



PLANNING & ZONING COMMISSION AGENDA

Tuesday, May 26, 2020
6:00 PM

With City Hall's closure to the public due to COVID-19, the DECISION-MAKING BODY will be holding a virtual meeting.

*Under authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020:
Council Chambers is closed to the public. Public attendance option is Live Streaming.*

Instructions:

Members of the public may watch the May 26, 2020 Planning & Zoning Commission meeting via Facebook Live. The live feed will start at 6:00 PM on the City of Kuna Idaho Facebook page linked below:

<https://www.facebook.com/CityofKunaIdaho/>

Public testimony will be received on the cases listed under Public Hearings within this Agenda. The instructions and options available for public testimony are listed below.

APPLICANT/PUBLIC ORAL PUBLIC HEARING TESTIMONY PROCESS:

Written - In Advance to be included in the Agenda Packet that is distributed to the Decision-Making body.

1. Submit any below stated option prior to 5:00 pm the Thursday before Public Hearing meeting. *Late submissions will not be included in the packet but will be provided at the meeting.*
2. Submit testimony via our website on the [Public Testimony Form](#). This form will email directly to the City for inclusion in the Agenda Packet.
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to:
City of Kuna
Attention: Planning and Zoning Department
PO Box 13
Kuna ID 83634

Written – Up to noon the day of the Public Hearing

1. Submit any below stated option prior to noon the day of the Public Hearing meeting. *Late submissions will not be included.*
2. Submit testimony via our website on the [Public Testimony Form](#)
Kunacity.id.gov > Doing Business > Forms and Applications > Frequently Requested Applications and Forms > ONLINE Public Testimony Form
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to:
City of Kuna
Attention: Planning and Zoning Department
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Kuna ID 83634

Oral – Via electronic call is allowed based on Governor Little's Open Meeting Law suspension proclamation of March 13, 2020 until testimony in person is allowed.

1. Submit request no later than noon the day of the Public Hearing meeting.

Instructions continued on Page 2

2. Email PublicHearingTestimony@KunaID.gov
 - ✓ Your name
 - ✓ Address
 - ✓ Phone Number you will be calling from to give testimony
 - ✓ Email Address
 - ✓ Date of Public Hearing
 - ✓ Case number or Identification of Public Hearing
3. Watch your email for a reply email with the information to join the meeting electronically.
(Check your spam/junk folder as a precaution)
4. Follow the dial in information.
5. Call into the virtual lobby a minimum of 5 minutes prior to the meeting.

1. CALL TO ORDER AND ROLL CALL

COMMISSIONERS:

Chairman Lee Young

Commissioner Stephen Damron

Vice Chairman Dana Hennis

Commissioner John Laraway

Commissioner Cathy Gealy

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

A. Planning and Zoning Commission Meeting Minutes

- I. March 10, 2020

3. PUBLIC HEARING:

A. Case No. 19-09-S (Preliminary Plat) & 19-33-DR (Design Review) Corbin's Cove Subdivision – **ACTION ITEM**

Applicant, Gary McAllister, requests to subdivide approximately 6.00 acres in Kuna City Limits with Medium Density Residential Zoning into 22 total lots and has reserved the name *Corbin's Cove Subdivision*. A Design Review application for the common area landscaping is included with this application. The site is near the Southwest Corner of Avalon St. and School Ave., Kuna, Idaho; in Section 26, T 2N, R 1W, APN #'s: R5080251061, R5070251161 and R5070251166.

4. ADJOURNMENT:



**PLANNING & ZONING COMMISSION
MINUTES**

Tuesday, April 14, 2020

Not open to the public due to COVID-19

1. CALL TO ORDER AND ROLL CALL

COMMISSIONERS:

Chairman Lee Young
Vice Chairman Dana Hennis
Commissioner Cathy Gealy
Commissioner Stephen Damron
Commissioner John Laraway – Absent

CITY STAFF PRESENT:

Wendy Howell, Planning and Zoning Director
Troy Behunin, Senior Planner
Doug Hanson, Planner I

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

A. Planning and Zoning Commission Meeting Minutes

1. March 10, 2020
2. March 24, 2020

B. Findings of Fact and Conclusions of Law for 20-04-DR (Design Review) & 20-01-SN (Sign).

Commissioner Dana Hennis moved to approve the consent agenda. Seconded by Commissioner Stephen Damron. Approved by the following roll call vote:

Voting Aye: Chairman Lee Young, Commissioner Dana Hennis, Commissioner Cathy Gealy and Commissioner Stephen Damron.

Voting No: None

Absent: 1

Motion carried: 4-0-1

3. PUBLIC HEARING:

A. Case No. 19-09-S (Subdivision) Corbin's Cove Subdivision – ACTION ITEM

Due to the Governor's Open Meeting Law Proclamation Order of March 13, 2020 and Idaho Department of Health and Welfare Director Dave Jeppesen's Order to Self-Isolate dated March 25, 2020, and the uncertainty that the applicant and affected property owners will have an adequate opportunity to provide their comments at this previously set and noticed public hearings, staff requests that these items be tabled, rescheduled, and re-noticed at such time as established by the Planning and Zoning Director.

Commissioner Dana Hennis moved to table 19-09-S (Subdivision) due to City Hall closure to the public from COVID-19. Seconded by Commissioner Stephen Damron. Motion carried 4-0-1.

B. Northern Area of City Impact Expansion – ACTION ITEM

Due to the Governor's Open Meeting Law Proclamation Order of March 13, 2020 and Idaho Department of Health and Welfare Director Dave Jeppesen's Order to Self-Isolate dated March 25, 2020, and the uncertainty that the applicant and affected property owners will have an adequate opportunity to provide their comments at this previously set and noticed public hearings, staff requests that these items be tabled, rescheduled, and re-noticed at such time as established by the Planning and Zoning Director.

Commissioner Dana Hennis moved to table Northern Area of City Impact Expansion due to City Hall closure to the public from COVID-19. Seconded by Commissioner Cathy Gealy. Motion carried 4-0-1.

4. ADJOURNMENT:

Commissioner Dana Hennis moved to adjourn the meeting. Seconded by Commissioner Cathy Gealy. Motion carried 4-0-1.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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



City of Kuna

P & Z Commission Staff Report

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

To: Planning and Zoning Commission

Case Numbers: 19-09-S (*Subdivision*) & 19-33-DR
(Design Review),
Corbin's Cove Subdivision

Location: Near the Southwest Corner (SWC)
of Avalon St. & School Ave.,
Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: May 26, 2020

Representative: Gary McAllister
2115 E. Bowstring St.
Meridian, Idaho 83642
208.283.4830
Mcallgary@gmail.com

Owner: Paul Winward
8291 S. Locust Grove. Rd.
Meridian, ID 83642

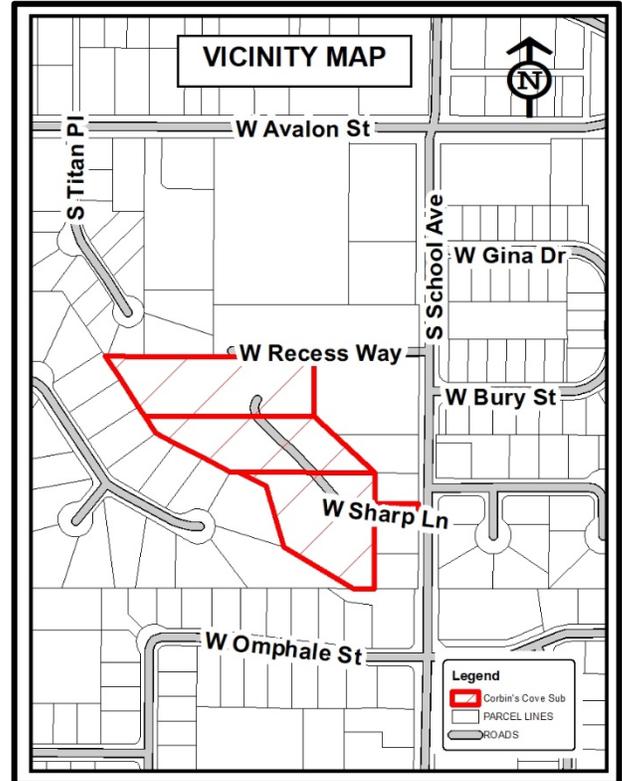


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A. Process and Noticing:

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 subdivision pre plat 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. 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 | Nov. 14, 2019 (three persons attended) |
| ii. Agencies | Jan. 22, 2020 |
| iii. 350' Property Owners | May 8, 2020 |
| iv. Kuna, Melba Newspaper | May 6, 2020 |
| v. Site Posted | May 13, 2020 |

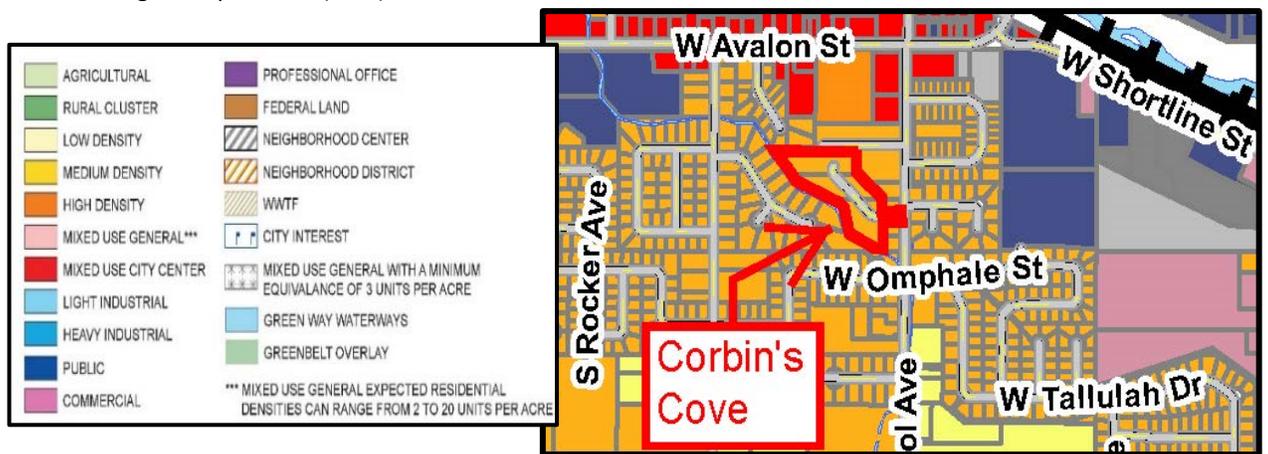
B. Applicant Request:

1. The applicant, Gary McAllister requests to subdivide approximately 6.00 acres in Kuna City with the Medium Density Residential (**MDR**) into 22 total lots (21 home lots and one common lot) and has reserved the name *Corbin's Cove Subdivision*. A Design Review application for the common area landscaping is included this application. The site is near the Southwest Corner of Avalon St. and School Ave., Kuna, Idaho; In Section 26, T 2N, R 1W, APN #'s: R5080251061, R5070251161 and R5070251166.

C. Site History: The subject site is approximately 6.00 acres in size and is currently zoned R-6 (MDR) and in Kuna City limits. The subject site has historically been used for a single-family residences and open fields.

D. 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 6.00-acre site as Medium Density Residential, or 4-8 Dwelling Units per Acre, (DUA).



2. **Kuna Recreation and Pathways Master Plan Map:** The Recreation and Pathways Master Plan Map does not indicate a future pathway / trail through the subject site. it does indicate a bike route on School Avenue.

3. Surrounding Existing Land Uses and Zoning Designations:

North	R-6	Medium Density Residential in KUNA CITY
South	R-4 & R-6	Medium Density Residential in KUNA CITY
East	R-6	Medium Density Residential in KUNA CITY
West	R-6	Medium Density Residential in KUNA CITY

4. Parcel Sizes, Current Zoning, Parcel Numbers:

Property Owner	Parcel Size	Current Zone	Parcel Number
Donald & Tracy Boyd	Approx. 2.10 ac.	R-6 Med Den Res.	R5070251166
William & Sandra Doughty	Approx. 1.74 ac.	R-6 Med Den Res.	R5070251161
Paul Winward	Approx. 2.05 ac.	R-6 Med Den Res.	R5070251061

5. Services:

Sanitary Sewer– COK
Potable Water – COK
Irrigation District – Boise-Kuna Irrigation District
Pressure Irrigation–COK Municipal Irr. System (KMIS)

Fire Protection – Kuna Rural Fire District (KRFD)
Police Protection – Kuna City Police (ACSO)
Sanitation Services – J & M Sanitation

6. **Existing Structures, Vegetation and Natural Features:** Currently there is a residence on each parcel listed above. Additionally, each lot has an out-building and large sections of land that are raw land. These parcels are generally flat and on-site vegetation is consistent with typical residence and large open fields.

Transportation / Connectivity: The site has limited frontage along School Avenue (Approx. 50'). Applicant shall satisfy Kuna City and ACHD's requirements for roadway improvements for all on-site public roads and the intersection with School Avenue, including road widening and vertical/ rolled curb, gutter and sidewalks appropriately. The Applicant shall work with the Emergency Medical Services (EMS) to provide emergency access for the site at proper widths approved by the City of Kuna, ACHD 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 |
| • Department of Environmental Quality (DEQ) | Exhibit B-5 |
| • Idaho Transportation Department (ITD) | Exhibit B-6 |
| • Kuna School District No. 3 (KSD 3) | Exhibit B-7 |

E. Staff Analysis:

Applicant proposes to subdivide the approximately 6.00 acres in order to create a subdivision known as *Corbin's Cove* Subdivision. The site is in Kuna City limits and is currently zoned R-6, a Medium Density Residential [MDR] zone. The applicant does not wish to change the zone.

The City of Kuna FLUM and the Comprehensive Plan for Kuna identifies this parcel as Medium Density Residential uses, which equals four (4) to eight (8) dwelling units per acre (DUA). This application requests 4.2 Net DUA. Staff views this proposal to be compliant with the FLUM and Comprehensive Plan.

Applicant proposes 21 home lots and 1 common lot (22 total) with the Corbin's Cove preliminary plat with a gross density (total property) of 3.56 DUA and net density (land that can be developed) of 4.4 DUA including 7,695 square feet of open space (or 2.5% of the overall 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 community.

A Design Review application accompanies this project and seeks approval for the open space included with this subdivision (19-33-DR). An HOA must be established for the care and maintenance for the common lot. Applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping and street lights 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 19-09-S and 19-33-DR, to the Commission with recommended conditions of approval listed in section 'M' of this report.

F. 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.

G. Procedural Background:

On Tuesday May 26, 2020, the Commission **will consider** the Corbin's Cove subdivision project, Case No's 19-09-S & 19-33-DR, including the applications, agency comments, staff's report and public testimony presented or given.

H. Proposed Comprehensive Plan Analysis:

The Commission may accept or reject the Comprehensive Plan components, and **have/have not** determined the proposed preliminary plat request for the site **is/is not** 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 and open space 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; landscaped open space, sidewalks, unique/varied housing densities and types and promotes desirable, cohesive community character and a possibility for a quality neighborhood in an in-fill development.*

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 approve the request. 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 some 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 improving Sharp Lane (Private dirt road) 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 21 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, a common lot, and possibly 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 integrate with surrounding uses to create a sense of place for the community and will foster neighborhood interactions and activities within its boundary.*

I. Proposed 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. 6.00 acre subdivision has sufficient size to include a mix of lot sizes, neighborhood landscaped common lot.*

3. The subdivision uses **are/are not** likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
Comment: *The land to be subdivided is /is not used as wildlife habitat. Roads, homes and open space 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 subdivision application **is/is not** likely to cause adverse public health problems.
Comment: *The subdivision of the property follows the zoning designation per Kuna Code 5-13-9. The Medium 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 subdivision design did consider the location of the property, classified roadway (School Ave.) 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.

J. Proposed Recommendation of the Commission:

19-09-S (Preliminary Plat), *Note: This proposed motion is to recommend **approval, conditional approval, or denial** for this request to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

19-33-DR (Design Review), *Note: The proposed motion is to **approve or deny** the design review request. If the Planning and Zoning Commission wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's memo, the Comp Plan, City Code, the record before the Commission, the applicant's presentation, public testimony and discussion during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends **approval / conditional approval / denial** to City Council for Case No's 19-09-S, a Preliminary Plat request, and votes to **approve / conditional approve / deny** Case No. 19-33-DR, a Design Review request by Gary McAllister with the following conditions of approval *at time of development*:

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 (KMIS) 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 03/02/'20) 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

K. Based upon the record contained in Case No's 19-09-S and 19-33-DR, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna City Council hereby **approves/conditionally approves/denies** the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 19-09-S and 19-33-DR a request for Preliminary Plat and Design Review approval by Gary McAllister:

1. *The Kuna Planning and Zoning Commission approves the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.*

Comment: *The Commission will hold a public hearing on the subject applications on May 26, 2020, to hear from City staff, the applicant and to accept public testimony. The decision by the Council is based on the application, staff report and public testimony, both oral and written.*

2. *Based on the evidence contained in Case No's 19-09-S and 19-33-DR, this proposal **does/does not** generally comply 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 19-09-S and 19-33-DR, this proposal **does/ does not** generally comply 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.*

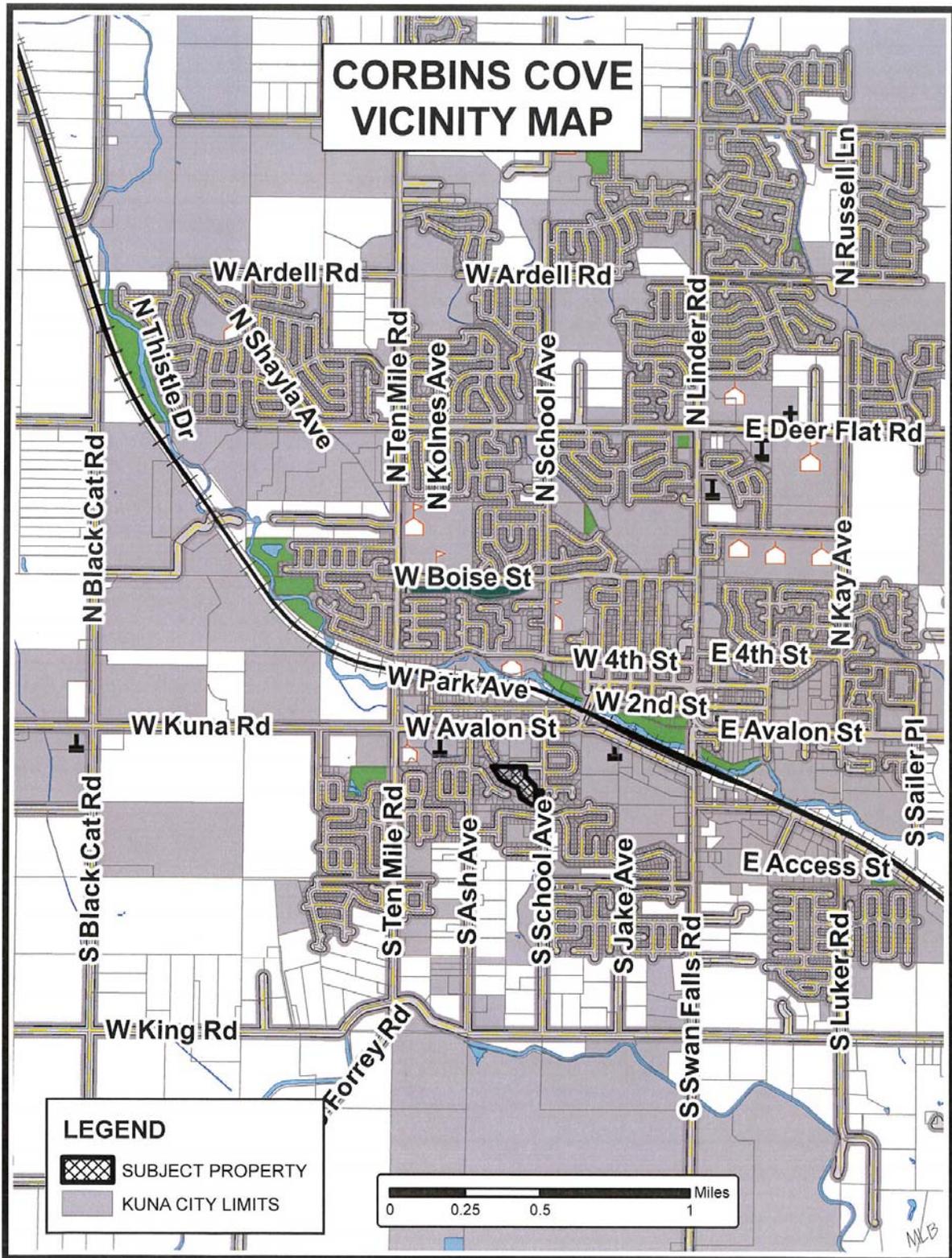
4. *The Kuna Planning and Zoning Commission has the authority to recommend **approval/denial** to Council for Case No. 19-09-S, and to **approve/deny** Case No. 19-33-DR.*

Comment: *On May 26, 2020, the Commission will vote to recommend **approval/conditional approval/denial** of Case No. 19-09-S and to **approve/deny** Case No. 19-33-DR.*

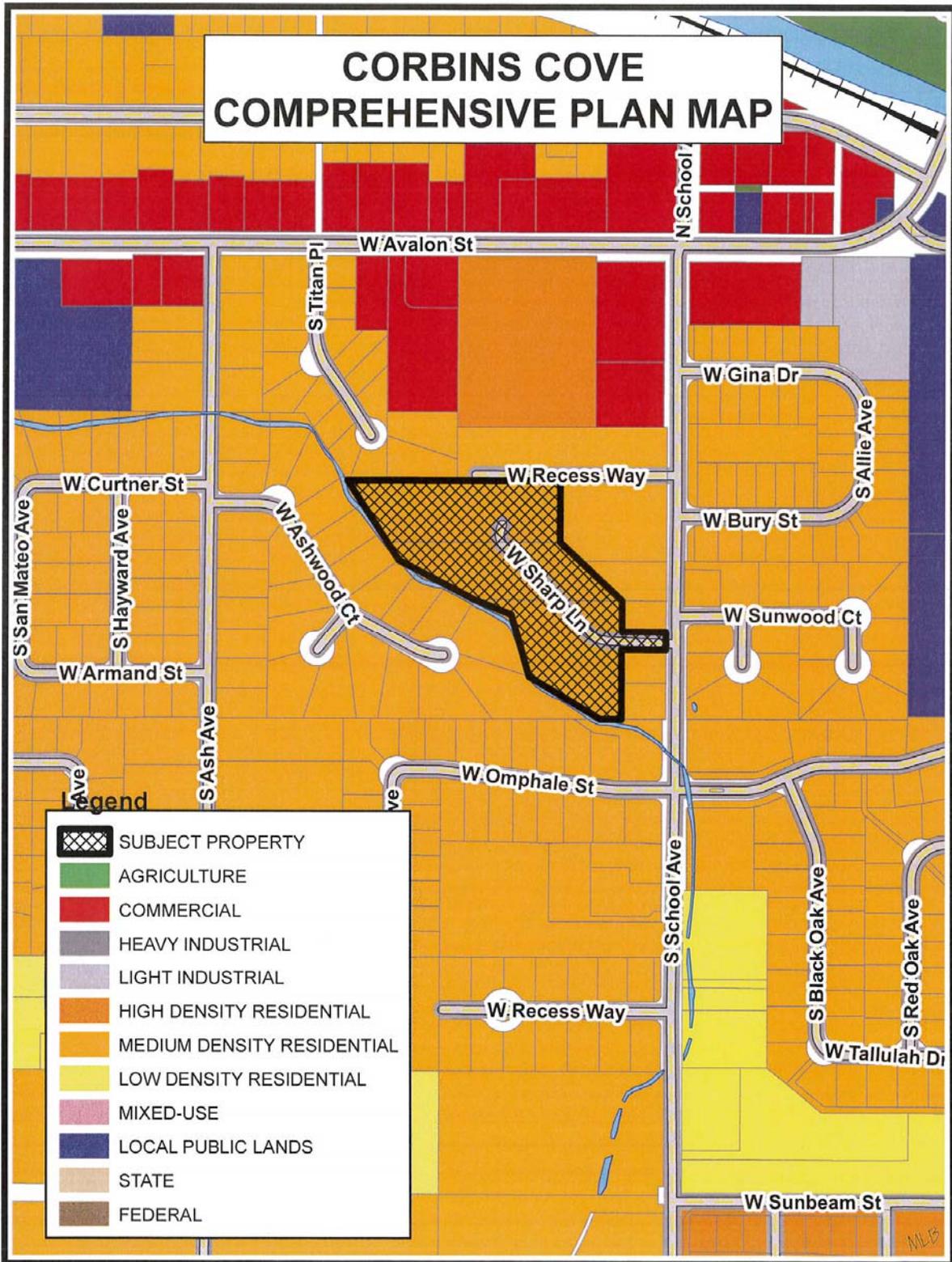
5. *The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.*

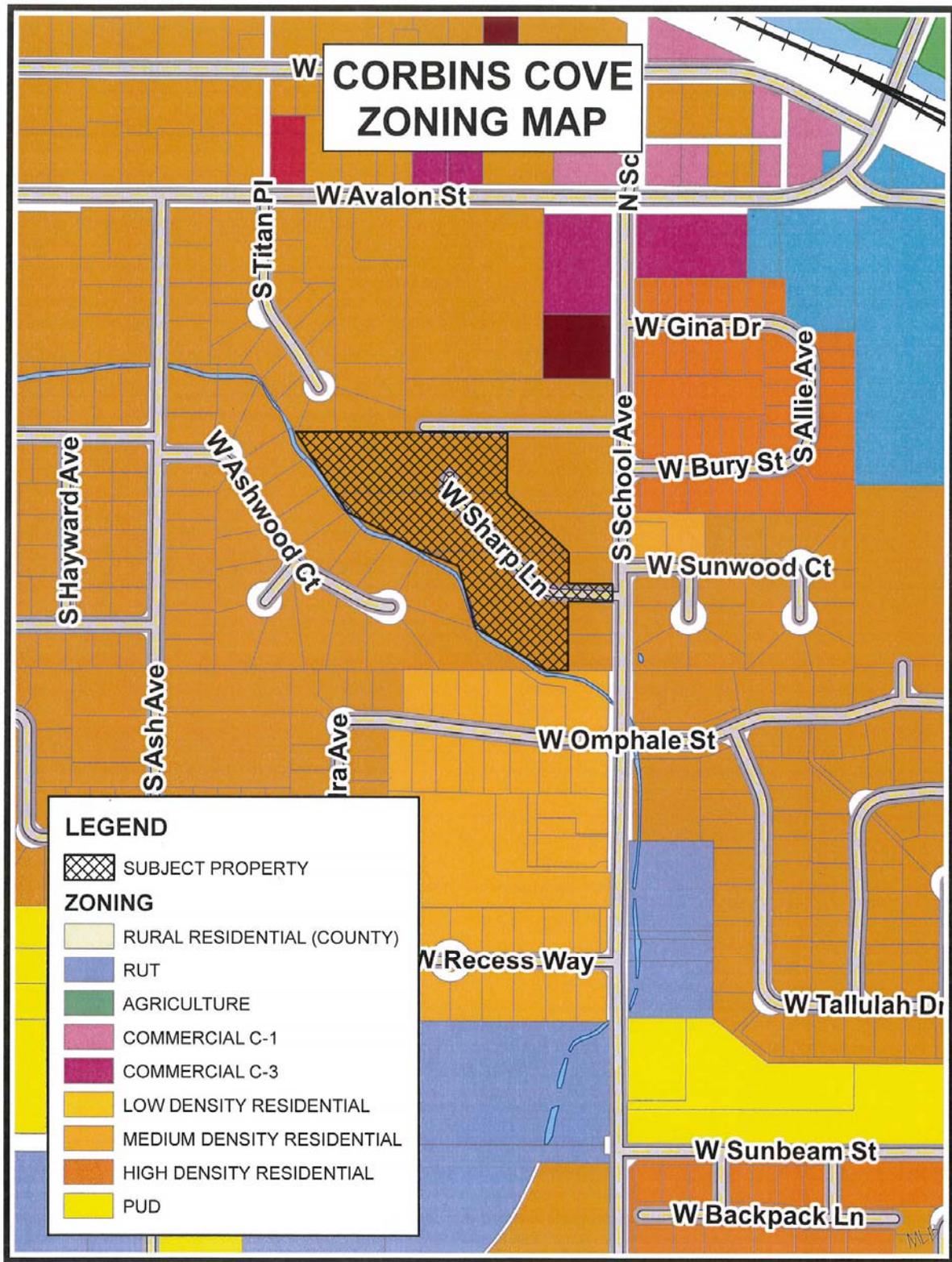
Comment: *Neighborhood Notices were mailed out to residents within 350-FT of the proposed project site on May 8, 2020, and a legal notice was published in the Kuna Melba Newspaper on May 6, 2020. The applicant placed a sign on the property on May 13, 2020.*

DATED: this ____ day of _____, 2020.

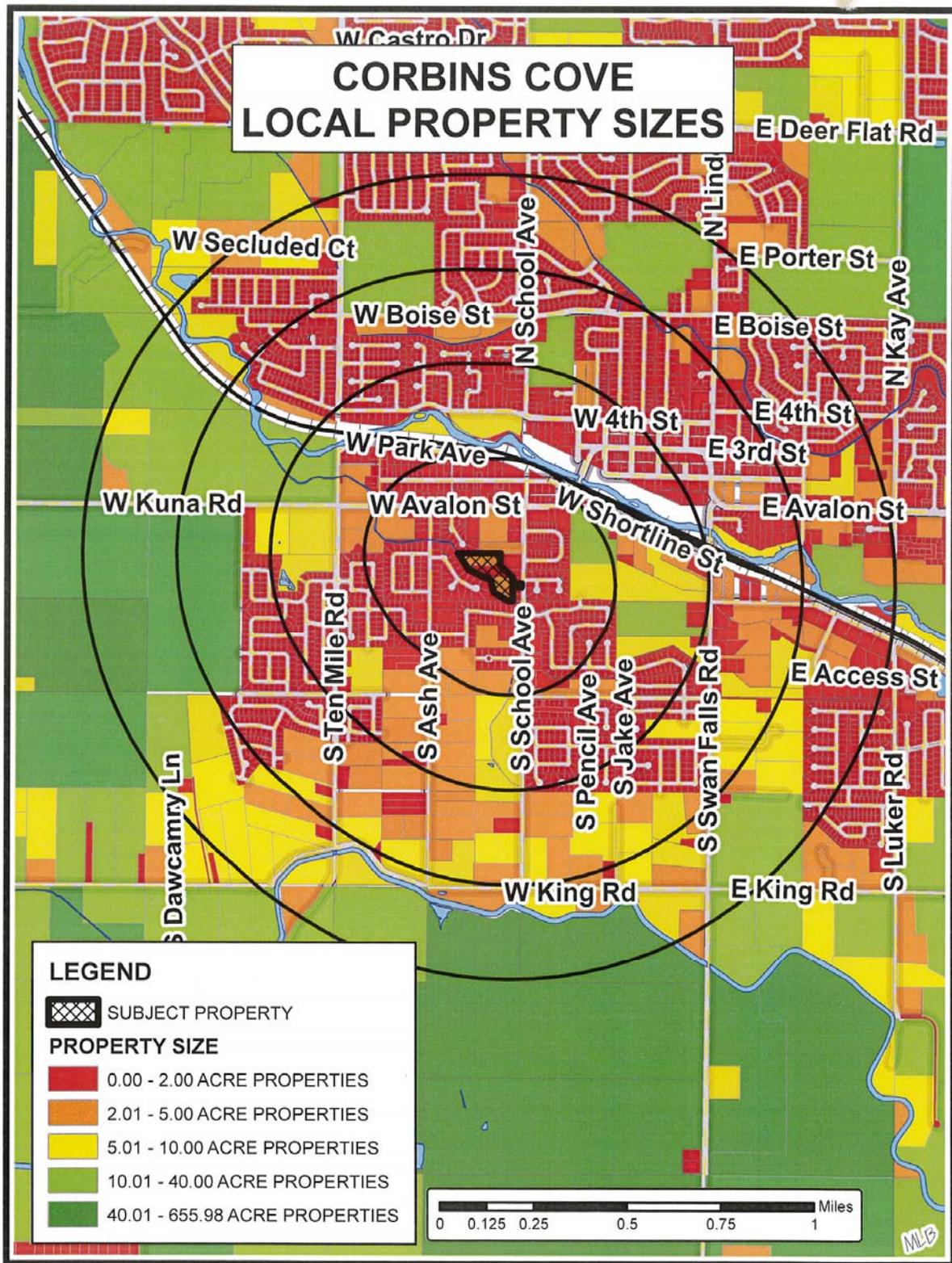


CORBINS COVE COMPREHENSIVE PLAN MAP

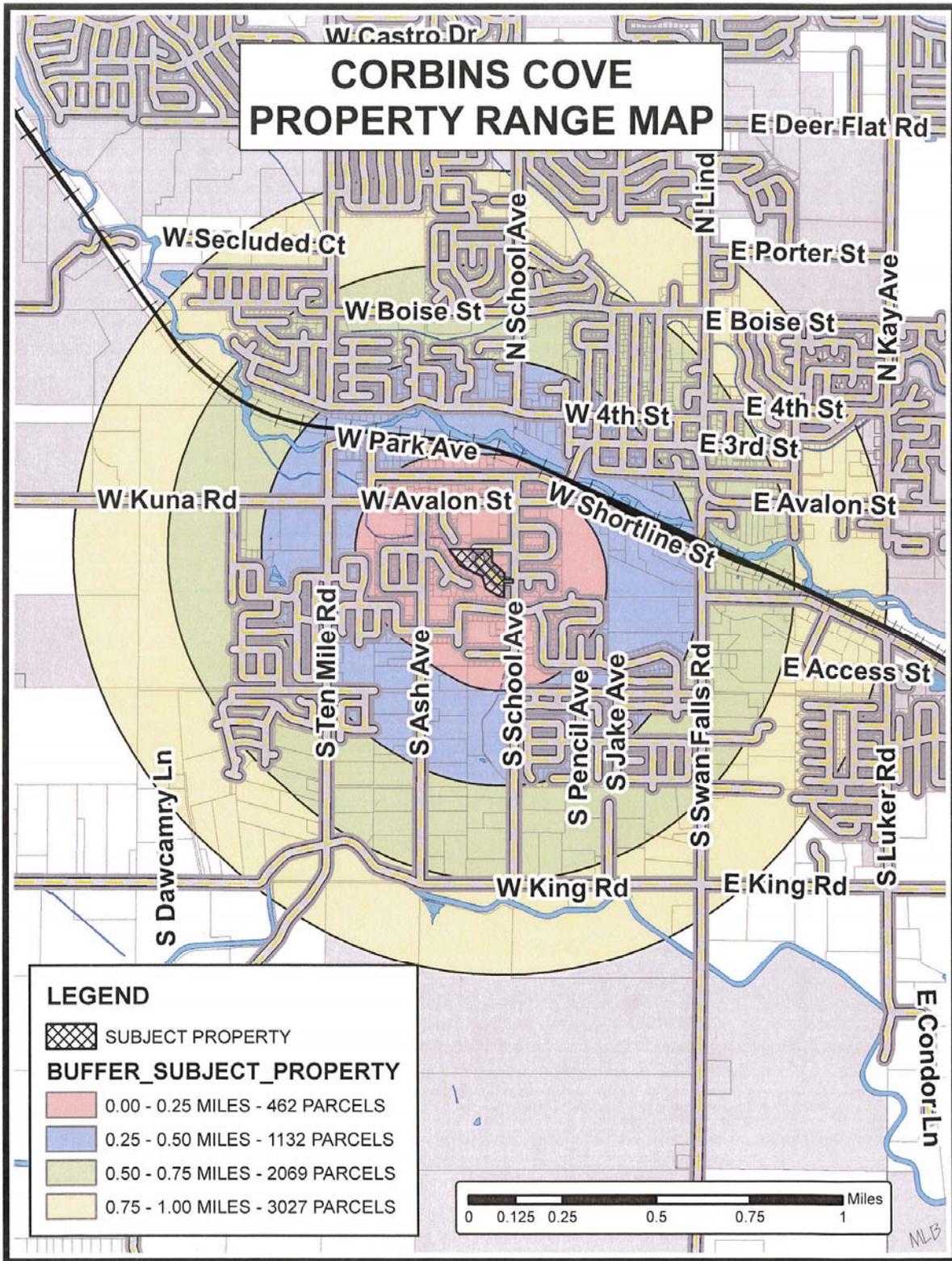


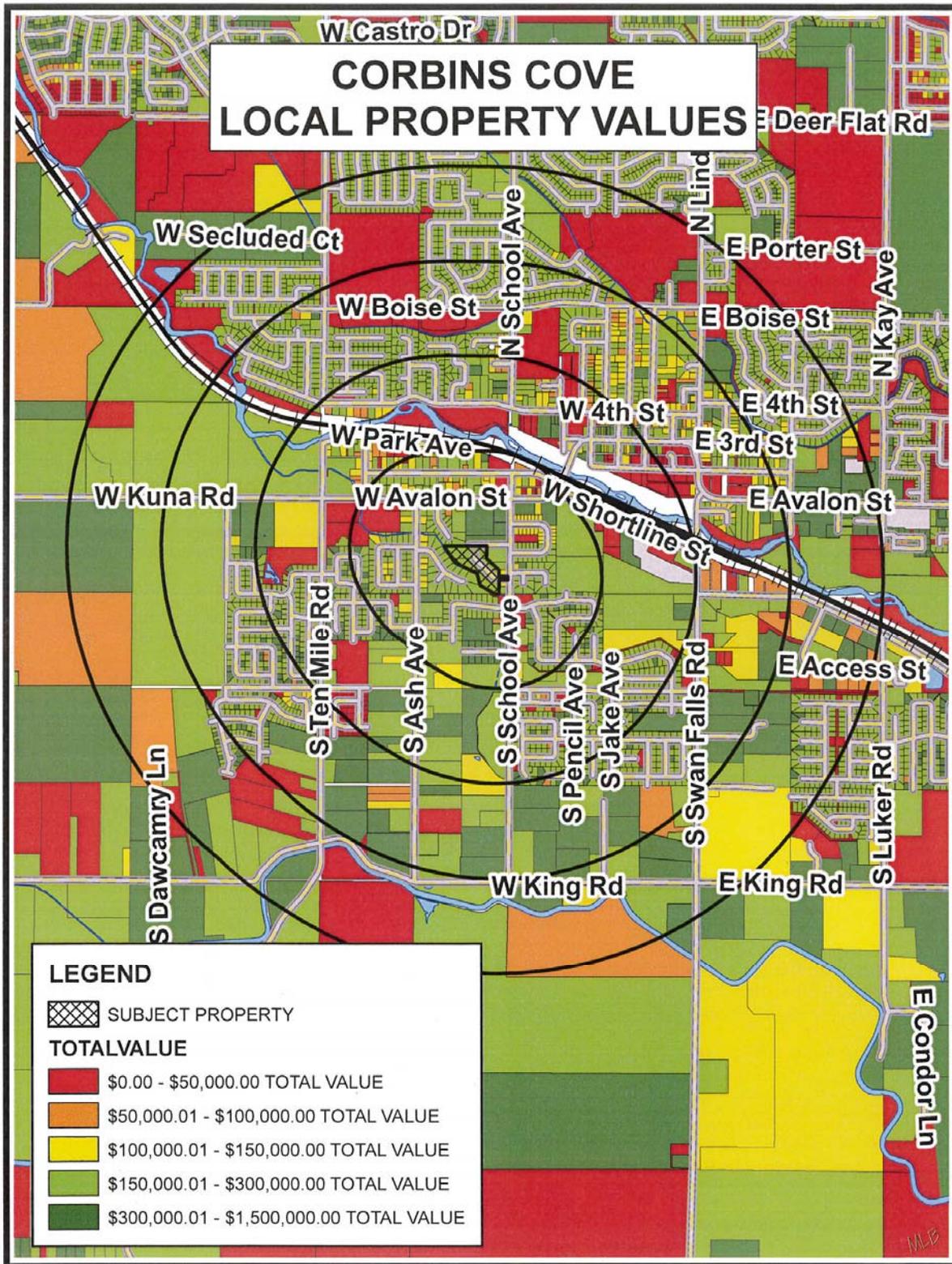














B & A Engineers, Inc.

Consulting Engineers & Land Surveyors
5505 West Franklin Rd. Boise, ID 83705
Telephone 208.343.3381 Facsimile 208.342.5792

received
11.19.19

15 November, 2019

To Whom It May Concern
Preliminary Plat Application Meeting

Subject: **Corbin's Cove Subdivision
Letter of Intent**

To Whom It May Concern,

This letter is to announce the planning of a proposed subdivision in the City of Kuna, Ada County, Idaho. Said subdivision will be located West of School Street, South of Avalon Street in the Northeast Quarter of Section 26, Township 2 North, Range 1 West. Upon approval, three existing zoned R-6 parcels (R5070251061, R5070251161, R5070251166), consisting of approximately 6 acres, will be subdivided into approximately 22 lots with 1 lot being reserved as open space per said zone regulations. (No rezone necessary). Currently, three houses exist within the existing parcels which are intended to remain and proposed lot lines will be adjusted around said houses in accordance with R-6 zoning regulations.

Water:

We are proposing a water main that will tie into an existing water main which will be tied into by service lines to provide water to each proposed dwelling unit.

Sewer:

We are proposing an 8" sewer main that will tie into an existing 8" sewer main located in the northern section of the proposed subdivision. We will tie in one 4" sewer service for each proposed dwelling unit.

Pressure Irrigation:

Pressure irrigation will be provided for each dwelling unit and tied into an existing pressure irrigation line located southerly of the proposed subdivision.

Storm Drain:

A sufficient storm drain system will be constructed for drainage/flow of sediment/runoff within the ACHD right-of-way.

Ingress/Egress:

Ingress/Egress will be provided by an existing private road (West Sharp Lane). Said street will be extended and a snoop style turnaround will allow for sufficient ingress/egress for a fire truck, and access to each dwelling unit within said subdivision.

Sincerely,

Nick LaCross
Engineer Technician
B & A Engineers, Inc.

received
11.19.19



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)	19-09-5
Project name	CORBINS COVE SUBDIVISION
Date Received	11-19-19
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: Paul Winward	Phone Number: _____
Address: 8291 S. Locust Grove Road	E-Mail: _____
City, State, Zip: Meridian, ID. 83642	Fax #: _____
Applicant (Developer): Gary McAllister	Phone Number: 208-283-4830
Address: _____	E-Mail: mcallgary@gmail.com
City, State, Zip: _____	Fax #: _____
Engineer/Representative: Nick LaCross - B&A Engineers, Inc.	Phone Number: 208-343-3381
Address: 5505 W. Franklin Rd.	E-Mail: nplacross@baengineers.com
City, State, Zip: Boise, ID 83705	Fax #: _____

Subject Property Information

Site Address: 870/890/910 W Sharp Lane Kuna, Idaho 83634	
Site Location (Cross Streets): School ave. and Avalon St.	
Parcel Number (s): R5070251061 / R5070251161 / R5070251166	
Section, Township, Range: Section 26, Township 2 North, Range 1 West	
Property size : Approx. 6.0 Acres	
Current land use: Single Family Dwelling	Proposed land use: Single Family Dwelling
Current zoning district: R-6	Proposed zoning district: R-6 No Change

Project Description

Project / subdivision name: Corbin's Cove Subdivision

General description of proposed project / request: Subdividing approx. 6.0 acres into approx. 23 lots, one of which will be reserved for open space.

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): Wet/ Dry utilities. Open Space. Single family Dwelling

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: Single Family Homes

Any existing buildings to remain? Yes No

Number of residential units: 22 21 Number of building lots: 22 21

Number of common and/or other lots: 1

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): _____

Gross density (DU/acre-total property): 3.74 DU/ACRE Net density (DU/acre-excluding roads): 4.2 DU/ACRE

Percentage of open space provided: 2.5 Acreage of open space: 6,200 sf

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

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: _____

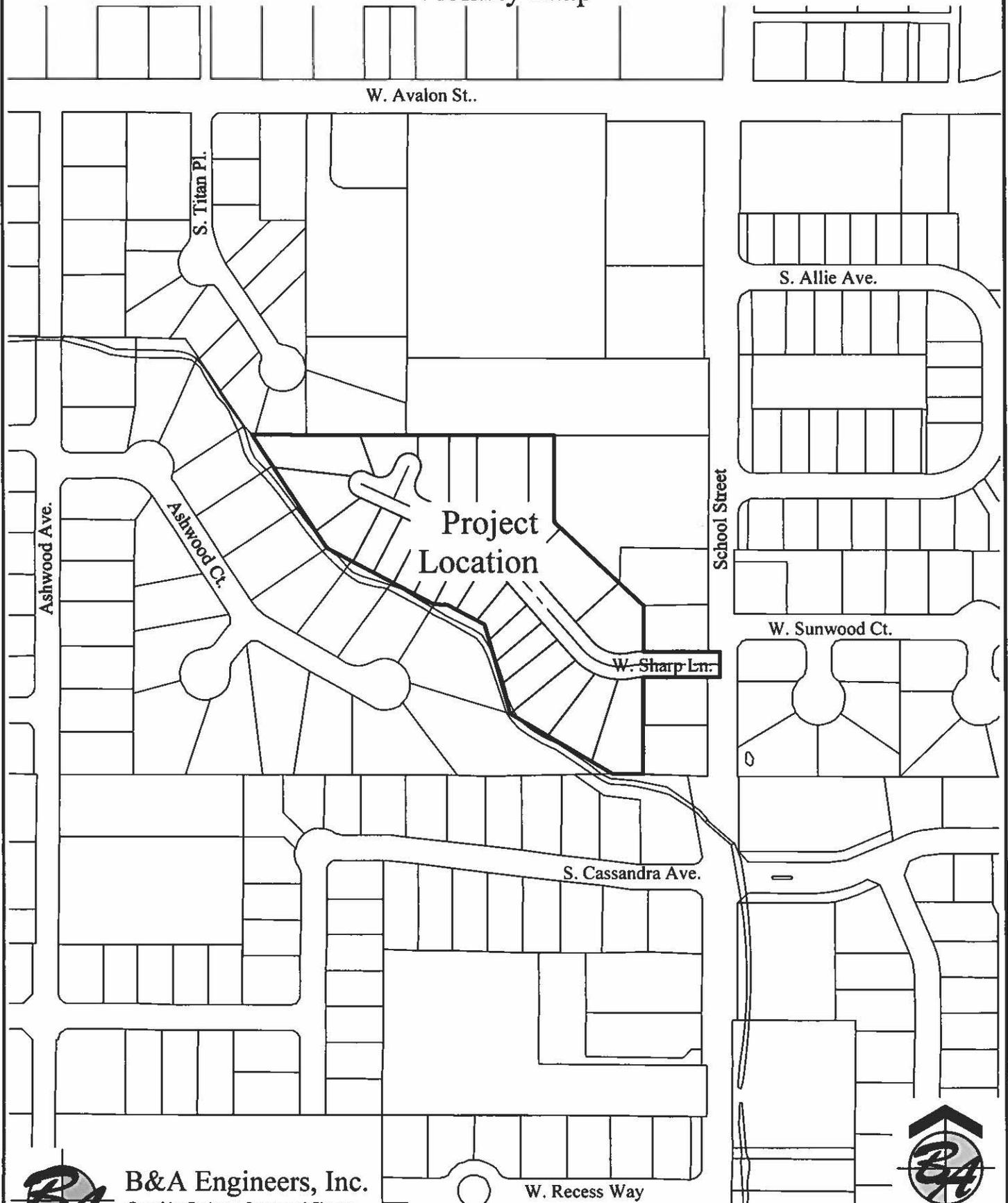
c. Width of driveway aisle: _____

Proposed Lighting: _____

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

Applicant's Signature: _____ Date: _____

Corbin's Cove Subdivision Vicinity Map



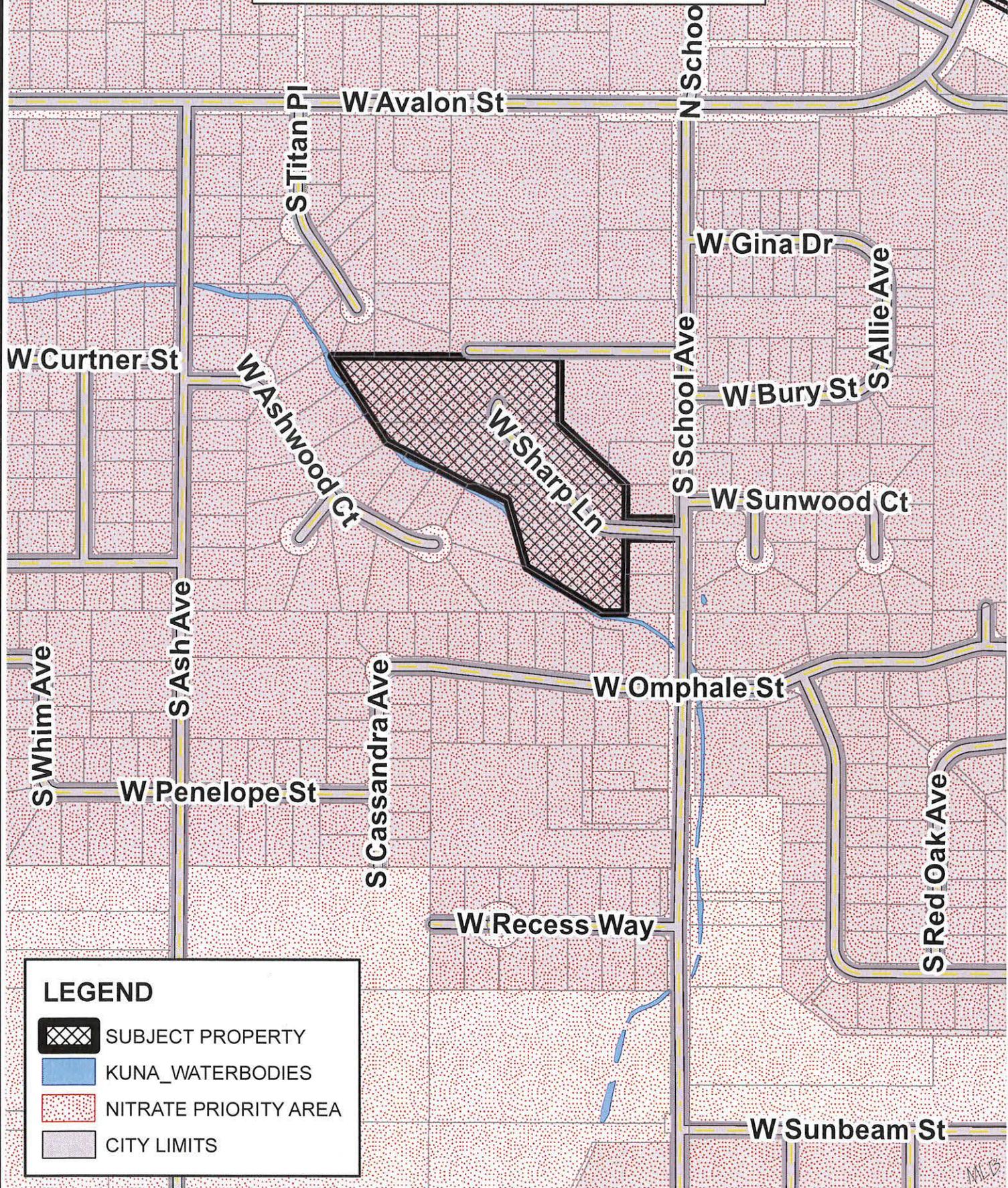
B&A Engineers, Inc.

Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381



NORTH
SCALE: 1"=250'

CORBINS COVE NITRATE PRIORITY MAP

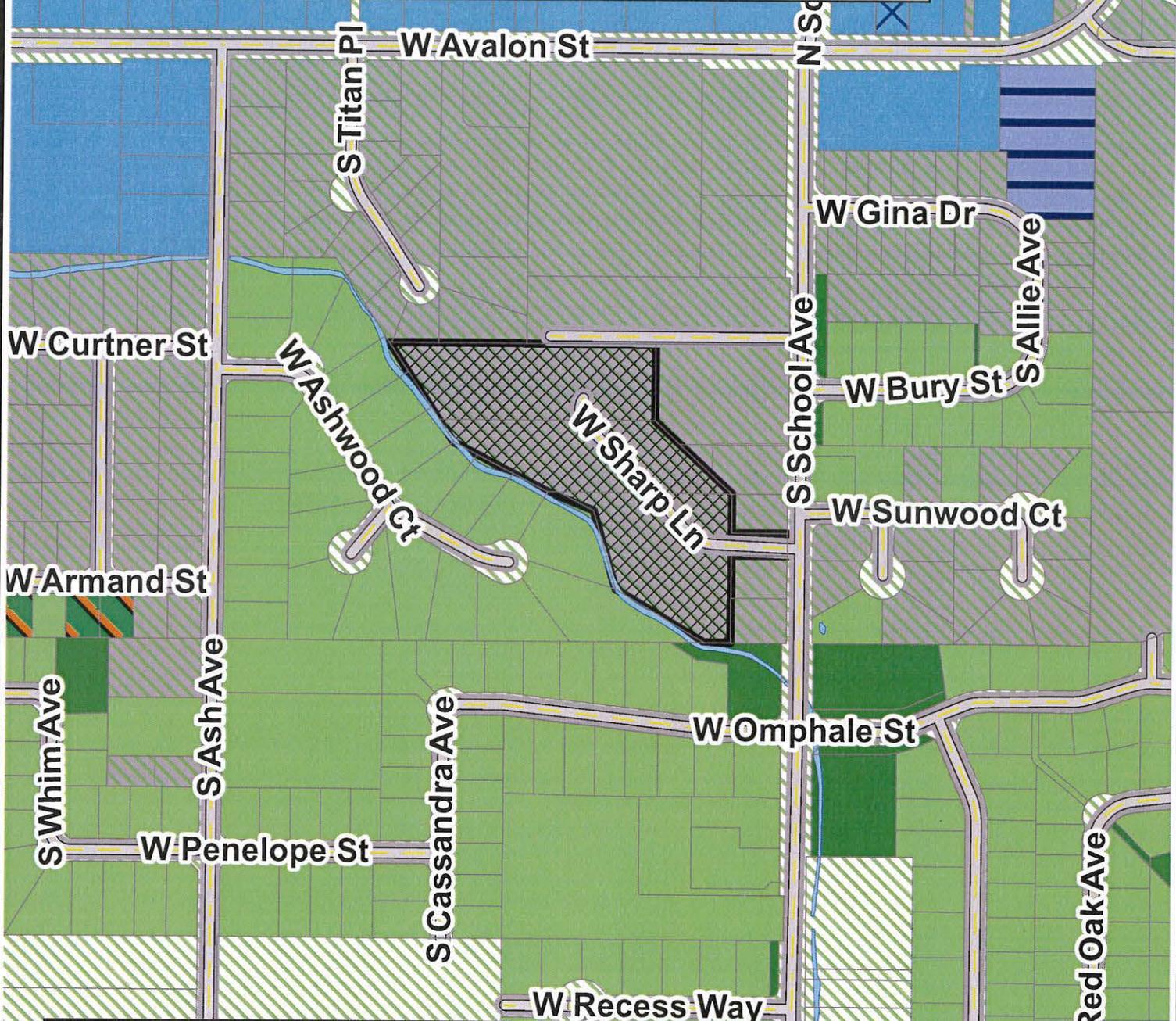


LEGEND

-  SUBJECT PROPERTY
-  KUNA_WATERBODIES
-  NITRATE PRIORITY AREA
-  CITY LIMITS

MLB

COBINS COVE IRRIGATION DISTRICT MAP



LEGEND

-  SUBJECT PROPERTY
- BOISE PROJECT BOARD OF CONTROL IRRIGATION DISTRICT**
-  BOISE KUNA IRRIGATION DISTRICT
-  NEW YORK IRRIGATION DISTRICT
-  KUNA CITY LIMITS

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: 24 January 2020
From: Paul A. Stevens, P.E.
To: Wendy Howell, Planning and Zoning Director
RE: Corbin's Cove Subdivision Preliminary Plat – 19-09-S

The Corbin's Cove Subdivision Preliminary Plat request dated 15 November 2019 has been reviewed. It is noted that while the application outlines the applicant's general development intent, specific development plans are not provided except those implied as allowed or permitted in a "R-6" zone. These comments apply to the preliminary plat and do not address the landscaping design. The landscaping, design review, traffic, and associated topics rest 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. The following comments apply:

1. General

- a. Corbin's Cove Subdivision requests a replat of lots 7 and 8 in Kuna Home Tracts. The revised zoning and commensurate density is R6 residential and 4.2 dwelling units per acre. The replat contains 22 lots placed in 6.0 acres. A commensurate impact on the City of Kuna's water and sewer utilities will result.
- b. Access to Corbin's Cove Subdivision is provided by W. Sharp Lane from School Street.
- c. A plan approval letter will be required if this project affects any local irrigation districts.
- d. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- e. State the vertical datum used for elevations on all drawings.
- f. Provide engineering certification on all final engineering drawings.

2. Inspection Fees

- a. An inspection fee will be required for City inspection of the construction of any water, sewer and irrigation facilities associated with this development.
- b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to IDEQ that 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.
- d. The current inspection fee is \$1.00 per lineal foot of pressurized irrigation, sewer, and water pipe.

- e. Payment is due and payable prior to City's approval of final construction plans.

3. Right-of-Way

- a. Corbin's Cove Subdivision accesses from W. Sharp Lane and School Street.
- a. Sufficient right-of-way on the quarter line and section line 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. Sidewalk, curb and gutter, street widening and any related storm drainage facilities, shall be provided in connection with property development. All construction shall comply with city code and policies.
- d. All street construction must meet or exceed ACHD and City of Kuna development standards.
- e. Developer shall provide sufficient access and maintenance easements to allow city access to and maintenance of the pressurized irrigation, sewer and water main lines and any associated apparatus.
- f. It is noted from the preliminary plat that there are several sewer and water easements across this property. The easements contain live sewer main trunk lines and water main lines. City access to these lines must not be impeded. The developer should assure that a sufficient building envelope results on the reconfigured lots.

4. Sanitary Sewer & Potable Water

- a. This application shall conform to the sewer and water master plans as applicable.
- b. "To and through" master plan sewer & water mainlines are required for Corbin's Cove Subdivision.
- c. The applicant's property is presently partially developed, new lots and associated utilities are subject to connection fees for the ultimate connected sewer load and water demand as provided in the City's Standard Tables.
 - a. City Code (6-4-2) requires connection to the City sewer system for all sanitary sewer needs.
 - b. City Code (6-4-2X) requires connection to City water services.
- d. 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.
- e. All sewer and water infrastructure must meet or exceed City of Kuna requirements.
- f. Corbin's Cove Subdivision is located in the Ten Mile Lift Station Sewer Drainage Basin. Commitments to service subdivisions through the Ten Mile Lift Station presently equal approximately 121% of the rated capacity an additional 22 EDUs push the service ceiling to approximately 124% of the rated capacity.
- g. Developer participation may be needed to expand the Ten Mile Lift Station and sewer collection system.
- a. Sewer and water flow models will be required to verify adequate water supply, fire suppression and sewage removal.
- b. Sewer and Water "Will Serve" commitments shall be based on available water and sewer capacities at the time of construction drawing approval.
- c. Development construction must be in progress and vigorously pursued within one year from the Will Serve Letter date of issue to avoid automatic termination of the Will Serve Commitments.

5. Pressurized Irrigation

- a. The applicant's property may be partially connected to the City of Kuna pressurized irrigation system.
 - a. Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2).
- b. Pressurized irrigation will be provided by connection to the City of Kuna pressurized irrigation system.
- c. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- d. This application shall be conditioned to conform to the Pressurized Irrigation Master Plan.

Exhibit B-1

- a. The Pressurized Irrigation Master Plan dictates pipe sizes.
- e. "To and through" extension of pressurized irrigation applies to Urza Subdivision.

6. Grading and Storm Drainage

The following provisions apply to Corbin's Cove 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. 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.
- c. Runoff from public right-of-way is regulated by ACHD. On site storm water retention (if applicable) shall be reviewed in conjunction with the Civil Engineering construction improvements review.
- d. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of any private storm water disposal system.
- e. Any increase in quantity or rate of runoff or decrease in quality of runoff (compared to historical conditions) must be detained, treated and released at rates no greater than historical amounts at a quality consistent with historical quality.
- f. If impervious area is increased, provide a storm water disposal plan for review by the City Engineer which accounts for the increased storm water drainage. Provide detailed drawings of drainage facilities for review.

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.

Exhibit B-2



Mary May, President
Kent Goldthorpe, Vice-President
Rebecca W. Arnold, Commissioner
Sara M. Baker, Commissioner
Jim D. Hansen, Commissioner

January 30, 2020
Updated March 12, 2020

To: Gary McAllister
2115 E. Bowstring Street
Meridian, ID 83642

Subject: KPP20-0001/ 19-09-S
870 W. Sharp Lane
Corbin's Cove Subdivision

The applicant is requesting approval for a preliminary plat to develop 22 single family lots on 6 acres that has 3 existing residences.

A. Findings of Fact

1. School Avenue

a. **Existing Conditions:** School Avenue is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 58-feet of right-of-way for School Avenue (30-feet from centerline).

b. **Policy:**

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

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

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

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

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

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

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

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

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. This segment of School Avenue is designated in the MSM as a Residential Collector with 3-lanes and on-street bike lanes, a 36-foot street section within 50-feet to 70-feet of right-of-way.

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

- c. **Applicant Proposal:** The applicant has not proposed any improvements to School Avenue.

Staff Comments/Recommendations: Consistent with District Policy, the applicant should be required to improve School Avenue abutting the site as ½ of a 36-foot wide collector street section with vertical curb, gutter and 5-foot wide detached (7-foot wide attached) concrete sidewalk and dedicate additional right-of-way as needed to 2-feet behind back edge of sidewalk. For attached sidewalks, right-of-way width may be reduced to the back edge of sidewalk and a permanent right-of-way easement provided that extends to 2-feet behind the back edge of sidewalk.

If detached sidewalks are placed outside of the right-of-way, a permanent right-of-way easement is required. 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.

If street trees are desired with detached sidewalk, an 8-foot wide planter strip should be provided.

2. Sharp Lane - Private Roads/Driveways

- a. **Existing Conditions:** There is an existing 20-foot wide unpaved private road, Sharp Lane, onto School Avenue, which is located 80-feet south of Sunwood Court and 40-feet to the south of a residential driveway.
- b. **Policy:**
Private Road Policy: District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will

Exhibit B-2

review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:

- Designed to discourage through traffic between two public streets,
- Graded to drain away from the public street intersection, and
- If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

Access Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

District Policy 7206.1 states that the primary function of a collector is to intercept traffic from the local street system and carry that traffic to the nearest arterial. A secondary function is to service adjacent property. Access will be limited or controlled. Collectors may also be designated at bicycle and bus routes.

Driveway Location Policy (Stop Controlled Intersection): District policy 7206.4.4 requires driveways located on collector roadways near a STOP controlled intersection to be located outside of the area of influence; OR a minimum of 150-feet from the intersection, whichever is greater. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

Successive Driveways: District policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 25 MPH and daily traffic volumes less than 100 VTD to align or offset a minimum of 150-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7206.4.6 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7206.4.6, 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 and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

Public Local Street Offset requirements on a Collector Roadway: District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

Standard Urban Local Public 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.

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

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

- c. **Applicant's Proposal:** The applicant has proposed to utilize the existing private road, Sharp Lane, for the development.
- d. **Staff Comments/Recommendations:** If the City of Kuna approves the private road, the applicant shall be required to pave the private roadway a maximum width of 30-feet and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Kuna, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

The location of Sharp Lane does not meet District Policy for driveways/private roads to be offset at least 150-feet from another intersection. However, staff recommends a modification of policy to allow the location of Sharp Lane because it is existing, and the limited site frontage of 50-feet limits the applicant's ability to meet offset requirements.

Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

ACHD does not make any assurances that the private road, which is a part of this application, will be accepted as a public road if such a request is made in the future. Substantial redesign and reconstruction costs may be necessary in order to qualify this road for public ownership and maintenance.

The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements for a local street section.
- The ability to construct a stub street for connection to adjacent developable parcels.
- Turnarounds must be constructed to meet ACHD cul-de-sac dimensional standards.

If the City of Kuna requires a public street, then the street shall be constructed as a 36-foot wide local street section with curb, gutter and minimum 5-foot wide concrete sidewalks on both

Exhibit B-2

sides and constructed within 50-feet of right-of-way and construct the turnaround to meet ACHD cul-de-sac dimensional standards. If constructed as a local street, it not meet District Policy that requires local streets to be offset 330-feet from any other street on a collector street. However, staff recommends a modification of policy to allow street location because the limited site frontage of 50-feet limits the applicant's ability to meet offset requirements. The applicant should be required to ensure that a minimum 40-foot sight triangle is provided at the intersection of Sharp Lane and School Street and that there is no vegetation or obstructions (i.e. signs, berms, structures, fencing) taller than 3-feet at maturity within the sight triangle.

B. Site Specific Conditions of Approval

1. Pave the private roadway a maximum width of 30-feet and at least 30-feet into the site beyond the edge of pavement of School Avenue.
2. Improve School Avenue abutting the site as ½ of a 36-foot wide collector street section with vertical curb, gutter and 5-foot wide detached (7-foot wide attached) concrete sidewalk and dedicate additional right-of-way as needed to 2-feet behind back edge of sidewalk. If street trees are desired with detached sidewalk, an 8-foot wide planter strip should be provided. For attached sidewalks, right-of-way width may be reduced to the back edge of sidewalk and a permanent right-of-way easement provided that extends to 2-feet behind the back edge of sidewalk.

If detached sidewalks are placed outside of the right-of-way, a permanent right-of-way easement is required. 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.

3. Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.
4. If the City of Kuna requires a public street, then the street shall be constructed as a 36-foot wide local street section with curb, gutter and minimum 5-foot wide concrete sidewalks on both sides and constructed within 50-feet of right-of-way and construct the turnaround to meet ACHD cul-de-sac dimensional standards. The applicant shall ensure that a minimum 40-foot sight triangle is provided at the intersection of Sharp Lane and School Street and that there is no vegetation or obstructions (i.e. signs, berms, structures, fencing) taller than 3-feet at maturity within the sight triangle.
5. A Traffic Impact Fee will 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 development is estimated to generate 180 additional vehicle trips per day (29 existing); and 19 additional vehicle trips per hour in the PM peak hour (3 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

Exhibit B-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
School Avenue	50-feet	Collector	N/A	N/A

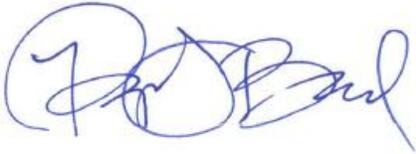
** ACHD does not have a current traffic count for this segment of School Avenue.

D. Attachments

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

If you have any questions, please feel free to contact me at (208) 387-6293.

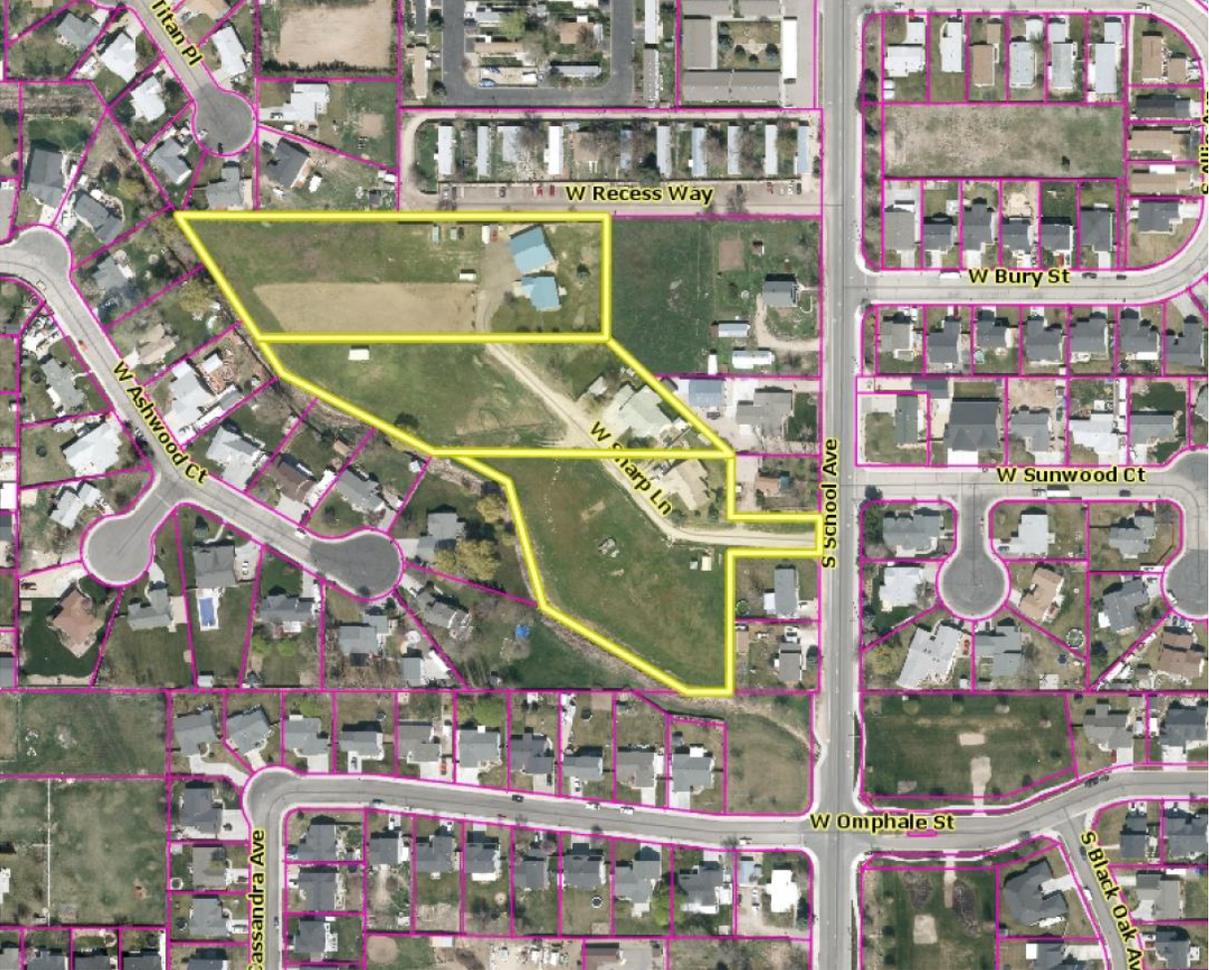
Sincerely,



Paige Bankhead, E.I.
Planner II
Development Services

cc: City of Kuna
Rep

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.

Exhibit B-2

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.

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

RECEIVED
JAN 27 2020
CITY OF KUNA

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

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

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

24 January 2020

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

RE: Corbin's Cove Sub.
Sharp Lane, Kuna 83634
Boise-Kuna Irrigation District
South Rail Road Lateral 188+50 Rotation
Sec. 26, T2N, R1W, BM.

File #19-09S
BK-1299 A3, 1299 A3a, 1299 A3b

Troy Behunin, Planner:

The United States' Mora Canal Wasteway no. 1 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 wasteway. We assert the federal easement 30 feet west and southwest and 30 feet east and northeast of the wasteway'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 landscaping (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. All easements must remain a flat drivable surface.

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

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

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.

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.

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,

A handwritten signature in black ink, appearing to read 'TRITTHALER', with a long horizontal flourish extending to the right.

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Ray Moore Watermaster, Div; 3 BPBC
 Lauren Boehlke Secretary – Treasurer, BKID
 File



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Meridian
Kuna
Star

Rezone #

Conditional Use #

Preliminary / Final / Short Plat 19-09-S

Corbin's Cove

- 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:
6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
12. We will require plans be submitted for a plan review for any:
13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.
14.

Reviewed By: [Signature]
Date: 1/31/20

EXHIBIT B-5



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 North Orchard • Boise, ID 83706 • (208) 373-0550

Brad Little, Governor
John H. Tippets, Director

February 6, 2020

Troy Behunin, Planner III
City of Kuna
751 W. 4th Street
Kuna, Idaho 83634

RE: Corbin's Cove Subdivision, 19-09-S Preliminary Plat

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: deq.idaho.gov/assistance-resources/environmental-guide-for-local-govts.

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 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 final plat 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 (208) 373-0550.

2. Wastewater and Recycled Water

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval.

EXHIBIT B-5

Response to Request for Comment
February 4, 2020
Page 2

Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

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

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

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

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. Drinking Water

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

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

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: 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 Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. Surface Water

- A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.
- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. A Construction General Permit from EPA may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- 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 (208) 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

EXHIBIT B-5

Response to Request for Comment
February 4, 2020
Page 4

Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.

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

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

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

For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

6. Additional Notes

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website 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
Regional Administrator
Boise Regional Office

ec: CM#2020AEK29

EXHIBIT B-6

Troy Behunin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, January 22, 2020 3:42 PM
To: Troy Behunin
Subject: 19-09-S Corbin's Cove Subdivision

Categories: Agency Comments

Good afternoon,

ITD has received application 19-09-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: Wednesday, January 22, 2020 12:49 PM
To: ACHD <planningreview@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>; Brent Moore <bmoore@adacounty.id.gov>; Cable One Business <Adam.ingram@cableone.biz>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; Chief Roberts <proberts@kunafire.com>; COMPASS <cmiller@compassidaho.org>; Dave R. - KSD <Dreinhart@kunaschools.org>; DEQ <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <ahawkins@idahopower.com>; Idaho Power <bwatson2@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>; J&M Sanitation - Chad Gordon <Chad.Gordon@jmsanitation.com>; 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 <wjohnson@kunaschools.org>; Lisa Holland <lholland@kunaid.gov>; Mike Borzick <mborzick@kunaid.gov>; New York Irrigation District <terri@nyid.org>; Paul Stevens <PStevens@kunaid.gov>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>
Subject: [EXTERNAL] Corbin's Cove Subdivision Comments Request

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

Afternoon Greetings everyone,

Please review the packet attached with this email and return relevant agency comments to our office about the services your agency provides, and how this proposed subdivision will impact your service. This project will be scheduled to go to our Commission on March 24, 2020.

If you have questions, *need more time* or need additional info or a packet mailed to your office, please let me know.

Thank you in advance.

Troy

Kuna School District

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



March 9, 2020

Wendy Johnson,
Superintendent

Subject: Corbin's Cove Subdivision

Kim Bekkedahl, Asst.
Superintendent of
Student Learning
Services

Dear Honorable Members of the Planning and Zoning Commission,

David Reinhart,
Asst. Superintendent
of School Support
Services

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 these homes, when completed, will house 14 school aged children based on our calculation of .65 students per household, which is the Ada County standard calculation. Approval of the Corbin's Cove Subdivision will affect enrollments at the following schools:

Elmira Feather,
Finance Manager &
Data Analyst

	Current	Enrollment	Capacity
Indian Creek Elementary School		310	400
Kuna Middle School		793	900
Kuna High School		1760	1500

Allison Westfall,
Communications
Director

	Anticipated 2020-21	Enrollment	Capacity
Indian Creek Elementary School		325	400
Kuna Middle School		808	900
Kuna High School		1300	1500
Swan Falls High School (open Fall 2020)		500	500

Cathy Beals,
Administrator of
Curriculum and
Assessment

As you notice from the above numbers, Indian Creek Elementary School and Kuna Middle School currently have capacity. We anticipate Kuna High School will have additional capacity once Swan Falls High School opens in the Fall of 2020.

Eileen O'Shea,
Administrator of Student
and Community
Services

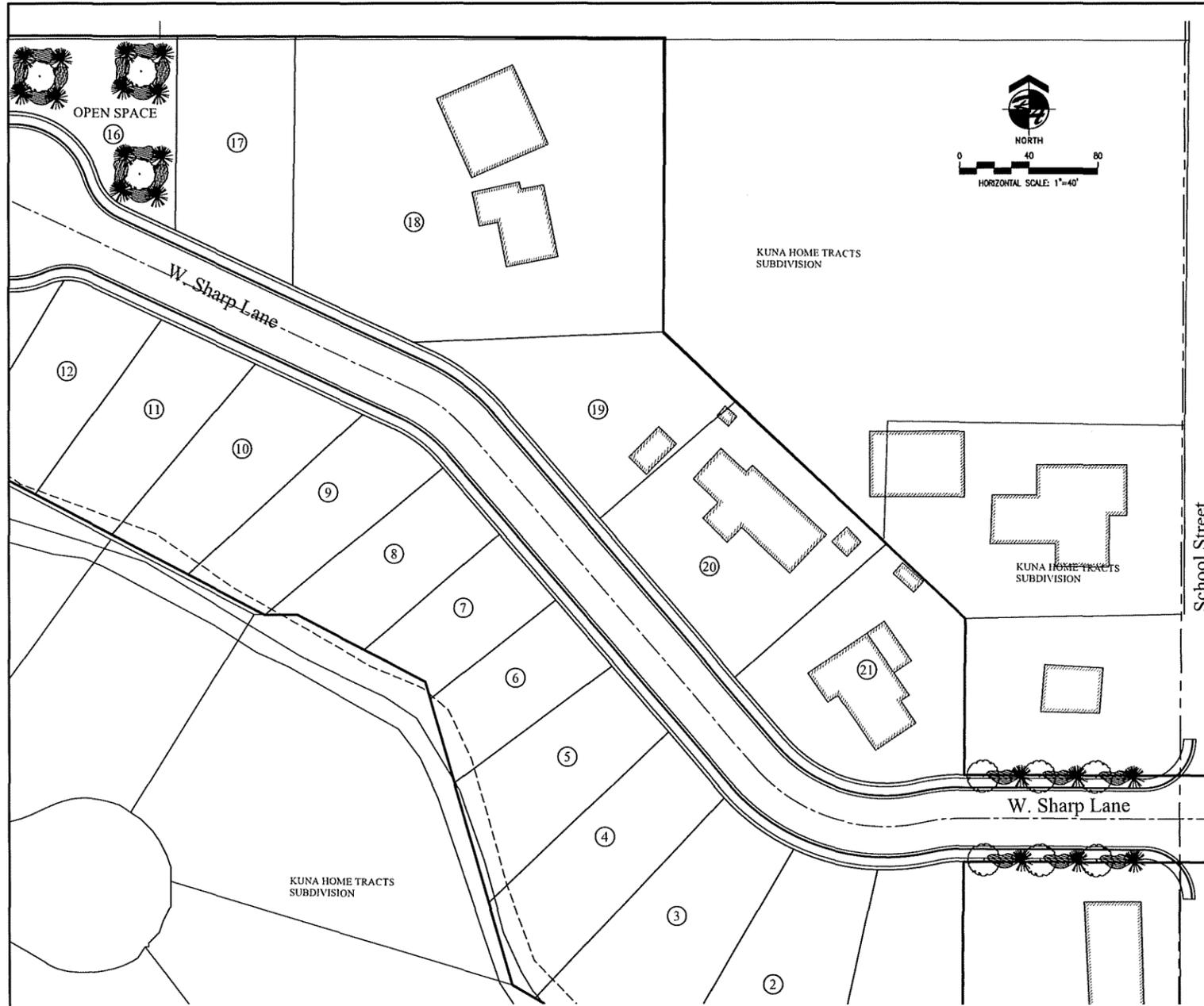
We are aware of additional proposed subdivisions in the Indian Creek Elementary and Kuna Middle School attendance zones that may bring them to capacity in the near future. Once these schools are at capacity, our Board of Trustees will have to determine whether or not a bond vote will be needed to expand our current school capacity.

Jim Obert,
Administrator of IT and
Major Projects

Regards,

Ludee Vermaas,
Special Education
Director

District Planners
Jim Obert and David Reinhart



Plant Palette Table

COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES		
1 TOTAL FROM TABLE AUSTRIAN PINE COLORADO BLUE SPRUCE	PINUS NIGRA PICEA PUNGENS 'GLAUCA'	6-8' HT B&B 6-8' HT B&B
SHADE TREES		
1 TOTAL FROM TABLE AUTUMN PURPLE ASH DEBORAH MAPLE LONDON PLANETREE SHADEMASTER HONEYLOCUST WORPLESDON SWEETGUM GREENSPIRE LINDEN	FRAXINUS AMERICANA 'AUTUMN PURPLE' ACER PLATANOIDES 'DEBORAH' PLATANUS X ACERIFOLIA 'BLOODGOOD' GLEDTISIA TRIACANTHOS 'SHADEMASTER' LIQUIDAMBAR STRACIFLUA TILIA CORDATA 'GREENSPIRE'	2" CALIP B&B 2" CALIP B&B 2" CALIP B&B 2" CALIP B&B 2" CALIP B&B 2" CALIP B&B
ORNAMENTAL TREES		
1 TOTAL FROM TABLE ARISTOCRAT PEAR FLAME AMUR MAPLE PRAIRIFIRE CRAB REDBUD SPRING SNOW CRAB WASHINGTON HAWTHORN	PYRUS CALLERYANA 'ARISTOCRAT' ACER GINNALA 'FLAME' MALUS 'PRAIRIFIRE' CERCIS CANADENSIS MALUS 'SPRING SNOW' CRATAEGUS PHAENOPYRUM	2" CALIP B&B 2" CALIP B&B 2" CALIP B&B 2" CALIP B&B 2" CALIP B&B 2" CALIP B&B

COMMON NAME	BOTANICAL NAME	SIZE
SHRUBS/ORNAMENTAL GRASSES		
3 TOTAL SHRUBS 3 TOTAL GRASSES FROM TABLE ANTHONY WATERER SPIRAEA BLUE CHIP JUNIPER BLUE OAT GRASS CHAMPLAIN ROSE CREEPING MAHONIA CRIMSON PYGMY BARBERRY DIABOLO NINEBARK DWARF ARCTIC WILLOW FLAME GRASS GOLDMOUND SPIREA GRO-LOW SUMAC IVORY HALO DOGWOOD NEARLY WILD ROSE	SPIRAEA x BUMALDA 'ANTHONY WATERER' JUNIPER HORIZONTALIS 'BLUE CHIP' HELIOTRICHON SEMPERVIRENS ROSA 'CHAMPLAIN' MAHONIA REPENS BERBERIS THUNBERGII 'CRIMSON PYGMY' PHYSOCARPUS OPULIFOLIUS 'MONLO' SALIX PURPUREA 'NANA' MISCANTHUS SINENSIS 'PURPURASCENS' SPIRAEA x BUMALDA 'GOLDMOUND' RHUS AROMATICA 'GRO-LOW' CORNUS ALBA 'BAILHALO' ROSA 'NEARLY WILD'	5 GAL 5 GAL 2 GAL 3 GAL 3 GAL 3 GAL 5 GAL 5 GAL 2 GAL 3 GAL 5 GAL 5 GAL 3 GAL

Notes

- ALL PLANTS SHALL MEET OR EXCEED MINIMUM KUNA CITY ORDINANCE REQUIREMENTS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- NO TREES SHALL IMPEDE THE 40-FOOT VISION TRIANGLES AT ROAD INTERSECTIONS. NO TREES OR SHRUBS OVER 3- FEET HIGH AT MATURITY SHALL BE PLANTED WITHIN STREET VISION TRIANGLES.
- NO TREES SHALL BE PLANTED WITHIN 10- FEET OF ANY ADA COUNTY HIGHWAY DISTRICT STORM DRAINAGE FACILITIES. NO TREES SHALL BE PLANTED WITHIN 50- FEET OF STOP SIGNS.
- INSTALLATION OF REQUIRED PLANTING ON THE RESIDENTIAL LOTS SHALL BE COMPLETED AS REQUIRED AT THE TIME OF HOME CONSTRUCTION.
- ALL COMMON LOTS SHALL BE PLANTED WITH HYDROSEED OR SOD AFTER TREE PLANTING.

Calculations

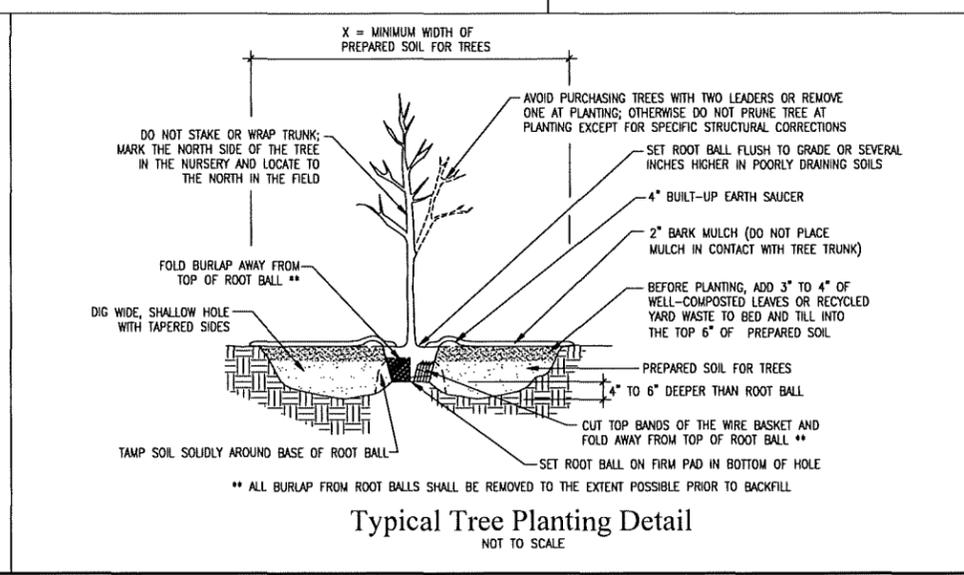
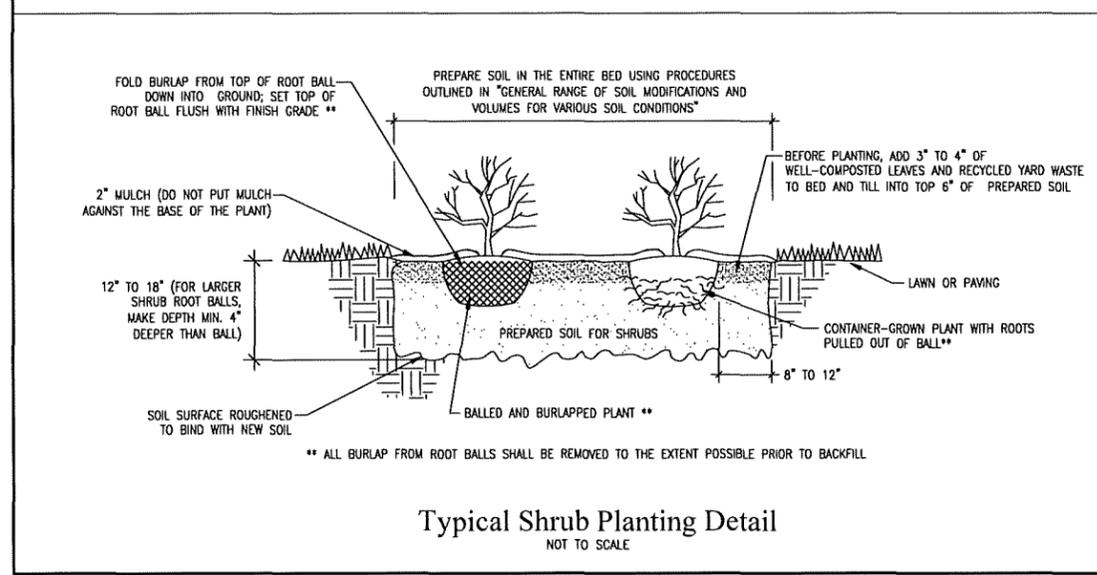
LANDSCAPE BUFFER ENTRANCE OF W. SHARP LANE
TOTAL LENGTH 250 LF.

REQUIRED	INSTALLED
12 SHADE/ORNAMENTAL TREES	9
17 EVERGREENS	18
68 SHRUBS/ORNAMENTAL GRASSES	18

Fencing

6-FOOT VINYL PRIVACY FENCING SHALL BE INSTALLED ALONG THE WEST, NORTH, AND EAST BOUNDARIES OF LOT. THE DEVELOPMENT AND ALONG THE REAR OF THE LOTS ABUTTING THE 20' LANDSCAPE BUFFER ALONG LUKER ROAD, PURSUANT TO MANUFACTURES SPECIFICATIONS. (EXISTING VINYL FENCE ALONG NORTH BOUNDARY)

TOTAL LINEAL FOOTAGE = 325 LF.



B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

Corbin's Cove Subdivision
Kuna, ID 83634
Parcel No. R5070251061/R5070251161/R5070251166
Zone R-5

Landscape Plan

REV.	DATE	BY	DESC.
1	08-25-14	JH	

SALE AS NOTED
DATE: FEBRUARY 4, 2020
DRAWN BY: N.Y. LA. CROSS
CHECKED BY: J.L. CROSS
PROJECT NO.:
DATE: 02/04/20
DRAWING FILE NAME: MGTB Site Plan.dwg

SHEET NO:
L1.0

Photos of Property



Photos of Property



Photos of Property



Photos of Property



Photos of Property



Photos of Property





B & A Engineers, Inc.

Consulting Engineers & Land Surveyors
5505 West Franklin Rd. Boise, ID 83705
Telephone 208.343.3381 Facsimile 208.342.5792

Corbin's Cove Subdivision Boundary Description

15 November 2019

A re-subdivision of a portion of Lots 7 and 8 of Kuna Home Tracts Subdivision as shown on the official plat thereof in Book 5 of Plats, at Page 247, records of Ada County, Idaho, being situate in the south half of the northeast quarter of Section 26, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Commencing at the northwest corner of said Section 26; thence $S89^{\circ}47'00''E$, 2626.73 feet along the North line of Section 26 to the North Quarter Corner; thence $S00^{\circ}22'40''W$, 1,083.96 feet along the easterly boundary of the northeast quarter of said Section 26 and the centerline of South School Avenue to the ***Point of Beginning***:

Thence continuing $S00^{\circ}22'40''W$, 50.00 feet along the easterly boundary of the northeast quarter of said Section 26 and the centerline of South School Avenue to a point bearing $S89^{\circ}44'48''E$, 25.00 feet easterly of the westerly right-of-way of South School Avenue;

Thence $N89^{\circ}44'48''W$, 150.08 feet;

Thence $S00^{\circ}24'51''W$, 189.94 feet;

Thence along the boundary of record-of-survey 3074:

$N89^{\circ}14'24''W$, 59.06 feet;

$N59^{\circ}29'47''W$, 232.31 feet;

$N15^{\circ}56'12''W$, 181.55 feet;

$N62^{\circ}16'12''W$, 83.34 feet;

$N89^{\circ}54'41''W$, 18.97 feet;

$N62^{\circ}20'37''W$, 6.50 feet to the most easterly corner of Lot 3, Block 1 of Ashwood Manor Subdivision No.4;

Thence $N62^{\circ}20'37''W$, 238.05 feet and along a portion of the easterly boundary of Ashwood Manor Subdivision No. 4, to the most easterly corner of Lot 5, Block 1 of Ashwood Manor Subdivision No. 3;

Thence $N33^{\circ}10'55''W$, 264.18 feet along the easterly boundary of said Ashwood Manor Subdivision No. 3, to the southwest corner Lot 7 of Valley Heights Subdivision;

Thence S89°46'32"E, 592.48 feet along the southerly boundaries of said Valley Heights Subdivision, record-of-survey 1387, and record-of-survey 2882 to the northwest corner of record-of-survey 10092;

Thence S00°20'44"W, 169.49 feet along the westerly boundary of said record-of-survey 10092;

Thence S46°30'59"E, 239.71 feet along the southwesterly boundary of said record-of-survey 10092 to the northwest corner of the property described by deed recorded under Instrument No. 7806802;

Thence S00°24'51"W, 90.00 feet along the westerly boundary, to the southwest corner of the property described by deed recorded under Instrument No. 7806802;

Thence S89°44'48"E, 150.05 feet to the ***Point of Beginning***.

Comprising 5.88 acres, more or less.

Subject to all existing easements and right-of-ways of record or apparent.



Nick LaCross

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Wednesday, October 23, 2019 1:42 PM
To: Nick LaCross
Cc: Joseph Canning
Subject: Corbins Cove Subdivision Name Reservation

October 23, 2019

Joseph Canning, B&A Engineers
Nick LaCross, B&A Engineers

RE: Subdivision Name Reservation: **CORBINS COVE SUBDIVISION**

At your request, I will reserve the name **Corbins Cove Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

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

Sincerely,



Jerry L. Hastings, PLS 5359
County Surveyor
Deputy Clerk Recorder
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7912 office
(208) 287-7909 fax
E-mail: jhastings@adacounty.id.gov

From: Nick LaCross
Sent: Tuesday, October 22, 2019 9:28 AM
To: Sub Name Mail
Subject: Proposed Subdivision Name Request

To Whom It May Concern,

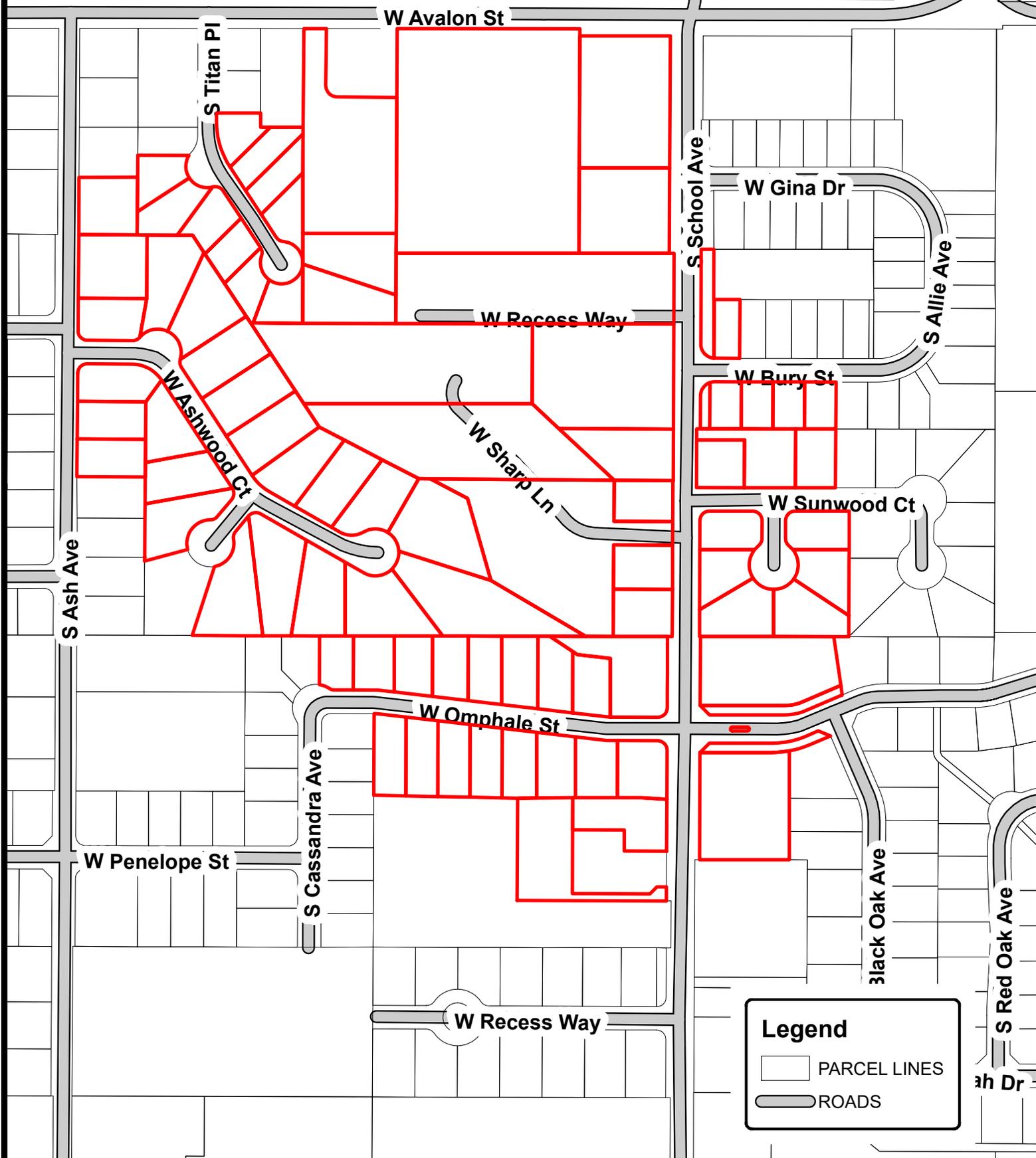
This email is an official request of a proposed subdivision name...

The name of the proposed subdivision we are seeking approval for is "Corbins Cove Subdivision"

Project Location: Northeast Quarter of Section 26, Range 1 West, Township 2 North. Parcel No's.: R5070251061, R5070251161, R5070251166

Survey Firm: B&A Engineers, Inc.
5505 W. Franklin Road Boise, Idaho 83705
208-343-3381
Surveyor: Joseph Canning PLS 4116

Letter Recipients at 350 feet.



Legend

- PARCEL LINES
- ROADS



Neighborhood Meeting Certification

received
11/19/19

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: New Subdivision

Date and time of neighborhood meeting: Nov 14 2019 7:00pm

Location of neighborhood meeting: Kuna Library

SITE INFORMATION:

Location: Quarter: _____ Section: _____ Township: _____ Range: _____ Total Acres: _____

Subdivision Name: _____ Lot: _____ Block: _____

Site Address: Sharp Lane Tax Parcel Number(s): _____

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

CURRENT PROPERTY OWNER:

Name: _____

Address: _____ City: _____ State: _____ Zip: _____

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

Name: Gary McElister Business (if applicable): _____

Address: 215 E Bowstring City: Mendocino State: Id Zip: 83642

SIGN IN SHEET

PROJECT NAME: CORBIN COVE

Date: 11.14.2019

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	Donnie Boyd	910 W. Sharp Ln	83634	208-866-3265
2	Bill Dougherty	890 Sharp Ln	83634	208-870-6791
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 11.14.2019 Number of Attendees: _____

Meeting Location: Kuna Library

Description of Project Presented:

Subdivision Plat

Sharp Lane Vicinity Maps

Attendee's comments:

I hereby certify that the above information is complete and correct to the best of my knowledge.

Gary McAlister
Printed Name

Signature

11.14.2019
Date

Neighborhood Meeting

There will be a Neighborhood meeting on a proposed subdivision

Located at Sharps Lane and Schoolhouse Ave.

Meeting will be at The Kuna Library on November 14 2019

At 7 pm Kuna Library is located at 457 N Locust Ave Kuna 83634

If you have any questions, please feel free to call Gary McAllister

208283 4830

Gary McAllister

HUTCHINS GREGORY K
HUTCHINS KATHLEEN
201 S TITAN PL
KUNA, ID 83634-0000

KELLER FAMILY TRUST
KELLER ENTERPRISES LLC
2049 WHITE PINE LN
BOISE, ID 83706-0000

KELSO BARRY
KELSO LAURA
220 S TITAN PL
KUNA, ID 83634-0000

KENDALL KERRY
1080 W ASHWOOD CT
KUNA, ID 83634-0000

LIECHTY MICHAEL
LIECHTY PATRICIA Y
1041 W AVALON ST
KUNA, ID 83634-0000

LIMBAUGH FAMILY TRUST
LIMBAUGH GENE M TRUSTEE
761 W SUNWOOD ST
KUNA, ID 83634-0000

MARSHALL LEO
MARSHALL KATHERINE
1164 W ASHWOOD CT
KUNA, ID 83634-0000

MCARTHUR DANA D &
MCARTHUR CINDY L
1132 W ASHWOOD CT
KUNA, ID 83634-0000

MCCALL JEREMY
1060 W OMPHALE ST
KUNA, ID 83634-0000

MELENDEZ JOSE
GOMEZ JERONIMA
253 S TITAN PL
KUNA, ID 83634-0000

MURGEL GEORGE A
MURGELCHRISTINE A
975 W ASHWOOD CT
KUNA, ID 83634-0000

NELSON PENNY L
1038 W OMPHALE ST
KUNA, ID 83634-0000

ORTON WILLIAM J JR
ORTON SHARON K
957 W OMPHALE ST
KUNA, ID 83634-0000

PATCH BRIAN D
PATCH HEIDI
204 S TITAN PL
KUNA, ID 83634-0000

PETERSON MARTIN JOHN
PETERSON M ROSARIO
1047 W ASHWOOD CT
KUNA, ID 83634-0000

PFRIMMER WALTER JAKE
PFRIMMER NATALIE L
755 W BURY ST
KUNA, ID 83634-0000

QUINN ROBERT E
QUINN LUCY A
1063 W ASHWOOD CT
KUNA, ID 83634-0000

REILLY WADE A
REILLY MELINDA L
1192 W ASHWOOD CT
KUNA, ID 83634-0000

RENO KEVIN P
RENO TERRI LYN
232 S TITAN PL
KUNA, ID 83634-0000

ROMRIELL WALTER LYNN
ROMRIELL BROOKLYN
1000 W OMPHALA ST
KUNA, ID 83634-0000

ROSATI VITO
ROSATI MONICA
361 S SCHOOL AVE
KUNA, ID 83634-0000

ROSATI VITO MICHAEL & MONICA KATHLEEN
JOINT LIVING TRUST
ROSATI VITO MICHAEL TRUSTEE
361 S SCHOOL AVE
KUNA, ID 83634-0000

ROYER CHARLES N JR
ROYER CARRIE E
PO BOX 461
KUNA, ID 83634-0000

RUSSELL JAMES D
RUSSELL SHERI J
781 S SCHOOL AVE
KUNA, ID 83634-0000

SCHMID PETER
SCHMID MARGARET
PO BOX 4469
HAILEY, ID 83333-0000

SINGLETON CARY J &
SINGLETON MISHELLE
1054 W ASHWOOD CT
KUNA, ID 83634-2267

STEIGER MICHAEL R
980 W OMPHALE ST
KUNA, ID 83634-0000

STEPHENS DANIEL D
449 S SCHOOL AVE
KUNA, ID 83634-0000

SWEARINGEN LARRY
323 S SCHOOL AVE
KUNA, ID 83634-0000

SZPLETI DAVID BRUCE
970 W ASHWOOD CT
KUNA, ID 83634-0000

THOMPSON LAURAL
241 S TITAN PL
KUNA, ID 83634-2262

THORNTON JUDY R
421 S SCHOOL AVE
KUNA, ID 83634-2309

VILLARREAL RUDY M
CARRILLO FELIDA
1039 W OMPHALE ST
KUNA, ID 83634-0000

WETZSTEIN TIMOTHY D
1159 W ASHWOOD CT
KUNA, ID 83634-9110

WHITSON RICHARD
WHITSON SHELLY
7438 N CARRINGTON LN
COEUR D ALENE, ID 83815-0000

WILEY JOHN Q
WILEY DIANE
1677 S GIBSON WAY
MERIDIAN, ID 83642-0000

WILLOW GLENN SUB HOA INC
3313 W CHERRY LN PMB 655
MERIDIAN, ID 83642-0000

WINWARD PAUL
8291 S LOCUST GROVE RD
MERIDIAN, ID 83646-7258

ABELS MARK D
ABELS CASY
320 SASH AVE
KUNA, ID 83634-0000

ADA DISTRIBUTING INC
471 N CURTIS RD
BOISE, ID 83706-1439

AH4R PROPERTIES LLC
30601 AGOURA RD STE 2.00
AGOURA HILLS, CA 91301-0000

ALEXANDRE GREGG
1137 W ASHWOOD CT
KUNA, ID 83634-0000

ALLEN RAYMOND B
ALLEN ASHLEY J
PO BOX 5512
BOISE, ID 83705-0000

ANDREWS JESSICA
GASKILL RICHARD D
189 S TITAN PL
KUNA, ID 83634-0000

ANSON CARRIE A
223 S TITAN PL
KUNA, ID 83634-0000

AYALA-SOTELO MARCO A
CARRENO YAZMIN SOTELO
789 W BURY ST
KUNA, ID 83634-0000

AYER LIVING TRUST 2/14/12
AYER VALESTA M CO-TRUSTEE
40325 WINDSOR RD
TEMECULA, CA 92591-0000

BASABE JOSEPH TODD
389 S SCHOOL AVE
KUNA, ID 83634-0000

BLISS BRYEN TRINITY
BLISS TAMARA KAY
771 W BURY ST
KUNA, ID 83634-0000

BOYD DONALD C JR
910 W SHARP LN
KUNA, ID 83634-0000

BRANDYWINE SUBDIVISION ASSOCIATION
PO BOX 846
KUNA, ID 83634-0000

BRECKENBURY HOA
715 BURY ST
KUNA, ID 83634-0000

BROCKWAY REBECCA L
773 W SUNWOOD CT
KUNA, ID 83634-0000

CARNEY ROBERT J
CARNEY JAMI A
756 W SUNWOOD CT
KUNA, ID 83634-0000

CASTLE MARVEL B
346 SASH AVE
KUNA, ID 83634-0000

CAWARD JAMES
CAWARD DORIS
235 S TITAN PL
KUNA, ID 83634-0000

CONDREAY TIMOTHY R
194 S TITAN PL
KUNA, ID 83634-0000

DEANDRADE STEPHANIE
DEANDRADE CHRISTOPHER
1021 W OMPHALE ST
KUNA, ID 83634-0000

DIETRICH THOMAS E
260 SASH AVE
KUNA, ID 83634-0000

DOUGHTY WILLIAM D
DOUGHTY SANDRA L
PO BOX 133
KUNA, ID 83634-0000

DRIESEL KELLY L
DRIESEL LISA L
1180 W ASHWOOD CT
KUNA, ID 83634-0000

ELLISON RONALD W
730 W SUNWOOD CT
KUNA, ID 83634-0000

EVANS MORGAN P
EVANS KATHERINE A
741 W SUNWOOD CT
KUNA, ID 83634-0000

FISHER KENNETH J
FISHER GAIL L
845 S BLACK CAT RD
KUNA, ID 83634-0000

GALVEZ RODRIGO
GALVEZ JUANA
962 W OMPHALE ST
KUNA, ID 83634-0000

GORDON TIMOTHY W
GORDON BELINDA S
PO BOX 236
KUNA, ID 83634-0000

GUZMAN GUSTAVO T
UNSER MARRIA D
1086 W OMPHALE ST
KUNA, ID 83634-0000

HEMBREE LIVING TRUST 05/17/2017
HEMBREE LARRY J TRUSTEE
4218 W DOUGVILLE RD
KUNA, ID 83634-0000

HENRY JOHN F
3030 S BEAR CLAW PL
KUNA, ID 83634-0000

HERRIOTT RHONDA L
735 W SUNWOOD CT
KUNA, ID 83634-0000

HODGE KELLY THOMAS
HODGE FELAN MONIQUE
1032 W ASHWOOD CT
KUNA, ID 83634-0000



Gary McAllister <mcallgary@gmail.com>

RE: Room Reservation Request

5 messages

Admin1 Ladies <admin1@kunalibrary.org>
 To: "mcallgary@gmail.com" <mcallgary@gmail.com>

Tue, Nov 5, 2019 at 7:12 AM

I could do it 7:00 – 8:00 p.m. The 6 o'clock time is taken.

Thanks,

Tam and Jana

Tam Svedin and Jana Cutforth

Kuna Library Co-Directors

admin1@kunalibrary.org

208-922-1025

From: none <mcallgary@gmail.com>
Sent: Monday, November 4, 2019 12:24:07 PM
To: admin1@kunalibrary.org <admin1@kunalibrary.org>
Subject: Room Reservation Request

Event Title:	Corbin Cove sub
Preferred Room:	Conference Room without food \$0
Date Requested:	Thursday, November 14 2019
Time Requested:	6 pm to 7 pm
Expected Attendance:	10
Name of Booking Organization:	none
Name of Contact Person:	Gary mcallister
Email of Contact Person:	mcallgary@gmail.com
Phone Number of Contact Person:	208 283 4830
Address:	2115 e Bowstring st Meridian Id 83642
Type of Organization:	Other
Do you need Audio/Visual Equipment:	No
Briefly describe the purpose of your event and list any special requirements needed. :	Time for neighbors to review an new subdivision in Kuna, Idaho
Confirm:	Yes
By checking this box I consent to having this website store my submitted information so the library staff can respond to my inquiry. :	Checked

 Gary McAllister <mcallgary@gmail.com>

Tue, Nov 5, 2019 at 7:24 AM

To: Admin1 Ladies <admin1@kunalibrary.org>

That works thanks gary

[Quoted text hidden]

Gary McAllister <mcallgary@gmail.com>
To: Admin1 Ladies <admin1@kunalibrary.org>

Tue, Nov 5, 2019 at 7:25 AM

That works thanks gary

On Tue, Nov 5, 2019, 7:12 AM Admin1 Ladies <admin1@kunalibrary.org> wrote:

[Quoted text hidden]

Admin1 Ladies <admin1@kunalibrary.org>
To: Gary McAllister <mcallgary@gmail.com>

Tue, Nov 5, 2019 at 7:30 AM

I have reserved the Conference Room for you Thursday, November 14, 2019 from 7:00 – 8:00p.m. Just a reminder the library does close at 8:00.

Thanks,

Tam and Jana

Tam Svedin and Jana Cutforth

Kuna Library Co-Directors

admin1@kunalibrary.org

208-922-1025

From: Gary McAllister <mcallgary@gmail.com>

Sent: Tuesday, November 5, 2019 7:25:28 AM

To: Admin1 Ladies <admin1@kunalibrary.org>

Subject: Re: Room Reservation Request

[Quoted text hidden]

Gary McAllister <mcallgary@gmail.com>
To: Admin1 Ladies <admin1@kunalibrary.org>

Tue, Nov 5, 2019 at 7:37 AM

Thank you!

[Quoted text hidden]

received
11.19.19



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.cityofkuna.com

State of Idaho)
) ss.

County of Ada)

I, Donald Boyd , 910 W. Sharp Ln
Name Address
Kuna , Id 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 _____ Address _____
Name

to submit the accompanying application pertaining to that property.

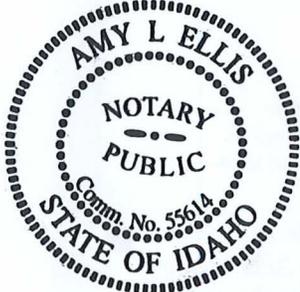
B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

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 8th day of Nov, 2019

Donald Boyd
Signature

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



Amy L. Ellis
Notary Public for Idaho

Residing at: Ada, Idaho

My commission expires: 1-20-2022



City of Kuna AFFIDAVIT OF LEGAL INTEREST

received
11.19.19 City of Kuna
P.O. Box 43
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Kunacity.id.gov

State of Idaho)
) ss
County of Ada)

x I, Sandra L. Doughty, 890 Sharp lane
Name Address
Kuna, IDAHO 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 _____
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).

x Dated this ^{SLD} 11-8-2019 8 day of NOV., 2019

Sandra L. Doughty
Signature

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

[Signature]
Notary Public for Idaho

Residing at: Meridian, ID

My commission expires: 5/3/2025

Baylee Wilder
Notary Public
State of Idaho
Commission No. 61340



received
11-19-19

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Kunacity.id.gov

City of Kuna AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, Paul Winward , 870 W. Sharp Ln
Name Address
Kuna , ID 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 Gary McAllister
Name Address

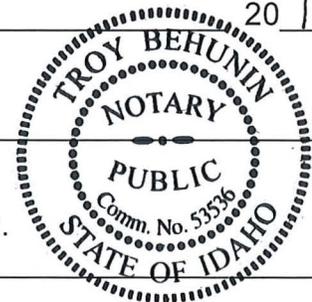
to submit the accompanying application pertaining to that property.

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

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

Dated this 7th day of November 2019

[Signature]
Signature



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

[Signature]
Notary Public for Idaho

Residing at: 751 W. 4th St. Kuna, ID 83634

My commission expires: 2 APR. 2024

Troy Behunin

From: Troy Behunin
Sent: Tuesday, May 12, 2020 12:06 PM
To: 'boydd@slhs.org'
Cc: Wendy Howell
Subject: Land

Donnie,

Thank you for your email.

I will include your email with the packet to the Commission and then later to City Council. You could have a conversation with the developer about being excluded from the HOA and the CC&Rs. The City will not be who determines that.

Thanks again for your note.

Troy Behunin

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.

From: Don Boyd <boydd@slhs.org>
Sent: Tuesday, May 12, 2020 10:39 AM
To: PublicHearingTestimony <PublicHearingTestimony@kunaid.gov>
Subject: Land

To whom it may concern, This is Donnie Boyd land owner at 910 w Sharp Ln. I have no object of land be sold looking forward to paved road with street lights and the clean-up of the other pastures with all the weeds. I've Been trying for several years to get pressurized irrigation on property to have a nice looking hard and for fire reasons. Also for being a land owner there for almost 18 years expect to be grandfathered in with no Home owners Assoc. and CCRs. Finally I'm excited to see something good out of all this. Thank you Donnie

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Troy Behunin

From: Wendy Howell
Sent: Monday, May 18, 2020 11:22 AM
To: Troy Behunin
Subject: FW: Corben cove subdivision, 19 - 09 - S, May 26, 2020

From: William Doughty <wdoughty@kunaschools.org>
Sent: Saturday, May 16, 2020 11:45 AM
To: PublicHearingTestimony <PublicHearingTestimony@kunaaid.gov>
Subject: Corben cove subdivision, 19 - 09 - S, May 26, 2020

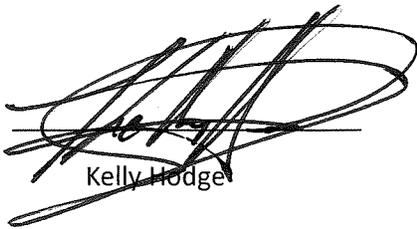
William doughty, 890 sharp lane Kuna ID 83634. phone number 208-919-4231. Email address sandoughty5@msn.com My wife and I approve of the subdivision, we look forward to paved roads, sidewalks and common area and other improvements the subdivision will bring. It will also help with the threat of fire during the summer time from the weeds that grow on the Bare land. It will also reduce the dust From the existing dirt road. Thank you in advance of the approval of the subdivision. William and Sandra Doughty

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To Whom it may concern

My name is Kelly Hodge, I'm the property owner at 1032 W. Ashwood ct. Kuna, ID. I'm against this planning and zone for the acreage behind my property for the following reasons; 1st and foremost, there was never any notification of a neighborhood meeting as outlined in your most recent notification of public hearing. 2nd These lots should be relative in size as surrounding lots. (Note I have one of the smaller lots in the Ashwood Ct. area at .34 acres. 3rd I didn't see where there is a plan to build public road, currently Sharp lane is a private road. New zoning should be consistent with other zoning in building a public road access.

My personal thoughts are that the current proposal is too many lots. My wife Felan Hodge and Myself Kelly Hodge strongly oppose this proposal.



Kelly Hodge

5-02-20



Felan Hodge

5-02-20

May 18, 2020

City of Kuna
Planning and Zoning Commission

Re: Important Opposition to the Corbin's Cove Subdivision – Lots of Issues

Having just received the formal notice of the Preliminary Plat Request in the mail for the aforementioned subdivision on May 11, 2020, the initial review of the information raises a number of zoning and code-related issues that are non-conforming pursuant to Title 5-Zoning Regulations for the City of Kuna. In fact, there are so many departures from the City Code that I first thought this was a joke application. A number of preliminary issues are detailed in the following summary.

Some of the many non-conforming issues with the existing application:

1. There is an odd but significant zoning history (almost 30 years old) on this parcel that may affect your deliberations. I can provide the needed background and answer any questions at the public meeting.
2. The city code requires that a public meeting should be held. There are at least sixty affected parcels but city staff reported that there is no record of anyone in attendance. I have talked to neighbors on all sides of this project and no one remembers a neighborhood notice. I only learned about it by accident.
3. The neighborhood meeting appeared to involve only the two property owners without any neighbors present.
4. The city code requires (5-1A-2) that a neighborhood meeting be held within two months of the application. It wasn't if it was held at all.
5. Each of the parcels has existing and serious code violations. The property owners appear to be ignoring the City and the existing City Code, including to operating businesses and using an RV as a residence. There is no apparent reason to hear any application until the code violations are resolved.

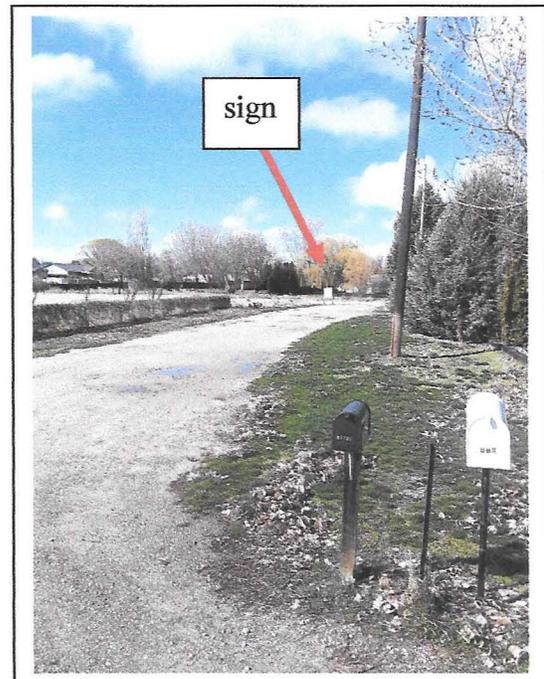


6. The existing properties are covered in weeds. This is not only another code violation but also prevents the neighbors from burning the irrigation ditch.
7. The irrigation company does not have an easement to maintain the irrigation ditch. The neighbors try to maintain the ditch and it is so large that burning weeds is the only real option.
8. The preliminary plat does not even indicate a maintenance easement to the irrigation company. Any needed easement should be included in the final plat.
9. Most of the properties extend past the north side of the irrigation ditch. We will need a method to protect our property from any new neighbors that assume that their property extends to the ditch.

The proposed plat has even more problems with the normal subdivision process. Among the many issues still being investigated, the partial list of issues includes:

1. The city code (5-8-1) limits private streets to a maximum 450-ft length. The proposed Sharp Lane exceeds that length by several hundred feet. I have not seen ACHD approve a private street of that length either.
2. The city code (5-8-1) does not even allow a public cul-de-sac street over 500-ft in length.

3. The proposed private road has the potential for serious harm to the City. The proposed private road is platted as a single lot. This leaves the potential for the “owners” to default on the property tax and force the City or ACHD to take over the ownership and maintenance.
4. The proposed private road also has the potential for serious harm to the new (adjacent) property owners. The homeowners abutting the private road are forced to pay an annual maintenance fee to the home owner’s association and also pay property taxes to ACHD. There is no ACHD tax credit for people living on private roads. This plat forces property owners pay twice for living on private streets.
5. The city code specifies (5-3-3) a minimum street frontage of 45-ft. The proposed plat doesn’t appear to meet that requirement.
6. Even the public site posting notice does not meet the city code. The code (5-1A-8) says that the notice sign has to be clearly visible. The sign was located on private property over 200-ft from any public access. No one can read their sign from more than 200-ft away! The public will have to trespass to get close enough to read the sign.
7. I believe that the applicants made two distinct efforts to eliminate or prevent public input. They first had a secret neighborhood meeting and then they put the hearing notice in a place where the public can’t reach it. This is a common sneaky approach and tells a lot about the applicants.
8. I make my living as an “expert witness” on land use and transportation issues for governments and private attorneys. My years of experience show that the above comments (# 6, 7 and 8) are serious departures from the City’s public noticing rules.
9. The proposed plat appears to conflict with the City’s previous decisions on lot size and lot lines in this area. This inconsistency with past decisions is unfair to everyone and eliminated the opportunity for other applicants.
10. The previous planner on this project identified that only 13 lots could be built on this property if all the city codes are met. The city codes should be met.
11. The City has often worked hard to ensure lot size compatibility between adjacent properties. This plat doesn’t even come close, placing as many as six lots against one adjacent lot.



My requests include:

1. The City should defer any action until the current code violations on the three existing properties are resolved.

2. The City should defer any action until the applicants formally and correctly advertise and hold a neighborhood meeting within two months of the application.
3. The City should defer any action until the public meeting posting complies with the city code.
4. The City should defer any action until the private road complies with the subdivision ordinance's length requirement.
5. The City should require a public street and not a private road. Both the city and the property owners will suffer if a private street is allowed. The private street only helps the developer at the expense of everyone else.
6. The City should require compatible lot sizes and compatible lot lines as done in so many other decisions in this area.
7. The City should require a burn-proof fence near the Mora Wasteway to allow proper and effective maintenance of the irrigation ditch.
8. The City should apply consistent development standards.

Thank you.

A handwritten signature in blue ink that reads "Dave Szplett". The signature is written in a cursive, flowing style with a long horizontal stroke extending to the right.

Dave Szplett
970 Ashwood Court
Kuna