.
- C. Mutch: Submit 1 gal bag of mulch sample for approval.

1.5 DELIVERY, STORAGE AND HANDLING

- A. Sod: Time delivery so that sod will be placed within 24 hours after shipping. Protect sod against drying and breaking of rolled strips.
- B. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.
- C. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, butcap or other acceptable means of retaining moisture.
- D. Do not remove container-grown stock from containers until planting time.
- E. Do not drop or dump materials from vehicles during delivery or handling. Avoid any damage to roadbeds during deliver, storage and handling.

1.6 JOB CONDITIONS

- A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.
- B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.
- C. Adjacent Landscape: Protect planted areas adjacent to construction area. Replace or recondition to prior conditions at project completion.

1.7 SEQUENCING AND SCHEDULING

- A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
1. Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
 2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.
- B. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.
- 1.8 SPECIAL PROJECT WARRANTY
- A. Warranty lawns through specified lawn maintenance period, until Final Project Acceptance.
- B. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
- C. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period, unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

PART 2 - PRODUCTS

2.1 TOPSOIL

- A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work. Topsoil shall be fertile, friable, natural loam, surface soil, reasonable free of subsoil, clay lumps, brush, weeds, roots, stumps, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Contractor shall send a minimum of three (3) representative topsoil samples for testing. See testing requirements below. Contractor is responsible for whatever soil additives are recommended by the tests. Submit to Architect for approval. Compost will be added to other additives and added regardless of test results.
 2. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
 1. Obtain topsoil from local sources or areas with similar soil characteristics to that of project site. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth of not less than 4 inches. Do not obtain from bogs or marshes.
 2. Composition: Topsoil shall contain from 1 to 20% organic matter as determined by the Organic Carbon, 6A, Chemical Analysis Method described in USDA Soil Survey Investigation Report No. 1. Maximum particle size, 3/4-inch, with maximum 3% retained on 1/4-inch screen. Other components shall conform to the following limits:

pH	6.5 to 7.5
Soluble Salts	600 ppm maximum
Silt	25-50%
Clay	10-30%
Sand	20-50%
 3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.

C. Soil Testing

1. Soil tests are required for this project (see above for requirements). Test shall be provided as follows:
- a. Provide certified analysis at time of sample submitted (three samples imported topsoil). Amend sods per chemist's recommendations and as herein specified unless otherwise approved by Architect.
 2. Test shall include, but not limited to: recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary. Test #11 by Western Laboratories (1-800-658-3858) is required.
 3. Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory.
 4. Contractor shall coordinate, obtain and pay for all soil tests.
 5. If regenerative noxious weeds are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

2.2 pH ADJUSTERS

- A. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.

2.3 SOIL AMENDMENTS

- A. Compost: Compost "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSoil Compost (208) 529-9912 or approved equal in equal amounts by volume.
- B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer. It shall be free-flowing and packaged in new waterproof, non-overlaid bags clearly labeled as to weight, manufacturer, and content. Protect materials from deterioration during delivery and while stored at site.
1. Commercial fertilizer "A" for trees and shrubs during planting; slow release Agriform Planting 5-gram tablets 20-10-4 type or equal.
 2. Commercial fertilizer "B" for lawn areas, applied to bed prior to sodding, to be 16-16-17 applied at the rate of ten pounds per acre.
 3. Commercial fertilizer "C" for lawn areas three to four weeks after planting sod. Organic Fertilizer Milorganite (8-2-2) type or equal.
- C. Herbicide: Pre-emergent for topical application in planting beds. Oxidiazon ZG brand or pre-approved equal. Use in accordance with manufacturer's recommendation on all planting beds.

2.4 PLANT MATERIALS

- A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
- B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required. Single stem trees except where special forms are shown or listed.
- C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
- D. Coniferous and Broadleaved Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types; such as globe, dwarf, cone, pyramid, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.

2.5 GRASS MATERIALS

- A. Lawn sod: Provide specially rooted sod, not less than 1 growing season old, and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant).
1. Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on upper 10% of pad will be rejected.
- B. Provide sod composed of Rhizomatous Tall Fescue (RTF) from The Turf Company, Meridian, ID (208) 888-3760 or approved equal.

2.6 MISCELLANEOUS LANDSCAPE MATERIALS

- A. Anti-Desiccant Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.
- B. Mutch: Mutch for planting beds shall be medium ground bark mulch, free of splinters, consistent in appearance, and shall contain no toxic substance detrimental to plant life.
- C. Stakes and Guyes: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guyes of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 2 inch diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires.

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL

- A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
- B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.
- 3.2 PREPARATION OF PLANTING SOIL
- A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
- B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if planting will not follow placing of planting soil in a few days.
- Compost: Lawn Areas: 1/4 compost, 3/4 topsoil.
Shrub Areas: 1/3 compost, 2/3 topsoil.
Fertilizer: Per soil test and manufacturer's recommendations.
- C. For shrub and lawn area, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

3.3 PREPARATION FOR PLANTING LAWNS

- A. After excavating and removing surface material to proper depth, loosen subgrade of lawn areas to a minimum depth of 4 inches. Remove stones measuring over 1-1/2 inches in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
1. Spread topsoil mix to minimum depth of 4 inches for sodded lawns as required to meet lines, grades, and elevations shown, after light rolling, addition of amendments, and natural settlement. Place approximately 1/2 of total amount of topsoil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil. Add specified soil amendments as required and mix thoroughly into upper 4 inches of topsoil.

3.4 PREPARATION OF PLANTING BEDS

- A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a culti-mulcher or similar equipment. Remove stones measuring over 1 1/2 inches in any dimension. Remove sticks, stones, rubbish, and other extraneous matter.
- B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Add 1 1/2 inches of specified compost over entire planting area and mix thoroughly into upper 6 inches of topsoil. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
- C. Apply Pre-Emergent per manufacturer's recommendation.

3.5 PLANTING TREES AND SHRUBS

- A. Cut balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Place fertilizer tablets in excavated area per manufacturer's written instructions. When excavation is approximately 2/3 full, water roughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove all ties from around base of trunk.
- B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
- C. Dish top of backfill to allow for mulching.
- D. Mulch pits, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
 1. Provide 3 inches thickness of mulch.
- E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
- F. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees of any Prunus species to retain natural character.
- G. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
- H. Guy and stake trees immediately after planting, as indicated.
- I. Apply approved herbicide to all shrub bed areas at manufacture specified rate. Re-apply as necessary for elimination of weeds.

3.6 SODDING NEW LAWNS

- A. General: Install lawn sod in all areas designated on the drawings.
- B. Soil Preparation
1. Any sod lawn areas that may have become compacted prior to sodding must be scarified to a depth of eight (8) inches by approved means, then finish grade as hereinbefore described.
- C. Lay sod within 24 hours from time of stripping. Do not plant dormant sod or if ground is frozen.
- D. Sod Placement
1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds. Sod layers shall be experienced, or inexperienced, shall be constantly supervised by an experienced foreman. The Contractor shall insure that the base immediately ahead of sod layer is moist. Sod shall be laid tight with no gaps. Allowance shall be made for shrinkage. Lay sod with long edges perpendicular to primary slope.
 2. Lay to form a solid mass with tightly fitted joints. Butt ends and sides of strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work on boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work effort used into minor cracks between pieces; remove excess to avoid smothering of adjacent grass.
 3. Sod shall be rolled with a two hundred (200) pound roller after installation to insure proper contact between soil and sod. Final rolling must provide a uniform surface. After final rolling, the sod lawn shall be moved and watered. Approval of sod lawns shall be based on uniform, healthy and vigorous growth with no dry or dead spots.
 4. Add fertilizer "B" at the manufacturer's recommended application rate.
- E. Water sod thoroughly with a fine spray immediately after planting.
- F. Sodded Lawn Establishment
1. The Contractor shall be responsible for first mowing, subsequent mowings and fertilizing of sod lawn areas until Final Acceptance of the project.
 2. Mowing shall be done by an approved "reel" type mower. Mower blades shall be set at two (2) inches high for all mowings.
 3. Subsequent fertilizing shall occur three to four weeks after installation. Apply fertilizer as per the Manufacturer's recommended application rate. Verify all methods of application. Contractor shall notify the Architect in writing that the fertilizer applications have occurred and on what dates.

3.7 MAINTENANCE

- A. Begin landscape maintenance immediately after planting. Maintenance shall continue until Project Final Acceptance.
- B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease.
- C. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as tolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
- D. Maintain lawns for no less than period stated above, or longer as required to establish acceptable lawn.
- 3.8 CLEANUP AND PROTECTION
- A. During landscape work, keep pavements clean and work area in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.
- 3.9 INSPECTION AND ACCEPTANCE
- A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
- B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

END OF SECTION

SECTION 02810 - SPRINKLER IRRIGATION

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS:

A. General and Supplementary Conditions, and Division 1 General Requirements.

1.2 SUMMARY

- A. Work included:
1. Provide and install a complete and operating automatic irrigation system for all lawn and planting areas.
 2. Connect to main water supply at existing site stubout as provided.
 3. Sleeving under paved areas (by others)
 4. Obtain and pay for all permits and fees for the work of this section.
 5. Perform work on a design/construct basis, subject to the requirements of the Contract Documents, applicable codes, and good design practice.
 6. Winterization of system.

1.3 SUBMITTALS

- A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit:
1. Manufacturer's printed product information and catalog cut sheets for all system components; five copies.
 2. Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, type and size of valve, piping circuit, circuit GPM, pipe size, controls, and accessories.
 3. Record Drawings: At completion of this work, submit to the Contractor:
 1. Record Drawings; reproducible and five prints.
 2. Operations and Maintenance information (2 copies), including:
 - a. Information including descriptive details, parts list, specifications, maintenance schedules and procedures for system components.
 - b. Operation and adjustment of system and components instructions.
 - c. Winterization procedures.
 - d. Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.
 - e. Warranties and guarantees.
 - f. Submit five copies.

1.4 GUARANTEE

- A. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials. Within one year after date of Substantial Completion repair or replace all defective parts or workmanship that may be found at no additional cost to Owner.
- B. Fill and repair all depressions and replace all necessary lawn and planting which result from the settlement of irrigation trenches for one year after date of Substantial Completion.
- C. Supply all manufacturer's printed guarantees.

1.5 QUALITY ASSURANCE

- A. Contractor shall be licensed in the State in which this work is being performed.
- B. Contractor shall have at least two years prior experience in projects of equal or larger scope. Provide minimum of three references and list of similar projects with owners' names, addresses, and phone numbers, when requested by Owner.
- C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.

1.6 SYSTEM DESCRIPTION

- A. Design requirements:
1. Minimum water coverage: Planting areas - 85%, Lawn areas - 100%
 2. Layout system to obtain optimum coverage using manufacturer's standard heads. Spray on walks, walls or paved areas is not acceptable.
 3. Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas.
 4. Design pressures: Install pressure regulating equipment as necessary.
 5. Provide/install approved fixed tee or coupling device for air blow winterization. Location shall be on main supply line downstream from main shut off valve.
 6. Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location. Provide for drainage without erosive damage.

1.7 EXTRA EQUIPMENT

- A. In addition to installed system, furnish owner with the following:
1. Valve operating key and marker key.
 2. Wrench for each sprinkler head cover type.
 3. Two (2) sprinkler head bodies of each size and type.
 4. Two (2) nozzles for each size and type used.
- B. Store above items safely until Substantial Completion.
- C. Deliver above items at Substantial Completion.

PART 2 - PRODUCTS

2.1 PIPE AND FITTINGS

- A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type. Solvent-weld type:
1. Pipe:
 - a. Pressure Lines: Schedule 40 solvent weld.
 - b. Lateral lines: Class 200 pvc.
 2. Fittings: Schedule 40 PVC, solvent-weld type. Install threaded joints where required at valves, risers, etc.
 3. Riser: Lawn and shrub heads - flexible and damage-resistant plastic "poly pipe" riser.
 4. Solvent: NSF approved solvent for Type I & II PVC.
- B. Polyethylene Pipe
1. Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used.
 2. Fittings: Schedule 80 PVC.
 3. Clamps: Stainless Steel.
- C. Drip Lines: Netamf Techline Dripperline, with 6 GPH drippers at 18" spacing.

2.2 SPRINKLER HEADS

- A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer.
1. Lawn heads: pop-up type.
- B. Manufacturer: Rainbird, Hunter, Weathermatic Irrigation Company.

2.3 AUTOMATIC CONTROL SYSTEM

- A. General: Furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems. Provide unit of capacity to suit number of circuits as indicated.
- B. Control Enclosure: Manufacturer's standard wall mount with locking cover, complying with NFPA 70.
- C. Circuit Control: each circuit variable from approximately 5 to 60 minutes. Including switch for manual or automatic operation of each circuit.
- D. Timing Device: Adjustable 24-hour and 7 or 14 day period.
- E. Wiring: Solid or stranded direct-burial type as recommended by manufacturer of control unit; type AWG-UF, UL approved.

2.4 VALVING

- A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key.
- B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts. Low power solenoid control, normally closed, with manual flow adjustment; same manufacturer as control unit.
1. Valve for drip system shall be 3/4" Hardie 700 series Ultraflow.
 2. Standard sprinkler valve shall be Rainbird FEB-PRS-B.
- C. Quick coupler valve: brass or bronze construction with hinged top. One per zone.
- D. Manual drain valves:
1. Bronze construction, straight type, 150 pound class, threaded connections, with cross type operating handle designed to receive operating key. Calco, Champion 100, or approved equal.
 2. Size: 3/4 inch.

- E. Pressure Regulator: Netamf Model PRV075HF35, 3/4", one per zone.
- F. Flushing Valve: Netamf Model TLFV-1, two per zone (each end).
- G. Filter: Netamf Model DF075-120, 3/4" filter, one per drip zone.
- H. Air Relief Valve: Netamf Model TLAVRV.

2.5 MISCELLANEOUS

- A. Chemicals: primer and solvent glue as required by pipe manufacturer.
- B. Valve box - high impact plastic, green in color.
- C. Valve cover and frame - compatible with valve box with provision for locking.
- D. Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to 3/4" minimum.

PART 3 - EXECUTION

3.1 GENERAL

- A. Install system to provide for adequate protection against freeze damage.
- B. Install system in accordance with approved Contractor design drawings. All deviations from the plans must be approved, and clearly recorded on record drawing.
- C. Install system and components in strict accordance with manufacturer's recommendations.
- D. Install quick couple(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater. Locate adjacent to paved surfaces, at valve boxes where practical.

3.2 SURFACE CONDITIONS

- A. Examine the areas and conditions under which work will be performed. Notify Contractor of conditions detrimental to timely and proper completion of Section work. Do not proceed until satisfactory conditions are corrected.
- B. Locate all underground utilities and structures and notify Architect of any conflict with Section work. Protect structures and utilities. Repair or replace said structures or utilities damaged by this work at no cost to the Owner.

3.3 SLEEVING

- A. Sleeving installed by others. Coordinate with other trades.

3.4 TRENCHING AND BACKFILLING

- A. Trenching and backfilling shall be per applicable ISWPC Section.
- B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
1. Main Lines and Sleeving: 18 inches.
 2. PVC Laterals: 12 inches.
- C. Surround lines with 2 inches of clean rock-free material on all sides.

3.5 MISCELLANEOUS VALVES

- A. Install manual drain valves up stream. Install device at mainline tap in accordance with manufacturer requirements for complete operation. Install backflow provision and connect to controller.

3.6 CIRCUIT VALVES

- A. Install in valve box, arranged for easy adjustment and removal.
1. Provide union on downstream side.
 2. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3.7 PIPE INSTALLATION

- A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications. Install manual drains. B. PVC pipe joints, solvent welded, except as indicated. Cut pipe square, deburr, wipe from surface all saw chips, dust, dirt, moisture and any foreign matter which may contaminate the cemented joint. Apply cleanser/primer and solvent cement, make joints in accordance with manufacturer's recommendations. Use Teflon thread sealant (tape) at all threaded joints.
- C. Contractor shall use pipe according to schedule provided. Flow velocities shall not exceed 5 feet/second in all cases. Lateral lines shall be laid out and installed per zone to balance the pressure loss and provide minimum fluctuation in system operating pressures.
- | Pipe Size | Pipe Section | Pipe Size | Pipe Section |
|-----------|--------------|-----------|--------------|
| 3/4" | 0-9 GPM | 1 1/2" | 26-34 GPM |
| 1" | 10-17 GPM | 2" | 35-50 GPM |
| 1 1/4" | 18-25 GPM | 2 1/2" | 51-80 GPM |

D. Techline Drip Line: Place in shallow furrow at finish grade, below layer of specified mulch. Lay in uniform pattern in groundcover areas, or as per shrub planting layout. Coil 20 linear feet at each balled and burlapped tree around base and to allow for tree removal if required. Flush all lines with full head of water prior to installation of flush valves at end of circuit runs.

E. Flush Valves: Install flush valve at end of each drip line run.

3.8 SPRINKLER HEADS

- A. Flush circuit lines with full head of water prior to head installation.
1. Install heads at level with mulch.
 2. Locate part-circle shubbbery heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated. Keep overspray to a minimum.

3.9 CONTROL WIRE INSTALLATION

- A. Bury wires below or below main line pipe in same trench.
- B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.
- C. Provide 36 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between.
- D. Make all electrical joints (splices) in boxes only. Make electrical joints waterproof. Scotch-Lock connectors, or approved.

3.10 AUTOMATIC CONTROLLER

- A. Install on site as approved. Verify location with Owner Representative.
- B. Install typewritten legend inside controller door.

3.11 TESTING

- A. Do not allow or cause any work of this



Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105
2030 S. Washington Ave., Emmett, ID 83617

Legal Description

A parcel of land located in the SW1/4 of Section 15, Township 2 North, Range 1 West of the Boise Meridian, Ada County, Idaho, more particularly described as follows;

COMMENCING at the W1/4 corner of said Section 15, marked by an aluminum cap/PLS 7729, from which the C1/4 corner of said Section 15, marked by an aluminum cap/illegible, bears South 89°51'25" East, 2651.71 feet;

Thence South 89°51'25" East, coincident with the north line of said SW1/4 of Section 15, a distance of 25.00 feet to the **POINT OF BEGINNING**;

Thence continuing South 89°51'25" East, coincident with said north line, a distance of 1201.76 feet to the northwest corner of Block 21 of Crimson Point Subdivision-Phase 4, Book 96, Pages 11874-11877, Ada County Records;

Thence South 00°08'42" West, coincident with the west line of said Block 21, a distance of 321.85 feet to an angle point on said west line of Block 21;

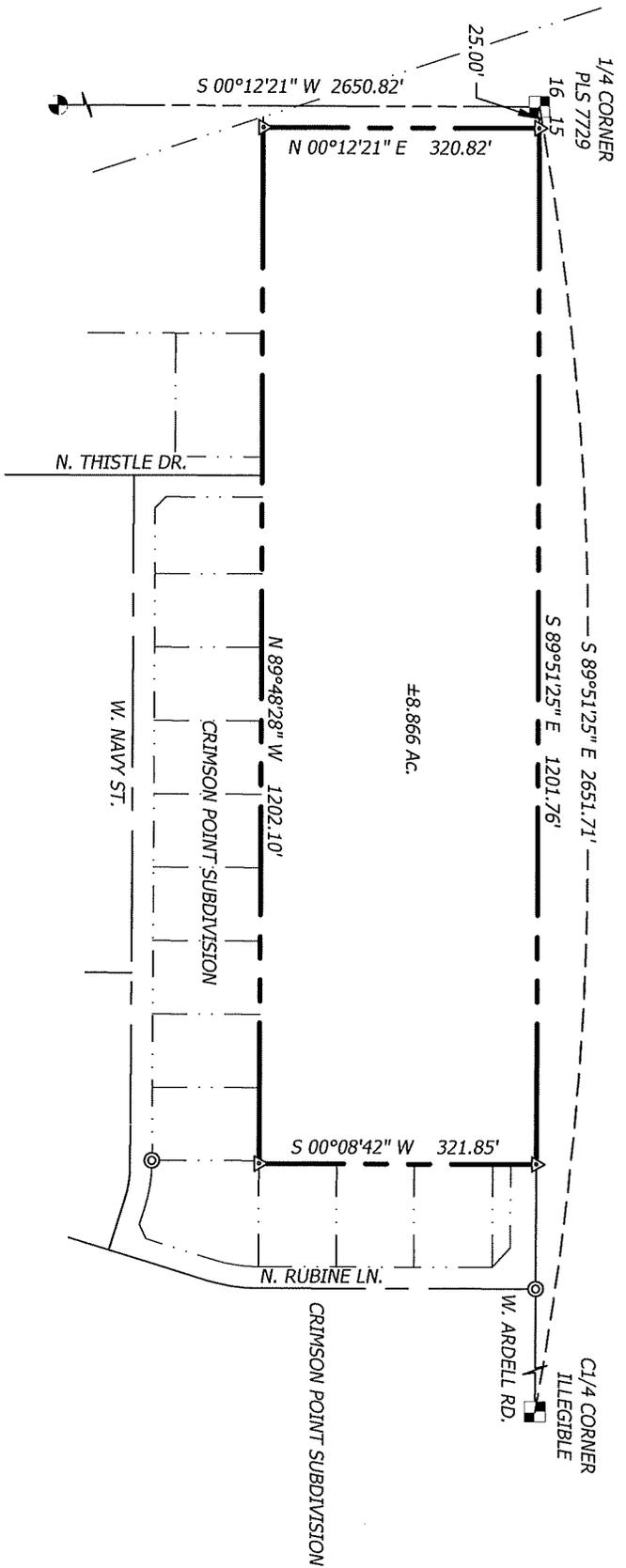
Thence North 89°48'28" West, coincident with the north line of Lot 5, Block 21 of said Crimson Point Subdivision-Phase 4, and the north lines of Crimson Point Subdivision-Phase 6, Book 107, Pages 14845-14848, and Crimson Point Subdivision-Phase 1, Book 90, Pages 10621-10626, Ada County Records, a distance of 1202.10 feet;

Thence North 00°12'21" East, parallel with and offset 25.00 feet east of the west line of said SW1/4 of Section 15, a distance of 320.82 feet to the **POINT OF BEGINNING**.

The above described parcel contains 8.866 acres, more or less.

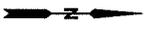
BASIS OF BEARINGS for this legal description is South 89°51'25" East between the W1/4 corner and the C1/4 corner of Section 15, T. 2 N., R. 1 W., B.M., Ada County, Idaho.

UNPLATTED

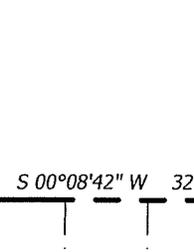


LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING DEED OR LOT LINE
- CENTERLINE
- SECTIONAL LINE
- FOUND 5/8" REBAR AS NOTED
- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- CALCULATED POINT



1 INCH = 200 FEET

PROJECT: ARDELL RD PROJECT PARCEL BOUNDARY		OWNER/DEVELOPER: CONGER GROUP		 SAWTOOTH Land Surveying, LLC 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	DWG # 19095
DATE: 5/28/19					PROJECT # 19095
				SHEET 1 OF 1	



Neighborhood Meeting Certification

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

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 5-1A-2 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

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

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

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

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

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

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

Description of proposed project: An application for annexation, design review and preliminary plat consisting of 33 residential building lots on 8.681 acres of land in the proposed R-8 zoning district.

Date and time of neighborhood meeting: April 11, 2019 at 6pm

Location of neighborhood meeting: The intersection of Ardell Road and Rubine Lane in Kuna.

Location: Quarter: NW Section: 15 Township: 2N Range: 1W Total Acres: 8.681

Subdivision Name: Indian Creek at Crimson Point Lot: _____ Block: _____

Site Address: 3001 W. Ardell Road Kuna, ID 83643 Tax Parcel Number(s): S1315325550

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

CURRENT PROPERTY OWNER:

Name: Arnold C. and Delores Watkins Trust

Address: 2829 S. Givens Way City: Meridian State: ID Zip: 83642

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

Name: Marcel Lopez Business (if applicable): ACME LLC

Address: 4824 W. Fairview Ave City: Boise State: ID Zip: 83706



PROPOSED USE:

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

Application Type

Brief Description

Annexation

Annexation of 8.681 acres of land to the R-8 zoning district

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

A 33 lot residential subdivision

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

APPLICANT:

Name: ACME LLC

Address: 4824 W. Fairview Ave,

City: Boise State: ID Zip: 83706

Telephone: 208-336-5355 Fax: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant)  Date 6-13-19

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 4-11-19 Number of Attendees: 9
Meeting Location: Arnell RD and Robie LN

Description of Project Presented:

A residential subdivision consisting of 33 building lots and 6 comm on lots high include 2 common driveways. on 8.681 acres of land.

Attendee's comments:

- IS 50 foot the biggest you'll go on the width?
- Who is the builder?
- Will Arnell be connected to the subdivision.
- IS there an approval plan for the property to the north.
- Will you attach to our fence?
- Will all of the houses be built at the same time?
- Will C&H be the builder?
- Will the property be included in the crosstown point HOA?
- will they be single or 2 story?

I hereby certify that the above information is complete and correct to the best of my knowledge.

Joshua Beedy
Printed Name

[Signature]
Signature

6-13-19
Date

Ardell at Indian Creek
Neighborhood Meeting – 04.11.2019

- Welcome:
- Marcel Lopez & Josh Beach: with Conger Group – developer of this project

- Thank you for coming out.

- Explain project
 - Residential Community
 - Builder not selected yet
 - 35 residential lots – for detached homes
 - 50' Lots
 - 1 – 2 story homes – similar to existing

 - Site Plan:
 - Large Open Space – 1.8 acres (20%) with pedestrian path to creek

 - Comprehensive Plan Designation: Medium Density Residential – residential development densities generally range from four to seven units per acres. Area made of single-family home, may include townhomes, row houses duplexes and other types of multi-family land uses.
 - Zoning: Current – Rural Residential (Ada County)
 Planned - R-6; minimum lot 4,500 square feet;

- Next Steps
 - Applications (Annexation, Zoning, Preliminary Plat)

- We will address any final questions.



City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.Kunacity.id.gov

State of Idaho)
) ss.
County of Ada)

I, GAIL L. SINGH, 2829 S. GIVENS WAY
Name Address
MERIDIAN, ID 83642
City State Zip Code

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my permission to ACME LLC 4824 W. Fairview Ave. Boise, ID 83706
Name Address

to submit the accompanying application pertaining to that property.

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

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

Dated this 5 day of June, 2019

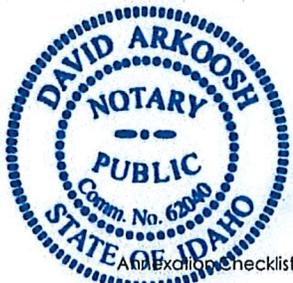
Gail L. Singh
Signature

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

[Signature]
Notary Public for Idaho

Residing at: BOISE

My commission expires: 8/7/19





City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.Kunacity.id.gov

State of Idaho)
) ss.
County of Ada)

I, Carol L. Anderson, 497 Marteeson Ave
Name Address *Kuna, ID*
Kuna, ID 83634 *83634*
City State Zip Code

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my permission to ACME LLC 4824 W. Fairview Ave. Boise, ID 83706
Name Address

to submit the accompanying application pertaining to that property.

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

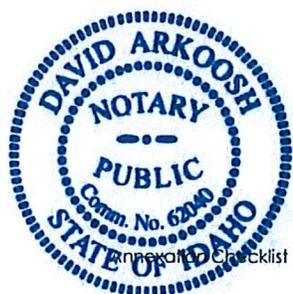
C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s),

Dated this 6 day of June, 2019

Carol Anderson
Signature

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

[Signature]
Notary Public for Idaho
Residing at: BOISE
My commission expires: 8/9/19





City of Kuna

Planning and Zoning Commission

Staff Report

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

To: Planning and Zoning Commission

Case Numbers: 19-09-AN
BLM – 600 Acres
(Kuna Mora & Cole) Annexation

Site Locations: Near SW Corner of West Kuna Mora & South Cole Road

Planner: Sam Weiger, Planner I

Hearing Date: September 10, 2019

Owners: **Bureau of Land Management**
 Four Rivers Field Office
 3948 Development Avenue
 Boise, ID 83705
 208.384.3309
tsburke@blm.gov

Applicant: **City of Kuna**
 751 West 4th Street
 Kuna, ID 83634

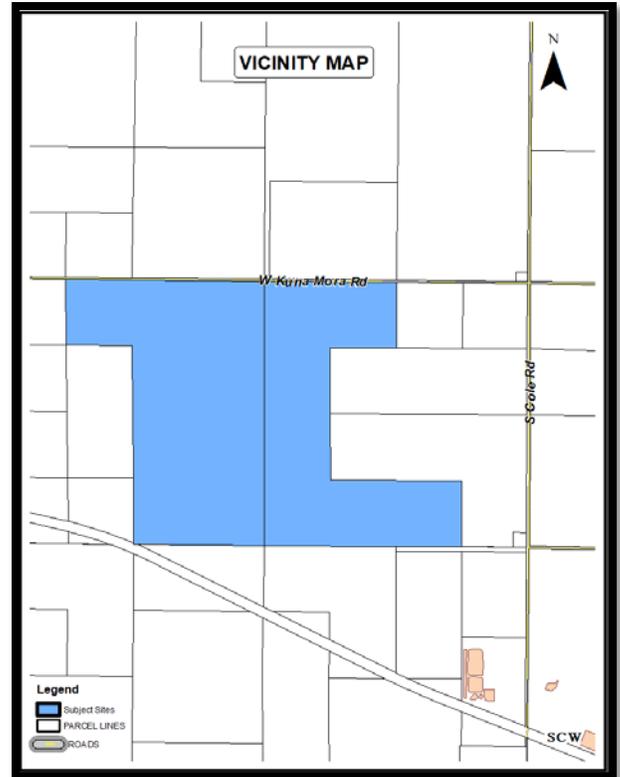


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| A. Process and Noticing | F. Proposed Comprehensive Plan Analysis |
| B. Applicant’s Request | G. Proposed Kuna City Code Analysis |
| C. General Project Facts | H. Proposed Conclusions of Law |
| D. Staff Analysis | I. Proposed Recommendation by the |
| E. Applicable Standards | Planning and Zoning Commission |

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3 states that annexations are designated as public hearings, with the Planning and Zoning Commission as a 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

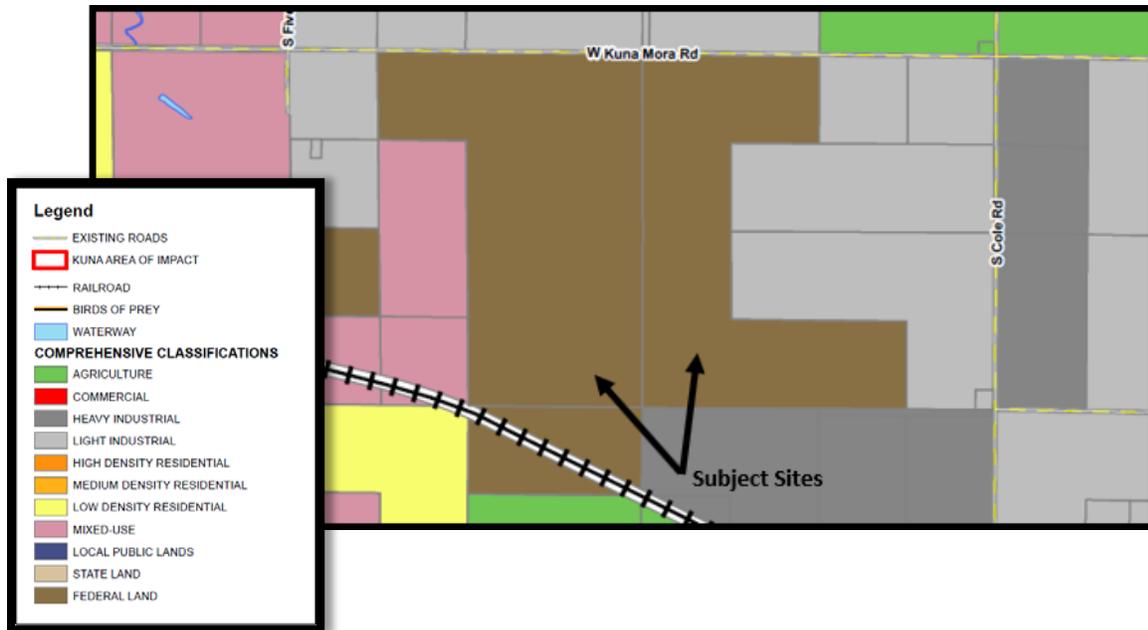
- | | |
|----------------------------------|-----------------|
| i. Neighborhood Meeting | July 15, 2019 |
| ii. Agency Comment Request | July 15, 2019 |
| iii. 300’ Property Owners Notice | August 14, 2019 |
| iv. Kuna, Melba Newspaper | August 14, 2019 |
| v. Site Posted | August 30, 2019 |

B. Applicant’s Request:

The City of Kuna requests to annex two contiguous parcels owned by the Bureau of Land Management into Kuna City Limits with Public (P) zoning districts. The subject sites are located near the southwest corner of West Kuna Mora Road and South Cole Road. (APNs S2101212400 & S2102110000)

C. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map is intended to serve as a *guide* for the decision-making body for the City. The Future Land Use Map indicates land use designations, it is not the actual zone. The Future Land Use Map identifies the 280.8-acre parcel and 320-acre parcel as federal land.



2. **Surrounding Land Uses:**

North	RP	Rural Preservation – Ada County
	RR	Rural Residential – Ada County
South	RP	Rural Preservation – Ada County
East	RP	Rural Preservation – Ada County
West	RP	Rural Preservation – Ada County
	A	Agricultural – Kuna City

3. **Parcel Sizes, Current Zoning, Parcel Numbers:**

Property Owner	Parcel Size	Current Zone:	Parcel Number
Bureau of Land Management	280.8 acres	RP, Ada County	S2101212400
Bureau of Land Management	320 acres	RP, Ada County	S2102110000
Total acres: 600.8 acres			

4. **Services:**

- Sanitary Sewer– City of Kuna (future)
- Potable Water – City of Kuna (future)
- Pressurized Irrigation – City of Kuna (KMIS) (future)
- Fire Protection – Kuna Rural Fire District (future)
- Police Protection – Kuna Police (Ada County Sheriff’s office) (future)

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

The 320-acre parcel and 280.8-acre parcel consist of low vegetation. The sites are relatively flat, with average soil slopes of 0-3 percent. Bedrock depth is estimated to be between 20 and 40 inches and greater than 60 inches, according to the USDA Soil Survey for Ada County.

6. **Transportation/Connectivity:**

The 320-acre parcel and 280.8-acre parcel are currently accessed via West Kuna Mora Road.

7. **Environmental Issues:**

A 100-year floodplain runs through the southern boundary of both subject sites.

8. **Agency Responses:** The following responding agency comments are included as Exhibits with this case file:

- Kuna City Engineer - Exhibit B-1
- GIS Manager - Exhibit B-2
- Ada County Development Services – Exhibit B-3
- Ada County Highway District – Exhibit B-4

D. Staff Analysis:

The City of Kuna held a neighborhood meeting for residents within 300 feet of the exterior boundaries of the subject site on July 15, 2019. A recap of the neighborhood meeting can be found within the neighborhood meeting certification (Exhibit A2h).

Staff has determined that the property is eligible for annexation into Kuna City limits. The Bureau of Land Management (BLM) consented to the annexation. The property is contiguous, or has its touch, to Kuna City limits situated to the west of the subject site.

The subject site will remain under BLM's control and no development is anticipated. The sole purpose of this annexation is to provide for an annexation pathway to the parcels east of the subject site. The area to the east of the subject site is proposed to be an industrial area according to Kuna's Future Land Use Map.

Staff has been informed that firearms are discharged at the subject sites. According to Kuna City Code 10-5-2, "It shall be unlawful to discharge a firearm within City limits." Staff has determined that cattle ranchers discharging firearms to defend their property are exempt from this section of code.

This project is adjacent to West Kuna Mora Road. Kuna's Street Circulation Map identifies a proposed minor collector running along the subject sites' southern property lines, the shared north-south border between the two parcels, and east to west through both parcels.

Staff has determined the application to be compliant with Kuna City Code, Title Five; Idaho Statutes § 50-222 and § Title 67, Chapter 65, and the goals and policies set forth in Kuna's Comprehensive Plan.

E. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Comprehensive Plan.
3. Idaho Code, § 50-222 and § Title 67, Chapter 65

F. Proposed Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission may accept or reject the Comprehensive Plan components, and has determined the proposed annexation request for the sites (*is/is not*) consistent with the following Comprehensive Plan components as described below:

Chapter 1 – Kuna will be economically diverse and vibrant

- **Goal 1.A – Ensure land use in Kuna will support economic development**
 - Objective 1.A.3 – Utilize industrial land use designations to encourage development and expansion of industrial businesses in key locations.
 - *Policy 1.A.3.f: Inventory and identify other key parcels for industrial development and poise them to be shovel-ready for development, with access to the City’s public facilities, utilities and services.*

Chapter 3 – Kuna’s land use will support a desirable, district and well-designed community

- **Goal 3.A – Ensure community design directs growth and implements sustainable land use patterns**
 - Objective 3.A.1 - Use the Future Land Use Map and land use regulations to direct development, encourage complementary and compatible land uses, and achieve good community design.

- **Goal 3.G – Respect and protect private property rights**
 - Objective 3.G.1 – Ensure land use policies, restrictions, and fees do not violate private property rights.
 - *Policy 3.G.1.c: Ensure land use actions, decisions, and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.*

G. Proposed Kuna City Code Analysis:

1. This request (*appears/does not appear*) to be consistent and in compliance with all Kuna City Code (KCC).

Comment: *The proposed applications adhere to the applicable requirements of KCC Title 5.*

2. This application (*is/is not*) likely to cause adverse public health problems.

Comment: *The project does not include an application for development, therefore eliminating the possibility of an occurrence of adverse public health problems.*

H. Proposed Recommendation by the Planning and Zoning Commission:

Note: This motion is for the recommendation of approval, conditional approval or denial of the annexation application. However, if the Planning and Zoning Commission wishes to change specific parts of this request as detailed in the report, those changes must be specified.

Based on the facts outlined in staff’s report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (*approval/conditional approval/denial*) of Case No. 19-09-AN (Annexation), a request from the City of Kuna, to annex approximately 600.8 acres into Kuna City limits.

DATED: This 10th day of September, 2019.



City of Kuna
Planning and Zoning Commission
Proposed Findings of Fact and Conclusions of Law

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

Based upon the record contained in Case No. 19-09-AN (annexation) including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, exhibits, and the testimony during the public hearing, the Kuna Planning and Zoning Commission hereby recommends (*approval/conditional approval/denial*) of the Findings of Fact and Conclusions of Law for Case No. 19-09-AN, a request by the City of Kuna to annex approximately 600 acres into Kuna City limits with a P (Public) zoning district.

1. Based on the evidence contained in Case No. 19-09-AN, this proposal (*does/does not*) generally comply with the City Code.

Staff Finding: *A complete application was submitted, and following staff review for technical compliance the application appears to be in general compliance with Kuna City Code Title 5.*

2. The public notice requirements (*have/have not*) been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: *The neighborhood meeting was conducted on July 15, 2019. Neighborhood notices were mailed to residents within 300-ft of the proposed project site on August 14, 2019 and a legal notice was published in the Kuna Melba Newspaper on August 14, 2019. A sign was posted on the property on August 30, 2019.*

3. Based on the evidence contained in Case No. 19-09-AN, this proposal (*does/does not*) generally comply with the Comprehensive Plan.

Staff Finding: *The Comprehensive Plan has listed numerous goals for providing a variety of housing densities that will accommodate various lifestyles, ages and economic group in Kuna. The proposed zoning district is P (Public). The Comprehensive Plan Map designates this property as federal land.*

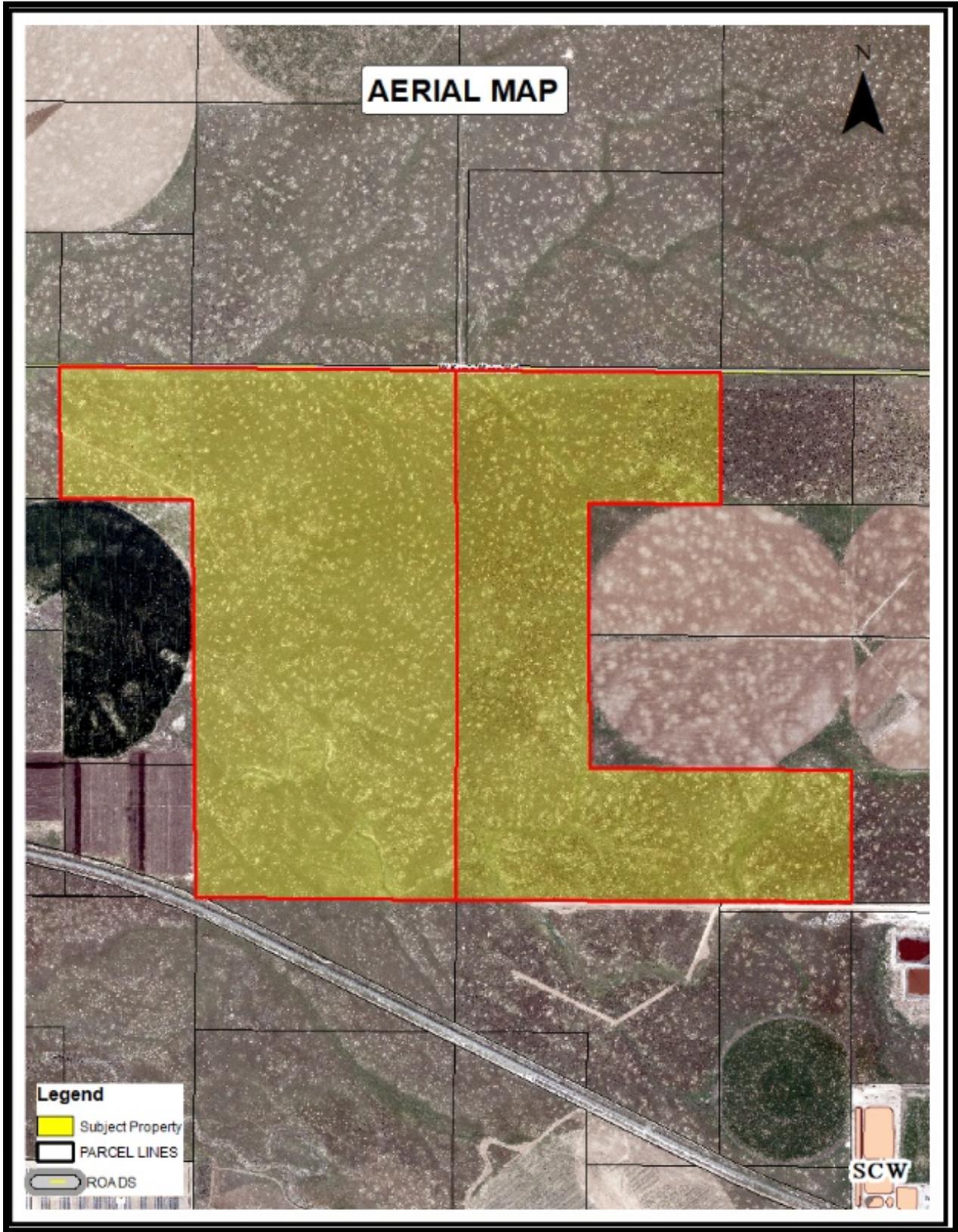
4. The landowner has consented to annexation.

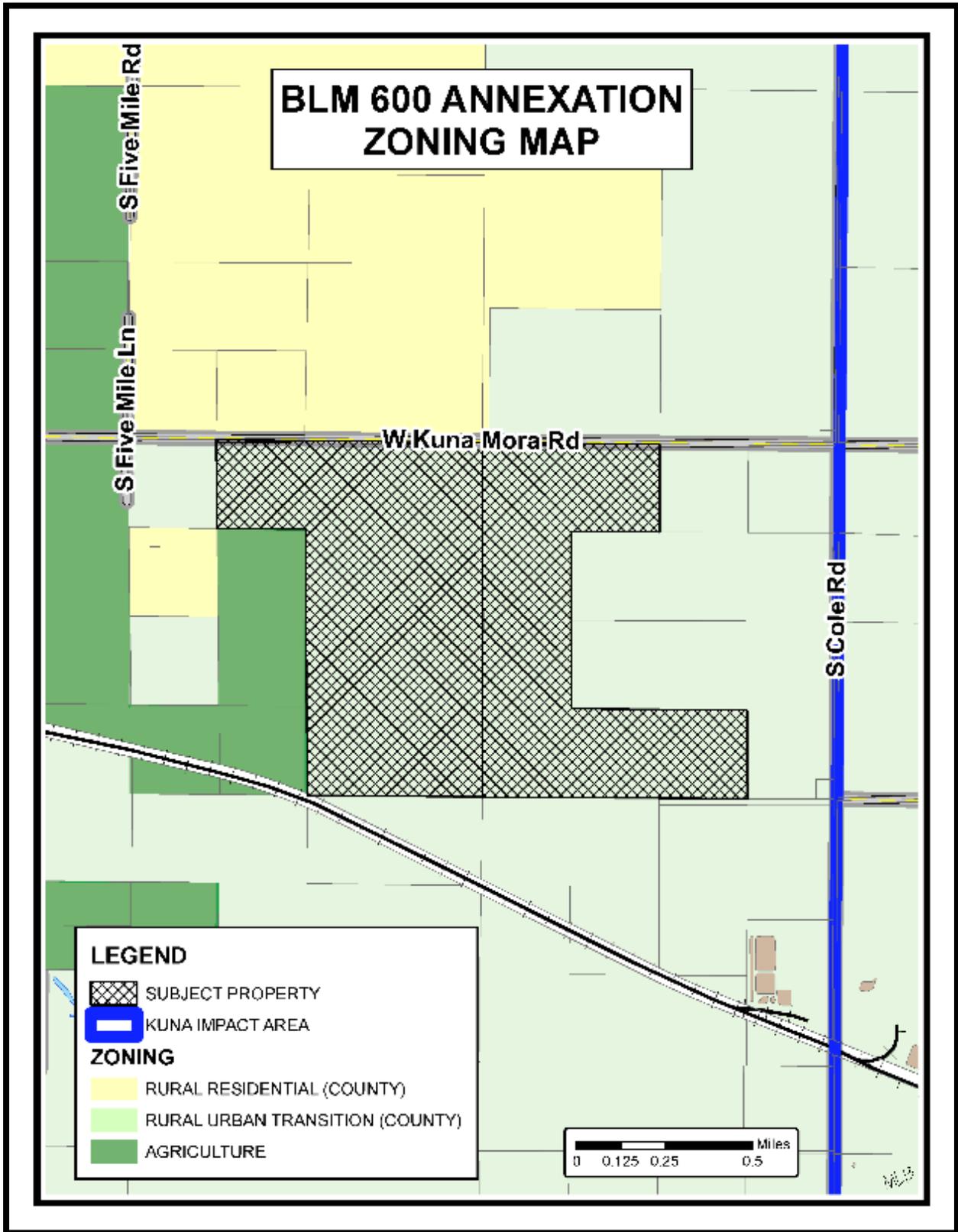
Finding: *The Bureau of Land Management signed a letter of consent, giving the City of Kuna permission to annex the subject sites.*

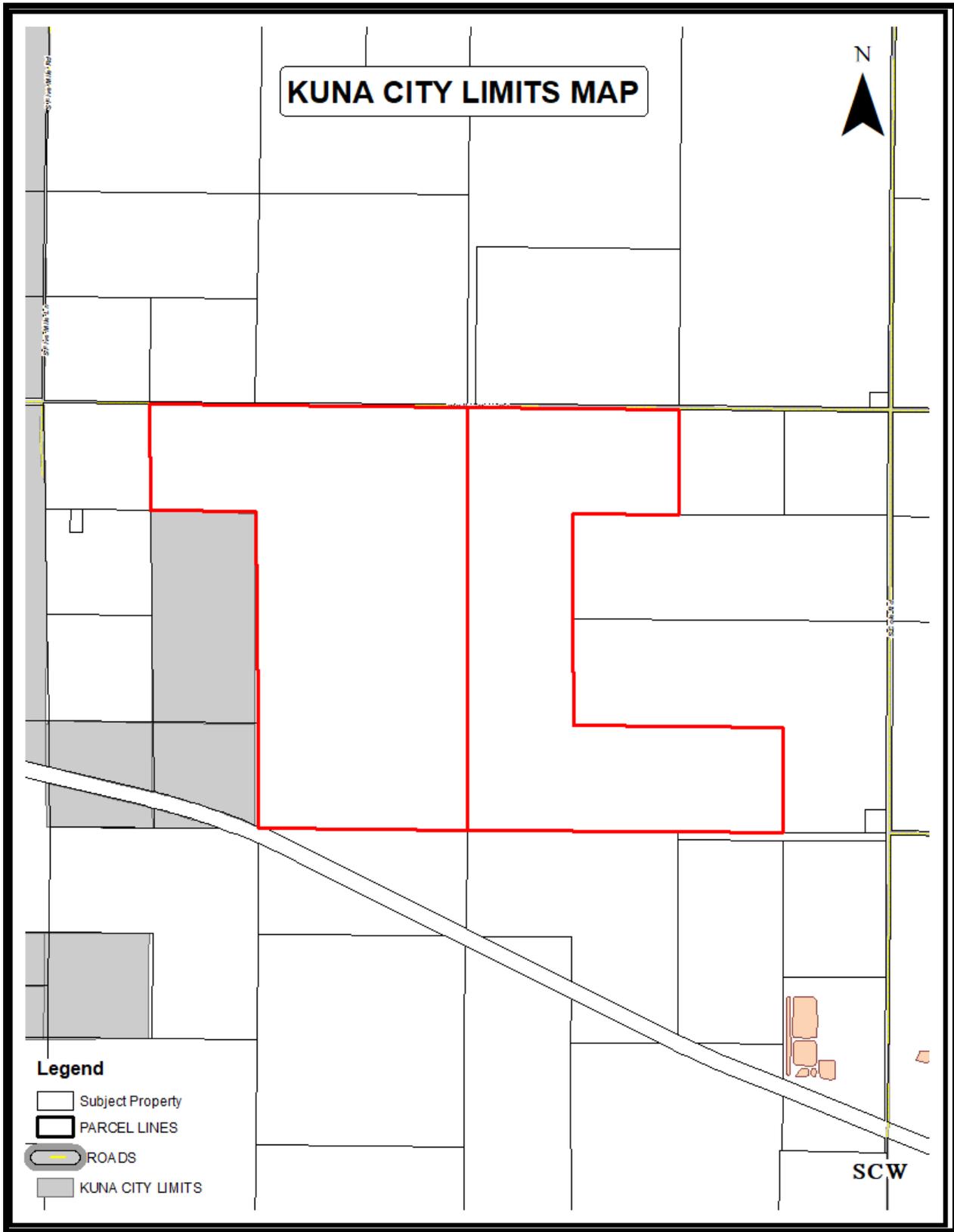
5. The proposed project lands (*are/are not*) contiguous or adjacent to property within Kuna City Limits.

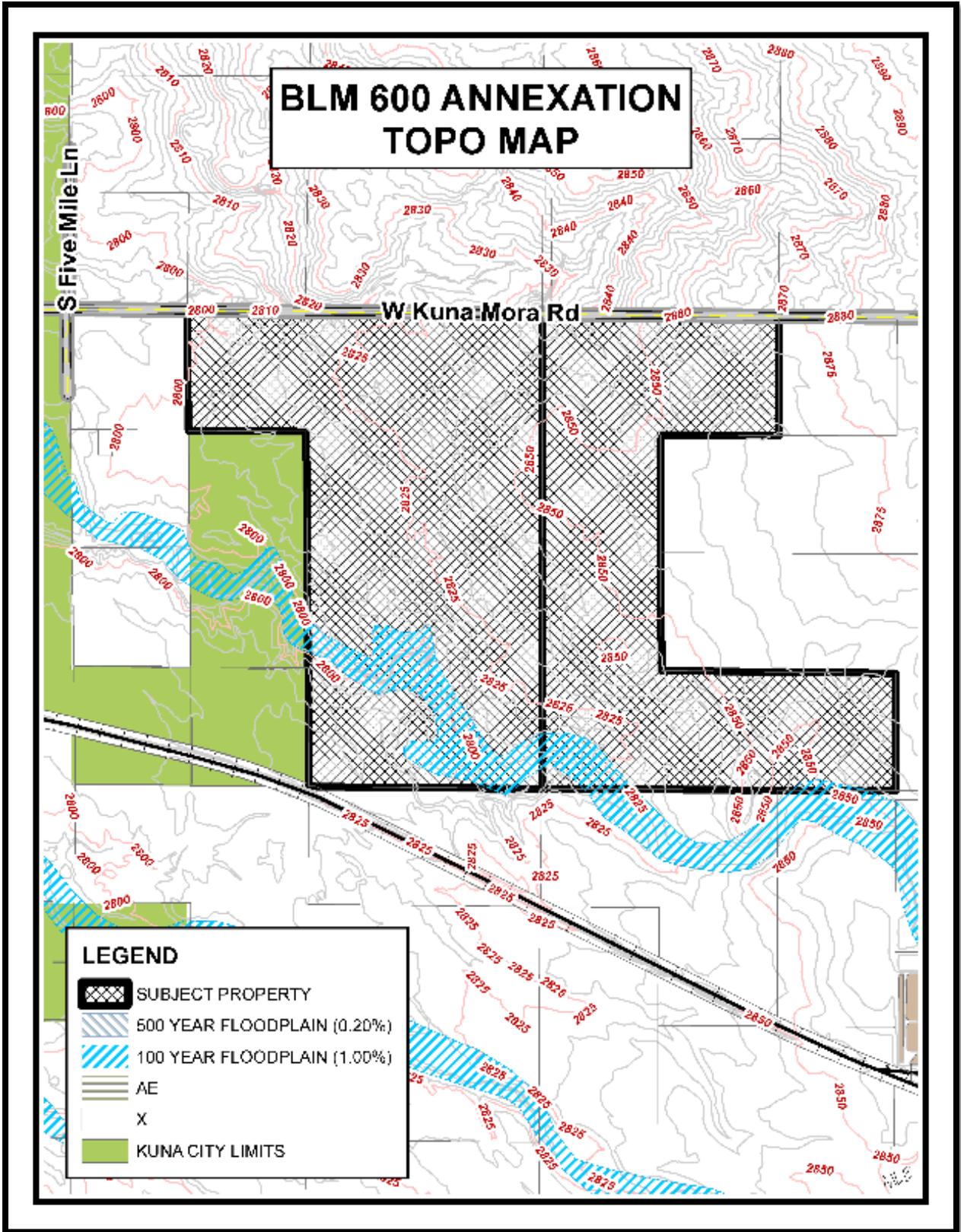
Staff Finding: *The 320-acre parcel is contiguous with City limits to west, and the 280.8-acre parcel is adjacent to the 320-acre parcel.*

DATED: This 10th day of September, 2019.

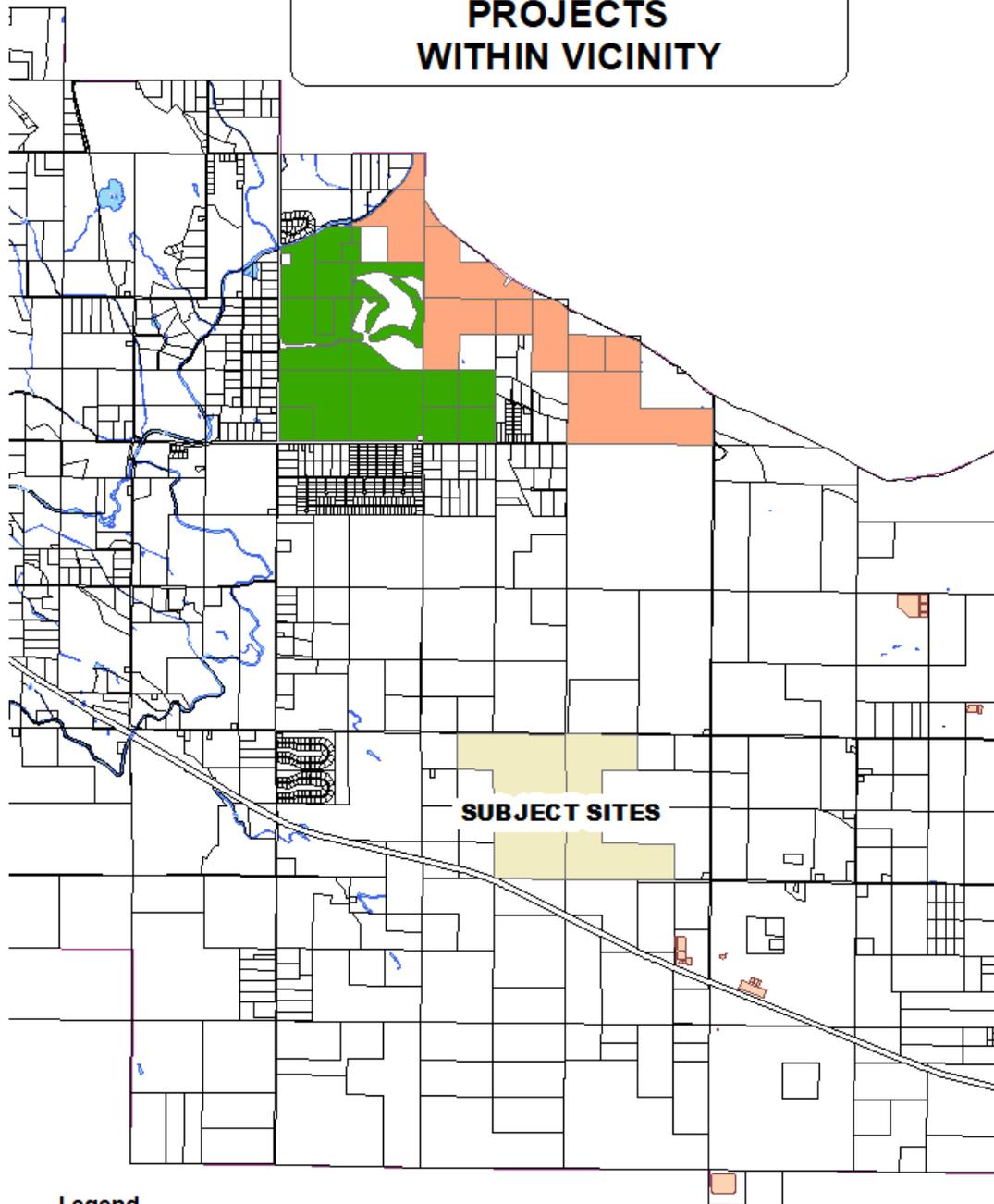








PROPOSED AND APPROVED PROJECTS WITHIN VICINITY



Legend

-  Spring Rock Subdivision (Proposed)
-  Falcon Crest (Approved)
-  Subject Sites
-  PARCEL LINES

SCW

received
7.3.19



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)	19-09-AN
Project name	BLM - 640 acres (Kuna Mori Cole) Annex
Date Received	7.3.19
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Bureau of Land Management</u> Address: <u>3948 Development Ave</u> City, State, Zip: <u>Boise, ID 83705</u>	Phone Number: <u>208-384-3309</u> E-Mail: <u>tsburke@blm.gov</u> Fax #: _____
Applicant (Developer): <u>City of Kuna</u> Address: <u>751 W 4th St</u> City, State, Zip: <u>Kuna, ID 83634</u>	Phone Number: _____ E-Mail: _____ Fax #: _____
Engineer/Representative: _____ Address: _____ City, State, Zip: _____	Phone Number: _____ F-Mail: _____ Fax #: _____

Subject Property Information

Site Address: _____	
Site Location (Cross Streets): <u>Southwest of W Kuna Mori Road & S Cole Road</u>	
Parcel Number (s): <u>52101212400 ; 52102110000</u>	
Section, Township, Range: <u>S2, T1N, R1E S1, T1N, R1E</u>	
Property size: <u>600.8 acres</u>	
Current land use: <u>RP Federal Land</u>	Proposed land use: <u>Public</u>
Current zoning district: <u>RP</u>	Proposed zoning district: <u>P</u>

Project Description

Project / subdivision name: BLM - 640 acres (Kuna Mura? (ole) Annex
 General description of proposed project / request: City of Kuna requests to annex BLM land into City Limits
 Type of use proposed (check all that apply):
 Residential _____
 Commercial _____
 Office _____
 Industrial _____
 Other Public use
 Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
 Please describe the existing buildings: _____
 Any existing buildings to remain? Yes No
 Number of residential units: _____ Number of building lots: _____
 Number of common and/or other lots: _____
 Type of dwellings proposed:
 Single-Family _____
 Townhouses _____
 Duplexes _____
 Multi-Family _____
 Other _____
 Minimum Square footage of structure (s): _____
 Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____
 Percentage of open space provided: _____ Acreage of open space: _____
 Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____
 Gross floor area square footage: _____ Existing (if applicable): _____
 Hours of operation (days & hours): _____ Building height: _____
 Total number of employees: _____ Max. number of employees at one time: _____
 Number and ages of students/children: _____ Seating capacity: _____
 Fencing type, size & location (proposed or existing to remain): _____
 Proposed Parking: a. Handicapped spaces: _____ Dimensions: _____
 b. Total Parking spaces: _____ Dimensions: _____
 c. Width of driveway aisle: _____
 Proposed Lighting: _____
 Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature:  Date: 7.3.19



CITY OF KUNA
PLANNING & ZONING DEPARTMENT

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

July 18, 2019

Re: Bureau of Land Management - Ada County Parcel No's:
S2101212400
S2102110000

To Whom It May Concern:

The City of Kuna (petitioner) is initiating an application for annexation of two parcels of land (currently owned by Bureau of Land Management); The City of Kuna is requesting approval by the Kuna City Council in order to annex the referenced parcels into Kuna City limits with a proposed zoning district of P (Public).

The purpose of this application is to provide connectivity from City limits to the industrial park.

The current property owner has provided consent for the City to proceed with the annexation, and the consent letter is included with this application as Exhibit C-1.

The City held a neighborhood meeting with the property owners who are within 300 feet of the subject lands on Monday, July 15 at Kuna City Hall located at 451 W. 4th Street, Kuna, Idaho from 6:00 pm to 7:00 pm. Documentation of the meeting minutes and meeting attendees have been provided.

Therefore, the City of Kuna's Planning and Zoning staff requests approval for annexation of the properties listed on the attached application.

Respectfully,

Sam Weiger
Planner I
Kuna Planning and Zoning Department

cc: Wendy Howell, Planning & Zoning Director



Neighborhood Meeting Certification

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

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 5-1A-2 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

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

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

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

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

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

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

Description of proposed project: BLM Annex - 640 acres (Kuna Mara? Cole)
 Date and time of neighborhood meeting: July 15, 2019 at 6:00-7:00 PM
 Location of neighborhood meeting: Kuna City Hall - Council Chambers

SITE INFORMATION:

Location: Quarter: _____ Section: 12 Township: 1N Range: 1E Total Acres: 600.8
 Subdivision Name: N/A Lot: _____ Block: _____
 Site Address: N/A Tax Parcel Number(s): 5210121400
5210211000

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

CURRENT PROPERTY OWNER:

Name: Bureau of Land Management
 Address: 3948 Development Ave City: Boise State: ID Zip: 83705

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

Name: Sam Weiger, Planner I Business (if applicable): _____
 Address: 751 W. 4th St. City: Kuna State: ID Zip: 83634

PROPOSED USE:

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

Application Type

Brief Description

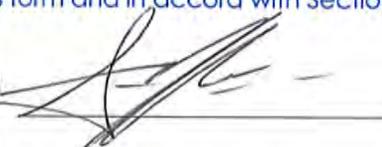
- Annexation
- Re-zone
- Subdivision (Sketch Plat and/or Prelim. Plat)
- Special Use
- Variance
- Expansion of Extension of a Nonconforming Use
- Zoning Ordinance Map Amendment

600.8 acres annexed to City with Public zoning

APPLICANT:

Name: City of Kuna
Address: 751 W Fourth Street
City: Kuna State: ID Zip: 83634
Telephone: _____ Fax: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant)  Date 07.03.2019

SIGN IN SHEET

PROJECT NAME: BLM Annexation (600 Acres) - Kuna Mara; Cole

Date: 07/15/19

	Name	Address	Zip	Phone
1	Sam Weiger	751 W 4th street, Kuna, ID	83634	—
2	Joahn Magiera	15925 S Curtis	83634	208-343-0863
3	Dennis Magiera	"	"	"
4	Anthony Miller	10597 Kuna Mara	83634	880-0560
5	Jordan Erb	1105 S. LA Pointe St.	83706	(406)465-5983
6	Tim COLLIAS	5809 N. CAPE AUGU	83714	208-631-2830
7	Larry Thornto	2800 Sirey Rd	83634	208 924 5779
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: July 15, 2019 Number of Attendees: 7

Meeting Location: Kuna City Hall - Council Chambers

Description of Project Presented:

Annexation of approximately 600 acres into Kuna City Limits with the purpose of providing connectivity from City limits to the industrial park.

Attendee's comments:

Most attendees came to see why exactly this annexation was planned. All attendees knew prior to meeting that they would not be force annexed as a result of the proposed annexation. Maps produced by the City's GIS Manager were handed out to several attendees. A reporter with Kuna Melba News asked about the purpose of a neighborhood meeting. All attendees left with no obvious concerns.

I hereby certify that the above information is complete and correct to the best of my knowledge.

Sam Weiger
Printed Name


Signature

7/15/19
Date



City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web www.Kunacity.id.gov

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

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

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

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

Applicant/agent signature

7/3/19

Date

W Ventoso Ln

BLM 600 ANNEXATION VICINITY MAP

S Five Mile Rd

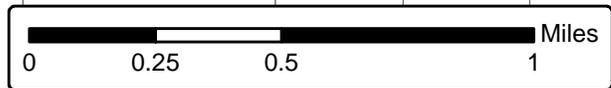
S Five Mile Ln

W Kuna Mora Rd

S Cole Rd

LEGEND

-  SUBJECT PROPERTY
-  KUNA IMPACT AREA
-  KUNA CITY LIMITS



MLB

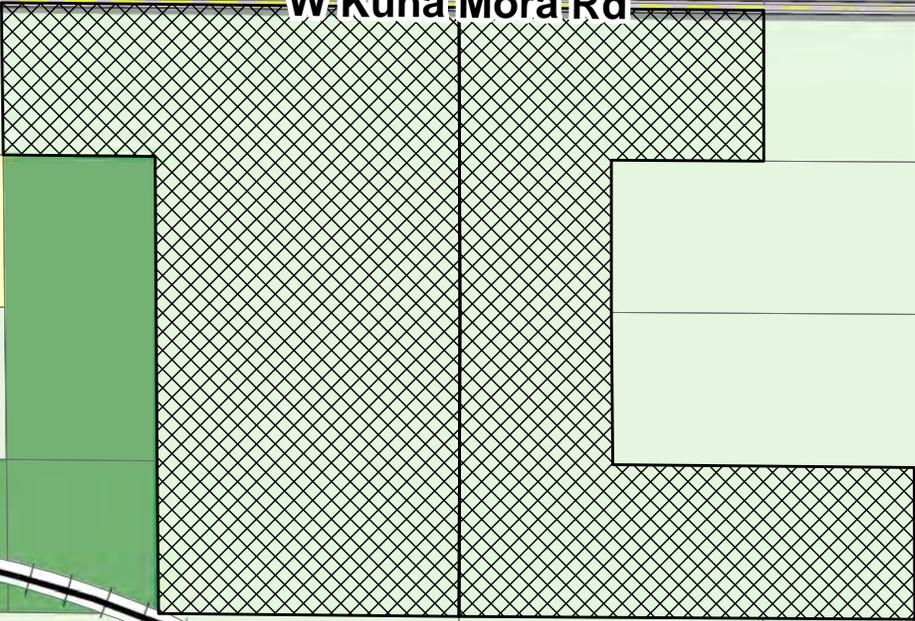
BLM 600 ANNEXATION ZONING MAP

S Five Mile Rd

S Five Mile Ln

W Kuna Mora Rd

S Cole Rd



LEGEND

 SUBJECT PROPERTY

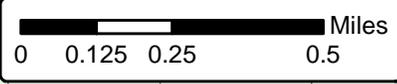
 KUNA IMPACT AREA

ZONING

 RURAL RESIDENTIAL (COUNTY)

 RURAL URBAN TRANSITION (COUNTY)

 AGRICULTURE

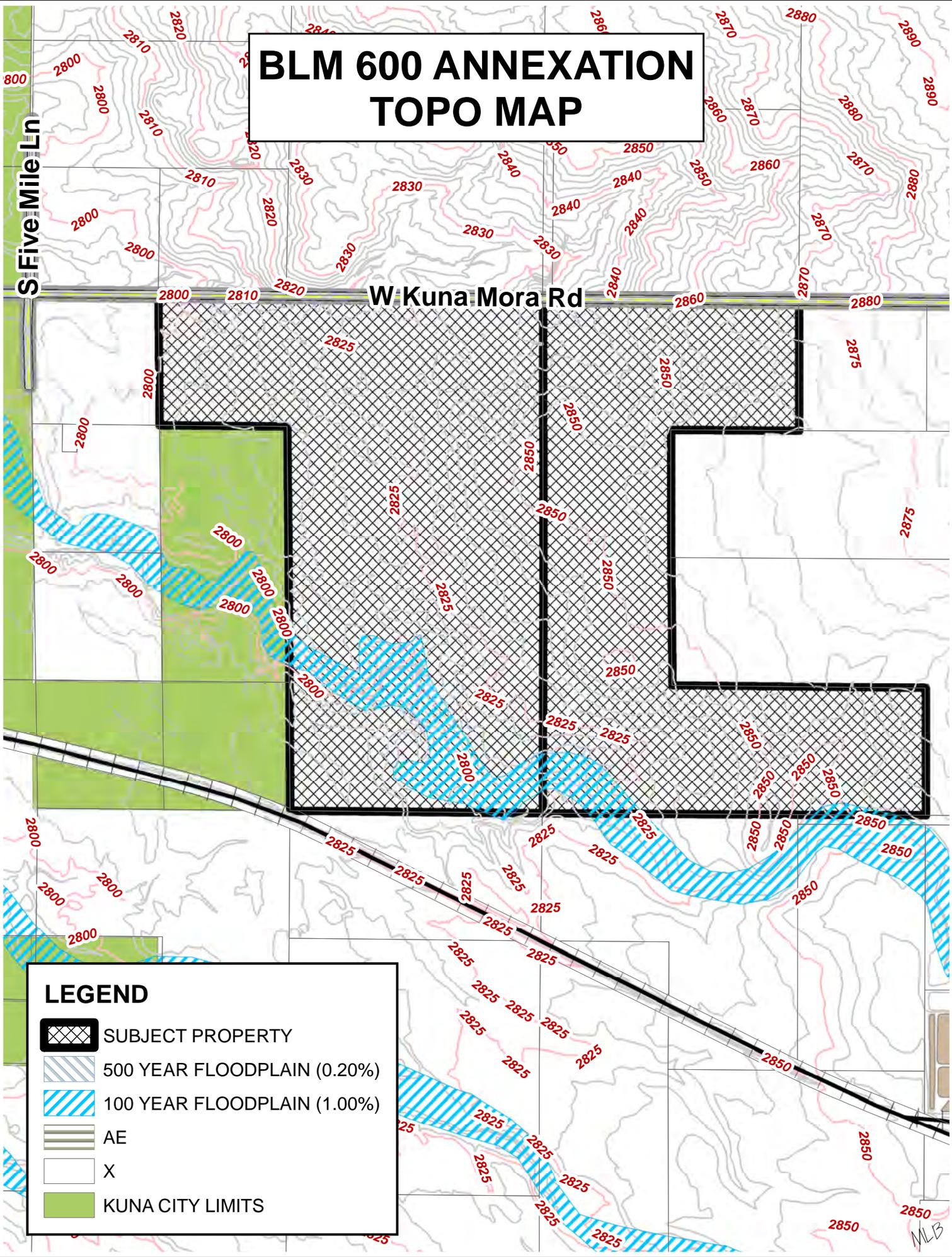


MLB

BLM 600 ANNEXATION TOPO MAP

S Five Mile Ln

W Kuna Mora Rd

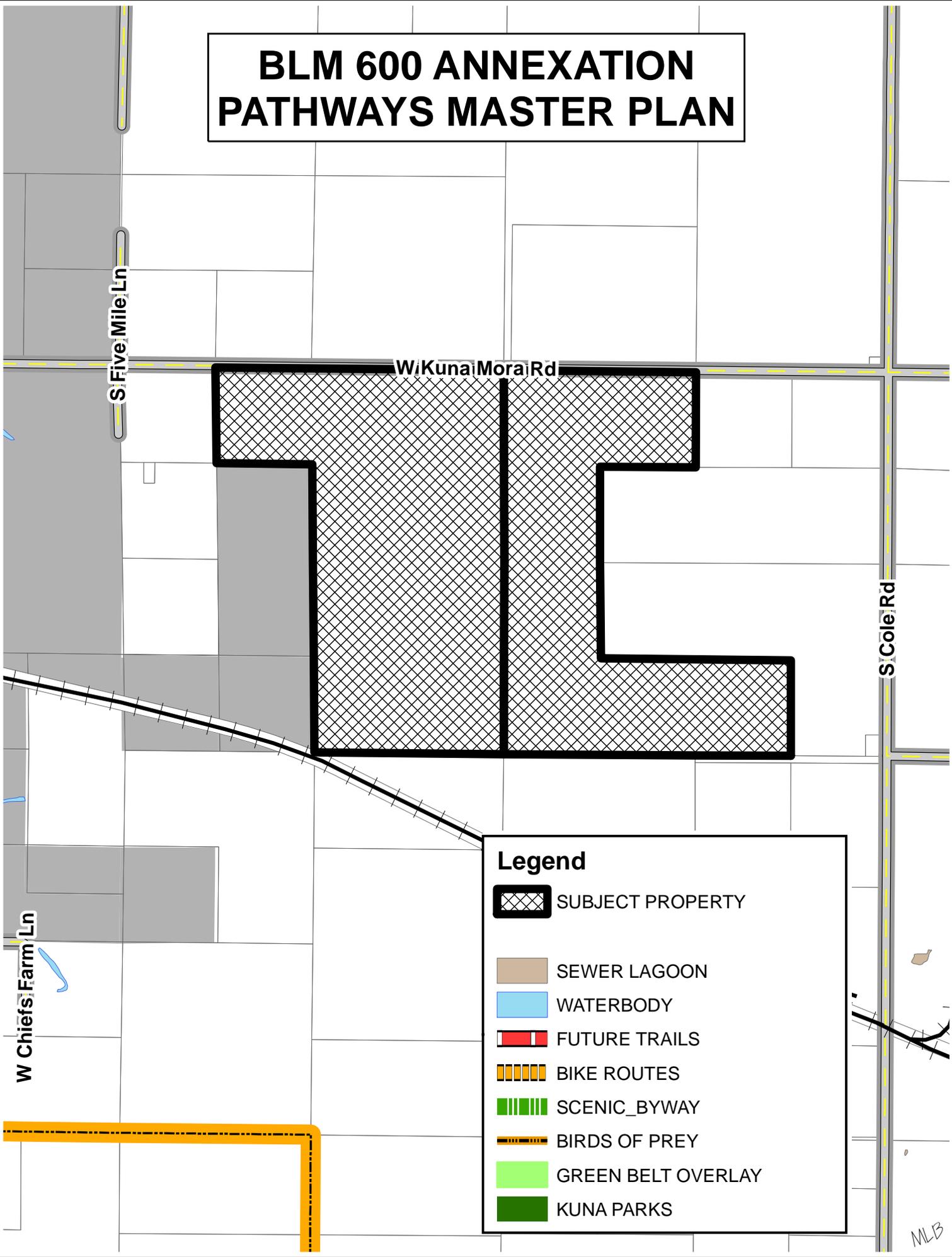


LEGEND

-  SUBJECT PROPERTY
-  500 YEAR FLOODPLAIN (0.20%)
-  100 YEAR FLOODPLAIN (1.00%)
-  AE
-  X
-  KUNA CITY LIMITS

MLB

BLM 600 ANNEXATION PATHWAYS MASTER PLAN



Legend

 SUBJECT PROPERTY

 SEWER LAGOON

 WATERBODY

 FUTURE TRAILS

 BIKE ROUTES

 SCENIC_BYWAY

 BIRDS OF PREY

 GREEN BELT OVERLAY

 KUNA PARKS

BLM 600 ANNEXATION COMPREHENSIVE PLAN MAP

S Five Mile Rd

S Five Mile Ln

W Kuna Mora Rd

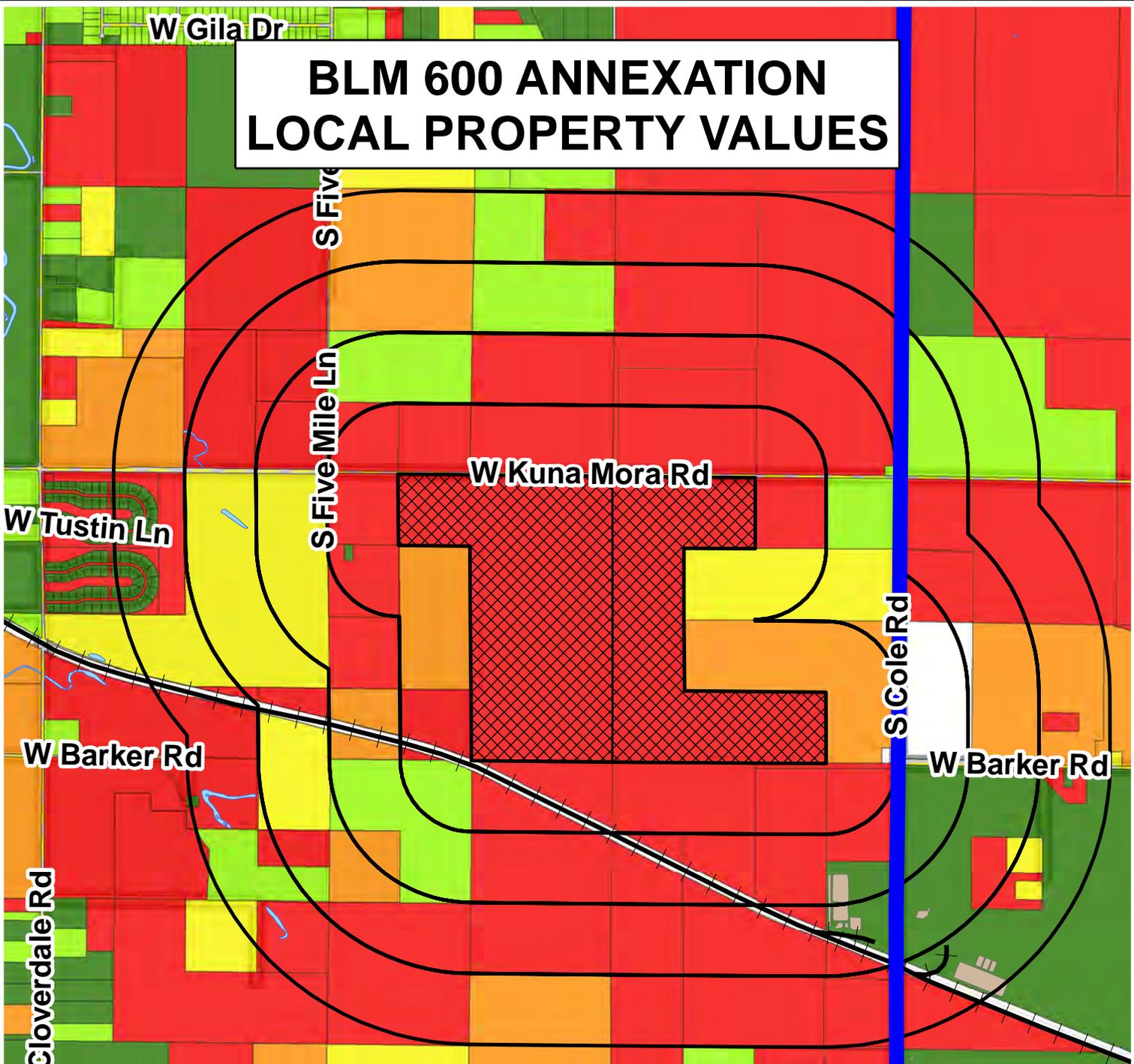
S Cole Rd

W Barker Rd

Legend

-  SUBJECT PROPERTY
-  AGRICULTURE
-  HEAVY INDUSTRIAL
-  LIGHT INDUSTRIAL
-  LOW DENSITY RESIDENTIAL
-  MIXED-USE
-  STATE
-  FEDERAL

BLM 600 ANNEXATION LOCAL PROPERTY VALUES



LEGEND

-  SUBJECT PROPERTY
-  KUNA IMPACT AREA

TOTAL VALUE

-  \$0.00 - \$50,000.00 TOTAL VALUE
-  \$50,000.01 - \$100,000.00 TOTAL VALUE
-  \$100,000.01 - \$150,000.00 TOTAL VALUE
-  \$150,000.01 - \$300,000.00 TOTAL VALUE
-  \$300,000.01 - \$1,500,000.00 TOTAL VALUE

BLM 600 ANNEXATION IRRIGATION DISTRICT MAP

S Five Mile Ln

W Kuna Mora Rd

S Cole Rd

LEGEND



SUBJECT PROPERTY

BOISE PROJECT BOARD OF CONTROL IRRIGATION DISTRICT



BOISE KUNA IRRIGATION DISTRICT



GEM IRRIGATION DISTRICT



NAMPA & MERIDIAN IRRIGATION DISTRICT



NEW YORK IRRIGATION DISTRICT



PIONEER IRRIGATION DISTRICT



WILDER IRRIGATION DISTRICT



United States Department of the Interior
BUREAU OF LAND MANAGEMENT
Four Rivers Field Office
3948 Development Avenue
Boise, Idaho 83705



In Reply Refer To:
2000

JUL 15 2019

SENT VIA ELECTRONIC TRANSMISSION email- lholland@kunaid.gov

Lisa Holland
Economic Development Director
City of Kuna

Dear Ms. Holland:

On March 6, 2019, you sent an email to our office regarding whether BLM would be agreeable to the City of Kuna annexing two parcels of land within the city limits. The parcels are located south of W. Kuna Mora Road and west of S. Cole Road and comprise approximately 600.8 acres.

The property is described as Ada County Assessor's Parcels:

320 Acre Parcel #: S2102110000

Property Description:

E2

SEC 2 1N 1E

Address: W KUNA MORA RD KUNA , ID 83634

Subdivision: 1N 1E 02

Land Group Type: SECT

Township/Range/Section: 1N1E02

280.8 Acre Parcel #: S2101212400

Property Description:

W2SW4 SE4SW4 SW4SE4 N2NW4

SW4NW4

SEC 1 1N 1E

Address: W KUNA MORA RD KUNA , ID 83634

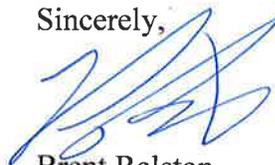
Subdivision: 1N 1E 01

Land Group Type: SECT

Township/Range/Section: 1N1E01

The parcels (excluding the S2SE of sec. 2) are part of the Boise Reclamation Project Withdrawal of 1917. The Bureau of Reclamation has delegated the BLM surface management authority, as long as the uses granted on the property do not adversely affect the use of the parcel for reclamation purposes. Since annexation of these and the BLM parcels into the City of Kuna does not grant or authorize any uses by the City of Kuna on those parcels, the annexation would have no adverse effects on the future use of the parcels for reclamation or BLM purposes. Any change of use would require proper application to the BLM for such use with the appropriate evaluation and authorization of such use by the BLM, annexation itself does not constitute application for use or approval of use. If you have any additional comments or questions, please contact Teresa Burke, Supervisory Realty Specialist at 208-384-3309 or email at tsburke@blm.gov.”

Sincerely,



Brent Ralston
Field Manager
Four Rivers Field Office



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

Paul A. Stevens, P.E.
Kuna City Engineer

ANNEXATION MEMORANDUM

Date: 11 June 2018
From: Paul A. Stevens, P.E.
To: Wendy Howell, Planning and Zoning Director
RE: BLM 600 19-09-AN

The BLM - 600 acres Annexation Final Plat request 19-09-AN has been reviewed. No information was provided regarding any intended use of the property. This review is therefore necessarily limited to general statements regarding potential impacts to the City of Kuna as a result of the annexation.

The annexed area is approximately 600.8 Acres

Recommendation: proceed with this annexation consistent with the enclosed review. Comments may be expanded or refined in connection with future land-use actions.

1. GENERAL

- a. Property is undeveloped grazing ground.
- b. Current land use is cattle grazing.
- c. The property is bound by West Kuna Mora Road on the north and lies between South Five Mile Lane to the west and South Cole Road to the east. Union Pacific Rail Road lies to the south.
- d. The subject property is in the City of Kuna Impact Area
- e. Zoning is Rural Urban Transition (County)
- f. Categorized as "Federal" on the Comprehensive Plan Map
- g. The Pathways Master Plan map shows a road bisecting the property from north to south on the ½ mile alignment.
- h. The Local Properties map shows the value of this property in the range of \$0.00 to \$50,000.
- i. The local relief ranges from 2800 feet to 2850 feet the lowest elevations are commensurate with the 100 year flood plain which bisects the southwest corner of the property
- j. The irrigation District Map shows this property without irrigation service or surface water rights.

2. UTILITIES

- a.** Connection to Pressurized Irrigation, Sewer, and Water utilities requires an extension of approximately five (5) miles to the City of Kuna.
- b.** Connection to City utilities is required when the land is subdivided or services extend within three hundred (300) feet of the property.

Sam Weiger

From: Mike Borzick
Sent: Wednesday, July 10, 2019 9:22 AM
To: Paul Stevens; Bob Bachman; Sam Weiger
Cc: Lisa Holland
Subject: RE: Agency Notification (Request for Comment if applicable) for BLM 600-acre annexation
Attachments: MAP SET.pdf

No Surface Irrigation is available – No Utilities as Bob mentioned

Wondering why we aren't annexing the 75 acres of BLM ground that straddle the Rail Road Tracks directly adjacent and to the south of said property? This would be good to have for several reasons.

There is some FEMA 100 year flood zones in the southern tracts of this land

I don't see any Comp Plan trails that were designed in this area.

Per City Code 10-5-2 I would assume shooting and hunting would still be allowed in this area even though its being annexed into the City. I know the guys that Range Cattle in that area and they shoot coyotes and badgers in protection of their herds...if they cant shoot in that area after annexation...this will have some real issues with the Cattle Ranchers of Idaho...these guys aren't Mom and Pop ranchers either they are Cattle Tycoons. I think section B of this Code just refers to AIRGUNS so that should be fine? Regardless, the planner should mention 10-5-2 in his/her staff report on this annexation and make a determination.

Mike

From: Paul Stevens <PStevens@kunaid.gov>
Sent: Tuesday, July 09, 2019 2:02 PM
To: Bob Bachman <bbachman@kunaid.gov>; Mike Borzick <mborzick@kunaid.gov>
Subject: FW: Agency Notification (Request for Comment if applicable) for BLM 600-acre annexation

Bob and Mike:

Any comments, thoughts?

Paul A. Stevens, PE
CITY OF KUNA - ENGINEER
PHONE 208-287-1727



751 W 4TH ST
PO Box 13
KUNA, ID 83634



Megan M. Leatherman, MCRP
Director

Ada County Courthouse
200 West Front Street
Boise ID 83702
208.287.7900
Fax 208.287.7909
www.adacounty.id.gov

Department Divisions
Building
Community Planning
Engineering & Surveying
Permitting
Strategic Planning

Ada County Commissioners
Diana Lachiondo, First District
Rick Visser, Second District
Kendra Kenyon, Third District

ADA COUNTY
Development Services Department

July 30, 2019

Wendy Howell, Planning Director
751 W 4th St
Kuna ID, 83634

Re: City of Kuna Annexation No. 19-09-AN for 600.8 acres of BLM land

Dear Ms. Howell,

Thank you for the opportunity to comment on Application No. 19-09-AN regarding the annexation of 600.8 acres of BLM land into the City of Kuna. This BLM land is located within unincorporated Ada County, yet falls in the designated Area of County Impact – B for the city of Kuna.

At this time, the land in question is owned by the BLM with no changes proposed in land use or ownership. To the east of the existing property are several parcels that Kuna has previously expressed interest in annexing and the annexation of this BLM land would be necessary in order to annex those parcels. Through our coordination with your staff, we understand that you have planned for this area to be an Industrial Hub that will hopefully be an economic driver for the city.

Ada County supports your forward thinking and Economic Development efforts. However, we are concerned that the proposed action would enable further annexation of parcels to the east that are disconnected from existing built development within the City of Kuna. This has the potential to place an unnecessary strain on public services, facilities, and utilities within both Kuna and Ada County.

Ada County looks forward to continuing to work with Kuna to develop a shared land use vision within Kuna's Area of County Impact – B that balances the need for economic development with an interest in providing efficient public facilities and preserving public lands. We look forward to engaging with you in an upcoming joint City/County conversation about land use and growth.

Sincerely,

Megan M. Leatherman
Director, Ada County Development Services

CC: David Corcoran, Community and Regional Planner, Ada County

Exhibit

B3

received
8.1.19



Rebecca W. Arnold, President
Mary May, 1st Vice-President
Sara M. Baker, 2nd Vice-President
Jim D. Hansen, Commissioner
Kent Goldthorpe, Commissioner

August 1, 2019

To: City of Kuna
751 W. Fourth St.
Kuna, ID 83634

Subject: KUNA19-0011 / 19-09-AN
s/o Kuna Mora Road between Cole Road & Five Mile Lane
Annexation of 600 acres

The applicant is requesting annexation and zoning of 600 acres into the City of Kuna with a P (public) zoning designation.

This application is for annexation and rezone only. Listed below 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 redevelopment application.

A. Findings of Fact

1. Kuna Mora 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 7-lane street section shall be 96-feet (back-of-curb to back-of-curb) within 120-feet of right-of-way. This width typically accommodates three travel lanes in each direction, a continuous raised or landscaped median with intermittent turn lanes, and safety shoulders.

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.

Roadways Outside City's Area of Impact: District Policy 7205.2 states that if a proposed development abuts a paved road outside a City's area of impact, the District may consider waiving the requirement to construct sidewalk along the arterial roadway. If this waiver is granted, other requirements may be established to accommodate pedestrians and non-motorized travel.

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Kuna Mora Road is designated in the MSM as a Mobility Corridor with 7-lanes within 200-feet of right-of-way.

- b. **Staff Comments/Recommendations:** On June 20, 2007, the ACHD Commission approved the Kuna Mora Road Interim Policy (attached), which identifies Kuna-Mora Road as a future expressway and established criteria for right-of-way preservation, setback, drainage, access, etc.

This site includes two parcels that front on Kuna Mora Road. As part of any future development application the applicant should be required to dedicate right-of-way to total 100-feet from the centerline of Kuna Mora Road abutting the site and set all permanent structures back 150-feet from the centerline of Kuna Mora Road abutting the site.

The applicant should be required to comply with all policies and guidelines established as part of the 2007 adoption of the Kuna Mora Road Interim Policy.

Additionally, the applicant should be required to widen the pavement on Kuna Mora Road to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. A 5-foot wide detached concrete sidewalk should also be constructed on Kuna Mora Road abutting the entire site. The applicant should coordinate the location of the sidewalk with District Planning Review staff.

2. Driveways

a. Policy

Access: In the long term, access should be restricted to mile spacing, due to speeds and volumes on the roadway. In the interim only the following is recommended:

- One-half mile spacing would be allowed to operate as right-in/right-out, left-in. No signals would be allowed at these locations. The intersection would require the construction of a left turn lane, acceleration and deceleration lanes. With the construction of the left turn lane and accel/decel lanes there would be ample room for this to also serve as a U-turn location.
- One-quarter mile spacing would be allowed to operate as right-in/right-out. The intersection would require the construction of acceleration and deceleration lanes. This would lessen the amount of clear zone, but due to the decrease in speed for the approach, that is acceptable.
- Parallel collector systems and frontage/backage roads should be considered for all areas and joint/cross access will also be needed. A more connected local/collector street system will be required and necessary to adhere to the access restrictions.

3. Future Collector Street

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.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM be located at the mid-mile south of Kuna Mora Road and should continue through the property stubbing to the west.



b. Staff

Comments/Recommendations:

Upon redevelopment of the site, a mid-mile east/west collector street will be required to be constructed to meet ACHD standards. The applicant should be required not to construct any permanent structures in the proposed areas of the future collector streets.

B. Staff Comments/Recommendations

This application is for annexation and rezone only. Listed below 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 redevelopment application.

1. As part of any future development application the applicant should be required to dedicate right-of-way to total 100-feet from the centerline of Kuna Mora Road abutting the site and set all permanent structures back 150-feet from the centerline of Kuna Mora Road abutting the site.
2. The applicant should be required to comply with all policies and guidelines established as part of the 2007 adoption of the Kuna Mora Road Interim Policy.
3. The applicant should be required to widen the pavement on Kuna Mora Road to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. A 5-foot wide detached concrete sidewalk should also be constructed on Kuna Mora Road abutting the entire site. The applicant should coordinate the location of the sidewalk with District Planning Review staff.
4. Upon redevelopment of the site, a mid-mile east/west collector street will be required to be constructed to meet ACHD standards. The applicant should be required not to construct any permanent structures in the proposed areas of the future collector streets.
5. 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.
6. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
7. Comply with the Standard Conditions of Approval as noted below.

C. Traffic Information

Trip Generation

This site is listed as a potential future park site. A public park is estimated to generate 0.78 vehicles trips per day (per acre) and 0.11 vehicle trips in the PM peak hour (per acre), based on the Institute of Transportation Engineers Trip Generation Manual, 10th 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
Kuna Mora Road	6,652-feet	Expressway	311	Better than "E"

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

- The average daily traffic count for Kuna Mora Road west of Cole Road was 3,029 on January 11, 2018.

D. Attachments

1. Vicinity Map
2. Standard Conditions of Approval
3. Appeal Guidelines
4. Kuna-Mora Road Interim Policy

If you have any questions, please feel free to contact me at (208) 387-6335.

Sincerely,



Austin Miller
Planner II
Development Services

VICINITY MAP



Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.



Ada County Highway District

KUNA-MORA ROAD INTERIM POLICY Adopted 6/20/2007

Roadway Function: As noted in *Communities in Motion* (COMPASS), the region should consider long-term travel alternatives to I-84, and proposed and potential development may preclude Kuna-Mora as a future expressway unless a design is completed within the next 1-2 years. It is also noted that "Kuna-Mora Road should be preserved to allow for an expressway with potential grade-separated interchanges; and to maintain the right-of-way to construct a future expressway and interchanges, local governments along the corridor should stipulate a minimum setback of 150' from the centerline of Kuna-Mora. ...At the intersections of Kuna-Mora Road with major roads, setbacks should be negotiated to preserve future interchanges. ...As with any major road, future land uses along the corridor need to be planned with an eye toward regional needs – not just reacting to the immediate market." Kuna-Mora Road is not only needed to serve development in the area, but also higher speeds and volumes of through vehicular and truck traffic. While it has not been formally established that Kuna-Mora Road will be an official I-84 bypass, its direct route through the south part of the County lends itself to that type of roadway. Kuna-Mora Road would connect SH 45 in Canyon County east to I-84, with a connection to McDermott Road, which is also proposed in *Communities in Motion* as a long-term expressway corridor. Additionally the roadway will be used as the only main east-west access for future development in the area. A 50MPH posted speed limit, and 55MPH design speed are recommended for the entire length of the corridor.

Corridor Preservation/Roadway Section: A 200' wide corridor shall be preserved. This right-of-way width could accommodate a roadway with three travel lanes in each direction, center turn lanes where needed, and a center island. Also included are paved safety shoulders and adequate clear zone areas, as well as possible drainage areas.

Additional turn lanes and associated right-of-way (in excess of 200') may be required for intersections needed for development. These needs will be identified by Traffic Services upon review of the traffic impact study.

Drainage: Drainage can be accommodated in the clear zone slope area for a 4-lane roadway. When the roadway is widened to 6-lanes, the same system should be able to accommodate the drainage needs. At intersection approaches these drainage areas will need to narrow or terminate for left turn lanes and acceleration/deceleration lanes. Developers may be required to provide drainage systems/treatment outside of the right-of-way for road widening associated with their development. For future widening to 6-lanes, portions of the drainage areas would convert to additional lanes and there would still be sufficient capacity within the existing ditch. A storm water system could be developed through an urban section if necessary, but due to the high costs associated with that, the rural section and drainage is recommended.

Intersections: Three intersections along the corridor were identified as higher volume; higher use intersections that may require attention beyond a standard intersection footprint. These intersections are SH-69/Meridian Road, Cloverdale Road and Pleasant Valley Road. It is possible that others may be identified by traffic studies as they are conducted for development. As noted in *Communities in Motion*, future interchanges may need to be preserved. These intersections may need to be signalized as development occurs, possibly before build-out of the subdivision(s)/development, to ensure that the facilities are in place. Road trust deposits may also be required for signals. The intersections will be evaluated for signal installation and funding with the first development application located at or near the intersection. Due to the speed of the roadway, advance warning flashers should also be installed. For other intersections where signalization does not occur, Kuna-Mora Road will have the through condition and the north-south legs will be STOP controlled. Again, advance warning flashers and safety devices should be installed approaching these intersections. Roundabouts and alternative intersection designs should be considered as an alternative to signals and interchanges at all intersections where possible.

These three key intersections (along with others if necessary) should be studied further for long term needs. Urban interchanges or other high capacity intersection treatments should be planned for in the long term; however, right-of-way widths exceeding 225' on the Kuna-Mora legs, and 140' of right-of-way could be needed for the north-south legs. If development precedes this type of study, then the long term function of intersections should be analyzed with the development application and the appropriate right-of-way dedicated.

Adopted 6/20/2007

Access: In the long term, access should be restricted to mile spacing, due to speeds and volumes on the roadway. In the interim only the following is recommended:

- One-half mile spacing would be allowed to operate as right-in/right-out, left-in. No signals would be allowed at these locations. The intersection would require the construction of a left turn lane, acceleration and deceleration lanes. With the construction of the left turn lane and accel/decel lanes there would be ample room for this to also serve as a U-turn location.
- One-quarter mile spacing would be allowed to operate as right-in/right-out. The intersection would require the construction of acceleration and deceleration lanes. This would lessen the amount of clear zone, but due to the decrease in speed for the approach, that is acceptable.
- Parallel collector systems and frontage/backage roads should be considered for all areas and joint/cross access will also be needed. A more connected local/collector street system will be required and necessary to adhere to the access restrictions.
- On the east end of the corridor near I-84 there are constraints due to topography, railroad tracks, grade, etc... Access standards should not be deviated from in this area based on those factors. Due to the proximity of the freeway interchange it is just as necessary to manage access in this location as it is the remainder of the corridor. While it may be difficult to locate an access at exactly the quarter or half mile in this area, Traffic and Planning staff will work with developers to locate accesses as close as possible to the policy requirements, while recognizing the constraints.

#####



City of Kuna

Planning and Zoning Commission

Staff Report

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

To: Planning and Zoning Commission

Case Numbers: 19-02-ZC (Rezone)
Stadnitsky Rezone

Site Location: 252 N. Meridian Road,
 Kuna, ID 83634

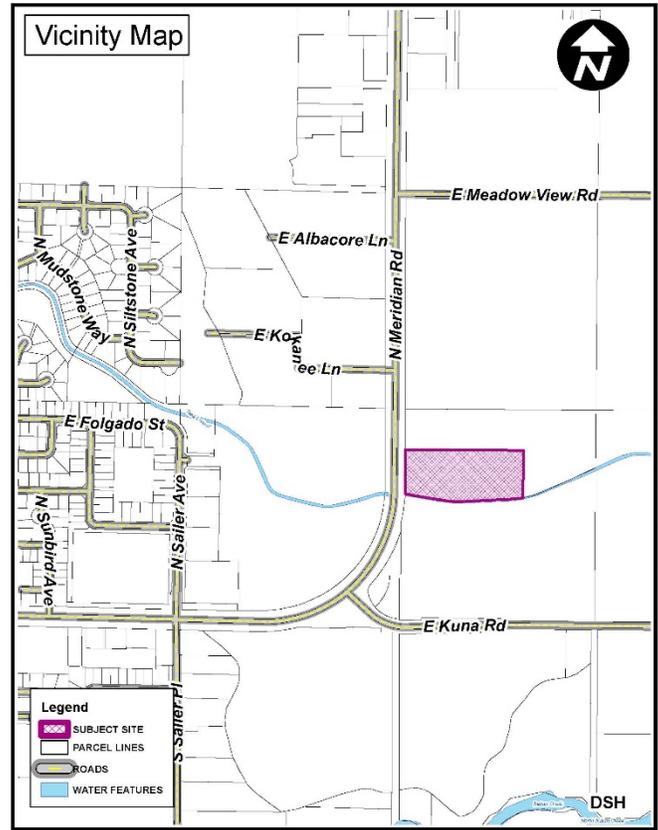
Planner: Doug Hanson, Planner I

Hearing Date: September 10, 2019

Applicant / Owner: Sergey Stadnitsky
 6402 Cherry Ln.
 Nampa, ID 83687
 208.906.5422
Stadnitsky@yahoo.com

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- A. Process and Noticing
- B. Applicants Request
- C. Site History
- D. General Project Facts
- E. Staff Analysis
- F. Applicable Standards
- G. Proposed Comprehensive Plan Analysis
- H. Proposed Kuna City Code Analysis
- I. Commission’s Recommendation



A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that rezone applications are designated as a public hearing, with the Planning and Zoning Commission as a 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 | March 23, 2019 (No attendees) |
| ii. Agency Comment Request | July 18, 2019, August 14, 2019 (Amended) |
| iii. 450’ Property Owners Notice | August 15, 2019 |
| iv. Kuna Melba Newspaper | August 21, 2019 |
| v. Site Posted | August 20, 2019 |

B. Applicant’s Request:

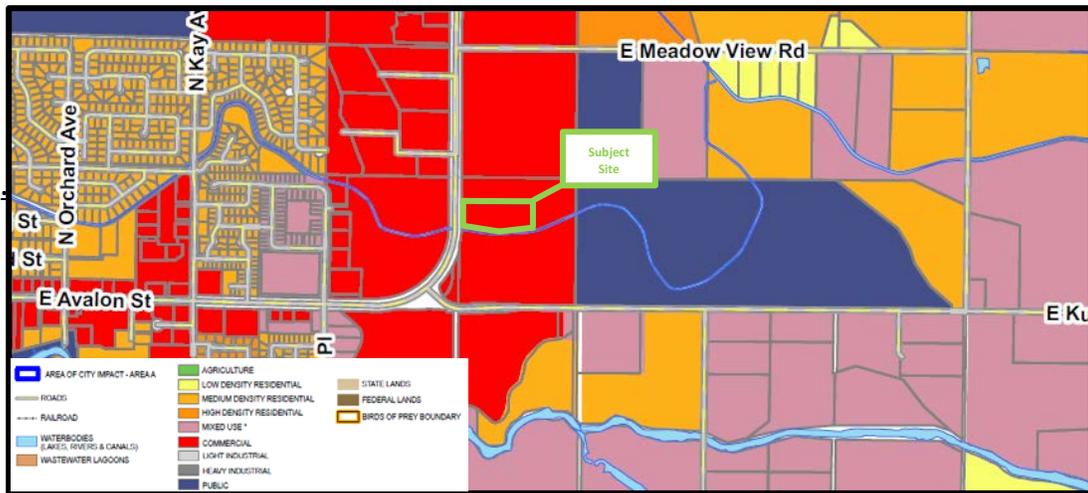
Sergey Stadnitsky (owner), is requesting to rezone approximately 5.00 acres from an “A” (Agriculture) to “C-2” (Area Commercial) zoning district classification. The subject site is located at 252 N Meridian Road, Kuna, ID 83634 (APN: S141933450).

C. Site History:

The site was most recently used as a dog kenneling business, Gem State Kennels. Historically the site has been used as a residence and for farming.

D. General Projects Facts:

- 1. Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision-making body for the City. The Future Land Use Map indicates land use designations generally speaking, it is not the actual zone. This site is identified as having a Commercial zoning designation.



2. Surrounding Land Uses:

North	C-2	Area Commercial – Kuna City
South	RUT	Rural-Urban Transition – Ada County
East	C-2	Area Commercial – Kuna City
West	C-1	Neighborhood Commercial – Kuna City

3. Parcel Sizes, Current Zoning, Parcel Numbers:

Property Owner	Parcel Size	Current Zone:	Parcel Numbers
Sergey Stadnitsky	5.00-acres	A (Agriculture)	S1419333450

4. Services:

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

5. Existing Structures, Vegetation and Natural Features:

Currently, the site has a 1,920 square foot, two story residential single-family dwelling with a 240 square foot detached garage and a 3,920 square foot accessory building. Vegetation on site consists of grass and weeds. The site is relatively flat with an estimated average slope of 1% to 1.4%.

6. Transportation / Connectivity:

The site is currently accessed via an existing driveway onto Meridian Road.

7. Environmental Issues:

Staff is unaware of any environmental issues surrounding the subject site.

8. **Agency Responses:** The following agency comments are included as exhibits with this case file:

- Boise Project Board of Control Exhibit B-1
- Kuna City Engineer Exhibit B-2
- Idaho Transportation Department Exhibit B-3
- Kuna Rural Fire District Exhibit B-4

E. Staff Analysis:

The applicant is requesting to rezone approximately 5.00 acres from an “A” (Agriculture) zoning designation to a “C-2” (Area Commercial) zone. There is no development associated with this application. The Comprehensive Plan’s Future Land Use Map has identified this parcel as commercial. A rezone, if granted, would not require a comprehensive map amendment. Sergey Stadnitski held a neighborhood meeting with residents within 300 feet of the subject site on March 23, 2019. According to the applicants “Neighborhood Meeting Certification”, there were no attendees.

The Idaho Transportation Department may request a Traffic Impact Study at the time of future development on the subject site due to increased traffic movements to the immediate area accompanying a commercial use.

Staff has determined the applicant’s rezone request is in compliance with Kuna City Code, Title Five; Idaho Statute § 67-65 and the goals and policies set in Kuna’s Comprehensive Plan. Staff forwards a recommendation to the Planning and Zoning Commission to recommend approval to City Council, subject to the conditions of approval listed in section “I” of this report.

F. Applicable Standards:

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

G. Proposed Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission may (accept or reject) the Comprehensive Plan components, and has determined the proposed rezone for the site (*is/is not*) consistent with the following Comprehensive Plan components as described below:

Goal Area 1: Kuna will be economically diverse and vibrant.

- Goal 1.A: Ensure Land use in Kuna will support economic development.
 - Objective 1.A.2: Create commercial nodes and corridors that support development of economic opportunities that do not compete with downtown revitalization efforts.
 - Policy 1.A.2.a: Designate commercial land use nodes and corridors at strategic locations such as Meridian Road/Highway 69 and Ten-Mile Road.
 - Policy 1.A.2.d: Designate a sufficient quantity of land on the Future Land Use Map for commercial use.

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

- Goal 3.A: Ensure community design directs growth and implements sustainable land use patterns.
 - Objective 3.A.1: Use the Future Land Use Map and land use regulations to direct development, encourage complementary and compatible land uses, and achieve good community design.
 - Policy 3.A.1.b: Concentrate commercial and mixed-use areas along main entryway corridors, and reserve areas for low-density residential development, open space, industrial and agricultural uses at Kuna’s outer areas and along the rail line.
- Goal 3.G: Respect and protect private property rights.

- Objective 3.G.1: Ensure land use policies, restrictions, and fees do not violate private property rights.
 - Policy 3.G.1.c: Ensure City land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

H. Proposed Kuna City Code Analysis:

1. This request appears to (*be/not be*) consistent and in compliance with all Kuna City Code (KCC).

Comment: *The proposed application does (adhere/not adhere) to the applicable requirements of KCC Title 5.*

2. The site (*is/is not*) physically suitable for a commercial zoning designation.

Comment: *The 5.00-acre parcel is suitable to accommodate a commercial use.*

3. This application (*is/is not*) likely to cause substantial environmental damage or avoidable injury to wildlife or habitat.

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

4. This application (*is/is not*) likely to cause adverse public health problems.

Comment: *The project will connect to public sewer and potable water systems at the point of future development, therefore eliminating the occurrence of adverse public health problems.*

I. Commission’s Recommendation

Based on the facts outlined in the staff report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (*approval/conditional approval/denial*) of Case No. 19-02-ZC (*Rezone*); a request from Sergey Stadnitsky to rezone approximately 5.00 acres from its current “A” (Agriculture) zoning district to a “C-2” (Area Commercial) zoning district, subject to the following conditions of approval:

1. At time of development the applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved 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 all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. 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”.
 - d. The Kuna Fire District shall approve fire flow requirements and/or construction plans. Installation of fire protection facilities as required by Kuna Fire District are required.
 - e. The Kuna Municipal Irrigation District and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).

- g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities at the time of future development 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.
3. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. At time of development all City services shall be brought to and through the subject property. The applicant shall conform to all corresponding Master Plans.
4. Any future site improvements the property owner shall comply with the provisions set forth in Kuna City Code (KCC).
5. Any site improvements and/or building construction shall be subject to Design Review prior to commencement.
6. 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.
7. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
8. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 10th day of September, 2019.



City of Kuna
Planning and Zoning Commission
Proposed Findings of Fact and Conclusions of Law

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

Based upon the record contained in Case No. 19-02-ZC (Rezone) including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, exhibits, and the testimony during the public hearing, the Kuna Planning and Zoning Commission hereby (*approves/conditionally approves/denies*) the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 19-02-ZC, a request from Sergey Stadnitsky to rezone approximately 5.00 acres from its current "A" (Agriculture) zoning district to a "C-2" (Area Commercial) zoning district.

1. *Based on the evidence contained in Case No. 19-02-ZC, this proposal does generally comply with the City Code.*

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

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

Staff Finding: *Neighborhood notices were mailed to residents within 450-ft of the proposed project site on August 15, 2019 and a legal notice was published in the Kuna Melba Newspaper on August 21, 2019. The applicant posted a sign on the property on August 30, 2019.*

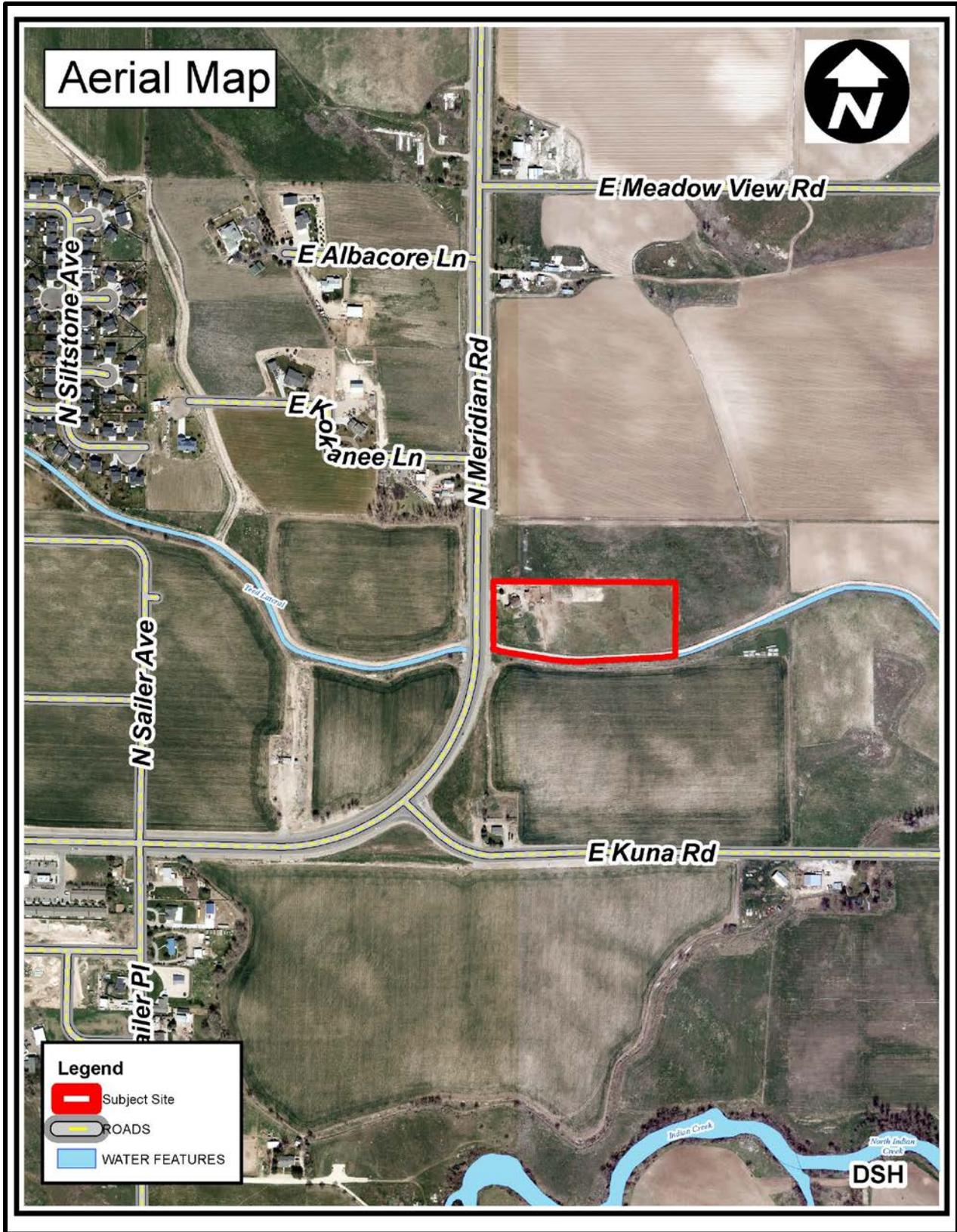
3. Based on the evidence contained in Case No. 19-02-ZC, this proposal does generally comply with the Comprehensive Plan.

Staff Finding: *The Comprehensive Plan has listed goals, objectives and policies for ensuring land use that will support economic development.*

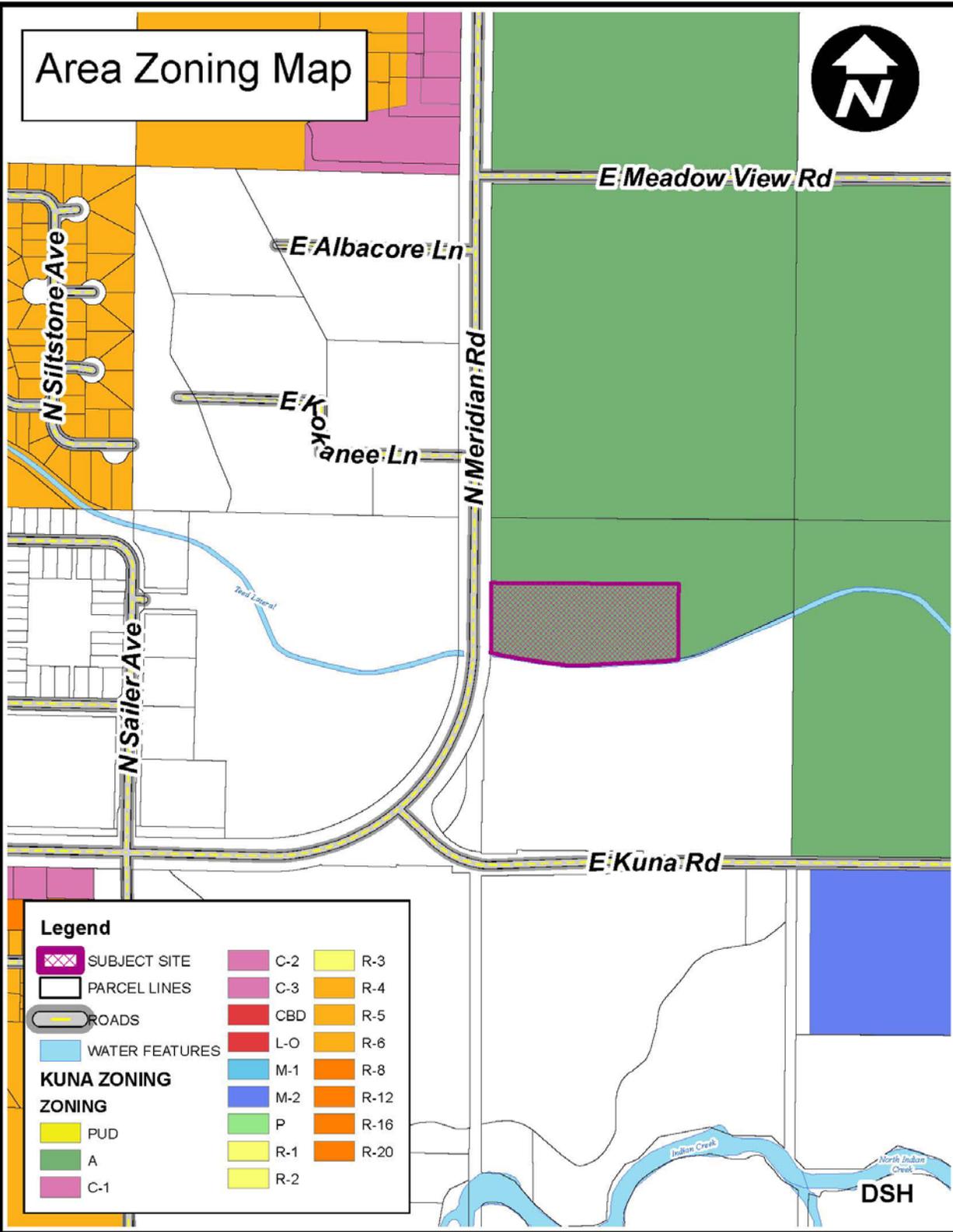
4. Based on evidence contained in Case No. 19-02-ZC, this proposal does generally comply with the Future Land Use Map.

Staff Finding: *The Future Land Use Map identifies the subject site as Commercial. The applicants proposed zoning designation of Commercial is in conformance with the City of Kuna's Future Land Use Map.*

DATED this 10th day of September, 2019.

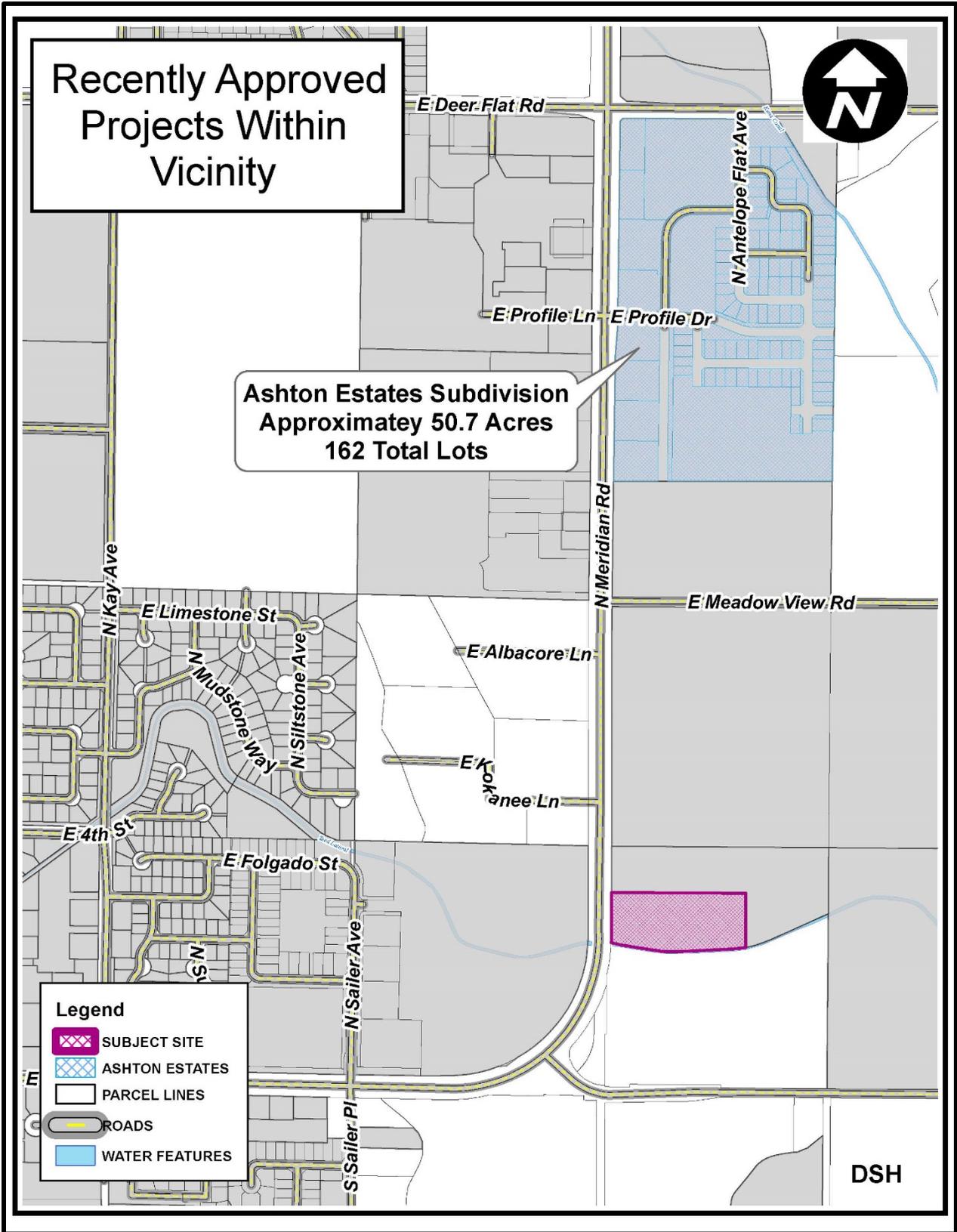


Area Zoning Map



Legend

	SUBJECT SITE		C-2		R-3
	PARCEL LINES		C-3		R-4
	ROADS		CBD		R-5
	WATER FEATURES		L-O		R-6
KUNA ZONING			M-1		R-8
	PUD		M-2		R-12
	A		P		R-16
	C-1		R-1		R-20
			R-2		





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

Rezone Checklist

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

Project name: Stadnitsky Rezone	Applicant: Sergey Stadnitsky
--	--

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

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

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

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

Received
05.29.19



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	19-02-2C
Project name	Stadnitsky Rezone
Date Received	05.29.19
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Type of Review (check all that apply):

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

Contact/Applicant Information

Owners of Record: <u>Sergey Stadnitsky</u>	Phone Number: <u>208.906.5422</u>
Address: <u>6402 Cherry Ln.</u>	E-Mail: <u>STADNITSKY@yaho.com</u>
City, State, Zip: <u>Nampa, ID 83687</u>	Fax #: _____
Applicant (Developer): <u>Same as owner</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>252 N. Meridian Rd. Kuna, ID</u>	
Site Location (Cross Streets): _____	
Parcel Number (s): <u>S1419333450</u>	
Section, Township, Range: <u>1/4 SEC. 19 T2N, R1E</u>	
Property size: <u>5.004 AC</u>	
Current land use: <u>RESIDENCE & AG/PASTURE</u>	Proposed land use: <u>Commercial</u>
Current zoning district: <u>AGRIC.</u>	Proposed zoning district: <u>C-1</u>

Project Description

Project / subdivision name: STADNITSKY REZONE
General description of proposed project / request: rezone From A to C-2

55

Type of use proposed (check all that apply):

- Residential
- Commercial
- Office
- Industrial
- Other

Amenities provided with this development (if applicable):

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
Please describe the existing buildings:
Any existing buildings to remain? Yes No
Number of residential units: _____ Number of building lots: _____
Number of common and/or other lots: _____
Type of dwellings proposed:
 Single-Family
 Townhouses
 Duplexes
 Multi-Family
 Other
Minimum Square footage of structure (s): _____
Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____
Percentage of open space provided: _____ Acreage of open space: _____
Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

Number of building lots: _____ 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: 5/29/19

The Letter of Intent.

I, Sergey Stodnitsky Request to
rezone my property located at

252 N. Meridian Rd. Kune, ID

to commercial C-2 From
Agricultural A. (SS)

The purpose is to accommodate for future commercial use.

Sergey Stodnitsky — 

Date — 5/29/19

2500



ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 05/05/06 04:19 PM
DEPUTY Bonnie Oberbillig
RECORDED - REQUEST OF
Title One

AMOUNT 3.00 1



QUITCLAIM DEED

FOR VALUE RECEIVED MARINA STADNITSKY, WIFE OF SERGEY STADNITSKY

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

SERGEY STADNITSKY, JR. A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

whose current address is: 522 NEPTUNE DRIVE REDWOOD CITY, CA 94064
the following described premises:

A parcel of land located in Government Lot 4 in Section 19, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, lying North of the Teed Lateral, more particularly described as follows:

Commencing at the Northwest corner of said Government Lot 4, the South sixteenth corner, common to Section 19, Township 2 North, Range 1 East, Boise Meridian and Section 24, Township 2 North, Range 1 West, Boise Meridian, marked with a 5/8 inch pin with plastic cap; thence North 89°49'04" East, a distance of 60.00 feet to a 5/8 inch diameter by 30 inch long rebar with plastic cap on the Easterly side of State Highway 69; thence South 00°30'25" East, a distance of 250.08 feet to a 1/2 inch diameter by 24 inch long rebar with plastic cap, the REAL POINT OF BEGINNING; thence North 89°49'04" East a distance of 721.70 feet to a 1/2 inch diameter by 24 inch long rebar with plastic cap; thence South 00°30'25" East a distance of 290.02 feet to a point at the centerline of the Teed Lateral, said point bearing South 00°30'25" East a distance of 30.00 feet from a 1/2 inch diameter by 24 inch long rebar with plastic cap witness corner on the Northerly 30.00 feet easement line for the Teed Lateral; thence along the centerline of the Teed Lateral 69.91 feet along a curve to the right, said curve having a radius of 549.84 feet, an interior angle of 7°17'05", and a long chord of 69.86 feet with a chord bearing of South 82°49'01" West, to a point; thence continuing along the centerline of the Teed Lateral South 86°27'32" West a distance of 282.17 feet to a point; thence along the centerline of the Teed Lateral 148.01 feet along curve having a radius of 692.26 feet, an interior angle of 12°15'01", and a long chord of 147.73 feet with a chord bearing North 87°24'57" West to a point; thence continuing along the centerline of the Teed Lateral North 81°17'27" West a distance of 174.40 feet to a point; thence continuing along the centerline of the Teed Lateral North 78°50'05" West a distance of 52.78 feet to a point on a curve on the Easterly side of State Highway 69; thence along the Easterly side of State Highway 69 38.07 feet along a curve to the left, said curve having a radius of 883.51 feet, an interior angle of 2°28'07", and a long chord of 38.07 feet with a chord bearing of North 00°43'38" East to a 1/2 inch diameter by 24 inch long rebar with plastic cap; thence continuing along the Easterly side of State Highway 69 North 00°30'25" West a distance of 232.54 feet to a 1/2 inch diameter by 24 inch long rebar with plastic cap, the REAL POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.
Date: 5/3/2006

MARINA STADNITSKY

STATE OF California
COUNTY OF San Mateo

ON THIS 4th OF MAY, 2006, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC PERSONALLY APPEARED MARINA STADNITSKY, KNOWN TO ME OR PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

NOTARY PUBLIC CA
RESIDING AT: San Mateo
MY COMMISSION EXPIRES: 5/18/2010





Order No.: A0654095

WARRANTY DEED

FOR VALUE RECEIVED

STEPHEN J. GUINN, AN UNMARRIED PERSON

The Grantor(s), do(es) hereby grant, bargain sell and convey unto

SERGEY STADNITSKY, JR., A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY

whose current address is 522 NEPTUNE DRIVE REDWOOD CITY, CA 94064

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

A parcel of land located in Government Lot 4 in Section 19, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, lying North of the Teed Lateral, more particularly described as follows:

Commencing at the Northwest corner of said Government Lot 4, the South sixteenth corner, common to Section 19, Township 2 North, Range 1 East, Boise Meridian and Section 24, Township 2 North, Range 1 West, Boise Meridian, marked with a 5/8 inch pin with plastic cap; thence North 89°49'04" East, a distance of 60.00 feet to a 5/8 inch diameter by 30 inch long rebar with plastic cap on the Easterly side of State Highway 69; thence South 00°30'25" East, a distance of 250.08 feet to a 1/2 inch diameter by 24 inch long rebar with plastic cap, the REAL POINT OF BEGINNING; thence North 89°49'04" East a distance of 721.70 feet to a 1/2 inch diameter by 24 inch long rebar with plastic cap; thence South 00°30'25" East a distance of 290.02 feet to a point at the centerline of the Teed Lateral, said point bearing South 00°30'25" East, a distance of 30.00 feet from a 1/2 inch diameter by 24 inch long rebar with plastic cap witness corner on the Northerly 30.00 feet easement line for the Teed Lateral; thence along the centerline of the Teed Lateral 69.91 feet along a curve to the right, said curve having a radius of 549.84 feet, an interior angle of 7°17'05", and a long chord of 69.86 feet with a chord bearing of South 82°49'01" West, to a point; thence continuing along the centerline of the Teed Lateral South 86°27'32" West a distance of 282.17 feet to a point; thence along the centerline of the Teed Lateral 148.01 feet along curve having a radius of 692.26 feet, an interior angle of 12°15'01", and a long chord of 147.73 feet with a chord bearing North 87°24'57" West to a point; thence continuing along the centerline of the Teed Lateral North 81°17'27" West a distance of 174.40 feet to a point; thence continuing along the centerline of the Teed Lateral North 78°50'05" West a distance of 52.78 feet to a point on a curve on the Easterly side of State Highway 69; thence along the Easterly side of State Highway 69 38.07 feet along a curve to the left, said curve having a radius of 883.51 feet, an interior angle of 2°28'07", and a long chord of 38.07 feet with a chord bearing of North 00°43'38" East to a 1/2 inch diameter by 24 inch long rebar with plastic cap; thence continuing along the Easterly side of State Highway 69 North 00°30'25" West a distance of 232.54 feet to a 1/2 inch diameter by 24 inch long rebar with plastic cap, the REAL POINT OF BEGINNING.



SSR



MS

received
5.29.19



City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web : www.Kunacity.id.gov

State of Idaho)
)
County of Ada)

I, Sergey Stadnitsky , 6402 Cherry Ln.
Name Address
Mampa , ID 83687
City State Zip Code

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my permission to _____
Name Address

to submit the accompanying application pertaining to that property.

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

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

Dated this 19th day of April, 2019

Signature

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

Notary Public for Idaho

Residing at: Canyon County

My commission expires: 10/21/2022



received
5.29.19



Neighborhood Meeting Certification

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

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 5-1A-2 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

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

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

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

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

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

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

Description of proposed project: 252 N. Meridian Rd. Kuna, ID - Rezoning
 Date and time of neighborhood meeting: 3-23-19 from 12:30pm to 1:00 pm
 Location of neighborhood meeting: Kuna City Library at 457 N. Locust St.

SITE INFORMATION:

Location: Quarter: 4 Section: 19 Township: 2N Range: 1E Total Acres: 5.004
 Subdivision Name: 2N 1E 19 Lot: _____ Block: _____
 Site Address: 252 N. Meridian Rd Tax Parcel Number(s): 51419333450
Kuna, ID 83634

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

CURRENT PROPERTY OWNER:

Name: SERGEY STADNITSKY
 Address: 6402 Cherry Ln. City: Nampa State: ID Zip: 83687

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

Name: SERGEY STADNITSKY Business (if applicable): _____
 Address: 1200 N. Main St. #643 City: Meridian State: ID Zip: 83642

PROPOSED USE:

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

Application Type	Brief Description
Annexation	
<input checked="" type="checkbox"/> Re-zone	<u>252 N. Meridian Rd. Kana - Rezoning from A to C-1</u>
Subdivision (Sketch Plat and/or Prelim. Plat)	
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: Sergey Stadnitsky
Address: 6402 Cherry Ln.
City: Nampa State: ID Zip: 83687
Telephone: 208.906.5422 Fax: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant)  Date 3-23-19

SIGN IN SHEET

PROJECT NAME: 252 N. Meridian Rd. Rezoning

Date: 3-23-19

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	_____	_____	_____	_____
2	_____	_____	_____	_____
3	_____	_____	_____	_____
4	_____	_____	_____	_____
5	_____	_____	_____	_____
6	_____	_____	_____	_____
7	_____	_____	_____	_____
8	_____	_____	_____	_____
9	_____	_____	_____	_____
10	_____	_____	_____	_____
11	_____	_____	_____	_____
12	_____	_____	_____	_____
13	_____	_____	_____	_____
14	_____	_____	_____	_____
15	_____	_____	_____	_____
16	_____	_____	_____	_____
17	_____	_____	_____	_____
18	_____	_____	_____	_____
19	_____	_____	_____	_____
20	_____	_____	_____	_____
21	_____	_____	_____	_____
22	_____	_____	_____	_____
23	_____	_____	_____	_____
24	_____	_____	_____	_____
25	_____	_____	_____	_____
26	_____	_____	_____	_____
27	_____	_____	_____	_____
28	_____	_____	_____	_____
29	_____	_____	_____	_____
30	_____	_____	_____	_____

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 3-23-19 Number of Attendees: _____

Meeting Location: Kuna City Library
457 N. Locust St. Kuna, ID

Description of Project Presented:

252 N. Meridian Rd. Kuna property
rezoning from A to C-1

Attendee's comments:

I hereby certify that the above information is complete and correct to the best of my knowledge.

SERGEY STADNITSKY
Printed Name


Signature

3-23-19
Date

March 09, 2019

INVITATION TO NEIGHBORHOOD MEETING

RE: Rezoning

Dear Neighbor:

You are invited to attend a neighborhood meeting on March 23, 2019 from 12:30 pm to 1:00 pm at the Kuna City Library located at 457 N. Locust St.

This meeting is to discuss rezoning of the property located at 252 N. Meridian Rd.

Should you be unable to attend and have questions or concerns, please call Sergey Stadnitsky 906.5422

Thank you and I look forward to discussing this project with you.

Sincerely,

Sergey Stadnitsky
Property owner



Neighborhood Meeting List Request

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

GENERAL INFORMATION:

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

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

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

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

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

PROPOSED USE:

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

<u>APPLICATION TYPE</u>	<u>BRIEF DESCRIPTION</u>
<input type="checkbox"/> Subdivision (Sketch Plat and/or Prelim. Plat)	<u>REZONING FROM A TO C-1</u>
<input type="checkbox"/> Conditional Use	
<input type="checkbox"/> Variance	
<input type="checkbox"/> Expansion of Extension of a Nonconforming Use	
<input checked="" type="checkbox"/> Zoning Ordinance Map Amendment	

SITE INFORMATION:

Location: Quarter: 4 Section: 19 Township: 2N Range: 1E Total Acres: 5.004
 Subdivision Name: 2N 1E 19 Lot(s): _____ Block(s): _____
 Site Address: 252 N MERIDIAN RD. Tax Parcel Number(s): S1419333450
KUNA, ID 83634

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

CURRENT PROPERTY OWNER:

Name: SERGEY STADNITSKY
 Address: 6402 CHERRY LA. City: NAMPA State: ID Zip: 83687

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

Name: SERGEY STADNITSKY Business (if applicable): _____
 Address: 1200 N. Main St. #643 City: Meridian State: ID Zip: 83642
 Fax: _____ Phone: _____ Cell: 208.906.5422

OFFICE USE ONLY			
File No.:	Received By:	Date:	Stamped:

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
LOCK-N-ROLL SELF STORAGE LLC		360 N MERIDIAN RD	KUNA, ID 83634-0000
WANNER-BUCKNER PARTNERSHIP		1056 W SHEARWATER LN	EAGLE, ID 83616-0000
BLACK CREEK LTD PARTNERSHIP		PO BOX 690	MERIDIAN, ID 83680-0690
BLACK CREEK LTD PARTNERSHIP		PO BOX 690	MERIDIAN, ID 83680-0690
STADNITSKY SERGEY JR		6402 E CHERRY LN	NAMPA, ID 83687-0000
YOUNG JAY L JR	YOUNG DONNA	399 N MERIDIAN RD	KUNA, ID 83634-0000
BLACK CREEK LTD PARTNERSHIP		PO BOX 690	MERIDIAN, ID 83680-0690



City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.Kunacity.id.gov

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

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

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

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

Applicant/agent signature

5/29/19

Date



City of Kuna
 Planning & Zoning Department

City of Kuna
 P.O. Box 13
 Kuna, Idaho 83634
 Phone: (208) 922-5274
 Fax: (208) 922-5989
 www.Kunacity.id.gov

Agency Transmittal (Amended)

August 14, 2019

Notice is hereby given by the City of Kuna the following actions are under consideration:

FILE NUMBER:	19-02-ZC, (Rezone) – Stadnitsky, Sergey.
PROJECT DESCRIPTION	Applicant requests approval to rezone approximately 5.00 ac. in Kuna City from the current Ag. (Agriculture) zone to the C-2 (Area Commercial) zone . The request conforms to the Comp Plan Map.
SITE LOCATION	The NEC Meridian and Kuna Roads, Kuna, Idaho 83634.
REPRESENTATIVE	<i>Sergey Stadnitsky</i> 6402 N. Cherry Lane Nampa, ID 83687 208.906.5422
SCHEDULED HEARING DATE	Tuesday, September 10, 2019. 6:00 P.M.
STAFF CONTACT	Troy Behunin Tbehunin@Kunald.Gov Phone: 922.5274 Fax: 922.5989

We have enclosed information to assist you with your consideration and response. ***No response within 15 business days will indicate you have no objection or comments for this project.*** We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. ***If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, included their email as well.*** If your agency needs additional time for review, please let our office know ASAP.

CLINTON C. PLINE
CHAIRMAN OF THE BOARD

RON PLATT
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

19 July 2019

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

RE: Sergey Stadnitsky
NEC Meridian and Kuna Rds.
Boise-Kuna Irrigation District
Teed Lateral 47+40
Sec. 19, T2N, R1E, BM.

19-02-ZC
BK-198 B

Troy Behunin, Planner:

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

The Boise Project Board of Control is contracted to operate and maintain this canal. We assert the federal easement 30 feet north and 20 feet south of the canal's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve of landscaping (other than grass or gravel) within its easements and they must remain flat drivable surfaces as to not hinder our maintenance.

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

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

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

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

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

Crossing agreements must be secured and signed by all parties prior to March 1st of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15th of each year. However, on a case by case basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th if reviewed and approved by the Boise Project.

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

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

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

NO DISCHARGE into any live irrigation system is permitted.

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

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

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

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

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

Future preliminary and final plats must call out the Project easements and the plats must also note, which lots have surface irrigation water rights and which lots do not.

We request a copy of the recorded final plat and/or record of survey (to include instrument, book and page numbers) be sent to the Boise Project Board of Control so we may track this project to closure.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

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

Sincerely,



Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

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



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

Paul A. Stevens, P.E.
Kuna City Engineer
208-287-1727

REZONE REVIEW MEMORANDUM

Date: 30 July 2019
From: Paul A. Stevens, P.E.
To: Wendy Howell, Planning and Zoning Director
RE: Stadnitsky Rezone 19-02-ZC

The Stadnitsky Rezone 19-02-ZC dated May 29, 2019 has been reviewed. No preliminary plat was provided. The following narrative is limited to the rezone request. A discussion regarding the availability of city utility services (pressurized irrigation, sewer, & water) will accompany the preliminary plat when submitted.

1. General

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to pressurized irrigation, sewer, and water utilities, this property will be placing demand on constructed facilities and on water rights provided by others. It is expected that this property transfer to the City, at time of connection, all conveyable water rights by deed and "Change of Ownership" form from IDWR.
- b) A plan approval letter will be required if this project affects any local irrigation districts or its facilities.
- c) The City reserves the right of prior approval to all agreements involving the applicant, successors & assigns and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.
- d) *Neighborhood commercial district (C-1)*: The purpose of the C-1 district is to accommodate a wide variety of low impact commercial activities to meet the daily needs of nearby neighborhood residents.
- e) Commercial use of this property will increase traffic movements and density in the immediate area. Meridian Road (Highway 69) will be impacted.

2. Property Description

- a) The applicant provided a metes and bounds property description (legal description) as recorded on a Quitclaim Deed of the subject parcel. The legal description pertains to the gross area and the property boundary. No subdivision has been presented.
- b) A vicinity map and an aerial photo were also provided.

3. Recommendation

- a. Approve rezone
- b. Development must follow all City of Kuna development requirements in effect at the time of development.



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

August 28, 2019

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

VIA EMAIL

Development Application	19-02-ZC
Project Name	REZONE STADNITSKY
Project Location	Northeast corner of SH-69 and Kuna Road (Kuna Curve), east of SH-69 milepost 2.30
Project Description	Rezone from Agricultural to C-1 (Neighborhood Commercial) zone.
Applicant	Sergey Stadnitsky

The Idaho Transportation Department (ITD) reviewed the referenced rezone application and has the following comments:

1. This project abuts the State Highway system.
 2. This approach has not been properly documented with an ITD permit. Applicant will need to submit an ITD Right-of-Way Encroachment Application and Permit – Approaches or Public Streets in order to have it properly documented as an existing nonconforming approach for the current use of the parcel. This application can be found on the ITD website at www.itd.idaho.gov by selecting “click for more topics” in the purple Business box, then selecting “Form Finder” from the drop down menu, and finally scrolling down to form number 2109 and clicking on the blue number. For assistance please contact Shona Tonkin at (208) 334-8341 or Shona.Tonkin@itd.idaho.gov. Connection to or modification of an existing access to the State Highway system will require a permit from ITD. Once permitted, should the use of the parcel change causing any increase in trip generation, or the parcel be split, property owner will need to re-apply for access at that time.
-



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

3. Future development of this parcel will require submittal of trip generations to ITD, and may require a Traffic Impact Study (TIS). ITD reserves the right to make further comments upon review of any additionally submitted documents.
4. ITD objects to the proposed application due to access concerns as noted in item 2.
5. Once the appropriate ITD permit has been approved and obtained for the current existing use, ITD will withdraw any objection to the proposed application.

If you have any questions, you may contact Ken Couch at (208) 332-7190 or me at (208) 334-8338.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sarah Arjona'.

Sarah Arjona
Development Services Coordinator
Sarah.Arjona@itd.idaho.gov



Doug Hanson

From: Phil Roberts <proberts@kunafire.com>
Sent: Wednesday, August 14, 2019 12:17 PM
To: Doug Hanson; Paul Stevens; Bob Bachman; planningreview@achdidaho.org; lbadigia@cdhd.idaho.gov
Subject: RE: 19-02-ZC Stadnitsky Rezone Amendment

I have no concerns with the re-zone application for this site.

PWR

*Phil Roberts
Fire Chief
Kuna Rural Fire District
208-922-1144 Ext 108
208-922-1982 Fax
208-870-3057 Cell*



From: Doug Hanson <dhanson@kunaid.gov>
Sent: Wednesday, August 14, 2019 11:55 AM
To: Paul Stevens <PStevens@kunaid.gov>; Bob Bachman <bbachman@kunaid.gov>; planningreview@achdidaho.org; Phil Roberts <proberts@kunafire.com>; lbadigia@cdhd.idaho.gov
Subject: 19-02-ZC Stadnitsky Rezone Amendment

There has been an amendment to the Sergey Stadnitsky rezone application. Please provide any comments by September 3rd.

Agency Transmittal (Amended)

August 14, 2019

Notice is hereby given by the City of Kuna the following actions are under consideration:

FILE NUMBER:	19-02-ZC, (Rezone) – Stadnitsky, Sergey.
PROJECT DESCRIPTION	Applicant requests approval to rezone approximately 5.00 ac. in Kuna City from the current Ag. (Agriculture) zone to the C-2 (Area Commercial) zone . The request conforms to the Comp Plan Map.
SITE LOCATION	The NEC Meridian and Kuna Roads, Kuna, Idaho 83634.

IDAHO PRESS-TRIBUNE
EMMETT MERIDIAN KUNA BOISE WKLY
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(208)467-9251
Fax (208)475-2321

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 08/16/19 09:55 by sje14

Acct #: 345222

Ad #: 1935312

Status: New

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

Start: 08/21/2019 Stop: 08/21/2019
Times Ord: 1 Times Run: ***
LEG 1.00 X 61.00 Words: 245
Total LEG 61.00
Class: 0006 GOVERNMENT NOTICES
Rate: LG Cost: 50.14
Affidavits: 1

Contact: CHRIS ENGLES
Phone: (208)387-7727
Fax#:
Email: awelker@kunaid.gov; gsmith@k
Agency:

Ad Descrpt: 19-02-ZC
Given by: DOUG HANSON
P.O. #: 8919
Created: sje14 08/16/19 09:52
Last Changed: sje14 08/16/19 09:55

PUB ZONE EDT TP RUN DATES
KMN A 96 S 08/21

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

DOUG HANSON

Name (print or type)



Name (signature)

(CONTINUED ON NEXT PAGE)

IDAHO PRESS-TRIBUNE
EMMETT MERIDIAN KUNA BOISE WKLY
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(208) 467-9251
Fax (208) 475-2321

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 08/16/19 09:55 by sje14

Acct #: 345222

Ad #: 1935312

Status: New

LEGAL NOTICE

Case # 19-02-ZC (Rezone)

NOTICE IS HEREBY GIVEN, the Kuna Planning and Zoning Commission will hold a public hearing, **Tuesday September 10, 2019, at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4th Street, Kuna, ID; in connection with a request from Sergey Stadnitsky to **Rezone (ZC)** approximately 5.004 acres from A, (Agriculture) to C-2 (Area Commercial), zone. This parcel is located at 252 North Meridian Road, Kuna, Idaho (APN #: S1419333450) in Section 19, Township 2 North, Range 1 East.

The public is invited to present written or oral comments. Written testimony received by the close of business on **September 3, 2019** will be included in the packets distributed to the governing body. Late submissions (must include eight (8) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning
Department

August 21, 2019 1935312



City of Kuna PROOF OF PROPERTY POSTING

received
8.29.19

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

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

This notice shall confirm that the Public Hearing Notice for 252 N. Meridian Rd. Kuna
(**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance
5-1A-8. Sign posted 8-28-19 (**DAY OF THE WEEK, MONTH,
DATE AND YEAR**). This form is required to be returned three (3) calendar days
subsequent to posting and signs are to be removed from the site three (3) calendar
days after the hearing.

DATED this 29 day of August, 2019.

Signature,



Owner/Developer

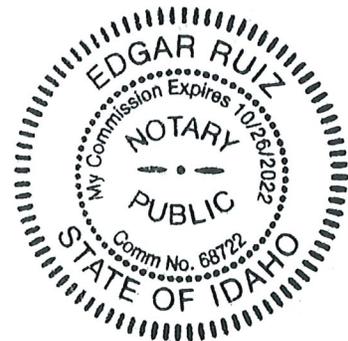
STATE OF IDAHO)
) : ss
County of Canyon)

On this 29th day of August, 2019, before me the
undersigned, a Notary Public in and for said State, personally appeared before me
(Owner, Developer).

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



Notary Public
Residing at Canyon
Commission Expires 10/26/2022







CITY OF KUNA PUBLIC HEARING NOTICE

KUNA PLANNING AND ZONING COMMISSION

THE CITY OF KUNA: will hold a Public Hearing September 10, 2019
6PM at the Kuna City Hall 751 W.4th Street, Int. 208-922-5274

PURPOSE: Application for Rezoning of approximately 5 ac to C-2

CASE # 19-08-2C

LOCATION: 252 N Meridian Rd, Kuna, ID 83634 parcel S1419333450

APPLICATION BY: Sergey Stachibny



Kuna

From: Sales (sales@avisorealty.com)

To: stadnitsky@yahoo.com

Date: Thursday, August 29, 2019, 12:56 PM MDT

