OFFICIALS
Lee Young, Chairman
Dana Hennis, Vice Chairman
Stephen Damron, Commissioner
Cathy Gealy, Commissioner
Tyson Garten, Commissioner

CITY OF KUNA
Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, Idaho 83634

Planning & Zoning Commission Meeting
AGENDA
Tuesday February 23, 2021

6:00 PM REGULAR P&Z COMMISSION

Per Order issued by Central District Health dated July 14, 2020:
Social distancing and face masks are required.

Due to social distancing protocol,
Council Chambers audience occupancy is 15.

The first 15 persons who appear will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming.

Live Streaming Instructions: *Members of the public may watch the February 23, 2021 Planning & Zoning Commission meeting via Facebook Live. The live feed will start at 6:00 PM on the City of Kuna Idaho Facebook page:* https://www.facebook.com/CityofKunaIdaho/

For questions, please call the Kuna Planning and Zoning Department at (208) 922-5274.

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:

PUBLIC HEARING APPLICANT/PUBLIC TESTIMONY PROCESS:

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 Application > Frequently Requested Applications and Forms > ONLINE Public Testimony Form
3. Submit testimony via email to publichearingtestimony@kunid.gov
4. Submit via mail to:
   City of Kuna
   Attention: City Clerk
   PO Box 13
   Kuna ID 83634

Oral – In Person Testimony during the Public Hearing
All persons wishing to testify must state their name and residential address. No person shall speak until recognized by the Chairman. A three (3) limit time limit will be placed on all testimonies.

If you have questions regarding public testimony, please contact the Planning and Zoning Department at (208) 922-5274.

1. CALL TO ORDER & ROLL CALL:

2. CONSENT AGENDA: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS

All items listed under the Consent Agenda are considered to be routine and are acted on with one motion by the Commission. There will be no separate discussion on these items unless the Chairman, Commissioner, or City Staff requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda under Business or as instructed by the Commission.

A. Regular Planning and Zoning Commission Meeting Minutes Dated February 9, 2021

B. Findings of Fact and Conclusions of Law

1. Case Nos. 20-10-S (Preliminary Plat) & 20-07-ZC (Rezone) for Paloma Ridge Subdivision – Doug Hanson, Planner II ACTION ITEM

2. Case Nos. 20-11-S (Preliminary Plat) & 20-08-ZC (Rezone) for Paloma Ridge West Subdivision – Doug Hanson, Planner II ACTION ITEM

3. PUBLIC HEARINGS: (6:00 PM or as soon thereafter as matters may be heard.)

Due to current health precautions associated with the coronavirus, the city of Kuna is providing alternative ways for the community to submit comments at public hearings. To learn more about the process for written, oral or virtual testimony, please follow the directions above or contact the Planning and Zoning Department at 9208) 922-5274.

A. Public Hearing and consideration to approve Case No. 20-04-SUP (Special Use Permit) Gerla Commercial Group Daycare – Jessica Reid, Planning & Zoning Staff and Stephanie Gerla (Applicant) ACTION ITEM

Stephanie Gerla seeks Special Use Permit approval in order to operate a Commercial Group Childcare Facility of up to twelve (12) children, at 346 W 4th Street, between the hours of 6:00 AM – 6:00 PM, Monday – Friday.

Open Public Hearing
Receive Evidence
Consideration to close evidence presentation and proceed to deliberation
Potential Motions:
Consideration to either:
Option 1: Approve or Deny of Case No. 20-04-SUP (Special Use Permit) Gerla Commercial Group Daycare
Option 2: Continue the Public Hearing to a time and date certain.

B. Public Hearing and consideration to recommend approval for Case No. 20-12-S (Preliminary Plat) and consideration to approve Case No. 20-20-DR (Design Review) for Lugarno Terra North – Doug Hanson, Planner II and Billy Edwards, Select Development (Applicant) ACTION ITEM

Select Development requests to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots and 20 common lots). The subject site is within Kuna City Limits with an R-4

(Medium Density Residential) zoning district classification. The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APNs: R7534260375, R7534260500, R7534260218 and R7534260156).

Open Public Hearing
Receive Evidence
Consideration to close evidence presentation and proceed to deliberation
Potential Motions:
Consideration to either:
Option 1: Recommend Approval or Denial of Case No. 20-12-S (Preliminary Plat); Approve or Deny Case No. 20-20-DR (Design Review) and close the Public Hearing.
Option 2: Continue the Public Hearing to a time and date certain.

C. Public Hearing and consideration to recommend approval of Case No. 20-13-S (Preliminary Plat) and consideration to approve 20-21-DR (Design Review) for Lugarno Terra South Subdivision – Doug Hanson, Planner II and Billy Edwards, Select Development (Applicant) ACTION ITEM

Select Development requests to subdivide approximately 1.85 acres into 13 total lots (8 buildable lots and five common lots). The subject site is within Kuna City Limits with an R-6 (Medium Density Residential) zoning district classification. The subject site is located at 1919 E Deer Flat Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APNs: S1419223001).

Open Public Hearing
Receive Evidence
Consideration to close evidence presentation and proceed to deliberation
Potential Motions:
Consideration to either:
Option 1: Recommend Approval or Denial of Case No. 20-13-S (Preliminary Plat); Approve or Deny Case No. 20-21-DR (Design Review) and close the Public Hearing.
Option 2: Continue the Public Hearing to a time and date certain.

4. BUSINESS ITEMS:

A. Consideration to approve Case No. 21-02-DR (Design Review) Multi-Tenant Building – Jessica Reid, Planning & Zoning Staff ACTION ITEM

Glancey Rockwell & Associates requests Design Review approval for an approximately 17,280 SF multi-tenant building, accompanying parking lot and landscaping, located at 547 E Access Street.

Potential Motions:
Option 1: Approve or Deny Case No. 21-02-DR

5. ADJOURNMENT:

OFFICIALS
Lee Young, Chairman
Dana Hennis, Vice Chairman
Stephen Damron, Commissioner
Cathy Gealy, Commissioner
Tyson Garten, Commissioner

CITY OF KUNA
Kuna City Hall Council Chambers, 751 W 4th Street, Kuna, Idaho 83634

Planning & Zoning Commission Meeting
MINUTES
Tuesday February 9, 2021

6:00 PM REGULAR P&Z COMMISSION

Per Order issued by Central District Health dated July 14, 2020:
Social distancing and face masks were required.

Due to social distancing protocol,
Council Chambers audience occupancy was 15.

The first 15 persons who appeared, in addition to staff, were allowed in Council Chambers. All other persons accessed the meeting via Live Streaming on the City of Kuna Facebook page, https://www.facebook.com/CityofKunaIdaho/

Public testimony was to be received on the cases listed under Public Hearings within the Agenda; no persons appeared to provide testimony.

1. *CALL TO ORDER & ROLL CALL:*

(Timestamp 00:10:30)

COMMISSION MEMBERS PRESENT:
Chairman Lee Young – In Person
Vice Chairman Dana Hennis – In Person
Commissioner Stephen Damron – In Person
Commissioner Cathy Gealy – In Person
Commissioner Tyson Garten – In Person

CITY STAFF PRESENT:
Bill Gigray, City Attorney – Via Zoom
Jace Hellman, Planning & Zoning Director – In Person
Doug Hanson, Planner II – In Person
Jessica Reid, Planning & Zoning Staff – In Person

2. *CONSENT AGENDA:* ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS

(Timestamp 00:10:57)

All items listed under the Consent Agenda are considered to be routine and are acted on with one motion by the Commission. There will be no separate discussion on these items unless the Chairman, Commissioner, or City Staff requests an item to be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be placed on the Regular Agenda under Business or as instructed by the Commission.

A. Regular Planning and Zoning Commission Meeting Minutes Dated January 26, 2021

Motion To: Approve the Consent Agenda
Motion By: Commission Gealy
Motion Seconded: Commissioner Hennis
Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 5-0

3. PUBLIC HEARINGS: (6:00 PM or as soon thereafter as matters may be heard.)

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(Timestamp 00:11:10)

A. *Public Hearing tabled from January 26, 2021* and consideration to recommend approval for Case Nos. 20-10-S (Preliminary Plat) and 20-07-ZC (Rezone) Paloma Ridge Subdivision and consideration to approve 20-26-DR (Design Review) – Doug Hanson, Planner II and Sabrina Durtschi, Toll Southwest LLC (Applicant) ACTION ITEM

Sabrina Durtschi, on behalf of Toll Southwest, LLC, requests a Rezone for approximately 113.25 acres from A (Agriculture) to C-1 (Neighborhood Commercial); R-4 (Medium Density Residential); R-6 (Medium Density Residential); and R-8 (Medium/High Density Residential) zoning districts. The Applicant also requests Preliminary Plat approval in order to subdivide the approximate 113.25 acres into 388 total lots (341 Residential Lots, 42 Common Lots, and five (5) Commercial Lots). The subject site is located at 8430 S Linder Road, Kuna, ID 83634, within Section 12, Township 2 North, Range 1 West; (APN: S1312223000).

Planner II Doug Hanson presented an overview of the project.

Commissioner Hennis asked clarifying questions in regards to the ACHD proposed roundabout on S Linder Road and Columbia Road, as it was noted it would be required at time of subdivision buildout. He asked what the City felt about if ACHD was going to allow the intersection to be over capacity until said roundabout was constructed.

Mr. Hanson explained the public right-of-way would be owned, operated and maintained by ACHD, as such, the City was in agreement with the decision ACHD had made in their staff report.

Commissioner Gealy asked for confirmation that there was sufficient sewer capacity at the Springhill Lift Station, Memory Ranch Lift Station, and the North Wastewater Treatment Plant.

Mr. Hanson confirmed it as correct and notified the Commission of additional correspondence between himself and Paul Stevens, City Engineer, that had been received that morning. Mr. Hanson read the correspondence into the record, noting the comments applied to both Paloma Ridge and Paloma Ridge West subdivisions.

Commissioner Gealy thanked Mr. Hanson and proceeded to ask another clarifying question regarding Pressurized Irrigation (PI); Commissioner Gealy wished to confirm the Applicant would be required to develop a private PI system.

Mr. Hanson confirmed the information as correct due to correspondence from the Boise Project Board of Control and the Public Works Department; there weren't any surface water irrigation rights for the property.

Commissioner Gealy asked if the Applicant had developed a plan for private Pressurized Irrigation.

Mr. Hanson explained that would come at time of final construction drawings.

Commissioner Gealy asked if the Condition to work with the Public Works Department and to develop a private PI system needed to be added as a Condition since it was only a suggested Condition.

Mr. Hanson stated the Commission was welcome to add it as a formal Condition.

Commissioner Gealy then requested clarification on the difference between Net Dwelling Units Per Acre and the Gross Dwelling Units Per Acre.

Mr. Hanson did so.

Chairman Young asked if the Preliminary Plat included the Commercial aspect.

Mr. Hanson confirmed that as correct; the Commercial portion would be the final phase of the Preliminary Plat.

Chairman Young addressed a second access to the Commercial zone which was reflected on the Landscape Plan but not on the Preliminary Plat.

Planning and Zoning Director Jace Hellman, explained the Landscape Plan showed proposed access for the Commercial component which had not yet been fully designed. The conceptual layout has those access points but they would not be solidified until the users of said Commercial component were identified. Mr. Hellman asked if that addressed the Commissions concern.

Commissioner Hennis asked if access of any kind was going to be required to meet ACHD requirements.

Mr. Hellman confirmed that was correct.

Commissioner Gealy asked if the applicant would be required to come back for a Design Review with a finalized Landscape Plan.

Mr. Hellman explained that as each Commercial user was identified, the users would be required to come forward with a Design Review for their portion of the Commercial. He continued that the two guaranteed accesses were identified on the Preliminary Plat.

Commissioner Hennis inquired if the Commercial users would be addressing additional access into the Commercial portion in their Design Reviews.

Mr. Hellman stated that was correct, and ACHD would weigh in as well; it would all depend on the amount of vehicle trips per day generated by the user and where the access would best be suited.

The Commission thanked Mr. Hellman.

Applicant Sabrina Durtschi of Toll Brothers, 3103 W Sheryl Drive, Meridian, Idaho, 83642 presented a slideshow showing entrances, home elevations, amenities and open space for the project; she also addressed the private PI system, sewer capacity and roadway improvements. Mrs. Durtschi made a request to modify a Condition in the staff report regarding its language.

Chairman Young thanked the applicant and asked the Commission if they had any questions for the Applicant.

Commissioner Hennis asked Mrs. Durtschi if they had addressed parking for the pool area.

Mrs. Durtschi stated they had provided adequate parking for the amenities and pool house.

Commissioner Hennis thanked Mrs. Durtschi.

Chairman Young proceeded to open the Public Hearing and asked if there were any persons signed-up to testify virtually.

Planning and Zoning Staff Jessica Reid informed the Chairman there were not.

Support: None

Against: None

Neutral: None

Chairman Young closed the Public Hearing and began the Commissions discussion.

City Attorney Bill Gigray interjected to discuss a point of procedure and suggested the Commission confirm with staff their position on the modification to the Condition(s) suggested by the Applicant.

Chairman Young agreed.

Mr. Hanson confirmed that after discussion with the City Engineer, staff was in agreement with the proposed modifications.

Commissioner Gealy inquired as to the best verbiage in regards to adding a condition that the Applicant work with staff and the City Engineer to create a private PI plan.

Commissioner Hennis answered that conditioning the Applicant to work with staff and the City Engineer to develop a private PI plan that conformed to Kuna City Code should be sufficient.

Mr. Hanson confirmed that would be sufficient.

Commissioner Damron questioned Mr. Hanson regarding the sewer in asking if the City Engineer and the Public Works Department have taken additional developments into consideration and if they were looking at additional improvements in the future.

Mr. Hanson explained Planning and Zoning staff can only require the needs for infrastructure as a result of the development, from the developer. Mr. Hanson referenced Conditions No. 21 and 22 which stated the Final Plat could not/would not proceed until a Will Serve Letter was delivered by the City Engineer confirming the proposed EDU's were available.

Commissioner Damron thanked Mr. Hanson.

Commissioner Gealy asked if an additional condition should be included for Design Review on the Commercial portion of the property.

Mr. Hanson indicated the additional condition would not be necessary as that aspect would be reviewed as applications came forward in the future for that portion.

Commissioner Gealy thanked Mr. Hanson.

Commissioner Hennis reviewed the portions of the project that he saw as positives, he specifically addressed the layout, transitions between the different densities and the amenities. He had no other questions regarding the project.

Commissioner Gealy expressed the appreciation of there being a good housing variety and addressed the transitions and amenities as well.

Chairman Young and Commissioner Damron agreed.

Commissioner Damron asked City Engineer Paul Stevens if the City was planning ahead for the flow and capacities for developments moving northwards.

City Engineer Paul Stevens explained that it was all a work in progress and indicated there were multiple developers who were taking part in needed upgrades. Mr. Stevens felt there was a good collaborative effort in moving towards solutions.

Commissioner Garten informed the Commission his questions had been addressed through the information provided.

Motion To: Recommend approval of Case Nos. 20-10-S (Preliminary Plat) and 20-07-ZC (Rezone) for Paloma Ridge Subdivision with the conditions as outlined in the staff report; a revision to Condition No. 7, to add the words "to the extent as is necessary to serve this project" which had been requested by the Applicant and agreed upon by the City; and the additional condition the Applicant shall work with the City and staff to develop an appropriate Pressurized Irrigation System that meets City requirements.
Motion By: Commissioner Hennis
Motion Seconded: Commissioner Gealy
Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 5-0

Motion To: Approve Case No. 20-26-DR (Design Review) for Paloma Ridge Subdivision with the conditions as outlined in the staff report.
Motion By: Commissioner Hennis
Motion Seconded: Commissioner Gealy
Further Discussion: None

Voting No: None
Absent: None
Motion Passed: 5-0

(Timestamp 00:46:48)

B. *Public Hearing tabled from January 26, 2021* and consideration to recommend approval for Case Nos. 20-11-S (Preliminary Plat) and 20-08-ZC (Rezone) and consideration to approve Case No. 20-27-DR (Design Review) for Paloma West Subdivision – Doug Hanson, Planner II and Sabrina Durtschi, Toll Southwest LLC (Applicant) ACTION ITEM

Sabrina Durtschi on behalf of Toll Southwest, LLC request a rezone for approximately 22.1 acres from A (Agriculture) to R-6 (Medium Density Residential). The applicant also requests preliminary plat approval in order to subdivide the approximate 22.1 acres into 91 total lots (78 residential lots, 12 common lots and 1 shared driveway). The subject site is located near the SWC of Linder and Columbia Roads, Kuna, ID 83634, within Section 11, Township 2 North, Range 1 West; (APN: S1311141960).

Planner II Doug Hanson presented an overview of the project and stood for questions.

Commissioner Gealy asked Mr. Hanson if this project would also be developing a private Pressurized Irrigation System.

Mr. Hanson informed the Commission that the property did have surface water rights and would be connecting to the Municipal System.

Applicant Sabrina Durtschi of Toll Brothers, 3103 W Sheryl Drive, Meridian, Idaho, 83642 presented a slideshow of the development. Mrs. Durtschi pointed out this project would match the neighboring Paloma Ridge in transitional zoning and style and also clarified this project would in fact connect to the private Pressurized Irrigation System within Paloma Ridge. Mrs. Durtschi indicated they were in agreement with the Ada County Highway District (ACHD) and Idaho Transportation Department (ITD) findings in regards to providing additional right-of-way and its associated improvements. She requested corrections be made to two (2) conditions within the staff report regarding services and connection to Phase No. 6 of the Silver Trail Subdivision.

Chairman Young thanked the Applicant and asked if the Commission had any questions; there were none. Mr. Young then asked if there were any persons who had signed up to testify.

Planning and Zoning Staff Jessica Reid indicated there were none.

Support: None

Against: None

Neutral: None

Chairman Young opened the public hearing and seeing no persons who wished to testify, closed the public hearing. He then proceeded to the Commission discussion.

City Attorney Bill Gigray indicated the Commission may want to confirm that this project would or would not be connecting to the Paloma Ridge private Pressurized Irrigation system as well as including the same condition for Pressurized Irrigation as was stated in the previous hearing.

Mr. Hanson confirmed Mrs. Durtschi was correct and he had made a mistake in the staff report; the City Engineers comments confirmed Paloma Ridge West would hook into Paloma Ridge private PI System. Mr. Hanson recommended the Commission add the additional condition, as worded for Paloma Ridge Subdivision, that Paloma Ridge West develop a PI System that met Kuna City Code.

Commissioner Gealy asked if the Commission should revise Condition No. 6 as they did for Paloma Ridge.

Mr. Hanson confirmed that would be appropriate.

Commissioner Gealy asked if staff was in agreement with the requested change to Condition No. 23.

Mr. Hanson agreed they were.

Commissioner Gealy asked if the Kuna Rural Fire District (KRFD) was also in agreement.

Mr. Hanson confirmed and explained the Fire Code required that if the subdivision came to greater than 30 homes, no further homes would be approved by them until the connection to Silver Trail Subdivision was available.

Commissioner Gealy thanked Mr. Hanson and had no further questions.

Chairman Young indicated any questions he would have typically had were answered in reviewing the previous Paloma Ridge project. He reiterated he found the Design Review application to be appropriate and it met Kuna City Code.

Commissioner Hennis brought up the question if the Design Review conformed to Kuna City Code in regards to the number of trees on Linder Road as it appeared to him there were more bushes than trees; he asked staff to clarify.

Mr. Hanson explained this was a Preliminary Landscape Plan and that when that particular phase with Linder Road frontage came back for Final Plat, staff would ensure that all proper landscaping was accounted for in conformance to Title 5 of Kuna City Code; he also indicated that a Landscape Inspection would be performed by Planning and Zoning Staff prior to signing of the Final Plat.

Commissioner Hennis thanked Mr. Hanson, he then addressed the verbiage for the revised condition in regards to the secondary access and asked if the Commission could reference the verbiage to be as requested by the Applicant or if it needed to be stated for the record.

City Attorney Bill Gigray addressed the Commission and explained the proper process and stated the Minutes would reflect that particular condition was included in the recommendation.

Commissioner Hennis thanked Mr. Gigray.

Motion To: Recommend approval of Case Nos. 20-11-S (Preliminary Plat) and 20-08-ZC (Rezone) for Paloma Ridge West Subdivision with the conditions as outlined in the staff report; a revision to Condition No. 6 as stated by the Applicant and agreed upon by staff; a revision to Condition No. 23 as requested by the Applicant and agreed upon by staff; and the additional condition the Applicant shall work with the City and staff to develop an appropriate Pressurized Irrigation System that meets City requirements.
Motion By: Commissioner Hennis
Motion Seconded: Commissioner Gealy
Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 5-0

Motion To: Approve Case No. 20-27-DR (Design Review) for Paloma Ridge West Subdivision with the conditions as outlined in the staff report.
Motion By: Commissioner Hennis
Motion Seconded: Commissioner Gealy
Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 5-0

4. BUSINESS ITEMS:

A. Consideration to approve Case No. 21-01-DR (Design Review) Winfield Springs No. 5 Design Review Modification – Jessica Reid, Planning & Zoning Staff ACTION ITEM

Lyle Dennison-Swisse of Toll ID, LLC requests approval for a Design Review Modification to install tiered gabion walls along the E Ardell Road frontage of Winfield Springs No. 5, as to mitigate aggressive sloping not adequately addressed in the previously approved Design Review. This same request was made in Case No. 16-13-DR (Design Review) for gabion wall installation along the E Deer Flat Road frontage. Per the documents provided, the tiered gabion walls along the E Ardell Road frontage will be constructed, designed and landscaped in the same fashion.

Planning and Zoning Staff Jessica Reid presented an overview of the Design Review Modification request and stood for questions.

Commissioner Gealy referred to the project narrative, page 357 of the packet, in which the Applicant indicated ornamental grasses, perennials and shrubs would be used in place of trees, to prevent undue maintenance and slope instability; she then asked if the Applicant had proposed to place the trees that would have been used into another area in the development.

Mrs. Reid explained that had not been indicated and referred to the Applicant for comment.

Lyle Dennison-Swisse of Toll Brothers, 3103 W Sheryl Drive, Boise, indicated they would be more than willing to swap the trees out to a more appropriate location.

The Commission thanked Mr. Dennison-Swisse.

Chairman Young expressed that he felt it aligned with what had been installed along Deer Flat Road and understand the need to not plant the trees their due to the root system possibly causing future problems.

Commissioner Hennis stated the project could end up looking odd without the matching the other side of the subdivision.

Commissioner Damron agreed the modification request appeared consistent with the modification request on Deer Flat and that he agreed with Commissioner Gealy that the trees be moved, not completely eliminated.

Motion To: Approve Case No. 21-01-DR (Design Review) for Winfield Springs No. 5 Design Review Modification with the conditions as outlined in the staff report and the additional condition that the trees being removed be moved to an alternate location within the subdivision.
Motion By: Commissioner Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: None
Motion Passed: 5-0

5. STAFF ANNOUNCEMENTS AND REPORTS:

A. Helen Zamzow Park Update – Bobby Withrow, Parks & Recreation Director

Planning and Zoning Director Jace Hellman, standing in for Parks and Recreation Director Bobby Withrow, provided an overview of the project rendering and its proposed layout. Mr. Hellman indicated this was the first stop in Mr. Withrow's public outreach regarding Helen Zamzow Park, and then would be brought before the Council. Mr. Hellman indicated he would bring any questions, concerns or comments to Mr. Withrow.

Commissioner Gealy requested confirmation of the park's location.

Mr. Hellman explained the park is to be located south of the tracks off of W Shortline Street, nearest the corner with W Avalon Street.

Commissioner Gealy suggested to remove the trees between the two proposed baseball diamonds and use the space as a soccer field.

Commissioner Damron commented the area might not be wide enough to accommodate a soccer field.

Mr. Hellman asked if Commissioner Gealy was referring to a more multi-use type field.

Commissioner Gealy confirmed that was correct and asked what the small courts indicated.

Mr. Hellman answered they were pickle ball and tennis courts and reiterated he would bring all comments before Mr. Withrow.

The Commission continued to express positive support of the project and applauded the City for the additional park in a central location.

Mr. Hellman moved on with an additional announcement by proposing a "Legal 101" type workshop in regards to the legalities of Land Use.

City Attorney Bill Gigray expressed his support and suggested including the City Council.

Commissioner Gealy requested the workshop address the similarities and/or differences between Fair Housing and Affordable Housing; review of ethics; and open meetings review.

Mr. Hellman suggested the Commission submit their questions and then he would coordinate with Mr. Gigray.

6. ADJOURNMENT:

(Timestamp 01:26:01)

Motion To: Adjourn.
Motion By: Commissioner Gealy
Motion Seconded: Commissioner Hennis
Further Discussion: None
Voting No: Non**e**
Absent: None
Motion Passed: 5-0

_____

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

_____

Jace Hellman, Planning and Zoning Director
Kuna Planning and Zoning Department

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE
CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF	)	**Case Nos. 20-07-ZC (Rezone)**
	)	**20-10-S (Preliminary Plat)**
	)	**20-26-DR (Design Review)**
	)	
	)	
PATTERSON FAMILY ENTERPRISES	)	
	)	**FINDINGS OF FACT,**
	)	**CONCLUSIONS OF LAW, AND**
	)	**ORDER OF RECCOMENDED**
	)	**APPROVAL OF ANNEXATION,**
	)	**REZONE AND PRELIMINARY**
For Rezone, Preliminary Plat and Design Review for the *Paloma Ridge Subdivision*.	)	**PLAT APPLICATIONS, AND APPROVAL OF DESIGN REVIEW APPLICATION.**

THESE MATTERS came before the Planning and Zoning Commission for Public Hearing on February 9, 2021 for receipt and consideration by the Planning and Zoning Commission of these recommended Findings of Fact, Conclusions of Law and Order of Decision for the above referenced Applications. The Planning and Zoning Commission does now hereby make and set forth the Record of Proceedings, and these recommended Findings of Fact, Conclusions of Law, and Order of Decision.

I
RECORD OF PROCEEDINGS

The record of proceedings of the above-referenced matter consists of the follow, to-wit:

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1	Exhibit List			X
2	Staff Report			X
3	Commission and Council Review Application			X
4	Preliminary Plat Checklist			X

5	Rezone Checklist			X
6	Vicinity Map			X
7	Site Photos			X
8	Homeowner's Maintenance Agreement			X
9	Legal Description			X
10	Affidavit of Legal Interest			X
11	Deed			X
12	Letter of Intent			X
13	Commitment to Property Posting			X
14	TIS Executive Summary			X
15	Subdivision Name Reservation			X
16	Phasing Plan			X
17	Landscape Plan			X
18	Neighborhood Meeting Certification			X
19	Preliminary Plat			X
20	Agency Transmittal			X
21	Central District Health Department			X
22	Boise Project Board of Control			X
23	Department of Environmental Quality			X
24	Idaho Transportation Department			X
25	COMPASS			X
26	City Engineer			X
27	Ada County Highway District			X
28	Planning and Zoning Kuna Melba News			X
29	Planning and Zoning Mailer			X
30	Planning and Zoning Proof of Property Posting			X

1.2 Hearings

1.2.1 Planning and Zoning Commission heard this on February 9, 2021, The FCO's have been requested to go to the Planning and Zoning Commission on February 23, 2021.

1.3 Witness Testimony

1.3.1 Those who testified at the Commission's February 9, 2021 hearing are as follows, to-wit:

1.3.1.1 City Staff:
Doug Hanson, Planner II

1.3.1.2 Appearing for the Applicant:
Sabrina Durtschi

II
DECISION

WHEREUPON THE PLANNING AND ZONING COMMISSION being duly informed upon the premises and having reviewed the record, evidence, and testimony received and being fully advised in the premises, DO HEREBY MAKE THE FOLLOWING RECCOMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, to-wit:

III
FINDINGS OF FACT

3.1 Findings Regarding Notice

3.1.1 Notice Required: Notice has been given in accordance with the City Code and Idaho Statutes.

3.1.2 Notice Provided

3.1.2.1 Notice was published for the February 9, 2021 hearing on the Rezone and Preliminary Plat for Paloma Ridge Subdivision was published in the *Kuna Melba Newspaper*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City, Ada County and Canyon County.

Newspaper	***Dates Published***
Kuna Melba Newspaper	January 6, 2021

3.1.2.2 Notice for the February 9, 2021 hearing containing the description of the property proposed to be developed, was mailed on January 6, 2021 to all known and affected property owners within three hundred (300) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the February 9, 2021 hearing was posted on a sign in accordance with Kuna City Code 5-1A-8 on January 13, 2021. A Proof of Property Posting was provided to staff on January 13, 2021.

3.1.2.4 Notice for the February 9, 2021 hearing was posted in conspicuous places within City Hall on the Foyer's Bulletin Boards and City Website.

3.2 Findings Regarding Rezone

3.2.1 The land for proposed Rezone is comprised of one parcel totaling approximately 113.25 acres. The parcel includes the following:

Property Owner	Parcel Size:	Current Zone	Parcel Number
Patterson Family Enterprises	113.25 acres	A – Agriculture	S1312223000

3.2.2 The landowner of the parcel at issue did not oppose rezoning.

3.2.3 The Parcel is currently in Kuna City Limits and has a zoning district classification of Agriculture. The Comprehensive Plan Future Land Use Map identifies the subject parcel as Mixed Use.

3.2.4 The existing land uses and zoning district classifications for lands surrounding the subject parcels are as follows:

North	A P	Agriculture – Kuna City Public – Kuna City
South	RR	Rural Residential – Ada County
East	RR PUD	Rural Residential – Ada County Planned Unit Development – Kuna City
West	A RR	Agriculture – Kuna City Rural Residential – Ada County

3.3 Findings Regarding Preliminary Plat Application

3.3.1 All technical requirements listed in KCC 6-2-3 were provided on the Preliminary Plat.

3.3.2 The proposal is for a multi-phased Subdivision that would include 388 lots (341 residential lots, 42 common lots and five commercial lots).

3.3.3 The applicant requested C-1 (Neighborhood Commercial), R-4 (Medium Residential), R-6 (Medium Density Residential) and R-8 (Medium/High Density Residential) zoning districts.

3.3.4 Paloma Ridge Subdivision will be conveyed to the Springhill Lift Station. Developer participation may be needed to expand lift station and associated force main capacity. Sewer and Water "Will Serve" commitments shall be based on available water and sewer capacities at the time of construction drawing approval.

3.4 Testimony of the City Planner

3.4.1 **Conclusions**: The City Planner, in a staff report to the Planning and Zoning Commission dated February 9, 2021, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.4.1.1 The applicant held a virtual Neighborhood Meeting on July 21, 2020 with two (2) attendees. An on-site Neighborhood Meeting was held on July 23, 2020 with three (3) attendees. Neighborhood meeting minutes as well as mailed materials have been provided as a part of this application.

3.4.1.2 The applicant is proposing to Rezone approximately 113.25 acres from A (Agriculture) to C-1 (Neighborhood Commercial), R-4 (Medium Density Residential), R-6 (Medium Density Residential) and R-8 (Medium/High Density Residential) zoning districts. The applicant also requests Preliminary Plat approval in order to subdivide the approximate 113.25 acres into 388 total lots (341 residential lots, 42 common lots and five (5) commercial lots). The overall gross density of the project is 3.01 dwelling units per acre (DUA), the net density is 5.20 DUA.

3.4.1.3 The applicant has proposed 12.11% qualified open space, as defined by Kuna City Code (KCC) 5-1-6-2. Included in the useable open space is a community pool with pool house, pickleball court, playground, pocket parks and pathways for pedestrian connectivity. A public pedestrian trail will run along the southern and western boundaries of the development. KCC 5-17-14 requires that public pathways shall be a minimum of five (5) feet in width and constructed of an impervious surface that is acceptable by the City Engineer and in compliance with Americans with Disabilities Act accessibility guidelines. The pathway shall be centered in a public easement at least ten (10) feet in width. KCC 5-17 requires developments with a range of 301 to 350 homes/dwelling units to devote 10% of the development area as qualified open space. Staff views the 12.11% qualified open space provided to be in compliance with KCC.

3.4.1.4 The applicant is proposing improvements to S Linder Road running along the site's western frontage. Linder Road is listed as a North-South Minor Arterial on the City of Kuna Street Circulation Map. ACHD calls for the applicant to dedicate additional right-of-way to total 50-feet from centerline. Staff would recommend that S Linder Road be improved with vertical curb, gutter and detached sidewalk installed in accordance with KCC 5-17-13 and 6-4-2 and ACHD Policy. The applicant is proposing improvements to W Columbia Road running along the site's northern frontage. Columbia Road is listed as an east west minor arterial on the City of Kuna Street Circulation Map. ACHD calls for the applicant to dedicate additional right-of-way to total 39-feet from centerline. Staff would recommend that Columbia Road be improved with vertical curb, gutter and detached sidewalk installed in accordance with KCC 5-17-13 and 6-4-2 and ACHD Policy. A single lane roundabout is planned for the intersection of Linder and Columbia Roads, ACHD requests that the applicant provides sufficient right-of-way to accommodate the roundabouts future construction, staff agrees with this request. Roundabout construction was not specified to be a part of ACHD's Integrated Five Year Work Plan and is not a part of the Capital Improvement Plan, staff will require that the intersection be fully improved with four-to-eight-foot irrigated planter strip, eight-foot-wide detached sidewalk and 20-to-30-foot landscape buffer. The applicant has not proposed the construction of any collector roadways with this application. The City of Kuna Street Circulation Map proposes a collector roadway through the southern portion of the project; however, it would be required to cross the Kuna Canal at two points, ACHD has recommended that the collector roadway be shifted to the south to avoid crossing the Kuna Canal, Staff supports this decision.

3.4.1.5 Per the ACHD report and the submitted Traffic Impact Study (TIS), the current roadway segments of Columbia Road between Meridian Road and Linder Road, and Linder Road between Columbia and Hubbard Road, will not meet minimum operational thresholds with the buildout of this development neither will the current intersections of Meridian Road and Lake Hazel Road, Linder Road and Hubbard Road and Meridian Road and Columbia Road. ACHD has listed several mitigation improvements to be completed by certain lot counts throughout the development process. Once the mitigation improvements are completed, per the submitted TIS the surrounding roadways and intersections will be back to within an acceptable operational threshold. Staff will require the applicant to work with ACHD and the City to complete all required mitigation improvements to the surrounding roadways and intersections as detailed in the ACHD staff report.

3.4.1.6 The Paloma Ridge Subdivision will convey its sewage directly to the Springhill Lift Station. Comments from the City Engineer in exhibit B-7 confirm that the Springhill Lift Station has the capacity to serve the 346 proposed EDU's.

3.4.1.7 Correspondence from the Boise Project Board of Control and Public Works confirms that the applicant does not possess any surface irrigation water rights. The subdivision must support their own pressurized irrigation (PI) system, and cannot connect to the City of Kuna PI system. Staff would recommend the condition that the applicant be required to work with the Public Works Department to develop a private PI system that will meet or exceed City of Kuna standards.

3.4.1.8 The installation of streetlights is a required public improvement listed under Kuna City Code 6-4-2. The applicant has not included proposed locations of streetlights on the preliminary plat. Staff will require the applicant to work with staff in order to comply with KCC and install street lights with a maximum spacing of 250 ft. The final location of street lights will be approved at the time of construction document review. Staff would note that these streetlights must be designed and installed according to "Dark Sky" standards.

3.4.1.9 A Design Review application for common area landscaping and open space was included as a part of the overall application. The proposed application includes internal pathways, staff will require the applicant comply with KCC 5-5-5-F and install "see-through" fence. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. Additionally, staff notes that if this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves, and ACHD underground facilities. In the event that locations of landscaping are within the locations listed above, the landscaping in that area must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a final landscape inspection. The developer, owner and/or applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to signature on the Final Plat.

3.4.1.10 Kuna's Comprehensive Plan (Comp Plan) encourages a variety of housing types for all income levels, open space and pathways numerous times throughout the document. Pertinent sections of the Comp Plan that address the above listed items are included below in Section "H" of the staff report. Staff has reviewed the proposed Rezone and Preliminary Plat for technical compliance with KCC, and finds the Pre-Plat and landscape plan are in compliance with, Title 5 and Title 6 of the Kuna City Code; Idaho Statute §67-6511; and the Kuna Comprehensive Plan. The applicant will be required to work with Kuna's staff, Ada County Highway District (ACHD), the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency's requirements. Staff recommends that if the Planning and Zoning Commission recommends approval of Case No. 20-10-S (Preliminary Plat) and 20-07-ZC (Rezone) and approves Case No. 20-26-DR (Design Review), the applicant be subject to the conditions of approval listed in section 3.4.2 of this report, as well as any additional conditions requested by the Planning and Zoning Commission.

3.4.2 Staff Recommendations: As a result of the review, Planner II, Doug Hanson, recommends that if the Planning and Zoning Commission recommends approval of Case Nos. 20-07-ZC (Rezone) and 20-10-S (Preliminary Plat), and approves case no. 20-26-DR (Design Review), the applicant be subject to the following Conditions of Approval, including one additional condition:

3.4.2.1 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:

3.4.2.1.1 The City Engineer shall approve the sewer hook-ups.

3.4.2.1.2 The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

3.4.2.1.3 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".

3.4.2.1.4 The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.

3.4.2.1.5 The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.

3.4.2.1.6 Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid *prior to issuance* of any building permit(s).

3.4.2.1.7 All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

3.4.2.2 Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.

3.4.2.3 Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.

3.4.2.4 When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMIS).

3.4.2.5 Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform to all corresponding Master Plans.

3.4.2.6 To the extent necessary to serve this project, the developer/owner/applicant shall be required to participate, as determined by the City Engineer, in the development of additional sewer station capacity.

3.4.2.7 Curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code Title 5 Chapter 17 and Title 6 Chapter 4.

3.4.2.8 Developer/owner/applicant shall install a sign at the terminus of every proposed stub street stating these roads will continue in the future. Developer/owner/applicant shall obtain proper language from Ada County Highway District.

3.4.2.9 Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code.

3.4.2.10 Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

3.4.2.11 Fencing within and around the site shall comply with Kuna City Code (unless specifically approved otherwise and permitted).

3.4.2.12 All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits as required

to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.

3.4.2.13 Landscaping shall not be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.

3.4.2.14 The applicant shall install sod wherever the landscape plan (dated September 8, 2020) identifies "Lawn" and provide staff an updated landscaping plan accommodating the requested change.

3.4.2.15 All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in KCC 5-10.

3.4.2.16 If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary Plat.

3.4.2.17 Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.

3.4.2.18 The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through the Public Hearing processes.

3.4.2.19 Developer/owner/applicant shall follow staff, City Engineer and other agency recommended requirements as applicable.

3.5.2.20 Developer/owner/applicant shall comply with all local, state and federal laws.

3.4.2.21 Applicant shall not request Final Plat approval until the City's Public Works Director issues the Will-Serve Letter to the applicant that states the City's Springhill Lift Station or some other City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision.

3.4.2.22 In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC §6-2-3 (J), a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.

3.4.2.23 Developer/owner/applicant shall work with Public Works to develop a pressurized irrigation system that meets Kuna City Code requirements.

3.5 Other Testimony

3.5.1 2/9/2021 Public Hearing – Sabrina Durtschi, Toll Brothers, testified about the specifics of the project including: improvements and construction of public right-of-way, open space and amenities, the projects conformance to the Comprehensive Plan and the type of housing product that would be delivered.

IV
CONCLUSIONS OF LAW
RE: POWERS AND DUTIES OF THE PLANNING AND ZONING COMMISSION

4.1 City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.

4.2 The power of the City of Kuna lies in the Planning and Zoning Commission to hear this matter as provided in Idaho Code §50-13 & 67-65, and Kuna City Code 1-14-3.

4.3 The Kuna Planning and Zoning Commission has the exclusive general supervisory authority over recommendation of all plat approvals and certification under their jurisdiction as provided in Idaho Code §50-1308.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR REZONE

5.1 The City of Kuna has authority to Rezone lands within its boundaries pursuant to I.C. §67-6511.

5.2 Kuna City Code, Title 1, Chapter 14, Section 3, states that Rezones are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body.

5.3 The Rezone, proposed by the Rezone Application in Case No. 20-07-ZC, would comply with the Comprehensive Plan.

VI
CONCLUSIONS OF LAW
RE: APPLICATION FOR PRELIMINARY PLAT

6.1 The City of Kuna has authority to approve Preliminary Plats within its boundaries pursuant to I.C. §50-13 & 67-65.

6.2 Kuna City Code, Title 1, Chapter 14, Section 3, states that Preliminary Plats are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body.

6.3 Subdivision regulations as defined in Kuna City Code Title 6 are authorized by I.C. §§ 50-13 & 67-65 and Article 12, section 2.

VII
ORDER OF RECCOMENDING APPROVAL OF APPLICATIONS FOR ANNEXATION, REZONE AND PRELIMINARY PLAT

The Kuna Planning and Zoning Commission, having reviewed the above-entitled record, having listened to the arguments and presentations at the hearing, and being fully informed in the premises and

further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY ORDER AND THIS DOES ORDER:

7.1 That the Rezone application (Case No. 20-07-ZC) is recommended approval.

7.2 That the Preliminary Plat application (Case No. 20-10-S) is recommended approval.

VIII
ORDER OF APPROVAL OF APPLICATION FOR DESIGN REVIEW

The Kuna Planning and Zoning Commission, having reviewed the above-entitled record, having listened to the arguments and presentations at the hearing, and being fully informed in the premises and further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY APPROVE:

8.1 That the Design Review application (Case No. 20-26-DR) is hereby approved.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 23rd day of February, 2021.

_____
Lee Young, Chairman

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE
CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF	)	**Case Nos. 20-08-ZC (Rezone)**
	)	**20-11-S (Preliminary Plat)**
	)	**20-27-DR (Design Review)**
PATTERSON FAMILY ENTERPRISES	)	
	)	**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER OF RECCOMENDED APPROVAL OF ANNEXATION, REZONE AND PRELIMINARY PLAT APPLICATIONS, AND APPROVAL OF DESIGN REVIEW APPLICATION.**
For Rezone, Preliminary Plat and Design Review for the *Paloma Ridge West Subdivision*.	)	

THESE MATTERS came before the Planning and Zoning Commission for public hearing on February 9, 2021 for receipt and consideration by the Planning and Zoning Commission of these recommended Findings of Fact, Conclusions of Law and Order of Decision for the above referenced Applications. The Planning and Zoning Commission does now hereby make and set forth the Record of Proceedings, and these recommended Findings of Fact, Conclusions of Law, and Order of Decision.

I
RECORD OF PROCEEDINGS

The record of proceedings of the above-referenced matter consists of the follow, to-wit:

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1	Exhibit List			X
2	Staff Report			X
3	Commission and Council Review Application			X
4	Preliminary Plat Checklist			X

5	Rezone Checklist			X
6	Vicinity Map			X
7	Homeowner's Maintenance Agreement			X
8	Legal Description			X
9	Affidavit of Legal Interest			X
10	Deed			X
11	Letter of Intent			X
12	Commitment to Property Posting			X
13	Subdivision Name Reservation			X
14	Phasing Plan			X
15	Landscape Plan			X
16	Neighborhood Meeting Certification			X
17	Preliminary Plat			X
18	Agency Transmittal			X
19	Kuna Rural Fire District			X
20	Department of Environmental Quality			X
21	Central District Health Department			X
22	Nampa & Meridian Irrigation District			X
23	COMPASS			X
24	City Engineer			X
25	Ada County Highway District			X
26	Planning and Zoning Kuna Melba News			X
27	Planning and Zoning Mailer			X
28	Planning and Zoning Proof of Property Posting			X

1.2 Hearings

1.2.1 Planning and Zoning Commission heard this on February 9, 2021, The FCO's have been requested to go to the Planning and Zoning Commission on February 23, 2021.

1.3 Witness Testimony

1.3.1 Those who testified at the Commission's February 9, 2021 hearing are as follows, to-wit:

1.3.1.1 City Staff:
Doug Hanson, Planner II

1.3.1.2 Appearing for the Applicant:
Sabrina Durtschi

II
DECISION

WHEREUPON THE PLANNING AND ZONING COMMISSION being duly informed upon the premises and having reviewed the record, evidence, and testimony received and being fully advised in the premises, DO HEREBY MAKE THE FOLLOWING RECCOMENDED FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER, to-wit:

III
FINDINGS OF FACT

3.1 Findings Regarding Notice

3.1.1 Notice Required: Notice has been given in accordance with the City Code and Idaho Statutes.

3.1.2 Notice Provided

3.1.2.1 Notice was published for the February 9, 2021 hearing on the Rezone and Preliminary plat for Paloma Ridge West Subdivision was published in the *Kuna Melba Newspaper*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City, Ada County and Canyon County.

Newspaper	***Dates Published***
Kuna Melba Newspaper	January 20, 2021

3.1.2.2 Notice for the February 9, 2021 hearing containing the description of the property proposed to be developed was mailed on the January 20, 2021 to all known and affected property owners within three hundred (300) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the February 9, 2021 hearing was posted on a sign in accordance with Kuna City Code 5-1A-8 on January 13, 2021. A Proof of Property Posting was provided to staff on January 13, 2021.

3.1.2.4 Notice for the February 9, 2021 hearing was posted in conspicuous places within City Hall on the Foyer's Bulletin Boards and City Website.

3.2 Findings Regarding Rezone

3.2.1 The land for proposed Rezone is comprised of one parcel totaling approximately 22.1 acres. The parcel includes the following:

Property Owner	Parcel Size:	Current Zone	Parcel Number
Patterson Family Enterprises	22.1 acres	A – Agriculture	S1311141960

3.2.2 The landowner of the parcel at issue did not oppose rezoning.

3.2.3 The Parcel is currently in Kuna City Limits and has a zoning district classification of Agriculture. The Comprehensive Plan Future Land Use Map identifies the subject parcel as Mixed Use.

3.2.4 The existing land uses and zoning district classifications for lands surrounding the subject parcels are as follows:

North	RR R-6	Rural Residential – Ada County Medium Density Residential – Kuna City
South	RR A	Rural Residential – Ada County Agriculture – Kuna City
East	RR A	Rural Residential – Ada County Agriculture – Kuna City
West	R-6	Medium Density Residential – Kuna City

3.3 Findings Regarding Preliminary Plat Application

3.3.1 All technical requirements listed in KCC 6-2-3 were provided on the Preliminary Plat.

3.3.2 The proposal is for a multi-phased Subdivision that would include 91 lots (78 buildable lots, 12 common lots and one shared driveway).

3.3.3 The applicant requested an R-6 (Medium Density Residential) zoning district.

3.3.4 Paloma Ridge West Subdivision will be conveyed to the Springhill Lift Station. Developer participation may be needed to expand lift station and associated force main capacity. Sewer and Water "Will Serve" commitments shall be based on available water and sewer capacities at the time of construction drawing approval.

3.4 Testimony of the City Planner

3.4.1 **Conclusions**: The City Planner, in a staff report to the Planning and Zoning Commission dated February 9, 2021, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.4.1.1 On July 30, 2020 staff held a pre-application meeting with the applicant to discuss the project. The applicant held a virtual Neighborhood Meeting on August 4, 2020 there was no one in attendance. An on-site Neighborhood Meeting was held on August 6, 2020 there were three (3) attendees. Neighborhood Meeting Minutes as well as mailed materials have been provided as a part of this application.

3.4.1.2 The applicant is proposing to Rezone an approximately 22.1-acre parcel from an A (Agriculture) to an R-6 (Medium Density Residential) zone. The 22.1 acres will be subdivided into 91 total lots (78 buildable lotas and 12 common lots and one shared driveway). The overall gross density of the project is 3.53 dwelling units per acre (DUA), the net density is 5.65 DUA.

3.4.1.3 1.84 acres, or 8.4% of the project, is considered useable open space, as defined by Kuna City Code (KCC) 5-1-6-2. Included in the useable open space is a park with playground equipment and pathways for pedestrian connectivity. KCC 5-17 requires developments with a range of 50 to 100 homes/dwelling units to devote 7.50% of the development area to useable open space. Staff views the 8.4% useable open space provided to be in compliance with KCC.

3.4.1.4 The applicant is proposing improvements to S Linder Road running along the site's eastern frontage. Linder Road is listed as a north-south Minor Arterial on the City of Kuna Street Circulation Map. Ada County Highway District (ACHD) calls for the applicant to dedicate additional right-of-way to total 50-feet from centerline. Staff would recommend that S Linder Road be improved with vertical curb, gutter and detached sidewalk installed in accordance with KCC 5-17-13 and 6-4-2 and ACHD Policy. Two streets within the proposed site S Barnhill Avenue and W Arya street are greater than 750-ft in length, ACHD policy requires that the roadways be redesigned to be less than 750-ft in length or provide traffic calming measures. The Kuna Rural Fire District (KRFD) does not want these traffic calming measures placed at roadway intersections. The applicant will be required to install a sign at the terminus of each proposed stub street stating that these roads will continue in the future. Staff will defer the applicant to comments provided by Ada County Highway District for preferred language. The project proposes one public access to the subdivision off of S Linder Road with three (3) stub streets. KRFD requires that a subdivision 30 homes or greater has two (2) public accesses. The applicant has expressed the intention of utilizing the stub street identified on the Preliminary plat as W Hodor Street as its secondary public access connecting to phase 6 of the Silvertrail subdivision upon its construction. Staff has added the condition that the applicant come to an agreement with KRFD that the proposed subdivision will not construct more than 30 homes until the stub street identified on the Preliminary plat as W Hodor Street from phase 6 of the Silvertrail subdivision is available for connection.

3.4.1.5 The Paloma Ridge West Subdivision will convey its sewage directly to the Springhill Lift Station. Comments from the City Engineer in exhibit B-7 confirm that the Springhill Lift Station has the capacity to serve the 78 proposed EDU's.

3.4.1.6 The installation of streetlights is a required public improvement listed under Kuna City Code 6-4-2. The applicant shall be required to work with staff in order to comply with KCC and install street lights with a maximum spacing of 250 ft. The final location of street lights will be approved at the time of construction document review. Staff would note that these streetlights must be designed and installed according to "Dark Sky" standards.

3.4.1.7 A Design Review application for common area landscaping and open space was included as a part of the overall application. The proposed application includes internal pathways, staff will require the applicant comply with KCC 5-5-5-F and install "see-through" fence. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. Additionally, staff notes that if this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves, and ACHD underground facilities. In the event that locations of landscaping are within the locations listed above, the landscaping in that area must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a final landscape inspection. The developer, owner and/or applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to signature on the Final Plat.

3.4.1.8 Kuna's Comprehensive Plan (Comp Plan) encourages a variety of housing types for all income levels, open space and pathways numerous times throughout the document. Pertinent sections of the Comp Plan that address the above listed items are included below in Section "H" of the staff report. Staff has reviewed the proposed Rezone and Preliminary plat for technical compliance with KCC, and finds the Pre-Plat and landscape plan are in compliance with, Title 5 and Title 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan. The applicant will be required to work with Kuna's staff, Ada County Highway District (ACHD), the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency's requirements. Staff recommends that if the Planning and Zoning Commission recommends approval of Case No. 20-11-S (Preliminary Plat) and 20-08-ZC (Rezone) and approves Case No. 20-27-DR (Design Review), the applicant be subject to the conditions of approval listed in section 3.4.2 of this report, as well as any additional conditions requested by the Planning and Zoning Commission.

3.4.2 Staff Recommendations: As a result of the review, Planner II, Doug Hanson, recommended that if the Planning and Zoning Commission recommends approval of Case Nos. 20-08-ZC (Rezone) and 20-11-S (Preliminary Plat), and approves Case No. 20-27-DR (Design Review), the applicant be subject to the following Conditions of Approval, including one additional condition:

3.4.2.1 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:

3.4.2.1.1 The City Engineer shall approve the sewer hook-ups.

3.4.2.1.2 The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

3.4.2.1.3 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".

3.4.2.1.4 The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.

3.4.2.1.5 The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.

3.4.2.1.6 Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid *prior to issuance* of any building permit(s).

3.4.2.1.7 All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

3.4.2.2 Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.

3.4.2.3 Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.

3.4.2.4 When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMIS).

3.4.2.5 Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform all corresponding Master Plans.

3.4.2.6 To the extent necessary to serve this project, the developer/owner/applicant shall be required to participate, as determined by the City Engineer, in the development of additional sewer station capacity.

3.4.2.7 Curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code Title 5 Chapter 17 and Title 6 Chapter 4.

3.4.2.8 Developer/owner/applicant shall install a sign at the terminus of every proposed stub street stating these roads will continue in the future.

Developer/owner/applicant shall obtain proper language from Ada County Highway District.

3.4.2.9 Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code.

3.4.2.10 Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.

3.4.2.11 Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).

3.4.2.12 All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.

3.4.2.13 Landscaping shall not be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.

3.4.2.14 The applicant shall install sod wherever the landscape plan (dated September 21, 2020) identifies "Lawn" and provide staff an updated landscaping plan accommodating the requested change.

3.4.2.15 All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in KCC 5-10.

3.4.2.16 If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary plat.

3.4.2.17 Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.

3.4.2.18 The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through Public Hearing processes.

3.4.2.19 Developer/owner/applicant shall follow staff, City Engineer and other agency recommended requirements as applicable.

3.5.2.20 Developer/owner/applicant shall comply with all local, state and federal laws.

3.4.2.21 Applicant shall not request Final Plat approval until the City's Public Works Director issues the Will-Serve Letter to the applicant that states the City's Springhill Lift Station or some other City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision.

3.4.2.22 In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a Final Plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC §6-2-3 (J), a Time Extension to file a Final Plat up to and until a Will-Serve Letter has been issued.

3.4.2.23 The proposed subdivision will not construct more than 30 homes until the stub street identified on the Preliminary plat as W Hodor Street from phase 6 of the Silvertrail subdivision is available for connection, unless KFRD approves a temporary secondary access.

3.4.2.24 Developer/owner/applicant shall work with Public Works to develop a pressurized irrigation system that meets Kuna City Code requirements.

3.5 Other Testimony

3.5.1 2/9/2021 Public Hearing – Sabrina Durtschi, Toll Brothers, testified about the specifics of the project including: improvements and construction of public right-of-way, open space and amenities, the projects conformance to the Comprehensive Plan and the type of housing product that would be delivered.

IV
CONCLUSIONS OF LAW
RE: POWERS AND DUTIES OF THE PLANNING AND ZONING COMMISSION

4.1 City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.

4.2 The power of the City of Kuna lies in the Planning and Zoning Commission to hear this matter as provided in Idaho Code §50-13 & 67-65, and Kuna City Code §1-14-3.

4.3 The Kuna Planning and Zoning Commission has the exclusive general supervisory authority over recommendation of all plat approvals and certification under their jurisdiction as provided in Idaho Code §50-1308.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR REZONE

5.1 The City of Kuna has authority to Rezone lands within its boundaries pursuant to I.C. §67-6511.

5.2 Kuna City Code, Title 1, Chapter 14, Section 3, states that Rezones are designated as public hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body.

5.3 The Rezone, proposed by the Rezone Application in Case No. 20-07-ZC, would comply with the comprehensive plan.

VI
CONCLUSIONS OF LAW
RE: APPLICATION FOR PRELIMINARY PLAT

6.1 The City of Kuna has authority to approve Preliminary plats within its boundaries pursuant to I.C. §50-13 & 67-65.

6.2 Kuna City Code, Title 1, Chapter 14, Section 3, states that Preliminary Plats are designated as public hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body.

6.3 Subdivision regulations as defined in Kuna City Code Title 6 are authorized by I.C. §50-13 & 67-65 and Article 12, section 2.

VII
ORDER OF RECCOMENDING APPROVAL OF APPLICATIONS FOR ANNEXATION, REZONE AND PRELIMINARY PLAT

The Kuna Planning and Zoning Commission, having reviewed the above-entitled record, having listened to the arguments and presentations at the hearing, and being fully informed in the premises and further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY ORDER AND THIS DOES ORDER:

7.1 That the Rezone application (Case No. 20-08-ZC) is recommended approval.

7.2 That the Preliminary Plat application (Case No. 20-11-S) is recommended approval.

VIII
ORDER OF APPROVAL OF APPLICATION FOR DESIGN REVIEW

The Kuna Planning and Zoning Commission, having reviewed the above-entitled record, having listened to the arguments and presentations at the hearing, and being fully informed in the premises and further based upon the Findings of Fact and Conclusions of Law hereinabove set forth, DO HEREBY APPROVE:

8.1 That the Design Review application (Case No. 20-27-DR) is hereby approved.

BY ACTION OF THE CITY COUNCIL of the City of Kuna at its regular meeting held on the 23rd day of February, 2021.

_____
Lee Young, Chairman

751 W 4th Street | Kuna, ID | 83634
(208) 922-5274 | www.kunacity.id.gov

EXHIBIT CHECKLIST

Case Name: Gerla Commercial Group Daycare
Case No.(s): 20-04-SUP (Special Use Permit)

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City of Kuna

Planning & Zoning Commission
Staff Report

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

To: **Kuna Planning and Zoning Commission**

File Numbers: 20-04-SUP (Special Use Permit); Gerla Commercial Group Daycare

Location: 346 W 4th Street
Kuna, ID 83634

Planner: Jessica Reid,
Planning & Zoning Staff

Hearing date: February 23, 2021

Property Owner: Lansar Properties
Debbie Lancaster
3455 W Meyers Road
San Bernardino, CA
92407
951.532.5353
dlancaster411@gmail.com

Applicant: Stephanie Gerla
1899 N Pingo Ave
Kuna, ID 83634
208.559.3957
stephgerla@yahoo.com

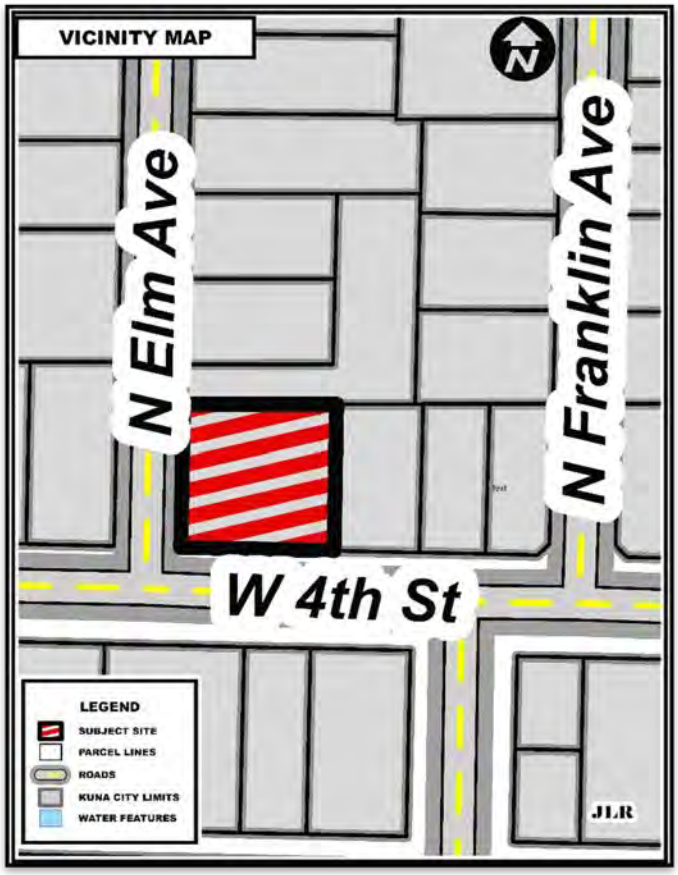


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B. Applicants Request
C. History
D. General Project Facts
E. Staff Analysis
F. Applicable Standards
G. Proposed Findings of Fact
H. Proposed Comprehensive Plan Analysis
I. Proposed Kuna City Code Analysis
J. Proposed Decision by the Commission

A. Course of Proceedings:

1. In accordance with Kuna City Code (KCC) 5-3-2: Zoning District Regulations, and 5-6: Special Uses, operating a Commercial Group Daycare Facility within the CBD (Central Business District) zoning, requires a Special Use Permit (SUP).

2. In accordance with KCC Title 5, Chapters 3 and 6, the Applicant seeks approval of a Special Use Permit (SUP) for a Commercial Group Childcare Facility at the subject site which allows for *no more than twelve (12) children at any one time, on a regularly scheduled basis.* Special Use Permit applications require a Public Hearing be held in front of the Planning and Zoning Commission; formal notification and site posting is required.

a. Notifications

i.	Neighborhood Meeting	September 11, 2020 (three attendees)
ii.	Agency Notification	January 15, 2021
iii.	300' Notice to Property Owners	February 3, 2021
iv.	Kuna Melba Newspaper	February 3, 2021
v.	Site Posted	February 9, 2021

B. Applicants Request:

Stephanie Gerla seeks Special Use Permit approval in order to operate a Commercial Group Childcare Facility of up to twelve (12) children, within an existing building; the site is located at 346 W 4th Street, Kuna, ID 83634.

C. History: The property is currently zoned CBD (Central Business District). The existing building on the property has historically been used as a business office and art studio.

D. General Projects Facts:

1. **Surrounding Land Uses:**

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

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

- Parcel Size: Approximately 0.28 acres
- Zoning: CBD (Central Business District)
- Parcel No.: R5070001750

3. **Services:**

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

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

There is currently a single-family residence onsite that has been converted into commercial use, estimated to be approximately 800 Square Feet by the Ada County Assessor, as well as a deck and walk-in cooler on the East side of building. A portion of the South yard was fenced, the lawn area on the East is not. A recycled asphalt parking area lies on the West side of the building, running North to South along the N Elm Avenue frontage. Landscaping on site is lawn, gravel and some flowering vegetation.

5. **Transportation / Connectivity:**

Current access to the site exists along the subject site's frontage on N Elm Avenue via an existing driveway. Attached 5 FT sidewalks along N Elm Avenue and W 4th Street provide pedestrian connectivity.

6. **Environmental Issues:**

Apart from being in the nitrate priority area, staff is not aware of any environmental issues, health or safety conflicts at this time. This site's topography is generally flat.

7. **Comprehensive Future Land Use Map:**

The Future Land Use Map (FLUM) identifies this site as Central Business District. Staff views this proposed Special Use Permit request to be consistent with the surrounding zoning designations as designated in the FLUM.

8. **Agency Responses:**

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

Agency	Date	Exhibit No.
Kuna Rural Fire District	January 20, 2021	B-1
Assistant City Engineer	January 21, 2021	B-2
Central District Health Department	January 28, 2021	B-3

E. Staff Analysis:

In order to operate Commercial Group Childcare Facility, a Special Use Permit is required per Kuna City Code Title 5, Chapters 3 and 1 (Zoning Districts and Definitions). Group Childcare, allows the applicant to provide childcare for no more than twelve (12) or fewer children throughout the day, with the appropriate child to staff ratio according to Idaho Code 39-1109(4)(a). The Group Childcare Facility hours of operation are proposed as Monday through Friday from 6:00 am to 6:00 pm; staff notes that 24-hour daycare facilities are not permitted by Kuna City Code at this time. The applicant has proposed to have two (2) employees, one being herself. The children will range from infants to 12 years of age.

Childcare facilities require a minimum of forty (40) square feet or usable indoor space per child and eighty (80) square feet of usable outdoor space per child. The applicant will be required to comply with Idaho Code Title 39, Chapter 11. Staff finds that the square footage of the proposed site provides for a total of twelve (12) or fewer children and two (2) employees.

Kuna City Code Title 5, Chapter 4 states the Design Review Overlay District encompasses the whole of Kuna City Limits, as a result, the subject site is subject to these design requirements. Staff notes that the subject site has a Central Business District Zoning District Classification and as such, Kuna City Code sets certain design standards. The Applicant previously applied for a Fence Permit (Permit No. F-24611) which was approved July 30, 2020; as of this point in time, the Fence Permit has expired. Staff notes KCC 5-5-5: - Regulations for Fences, Walls & Hedges limits fencing height to 6 FT; KCC 5-4-6: Design Requirements, Objectives & Considerations requires fencing material to be vinyl, block masonry or stucco products, brick, wrought iron/aluminum/steel; and KCC 5-17-12:A4 states chain-link fencing with slats or otherwise, is prohibited for screening in or adjacent to residential areas. Staff recommends Applicant shall be required to install fencing composed of one of the allowable materials listed and provides the required screening between the subject site and Residential Zoning Districts.

The subject site has been developed with a recycled asphalt parking lot; KCC 5-9 states that parking and loading areas shall be improved with such material to provide a durable and dust-free surface. Staff notes alternative compliance of the recycled asphalt parking lot is permissible granted the Applicant maintains the area by ensuring it is compacted, treats the area with magnesium chloride no later than June 15th of every year, and provides striping of parking stalls.

Staff has determined that this application complies with Title 5 of Kuna City Code; Code; the Comprehensive Plan; and the Future Land Use Map; Staff recommends that if the Planning and Zoning Commission approves Case No. 20-04-SUP that the Applicant be subject to the recommended Conditions of Approval listed in section "J" of this report.

F. Applicable Standards:

1. Kuna City Code, Title 5, Zoning Regulations.
2. City of Kuna Comprehensive Plan.
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.
4. Idaho Code, Title 39, Chapter 11, Health and Safety.

G. Proposed Findings of Fact:

Based upon the record contained in Case No. 20-04-SUP including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, the exhibits, and the testimony during the public hearing, the Kuna Planning and Zoning Commission hereby (*approves/ conditionally approves/ denies)* Case No. 20-04-SUP, a request from Stephanie Gerla to operate a Commercial Group Daycare Facility located at 346 W 4th Street, Kuna, ID 83634.

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

1. Based on the evidence contained in Case Nos. 20-04-SUP, this proposal ***does/does not*** generally comply with the City Code.

Staff Finding: *The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the special use standards, supplementary conditions and safeguards in Kuna City Code Title 5.*

2. Based on the evidence contained in Case Nos. 20-04-SUP, this proposal ***does/does not*** generally comply with the Comprehensive Plan.

Staff Finding: *The current zoning district is CBD (Central Business District); the Comprehensive Plan Map designates this property as Central Business District.*

3. The Commercial Group Daycare ***does/does not*** constitute a special use as established on the official schedule of district regulations for the zoning district involved.

Staff Finding: *According to the official schedule of district regulations, a Commercial Group Daycare Facility does constitute a special use for CBD zoning district.*

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

Staff Finding: *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on February 23rd, 2021.*

H. Proposed Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission may (*accept or reject*) the Comprehensive Plan components, and has determined the requested Special Use Permit for the site (*is/is not*) consistent with the following Comprehensive Plan components as described below:

1. The proposed Special Use Permit application for the site is consistent with the following comprehensive plan components:

Goal Area 1: Kuna will be Economically Diverse and Vibrant.

- Goal 1.C: Attract and encourage new and existing businesses.
    - Objective 1.C.2: Create an environment that is friendly to business creation, expansion and relocation.

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

- Goal 3.G: Respect and protect private property rights.
  - Objective 3.G.1: Ensure land use policies, restrictions, and fees do not violate private property rights.
    - Policy 3.G.1.c: Ensure City land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

I. Proposed Kuna City Code Analysis:

1. This request appears to be *consistent/inconsistent* and *in compliance/ not in compliance* with all Kuna City Code (KCC).

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

2. The site *is/is not* physically suitable for the proposed project.

Comment: *The 0.28-acre project site is suitable for a Commercial Group Childcare Facility.*

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

Comment: *The parcel is not used as wildlife habitat. Roads, structures and open space already exist and will therefore cause no environmental damage or loss of habitat.*

4. The Special Use Permit application *is likely/is not likely* to cause adverse public health problems.

Comment: *The proposed Commercial Group Childcare Facility is connected to Kuna public sewer and water therefore eliminating the occurrence of adverse public health problems.*

5. The application *does/does not* appear to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

Comment: *The Special Use Permit request considers the location of the property and adjacent uses. The adjacent uses are Residential and Commercial – as referenced in the Kuna Comprehensive Plan Future Land Use Map.*

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

Comment: *Utility services are suitable and adequate for Commercial Group Childcare Facility.*

J. Proposed Decision by the Commission:

Note: This motion is for approval, conditional approval or denial of these requests. However, if the Planning and Zoning Commission wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby (*approves, conditionally approves or denies*) Case No. 20-04-SUP, a Special Use Permit request by Stephanie Gerla with the following Conditions of Approval:

1. As requested by the Applicant, the Group Childcare facility shall be permitted to be open Monday through Friday from 6:00 am to 6:00 pm, with some variation to accommodate special circumstances. The Applicant shall provide protection or supervision to children twelve (12) years of age or under, for less than 24-hours per day per KCC 5-1-6.

2. The Applicant shall provide protection or supervision for no more than twelve (12) children throughout the day, including proprietor and/or staff's children and/or relatives children.
3. The Applicant shall not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property or general welfare by reason of excessive production of traffic or noise per KCC 5-6-3:G.
4. The Applicant shall have vehicle approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
5. The Applicant shall abide by the appropriate child to staff ratio according to Idaho Code §39-1109(4)(a).
6. The Applicant shall abide by the Occupant Load provided by the Kuna Rural Fire District; final occupancy approval is contingent on passing the Fire & Life Safety Inspection.
7. Applicant shall submit Group Childcare Facility plans to Central District Health Department for review.
8. Signs, banners, flags or other means to attract attention onsite are allowed, with a permit, in accordance with KCC 5-10-4. A sign permit must be obtained prior to installing any new, or modifying any existing signage.
9. Applicant shall acquire a Fence Permit from the Building Department prior to any fence installation. Applicant shall install approved fencing around the outside play area, ensure it is in safe condition and complies with Idaho Code §39-1109 and Kuna City Code Title 5, prior to applying for a Kuna City Commercial Business License.
10. Applicant shall maintain parking lot area by ensuring it is weeded, compacted, treats the area with magnesium chloride no later than June 15th of every year, and provides striping of parking stalls including required ADA parking stall.
11. Applicant shall maintain an approved Fire Extinguisher on site at all times.
12. Applicant shall install approved inter-connected smoke alarm devices throughout the facility, with an additional smoke alarm installed and inter-connected, in the storage/utility basement prior to applying for a Kuna City Commercial Business License.
13. Applicant shall install an approved, 32-inch clear exit egress door and approved porch landing from the Nursery, prior to applying for a Kuna City Commercial Business License.
14. Applicant shall install lever type door hardware on exit doors prior to applying for a Kuna City Commercial Business License.
15. Applicant shall finish all walls, flooring and other finishes for habitation prior to applying for a Kuna City Commercial Business License.
16. Applicant shall install a door chime on the front door to indicate any opening.
17. Applicant shall install safety locks on doors and cabinets where chemicals are stored.
18. Applicant shall install safety devices on all electrical outlets accessible to children prior to applying for a Kuna City Commercial Business License.
19. Applicant shall install approved, permanent 5-inch address numbers, mounted on exterior with clear visibility from the street, prior to applying for a Kuna City Commercial Business License.
20. Applicant shall not perform frying or food preparation that produces grease laden vapors; only warming or baking is allowed.
21. Fire District, Building Inspector and Central District Health Department inspections are required for final sign off; Applicant shall provide the Kuna Planning and Zoning Department with copies of said inspections prior to applying for a Kuna City Business License.
22. In the event the uses or the building located on this parcel are enlarged, expanded upon or altered in anyway (even for temporary purposes), the Landowner/Applicant/Developer, and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this Special Use Permit through the Planning and Zoning Department.
23. This Special Use Permit is valid only if the Conditions of Approval are adhered to continuously. In the event the conditions are not continuously followed, the Special Use Permit approval may be revoked.

24. The Special Use Permit shall follow the proposed intent provided on the application and divest when the Applicant no longer operates a Group Childcare Facility on the property and/or no longer has any interest in the property or the business is discontinued for more than one (1) year. The Applicant is obligated to advise the City of any changes in ownership or leasing agreements which would affect business operations.
25. The Applicant shall acquire a Kuna Commercial Business License through the Kuna City Clerk's Office once all Conditions of the Special Use Permit are met, and shall maintain said license through the renewal process during the entirety the business is in operation.
26. The special use permit is not transferable from one parcel to another.
27. The applicant shall follow all staff and agency recommendations.
28. The applicant shall comply with all local, state and federal laws.
29. The Applicant shall provide the City with a copy of the Childcare License from the State of Idaho Health and Welfare Department within 30 days after approval and signing of the City's Findings of Fact, Conclusions of Law for the Special Use Permit or the approvals may be revoked.
30. The Applicant shall provide a copy of all subsequent license renewals, Central District Health Department inspections and Fire inspections to Kuna's Planning and Zoning Department for the Commercial Group Childcare Facility.

DATED: this 23rd day of February, 2021.

CityofKuna
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)	20-04-SUP
Project name	Gerla Commercial Group Daycare
Date Received	09.28.2020
Date Accepted/ Complete	01.15.2021
Cross Reference Files	N/A
Commission Hearing Date	02.23.2021
City Council Hearing Date	N/A

Contact/Applicant Information

Owners of Record: Debbie Lancaster, Lansar Properties
Address: 3455 W Meyers Road
City, State, Zip: San Bernadino, CA 92407
Phone Number: 951.532.5353
E-Mail: dlancaster411@gmail.com
Fax #:

Applicant (Developer): Stephanie Gerla
Address: 1899 N Pingo Ave
City, State, Zip: Kuna, ID 83634
Phone Number: 208.559.3957
E-Mail: stephgerla@yahoo.com
Fax #:

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

Subject Property Information

Site Address: 346 W 4th Street, Kuna, ID 83634
Site Location (Cross Streets): N Elm & W 4th
Parcel Number (s): R5070001750
Section, Township, Range: 2N1W23
Property size : .28 Acres
Current land use: Vacant Commercial
Proposed land use: Commercial
Current zoning district: CBD
Proposed zoning district: CBD

Project Description

Project / subdivision name: Commercial Group Daycare

General description of proposed project / request: Applicant seeks SUP approval to operate a Commercial Group Daycare not to exceed 12 children

Type of use proposed (check all that apply):

- ☐ Residential
- ☒ Commercial Group Daycare
- ☐ Office
- ☐ Industrial
- ☐ Other

Amenities provided with this development (if applicable):

Residential Project Summary (if applicable)

Are there existing buildings? ☐ Yes ☐ No

Please describe the existing buildings:

Any existing buildings to remain? ☐ Yes ☐ No

Number of residential units: Number of building lots:

Number of common and/or other lots:

Type of dwellings proposed:

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

Minimum Square footage of structure (s):

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

Percentage of open space provided: Acreage of open space:

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

Non-Residential Project Summary (if applicable)

Number of building lots: 1 Other lots:

Gross floor area square footage: 495 Existing (if applicable):

Hours of operation (days & hours): M-F 6 AM - 6 PM Building height:

Total number of employees: 2 Max. number of employees at one time: 2

Number and ages of students/children: All ages, 12 Max Seating capacity:

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

Proposed Parking:

a. Handicapped spaces: 1 Dimensions: Standard ADA
b. Total Parking spaces: 3 Dimensions: Standard
c. Width of driveway aisle:

Proposed Lighting: Existing lighting

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

Applicant's Signature: via email Date: 01.15.2021

City of Kuna
Special Use Permit
Child Care Facility Application

Fee: $330.00 (Home/Group Care)/ $800.00 (Center)

P.O. Box 13
Kuna, Idaho 83634
(208) 922-5274
Fax: (208) 922-5898
kunacity.id.gov

RECEIVED
SEP 28 2020
CITY OF KUNA

File No. : 20-04-SUP
Cross Ref. :
File Name: Group Daycare (CBD) 346 W 4th Street

Definition of a Home Daycare:

Daycare Facilities: Any home where non-medical care, protection or supervision is regularly provided to children under twelve (12) years of age, for periods less than twenty four (24) hours per day, while the parents or guardians are not on the premises. Any facility providing daycare is required to have a special use permit and a State of Idaho basic daycare license.

A. **Family Childcare Home:** A childcare facility which provides care for six (6) or fewer children throughout the day.
B. **Group Childcare Home:** A childcare facility, which provides care for seven (7) to twelve (12) children throughout the day.
C. **Childcare Center:** A childcare facility, which provides care for more than twelve (12) children throughout the day. *Note: Childcare Centers are subject to the Design Review process.*

It should be noted that, in determining the type of childcare facility that is being operated, the total number of children cared for during the day and not the number of children at the facility at any one time is determinative.

KCC 5-6-5: Supplementary Conditions and Safeguards:
In granting any special use, the planning and zoning commission may prescribe appropriate conditions, bonds and safeguards in conformity with this title. Violations of such conditions, bonds or safeguards, when made a par of the terms under which the special use is granted, shall be deemed a violation of this title.

KCC 5-6-6: Procedure for Hearing Notice:
Prior to granting a special use permit, at least one public hearing in which interested persons shall have an opportunity to be heard shall be held. At least fifteen (15) days prior to the hearing, notice of the time and place and a summary of the proposal shall be published in the official newspaper or paper of general circulations within the jurisdiction. Notice shall also be provided to

property owners and residents within three hundred feet (300') of the external boundaries of the land being considered, and any additional area that may be substantially impacted by the proposed special use as determined by the commission.

KCC 5-1A-8:

A:1: Posting of Hearing Notice on Property: Not less than ten (10) days prior to the hearing, the applicant shall post a copy of said notice of hearing of the application on the property under consideration; except as noted herein, posting of the property must be in substantial compliance.

KCC 5-6-7: Action by Commission:

Within thirty (30) days after the public hearing, the planning and zoning commission shall approve, conditionally approve or disapprove the applications as presented. If the application is approved or approved with modifications, the commission shall direct the director to issue a special use permit listing the specific conditions specified by the commission for approval.

Any special use permit so granted shall be personal to the applicant and shall not run with the land, shall not be transferable, and shall terminate when the applicant ceases to do business at the location stated in the permit.

Application Submittal Requirements

Applicant Use		Staff Use
☒	Copy of CPR and First Aid Training Certificate	☐
☒	A ***complete*** Special Use Permit Application form *Note: It is the applicant's responsibility to use the most current application.*	☐
☒	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with the Special Use conditions.	☐
☒	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	☐
☒	One 8 ½" x 11" colored aerial photos depicting proposed site, street names, and surrounding area within five-hundred feet (500'). The purpose of these photos is to view the site for existing features and adjacent sites.	☐
☑	Copy of Deed; **and**, if the applicant is not the owner, an **original** notarized statement (Affidavit of Legal Interest) from the owner (and **ALL** interested parties) stating the applicant is authorized to submit this application.	☐
☐	Copy of Daycare License from the State of Idaho "Health and Welfare" Department I can't get this until the fire inspection is complete, which requires the building permit for the door...	☐

pending attached

- [x] One (1) detailed site plan that includes the following: (8 ½" x 11" minimum) ☐
  - [x] All existing structures labeled as existing and proposed uses ☐
  - [x] Size of parcel (acres or square feet) ☐
  - [x] Special features such as sidewalks, fencing, retaining walls or berms. ☐
  - [x] Parking areas with garage door widths shown ☐
  - [x] Off street parking, circulation and driveway locations ☐
  - [x] Proposed or existing types of outdoor lighting ☐
  - [x] Child pick-up area ☐
  - [x] Existing and proposed landscaping ☐
  - [x] Dimensions of usable outdoor and indoor "play areas" ☐
  - [x] Fences: Type and Height, including gates. Indicate if existing or proposed. fence permit ☐
    Note: All gates are required to be locked during business hours.
  - [x] Diagram showing uses within the home. (IE: bedroom, kitchen, etc.) - Site plan ☐
- [x] Commitment of Property form signed by the applicant / agent ☐
- [x] Neighborhood Meeting Certificate ☐
  Note: Certificate and Neighborhood meeting list forms must accompany this application.
- [x] Diagram for evacuation plans of house in case of fire or other disaster ☐

Additional Information

1. Are there smoke detectors in every living area except the bedrooms and bathrooms? Yes X No ___
2. Locks installed on all doors to the outside? Yes X No ___
3. Door chime installed on the front door to indicate any opening? Yes X No ___
4. Safety locks on doors and cabinets where chemicals are stored? Yes X No ___
5. Fire extinguisher installed in kitchen? Yes X No ___
6. Is the home daycare located on an arterial or collector street?
   Note: If yes, there must be an on-site pick-up area designed to prevent vehicles from backing onto the roadway. This application must include a diagram which shows how this will be accomplished. Yes ___ No X
7. Are there any indoor and/or outdoor pools? Yes ___ No X
   If a pool is present, what measures are taken to protect children from the pool area?

8. Are there stairs indoor/outdoor of proposed site? Yes X No ____
   If yes, are there safety barriers installed? Yes X No ____
9. Are electrical outlets covered with safety devices? Yes X No ____

Applicant Information

Applicant: Stephanie Gerla Phone: 208-559-3957
Owner Purchaser (Lessee)

Fax/(Email): Stephgerla@yahoo.com

Applicant's Address: 346 W. 4th St., Kuna, ID 83634

home: 1899 N. Pingo Ave. Kuna, ID Zip: 83634

Owner: Debbie Lancaster Phone: 951-532-5353

Owner's Address: 3455 W. Meyers Rd Email: dlancaster411@gmail

San Bernandino, CA 92407 Zip: 92407

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

Address: _____ Email: _____

_____ Zip: _____

Please check the box that reflects the intent of the application:

☐ **FAMILY CHILDCARE HOME**
CHILDCARE CENTER

☒ **GROUP CHILDCARE HOME**

Subject Property Information

Site Address: 346 W. 4th Ave Kuna, ID 83634

Site Location (Cross Streets): 4th & Elm

Parcel Number(s): _____ Section, Township, Range: Kuna

Gross Floor Area: 900 Live-able Space (not for daycare use): 64

Current Land Use: Empty Former: Business Proposed Land Use: Daycare Currently Zoning District: Commercial

Project Description / Summary

Is this facility in your principal residence? Yes _____ No X

Will you be hiring any employees who do not reside on the premises? Yes X No _____

If yes, how many? 2

Project Description: Childcare

General Description of request: Up to 12 Kids, M-F 6am-6pm

Hours/Days of operation: M-F 6 am - 6 pm. (Eventually would like to be 24 hr.)

Number and ages of children: 12 Kids, 1-12 yrs old

Fencing type / size / & location: Chain Link, Wood Panels. 80x15 feet. Back yard

Existing or proposed lighting: Street Lamps Outside & lights inside

Parking available: Parking Lot Number of possible parking spots: 15

Off street parking available: yes Designated pick-up area: Parking Lot

Standard Conditions (Home/Group Care Only)

☐ Meet requirements of the International Fire Code (IFC) ☐
Note: If the applicant is uncertain about a particular code and its application, they are responsible to seek that knowledge. have to have this first so I can do the building permit to pass the fire code

☐ Maintain fire safety standards. ☐

- [x] Provide at least two (2) unblocked outside exits that remain unimpeded at all times. Staff and parents shall be advised where these exits are located and they need to be marked appropriately. ☐
- [x] Provide corridors and stairs that are a minimum of 36" wide and provide gates so children cannot access stairs. ☐
- [x] Flame source utilities shall not be accessible to children and I posses a carbon monoxide detector that is operable at all times and located in proximity to the flame source. ☐
- [x] Storage areas shall be free of excessive combustibles or highly flammable materials and be inaccessible to children. ☐
- [x] Smoke detectors shall be installed on the ceilings of each floor story, in front of the doors, to stairways and separated a maximum 30-foot in corridors or at other distance's required by code. ☐
- [x] Bathroom and closet doors shall be designed so they can be unlocked from the outside ☐
- [x] The site address on the side of the building fronting the street shall be numbered and illuminated so that it can be readily seen from the street ☐
- [ ] Provide a flashlight on-site and other emergency supply, in anticipation of a power outage. These supplies need to readily accessible and maintained in good working order ☐
- [x] Ensure that all food preparation, serving and storage areas, equipment and utensils are clean, in good repair and kept out of the children's reach ☐
- [x] Ensure that all dishes and utensils are properly cleaned, rinsed, sanitized and air dried ☐
- [x] Ensure that all perishable foods are stored in a covered container, in an operating refrigerator, with a maximum temperature of 40 degrees ☐
- n/a ☐ Ensure that deep freezers or other refrigeration type units, which cannot be opened from the inside, are locked or stored in a locked room ☐
- [x] Ensure that no home-canned foods are served to the children ☐
- [x] All child care facilities are required to be inspected by Central District Health Department for compliance with Idaho Code §39-1110. The child care provider shall practice acceptable public health practices in order to curtail the spread of communicable diseases and maintain sanitary conditions ☐
- [x] Ensure that a minimum 40 square feet of habitable indoor dwelling area is provided for each child. The City staff shall review and determine which areas of the building are considered habitable ☐
- [x] Ensure that a minimum 80 square feet of outdoor play space is provided for each child. The City shall review and determine what outdoors areas meet this area requirement ☐

- [x] Ensure that all cleaning agents and other poisonous substances that pose danger to children are kept in locked storage or preferably removed from the premises. Chemical storage of chemicals underneath, over or near a sink should be avoided since many chemicals are affected by moisture and become hazardous through chemical change ☐
- [x] Ensure that child care rooms are clean and dry; that all floors, walls, ceiling and furniture are clean and kept in good repair; that all floors are swept and mopped daily with a sanitizing solution and carpeted areas vacuumed daily ☐
- [x] The facility must be free of exposed lead-based paint surfaces, that are chipped, flaking or peeling. If the residence has lead based paint, the applicant shall advise the City of this fact ☐
- [x] Ensure an onsite telephone is operable at all times. Post emergency phone numbers, including fire, rescue, police (or 911 or local equivalent where they are ready accessible to the daycare provider). Place City Planning Department and Poison Control phone numbers in a prominent location ☐
- [x] Ensure that play materials, equipment and furnishing are kept clean, in good repair; and do not possess sharp edges. Children shall be located in safe, sight-obstructing fenced outdoor play areas. The fences shall be sturdy with no sharp or jagged edges. All equipment shall be kept in good repair and well maintained. Equipment shall be sturdy, stable and free of hazards including sharp edges, lead based paint, loose nails, splinters, protrusions (excluding nuts and bolts on sides of fences) and pinch and crush points. Children shall not be allowed to play on outdoor equipment that is hot to the touch ☐
- [x] Ensure the building's used for child care meet the City's building and Fire District codes fire code needs door for back room. Building Permit can't be done yet til after S.U. Permit ☐
- [x] Ensure that all doors opening to the outside are self-closing (except for sliding glass doors) and all ventilating windows have locking screens ☐
- [x] Ensure that heating, ventilating and lighting facilities meet City code ☐
- [x] Ensure that child accessible electrical outlets are covered with safety caps, ground fault interrupters or have safety outlets' installed that meet City code ☐
- [x] All child care provider's refuse and garbage shall be collected, stored and disposed of in an appropriate manner with a minimum weekly solid waste pickup or disposal service. Garbage shall be contained so that it does not attract rodents or insects. Waste material will be placed in containers and locations approved by the City ☐
- [x] The childcare facility grounds will be kept neat and clean and free from rodents, hazards and other perils ☐
- [x] Smoking shall be prohibited in all areas of the facility during its hours of operation ☐

- [x] Ensure that children who are ill are excluded from the general population and sent home as soon as possible to minimize safety threat to fellow children. Provide the City with a protocol of how sick children will be attended. Report any health related concerns to either the City or the Health Department ☐
- [x] Ensure that sleeping, play areas and fixtures are maintained in a sanitary condition. Children shall not share unwashed bedding; and all bedding shall be washed after soiling and at least once a week ☐
- [x] Outdoor play areas shall adjoin, or be safely accessible to indoor areas ☐
- [x] All equipment openings, steps, decks and handrails shall be smaller than three and half inches (3 ½") in spacing or diameter or greater than nine inches (9") to prevent child entrapment ☐
- [x] All upright angles shall be greater than 55 degrees to prevent the children's entrapment and entanglement ☐
- [x] The outdoor play area shall be enclosed by a private or semi-private fence constructed of approved building materials to a minimum height of five feet (5') but not to exceed six feet (6'). The fence shall include a minimum of two (2) operating exits. Semi-private fences shall not have openings exceeding 1 ¾ inch width ☐
- [x] All stationary outdoor equipment that is more than eighteen inches (18") in height shall be installed over a protective surfacing ☐
- [x] Play equipment shall be place at least six feet (6') away from buildings, fences, trees or other play equipment and kept in good repair. Swing seats shall be made of plastic, soft or flexible material ☐
- [x] Exterior balconies, porches, and stairs shall be of stable construction and any space under porches needs to be closed off in such a manner as to guard against children's curiosity ☐
- [x] Vertical offsets such as outsides basement window wells, stairways or retaining walls shall have guardrails or approved screening ☐
- [x] Area's inhabited by children, shall be free of electrical hazards (switchboxes, unfenced air conditioners, or power lines) and attractive hazards (vehicles, metal drums, pallets tools or wood piles) ☐
- [x] Wells, tool sheds and other hazards are to be fenced or closed off ☐
- [x] Areas inhabited by children are to be kept free of animal wastes and debris ☐
- [x] Remove any poisonous substances such as plants, berries or mushrooms from the premises ☐

n/a ☐ Sandbox or sand play areas are to be completely covered when not in use ☐

☒ Outdoor water features are not allowed on the premises or nearby child accessible areas; water features includes pools, spas, ponds and other similar water containment areas ☐

☒ Child care facilities shall not be permitted next to an open body of water without an approved method of fencing construction that has been reviewed by City Planning Staff ☐

☒ The child care owner/operator shall ensure that firearms, other types of weapons, weapon accessories and ammunition are kept in locked storage. Firearms shall be kept unloaded at all times and the ammunition will be stored separately from the firearms. The children's parents or guardians shall be notified of weapons kept on premises and advised of how they are secured ☐

Applicant's Signature: Stephanie Mula **Date:** 9-16-20

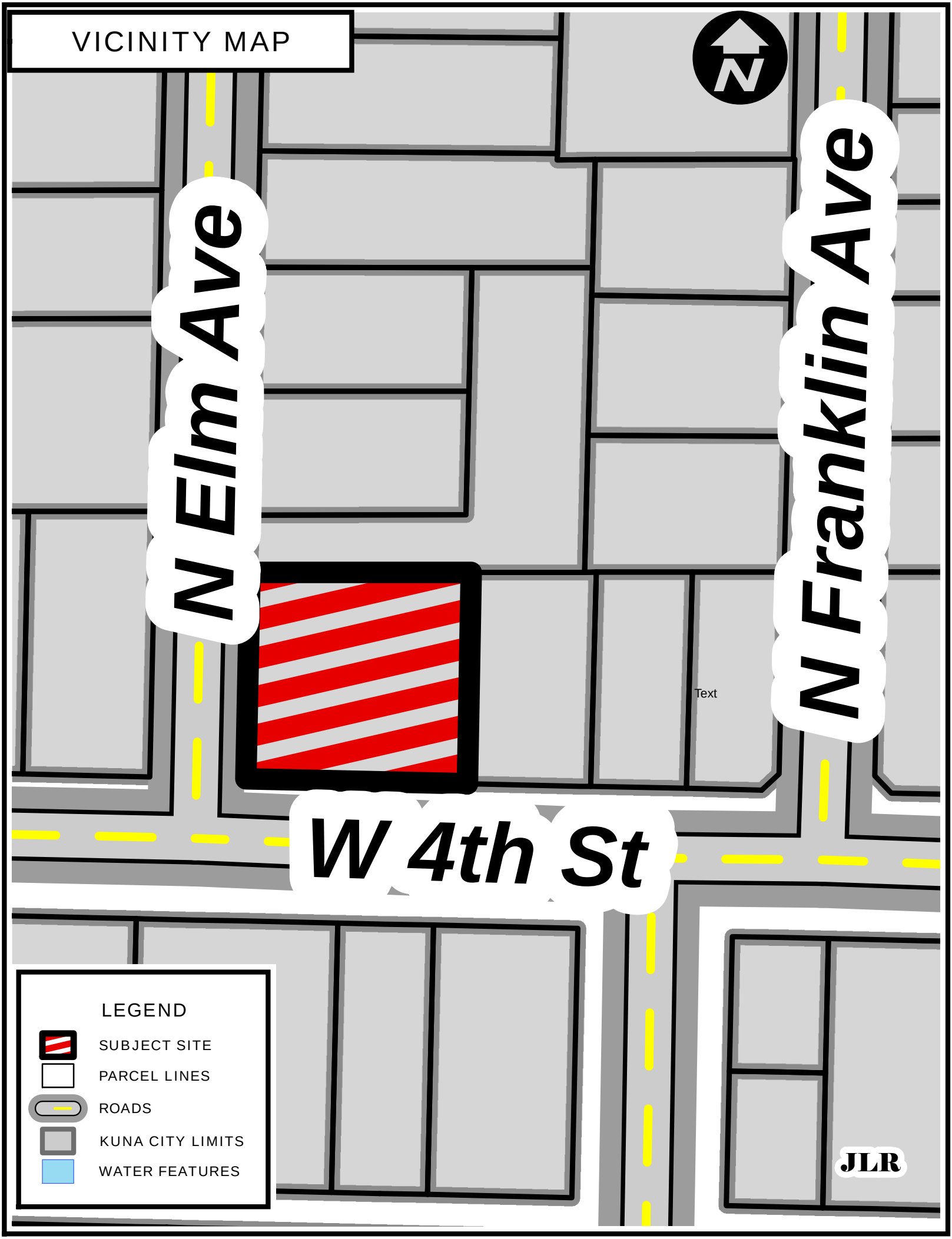
Signature of receipt by City Staff: _____ **Date:** _____

ADDITIONAL COMMENTS:

Letter of Explan.

To whom it may concern:
I have been working in the child care profession for 19 years- 10 of those years here in my hometown of Kuna. My intention for the property at 346 w 4th street is to turn it into a small facility with up to 12 kids. There is plenty of parking- that has been the issue with almost every other location we have tried. According to the owner there is room for 15 cars in the lot, in addition to the one spot in front of the building. Gradually I would like to turn this child care facility into a 24 hour facility, something much needed with the meat plant on the outskirts of town and single parents working oddball hours. My first step is getting it licensed with the city of Kuna and I'm currently working on my childcare license through Idaho stars/health and welfare. According to parents who are looking for childcare right now the waiting list is long at all current facilities. There is a need for more childcare locations with kuna still growing.

Quite sincerely,
Stephanie Gerla
208-559-3957


VICINITY MAP
N
N Elm Ave
N Franklin Ave
W 4th St
Text
LEGEND
SUBJECT SITE
PARCEL LINES
ROADS
KUNA CITY LIMITS
WATER FEATURES
JLR

To Whom it may Concern,
September 21,2020

We the owners of 346 W. 4th Street Kuna, ID 83634 authorize Stephanie Gerla to submit application for Preschool for this location. We couldn't be more pleased. If you should have any further questions please do not hesitate to reach out to me.

Cordially,
Debbie Lancaster
951 532-5353

Debbie Lancaster

LISA M. DEROSIER
NOTARY
PUBLIC
Comm. No. 31851
STATE OF IDAHO

Exp. 7/27/2024

L. M. DeRosier

WELLS FARGO

Jurat Certificate California only

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

State of California

County of San Bernardino

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

day of feb, 2017 by Debbie Lancaster and Robert Lancaster

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

Place Seal Here

Signature

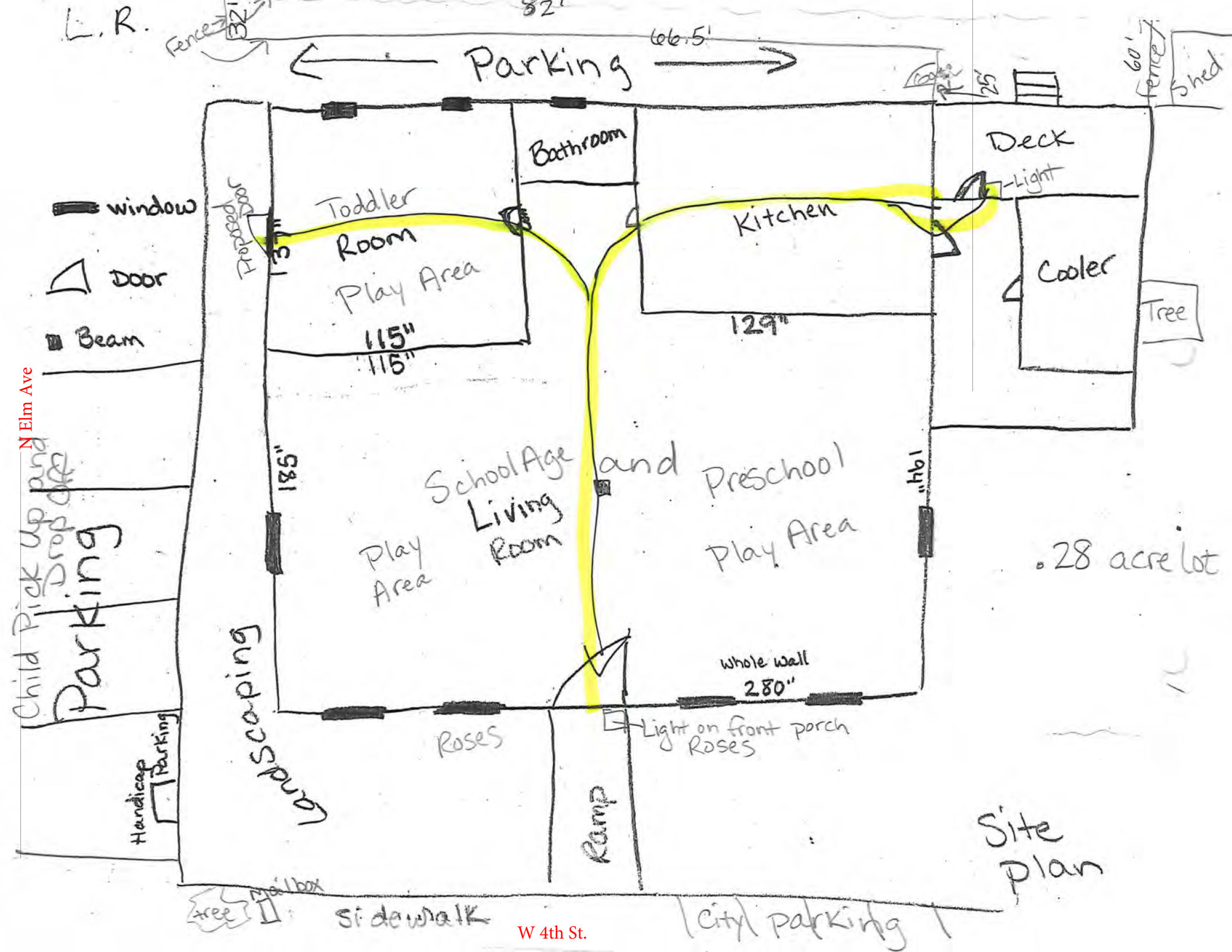
KIM R. ACUNA
COMM. # 2144712
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires 03/01/2020

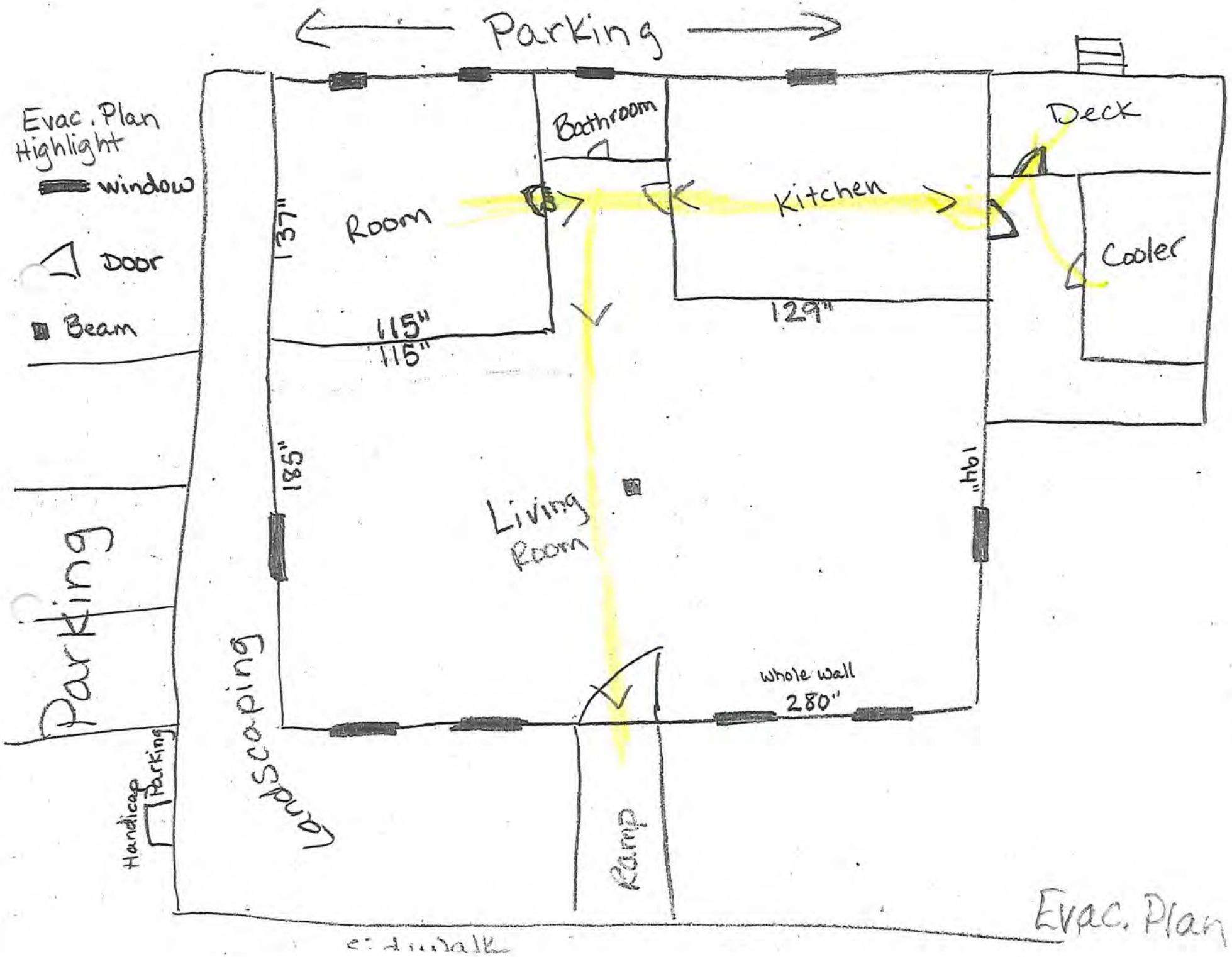
Description of Attached Document

Type or Title of Document Quitclaim Deed

Document Date 2.21.2017 Number of Pages 1

Signer(s) Other Than Named Above none


L. R.
Fence
32'
82'
66.5'
Parking
Bathroom
Deck
Light
Fence
Shed
window
Door
Beam
Toddler
Room
Play Area
115"
115"
Kitchen
129"
Cooler
Tree
Proposed door
35"
N Elm Ave
185"
104"
School Age and Preschool
Living
Room
Play
Area
Play Area
.28 acre lot
Child Pick up and Drop off
Parking
Landscaping
Whole wall
280"
Light on front porch
Roses
Roses
Handicap Parking
Ramp
Site
plan
tree
Mailbox
sidewalk
City parking
W 4th St.


Parking
Evac. Plan Highlight
window
Door
Beam
Bathroom
Deck
Room
Kitchen
Cooler
137"
115"
115"
129"
185"
Living Room
104"
Parking
Landscaping
Whole wall
280"
Handicap Parking
Ramp
sidewalk
Evac. Plan

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

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

City of Kuna
COMMITMENT TO PROPERTY POSTING

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

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

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

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

Stephanie Gula — Applicant/agent signature:

6-26-2020 — Date:

Neighborhood Meeting Certification

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

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 5-1A-2 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

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

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

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

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

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

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

Description of proposed project: Kuna's Little Monkeys Daycare

Date and time of neighborhood meeting: 7:00 pm 9/11/20

Location of neighborhood meeting: 346 W. 4th St., Kuna

SITE INFORMATION:

Location: Quarter: ____ Section: ____ Township: ____ Range: ____ Total Acres: .28

Subdivision Name: n/a Lot: ____ Block: ____

Site Address: 346 W. 4th St. Kuna, ID 83634 Tax Parcel Number(s): ____

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

CURRENT PROPERTY OWNER:

Name: Debbie Lancaster & Cory Sartin

Address: ____ City: Boise State: ID Zip: 83634

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

Name: ~~Debbie~~ Stephanie Gerla Business (if applicable): Kuna's Little Monkeys

Address: 346 W. 4th St. City: Kuna State: ID Zip: 83634

PROPOSED USE:

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

Application Type	*Brief Description*
Annexation	
Re-zone	
Subdivision (Sketch Plat and/or Prelim. Plat)	
X Special Use	Daycare
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: Stephanie Berla

Address: 346 W. 4th St.

City: Kuna State: ID Zip: 83634

Telephone: 2085593957 Fax:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant) Steph Berla Date 9-11-20

SIGN IN SHEET

PROJECT NAME: Kuna's Little Monkeys

Date: 9-11-20

	Name	Address	Zip	Phone
1	Stephanie Gerla	346 W. 4th St.	83634	2085593957
2	ELIZABETH GILMAN	322 W. 4th St.	83634	208 870-5416
3	Jeri Smith (Gary O'Dell)	343 W. 4th St.	83634	208-860-8509
4	Julio Barroso (Joel)	450 Elm Ave	83634	208-841-7424
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30				

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 9-11-20 Number of Attendees: _____

Meeting Location: 346 W. 4th St., Kuna, ID 83634

Description of Project Presented:

Small Group Childcare (up to twelve kids)
M-F 6-6

Attendee's comments:

Gary O'Dell wants kids picked up & dropped in parking lot and not on 4th St.

Joel Concerned about sex offenders in area. I responded that most parents also live around that & the city limits daycares also do.

Joel Leave the berry bush on the fence line

Beth Is fine with the play yard where it is because it's not next to any neighbors' windows

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

Stephanie Gerla
Printed Name

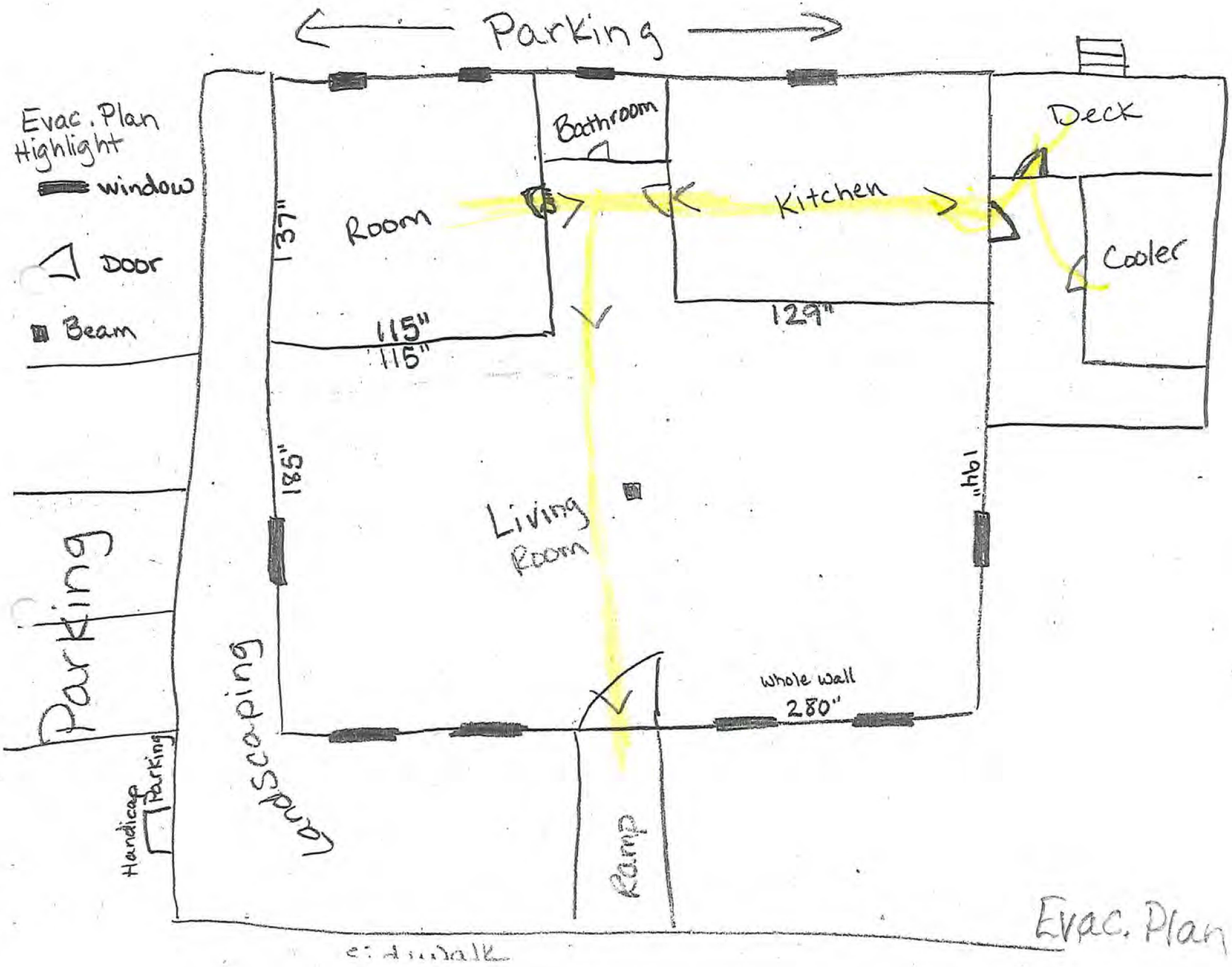
Steph Gerla
Signature

9-11-20
Date

Letter of Explan.

To whom it may concern:
I have been working in the child care profession for 19 years- 10 of those years here in my hometown of Kuna. My intention for the property at 346 w 4th street is to turn it into a small facility with up to 12 kids. There is plenty of parking- that has been the issue with almost every other location we have tried. According to the owner there is room for 15 cars in the lot, in addition to the one spot in front of the building. Gradually I would like to turn this child care facility into a 24 hour facility, something much needed with the meat plant on the outskirts of town and single parents working oddball hours. My first step is getting it licensed with the city of Kuna and I'm currently working on my childcare license through Idaho stars/health and welfare. According to parents who are looking for childcare right now the waiting list is long at all current facilities. There is a need for more childcare locations with kuna still growing.

Quite sincerely,
Stephanie Gerla
208-559-3957


Parking
Evac. Plan Highlight
window
Door
Beam
Bathroom
Deck
Room
Kitchen
Cooler
137"
115"
115"
129"
185"
194"
Living Room
Parking
Landscaping
Handicap Parking
Ramp
whole wall
280"
sidewalk
Evac. Plan



www.icpri.com

STEPHANIE GERLA

This certifies that the person named above has successfully completed the International CPR Institute's

Pediatric First Aid

CPR/AED Course

Completion Date: Sep-22-2019

Expiration Date: Sep-22-2021

Security Control #
841121

Instructor D1317S

Cardholder's Signature

Keep this card for your records. Void if reproduced.

KAELYNN GERLA

This certifies that the person named above has completed the cognitive assessment of the following International CPR Institute course based on the current CPR & ECC standards.

www.icpri.com

CPR/AED Course

Adult/Child/Infant

Completion Date: Sep-23-2019

Expiration Date: Sep-23-2021 Cert Num: 841123

Instructor D1317 Cardholder's Signature

Keep this card for your records. Void if reproduced

KAELYNN GERLA

This certifies that the person named above has completed the cognitive assessment of the following International CPR Institute course based on the current CPR & ECC standards.

CPR/AED Course

Adult/Child/Infant

Keep this card for your records. Void if reproduced

IDAHO DEPARTMENT OF HEALTH & WELFARE

Daycare Licensing Instructions and Application, continued...

Application Type

☒ NEW APPLICATION ☐ RENEWAL APPLICATION ☐ CHANGE OF ADDRESS ☐ CHANGE TYPE OF LICENSE

☐ **Large Daycare Center** 26 or more children non-refundable license application fee **$325**

☐ **Small Daycare Center** up to 25 children non-refundable license application fee **$250**

☒ **Group Daycare Facility** up to 12 children non-refundable license application fee **$100**

☐ **FAMILY Daycare Home** up to 6 children non-refundable license application fee **$100**

An **OCCUPANT LOAD** is the **maximum number of individuals** (children and adults) **to occupy the areas used for daycare purposes.**

The ***Maximum Number of Children In Attendance*** can be limited by occupant load, type of license, the number of your own children present, and local requirements.

Facility Information

Facility Name: Kuna's Little Monkeys

Business Name (if different)

Owner(s): Stephanie Gerla

Primary Business Contact: Stephanie Gerla

Phone: 2085593957

Email: stephgerla@yahoo.com

Physical Address: 346 W. 4th St.

City: Kuna

State: Idaho

Zip Code: 83634

County: Ada

Mailing Name and Address (if different): 1899 N. Pinon Ave

City: Kuna

State: ID

Zip code: 83634

County: Ada

List of Individuals on Premises

- **All Owners, Operators** and **Child Care Facility Staff** who provide direct care to children.
- **All Other Individuals** (*age 13 and older*) who have unsupervised direct contact with children, or are regularly on the premises (*more than 12 hrs. per month*), including non-direct care staff, frequent visitors, volunteers, or any person living at the location where child care takes place.

Name	Position at Facility	Date of Hire Month/Year	Date of Birth Month/Year	Do they provide direct care to children?	Do they reside where child care takes place?
Stephanie Gerla	owner	7/1/20	3/23/77	(Yes) / No	Yes / (No)
Kaelynn Gerla	teacher	7/1/20	5/8/02	(Yes) / No	Yes / (No)
				Yes / No	Yes / No
				Yes / No	Yes / No
				Yes / No	Yes / No
				Yes / No	Yes / No
				Yes / No	Yes / No

IDAHO DEPARTMENT OF HEALTH & WELFARE

Daycare Licensing Instructions and Application

Rev 06/06/2018

NOTE: If you have problems viewing this application, download a current version of Adobe Reader: **https://get.adobe.com/reader/.**

How to Apply

1. Complete all fields.
2. Review Daycare Licensing requirements prior to submitting the application.
3. Return the completed form using the information provided below:

Email: vs@idahoaeyc.org
Mail: IdahoSTARS - Vendor Specialists
4355 W. Emerald St., Suite 250
Boise, ID 83706
Fax: 208-345-2973

Need Help?

The Vendor Specialists with IdahoSTARS collect the documentation and are available to assist the applicant through the state daycare licensing process. **Dial 2-1-1 the Idaho CareLine.** Ask to speak with a vendor specialist for daycare licensing.

New Application

New applicants have six (6) months to complete the application process below:

- Start date of application is the date the completed and signed application is received by IdahoSTARS.
- All required documentation is to be submitted at least 45 days prior to the six-month deadline to allow sufficient time for processing. Delays in submitting paperwork may result in insufficient time to process paperwork or give the applicant insufficient time to address any deficiencies.
- Applications not completed in 6 months may be denied. Applicants who have been denied are prohibited from reapplying for a daycare license for 1 year from the date of denial.

Renewal Application

If you are currently licensed and need to renew, complete the process below:

- All required documentation is to be submitted at least 45 days prior to the expiration date of the current daycare license. Delays in submitting paperwork may result in insufficient time to process paperwork or give the applicant insufficient time to address any deficiencies.
- Renewal applications not completed by the license expiration date may be terminated. Applicants who have been terminated may not operate a center or group facility until a new application process has been completed and the appropriate daycare license has been issued.

Additional Information

Daycare Licensing information, including city-county requirements, training information, records requirements, links to resources, forms, and how to file a complaint, can be found online at the Daycare Licensing website:
http://healthandwelfare.idaho.gov/Children/ChildCareAssistance/DaycareLicensing.aspx.

Daycare Licensing Requirements

Check each box when completed:

☒ **Criminal History and Background Clearances** - All individuals required to have a criminal history and background check must obtain a clearance from the Department of Health and Welfare's Criminal History Unit. There is no need to submit copies, as each clearance status is verified directly with the Criminal History Unit.

- Individuals 13-17 years of age will additionally complete a check of Juvenile Justice Records. The form and instructions are included in the application packet or can be found on the Daycare Licensing website.

Information on completing a criminal history and background check though the Criminal History Unit, and how to register as an employer is available online at: https://chu.dhw.idaho.gov.

☐ **Compliance with City/County Ordinances** - *Submit* proof of compliance with local ordinances. Examples: Special Use Permit, Home Occupation Certificate, Business License, or a letter from your city or county stating compliance. Please contact your local clerk's office to verify requirements. they want this done through you before I can get their city permit

☐ **Proof of Insurance** - *Submit* proof of current fire and liability insurance coverage for the daycare.

☒ **Pediatric CPR/First Aid** - *Submit* proof of current certifications. At least one adult staff, certified in pediatric rescue breathing, infant-child CPR, and pediatric first aid treatment, must be present at all times (including during transportation). Online courses are not accepted.

☐ **Fire Safety Inspection** - *Submit* a recently completed and passed Fire Safety Inspection for State Daycare Licensing. Occupant Load must be included on form.

☒ **Complete Required Training Hours (Centers Only)** - IdahoSTARS will notify you if additional documentation is required.

- Four (4) hours of training must be completed every 12 months after the staff members date of hire.
- CPR/First Aid training does not count toward the annual training requirement.

☐ **Health & Safety Inspection** - IdahoSTARS will request the health inspection at the appropriate time.

☒ **Licensing Fee** - The Health District will contact you regarding payment collection.

IDAHO DEPARTMENT OF HEALTH & WELFARE

Daycare Licensing Instructions and Application, continued...

List of individuals on Premises, continued

Name	Position at Facility	Date of Hire Month/Year	Date of Birth Month/Year	Do they provide direct care to children?	Do they reside where child care takes place?
Stephanie n/a				Yes / No	Yes / No
				Yes / No	Yes / No
				Yes / No	Yes / No
				Yes / No	Yes / No
				Yes / No	Yes / No
				Yes / No	Yes / No
				Yes / No	Yes / No
				Yes / No	Yes / No
				Yes / No	Yes / No
				Yes / No	Yes / No

Certification of Understanding

☒ I hereby apply for a daycare license as indicated above in accordance with Idaho Code Title 39, Chapter 11.

- I do hereby state that I have thoroughly read and reviewed the *IDAPA 16.06.02* Rules Governing Standards for Child Care Licensing, and I am prepared to comply with all of its provisions.
- *I understand* that my facility must, at all times, remain in compliance with the fire, health and safety standards, and criminal history and background-check requirements.
- *I understand* that I am to disclose, by written statement, any revocation or other disciplinary action taken, or in the process of being taken, against myself, as a daycare provider in Idaho, or any other jurisdiction.
- *I understand* that this document serves as the formal request upon which a decision to issue me a daycare license will be based. I agree, for the purpose of determining compliance with daycare licensing rules established by the Department of Health and Welfare and Idaho State licensing laws, to allow the Department access to the premises for re-inspection at any time during the licensing period.
- *I authorize* investigation of all statements contained herein, and understand that misrepresentation or omission of facts may result in denial of my application.
- *I do hereby state* that the information provided in this application is true and correct to the best of my knowledge.

Signature (required)
Under penalty of perjury, I swear or affirm the information I have provided is true and complete.

Stephanie Mera — 7/3/20

Signature - Owner (or) Legally Responsible Representative — Date

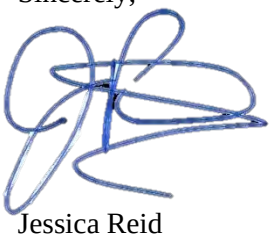
Signature - Owner (or) Legally Responsible Representative — Date

January 14, 2021

RE: 20-04-SUP (Special Use Permit) Group Daycare, 346 W 4th Street

Applicant Stephanie Gerla, submitted her Special Use Permit application for 346 W 4th Street on September 28, 2020. This application was put on hold while the applicant worked to resolve an Unpermitted Use issue at the location; as of December 30, 2020, the issue has been confirmed as resolved and 20-04-SUP has been released to move forward in the application process.

Sincerely,



Jessica Reid
Planning & Zoning Staff
Kuna Planning & Zoning Department

Cc: Jace Hellman, Planning & Zoning Interim Director

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

City of Kuna
Planning & Zoning Department

Agency Transmittal

January 15, 2021

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

FILE NUMBER:	20-04-SUP (Special Use Permit) Gerla Group Daycare, 346 W 4th Street, Kuna
PROJECT DESCRIPTION	The Applicant is seeking Special Use Permit approval to operate a Commercial Group Daycare located at 346 W 4th Street (APN: R5070001750)
SITE LOCATION	346 W 4th Street, Kuna, Idaho 83634.
APPLICANT	*Stephanie Gerla* 1899 N Pingo Ave Kuna, ID 83634 208.559.3957
SCHEDULED HEARING DATE	Tuesday, **February 23, 2021.** 6:00 P.M.
STAFF CONTACT	Jessica Reid jreid@kunaid.gov Phone**:** 208.387.7731

We have enclosed information to assist you with your consideration and response. *No response within 15 business days will indicate you have no objection or comments for this project.* We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. ***If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, including their email.*** If your agency needs additional time for review, please let our office know ASAP.

From: Reggie Edwards
To: Jessica Reid
Cc: Jace Hellman; Doug Hanson
Subject: RE: 20-04-SUP (Special Use Permit) Gerla Commercial Group Daycare Agency Notification
Date: Wednesday, January 20, 2021 1:34:17 PM
Attachments: image001.png

Kuna Rural Fire District Comments;
Our findings on a *cursory* walk thru include;

*Maximum Occupant Load of (14) (12 children and 2 staff)
Required;
*The Room proposed for the nursery will require the installation of an *approved* 32" clear exit width egress door, with *approved* porch landing.
* all interior walls, flooring, and finishes to be completed for habitation.
* all electrical outlets accessible to day care children shall be protected with devices to prevent accidental electrical shock.
* Approved fire extinguisher installed.
* No frying or food preparation that produces grease laden vapors. Only warming or baking allowed.
* Approved inter-connected smoke alarm devices installed throughout with an additional smoke alarm installed and interconnected in the storage/utility basement.
* Lever type door hardware on all exit doors.
* Approved permanent 5" address numbers mounted on exterior with clear visibility from the street.
Note; These comments may be amended and added to at the official fire inspection, to address any oversight or omission that may have occurred on the cursory walk thru.

This Day Care shall successfully pass the official **Fire & Life Safety Inspection** for Kuna Fire approval.
Reggie Edwards
Deputy Fire Marshal
Kuna Rural Fire District

Fr**om:** Jessica Reid <jreid@kunaid.gov>
Sent: Friday, January 15, 2021 12:10 PM
To: Paul Stevens <PStevens@kunaid.gov>; Catherine Feistner <cfeistner@kunaid.gov>; Reggie Edwards <redwards@kunafire.com>; Mike Fratusco <mfratusco@adacounty.id.gov>; J&M Sanitation <Chad.Gordon@jmsanitation.com>; CDHD <lbadigia@cdhd.idaho.gov>; marilyn.peoples@dhw.idaho.gov
Subject: 20-04-SUP (Special Use Permit) Gerla Commercial Group Daycare Agency Notification

January 15, 2021

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

FILE NUMBER:	20-04-SUP (Special Use Permit) Gerla Group Daycare, 346 W 4th Street, Kuna
PROJECT DESCRIPTION	The Applicant is seeking Special Use Permit approval to operate a Commercial Group Daycare located at 346 W 4th Street (APN: R5070001750)
SITE LOCATION	346 W 4th Street, Kuna, Idaho 83634.

APPLICANT	*Stephanie Gerla* 1899 N Pingo Ave Kuna, ID 83634 208.559.3957
SCHEDULED HEARING DATE	Tuesday, **February 23, 2021.** 6:00 P.M.
STAFF CONTACT	Jessica Reid jreid@kunaid.gov Phone**:** 208.387.7731

We have enclosed information to assist you with your consideration and response. *No response within 15 business days will indicate you have no objection or comments for this project.* We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. ***If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, including their email.*** If your agency needs additional time for review, please let our office know ASAP.

Best Regards,

Jessica Reid

Planning & Zoning Staff
751 W 4th Street
Kuna, ID 83634
jreid@kunaid.gov
Ph: (208) 922-5274

KUNA
Planning & Zoning

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # 20-04-SUP Gerla Group Daycare

Preliminary / Final / Short Plat _____

City of Kuna

1. ☐ We have No Objections to this Proposal.
2. ☐ We recommend Denial of this Proposal.
3. ☐ Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
4. ☐ We will require more data concerning soil conditions on this Proposal before we can comment.
5. ☐ Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of: ☐ high seasonal ground water ☐ waste flow characteristics ☐ bedrock from original grade ☐ other _____
6. ☐ This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
7. ☐ This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
8. ☐ After written approvals from appropriate entities are submitted, we can approve this proposal for:
   ☐ central sewage ☐ community sewage system ☐ community water well
   ☐ interim sewage ☐ central water
   ☐ individual sewage ☐ individual water
9. ☐ The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
   ☐ central sewage ☐ community sewage system ☐ community water
   ☐ sewage dry lines ☐ central water
10. ☐ This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
11. ☐ If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
12. ☒ We will require plans be submitted for a plan review for any:
    ☐ food establishment ☐ swimming pools or spas ☒ child care center
    ☐ beverage establishment ☐ grocery store
13. ☐ Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.
14. ☐ _____

Reviewed By: _____

Date: 1/28/2021

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

Catherine Feistner, E.I.T.
Asst. Kuna City Engineer
cfeistner@kunaid.gov
208-639-5347

Special Use Permit Application Memorandum

TO:	Jace Hellman	- Planning and Zoning Director
FROM:	Catherine Feistner, E.I.T.	- Assistant Kuna City Engineer
RE:	Pre-Application Comments	
	S. School Avenue (Not named)	
DATE:	21 January 2021	

The Gerla Group Daycare application dated 15 January 2021 has been reviewed. A site plan of the home was provided. The following narrative is limited to the Special Use Permit request as applicable to public works infrastructure.

1. **Inspection Fees**
   a. No Public Works inspection fees should be generated as a result of this SUP.

2. **General**
   a. This property is already a working component within the City of Kuna. Replacing residential use with an in-home day-care increases utility use and system demands. However, this increase is considered negligible.
   b. The modified use of this property will increase traffic movements. The modified traffic movements could impact the community especially at times of pick up and drop off.

3. **Right-of-Way**
   a. Sufficient Right-of-Way exists to support the proposed use.

4. **Sanitary Sewer, Potable Water, Pressurized Irrigation, Storm Drainage**
   a. Additional services should not be necessary.

5. **As-Built Drawings**
   a. As-built drawings are not required.

6. **Property Description**
   a. The applicant provided a site plan and a cover letter.
   b. A vicinity map and an aerial photo were also provided.

RECEIVED
FEB 10 2021
CITY OF KUNA

City of Kuna

PROOF OF PROPERTY POSTING

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

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

This notice shall confirm that the Public Hearing Notice for 346 W. 4th St. (**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance 5-1A-8. Sign posted Tuesday, Feb. 9, 2021 (**DAY OF THE WEEK, MONTH, DATE AND YEAR**). *This form is required to be returned three (3) calendar days subsequent to posting and signs are to be removed from the site three (3) calendar days after the hearing.*

DATED *this* 9th *day of* February, 2021.

Signature,

Stephanie Gerla
Owner/Developer

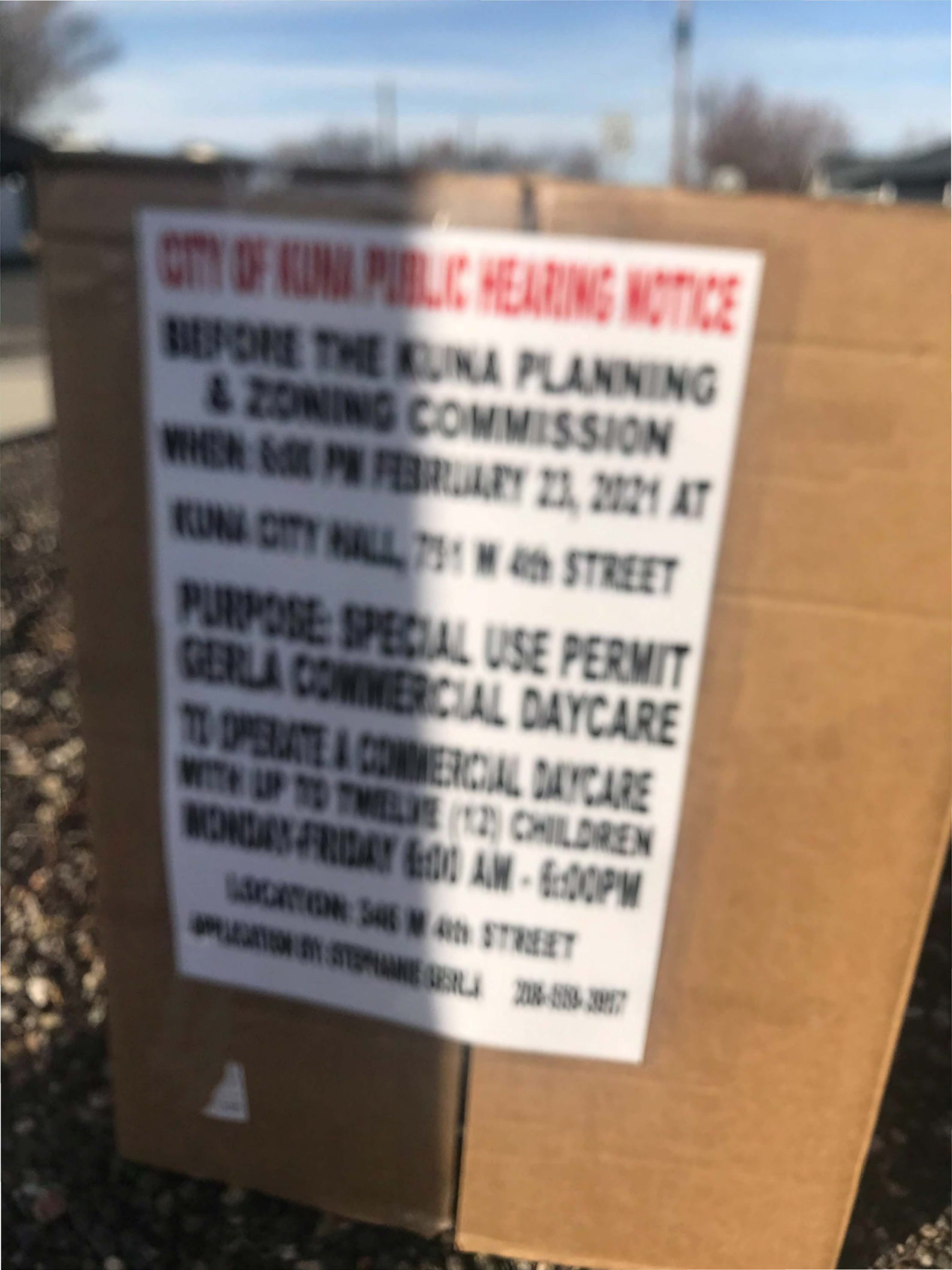
STATE OF IDAHO)
): ss
County of Ada)

On this 9 *day of* Feb, 2021, *before me the undersigned, a Notary Public in and for said State, personally appeared before me (Owner, Developer).*

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

L. M. DeRosier
Notary Public
Residing at Kuna ID
Commission Expires 7/27/2024

LISA M. DEROSIER
NOTARY
PUBLIC
Comm. No. 31851
STATE OF IDAHO


CITY OF KUNA PUBLIC HEARING NOTICE
BEFORE THE KUNA PLANNING
& ZONING COMMISSION
WHEN: 6:00 PM FEBRUARY 23, 2021 AT
KUNA CITY HALL, 751 W 4th STREET
PURPOSE: SPECIAL USE PERMIT
GERLA COMMERCIAL DAYCARE
TO OPERATE A COMMERCIAL DAYCARE
WITH UP TO TWELVE (12) CHILDREN
MONDAY-FRIDAY 6:00 AM - 6:00PM
LOCATION: 546 W 4th STREET
APPLICATION BY: STEPHANIE GERLA
208-559-3917


BEFORE THE KUNA PLANNING
& ZONING COMMISSION
KUNA CITY HALL, 711 W 4th STREET
PURPOSE: SPECIAL USE PERMIT
GERLA COMMERCIAL DAYCARE
TO OPERATE A COMMERCIAL DAYCARE
WITH UP TO TWELVE (12) CHILDREN
MONDAY-FRIDAY 600 AM - 6:00PM
LOCATION: 340 W 4th STREET



RECEIVED
FEB 10 2021
CITY OF KUNA

21880 70065
1 KUNA, CITY OF

P.O. BOX 13
KUNA, ID 83634

LEGAL NOTICE

Case No. 20-04-SUP: Gerla Commercial Group Daycare; Special Use Permit.

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing **Tuesday, February 23, 2021, at 6:00 PM,** or as soon as can be heard; in connection with a Special Use Permit (SUP) request for Gerla Commercial Group Daycare. Applicant requests approval for a Special Use Permit to operate a Commercial Group Daycare with up to twelve (12) children, located at 346 W 4th Street (APN: R5070001750).

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

February 3, 2021 70065

AD# 70065

AFFIDAVIT OF PUBLICATION STATE OF IDAHO

County of Ada

SHARON JESSEN
of the State of Idaho, being of first duly sworn, deposes and says:

1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Kuna Melba News, a weekly newspaper published in the State of Idaho; that the said newspaper is in general circulation in the said county of Ada, and in the vicinity of Kuna, Idaho and has been uninterruptedly published in said County during a period of seventy -eight consecutive weeks prior to the first publication of this notice, a copy of which is hereto attached.
3. That the notice, of which the annexed is a printed copy, was published in said newspaper 1 times(s) in the regular and entire issue of said paper, and was printed in the newspaper proper, and not in a supplement

That said notice was published the following: 02/03/2021

Sharon Jessen

SHARON JESSEN
STATE OF IDAHO
County of Canyon and Ada

On this 3rd day of February, in the year of 2021 before me a Notary Public, personally appeared. SHARON JESSEN, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he/she executed the same.

Colleen R. Nielsen

Notary Public of Idaho
My commission expires 6/28/23

COLLEEN R. NIELSEN NOTARY PUBLIC Comm No. 70215 STATE OF IDAHO

CITY OF KUNA
PLANNING & ZONING DEPARTMENT
PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634
Phone (208) 922-5274 • Fax: (208) 922-5989
www.kunacity.id.gov

Dear Property Owner:

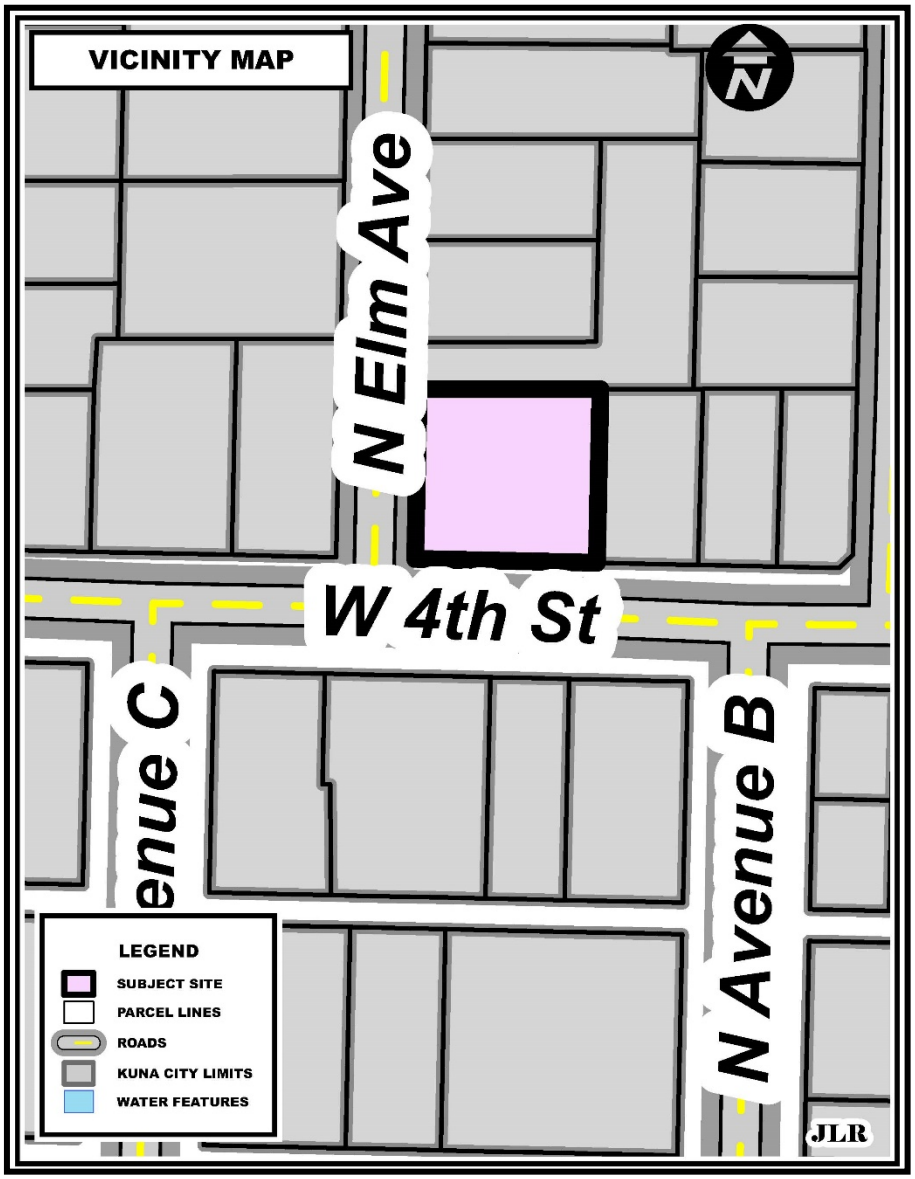
Dear Property Owner:

NOTICE IS HEREBY GIVEN the Planning and Zoning Commission will hold a public hearing **Tuesday February 23, 2021, at 6:00 pm**, or as soon as can be heard; in connection with the following case: A **Special Use Permit (SUP)** request for a Commercial Group Daycare from Stephanie Gerla. Applicant requests approval of a Special Use Permit to operate a Commercial Group Daycare with up to twelve (12) children, located at 346 W 4th Street (APN: R5070001750).

The public is invited to provide written or oral testimony via the alternative options listed on the attached instructions. Written testimony received by the close of business on ***February 17, 2021*** will be included in the packet that is distributed to the governing body prior to the hearing. Late submissions will be presented to the governing body at time of hearing. Please submit written testimony via mail, email or the City's website (**http://kunacity.id.gov/FormCenter/City-Clerk-13/Public-Testimony-Form-121**).

Due to social distancing protocols, the Council Chambers audience occupancy capacity is 15; social distancing and masks are required.
The first 15 persons who appear will be allowed in Council Chambers. All other persons may access the meeting via Live Streaming on the City of Kuna Facebook page, https://www.facebook.com/CityofKunaIdaho.

If you have questions or need assistance, please contact the Planning & Zoning Department at (208) 922-5274.



MAILED 02.03.2021

City of Kuna
Planning and Zoning
PO Box 13
Kuna, ID 83634

LEGAL NOTICE

Suggestions For Testifying at the Public Hearing:

Social distancing due to COVID-19…
Under the authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to required social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. The first 15 persons who appear, in addition to the Governing Body and Staff, will be allowed in Council Chambers. Virtual participation/ testimony via zoom is available (please see attached instructions for more details). All other persons may access the meeting via live streaming on the City of Kuna's Facebook page.

Be informed . . .
Review the proposal, staff report, applicable provisions of the ordinance, comprehensive plan and Idaho State Code (Title 67, Chapter 65).

All items pertaining to the application can be found the Friday prior to the hearing at http://kunacity.id.gov/93/Agendas-Minutes.

Be on time . . .
Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

Speak to the point . . .
The governing body appreciates pertinent, well organized, factual and concise comments. Redundant testimony is prohibited. The developer or their representative is given 10 minutes to present their project. Others wishing to testify are given three (3) minutes. The developer (or their representative) is given additional time for rebuttal to address issues raised during public testimony. Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group. The group representative will receive 10 minutes to make comments.

If you don't wish to speak, write . . .
Written testimony submitted by close of business the Wednesday prior to the hearing will be included in the packet that is distributed to the governing body prior to the hearing. Late submissions will be presented to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision.

Please submit all written testimony via mail, email or the City's website (http://kunacity.id.gov/FormCenter/City-Clerk-13/Public-Testimony-Form-121).

The public is invited to provide comment on Case No. 20-04-SUP (Special Use Permit) for the Gerla Commercial Group Daycare, located at 346 W 4th Street. Due to social distancing protocol, the Council Chambers audience occupancy is 15. Social distancing & masks are required. Instructions for alternative public testimony options are listed below.

APPLICANT PUBLIC WRITTEN AND ORAL HEARING TESTIMONY PROCESS:

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

1. Submit prior to 5:00 PM the Wednesday 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, *KunaCity.ID.gov> Doing Business> Forms & Applications> Frequently requested Applications and Forms> ONLIINE 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 by noon the day of the 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
   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

Oral – In Person Testimony during the Public Hearing

Due to social distancing protocol, the **Council Chambers audience occupancy capacity is 15, social distancing and masks are required.** The first 15 persons who appear will be allowed in Council Chambers. All persons wishing to testify must, state their name and residential address. No person shall speak until recognized by the Commission Chairman. A three (3) minute time limit will be placed on all testimonies.

CITY OF KUNA

PLANNING & ZONING DEPARTMENT

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

CERTIFICATE OF MAILING

Date: February 3, 2021

To: ☒ 300' Property Owners Notification ❑ Other _____

Planner: Jessica Reid

Case Name: 20-04-SUP (Special Use Permit) Gerla Commercial Group Daycare

I HEREBY CERTIFY that on this 3rd, day of February 2021, I caused a true and correct copy of the foregoing instrument to be deposited in the United States mail, with prepaid postage.

_____
Jessica Reid – P&Z Staff

_____
Attest – Doug Hanson, Planner I

751 W 4th Street | Kuna, ID | 83634
(208) 922-5274 | www.kunacity.id.gov

EXHIBIT CHECKLIST

Case Name: Lugarno Terra North
Case No.(s): 20-12-S (Preliminary Plat) & 20-20-DR (Design Review)

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To view the Traffic Impact Study in its entirety, please follow the link provided:
https://www.kunacity.id.gov/DocumentCenter/View/7419/Lugarno-Terra-North-Subdivision-Traffic-Impact-Study

City of Kuna

Planning and Zoning Commission
Staff Report

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

To: Planning and Zoning Commission

Case Numbers: 20-12-S (Preliminary Plat) and 20-20-DR (Design Review) – Lugarno Terra North

Site Location: 2075 E Rodeo Lane, and Additional Parcels, Kuna, ID 83634

Planner: Doug Hanson, Planner II

Hearing Date: February 23, 2021

Owners: Select Development and Contracting LLC
PO Box 1030
Meridian, ID 83680

Applicant: Randy Fullmer
PO Box 1030
Meridian, ID 83680
208.288.0700
randy@selectmanagement.com

Representative: Billy Edwards
PO Box 1030
Meridian, ID 83680
208.921.5531
wedwards@selectdev.com

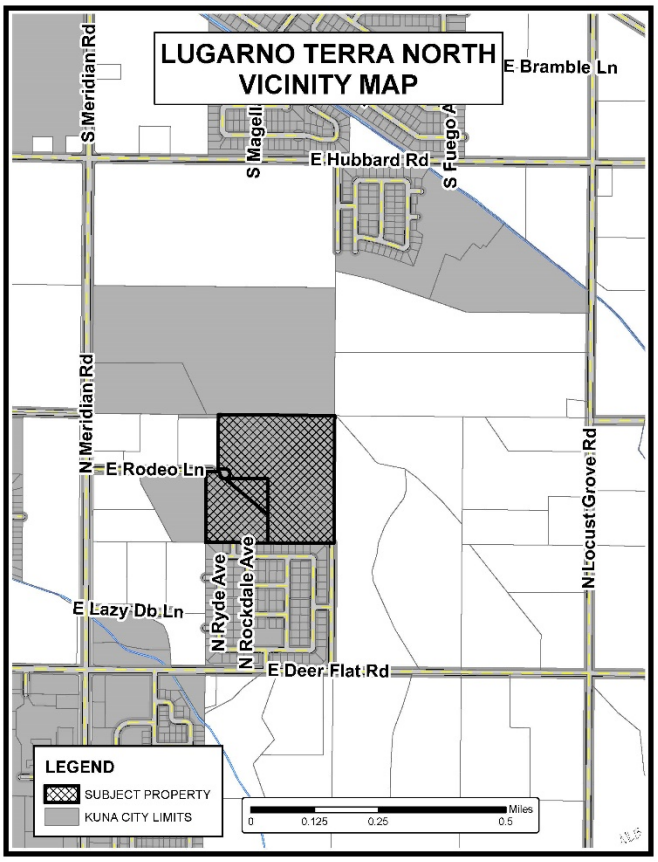


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B. Applicants Request
C. Site History
D. General Project Facts
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F. Applicable Standards
G. Proposed Findings of Fact and Conclusions of Law
H. Proposed Comprehensive Plan Analysis
I. Proposed Kuna City Code Analysis
J. Commission's Recommendation

A. Process and Noticing:

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

a. Notifications

i.	Neighborhood Meeting	October 2, 2020 (3 people attended)
ii.	Agency Comment Request	December 2, 2020

iii.	350' Property Owners Notice	February 3, 2021
iv.	Kuna Melba Newspaper	February 3, 2021
v.	Site Posted	February 9, 2021

B. Applicant's Request:

Select Development requests to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots and 20 common lots). The subject site is within Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APNs: R7534260375, R7534260500, R7534260218 and R7534260156).

C. Site History:

All parcels are zoned R-4 (Medium Density Residential) within Kuna City Limits. Historically these parcels have served as farmland.

D. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approximately 38.5-acre site as Medium Density Residential.

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map does not indicate a future pathway/trail through the subject site; however, bike routes are proposed along Stroebel Road.

3. **Surrounding Land Uses:**

North	C-1	Neighborhood Commercial – Kuna City
South	R-4	Medium Density Residential – Kuna City
East	RR	Rural Residential – Ada County
West	RUT R-4	Rural Urban Transition – Ada County Medium Density Residential – Kuna City

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

Property Owner	Parcel Size:	Current Zone:	APN:
Select Development & Contracting	28.33	R-4 (Medium Density Residential)	R7534260375
Select Development & Contracting	0.21	R-4 (Medium Density Residential)	R7534260500
Select Development & Contracting	1.86	R-4 (Medium Density Residential)	R7534260218
Select Development & Contracting	8.12	R-4 (Medium Density Residential)	R7534260156

5. **Services:**

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

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

The proposed project site is void of any structures. Vegetation on-site is consistent with that of crop fields. The sites have an estimated average slope of 1.5% to 1.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 to 40 inches across the proposed development area.

7. **Transportation / Connectivity:**

The applicant proposes to construct new sections of two mid mile collectors Ardell Road and Stroebel Road. Ardell Road is classified as an East-West Major Collector on the City of Kuna Street Circulation Map. Ardell Road is proposed to be constructed as half of a 36-foot-wide collector roadway with 12-feet of pavement abutting the site's north property line. This street is not yet constructed and has been approved as a part of Ada County Highway District's (ACHD) action on the proposed Ledgestone Plaza Subdivision located directly north of the site. If the Ledgestone Plaza Subdivision has completed construction of Ardell road as half of a 36-foot street section with 12 additional feet of pavement, the applicant will be responsible for any additional pavement widening required by ACHD and the installation of vertical curb, gutter and detached sidewalk in accordance with KCC and ACHD Policy. If Ledgestone Plaza has not constructed this section of Ardell Road, the applicant will be responsible for constructing the roadway as half of a 36-foot street section with 12 additional feet of pavement with vertical curb, gutter and detached sidewalk in accordance with KCC and ACHD policy.

Stroebel Road is listed as a North-South Minor Collector on the City of Kuna Street Circulation Map. Stroebel Road will be constructed as half of a 36-foot street section with 12 additional feet of pavement with vertical curb, gutter and detached sidewalk in accordance with KCC and ACHD policy.

ACHD recommends that the applicant provide additional right of way to connect to the Truax property (APN: S1418320075) located directly west of the subject site. The applicant has proposed to provide 15 feet of frontage to the public road identified on the Preliminary Plat as N Ryde Avenue, which is not seen as a sufficient amount of right of way. ACHD calls for the applicant to provide a minimum of 50-feet of right of way extending from the street identified on the Preliminary Plat as E Fort Erie Street to the site's west property line.

There is an existing unpaved circular private drive at the site's west property line. The applicant has proposed to close the private drive within the site through the construction of curb, gutter and sidewalk for the street identified on the preliminary plat as Ryde Avenue.

The Preliminary Plat dated October 4, 2020, proposed perpendicular parking stalls on the streets identified on the Preliminary Plat as Mortdale Avenue, Rockdale Avenue and Hurtsville Avenue. ACHD has called for these parking stalls to be removed and replaced with off street parking should it be needed to serve the site. The updated preliminary plat dated January 14, 2021, shows that the perpendicular parking stalls have been removed.

Mortdale Avenue will stub into the Lugarno Terra Subdivision (approved on November 20, 2018) at the site's south property line. The applicant has also proposed the street identified on the Preliminary Plat as Woodland Drive to stub into the adjacent property to the west.

Per ACHD's report and submitted the Traffic Impact Study, the current intersections of Deer Flat Road and Meridian Road, Columbia Road and Locust Grove Road, Stroebel Road and Hubbard Road, Ardell Road and Meridian Road, and Ardell Road and Locust Grove Road will not meet minimum operational thresholds with the buildout of this development. Once mitigation improvements are completed, per the submitted TIS the surrounding intersections will be back within an acceptable operational threshold. Staff will require the applicant to work with ACHD and the City to complete all required mitigation improvements to the surrounding intersections as detailed in the ACHD staff report.

8. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

9. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:
   - Department of Environmental Quality……. Exhibit B-2
   - Central District Health Department …….. Exhibit B-3
   - Ada County Highway District…….. Exhibit B-4
   - City Engineer…… Exhibit B-5
   - COMPASS…… Exhibit B-6

E. Staff Analysis:

A pre-application meeting was held with the applicant on July 16, 2020, representatives from Planning and Zoning, Public Works, Parks and Recreation, ACHD and the Kuna Police Department were in attendance. The applicant held a neighborhood meeting on October 2, 2020. There was a total of four residents who attended the meeting. Neighborhood meeting minutes have been provided as a part of this application.

The applicant is proposing to subdivide the approximately 38.5-acres into 153 total lots (133 buildable lots and 20 common lots), the property is zoned R-4 (Medium Density Residential) within Kuna City Limits. The overall gross density of the project is 3.45 dwelling units per acre (DUA).

4.81 acres, or 12.5% of the project, is proposed to be open space, including all buffers, parks, and pathways. 3.13 acres, or 8.12% of the project, are considered useable open space as defined by KCC 5-1-6-2. Included in the useable open space is a park area with shelter, playground and tennis court. Pathways are provided throughout the subdivision to provide pedestrian connectivity. KCC 5-17 requires developments with a range of 101 to 150 homes/dwelling units to devote 8.00% of the development area to useable open space; staff views the open space to be in compliance with KCC.

Lugarno Terra North sewage is anticipated to flow to the Patagonia Lift Station and subsequently to the Danskin Lift Station. Per Kuna City Engineer comments (Exhibit B-5) Danskin Lift Station is at capacity, there is no lift station capacity for the proposed subdivision. However, correspondence between the City Engineer in an e-mail dated February 12, 2021, which can be seen as a part of exhibit B-5, states that the applicant (Select Development) is an integral/active part of the Danskin Lift Station service basin solution.

The installation of streetlights is a required public improvement listed under Kuna City Code 6-4-2. The applicant has not included proposed locations of streetlights on the Preliminary Plat. The applicant will be required to work with staff in order to comply with KCC and install street lights with a maximum spacing of 250 ft. The final location of street lights will be approved at the time of construction document review. Staff would note that these streetlights must be designed and installed according to “Dark Sky” standards.

A design review application for common area landscaping and open space was included as a part of the overall application. The application includes several internal pathways, staff will require the applicant comply with KCC 5-5-5-F and install “see-through” fence. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. Additionally, staff notes that if this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves, and ACHD underground facilities. In the event that locations of landscaping are within the locations listed above, the landscaping in that area must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a final landscape inspection. The developer, owner and/or applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to signature on the final plat.

Kuna's Comprehensive Plan (Comp Plan) encourages a variety of housing types for all income levels, open space and pathways numerous times throughout the document. Pertinent sections of the Comp Plan that address the above listed items are included below in Section H of this staff report. Staff has reviewed the proposed Preliminary Plat for technical compliance with KCC, and finds the Preliminary Plat and landscape plan are in compliance Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan. The applicant will be required to work with Kuna's staff, Ada County Highway District (ACHD), the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency's requirements. Staff recommends that if the Planning and Zoning Commission recommends approval of Case No. 20-12-S (Preliminary Plat) and approves Case No. 20-20-DR (Design Review), the applicant be subject to the Conditions of Approval listed in section "J" of this report, as well as any additional conditions requested by the Planning and Zoning Commission.

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.

G. Proposed Findings of Fact and Conclusions of Law

Based upon the record contained in Case Nos. 20-12-S and 20-20-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, the exhibits, and testimony during the public hearing, the Kuna Planning and Zoning Commission hereby (approves/conditionally approves/denies) Case No. 20-20-DR and recommends (*approval/denial)* of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 20-12-S, a request from Billy Edwards and Select Development to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots and 20 common lots).

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

1. *Based on the evidence contained in Case Nos. 20-12-S and 20-20-DR, this proposal does generally comply with the City Code.*

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

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

   Staff Finding: *The applicant held a neighborhood meeting on October 2, 2020. A total of four residents attended the meetings. Neighborhood Notices were mailed out to residents within 400-FT of the proposed project site on February 3, 2021 and a legal notice was published in the Kuna Melba Newspaper on February 3, 2021. The applicant posted sign on the property on February 12, 2021.*

3. *Based on the evidence contained in Case Nos. 20-12-S and 20-20-DR, this proposal does generally comply with the Comprehensive Plan.*

   Staff Finding: *The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic group in Kuna, as well as the installation of pathways and open space. The project is zoned R-4 Medium Density Residential, the Comp Plan Map designates the properties as Medium Density.*

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

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

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

   Staff Finding: *Per ACHD's report and submitted the Traffic Impact Study, the current intersections of Deer Flat Road and Meridian Road, Columbia Road and Locust Grove Road, Stroebel Road and Hubbard Road, Ardell Road and Meridian Road, and Ardell Road and Locust Grove Road will not meet minimum operational thresholds with the buildout of this development. Once mitigation improvements are completed, per the submitted TIS the surrounding intersections will be back within an acceptable operational threshold. Staff will require the applicant to work with ACHD and the City to complete all required mitigation improvements to the surrounding intersections as detailed in the ACHD staff report. Lugarno Terra North sewage is anticipated to flow to the Patagonia Lift Station and subsequently to the Danskin Lift Station. Per Kuna City Engineer comments (Exhibit B-5) Danskin Lift Station is at capacity, there is no lift station capacity for the proposed subdivision. However, correspondence between the City Engineer in an e-mail dated February 12, 2021, which can be seen as a part of exhibit B-5, states that the applicant (Select Development) is an integral/active part of the Danskin Lift Station service basin solution.*

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

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

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

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

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

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

9. The applicant and/or owner of the property have the right to request a written regulatory taking analysis.

   Staff Finding: *Pursuant to Idaho Code 67-8003, the owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk. Not more that twenty-eight (28) days after the final decision concerning the matter at issue, the City shall prepare a written taking analysis concerning the action if requested.*

H. <u>Proposed Comprehensive Plan Analysis:</u>

Kuna Planning and Zoning Commission may (accept or reject) the Comprehensive Plan components, and shall determine if the proposed preliminary plat and design review request for the site (*are*/*are not)* consistent with the following Comprehensive Plan components as described below:

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

- Goal 2.A: Maintain and expand an interconnected greenbelt, pathways and trail system.
  - Objective 2.A.2: Maintain and expand the pathway and trail network with a focus on building connectivity to key activity and population centers that serve all areas of Kuna.
    - Policy 2.A.2.d: Work with private developers and landowners to direct expansion of the trails and pathways system throughout Kuna, including:
      - Ensure appropriate polices and ordinances are in place to incentivize and require construction of new pathways and trails infrastructure as development and redevelopment occurs.
      - Require all new neighborhood and subdivision developments to incorporate pathway connectivity within the neighborhood and tie into existing or anticipated pathways and trails.
      - Clearly identify locations where trails and pathways infrastructure should be publicly accessible, and who will be responsible to provide regular maintenance for these areas.
- Goal 2.B: Maintain and expand parks and public gathering spaces.
  - Objective 2.B.1 Maintain and expand the parks system
    - Policy 2.B.1.b: Continue to require neighborhood park development through the subdivision development process.

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

- Goal 3.D: Encourage development of housing options and strong neighborhoods.
  - Objective 3.D.1: Encourage development of housing options for all citizens.
    - Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
  - Objective 3.D.2: Create strong neighborhoods through preservation, new development, connectivity and programming.
    - Policy 3D.2.d: Work to ensure that all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure.
- Goal 3.G: Respect and protect private property rights.
  - Objective 3.G.1: Ensure land use policies, restrictions, and fees do not violate private property rights.
    - Policy 3.G.1.b: Ensure City land use actions, decisions and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.
    - Policy 3.G.1.c: Ensure City land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

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

- Goal 4.B: Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.
  - Objective 4.B.2: Maintain and expand sidewalks and pedestrian facilities within the community.
    - Policy 4.B.2b: Install detached sidewalks and/or protected pedestrian routes/facilities along high trafficked roads as development occurs.
    - Policy 4.B.2.c: Promote the installation of off-system pedestrian pathways to create neighborhood connections and reduce the length of non-motorized transportation routes.
    - Policy 4.B.2.g: Coordinate with developers to connect and/or enhance pedestrian facilities, including on and off-system pathways, footbridges (across canals, etc.), road bridges, sidewalks, pedestrian crossings and wayfinding signage.
- Goal 4.C: Increase pathway, trail and on-street bicycle facilities to create an expanded and connected bicycle network.
  - Objective 4.C.1: Maintain and enhance existing pathways, trails and on-street bicycle facilities.

        - Policy 4.C.1.a: Expand the bicycle network as identified in the Kuna Pathways Master Plan and ACHD Roadways to Bikeways Plans through land use developments and capital improvement projects.
        - Policy 4.C.1.e: Coordinate with developers to connect to and/or enhance bicycle facility connections, including pathways, non-motorized canal crossings, road bridges and wayfinding signage.
    - Objective 4.C.2: Ensure expansion of pathways, trails and on-street bicycle routes.
        - Policy 4.C.2.b: Promote the installation of off-system bicycle pathways to create neighborhood connections and reduce non-motorized transportation route lengths.
- Goal 4.D: Promote a connected street network that incorporates mid-mile collectors and crossing for improved neighborhood connectivity.
    - Objective 4.D.2: Ensure the continued expansion/development of mid-mile collector system throughout the community.
        - Policy 4.D.2.a: Extend and expand mid-mile roads as growth occurs.
        - Policy 4.D.1.b: Preserve adequate right-of-way along all mid-mile roads or other approved alternative locations to align roads.

I. Proposed Kuna City Code Analysis:

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

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

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

   Comment: *The 38.5-acre (approximate) site (does/does not) appear to be suitable for the proposed development.*

3. The Preliminary Plat request is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

4. These applications (*are/are not)* likely to cause adverse public health problems.

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

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

   Comment*: The preliminary plat request considers the location of the property and adjacent uses. The adjacent uses are medium density residential (Kuna City), rural urban transition (Ada County) and rural residential (Ada County).*

J. Commission's Recommendation:

Note: These motions are for the approval, conditional approval or denial of the Design Review application and the recommendation of approval, conditional approval or denial of the Preliminary Plat application to the City Council.

However, if the planning and Zoning Commission wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.

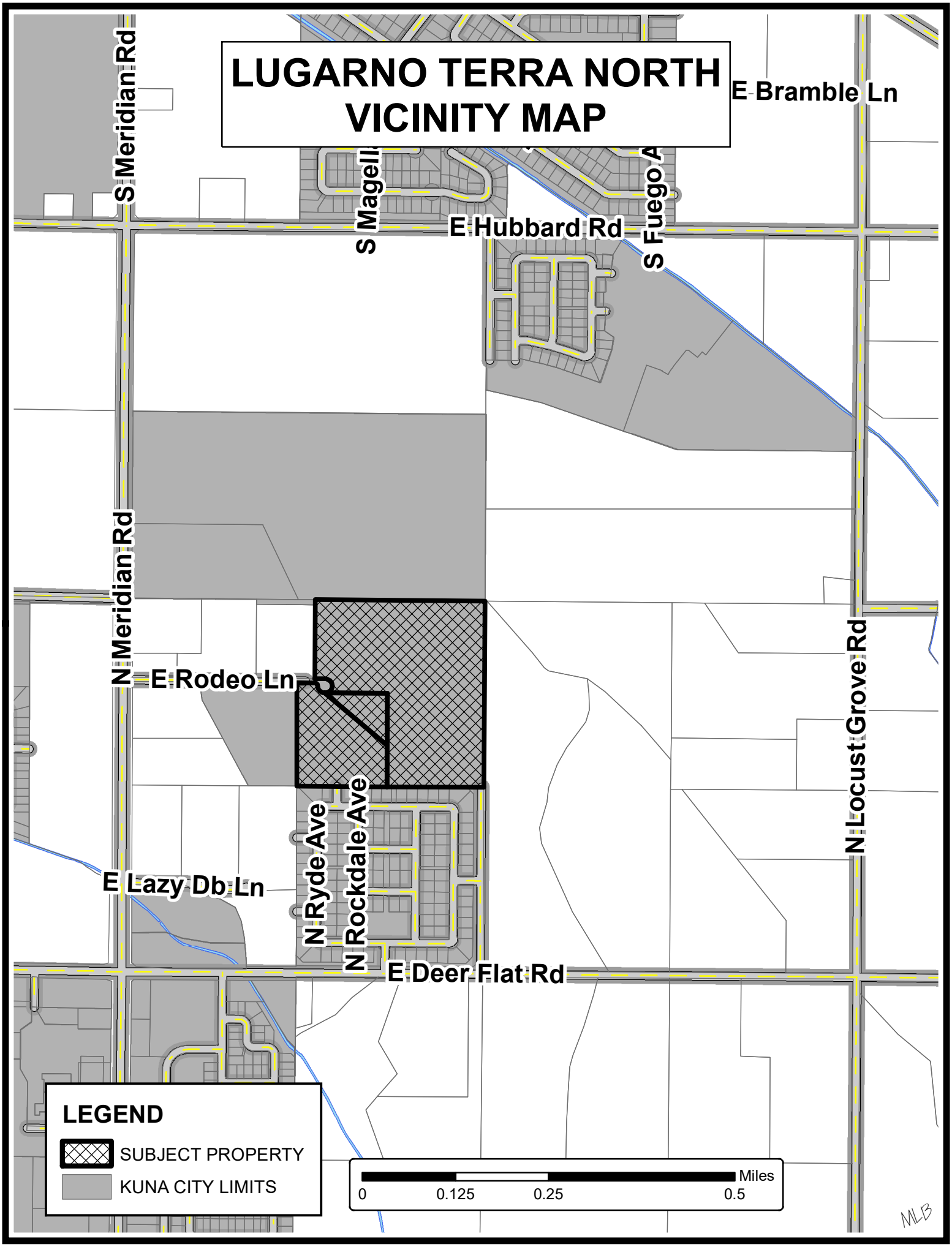
Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (*approval/conditional approval/denial)* of Case No. 20-12-S (Preliminary Plat), a request from Billy Edwards and Select Development to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots and 20 common lots); AND (*approves/conditionally approves/denies)* Case No. 20-20-DR (Design Review), subject to the following conditions of approval:

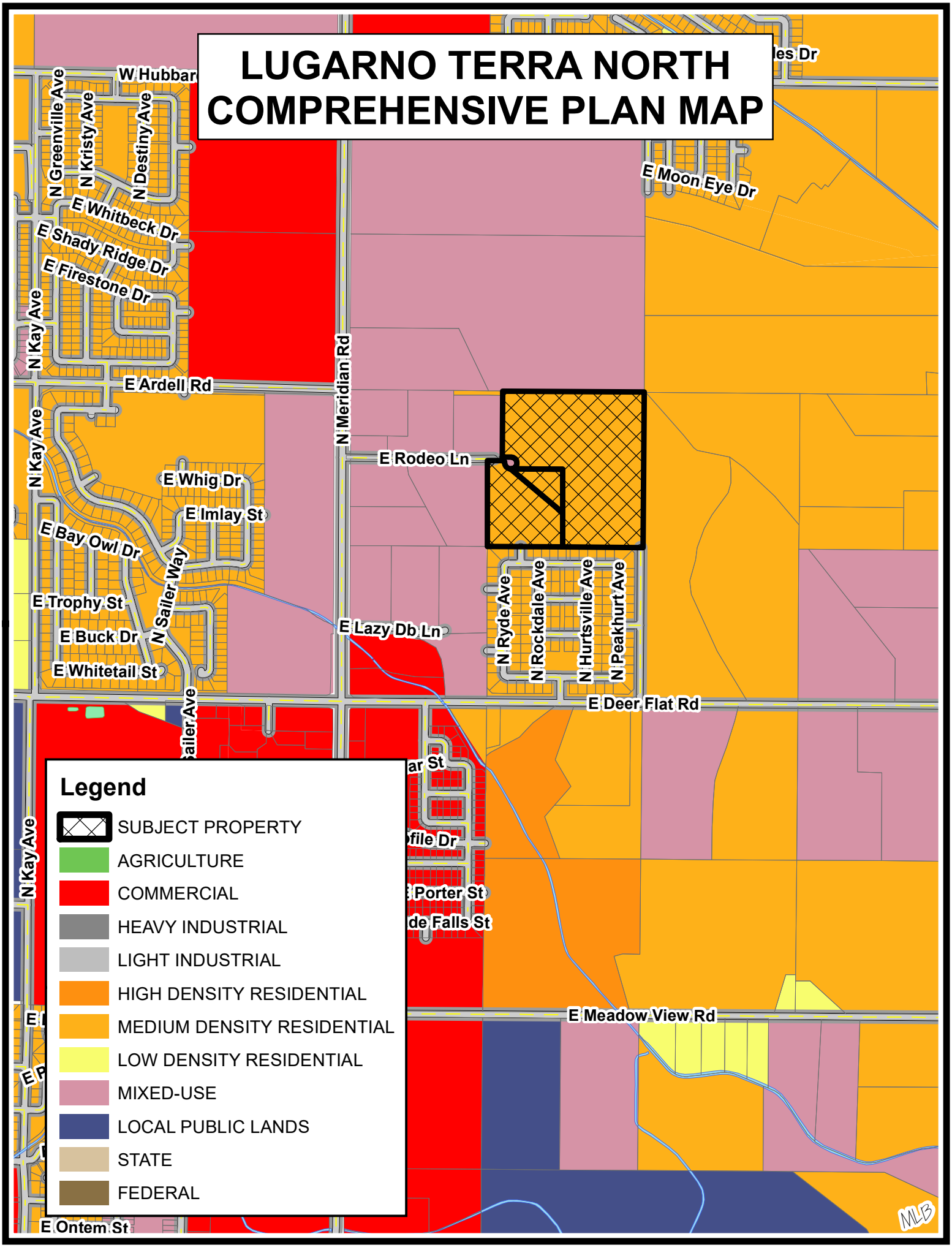
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
    a. The City Engineer shall approve the sewer hook-ups.
    b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
    c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
    d. The Kuna Fire Rural District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
    e. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
    f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid *prior to issuance* of any building permit(s).
    g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.
3. Compliance with Idaho Code §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Irrigation System of the City (KMIS).
5. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform all corresponding Master Plans.
6. Developer/owner/applicant shall be required to participate, as determined by the City Engineer, in the development of additional lift station capacity.
7. Curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code Title 5 Chapter 17 and Title 6 Chapter 4.
8. Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code.
9. Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
10. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
11. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season

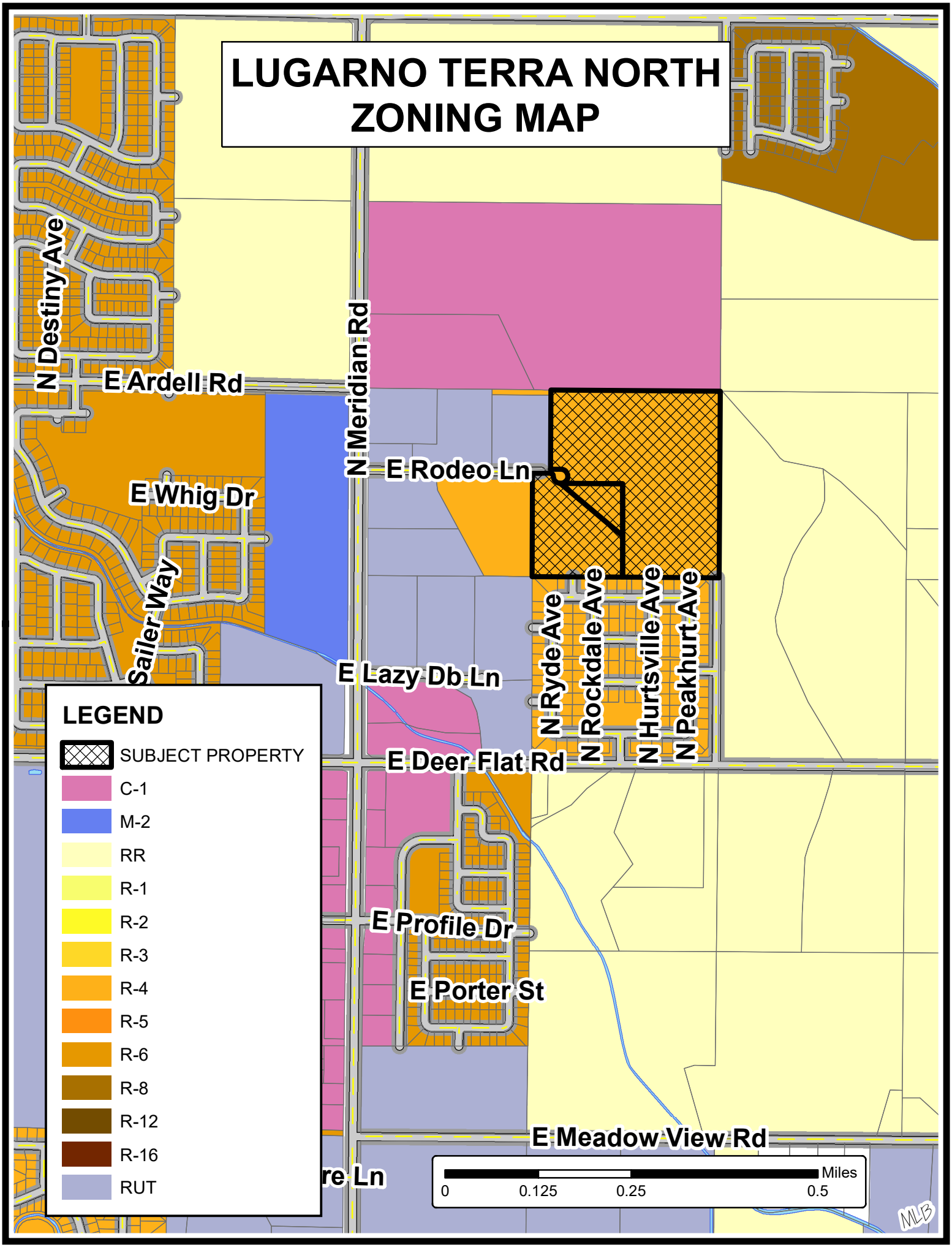
permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.

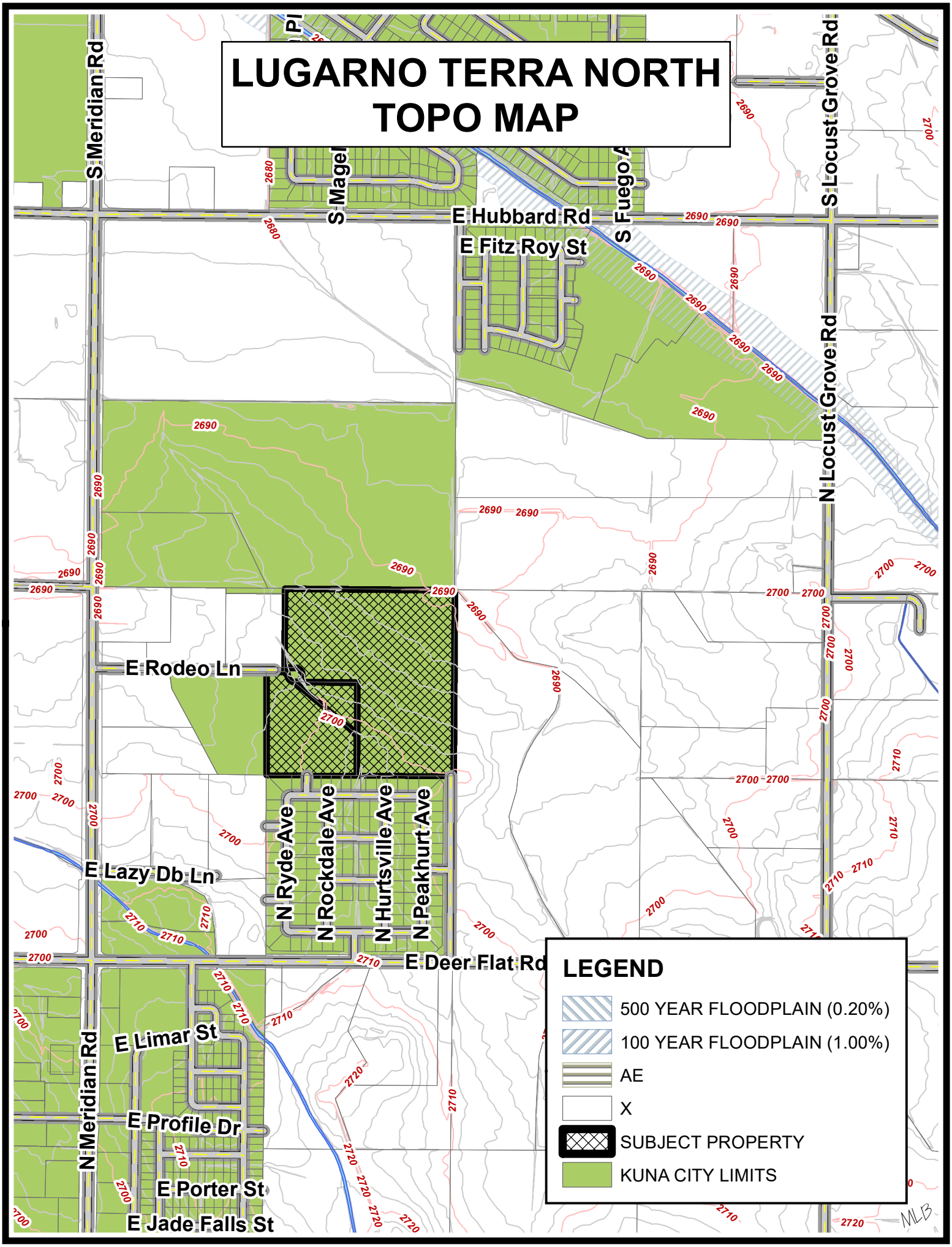
12. Landscaping shall not be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
13. The applicant shall install sod wherever the landscape plan (dated February 8, 2021) identifies "Lawn" and provide staff an updated landscaping plan accommodating the requested change.
14. All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in KCC 5-10.
15. If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.
16. Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.
17. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
18. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
19. Developer/owner/applicant shall comply with all local, state and federal laws.
20. Developer/owner/applicant shall not request final plat approval until the City's Public Works Director issues the Will-Serve Letter to the applicant that states the City's Patagonia and Danskin Lift Stations or some other City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision.
21. In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a final plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC 6-2-3 (J), a time extension to file a final plat up to and until a Will-Serve Letter has been issued.

DATED this 23rd day of February, 2021.


LUGARNO TERRA NORTH
VICINITY MAP
S Meridian Rd
E Bramble Ln
S Magell
E Hubbard Rd
S Fuego A
N Meridian Rd
E Rodeo Ln
N Locust Grove Rd
N Ryde Ave
N Rockdale Ave
E Lazy Db Ln
E Deer Flat Rd
LEGEND
SUBJECT PROPERTY
KUNA CITY LIMITS
Miles
0
0.125
0.25
0.5
MLB


LUGARNO TERRA NORTH
COMPREHENSIVE PLAN MAP
W Hubbar
N Greenville Ave
N Kristy Ave
N Destiny Ave
E Whitbeck Dr
E Shady Ridge Dr
E Firestone Dr
N Kay Ave
E Ardell Rd
N Meridian Rd
E Moon Eye Dr
E Rodeo Ln
E Whig Dr
E Imlay St
E Bay Owl Dr
N Sailer Way
E Trophy St
E Buck Dr
E Whitetail St
E Lazy Db Ln
N Ryde Ave
N Rockdale Ave
N Hurtsville Ave
N Peakhurt Ave
E Deer Flat Rd
E Meadow View Rd
E Ontem St
Legend
SUBJECT PROPERTY
AGRICULTURE
COMMERCIAL
HEAVY INDUSTRIAL
LIGHT INDUSTRIAL
HIGH DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
LOW DENSITY RESIDENTIAL
MIXED-USE
LOCAL PUBLIC LANDS
STATE
FEDERAL
MLB


LUGARNO TERRA NORTH
ZONING MAP
N Destiny Ave
E Ardell Rd
N Meridian Rd
E Rodeo Ln
E Whig Dr
Sailer Way
E Lazy Db Ln
N Ryde Ave
N Rockdale Ave
N Hurtsville Ave
N Peakhurt Ave
E Deer Flat Rd
E Profile Dr
E Porter St
E Meadow View Rd
re Ln
LEGEND
SUBJECT PROPERTY
C-1
M-2
RR
R-1
R-2
R-3
R-4
R-5
R-6
R-8
R-12
R-16
RUT
Miles
0
0.125
0.25
0.5
MLB


LUGARNO TERRA NORTH
TOPO MAP
S Meridian Rd
S Magel
E Hubbard Rd
S Fuego A
S Locust Grove Rd
N Locust Grove Rd
E Fitz Roy St
E Rodeo Ln
E Lazy Db Ln
N Ryde Ave
N Rockdale Ave
N Hurtsville Ave
N Peakhurt Ave
E Deer Flat Rd
E Limar St
N Meridian Rd
E Profile Dr
E Porter St
E Jade Falls St
LEGEND
500 YEAR FLOODPLAIN (0.20%)
100 YEAR FLOODPLAIN (1.00%)
AE
X
SUBJECT PROPERTY
KUNA CITY LIMITS
MLB

LUGARNO TERRA EXPANSIONS SEWER DRAINAGE BASIN (WITH ADDITIONAL ABUTTING BASINS)

CURRENT PATAGONIA - SUB BASIN LIFT STATION CAPACITY:
PHASE 1 CONFIGURATION
830 EDUS PHASE 1
1816 EDUS PHASE 2

CONNECTED:	365.5
WILL SERVE:	527
AVAILABLE FOR BPs:	291
REMAINING CAPACITY:	-63

DANSKIN REMAINING CAPACITY: -264

LUGARNO NORTH

LUGARNO SOUTH

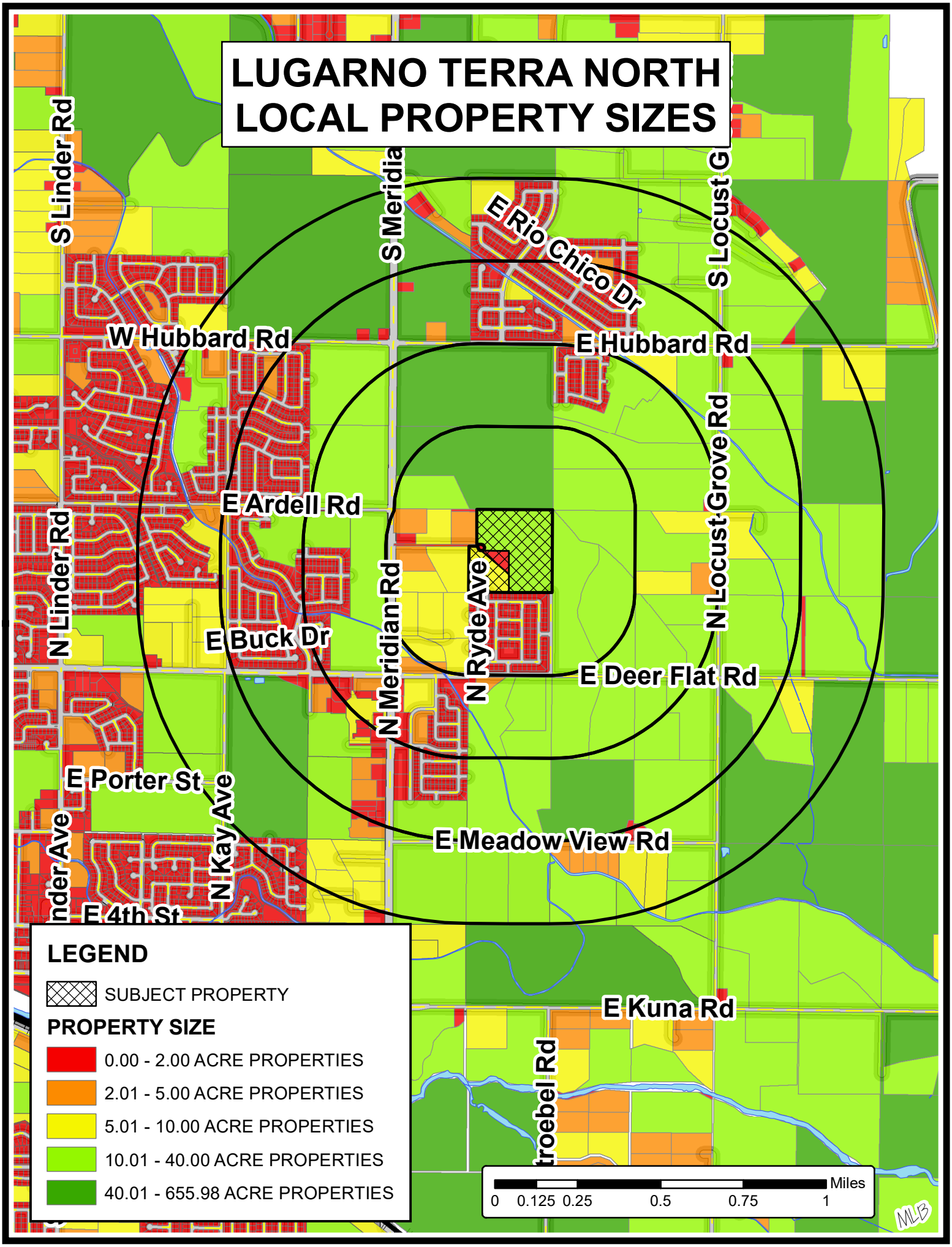
E Ardell Rd
N Meridian Rd
E Lazy Db Ln
E Timber Trail St
E Trophy St
E Bexley St
E Whitetail St
N Ryde Ave
N Rockdale Ave
N Hurtsville Ave
N Peakhurt Ave
E Deer Flat Rd
E Limar St
N Antelope Flat Ave
E Profile Ln
E Profile Dr
N Jacksonmill Ave
Canyon Ave
N Warm River Ave
E Cave Falls St
E Porter St

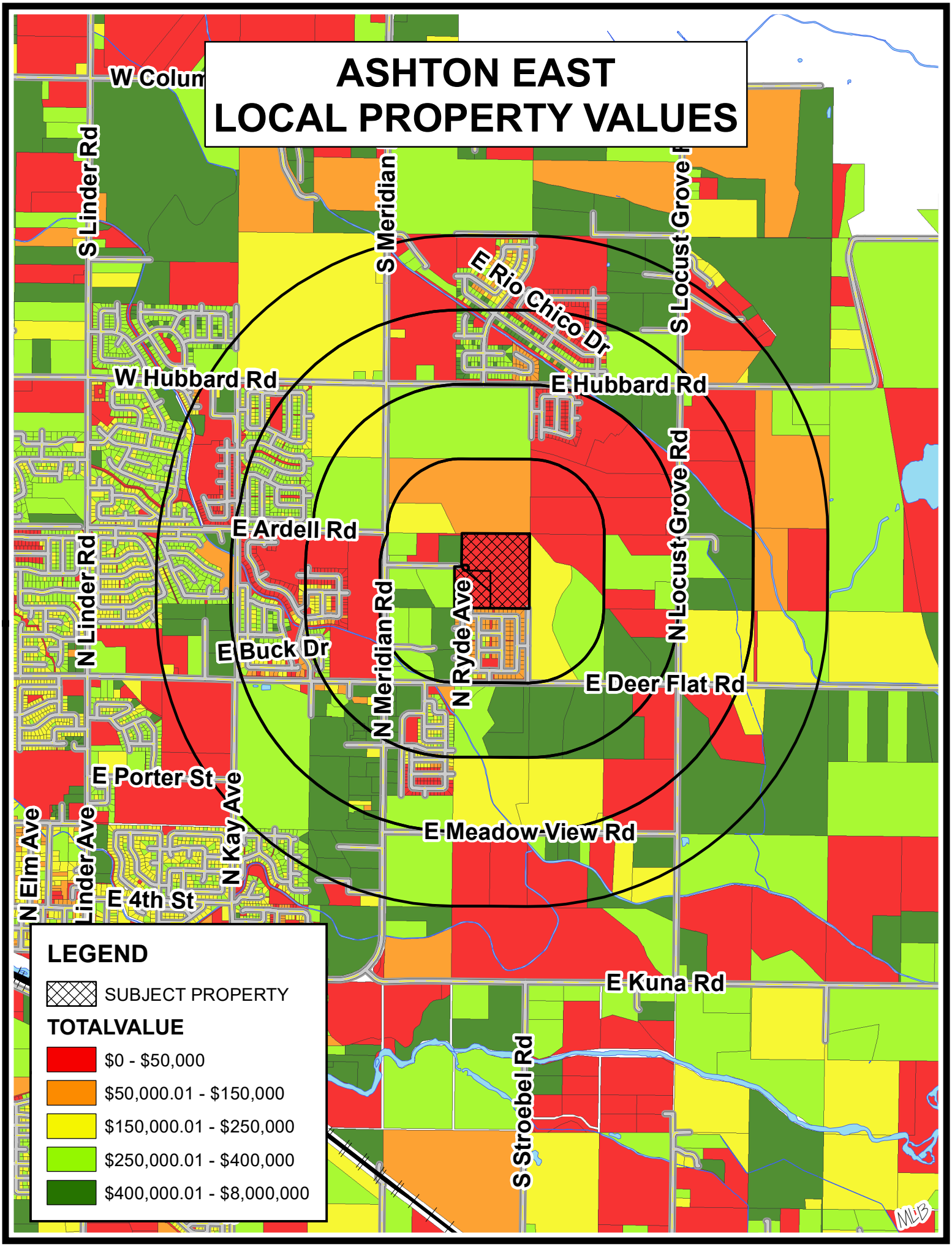
LEGEND

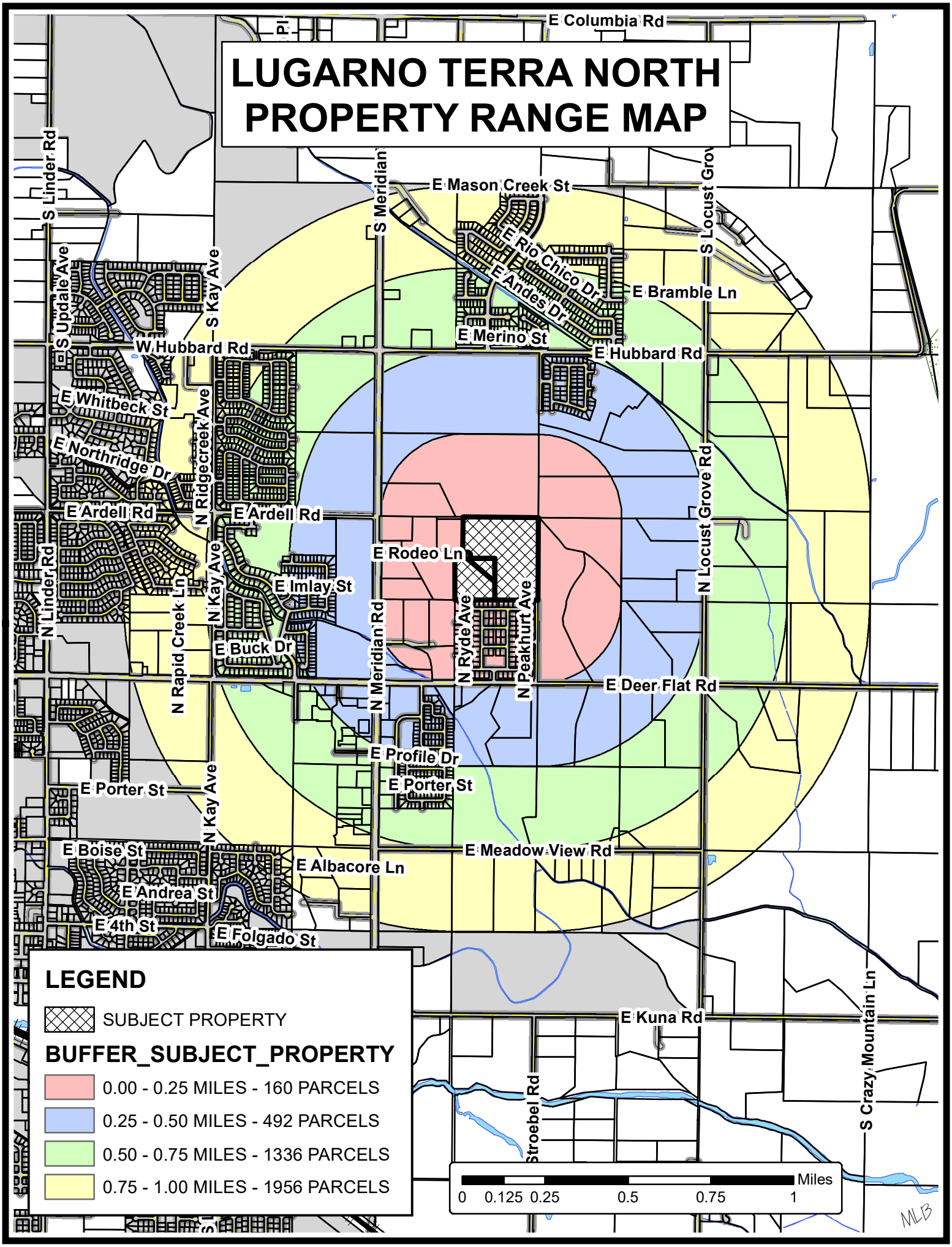
- LIFT STATIONS
- SUBJECT PROPERTIES
- FLOWS OUT OF THE BASINS DESIGN
- DANSKIN LIFT STATION BASIN
- GREYHAWK LIFT STATION BASIN
- PATAGONIA LIFT STATION BASIN
- SPRINGHILL LIFT STATION BASIN

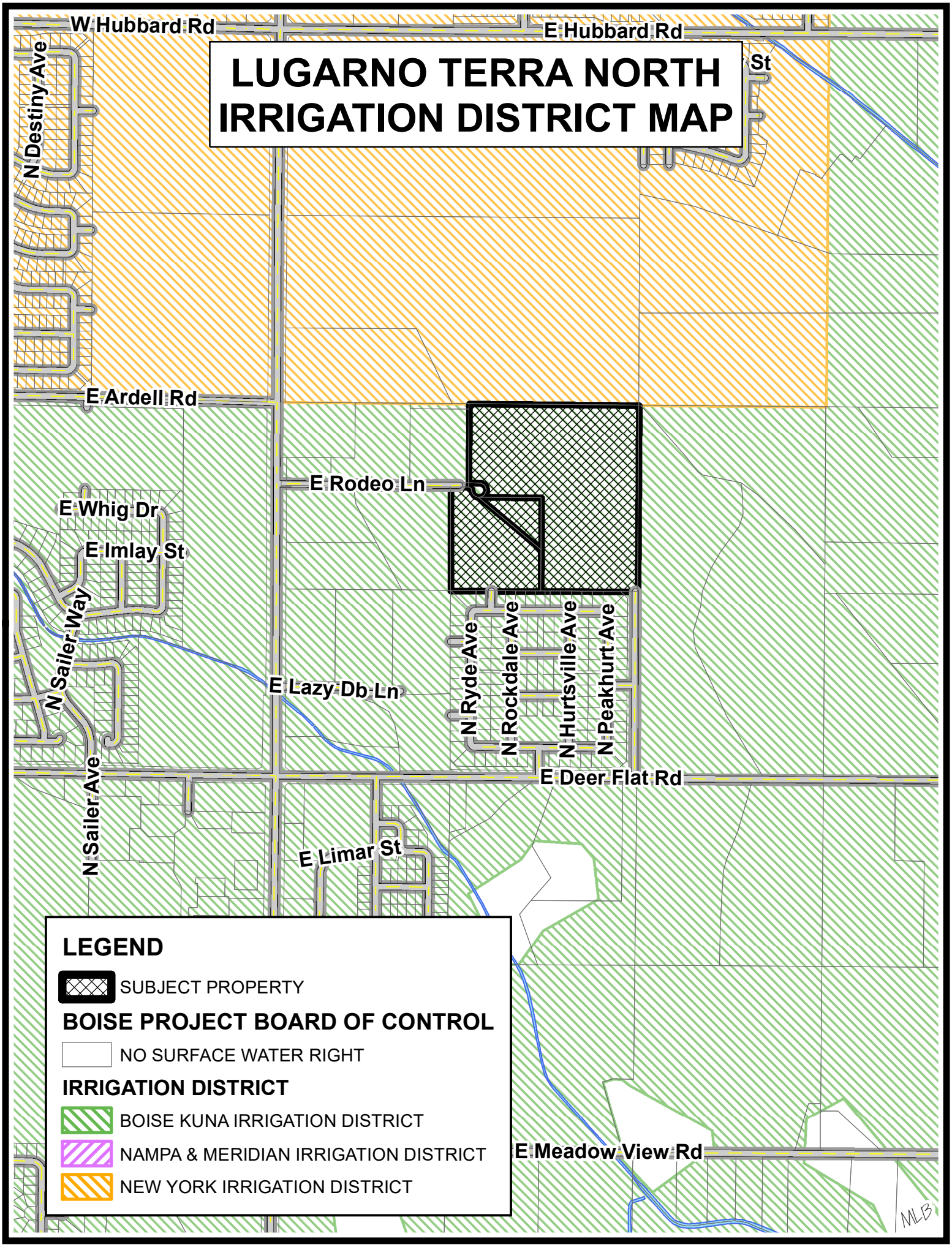
Miles
0 0.0625 0.125 0.25

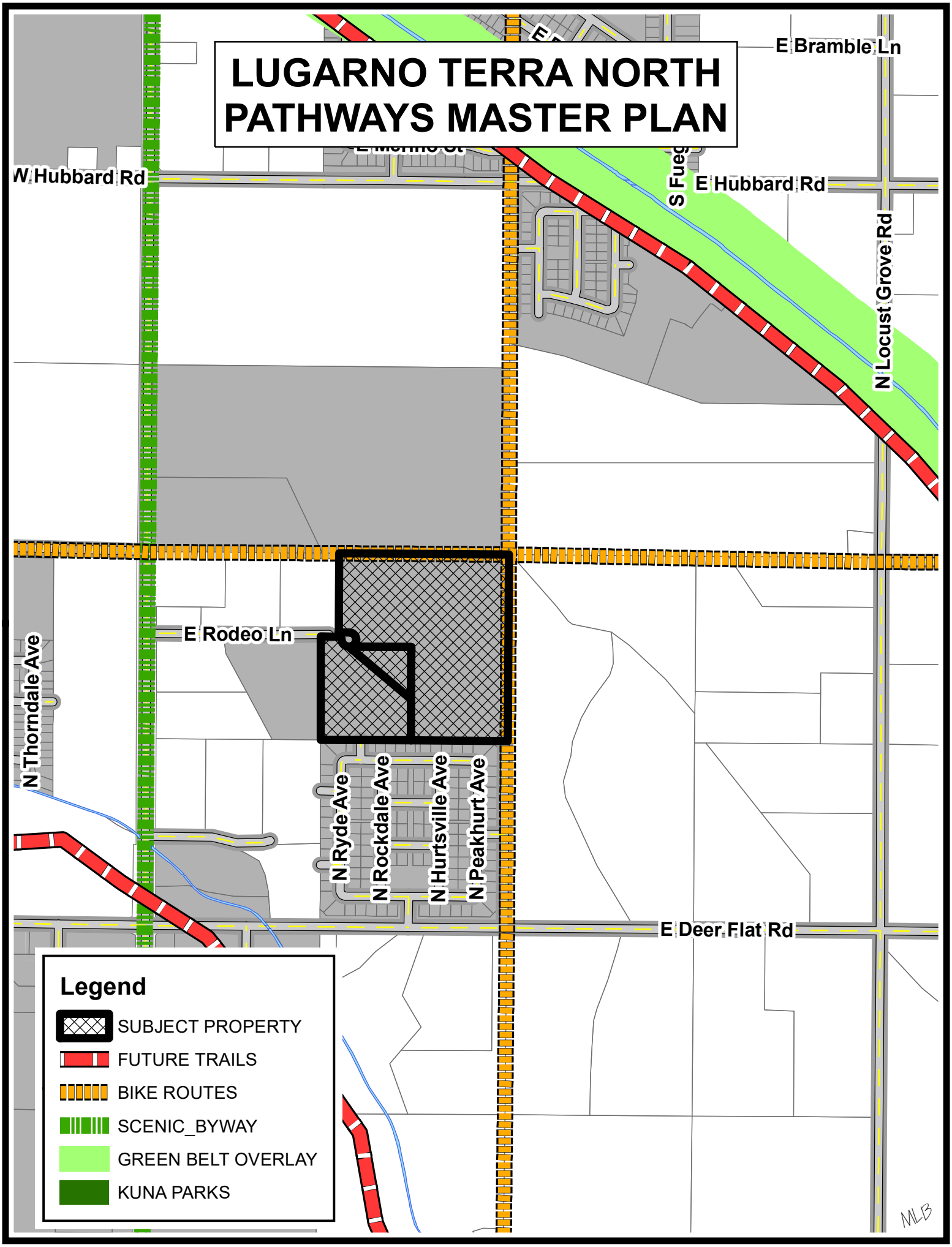
MLB

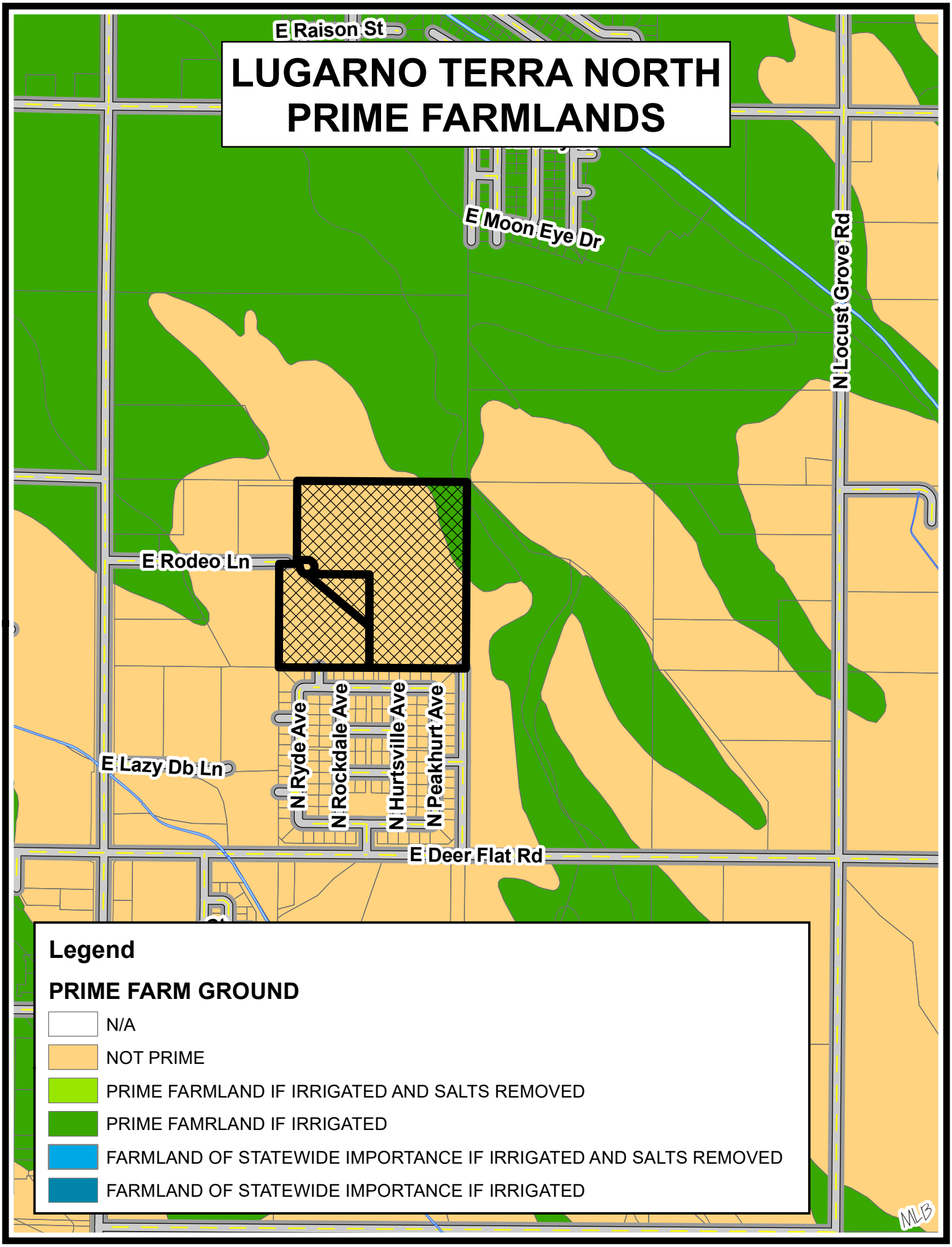

LUGARNO TERRA NORTH
LOCAL PROPERTY SIZES
S Linder Rd
S Meridia
E Rio Chico Dr
S Locust G
W Hubbard Rd
E Hubbard Rd
N Locust Grove Rd
E Ardell Rd
N Linder Rd
N Meridian Rd
N Ryde Ave
E Buck Dr
E Deer Flat Rd
E Porter St
N Kay Ave
nder Ave
E Meadow View Rd
E 4th St
E Kuna Rd
troebel Rd
LEGEND
SUBJECT PROPERTY
PROPERTY SIZE
0.00 - 2.00 ACRE PROPERTIES
2.01 - 5.00 ACRE PROPERTIES
5.01 - 10.00 ACRE PROPERTIES
10.01 - 40.00 ACRE PROPERTIES
40.01 - 655.98 ACRE PROPERTIES
Miles
0 0.125 0.25 0.5 0.75 1
MLB

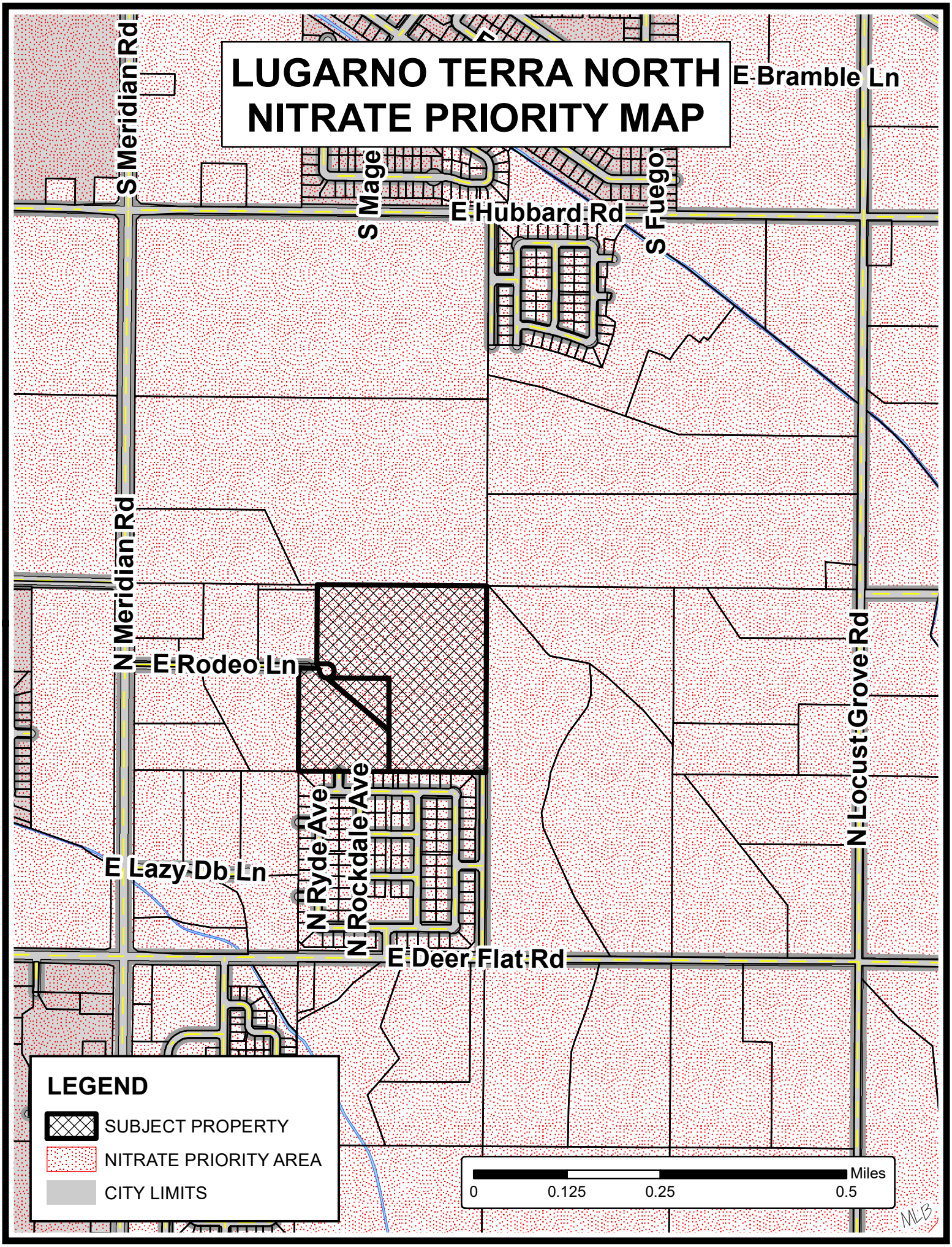

ASHTON EAST
LOCAL PROPERTY VALUES
W Colum
S Linder Rd
S Meridian
E Rio Chico Dr
S Locust Grove
W Hubbard Rd
E Hubbard Rd
N Locust Grove Rd
E Ardell Rd
N Linder Rd
N Meridian Rd
N Ryde Ave
E Buck Dr
E Deer Flat Rd
E Porter St
N Kay Ave
N Elm Ave
Linder Ave
E Meadow View Rd
E 4th St
E Kuna Rd
S Stroebel Rd
LEGEND
SUBJECT PROPERTY
TOTALVALUE
$0 - $50,000
$50,000.01 - $150,000
$150,000.01 - $250,000
$250,000.01 - $400,000
$400,000.01 - $8,000,000
MLB

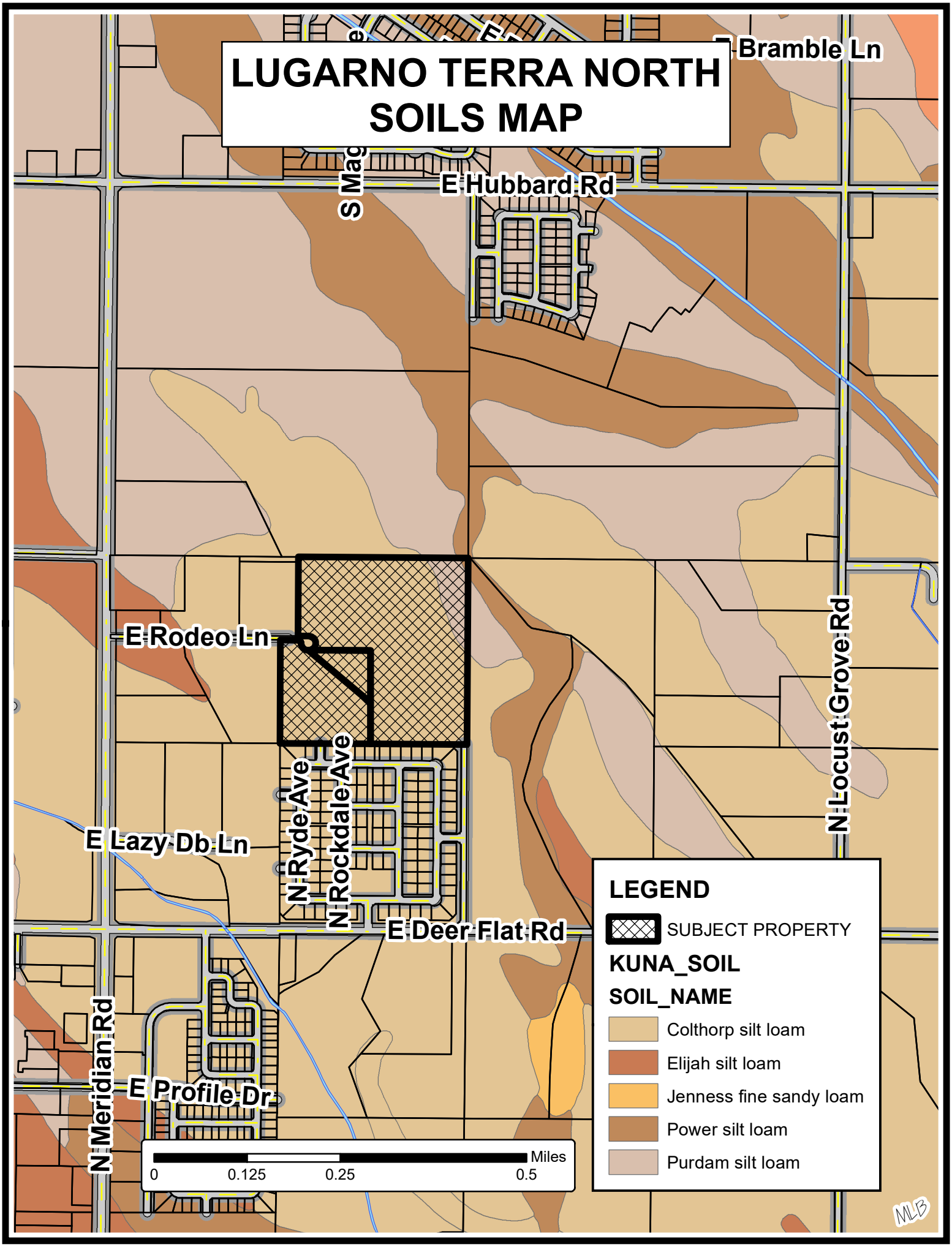

LUGARNO TERRA NORTH
PROPERTY RANGE MAP
E Columbia Rd
S Linder Rd
S Meridian
E Mason Creek St
S Locust Grove
S Updale Ave
S Kay Ave
E Rio Chico Dr
E Andes Dr
E Bramble Ln
E Merino St
W Hubbard Rd
E Hubbard Rd
E Whitbeck St
N Ridgecreek Ave
E Northridge Dr
E Ardell Rd
E Ardell Rd
N Linder Rd
N Kay Ave
E Rodeo Ln
N Locust Grove Rd
E Imlay St
N Rapid Creek Ln
N Meridian Rd
N Ryde Ave
N Peakhurst Ave
E Buck Dr
E Deer Flat Rd
E Profile Dr
E Porter St
E Porter St
N Kay Ave
E Boise St
E Meadow View Rd
E Albacore Ln
E Andrea St
E 4th St
E Folgado St
E Kuna Rd
Stroebel Rd
S Crazy Mountain Ln
LEGEND
SUBJECT PROPERTY
BUFFER_SUBJECT_PROPERTY
0.00 - 0.25 MILES - 160 PARCELS
0.25 - 0.50 MILES - 492 PARCELS
0.50 - 0.75 MILES - 1336 PARCELS
0.75 - 1.00 MILES - 1956 PARCELS
Miles
0 0.125 0.25 0.5 0.75 1
MLB


LUGARNO TERRA NORTH
IRRIGATION DISTRICT MAP
W Hubbard Rd
E Hubbard Rd
St
N Destiny Ave
E Ardell Rd
E Rodeo Ln
E Whig Dr
E Imlay St
N Sailer Way
E Lazy Db Ln
N Ryde Ave
N Rockdale Ave
N Hurtsville Ave
N Peakhurt Ave
E Deer Flat Rd
N Sailer Ave
E Limar St
E Meadow View Rd
MLB
LEGEND
SUBJECT PROPERTY
BOISE PROJECT BOARD OF CONTROL
NO SURFACE WATER RIGHT
IRRIGATION DISTRICT
BOISE KUNA IRRIGATION DISTRICT
NAMPA & MERIDIAN IRRIGATION DISTRICT
NEW YORK IRRIGATION DISTRICT


LUGARNO TERRA NORTH
PATHWAYS MASTER PLAN
E Bramble Ln
W Hubbard Rd
E Hubbard Rd
S Fuel
N Locust Grove Rd
E Rodeo Ln
N Thorndale Ave
N Ryde Ave
N Rockdale Ave
N Hurtsville Ave
N Peakhurt Ave
E Deer Flat Rd
Legend
SUBJECT PROPERTY
FUTURE TRAILS
BIKE ROUTES
SCENIC_BYWAY
GREEN BELT OVERLAY
KUNA PARKS
MLB


LUGARNO TERRA NORTH
PRIME FARMLANDS
E Raison St
E Moon Eye Dr
N Locust Grove Rd
E Rodeo Ln
E Lazy Db Ln
N Ryde Ave
N Rockdale Ave
N Hurtsville Ave
N Peakhurt Ave
E Deer Flat Rd
Legend
PRIME FARM GROUND
N/A
NOT PRIME
PRIME FARMLAND IF IRRIGATED AND SALTS REMOVED
PRIME FAMRLAND IF IRRIGATED
FARMLAND OF STATEWIDE IMPORTANCE IF IRRIGATED AND SALTS REMOVED
FARMLAND OF STATEWIDE IMPORTANCE IF IRRIGATED
MLB


LUGARNO TERRA NORTH
NITRATE PRIORITY MAP
E Bramble Ln
S Meridian Rd
S Mage
E Hubbard Rd
S Fuego
N Meridian Rd
E Rodeo Ln
N Locust Grove Rd
E Lazy Db Ln
N Ryde Ave
N Rockdale Ave
E Deer Flat Rd
LEGEND
SUBJECT PROPERTY
NITRATE PRIORITY AREA
CITY LIMITS
Miles
0
0.125
0.25
0.5
MLB


LUGARNO TERRA NORTH
SOILS MAP
Bramble Ln
E Hubbard Rd
S Mac
E Rodeo Ln
N Locust Grove Rd
N Ryde Ave
N Rockdale Ave
E Lazy Db Ln
E Deer Flat Rd
N Meridian Rd
E Profile Dr
LEGEND
SUBJECT PROPERTY
KUNA_SOIL
SOIL_NAME
Colthorp silt loam
Elijah silt loam
Jenness fine sandy loam
Power silt loam
Purdam silt loam
Miles
0
0.125
0.25
0.5
MLB

Lugarno Terra North

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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	20-12-S, 20-20-DR
Project name	Lugarno Terra NORTH
Date Received	10.07.2020
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Type of Review (check all that apply):

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

Contact/Applicant Information

Owners of Record: Select Development & Contracting, LLC
Address:
City, State, Zip: PO Box 1030 Meridian, ID 83680
Phone Number: 208-288-0700
E-Mail: randy@selectmanagement.com
Fax #: 208-898-9527

Applicant (Developer): Randy Fullmer
Address:
City, State, Zip: PO Box 1030 Meridian, ID 83680
Phone Number: 208-288-0700
E-Mail: randy@selectmanagement.com
Fax #: 208-898-9527

Engineer/Representative: Billy Edwards
Address:
City, State, Zip: PO Box 1030 Meridian, ID 83680
Phone Number: 208-921-5531
E-Mail: wedwards@selectdev.com
Fax #: 208-898-9527

Subject Property Information

Site Address: 2075 East Rodeo Lane Kuna, ID 83634
Site Location (Cross Streets): 4 Parcels Directly North of the Original Lugarno Terra Subdivision off East Deer Flat Road
Parcel Number (s): R7534260375, R7534260500, R7534260218, R7534260156
Section, Township, Range: 2N1E18
Property size : 38.5 Acres
Current land use: Agricultural
Proposed land use: Single Family Residential
Current zoning district: R-4
Proposed zoning district: R-4

Project Description

Project / subdivision name: Lugarno Terra North Subdivision

General description of proposed project / request: Single Family Subdivision on 38.5 Acres - 133 Buildable Lots
20 Common Lots - Park Area w/Shelter, Walking Paths w/Benches, Playground, and Tennis/Pickleball Court

Type of use proposed (check all that apply):

- [X] Residential R-4
- [ ] Commercial
- [ ] Office
- [ ] Industrial
- [ ] Other

Amenities provided with this development (if applicable):
Park Area w/Shelter, Walking Paths w/Benches, Playground, and Tennis/Pickleball Court

Residential Project Summary (if applicable)

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

Please describe the existing buildings:

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

Number of residential units: Number of building lots: 133

Number of common and/or other lots: 20

Type of dwellings proposed:

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

Minimum Square footage of structure (s): Minimum 1,800SF with Homes Averaging 2,500SF

Gross density (DU/acre-total property): 3.45 / Acre Net density (DU/acre-excluding roads): 4.2 / Acre

Percentage of open space provided: 8.13% Acreage of open space: 3.13 Acres

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

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: 10.07.2020

LUGARNO TERRA NORTH



PICTURE #1



PICTURE #2



PICTURE #3



PICTURE #4



PICTURE #5



PICTURE #6



PICTURE #7



PICTURE #8



PICTURE #9



PICTURE #10



PICTURE #11



PICTURE #12



PICTURE #13



PICTURE #14



PICTURE #15



PICTURE #16



PICTURE #17



PICTURE #18



PICTURE #19



PICTURE #20



PICTURE #21



PICTURE #22



PICTURE #23



PICTURE #24



PICTURE #25



PICTURE #26



PICTURE #27



PICTURE #28



PICTURE #29



PICTURE #30



PICTURE #31



PICTURE #32

Lugarno Terra North

City of Kuna
Planning & Zoning
Department
PO. Box 13
Kuna, ID 83634
208.922.5274
www.kunacity.id.gov

Preliminary Plat Checklist

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

Project Name: Lugarno Terra North **Applicant:** Billy Edwards

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

Applicant (√)	Description	Staff (√)
☒	**Electronic copy of all required submittal items.**	☐
☒	**Completed and signed Commission & Council Review Application.**	☐
☒	**Vicinity map showing relationship of the proposed plat to the surrounding area with a 2-mile radius.**	☐
☒	**Homeowner's maintenance agreement for the care of landscaped common areas.**	☐
☒	**Legal description of the preliminary plat area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.**	☐
☒	**Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties involved).**	☐
☒	**Letter of intent indicating reasons and details for preliminary plat.**	☐
☒	**Commitment of Property Posting form signed by the applicant/agent.**	☐
☒	**If preliminary plat includes 100 lots or more, please submit a traffic impact study.**	☐
☒	**A letter from Ada County Engineer with the Subdivision Name reservation. A name change needs to be submitted and approved by the Planning & Zoning Director and Ada County Engineer.**	☐
☒	**Phasing Plan**	☐
☒	**Landscape plan for subdivision entrances, buffers, common areas, etc.**	☐
☒	**Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).**	☐
☒	**8 1/2 x 11 proposed preliminary plat.**	☐
☒	**Preliminary plat drawing on 24x36 quality paper drawn to scale of 1 to 100' or more. The following information shall be contained on the preliminary plat:** ◊ **Topography at two-foot (2') intervals** ◊ **Land uses (location, layout, types & dimensions): residential, commercial & industrial land uses.** ◊ **Street right-of-way: dimensions of right-of-way dedication for all roadways, street sections, improvements, etc.** ◊ **Easements/common space: utility easements, parks, community spaces** ◊ **Lots: layout and dimensions of lots** ◊ **Preliminary improvement drawing: show water, sewer, drainage, electricity, irrigation, telephone, natural gas, proposed street lighting, proposed street names, proposed subdivision name, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.**	☐

*NOTE: One copy of the above items need to be submitted when applying for multiple applications. This application shall not be considered complete (nor will a public hearing be set) until staff has received **all required information**. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.*

Lugarno Terra North

City of Kuna
Design Review Application

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

FILE NO.: Lugarno Terra NORTH 20-12-S

CROSS REF.: 20-20-DR

FILES:

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

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

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

Application Submittal Requirements

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

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

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

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

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

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

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

Site Plan

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

Landscape and Streetscape Plan

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

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

Building Elevations

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

Lighting Plan

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

Roof Plans

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

Design Review Application

Applicant: Select Development & Contracting, LLC Phone: 208-288-0700

☒ Owner ☐ Representative Fax/Email: wedwards@selectdev.com

Applicant's Address: PO Box 1030

Meridian, Idaho Zip: 83680

Owner: _____ Phone: _____

Owner's Address: _____ Email: _____

_____ Zip: _____

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

Address: _____ Email: _____

_____ Zip: _____

Address of Property: 2075 East Rodeo Lane

Kuna, Idaho Zip: 83634

Distance from Major Cross Street: 1/4 Mile from Meridian Road and East Deer Flat Road Street Name(s): _____

Please check the box that reflects the intent of the application

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

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

Common Area Landscape for expansion of existing Lugarno Terra Subdivision

1. Dimension of Property: 38.5 Acres
2. Current Land Use(s): Single Family Residential Subdivision
3. What are the land uses of the adjoining properties?
   - North: Agricultural
   - South: Existing Lugarno Terra Subdivision - Single Family Residential
   - East: Agricultural
   - West: Single Family Homes
4. Is the project intended to be phased, if so what is the phasing time period? 2 Phases

   Please explain: Phase 1 to Start/Finish 2021 - Phase to Start/Finish TBD based on Economy

5. The number and use(s) of all structures: 20 Common Lots and 133 Buildable Lots

6. Building heights: _____ Number of stories: _____

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

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

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

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

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

	MATERIAL		COLOR
Roof:		/	

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

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

9. Please identify Mechanical Units: _____

Type/Height: _____

Proposed Screening Method: _____

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

11. Are there any irrigation ditches/canals on or adjacent to the property? Misc Farmland Irrigation Ditches

If yes, what is the name of the irrigation or drainage provider? _____

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

Subdivision Perimeter and Separating Common Lots & Single Family Lots

Type: 6' Tall Vinyl Fence - Color to Match Existing Lugarno Terra Fence

Size: 6'-0" Tall

Location: Subdivision Perimeter and Separating Common Lots & Single Family Lots

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

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

Underground Seepage Beds

14. Percentage of Site Devoted to Building Coverage: _____

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

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

% of Site Devoted to other uses: _____

Describe: _____

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

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

Only Landscape within ROW is along Main Road into the Development - 15'6" Wide

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

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

Existing trees on South portion of the property are partially dead and will be removed

17. Dock Loading Facilities:

Number of docking facilities and their location: _____

Method of screening: _____

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

Park Area w/Shelter, Walking Paths w/Benches, Playground, and Tennis/Pickleball Court

19. Setbacks of the proposed building from property lines:

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

20. Parking requirements: _____

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

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

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

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

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

Signature of Applicant _____Date 10.07.2020

City staff comments:

_____

_____

Signature of receipt by City Staff_____ Date_____

FOR ADDITIONAL INFORMATION:

(Please list page number and item in reference)

_____

_____

_____

_____

_____

_____

_____

_____

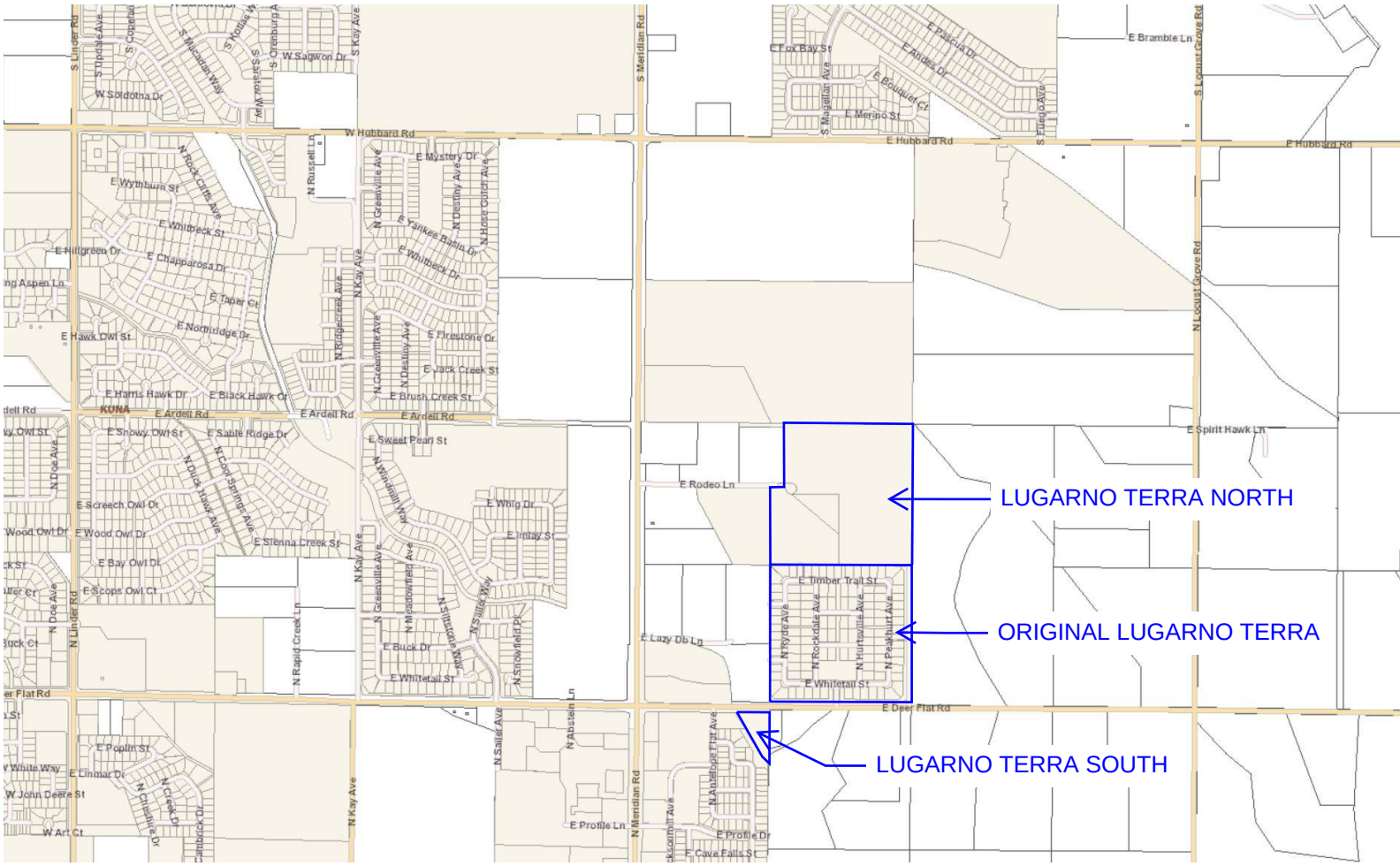
_____

_____

_____

SELECT DEVELOPMENT

LU



LUGARNO TERRA NORTH and SOUTH EXPANSIONS

Master Declaration of Covenants, Conditions, Restrictions and Easements for Lugarno Terra Subdivision

Select Development and Contracting LLC
2501 E. State Ave., Suite 210
PO Box 1030
Meridian, Idaho 83680
208-288-0700

ARTICLE 5. RIGHTS TO COMMON AREAS

5.1 Use of Common Area; Delegation of Use. Every Owner shall have a right to use the Common Area subject to the following provisions:

5.1.1 The right of the Association to levy and increase Assessments for the construction, protection, maintenance, repair, management and operation of Improvements on the Common Area, including the right to Special Assessments;

5.1.2 The right of the Association to suspend the voting rights and rights of use, or interest in, the Common Area by an Owner for any period during which any Assessment or charge against such Owner's Lot remains unpaid, and for a period not to exceed sixty (60) days for any infraction of the Association Rules;

5.1.3 The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility or other Person for such purposes and subject to such conditions as may be permitted by the Project Documents; provided however, that no such dedication or transfer shall be effective without the approval of the Owners of at least two-thirds (2/3) of the total voting power in the Association;

5.1.4 The right of the Association to prohibit the construction of Improvements on all Common Areas;

5.1.5 The Common Area cannot be mortgaged or conveyed without the approval of the Owners of at least two-thirds (2/3) of the total voting power in the Association.

5.2 Delegation of Right to Use. Any Owner may delegate, in accordance with the Project Documents, such Owner's right of enjoyment to the Common Area to the members of such Owner's family residing on such Lot, the tenants residing reside on such Lot or to such Owner's contract purchasers who reside on such Owner's Lot. Only Grantor or the Association shall have the right to delegate the right of enjoyment to the Common Area to the general public, and such delegation to the general public shall be for a fee set by Grantor or the Association.

5.3 Damages. Each Owner shall be fully liable for any damage to any Common Area that may be sustained by reason of the negligence or willful misconduct of the Owner, such Owner's contract purchasers or such Owner's family and guests, both minor and adult. In the case of joint ownership of a Lot, the liability of such Owners shall be joint and several. The cost of correcting such damage shall be a Limited Assessment against the Lot and may be collected as provided herein for the collection of other Assessments.

5.4 Association's Responsibility. The Association shall maintain and keep the Common Area in good repair, such maintenance to be funded as provided in this Declaration. This maintenance shall include, without limitation, maintenance, repair and replacement, subject to any insurance then in effect, of all landscaping and other flora, structures, fencing installed by Grantor along perimeter portions of the Property and other Improvements situated within the Common Area.

Sawtooth Land Surveying, LLC

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

1044 Northwest Blvd., Ste. G
Coeur d'Alene, ID 83814
P: (208) 714-4544
F: (208) 292-4453

141 1st Avenue East
Jerome, ID 83338
P: (208) 329-5303
F: (208) 324-3821

Parcel Description

A parcel of land being a portion of Lot 2, Block 1, Rodeo Subdivision, Book 72, Pages 7413-7414, Ada County Records, located in the N1/2 SW1/4 of Section 18, Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the W1/4 corner of said Section 18, from which the southwest corner of said Section 18, bears South 00°12'07" West, 2650.40 feet;

Thence South 00°12'07" West, coincident with the west line of the SW1/4 of said Section 18, a distance of 591.00 feet;

Thence South 89°28'11" East, coincident with the prolongation of and the north line of said Lot 2, a distance of 1234.19 feet to the **POINT OF BEGINNING**;

Thence coincident with said north line of Lot 2 the following 3 (three) courses:

Continuing South 89°28'11" East, coincident with the north line of said Lot 2, a distance of 129.82 feet to a 1/2 inch rebar/no cap and the beginning of a tangent curve to the right;

Southeasterly, coincident with said curve to the right, a distance of 31.42 feet, with a radius of 20.00 feet, a central angle of 90°00'00", subtended by a chord bearing South 44°28'11" East, 28.28 feet to a 1/2 inch rebar/no cap and the beginning of a reverse curve to the left;

Southeasterly, coincident with said curve to the left, a distance of 78.54 feet, with a radius of 50.00 feet, a central angle of 90°00'00", subtended by a chord bearing South 44°28'11" East, 70.71 feet to a 1/2 inch rebar/no cap;

Thence leaving said north line, South 49°55'50" East, 576.35 feet to the east line of said Lot 2;

Thence South 00°15'04" West, coincident with said east line, 293.77 feet to the southeast corner of said Lot 2 and the south line of the NE1/4 SW1/4 of said Section 18;

Thence North 89°39'42" West, coincident with the south line of said Lot 2 and said NE1/4 SW1/4, a distance of 640.95 feet to the SW1/16 corner of said Section 18, marked by a 5/8 inch rebar/cap PE-LS 3260;

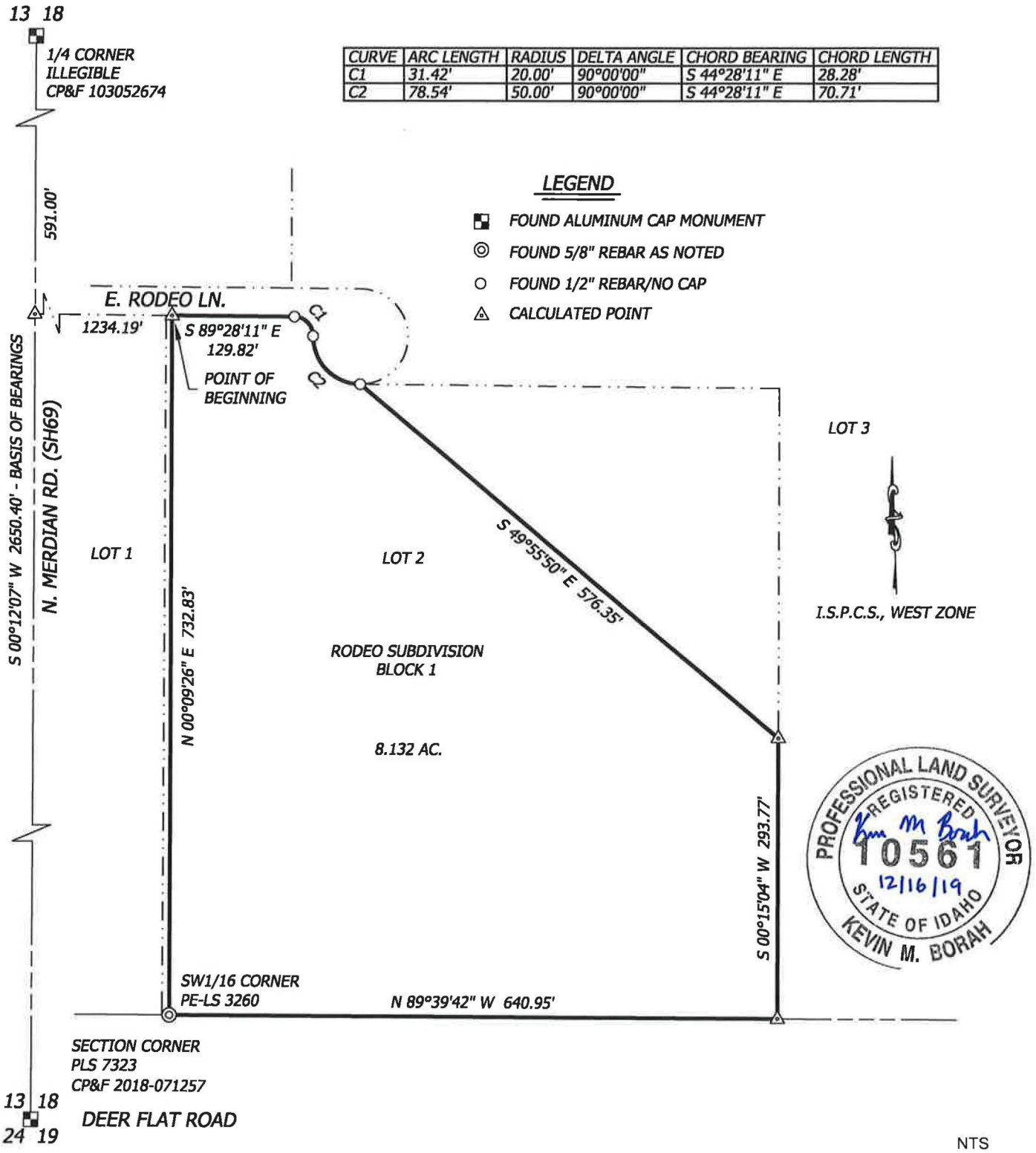
Thence North 00°09'26" East, 732.83 feet to the **POINT OF BEGINNING**.

The above described parcel contains 8.132 acres, more or less.

BASIS OF BEARING for this description is South 00°12'07" West between the W1/4 corner and the southwest corner of Section 18, located in T. 2 N., R. 1 E., B.M., Ada County, Idaho. I.S.P.C.S., West Zone.


PROFESSIONAL LAND SURVEYOR
REGISTERED
10561
STATE OF IDAHO
KEVIN M. BORAH

EXHIBIT FOR LEGAL DESCRIPTION



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.42'	20.00'	90°00'00"	S 44°28'11" E	28.28'
C2	78.54'	50.00'	90°00'00"	S 44°28'11" E	70.71'

PROFESSIONAL LAND SURVEYOR
REGISTERED
10561
12/16/19
STATE OF IDAHO
KEVIN M. BORAH

NTS

PROJECT:	OWNER/DEVELOPER:		DWG #
LEGAL EXHIBIT SW1/4 SEC 18, T 2 N, R 1 E, B.M. ADA COUNTY, IDAHO	SELECT DEVELOPMENT & CONTRACTING, LLC		19103-EX
	DATE: 12/2019		PROJECT# 19103
			SHEET 1 OF 1

SAWTOOTH Land Surveying, LLC
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
P: (208) 398-8104
F: (208) 398-8105
WWW.SAWTOOTHLS.COM

Map Check Tue Jun 11 11:21:22 2019
Hansen
19033
Operator KB Project Golden to Select Legal

Date 6-2019 Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			1326	671843.535	2455067.242	
1326-1313	S 89°28'11" E	129.816	1313	671842.334	2455197.053	
CURVE	A=31.416	DELTA=90°00'00"	T=20.000	EXT=8.284		
1313-1311	S 44°28'11" E	28.284	1311	671822.150	2455216.867	
RADIUS POINT		20.000	1312	671822.335	2455196.867	
CURVE	A=78.540	DELTA=90°00'00"	T=50.000	EXT=20.711		
1311-1309	S 44°28'11" E	70.711	1309	671771.689	2455266.402	
RADIUS POINT		50.000	1310	671821.687	2455266.864	
1309-1308	S 49°55'50" E	576.347	1308	671400.687	2455707.460	
1308-1307	S 00°15'04" W	293.767	1307	671106.922	2455706.173	
1307-1319	N 89°39'42" W	640.951	1319	671110.706	2455065.233	
1319-1326	N 00°09'26" E	732.832	1326	671843.535	2455067.242	

Closure error distance> 0.0000 Error Bearing> N 90°00'00" E
Closure Precision> 1 in 2483668104606.5 Total Distance Traversed> 2483.668
354219 Sq. Ft.
8.13 Ac.

KB 12/12/19

DS 12/13/19

Sawtooth Land Surveying, LLC

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

1044 Northwest Blvd., Ste. G
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P: (208) 714-4544
F: (208) 292-4453

141 1st Avenue East
Jerome, ID 83338
P: (208) 329-5303
F: (208) 324-3821

Parcel Description

A parcel of land being a portion of Lot 2, Block 1, Rodeo Subdivision, Book 72, Pages 7413-7414, Ada County Records, located in the N1/2 SW1/4 of Section 18, Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the southeast corner of said Rodeo Subdivision, also being the CS1/16 corner of said Section 18, marked by an aluminum cap, from which the C1/4 corner of said Section 18, marked by a brass cap, bears North 00°15'04" East, 1320.00;

Thence North 89°39'42" West, coincident with the south line of said Rodeo Subdivision, 684.72 feet to the southeast corner of said Lot 2;

Thence North 00°15'04" East, coincident with the east line of said Lot 2, a distance of 293.77 feet to the **POINT OF BEGINNING**;

Thence leaving said east line of Lot 2, North 49°55'50" West, 576.35 feet to a point of curvature on the north line of said Lot 2, marked by a 1/2 inch rebar/no cap;

Thence South 89°28'11" East, coincident with the north line of said Lot 2, 442.69 feet to the northeast corner of said Lot 2, marked by a 1/2 inch rebar/no cap;

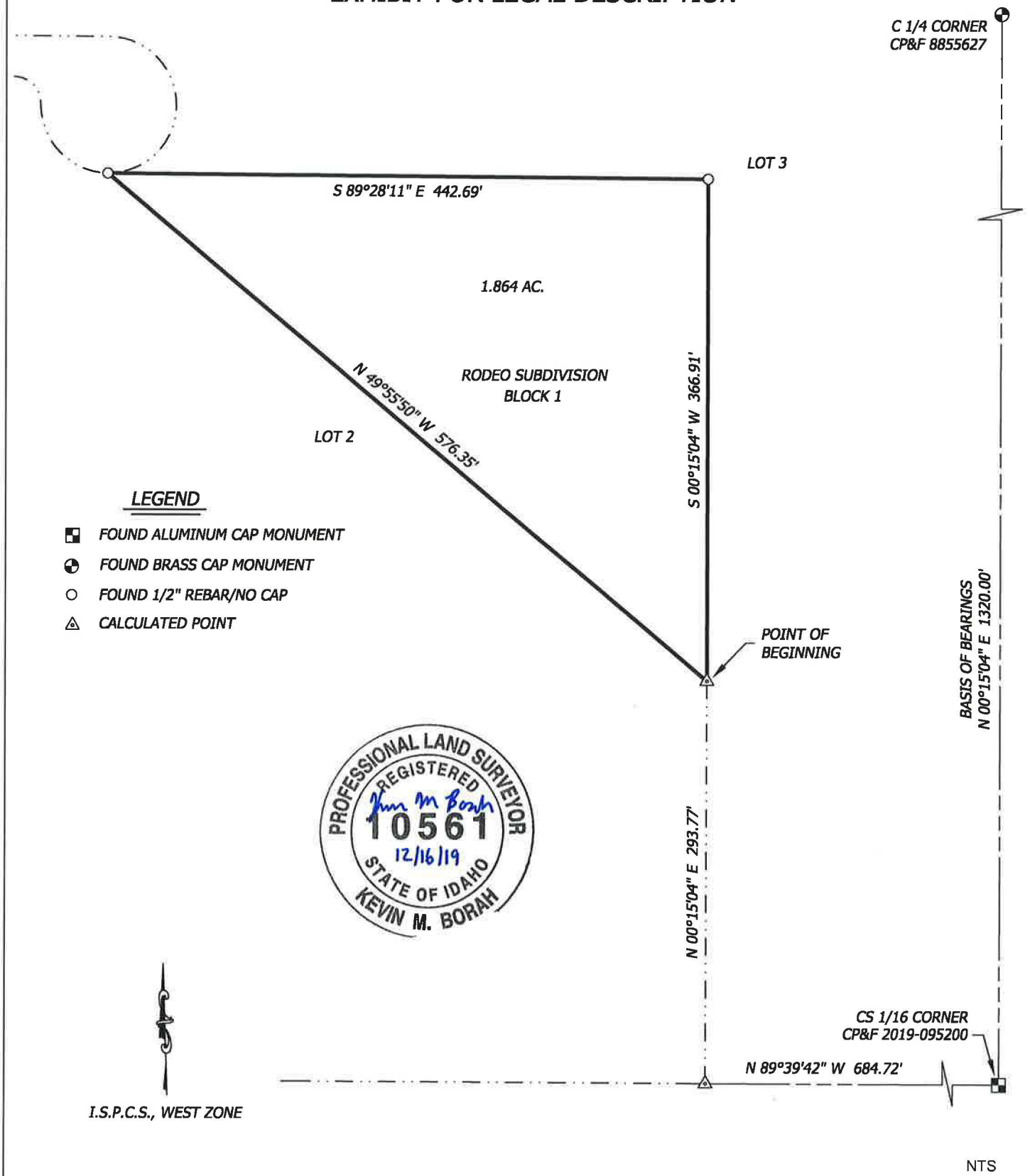
Thence South 00°15'04" West, coincident with the east line of said Lot 2, 366.91 feet to the **POINT OF BEGINNING**.

The above described parcel contains 1.864 acres, more or less.

BASIS OF BEARING for this description is North 00°15'04" East between the CS1/16 corner and the C1/4 corner of Section 18, T. 2 N., R. 1 E., B.M., Ada County, Idaho. I.S.P.C.S., West Zone.



EXHIBIT FOR LEGAL DESCRIPTION



NTS

PROJECT: LEGAL EXHIBIT SW1/4 SEC 18, T 2 N, R 1 E, B.M. ADA COUNTY, IDAHO	**OWNER/DEVELOPER:** SELECT DEVELOPMENT & CONTRACTING, LLC **DATE:** 12/2019	SAWTOOTH Land Surveying, LLC 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	**DWG #** 19103-EX **PROJECT#** 19103 **SHEET** 1 OF 1

Map Check Thu Dec 12 08:40:56 2019
19102

Operator KB Project Triangle Parcel
Date 12-2019 Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			1000	671400.687	2455707.460	
1000-1001	N 49°55'50" W	576.347	1001	671771.689	2455266.402	
1001-1002	S 89°28'11" E	442.685	1002	671767.592	2455709.068	
1002-1000	S 00°15'04" W	366.909	1000	671400.687	2455707.460	

Closure error distance> 0.0000 Error Bearing> N 90°00'00" E
Closure Precision> 1 in 1385940709996.0 Total Distance Traversed> 1385.941
81212 Sq. Ft.
1.864 Ac.

KB 12/12/19

DS 12/13/19

Sawtooth Land Surveying, LLC

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

1044 Northwest Blvd., Ste. G
Coeur d'Alene, ID 83814
P: (208) 714-4544
F: (208) 292-4453

141 1st Avenue East
Jerome, ID 83338
P: (208) 329-5303
F: (208) 324-3821

Parcel Description

A parcel of land being a portion of Lot 3, Block 1, Rodeo Subdivision, Book 72, Pages 7413-7414, Ada County Records and a portion of the NE1/4 SW1/4 of Section 18, Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at the C1/4 corner of said Section 18, marked by a brass, from which the CS1/16 corner of said Section 18, marked by an aluminum cap, bears South 00°15'04" West, 1320.00 feet;

Thence South 00°15'04" West, coincident with the east line of said Lot 3 and said NE1/4 SW1/4, a distance of 1320.00 feet to the CS1/16 corner of said Section 18, marked by an aluminum cap;

Thence North 89°39'42" West, coincident with the south line of said Lot 3 and said NE1/4 SW1/4, a distance of 684.72 feet to the southwest corner of said Lot 3;

Thence coincident with the westerly line of said Lot 3 the following 3 (three) courses:

North 00°15'04" East, 660.68 feet to a 1/2 inch rebar/no cap;

North 89°28'11" West, 442.69 feet to a 1/2 inch rebar/no cap and the beginning of a non-tangent curve to the left;

Northerly, 157.08 feet along the arc of said curve to the left, having a radius of 50.00 feet, a central angle of 180°00'00", subtended by a chord bearing North 00°31'49" East, 100.00 feet;

Thence leaving said westerly line of Lot 3, North 89°28'11" West, 73.30 feet to a 1/2 inch rebar/cap PLS 14221;

Thence North 00°12'32" East, 561.06 feet to the north line of said NE1/4 SW1/4;

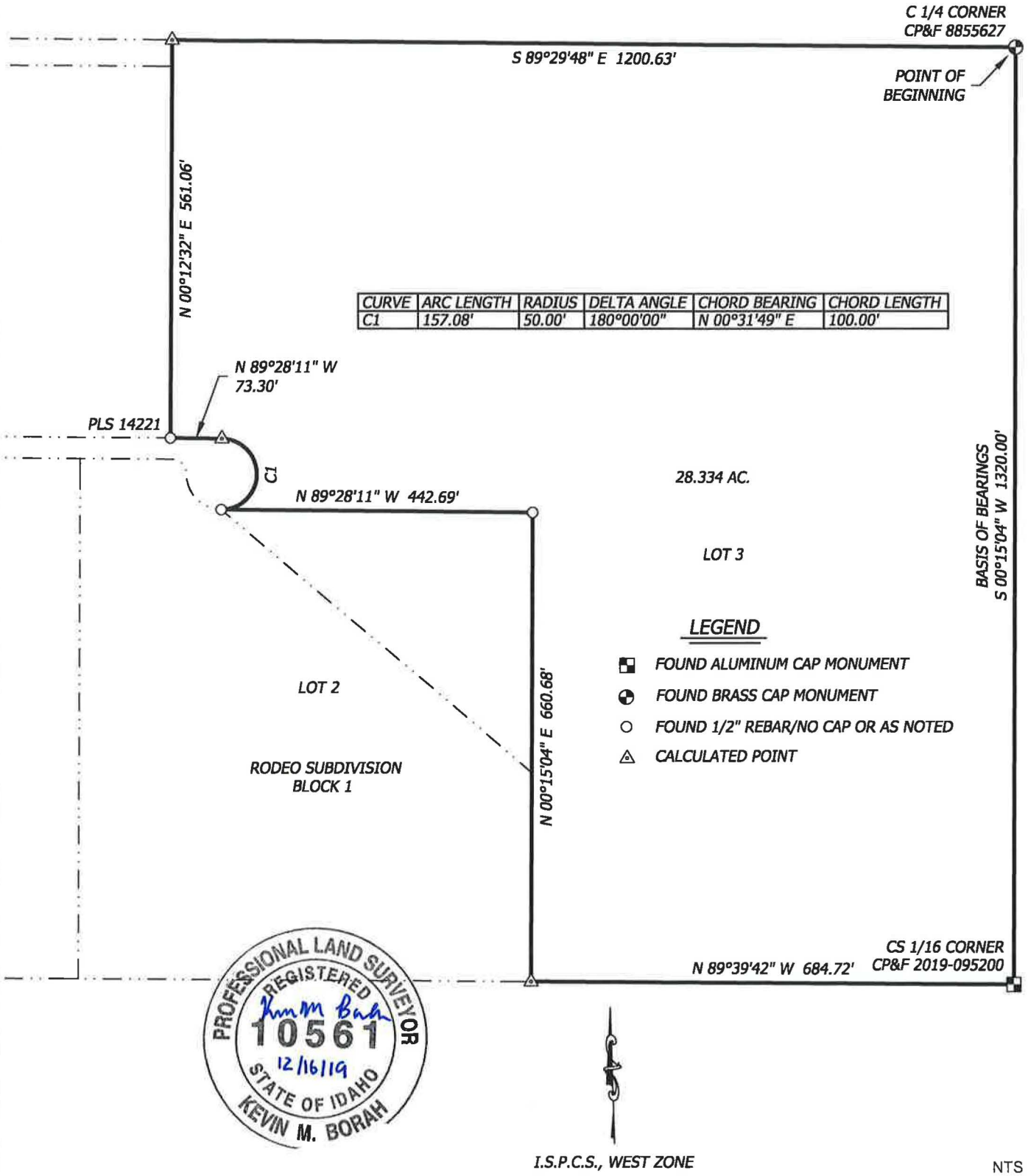
Thence South 89°29'48" East, coincident with said north line, 1200.63 feet to the **POINT OF BEGINNING**.

The above described parcel contains 28.334 acres, more or less.

BASIS OF BEARING for this description is South 00°15'04" West between the C1/4 corner and the CS1/16 corner of Section 18, T. 2 N., R. 1 E., B.M., Ada County, Idaho. I.S.P.C.S., West Zone.



EXHIBIT FOR LEGAL DESCRIPTION



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	157.08'	50.00'	180°00'00"	N 00°31'49" E	100.00'

PROJECT: LEGAL EXHIBIT SW1/4 SEC 18, T 2 N, R 1 E, B.M. ADA COUNTY, IDAHO	OWNER/DEVELOPER: SELECT DEVELOPMENT & CONTRACTING, LLC DATE: 12/2019	SAWTOOTH Land Surveying, LLC 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	DWG # 19103-EX PROJECT# 19103 SHEET 1 OF 1

Map Check Thu Dec 12 08:44:33 2019
19102

Operator KB Project 28+ Acre Parcel
Date 12-2019 Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			1003	671102.881	2456390.881	
1003-1004	N 89°39'42" W	684.720	1004	671106.922	2455706.173	
1004-1002	N 00°15'04" E	660.676	1002	671767.592	2455709.068	
1002-1001	N 89°28'11" W	442.685	1001	671771.689	2455266.402	
CURVE	A=157.080	DELTA=180°00'00"		T=0.000	EXT=0.000	
1001-1006	N 00°31'49" E	100.000	1006	671871.685	2455267.327	
RADIUS POINT		50.000	1005	671821.687	2455266.864	
1006-1007	N 89°28'11" W	73.299	1007	671872.363	2455194.031	
1007-1008	N 00°12'32" E	561.058	1008	672433.418	2455196.078	
1008-1009	S 89°29'48" E	1200.634	1009	672422.872	2456396.666	
1009-1003	S 00°15'04" W	1320.004	1003	671102.881	2456390.881	

Closure error distance> 0.0000 Error Bearing> N 90°00'00" E
Closure Precision> 1 in 5100156740976.3 Total Distance Traversed> 5100.157
1234223 Sq. Ft.
28.334 Ac.

KB 12/12/19
DS 12/13/19

Sawtooth Land Surveying, LLC

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

1044 Northwest Blvd., Ste. G
Coeur d'Alene, ID 83814
P: (208) 714-4544
F: (208) 292-4453

141 1st Avenue East
Jerome, ID 83338
P: (208) 329-5303
F: (208) 324-3821

Parcel Description

A parcel of land being a portion of Lot 1, Block 2, Rodeo Subdivision, Book 72, Pages 7413-7414, Ada County Records, also known as E. Rodeo Lane, located in the N1/2 SW1/4 of Section 18, Township 2 North, Range 1 East of the Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the W1/4 corner of said Section 18, from which the southwest corner of said Section 18, bears South 00°12'07" West, 2650.40 feet;

Thence South 00°12'07" West, coincident with the west line of the SW1/4 of said Section 18, a distance of 591.00 feet;

Thence South 89°28'11" East, coincident with the prolongation of and the south line of said Lot 1, a distance of 1360.87 feet to the **POINT OF BEGINNING**;

Thence North 00°12'32" East, 30.00 feet to the north line of said Lot 1, marked by a 1/2" rebar/cap PLS 14221;

Thence coincident with the boundary line of said Lot 1, the following four (4) courses;

South 89°28'11" East, 73.30 feet to the beginning of a tangent curve to the right;

235.62 feet along the arc of said curve to the right, with a radius of 50.00 feet, a central angle of 270°00'00", subtended by a chord bearing South 45°31'49" West, 70.71 feet to the beginning of a reverse curve to the left, marked by a 1/2" rebar/no cap;

Northwesterly, 31.42 feet along the arc of said curve to the left, with a radius of 20.00 feet, a central angle of 90°00'00", subtended by a chord bearing North 44°28'11" West, 28.28 feet, marked by a 1/2" rebar/no cap;

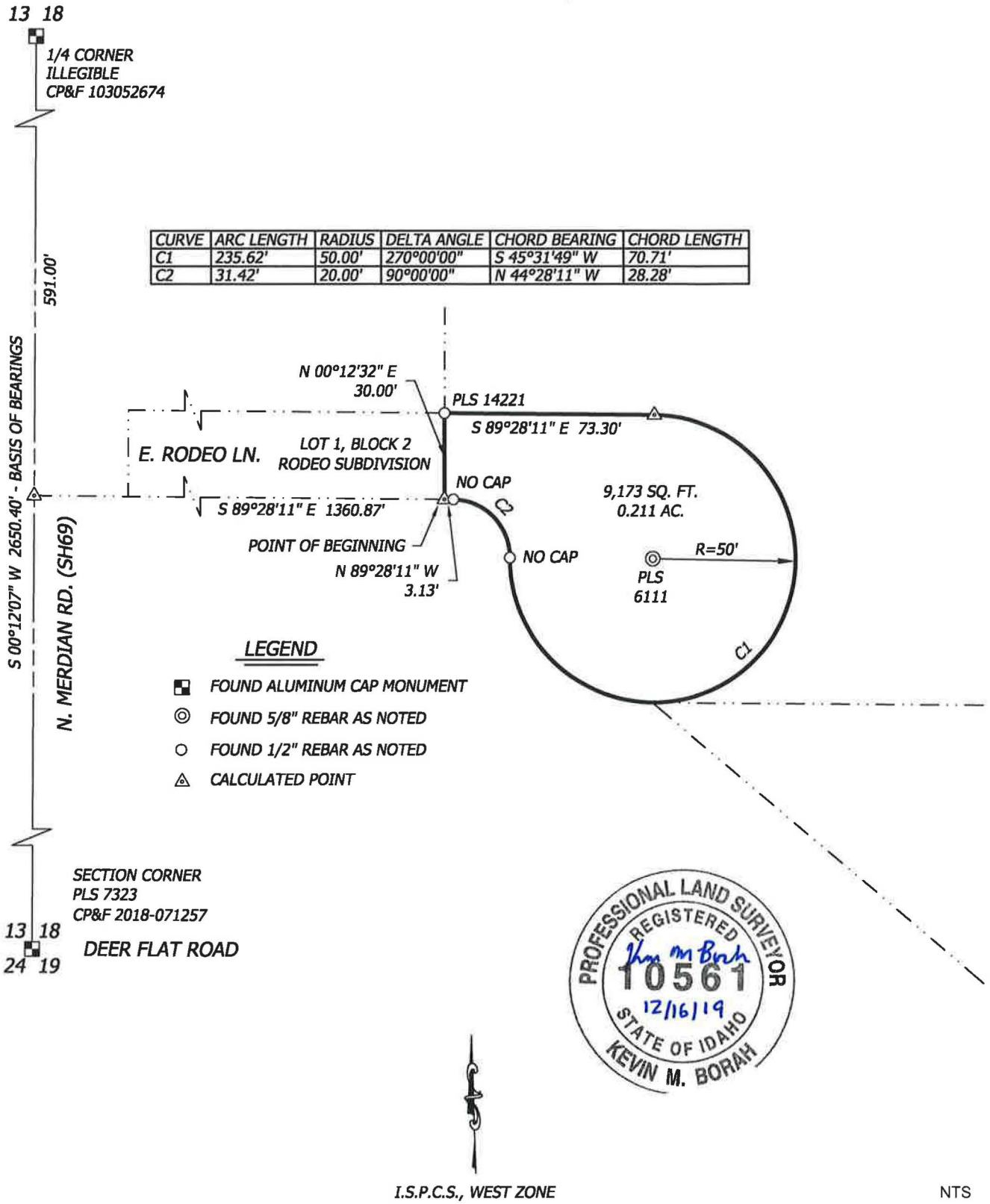
North 89°28'11" West, 3.13 feet to the **POINT OF BEGINNING**.

The above described parcel contains 0.211 acres, more or less.

BASIS OF BEARING for this description is South 00°12'07" West between the W1/4 corner and the southwest corner of Section 18, located in T. 2 N., R. 1 E., B.M., Ada County, Idaho. I.S.P.C.S., West Zone.



EXHIBIT FOR LEGAL DESCRIPTION



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	235.62'	50.00'	270°00'00"	S 45°31'49" W	70.71'
C2	31.42'	20.00'	90°00'00"	N 44°28'11" W	28.28'

PROFESSIONAL LAND SURVEYOR
REGISTERED
10561
12/16/19
STATE OF IDAHO
KEVIN M. BORAH

I.S.P.C.S., WEST ZONE

NTS

PROJECT:	OWNER/DEVELOPER:		DWG #
LEGAL EXHIBIT SW1/4 SEC 18, T 2 N, R 1 E, B.M. ADA COUNTY, IDAHO	SELECT DEVELOPMENT & CONTRACTING, LLC	2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105	19103-EX
			PROJECT# 19103
	DATE: 12/2019	SAWTOOTH Land Surveying, LLC WWW.SAWTOOTHLS.COM	SHEET 1 OF 1

Map Check Mon Jun 3 08:17:10 2019
Hansen
19033
Operator KB Project CUL DE SAC
Date 5-2019 Time

Course	Bearing	Distance	PT#	Northing	Easting	Description
			1303	671842.363	2455193.922	
1303-1302	N 00°12'32" E	30.000	1302	671872.363	2455194.031	
1302-1324	S 89°28'11" E	73.299	1324	671871.685	2455267.327	
CURVE	A=235.619	DELTA=270°00'00"	T=50.000	EXT=-120.711		
1324-1311	S 45°31'49" W	70.711	1311	671822.150	2455216.867	
RADIUS POINT		50.000	1310	671821.687	2455266.864	
CURVE	A=31.416	DELTA=90°00'00"	T=20.000	EXT=8.284		
1311-1313	N 44°28'11" W	28.284	1313	671842.334	2455197.053	
RADIUS POINT		20.000	1312	671822.335	2455196.867	
1313-1303	N 89°28'11" W	3.131	1303	671842.363	2455193.922	

Closure error distance> 0.0000 Error Bearing> N 90°00'00" E
Closure Precision> 1 in 373465760520.4 Total Distance Traversed> 373.466
9173 Sq. Ft.
0.21 Ac.

KB 12/11/19

DS 12/13/19

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

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

City of Kuna

AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, RANDY FULLMER, 1034 E. RADIANT RIDGE DR. MERIDIAN, ID 83642, MANAGER / SELECT DEVELOPMENT AND CONTRACTING, LLC

Name Address 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 WILLIAMS EDWARDS, 2501 E STATE AVE, SUITE 210 MERIDIAN, ID 83642 (Name Address) to submit the accompanying application pertaining to that property.

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

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

Dated this 6th day of OCTOBER, 2020

Signature

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

Notary Public for Idaho

Residing at: MERIDIAN, IDAHO

My commission expires: 2/21/25

ALAN C NOBLE
COMM NO. 61141
NOTARY PUBLIC
STATE OF IDAHO

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=4 LISA BATT
FIRST AMERICAN TITLE INSURANCE COMPANY

2019-017405
03/05/2019 03:57 PM
$15.00

AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC
PO Box 1030
Meridian, ID 83680

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: **4103-3093476 (DS)** Date: **March 05, 2019**

For Value Received, **Sandstone Farms LLC, an Idaho limited liability company**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Select Development & Contracting, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **PO Box 1030, Meridian, ID 83680**, the following described premises, situated in **Ada** County, **Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

PARCEL I:

LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION FILED AT BOOK 72 AT PAGES 7413-7414, ACCORDING TO THE PLAT OF RECORD IN ADA COUNTY EXCEPT THAT PORTION DEEDED TO JANE CYNDI GOLDEN BY QUITCLAIM DEED RECORDED FEBRUARY 22, 1999 AS INSTRUMENT NO. 99017224 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF LOT 2 AND A PORTION OF LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, A RECORDED SUBDIVISION OF ADA COUNTY, INSTRUMENT NO. 96080431, RECORDS OF ADA COUNTY, SITUATED IN THE NORTH-HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR WITH CAP MONUMENTING THE SOUTHWEST CORNER OF SAID LOT 2, SAID SOUTHWEST CORNER BEING THE POINT OF BEGINNING, THENCE ALONG THE WESTERLY LINE OF SAID LOT 2 NORTH 00°01'11" EAST, A DISTANCE OF 731.21 FEET TO A FOUND 1/2" REBAR WITH CAP MONUMENTING THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2 SOUTH 89°41'42" EAST, A DISTANCE OF 132.36 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, A DISTANCE OF 31.42 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS SOUTH 44°41'42" EAST, A DISTANCE OF 28.28 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, A

AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC
PO Box 1030
Meridian, ID 83680

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: **4103-3093476 (DS)** Date: **March 05, 2019**

For Value Received, **Sandstone Farms LLC, an Idaho limited liability company**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Select Development & Contracting, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **PO Box 1030, Meridian, ID 83680**, the following described premises, situated in **Ada** County, **Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

PARCEL I:

LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION FILED AT BOOK 72 AT PAGES 7413-7414, ACCORDING TO THE PLAT OF RECORD IN ADA COUNTY EXCEPT THAT PORTION DEEDED TO JANE CYNDI GOLDEN BY QUITCLAIM DEED RECORDED FEBRUARY 22, 1999 AS INSTRUMENT NO. 99017224 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PORTION OF LOT 2 AND A PORTION OF LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, A RECORDED SUBDIVISION OF ADA COUNTY, INSTRUMENT NO. 96080431, RECORDS OF ADA COUNTY, SITUATED IN THE NORTH-HALF OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR WITH CAP MONUMENTING THE SOUTHWEST CORNER OF SAID LOT 2, SAID SOUTHWEST CORNER BEING THE POINT OF BEGINNING, THENCE ALONG THE WESTERLY LINE OF SAID LOT 2 NORTH 00°01'11" EAST, A DISTANCE OF 731.21 FEET TO A FOUND 1/2" REBAR WITH CAP MONUMENTING THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 2 SOUTH 89°41'42" EAST, A DISTANCE OF 132.36 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, A DISTANCE OF 31.42 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS SOUTH 44°41'42" EAST, A DISTANCE OF 28.28 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, A

DISTANCE OF 78.54 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS SOUTH 44°41'42" EAST, A DISTANCE OF 70.71 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE LEAVING SAID NORTHERLY LINE SOUTH 50°10'48" EAST, A DISTANCE OF 576.20 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID LOT 3; THENCE LEAVING SAID WESTERLY LINE AND SAID EASTERLY LINE SOUTH 50°10'48" EAST, A DISTANCE OF 32.93 FEET TO A POINT; THENCE
SOUTH 00°01'11" WEST, A DISTANCE OF 272.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 3; THENCE ALONG SAID SOUTHERLY LINE
NORTH 89°50'01" WEST, A DISTANCE OF 25.30 FEET TO A FOUND 1/2" REBAR WITH CAP, MONUMENTING THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 NORTH 89°50'01" WEST, A DISTANCE OF 644.70 FEET TO THE POINT OF BEGINNING.

PARCEL II:

BASIS OF BEARING FOR THIS DESCRIPTION IS SOUTH 89°41'50," EAST BETWEEN AN ALUMINUM CAP MONUMENT MARKING THE WEST QUARTER CORNER OF SECTION 18 AND A 1" DIAMETER IRON PIPE MARKING THE CW 1/16 CORNER OF SECTION 18, BOTH IN TOWNSHIP 2 NORTH, 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO.

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST QUARTER, OF SECTION 18, AND LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, AS SHOWN ON FILE IN BOOK 72 OF PLATS AT PAGE 7413 RECORDS OF ADA COUNTY, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A BRASS CAP MARKING THE C QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 0°01'25" WEST, COINCIDENT WITH THE EASTERLY BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, ALSO BEING THE EASTERLY BOUNDARY OF LOT 3 IN BLOCK 1, OF SAID RODEO SUBDIVISION, 1320.00 FEET TO A 1" DIAMETER IRON PIPE MARKING THE CS 1/16 CORNER OF SAID SECTION 18; THENCE NORTH 89°49'40" WEST, COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, ALSO BEING THE SOUTHERLY BOUNDARY OF SAID LOT 3 IN BLOCK 1, OF SAID RODEO SUBDIVISION, 684.72 FEET TO A 1/2 REBAR PLS 14221; THENCE NORTH 0°01'22" EAST, COINCIDENT WITH THE COMMON BOUNDARY OF LOT 2 AND LOT 3 IN BLOCK 1, OF SAID RODEO SUBDIVISION, 659.76 FEET TO A 1/2" REBAR NO CAP; THENCE NORTH 89°41'55" WEST, COINCIDENT WITH SAID COMMON BOUNDARY OF LOT 2 AND LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, 442.80 FEET TO AT 1/2" REBAR NO CAP AND THE BEGINNING OF A NON-TANGENT CURVE, ALSO BEING THE EASTERLY BOUNDARY OF EAST RODEO LANE; THENCE 157.08 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 180°00'00", A RADIUS OF 50.00 FEET, SUBTENDED, BY A CHORD BEARING NORTH 0°25'40" EAST, 100.00 FEET TO A 5/8" REBAR NO CAP; THENCE
NORTH 89°40'44" WEST, COINCIDENT WITH THE NORTHERLY RIGHT OF WAY OF SAID EAST RODEO LANE, 73.40 FEET TO A 1/2" REBAR PLS 14221; THENCE NORTH 0°01'07" WEST, 523.73 FEET TO A 1 /2" REBAR PLS 14221; THENCE NORTH 89°43'27" WEST, PARALLEL

WITH THE NORTHERLY BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 125.06 FEET TO A 1/2" REBAR PLS 14221; THENCE NORTH 89°41'50" WEST, PARALLEL WITH THE NORTHERLY BOUNDARY OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 290.91 FEET TO A 1 /2" REBAR PLS 14221; THENCE NORTH 0°01'07" WEST, 37.50 FEET TO A 1/2" REBAR ILLEGIBLE CAP ON THE NORTHERLY BOUNDARY OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE SOUTH 89°41'50" EAST, COINCIDENT WITH SAID NORTHERLY BOUNDARY OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, A DISTANCE OF 291.11 FEET TO A 1" IRON PIPE MARKING THE CW 1/16 CORNER OF SAID SECTION 18; THENCE SOUTH 89°43'27" EAST, COINCIDENT WITH SAID NORTHERLY BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, ALSO BEING THE NORTHERLY BOUNDARY OF LOT 3 IN BLOCK 1 OF SAID RODEO SUBDIVISION, 1325.49 FEET TO THE POINT OF BEGINNING.

APN: **R7534260218; R7534260350**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Sandstone Farms LLC, an Idaho limited liability company

By: _____
Name: Kathleen Hansen
Title: Member

By: _____
Name: Larry Hansen
Title: Member

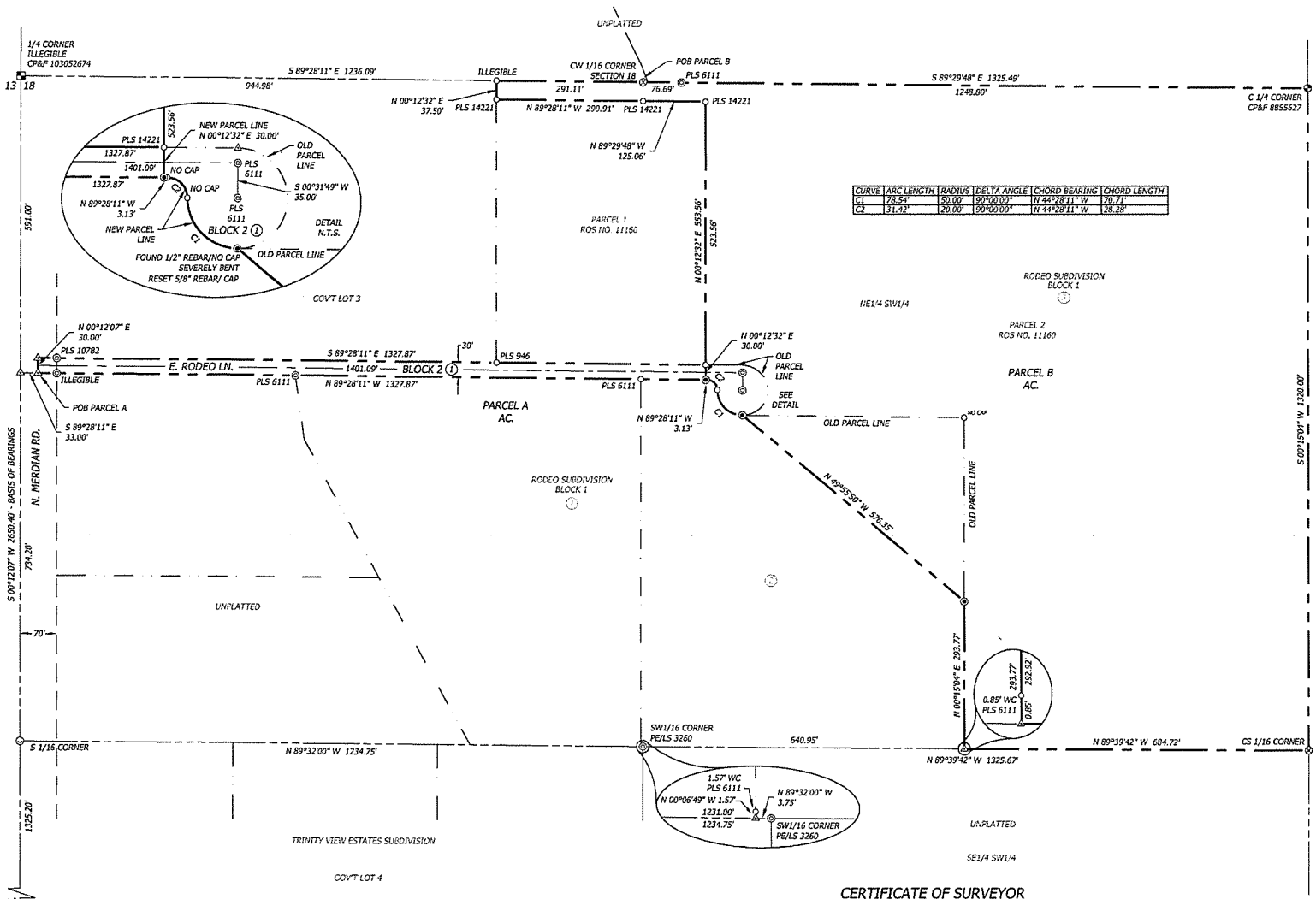
STATE OF Idaho)
ss.
COUNTY OF Ada)

This record was acknowledged before me on 3/5/19 by Kathleen Hansen and Larry Hansen asMembers of Sandstone Farms LLC, an Idaho limited liability company.

_____
Signature of Notary Public
My Commission Expires: 9/29/23

DEEDRA STITH
COMMISSION #45467
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 09/29/2023

RECORD OF SURVEY - PROPERTY LINE ADJUSTMENT FOR LARRY HANSEN
A PORTION OF THE N1/2 SW1/4 OF SECTION 18, T. 2 N., R. 1 E., B.M., ADA COUNTY, IDAHO
2019



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	78.54'	50.00'	90°00'00"	N 44°28'11" W	70.71'
C2	31.42'	20.00'	90°00'00"	N 44°28'11" W	28.28'

LEGEND

- LINE SURVEYED
- EXISTING DEED OR LOT LINE
- LOT LINE
- CENTERLINE
- RIGHT OF WAY
- SECTIONAL LINE
- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR AS NOTED
- FOUND PK NAIL/MAG NAIL
- FOUND 1" IRON PIPE
- SET 5/8" REBAR/CAP PLS 10561
- CALCULATED POINT
- POB — POINT OF BEGINNING
- WC — WITNESS CORNER
- (1) — LOT NUMBER RODEO SUBDIVISION

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO._____.
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, AT____MINUTES PAST____O'CLOCK _.M., THIS_____DAY OF _____, IN THE YEAR _____.

DEPUTY EX-OFFICIO RECORDER

FEE: $

REFERENCES:

R1) RODEO SUBDIVISION, BOOK 72, PAGE 7413
R2) TRINITY VIEW ESTATES SUBDIVISION, BOOK 64, PAGE 6467
R3) RECORD OF SURVEY 226 INST. NO. 8118296
R4) RECORD OF SURVEY 1336 INST. NO. 8855922
R5) RECORD OF SURVEY 7118 INST. NO. 105167394
R6) RECORD OF SURVEY 7453 INST. NO. 106105410
R7) RECORD OF SURVEY 11160 INST. NO. 2017116829

CERTIFICATE OF SURVEYOR

I, KEVIN M. BORAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS MAPPED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE.

KEVIN M. BORAH, P.L.S. 10561

PROFESSIONAL LAND SURVEYOR REGISTERED 10561 STATE OF IDAHO PRELIMINARY KEVIN M. BORAH

SURVEY INDEX NO. 211-18-3-0-0-00-00

SAWTOOTH Land Surveying, LLC
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
1 OF 1	2/2019	KB		19033	19033-PBA

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=3 VICTORIA BAILEY
FIRST AMERICAN TITLE INSURANCE COMPANY

2019-094145
09/30/2019 03:33 PM
$15.00

AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC
PO Box 1030
Meridian, ID 83680

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: 4103-3164753 **(DS)** Date: **September 19, 2019**

For Value Received, **Jane C. Golden, a single person**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Select Development & Contracting, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **PO Box 1030, Meridian, ID 83680**, the following described premises, situated in **Ada** County, **Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

A PARCEL OF LAND BEING A PORTION OF LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 72 OF PLATS AT PAGES 7413 AND 7414, RECORDS OF ADA COUNTY, IDAHO, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO,MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW1/16 CORNER OF SAID SECTION 18, MARKED BY A 5/8" REBAR/CAP PE/LS 3260, FROM WHICH THE CS1/16 CORNER OF SAID SECTION 18, MARKED BY AN IRON PIPE, BEARS
SOUTH 89°39'42" EAST 1,325.67 FEET; THENCE
NORTH 0°09'26" EAST COINCIDENT WITH THE NORTH PROLONGATION OF THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 732.83 FEET TO THE NORTH BOUNDARY LINE OF SAID LOT 2, BLOCK 1, RODEO SUBDIVISION, WHICH IS ALSO THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE; THENCE COINCIDENT WITH SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF SAID E. RODEO LANE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE
SOUTH 89°28'11" EAST, 129,82 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 31.42 FEET COINCIDENT WITH THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, BEING SUBTENDED BY A CHORD, WHICH BEARS
SOUTH 44°28'11" EAST 28.28 FEET TO THE BEGINNING OF A REVERSE CURVE; THENCE 78.54 FEET COINCIDENT WITH THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 50.00 FEET, BEING SUBTENDED BY A CHORD, WHICH BEARS SOUTH 44°28'11" EAST 70.71; THENCE LEAVING SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE, SOUTH 49°55'50" EAST 576.35 FEET TO THE EAST BOUNDARY LINE OF SAID LOT 2, BLOCK

AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC
PO Box 1030
Meridian, ID 83680

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: 4103-3164753 **(DS)** Date: **September 19, 2019**

For Value Received, **Jane C. Golden, a single person**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Select Development & Contracting, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **PO Box 1030, Meridian, ID 83680**, the following described premises, situated in **Ada** County, **Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

A PARCEL OF LAND BEING A PORTION OF LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 72 OF PLATS AT PAGES 7413 AND 7414, RECORDS OF ADA COUNTY, IDAHO, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO,MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW1/16 CORNER OF SAID SECTION 18, MARKED BY A 5/8" REBAR/CAP PE/LS 3260, FROM WHICH THE CS1/16 CORNER OF SAID SECTION 18, MARKED BY AN IRON PIPE, BEARS
SOUTH 89°39'42" EAST 1,325.67 FEET; THENCE
NORTH 0°09'26" EAST COINCIDENT WITH THE NORTH PROLONGATION OF THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 732.83 FEET TO THE NORTH BOUNDARY LINE OF SAID LOT 2, BLOCK 1, RODEO SUBDIVISION, WHICH IS ALSO THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE; THENCE COINCIDENT WITH SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF SAID E. RODEO LANE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE
SOUTH 89°28'11" EAST, 129,82 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 31.42 FEET COINCIDENT WITH THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, BEING SUBTENDED BY A CHORD, WHICH BEARS
SOUTH 44°28'11" EAST 28.28 FEET TO THE BEGINNING OF A REVERSE CURVE; THENCE 78.54 FEET COINCIDENT WITH THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 50.00 FEET, BEING SUBTENDED BY A CHORD, WHICH BEARS SOUTH 44°28'11" EAST 70.71; THENCE LEAVING SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE, SOUTH 49°55'50" EAST 576.35 FEET TO THE EAST BOUNDARY LINE OF SAID LOT 2, BLOCK

1, RODEO SUBDIVISION; THENCE
SOUTH 00°15'04" WEST, COINCIDENT WITH SAID EAST LINE OF LOT 2, BLOCK 1, RODEO SUBDIVISION, 293.77 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE
NORTH 89°39'42" WEST, COINCIDENT WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 640.95 FEET TO THE POINT OF BEGINNING.

APN: **R7534260155**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Jane C. Golden
Jane C. Golden

STATE OF Idaho)
ss.
COUNTY OF Ada)

This record was acknowledged before me on 9/30/19 by Jane C. Golden.

DEEDRA STITH
COMMISSION #45467
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 09/29/2023

Signature of Notary Public
My Commission Expires: 9/29/23

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=7 VICTORIA BAILEY
FIRST AMERICAN TITLE INSURANCE COMPANY

2019-094146
09/30/2019 03:33 PM
$28.00

Filed at the request of, and when recorded return to:

Select Development and Contracting LLC
PO Box 1030
Meridian, Idaho 83680-1030

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

RELEASE AGREEMENT
Release from Maintenance Obligations
East Rodeo Lane

This Release Agreement (this "**Agreement**") is dated effective as of the date that this Agreement is recorded in the real property records of Ada County, Idaho (the "**Effective Date**") and made by and between Jane C. Golden, a single person ("**Golden**") for the benefit of Select Development Contracting LLC, an Idaho limited liability company ("**Select**").

RECITALS

A. Golden owns that certain parcel of real property legally described on Exhibit A, attached hereto (the "**Golden Parcel**").

B. Select owns that certain parcel of real property legally described on Exhibit B, attached hereto (the "**Select Parcel**").

C. The Golden Parcel and the Select Parcel are (or may be) subject to the following road maintenance agreements related to the maintenance of the private road commonly known as "E. Rodeo Lane" (collectively, the "**Road Maintenance Agreements**"):

   a. That certain Road Maintenance Agreement recorded in the real property records of Ada County, Idaho on May 14, 2014 as Instrument No. 114036805; and
   b. That certain Road Maintenance and Easement Agreement recorded in the real property records of Ada County, Idaho on December 17, 2017 as Instrument No. 2017-120895.

D. Pursuant to the Road Maintenance Agreements, the Golden Parcel and the Select Parcel are collectively obligated to pay a share of the costs for the maintenance, care, upkeep and improvement of E. Rodeo Lane.

E. Concurrently with this Agreement, Golden has sold the Select Parcel to Select and Golden is retaining ownership of the Golden Parcel.

F. In connection with the sale of the Select Parcel to Select, Golden has agreed to release Select and the Select Parcel from any obligations under the Road Maintenance Agreements, and to expressly obligate Golden and future owners of the Golden Parcel to assume and perform all obligations under the Road Maintenance Agreements that relate to the Select Parcel.

Filed at the request of, and when recorded return to:

Select Development and Contracting LLC
PO Box 1030
Meridian, Idaho 83680-1030

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT.

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B. Select owns that certain parcel of real property legally described on Exhibit B, attached hereto (the "**Select Parcel**").

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F. In connection with the sale of the Select Parcel to Select, Golden has agreed to release Select and the Select Parcel from any obligations under the Road Maintenance Agreements, and to expressly obligate Golden and future owners of the Golden Parcel to assume and perform all obligations under the Road Maintenance Agreements that relate to the Select Parcel.

AGREEMENT

NOW, THEREFORE, in consideration of the recitals above (which are incorporated herein by this reference), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged:

1. Golden hereby forever releases and discharges Select and the Select Parcel from any obligations of any kind under the Road Maintenance Agreements.

2. If Select or the Select Parcel have any obligations under the Road Maintenance Agreements (or any other obligations with respect to the maintenance, care, upkeep or improvement of E. Rodeo Lane) to any third party, then Golden will timely, properly and fully perform such obligations.

3. Golden agrees to indemnify, defend and hold Select and the Select Parcel harmless from any claims, damages, losses or expenses of any kind whatsoever (including attorneys' fees) that relate to the Road Maintenance Agreements or any other obligations with respect to the maintenance, care, upkeep or improvement of E. Rodeo Lane.

4. If any party commences any action or proceeding against the other in order to enforce the provisions of this Agreement, or to recover damages as the result of the actual or alleged breach of any of the provisions of this Agreement, then prevailing party therein will be entitled to recover all reasonable costs incurred in connection therewith, as the case may be, including reasonable attorneys' fees and costs (including, if applicable, such fees and costs of any appeal).

5. Golden's obligations under this Agreement will be binding on Golden and Golden's successors and assigns, will run with the Golden Parcel, will be indivisible from the Golden Parcel, and will be binding on any person or entity that acquires any legal, equitable or other interest in the Golden Parcel. If Golden transfers fee simple title to the Golden Parcel, or any portion thereof, to any person or entity, then the successor in fee simple to the Property will be "Golden" under this Agreement with respect to the property transferred. This Agreement will run to the benefit of Select and its successors and assigns, including any future owner(s) of the Select Parcel.

6. This Agreement shall be recorded in the real property records of Ada County, Idaho. This Agreement may be modified only by a written instrument executed by the then current fee simple owners of the Golden Parcel and the Select Parcel, which instrument will be effective when it is recorded in the real property records of Ada County, Idaho.

[end of text; counterpart signature pages follow]

COUNTERPART SIGNATURE PAGE

DATED effective as of the Effective Date.

"Golden" Jane C. Golden

Jane C. Golden

STATE OF IDAHO)
) ss.
County of Ada)

This record was signed before me on 9/30/19 by Jane C. Golden.

DEEDRA STITH
COMMISSION #45467
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 09/29/2023

Notary Signature

COUNTERPART SIGNATURE PAGE

DATED effective as of the Effective Date.

"Select" SELECT DEVELOPMENT AND CONTRACTING LLC, an Idaho limited liability company

By: _____
Randy L. Fullmer, Manager

STATE OF IDAHO)
) ss.
County of Ada)

This record was signed before me on 9/30/19 by Randy L. Fullmer as a Member of Select Development and Contracting LLC.

DEEDRA STITH
COMMISSION #45467
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 09/29/2023

_____
Notary Signature

EXHIBIT A

LEGAL DESCRIPTION OF THE GOLDEN PARCEL

PARCEL I:

LOT 1 IN BLOCK 1 OF RODEO SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 72 OF PLATS AT PAGES 7413 AND 7414, OFFICIAL RECORDS OF ADA COUNTY, IDAHO.

PARCEL II:

A TRACT OF LAND BEING A PORTION OF LOT *2* AND A PORTION OF LOT 3 IN BLOCK 1 OF RODEO SUBDIVISION, A RECORDED SUBDIVISION OF ADA COUNTY, INSTRUMENT NO. 96080431, RECORDS OF ADA COUNTY, SITUATED IN THE NORTH-HALF OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP *2* NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR WITH CAP MONUMENTING THE SOUTHWEST CORNER OF SAID LOT 2, SAID SOUTHWEST CORNER BEING THE POINT OF BEGINNING, THENCE ALONG THE WESTERLY LINE OF SAID LOT 2
N 00°01'11" E, A DISTANCE OF 731.21 FEET TO A FOUND 1/2" REBAR WITH CAP MONUMENTING THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTHERLY LINE OF SAID LOT *2*
S 89°41'42" E, A DISTANCE OF 132.36 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE .AND ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, A DISTANCE OF 31.42 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS S 44°41'42" E, A DISTANCE OF 28.28 FEET TO A FOUND 1/211 REBAR WITH CAP; THENCE CONTINUING ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, A DISTANCE OF 78.54 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", A LONG CHORD WHICH BEARS S 44°41'42 11 E, A DISTANCE OF 70.71 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE LEAVING SAID NORTHERLY LINE
S 50°10'48" E, A DISTANCE OF 576.20 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID LOT 3; THENCE LEAVING SAID WESTERLY LINE AND SAID EASTERLY LINE
S 50°10'48" E, A DISTANCE OF 32.93 FEET TO A POINT; THENCE
S 00°01'11" W, A DISTANCE OF 272.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 3;
THENCE ALONG SAID SOUTHERLY LINE
N 89°50'01" W, A DISTANCE OF 25.30 FEET TO A FOUND 1/2" REBAR WITH CAP, MONUMENTING THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2
N 89°50'01" W, A DISTANCE OF 644.70 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

BASIS OF BEARING for this description is South 89°41'50" East between an aluminum cap monument marking the W 1/4 corner of Section 18 and a 1" diameter iron pipe marking the CW 1/16 corner of Section 18, both in T. 2 N., R. 1 E., B.M., Ada County, Idaho.

A parcel of land located in the N1/2 of the SW 1/4, of Section 18, and Lot 3, Block 1, Rodeo Subdivision, as shown on file in Book 72 of Plats at Page 7413, Records of Ada County, T. 2 N., R. 1 E., B.M., Ada County, Idaho more particularly described as follows;

COMMENCING at a brass cap marking the C 1/4 corner of said Section 18;

Thence South 0°01'25" West, coincident with the easterly boundary of the NE 1/4 of the SW 1/4 of said Section 18, also being the easterly boundary of lot 3, Block 1, of said Rodeo Subdivision, 1320.00 feet to a 1" diameter iron pipe marking the CS 1/16 corner of said Section 18;

Thence North 88°49'40" West, coincident with the southerly boundary of said NE 1/4 of the SW 1/4 of Section 18, also being the southerly boundary of said Lot 3, Block 1, of said Rodeo Subdivision, 659.42 feet to the POINT OF BEGINNING;

Thence North 89°49'40" West, coincident with said southerly boundary of the NE 1/4 of the SW 1/4 of Section 18, also being the southerly boundary of said Lot 3, Block 1, of said Rodeo Subdivision, 25.30 feet to a 1/2" rebar PLS 6111;

Thence North 0°01'22" East coincident with the common boundary of Lot 2 and Lot 3, Block 1, of said Rodeo Subdivision, 293.01 feet;

Thence South 50°10'43" East 32.93 feet;

Thence South 0°01'22" West, 272.00 feet to the POINT OF BEGINNNG.

Also excepting therefrom:

A PARCEL OF LAND BEING A PORTION OF LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 72 OF PLATS AT PAGES 7413 AND 7414, RECORDS OF ADA COUNTY, IDAHO, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO,MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW1/16 CORNER OF SAID SECTION 18, MARKED BY A 5/8" REBAR/CAP PE/LS 3260, FROM WHICH THE CS1/16 CORNER OF SAID SECTION 18, MARKED BY AN IRON PIPE, BEARS
SOUTH 89°39'42" EAST 1,325.67 FEET; THENCE
NORTH 0°09'26" EAST COINCIDENT WITH THE NORTH PROLONGATION OF THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 732.83 FEET TO THE NORTH BOUNDARY LINE OF SAID LOT 2, BLOCK 1, RODEO SUBDIVISION, WHICH IS ALSO THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE; THENCE COINCIDENT WITH SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF SAID E. RODEO LANE, THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE
SOUTH 89°28'11" EAST, 129,82 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE 31.42 FEET COINCIDENT WITH THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, BEING SUBTENDED BY A CHORD, WHICH BEARS
SOUTH 44°28'11" EAST 28.28 FEET TO THE BEGINNING OF A REVERSE CURVE; THENCE 78.54 FEET COINCIDENT WITH THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 50.00 FEET, BEING SUBTENDED BY A CHORD, WHICH BEARS
SOUTH 44°28'11" EAST 70.71; THENCE LEAVING SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE,
SOUTH 49°55'50" EAST 576.35 FEET TO THE EAST BOUNDARY LINE OF SAID LOT 2, BLOCK 1, RODEO SUBDIVISION; THENCE
SOUTH 00°15'04" WEST, COINCIDENT WITH SAID EAST LINE OF LOT 2, BLOCK 1, RODEO SUBDIVISION, 293.77 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE
NORTH 89°39'42" WEST, COINCIDENT WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 640.95 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

LEGAL DESCRIPTION OF THE SELECT PARCEL

A PARCEL OF LAND BEING A PORTION OF LOT 2 IN BLOCK 1 OF RODEO SUBDIVISION, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 72 OF PLATS AT PAGES 7413 AND 7414, RECORDS OF ADA COUNTY, IDAHO, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE BOISE MERIDIAN, ADA COUNTY, IDAHO,MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SOUTH 44°28'11" EAST 70.71; THENCE LEAVING SAID NORTH BOUNDARY LINE OF LOT 2, BLOCK 1 RODEO SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF E. RODEO LANE,
SOUTH 49°55'50" EAST 576.35 FEET TO THE EAST BOUNDARY LINE OF SAID LOT 2, BLOCK 1, RODEO SUBDIVISION; THENCE
SOUTH 00°15'04" WEST, COINCIDENT WITH SAID EAST LINE OF LOT 2, BLOCK 1, RODEO SUBDIVISION, 293.77 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18; THENCE
NORTH 89°39'42" WEST, COINCIDENT WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 640.95 FEET TO THE POINT OF BEGINNING.

SELECT DEVELOPMENT

Mr. Jace Hellman
Planning & Zoning Department, City of Kuna
751 West 4th Street
Kuna, ID 83634

07 October 2020

RE: Lugarno Terra Subdivision Expansion
NORTH

Dear Mr. Hellman,

On behalf of Select Development & Contracting, LLC (Applicant) please accept applications for Preliminary Plat and Design Review for 38.5 acres of property directly north of the existing Lugarno Terra subdivision noted as (see attached site map):

Overview of proposed projects:

North Expansion – Lugarno Terra Subdivision

- The Lugarno Terra Subdivision North Expansion will include 133 single family residential lots ranging in size from ±5,612SF to ±13,100SF. Density per acre is 3.4 residential units per acre.
- Project will be constructed in two Phases, North and South phases.
- Amenities will include central park area, shelter w/grill in main park area, walking paths w/benches providing connectivity throughout, playground, and tennis/pickleball court.
- Common/Open Space area totaling 3.13 acres.
- Large Landscape Buffer along future South Stroebel Road and East Ardell Road.
- Dedicated Landscape areas mingled throughout subdivision to soften road intersections that represent 13.8% of total project.
- Applicant will work with a select group of quality residential builders to insure quality construction and variation of construction.
- Home prices will average $475,000.
- Strong CC&R's to insure the Lugarno Terra sub is well maintained.
- South Stroebel Road will be constructed the entire length of the east boundary of the Sub with the development of this project.
- Proposing full access from both existing Lugarno Terra Subdivision and South Stroebel Road in accordance with ACHD standards.
- Vinyl fencing bordering perimeter of entire subdivision including shared property lines with buildable and common lots.

Preliminary Plat

The Applicant is submitting a preliminary plat based on two phases, there will be a North and South phase. There is an existing open irrigation ditch that does not fall within any jurisdiction. The applicant's goal is to start site work this winter on tiling the irrigation ditch prior to 2021 irrigation season. The applicant is proposing phase 1 this coming 2021 with phase 2 to follow dependent on economic state.

Interior streets will be dedicated to ACHD through the plating process in conformance with District standards. Two access points are proposed one from existing Lugarno Terra subdivision and the other off the future South Stroebel Road.

All necessary utility easements are noted on the plat.

Design Review

A complete Design Review (DR) application accompanies this submittal for landscaping throughout the overall subdivision. All planned utilities and preliminary storm drain facilities (with directional flow arrows) are shown on the Pre-Plat map and is stamped by a professional engineer. The Pre-Plat also shows all property lines, right-of-ways, easements, and street lights per City of Kuna spacing requirements. The landscape plans identify all the other required DR checklist items to include; signage locations, vision triangles, fencing locations/details, etc.. Specific applications for signage will be submitted later, when appropriate for City review and approval

Lugarno Terra Subdivision – North Expansion
Estimated Yearly Tax Generation (2020 Tax Rates)
133 Single Family Homes
Estimated Valuation of $475,000 per Home

Tax District	Levy	Description	Annual Taxes at Buildout
1	0.002149935	ADA COUNTY	$135,822.14
3	0.000118422	EMERGENCY MEDICAL	$7,481.31
6	0.000701539	ADA COUNTY HIGHWAY DISTRICT	$44,319.73
9	0.004084898	SCHOOL DISTRICT NO.3	$258,063.43
11	0.000402437	KUNA LIBRARY	$25,423.96
17	0.002173433	KUNA CITY	$137,306.63
22	0.000098827	KUNA CEMETERY	$6,243.40
28	0.0009982	KUNA FIRE	$63,061.29
43	0.000021106	MOSQUITO ABATEMENT	$1,333.37
100	0.000124293	COLLEGE OF WESTERN IDAHO	$7,852.21
TOTAL	**0.010873089**		**$686,907.47**

In conclusion, the goal of the Applicant is not to meet City zoning requirements but to exceed them in an effort to complement the City's vision and provide additional housing opportunities for your growing community. We look forward to working with Staff to accomplish this great project.

Thank you in advance for consideration of our applications. Please feel free to contact me if you have any questions. I can be reached at (208) 288-0700 or at wedwards@selectdev.com.
Thank you in advance.

Sincerely,
William Edwards, Project Manager
Select Development & Contracting, LLC.

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

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

City of Kuna
COMMITMENT TO PROPERTY POSTING

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

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

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

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

William T. Edwards Digitally signed by William T. Edwards
DN: C=US, E=wedwards@selectmanagment.com, O=Select Development, OU=Project Manager, CN=William T. Edwards

Applicant/agent signature:

10.07.2020
Date:

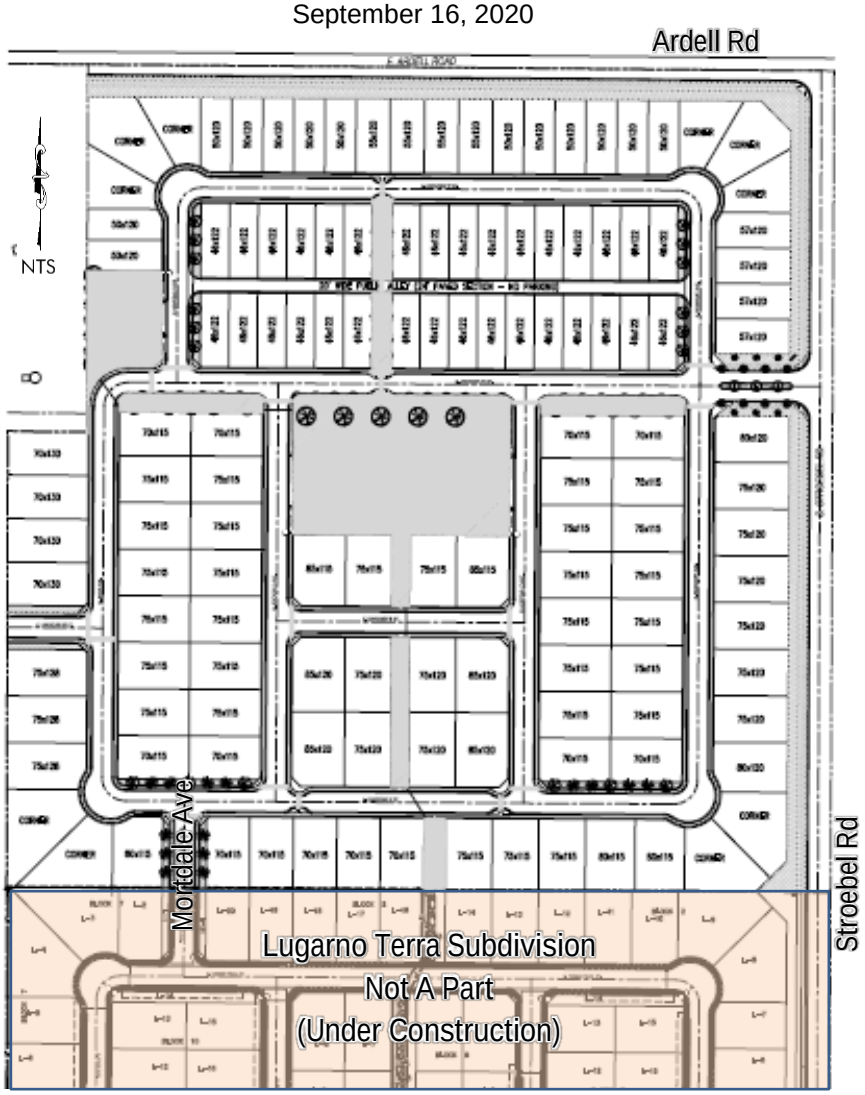
Lugarno Terra North

TRAFFIC IMPACT STUDY

LUGARNO TERRA NORTH

Kuna, Idaho

September 16, 2020



Prepared For:

Select Development Co.

Prepared By:

GR ENGINEERING, INC.

181 East 50th Street
Garden City, ID 83714
(208) 841-4996

S:\projects\20-43 Lugarno Terra North\doc\LugarnoTerraNorth TIS.docx

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EXECUTIVE SUMMARY

CR Engineering, Inc. has been retained to prepare a traffic impact study (TIS) for the proposed Lugarno Terra North development located east of Meridian Road between Hubbard Road and Deer Flat Road in Kuna, Idaho, as shown in **Figure 1.1**. The scope of this TIS was determined through coordination with the Ada County Highway District (ACHD) and Idaho Transportation Department, (ITD) with inputs from the Community Planning Association of Southwest Idaho (COMPASS).

The TIS evaluates the potential traffic impacts resulting from background traffic growth, in-process developments, and the proposed development, and identifies improvements to mitigate the impacts if needed. Traffic impacts were evaluated based on the proposed land uses and access as shown in the preliminary site plan under weekday AM and PM peak hours traffic conditions. **Table 1** summarizes the improvements needed to mitigate the traffic impacts for the following analysis years traffic conditions:

- 2020 Existing traffic
- 2024 Build-out year background traffic
- 2024 Build-out year total traffic

Table 1 – Proposed Roadway and Intersection Improvements Summary

Study Area Intersection or Roadway		2020 Existing	2024 Build-Out Year	
			Background	Total
①	Columbia Rd and Locust Grove Rd	None	**3x3 Signal or Single-lane roundabout**	None beyond prior improvements
②	Hubbard Rd and Locust Grove Rd	None	None	None
③	Meridian Rd and Deer Flat Rd	**Dual EB Left-Turn Lanes**[1]	**SBR Overlap Phase**[1]	None beyond prior improvements[1]
④	Stroebel Rd and Deer Flat Rd	None	None	None
⑤	Locust Grove Rd and Deer Flat Rd	None	None	None
⑥	Stroebel Rd and Hubbard Rd	N/A	**EB right-turn lane**[2]	None beyond prior improvements[2]
⑦	Ardell Rd and Meridian Rd	N/A	**NB right-turn lane**[2]	None beyond prior improvements[2]
⑧	Ardell Rd and Locust Grove Rd	N/A	**SB right-turn lane**[2]	None beyond prior improvements[2]
Locust Grove Rd, Columbia Rd to Hubbard Rd		None	None	None
Locust Grove Rd, Hubbard Rd to Deer Flat Rd		None	None	None
Deer Flat Rd, West of Locust Grove Rd		None	None	None

[1] One or more lane group volume/capacity (v/c) ratios exceed 0.90 but less than 1.00

[2] Turn lane based on ACHD or ITD guidelines; intersection meets minimum operational thresholds without turn lane

1.0 Proposed Development

1.1 Lugarno Terra North is estimated to contain 133 single-family dwelling units. The expected build-out year is 2024 but may change depending on market conditions.

1.2 Based on the procedures outlined in the *Trip Generation Handbook, 3rd Edition* and the *Trip Generation Manual, 10th Edition,* both published by the Institute of Transportation Engineers (ITE), the proposed development is estimated to generate approximately 1,352 trips per weekday with 99 trips during the AM peak hour and 134 trips during the PM peak hour.

- Based on the proposed land use, the development is not expected to retrain trips within the site
- Based on the proposed land use, the development is not expected to attract pass-by trips
- All trips generated by the development were assumed to be made by personal or commercial vehicles

1.3 The estimated site traffic distribution patterns are:

- 10% with origins/destinations west of the site
- 18% with origins/destinations east of the site
- 57% with origins/destinations north of the site
- 15% with origins/destinations south of the site

1.4 Lugarno Terra North does not have site frontages on the existing roadways to have direct access to the transportation system. Lugarno Terra North is planning to construct one-half of Ardell Road along the northern site frontage and Stroebel Road along the eastern site frontage. Lugarno Terra North is proposing one full access on Stroebel Road and connectivity to Mortdale Avenue within the existing Lugarno Terra Subdivision for site access:

2.0 Improvements Needed to Mitigate 2020 Existing Traffic

2.1 With 2020 existing traffic, all study area intersections meet minimum operational thresholds analyzed with the existing intersection control, signal timing, and lane configurations, with the exception of one intersection. The intersection, operational deficiencies, and mitigation improvements are:

- Deer Flat Road and Meridian Road intersection
  - The intersection meets minimum operational thresholds, with the exception of one lane group. The eastbound left-turn lane group operates with a volume to capacity (v/c) ratio of above 1.00 during the AM and PM peak hours based on the existing signal timing plan, exceeding ACHD's and ITD's minimum operational thresholds.
  - Construct one additional eastbound left-turn lane
    - Dual eastbound left-turn lanes are needed to accommodate the existing eastbound left-turn volume, which exceeds 470 vehicles per hour (vph) in the AM and exceeds 260 vph in the PM peak hour
    - The eastbound left-turn lane group is expected to operate with a v/c ratio of 0.93 in the AM peak hour with dual eastbound left-turn lanes, exceeding ITD's 0.90 threshold. However, the eastbound approach is under ACHD jurisdiction and meets their 1.00 threshold.
    - The intersection and all other lane groups are expected to meet minimum operational thresholds

2.2 With 2020 existing traffic, none of the study area intersections require turn lanes based on ACHD's or ITD's turn-lane guidelines.

2.3 With 2020 existing traffic, all study area roadway segments meet ACHD's level of service planning thresholds with the existing lane configuration. Besides the intersection improvements, no roadway capacity improvements are needed to mitigate 2020 existing traffic operations.

3.0 Improvements Needed to Mitigate 2024 Build-Out Year Background Traffic

3.1. With 2024 background traffic, two study area intersections are expected to exceed minimum operational thresholds analyzed with the existing intersection control and lane configurations, or with the preceding improvements needed under 2020 existing traffic. The intersections, operational deficiencies, and mitigation improvements are:

- Deer Flat Road and Meridian Road intersection
  - The intersection meets minimum operational thresholds, with the exception of one lane group. The southbound right-turn lane group is expected to operate with a v/c ratio of 1.00 during the PM peak hour, which exceeds ITD's 0.90 threshold.
  - Modify the signal to allow the southbound right-turn movement to operate with an overlap phase
    - The southbound right-turn volume exceeds 350 vph in the AM peak hour and exceeds 550 vph in the PM peak hour
- Columbia Road and Locust Grove Road intersection (two options)
  - The intersection exceeds minimum operational thresholds in the AM and PM peak hours. The eastbound approach in the AM peak hour and the westbound approach in the PM peak are expected to operate with v/c ratios above 1.00, which exceeds ACHD's 1.00 threshold.
  - Traffic signal with left-turn lanes on all approaches (3x3 signal)
    - The intersection is expected to meet MUTCD traffic signal Warrants 1 and 2 (eight-hour and four-hour vehicular volume) with 2024 background traffic conditions
  - Single-lane roundabout
    - The intersection is identified in the ACHD 2020 Capital Improvement Plan (CIP) for improvements

3.2. The Hubbard Road and Locust Grove Road intersection is expected to operate at LOS D under 2024 PM peak hour background traffic conditions. The intersection is not expected to meet signal warrants under 2024 background traffic conditions.

3.3. With 2024 background traffic, three study area intersections are expected to require turn lanes based on ACHD's and ITD's turn-lane guidelines, which were also identified in the previous TISs for in-process developments in the area. The intersections and turn lanes warranted are:

- Stroebel Road and Hubbard Road intersection
  - Eastbound right-turn lane
    - Identified in the Ledgestone South Subdivision TIS to mitigate the development's impacts
- Ardell Road and Meridian Road intersection
  - Northbound right-turn lane
    - Identified in the Ledgestone Plaza Subdivision TIS to mitigate the development's impacts
- Ardell Road and Locust Grove Road intersection
  - Southbound right-turn lane
    - Identified in the Ledgestone South Subdivision TIS to mitigate the development's impacts

3.4. With 2024 background traffic, all study area roadway segments are expected to meet ACHD's level of service planning thresholds with the existing lane configuration. Besides the signal modifications, no capacity improvements are needed on the study area roadway segments to mitigate 2024 background traffic operations.

4.0 Improvements Needed to Mitigate 2024 Build-Out Year Total Traffic

4.1 With 2024 total traffic, all study area intersections are expected to meet minimum operational thresholds analyzed with the existing intersection control and lane configurations or with the preceding mitigation improvements. None of the study area intersections are expected to require turn lanes based on ACHD's and ITD's turn-lane guidelines beyond those warranted under 2024 background traffic conditions. As a result, no additional improvements beyond the improvements needed to mitigate 2020 existing traffic and 2024 background traffic are proposed to mitigate 2024 total traffic operations.

4.2 The Hubbard Road and Locust Grove Road intersection is expected to operate at LOS E in the PM peak hour. The intersection is not expected to meet signal warrants under 2024 total traffic conditions.

4.3 The estimated site traffic as a percentage of the 2024 total traffic at the study area intersections are:

- Columbia Road and Locust Grove Road intersection – AM peak = 1.6%, PM peak = 2.1%
- Hubbard Road and Locust Grove Road intersection – AM Peak = 3.7%, PM peak = 4.0%
- Deer Flat Road and Meridian Road intersection – AM Peak = 1.1%, PM peak = 1.2%
- Stroebel Road and Deer Flat Road intersection – AM Peak = 6.2%, PM peak = 6.2%
- Locust Grove Road and Deer Flat Road intersection – AM Peak = 0.9%, PM peak = 0.8%
- Stroebel Road and Hubbard Road intersection – AM peak = 5.9%, PM peak = 7.1%
- Ardell Road and Meridian Road intersection – AM Peak = 1.9%, PM peak = 2.0%
- Ardell Road and Locust Grove Road intersection – AM Peak = 2.4%, PM peak = 2.5%

4.4 With 2024 total traffic, all study area roadway segments are expected to meet ACHD's level of service planning thresholds with the existing lane configuration. Beyond the intersection improvements, no roadway capacity improvements are needed to mitigate 2024 total traffic operations.

4.5 The estimated site traffic as a percentage of 2024 total traffic on the study area roadway segments are:

- Locust Grove Road between Columbia Road and Hubbard Road – AM Peak = 4.6%, PM peak = 4.3%
- Locust Grove Road between Hubbard Road and Deer Flat Road – AM Peak = 2.9%, PM peak = 2.2%
- Deer Flat Road west of Locust Grove Road – AM peak = 1.4%, PM peak = 0.8%

William Edwards

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Wednesday, October 07, 2020 2:48 PM
To: William Edwards
Subject: RE: Lugarno Terra Phase 2 - Subdivision Name

Mr. Edwards;

Using the name “Lugarno Terra Subdivision No 2” would be acceptable for the contiguous property to the north. Since it is a sequential phase of an existing development, we do not reserve (or re-reserve) the name, as long as the developer will be the same as the original development.

The southerly property (Parcel S1419223001), but must be a different name since it is not contiguous and is across a public right-of-way.
Using Lugarno Terra South would be approvable, or you can choose another name.

Glen Smallwood
Surveying Technician
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 *office*
(208) 287-7909 *fax*

From: William Edwards <WEdwards@selectdev.com>
Sent: Wednesday, October 7, 2020 8:53 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] Lugarno Terra Phase 2 - Subdivision Name

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Jerry or Glen,
I am currently putting together my Preliminary Plat and Design Review application for the City of Kuna regarding the expansions to the existing Lugarno Terra Subdivision. This subdivision is located on East Deer Flat Road just east of Meridian Road. Our intention is to utilize the same, already approved, subdivision name Lugarno Terra for both these expansions. Please confirm this is acceptable to so I can include this email with my application. I really like to get this submitted today if you can expedite your response that would be greatly appreciated.
Thanks,

Billy Edwards | *Project Manager*

208.288.0700 **office**
208.921.5531 **cell**
208.519.5336 **direct**

208.898.9527 **fax**

Select Management Co. | Select Development Co.
PO Box 1030
Meridian, Idaho 83680

wedwards@selectdev.com

PRELIMINARY PLAT FOR

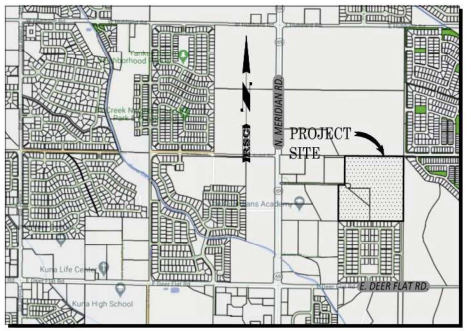
LUGARNO TERRA NORTH SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2020

SCALE IN FEET 1"=80'





VICINITY MAP

-NTS-

LEGEND

EXISTING		EXISTING	
	SECTION LINE	AC	AIR CONDITIONING UNIT
	1/4 SECTION LINE	T	TELEPHONE RISER
	1/16 SECTION LINE	G	GAS VALVE
	CENTERLINE	GM	GAS MARKER
R/W R/W	RIGHT OF WAY LINE		WIRE FENCE
P/L P/L	DEED OR LOT LINE		VINYL FENCE
	PROPERTY BOUNDARY	2686	1' CONTOUR
	EASEMENT	2685	5' CONTOUR
	BRASS CAP	TOE TOE	TOE OF SLOPE
	ALUMINUM CAP	TOB TOB	TOP OF BANK
	5/8" REBAR		DITCH
	1/2" REBAR		DECIDUOUS TREE
	PK NAIL/MAG NAIL		
	IRON PIPE		CONIFEROUS TREE
	CALCULATED POINT		
TBMW	TEMPORARY BENCHMARK		BUILDING
EP EP	EDGE OF PAVEMENT		
EG EG	EDGE OF GRAVEL	MB	MAILBOX
	CONCRETE		SIGN
S S	SANITARY SEWER MAIN		
SS	SANITARY SEWER MANHOLE		
SCO	SANITARY SEWER CLEANOUT		
W W	WATER LINE		
W	WATER VALVE		
	FIRE HYDRANT		
W	WATER METER		
WW	WATER WELL		
WO	WATER BLOWOFF		
SD SD	STORM DRAIN LINE		
SD	STORM DRAIN MANHOLE		
SDI	STORM DRAIN CATCH BASIN		
MW	GROUND WATER OBSERVATION WELL		
IRR IRR	GRAVITY IRRIGATION LINE		
IR	IRRIGATION VALVE		
IRR	GRAVITY IRRIGATION BOX		
PI PI	PRESSURE IRRIGATION LINE		
PI	PRESSURE IRRIGATION VALVE		
IHG	IRRIGATION HEADGATE		
	CULVERT		
OHP OHP	OVERHEAD POWER LINE		
	STREET LIGHT		
	GUY ANCHOR		
	UTILITY POLE		
E	ELECTRICAL BOX		
VLT	UTILITY VAULT		
TRNS	POWER TRANSFORMER		

PROPOSED	
R/W R/W	RIGHT OF WAY LINE
	CENTERLINE
P/L P/L	LOT LINE
	EASEMENT LINE
	SETBACK LINE
1	LOT NUMBER
BLOCK 1	BLOCK NUMBER
	ROLLED CURB AND GUTTER
	VERTICAL CURB AND GUTTER
	VERTICAL CURB NO GUTTER
	SIDEWALK
S S	SANITARY SEWER MAIN
SS	SANITARY SEWER MANHOLE
W W	WATER LINE
	VALVE
	FIRE HYDRANT
PI PI	PRESSURE IRRIGATION LINE
BO	BLOWOFF ASSEMBLY
IRR IRR	GRAVITY IRRIGATION PIPE
IR	GRAVITY IRRIGATION MANHO
IB	GRAVITY IRRIGATION BOX
	STREET LIGHT

DEVELOPER
RANDY FULLMER
SELECT DEVELOPMENT & CONTRACTING LLC
P.O. BOX 1030
MERIDIAN, ID 83680

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

CIVIL ENGINEER
DERRITT KERNER, P.E.
ROCK SOLID CIVIL LLC
270 N. 27TH STREET SUITE 100
BOISE, ID 83702
(208) 342-3277

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ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURYLINK	(208) 385-2440
CABLE TV	CABLE ONE	(208) 375-8288
SEWER	-	-
WATER	-	-
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 387-6170
IRRIGATION	-	-
FIRE	-	-

Revisions

	Description	Date
1		
2		
3		
4		

ROCK SOLID CIVIL
Civil Engineering and Land Development Consulting
270 North 27th Street, Boise, ID 83702
Office: (208) 342-3277
www.rocksolidcivil.com

REUSE OF DRAWINGS

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS NOT TO BE USED IN WHOLE OR PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL LLC.

Project Name: LUGARNO TERRA NORTH SUBDIVISION
KUNA, IDAHO

Sheet Name: PRELIMINARY PLAT

Stamp

Project No. 20-53
Drawn By: JF
Date: October 4, 2020
Sheet No. 1
1 of 4

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2017 (or most recent published); and City of Kuna, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features.
     - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.2. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.3. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.4. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.4.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
     - 4.4.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.4.3. Topsoil shall have a ph of 6.5 to 8.0.
     - 4.4.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.5. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   - 4.6. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.7. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
   - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
   - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   - 5.5. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
   - 5.6. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
   - 5.7. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
     - 5.7.1. Install ¾" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
   - 5.8. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
   - 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
   - 7.8. All plant material shall be installed per industry standards.
   - 7.5. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.6. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   - 7.7. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   - 7.8. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
     - 8.1.1. Adhere to city codes when connecting to city water.
     - 8.1.2. All irrigation material to be new with manufacturers' warranty fully intact.
     - 8.1.3. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
       - 8.1.3.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
     - 8.1.4. All remote control valves (including master control valve) to have flow control device.
     - 8.1.5. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
       - 8.1.5.1. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
     - 8.1.6. Use common trenching where possible..
     - 8.1.7. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
     - 8.1.8. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
     - 8.1.9. Connect mainline to point of connection in approximate location shown on plan.
     - 8.1.10. Contractor is responsible complying with all codes and paying all permits necessary.
     - 8.1.11. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
     - 8.1.12. All drip irrigation to be buried 2" below finished grade.
     - 8.1.13. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
     - 8.1.14. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 8.2. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 8.3. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

LANDSCAPE REQUIREMENTS:

(PER KUNA MUNICIPAL CODE)

SCREENING & BUFFERING:

STREET LANDSCAPE BUFFER:
* (2) 2"-CAL TREE PER 100 LF
* (3) 6'-7' MIN HEIGHT EVERGREEN TREES PER100 LF
* (12) 2 GALLON POT MINIMUM SHRUBS PER 100 LF

STREET	LENGTH (MINUS CURB CUTS)	DECID. TREES REQ./PROVIDED	EVGRN. TREES REQ./PROVIDED	SHRUBS REQ./PROVIDED
• E. ARDELL RD	1,146'	22 / 25	33 / 33	132 / 132
• S. STROEBEL RD	1,242'	24 / 25	36 / 36	144 / 162
• E. UNKNOWN 'C' ST (NORTH)	118'	2 / 2	3 / 3	12 / 18
• E. UNKNOWN 'C' ST (SOUTH)	118'	2 / 2	3 / 3	12 / 12
• N. PEAKHURT AVE	238'	4 / 4	6 / 6	24 / 24
• N. MORTDALE AVE (WEST)	111'	2 / 2	3 / 3	12 / 12
• N. MORTDALE AVE (EAST)	349'	6 / 6	9 / 9	36 / 36
• E. UNKNOWN 'B' ST (NORTH)	124'	2 / 2	3 / 3	12 / 12
• E. UNKNOWN 'B' ST (SOUTH)	124'	2 / 2	3 / 3	12 / 12
• E. UNKNOWN 'A' ST	448'	8 / 8	12 / 12	48 / 48

COMMON LOT LANDSCAPING

*1 TREE PER 800 SF

COMMON LOT	AREA (SF)	TREES REQUIRED	TREES PROVIDED
• BLOCK 1 / LOT 29	20,432	25	25
• BLOCK 4 / LOT 17	4,095	5	5
• BLOCK 5 / LOT 10	6,778	8	8
• BLOCK 6 / LOT 5	6,909	9	9
• BLOCK 7 / LOT 10	6,778	8	8
• BLOCK 8 / LOT 3	82,913	104	104**
• BLOCK 10 / LOT 11	8,521	11	11

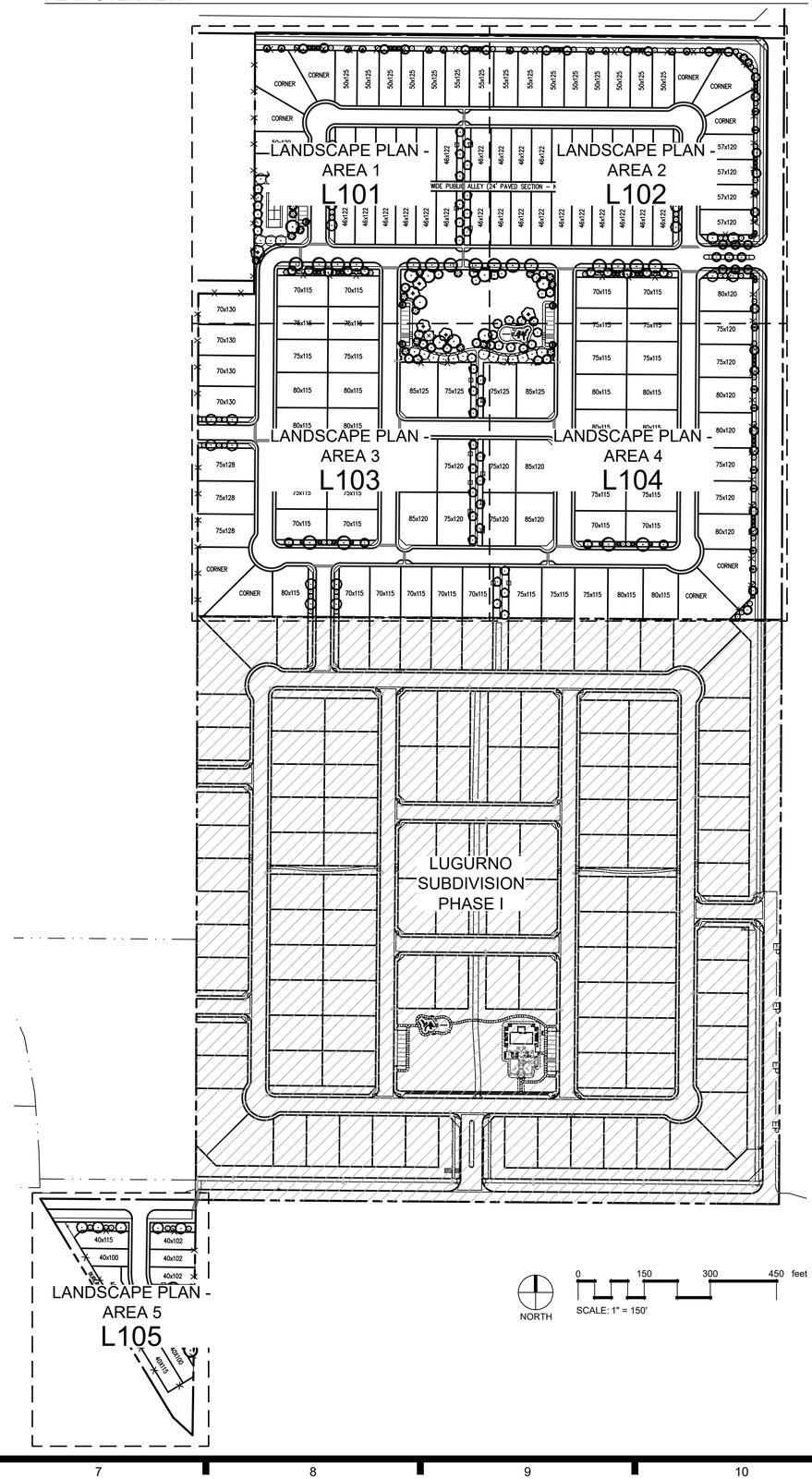
** TREE NUMBERS COMPLETED FROM TREES LOCATED IN PARK STRIP AND COMMON AREAS ALONG E. UNKNOWN 'C' ST.

GENERAL REQUIREMENTS:

TREE SIZING:
- SHADE TREES: MIN 2" CAL, B&B
- ORNAMENTAL TREES: MIN 2" CAL, B&B
- CONIFER TREES: MIN 6' H, B&B

SHRUB SIZING:
- WOODY SHRUBS 2 GAL

PLAN OVERVIEW:



STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING

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PRELIMINARY

STATE OF IDAHO
JESSEN BUSTER
LA-16830
10.06.20
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	10.06.2020
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

OVERALL LANDSCAPE PLAN & NOTES

SHEET NUMBER

L100

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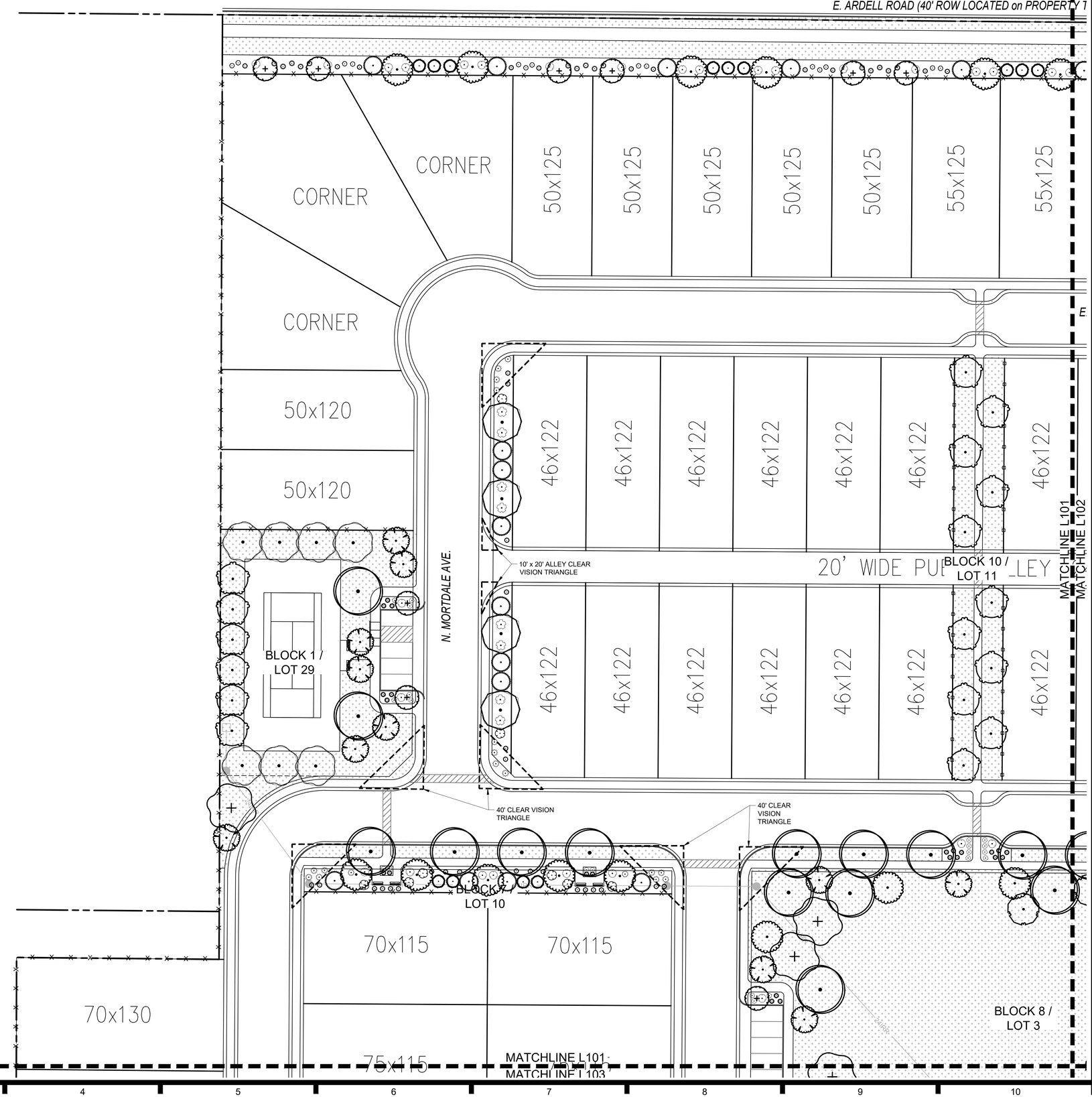
C:\Project Drive\Active Projects\2020\20-1779 Lugarno Terra Subdivision Phase 2\03-CAD\3.01-City Submittals\20-1779 L100 AR Landscape Plan.dwg

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides `Columnar Broad` / Parkway Maple	B & B	2"Cal		17	40` H X 25` W CLASS II
	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		28	35`h x 15`w Classs II
	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		25	40`h x 20`w Class II
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"		8	50`h x 30`w Class II
	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum	B & B	2"		20	40`h x 25`w Class II
	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	56	25`h x 8`w
	Pinus nigra `Oregon Green` / Oregon Green Pine	B & B		6`-7` H	78	20`h x 15`w
	Prunus virginiana `Canada Red` / Canada Red Cherry	B & B	2"		64	25`h x 20`w Class II
	Pyrus calleryana `Cleveland Select` / Cleveland Select Pear	B&B	2"		23	40`h x 17`w
	Quercus robur x alba `Crimson Spire` / Crimson Spire Oak	B & B	2"		37	40`h x 20`w Class II
	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		31	50`h x 30`w Class II
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Berberis thunbergii `Orange Rocket` / Orange Rocket Barberry	5 gal			53	4`h X 3`w
	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			82	3`h x 3`w
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			128	5`h x 3`w
	Cotinus coggygria `Lilla` / Lilla Dwarf Smoke Tree	5 gal			29	4`h x 4`w
	Forsythia x intermedia `Mindor` TM / Show Off Forsythia	5 gal			47	5`h x 6`w
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass	2 gal			94	3`h x 3`w
	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			85	30"h x 4`w
	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	2 gal			37	3`h x 3`w
	Perovskia atriplicifolia `Blue Spires` / Russian Sage	2 gal			79	4`h x 4`w
	Phlox subulata `Emerald Blue` / Emerald Blue Moss Phlox	1 gal			4	6" h x 3`w
	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			48	6"h x 36"w
	Prunus laurocerasus `Otto Luyken` / Otto Luykens English Laurel	2 gal			27	3`h x 6`w
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			85	2`h x 6`w

LANDSCAPE MATERIALS LEGEND:

- LAWN: SEED PER NOTE 5/L100
- 3" DEPTH ¾" COMPACTED GRAVEL
- ANNUALS - TO BE PLANTED BY OWNER
- 6' TAN VINYL FENCE - SEE DETAIL 3/L150
- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150



NORTH

0 30 60 90 feet

SCALE: 1" = 30'

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NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	10.06.2020
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 1

SHEET NUMBER

L101

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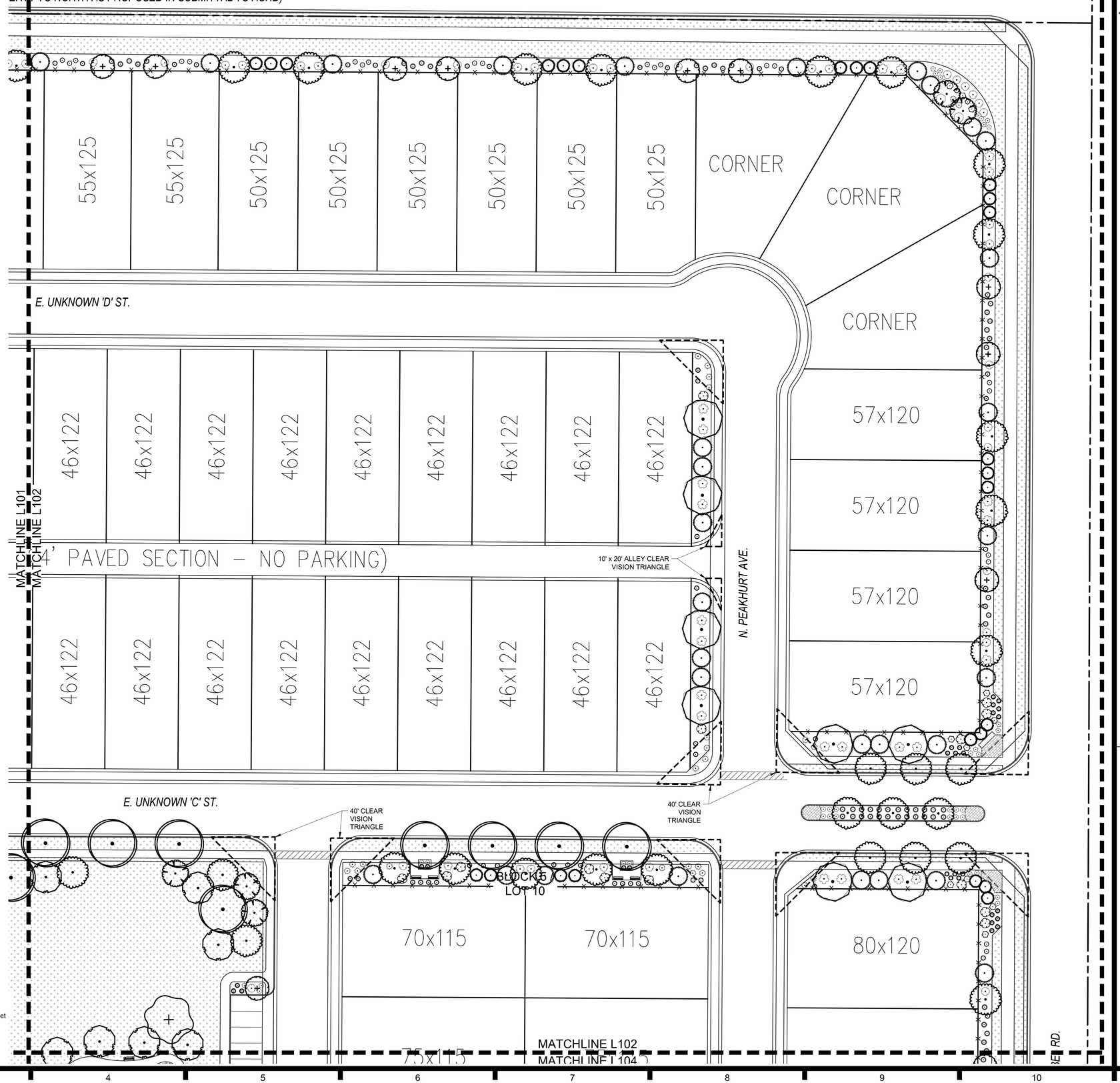
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
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	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		31	50`h x 30`w Class II

SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Berberis thunbergii `Orange Rocket` / Orange Rocket Barberry	5 gal			53	4`h X 3`w
	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			82	3`h x 3`w
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			128	5`h x 3`w
	Cotinus coggygria `Lilla` / Lilla Dwarf Smoke Tree	5 gal			29	4`h x 4`w
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	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			85	2`h x 6`w

LANDSCAPE MATERIALS LEGEND:

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- ANNUALS - TO BE PLANTED BY OWNER
- 6' TAN VINYL FENCE - SEE DETAIL 3/L150
- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150



NORTH

0 30 60 90 feet

SCALE: 1" = 30'

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JESSEN BUSTER
LA-16830
10.06.20
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	10.06.2020
DRAWN BY:	DW
CHECKED BY:	JB

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LANDSCAPE PLAN - AREA 2

SHEET NUMBER

L102

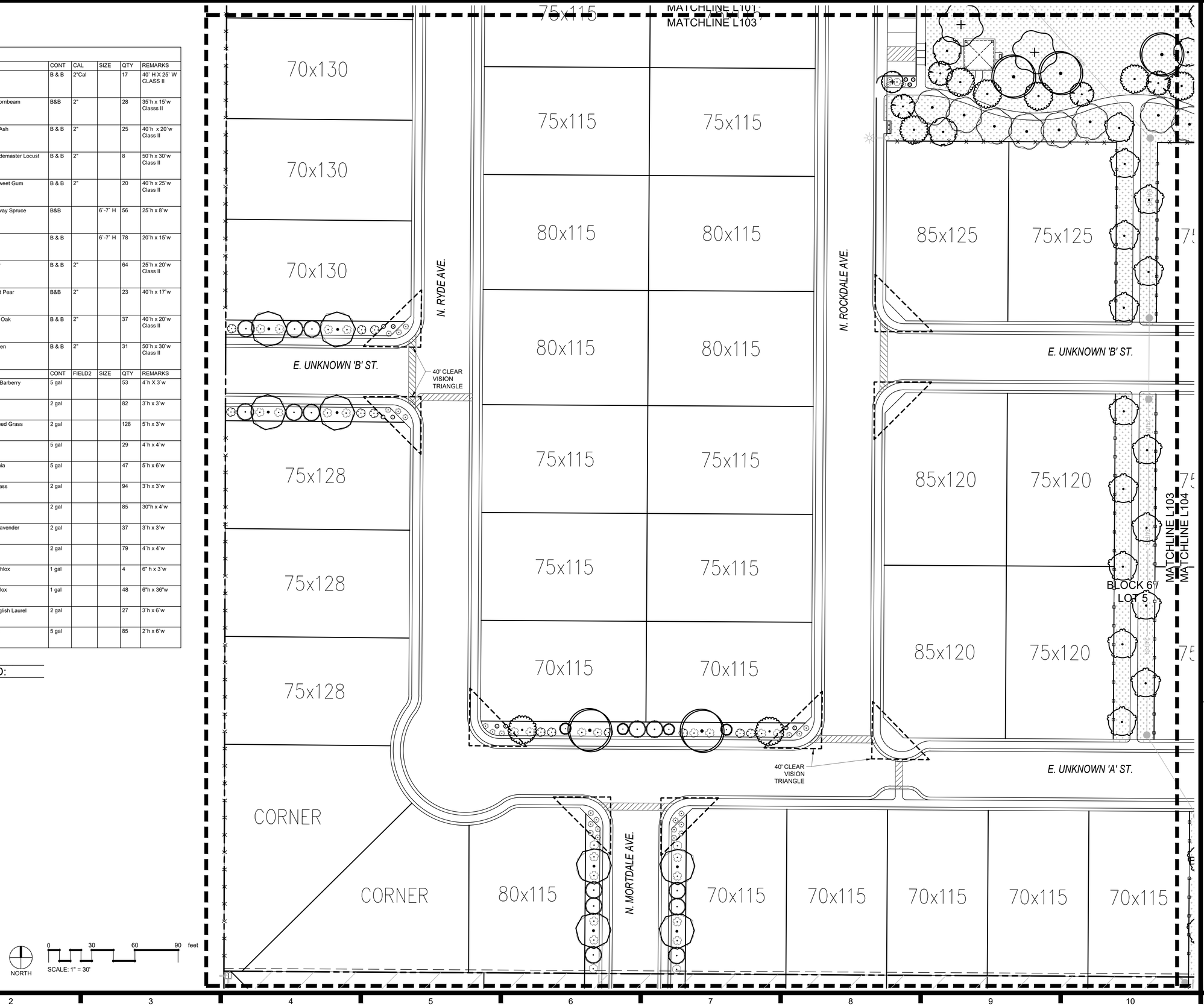
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PLANT SCHEDULE

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	Quercus robur x alba `Crimson Spire` / Crimson Spire Oak	B & B	2"		37	40`h x 20`w Class II
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	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	2 gal			37	3`h x 3`w
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	Prunus laurocerasus `Otto Luyken` / Otto Luykens English Laurel	2 gal			27	3`h x 6`w
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LANDSCAPE MATERIALS LEGEND:

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- ANNUALS - TO BE PLANTED BY OWNER
- 6' TAN VINYL FENCE - SEE DETAIL 3/L150
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LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	10.06.2020
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 3

SHEET NUMBER

L103

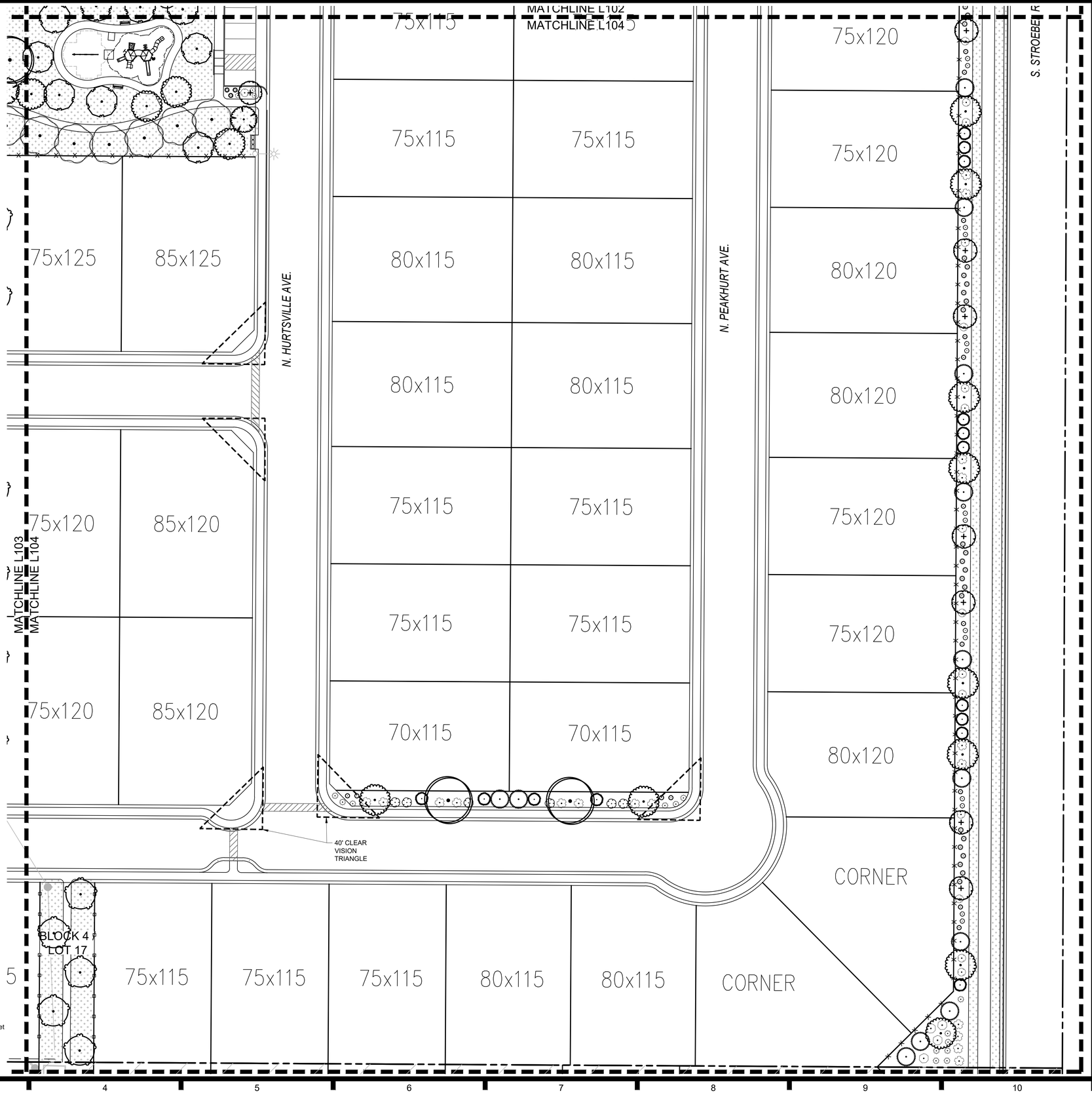
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PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
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LANDSCAPE MATERIALS LEGEND:

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- ANNUALS - TO BE PLANTED BY OWNER
- 6' TAN VINYL FENCE - SEE DETAIL 3/L150
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PHASE II
KUNA, ID

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JOB NO:	20-1779
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DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

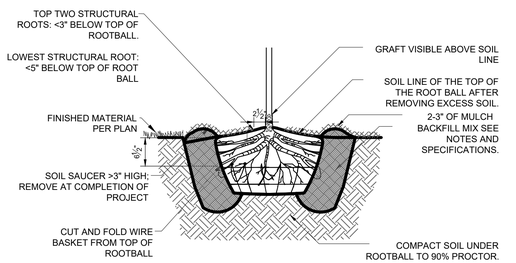
LANDSCAPE PLAN - AREA 4

SHEET NUMBER

L104

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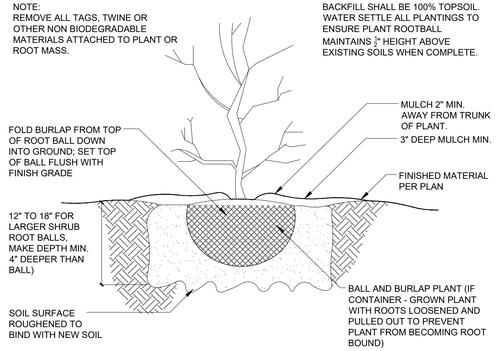
NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP $\frac{1}{3}$ OF THE ROOTBALL.
6. 4' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL AND BURLAP TREE PLANTING
3/4" = 1'-0" 329343.33-04

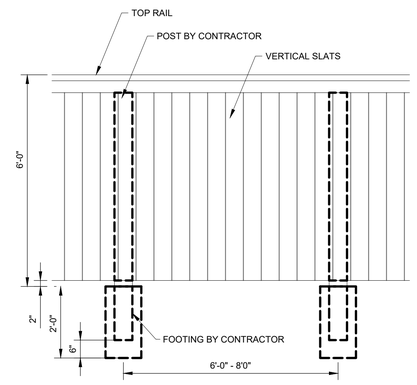
NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS $\frac{1}{3}$" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



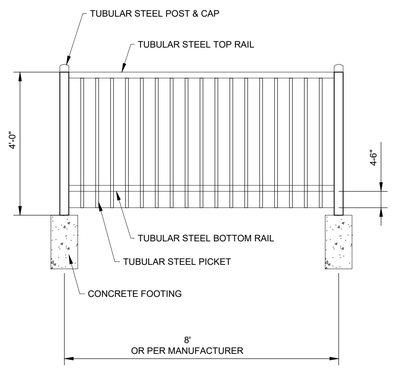
2 SHRUB PLANTING
1" = 1'-0" 329333.16-01

NOTE:
*FENCE TO BE TAN VINYL, OR OTHER TO BE APPROVED BY OWNER
*POSTS, CONNECTIONS, SLATS & FOOTINGS BY CONTRACTOR



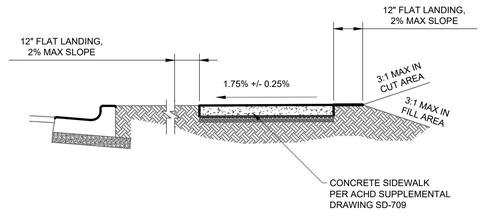
3 6' CLOSED VISION FENCE
1/2" = 1'-0" 323129.23-04

NOTE:
*ALL COMPONENTS TO BE BLACK
*INSTALL PER MANUFACTURER RECOMMENDATIONS
*DIMENSIONS TO MATCH EXISTING FENCE ON SITE

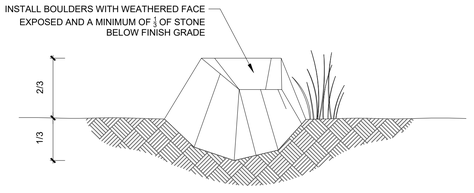


4 TUBULAR STEEL FENCE
1/2" = 1'-0" 323119-04

NOTE:
REFERENCE ACHD SUPPLEMENTAL DRAWING SD-709 & CIVIL DRAWINGS



5 CONCRETE SIDEWALKS ADJ LANDING-12"
3/8" = 1'-0" 033361-01



6 LANDSCAPE BOULDER PLACEMENT (TYP)
1" = 1'-0" DETAIL-FILE

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PRELIMINARY

STATE OF IDAHO
JESSEN BUSTER
LA-16830
10.06.20
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	10.06.2020
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE DETAILS

SHEET NUMBER

L150

STACK ROCK GROUP - CITY REVIEW SET

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2017 (or most recent published); and City of Kuna, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features.
     - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.2. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.3. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.4. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.4.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
     - 4.4.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.4.3. Topsoil shall have a ph of 6.5 to 8.0.
     - 4.4.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.5. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   - 4.6. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.7. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
   - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
   - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   - 5.5. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
   - 5.6. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
   - 5.7. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
     - 5.7.1. Install ¾" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
   - 5.8. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
   - 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
   - 7.8. All plant material shall be installed per industry standards.
   - 7.5. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.6. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   - 7.7. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   - 7.8. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
     - 8.1.1. Adhere to city codes when connecting to city water.
     - 8.1.2. All irrigation material to be new with manufacturers' warranty fully intact.
     - 8.1.3. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
       - 8.1.3.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
     - 8.1.4. All remote control valves (including master control valve) to have flow control device.
     - 8.1.5. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
       - 8.1.5.1. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
     - 8.1.6. Use common trenching where possible..
     - 8.1.7. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
     - 8.1.8. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
     - 8.1.9. Connect mainline to point of connection in approximate location shown on plan.
     - 8.1.10. Contractor is responsible complying with all codes and paying all permits necessary.
     - 8.1.11. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
     - 8.1.12. All drip irrigation to be buried 2" below finished grade.
     - 8.1.13. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
     - 8.1.14. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 8.2. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 8.3. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

LANDSCAPE REQUIREMENTS:

(PER KUNA MUNICIPAL CODE)

SCREENING & BUFFERING:

STREET LANDSCAPE BUFFER:
* (2) 2"-CAL TREE PER 100 LF
* (3) 6'-7' MIN HEIGHT EVERGREEN TREES PER100 LF
* (12) 2 GALLON POT MINIMUM SHRUBS PER 100 LF

STREET	LENGTH (MINUS CURB CUTS)	DECID. TREES REQ./PROVIDED	EVGRN. TREES REQ./PROVIDED	SHRUBS REQ./PROVIDED
• E. ARDELL RD	1,146'	22 / 25	33 / 33	132 / 132
• S. STROEBEL RD	1,242'	24 / 25	36 / 36	144 / 164
• E. FORT ERIE ST (NORTH)	118'	2 / 2	3 / 3	12 / 12
• E. FORT ERIE ST (SOUTH)	118'	2 / 2	3 / 3	12 / 13
• N. PEAKHURT AVE	238'	4 / 4	6 / 6	24 / 24
• N. MORTDALE AVE (WEST)	111'	2 / 2	3 / 3	12 / 12
• N. MORTDALE AVE (EAST)	349'	6 / 6	9 / 9	36 / 36
• E. WOODLAND DR (NORTH)	124'	2 / 2	3 / 3	12 / 12
• E. WOODLAND DR (SOUTH)	124'	2 / 2	3 / 3	12 / 12
• E. SIENNA CREEK ST	448'	8 / 8	12 / 12	48 / 48

COMMON LOT LANDSCAPING

*1 TREE PER 800 SF

COMMON LOT	AREA (SF)	TREES REQUIRED	TREES PROVIDED
• BLOCK 1 / LOT 29	19,679	25	25
• BLOCK 4 / LOT 17	4,025	5	5
• BLOCK 5 / LOT 10	3,320	4	4
• BLOCK 6 / LOT 5	6,796	8	8
• BLOCK 7 / LOT 10	3,326	4	4
• BLOCK 8 / LOT 3	76,498	96	96**
• BLOCK 9 / LOT 12	3,333	4	4
• BLOCK 10 / LOT 12	3,333	4	4

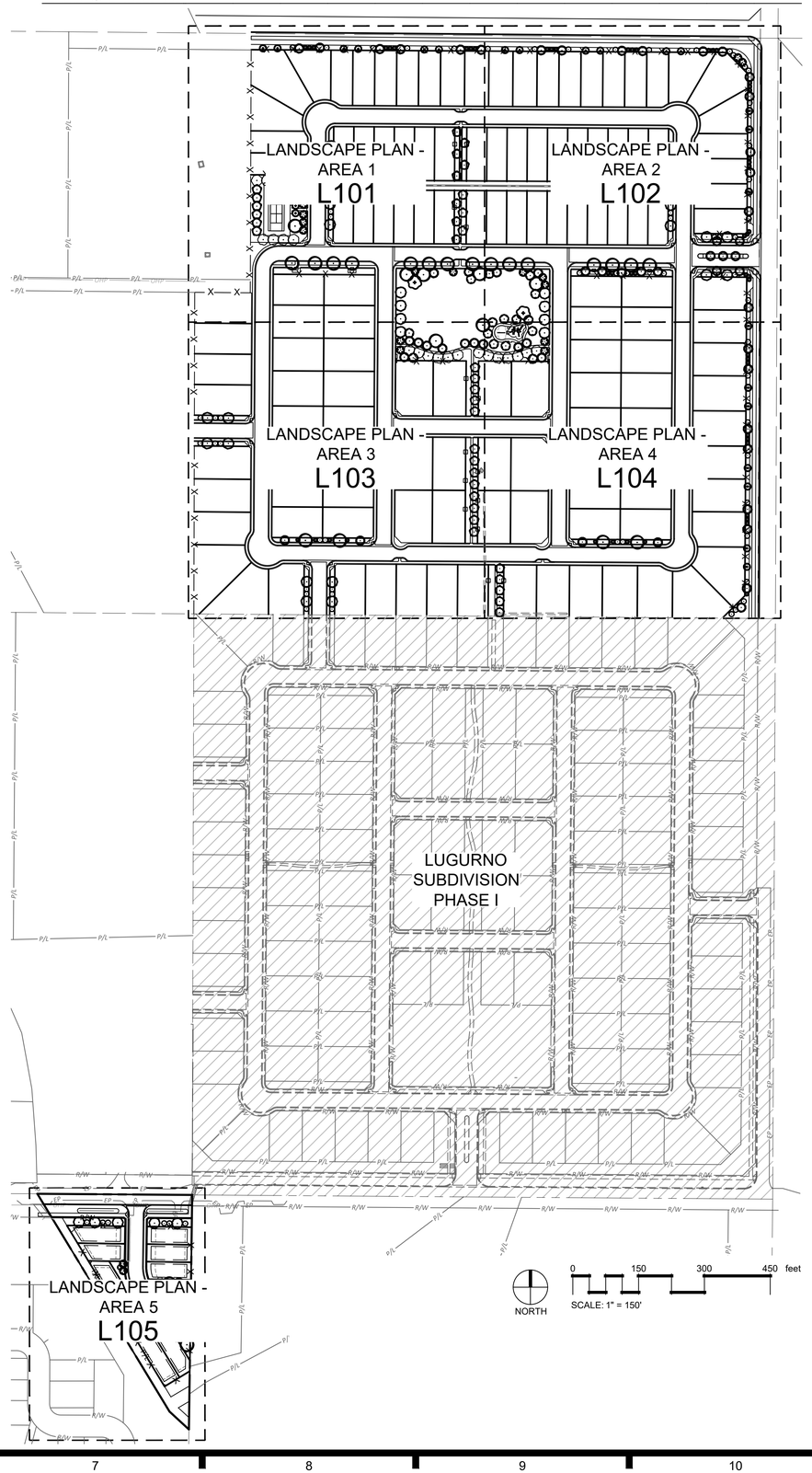
** TREE NUMBERS COMPLETED FROM TREES LOCATED IN PARK STRIP AND COMMON AREAS ALONG E. FORT ERIE ST.

GENERAL REQUIREMENTS:

TREE SIZING:
- SHADE TREES: MIN 2" CAL, B&B
- ORNAMENTAL TREES: MIN 2" CAL, B&B
- CONIFER TREES: MIN 6' H, B&B

SHRUB SIZING:
- WOODY SHRUBS 2 GAL

PLAN OVERVIEW:



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PRELIMINARY

STATE OF IDAHO — WILLET HOWARD — LA-16733 — 02.08.21 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	02.08.2021
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

OVERALL LANDSCAPE PLAN & NOTES

SHEET NUMBER

L100

STACK ROCK GROUP - CITY REVIEW SET

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C:\Users\Stack Rock\Desktop\Work\1920\Lugarno Phase 2\03-CAD\3.01-City Submittals\20-1779 L100 AR Landscape Plan.dwg

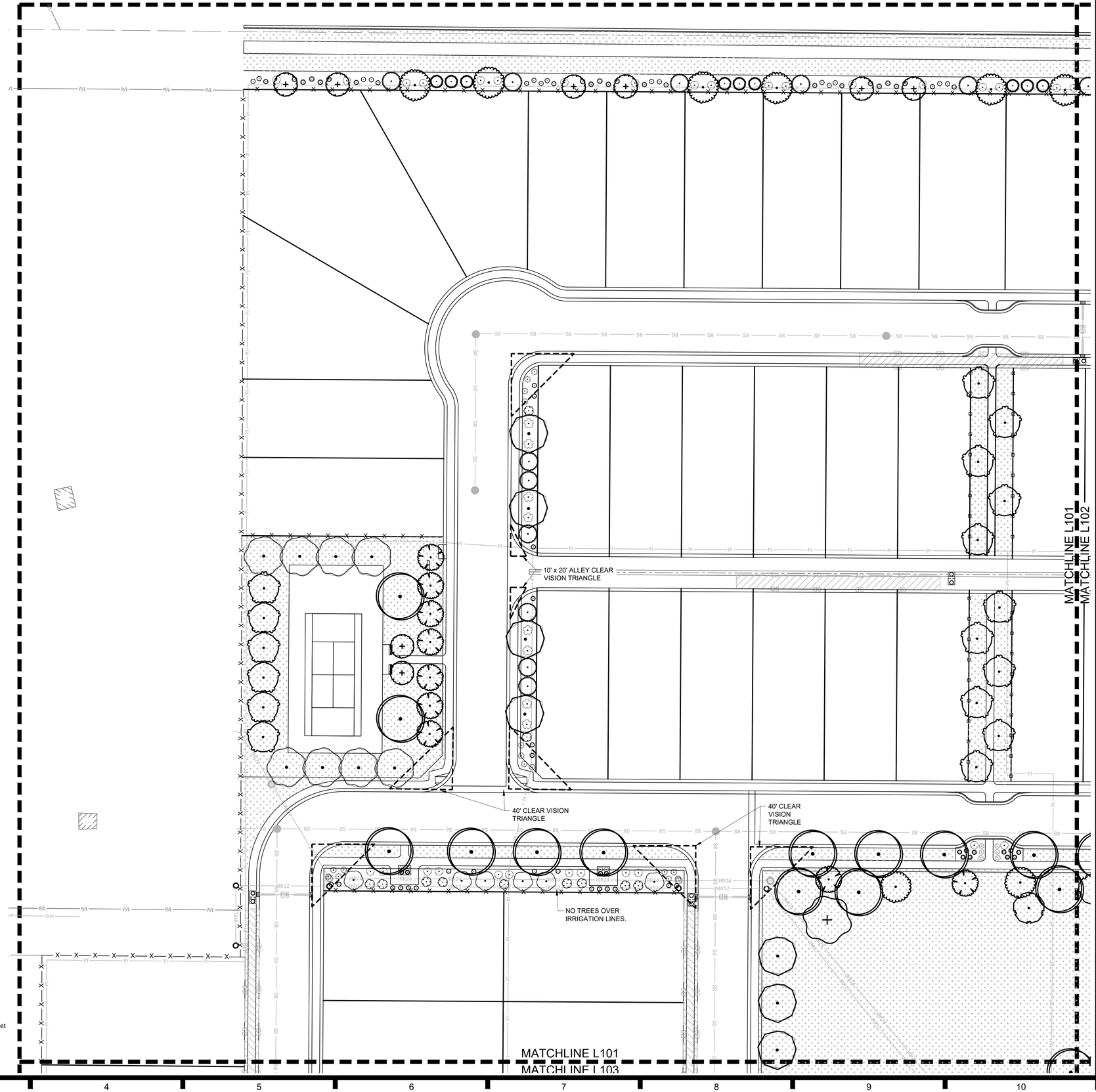
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides `Columnar Broad` / Parkway Maple	B & B	2"Cal		17	40`h x 25`w, Class II
	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		24	35`h x 15`w Class II
	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		33	40`h x 20`w Class II
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"		4	50`h x 30`w Class II
	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum	B & B	2"		21	40`h x 25`w Class II
	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	52	25`h x 8`w
	Pinus nigra `Oregon Green` / Oregon Green Pine	B & B		6`-7` H	74	20`h x 15`w
	Prunus virginiana `Canada Red` / Canada Red Cherry	B & B	2"		57	25`h x 20`w Class II
	Pyrus calleryana `Cleveland Select` / Cleveland Select Pear	B&B	2"		20	40`h x 17`w
	Quercus robur x alba `Crimson Spire` / Crimson Spire Oak	B & B	2"		35	40`h x 20`w Class II
	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		29	50`h x 30`w Class II

SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Berberis thunbergii `Orange Rocket` / Orange Rocket Barberry	5 gal			51	4`h X 3`w
	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			59	3`h x 3`w
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			115	5`h x 3`w
	Cotinus coggygria `Grace` / Grace Smoke Bush	5 gal			6	15`h x 12`w
	Cotinus coggygria `Lilla` / Lilla Dwarf Smoke Tree	5 gal			29	4`h x 4`w
	Forsythia x intermedia `Mindor` TM / Show Off Forsythia	5 gal			50	5`h x 6`w
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass	2 gal			94	3`h x 3`w
	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			83	30"h x 4`w
	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	2 gal			28	3`h x 3`w
	Perovskia atriplicifolia `Blue Spires` / Russian Sage	2 gal			77	4`h x 4`w
	Phlox subulata `Emerald Blue` / Emerald Blue Moss Phlox	1 gal			4	6" h x 3`w
	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			34	6"h x 36"w
	Prunus laurocerasus `Otto Luyken` / Otto Luykens English Laurel	2 gal			19	3`h x 6`w
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			85	2`h x 6`w

LANDSCAPE MATERIALS LEGEND:

- LAWN: SEED PER NOTE 5/L100
- 3" DEPTH ¾" COMPACTED GRAVEL
- ANNUALS - TO BE PLANTED BY OWNER
- 6' TAN VINYL FENCE - SEE DETAIL 3/L150
- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150



NORTH

0 30 60 90 feet

SCALE: 1" = 30'

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PRELIMINARY

STATE OF IDAHO · WILLET C. HOWARD · LA-16733 · 02.08.21 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	02.08.2021
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 1

SHEET NUMBER

L101

STACK ROCK GROUP - CITY REVIEW SET

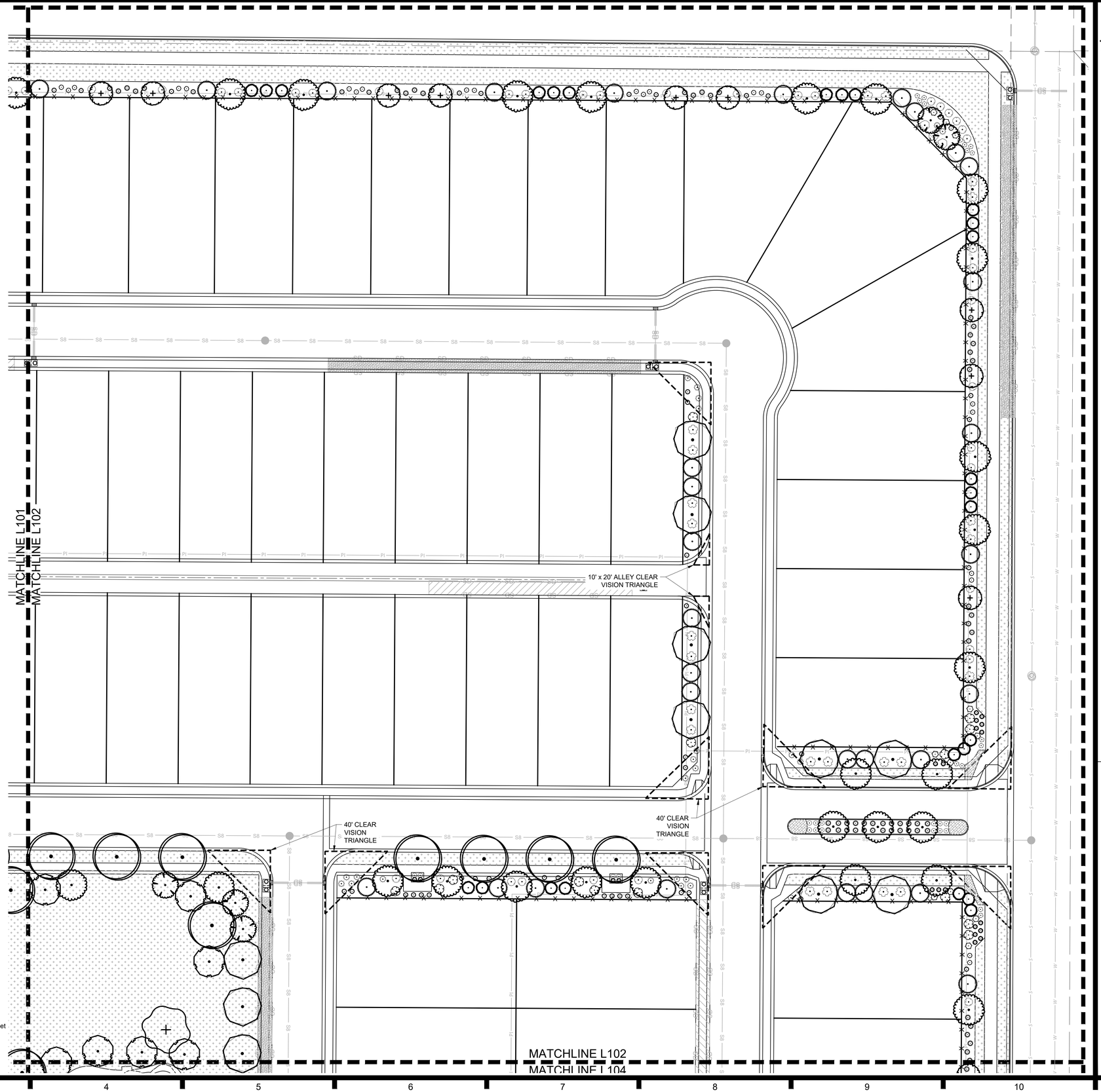
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REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	02.08.2021
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 2

SHEET NUMBER

L102

STACK ROCK GROUP - CITY REVIEW SET

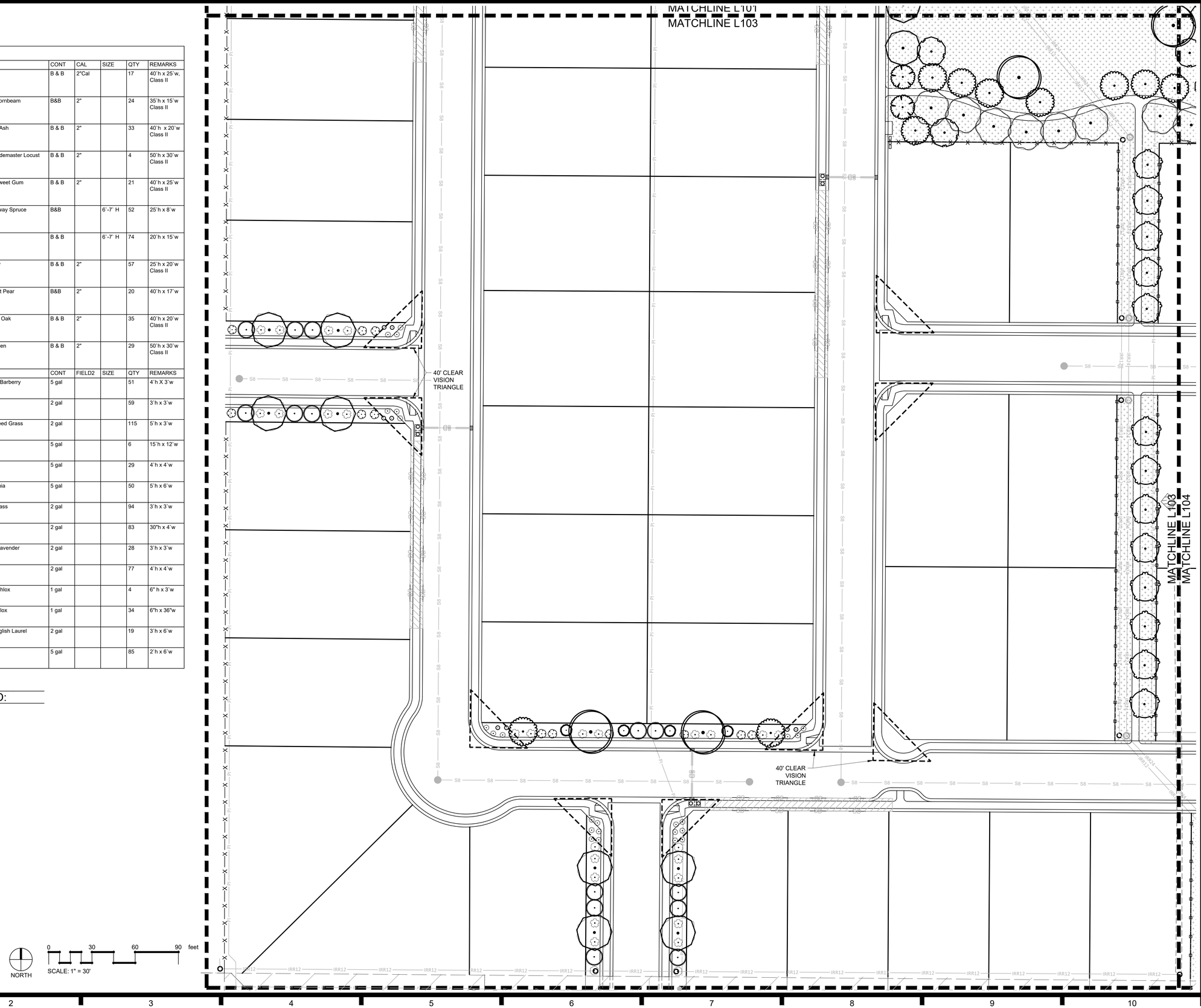
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides `Columnar Broad` / Parkway Maple	B & B	2"Cal		17	40`h x 25`w, Class II
	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		24	35`h x 15`w Class II
	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		33	40`h x 20`w Class II
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"		4	50`h x 30`w Class II
	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum	B & B	2"		21	40`h x 25`w Class II
	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	52	25`h x 8`w
	Pinus nigra `Oregon Green` / Oregon Green Pine	B & B		6`-7` H	74	20`h x 15`w
	Prunus virginiana `Canada Red` / Canada Red Cherry	B & B	2"		57	25`h x 20`w Class II
	Pyrus calleryana `Cleveland Select` / Cleveland Select Pear	B&B	2"		20	40`h x 17`w
	Quercus robur x alba `Crimson Spire` / Crimson Spire Oak	B & B	2"		35	40`h x 20`w Class II
	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		29	50`h x 30`w Class II

SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Berberis thunbergii `Orange Rocket` / Orange Rocket Barberry	5 gal			51	4`h X 3`w
	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			59	3`h x 3`w
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			115	5`h x 3`w
	Cotinus coggygria `Grace` / Grace Smoke Bush	5 gal			6	15`h x 12`w
	Cotinus coggygria `Lilla` / Lilla Dwarf Smoke Tree	5 gal			29	4`h x 4`w
	Forsythia x intermedia `Mindor` TM / Show Off Forsythia	5 gal			50	5`h x 6`w
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	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			85	2`h x 6`w

LANDSCAPE MATERIALS LEGEND:

- LAWN: SEED PER NOTE 5/L100
- 3" DEPTH ¾" COMPACTED GRAVEL
- ANNUALS - TO BE PLANTED BY OWNER
- 6' TAN VINYL FENCE - SEE DETAIL 3/L150
- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150



STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING

(208) 345-0500
404 S 8th St. #154
Boise, ID 83702
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PRELIMINARY

STATE OF IDAHO — WILLET C HOWARD — LA-16733 — 02.08.21 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	02.08.2021
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 3

SHEET NUMBER

L103

STACK ROCK GROUP - CITY REVIEW SET

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C:\Users\Stack Rock Group\Desktop\Work\2020\20-1779 Lugarno Phase 2\03-CAD\3.01-City Submittals\20-1779 L100 AR Landscape Plan.dwg

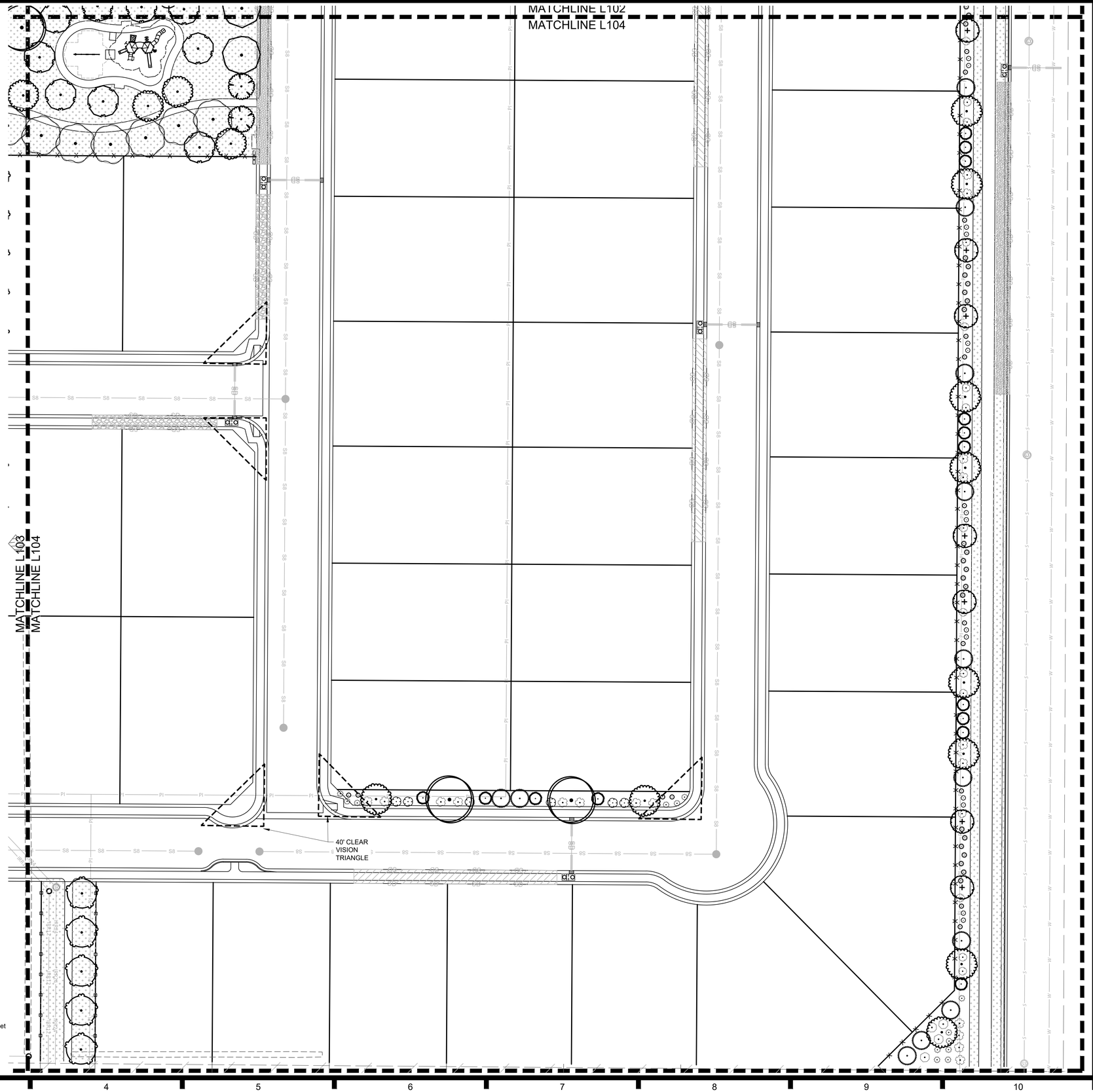
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STATE OF IDAHO — WILLET C HOWARD — LA-16733 — 02.08.21 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
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CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 4

SHEET NUMBER

L104

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STACK ROCK GROUP - CITY REVIEW SET

PLANT SCHEDULE

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- 6' TAN VINYL FENCE - SEE DETAIL 3/L150
- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150

LANDSCAPE REQUIREMENTS:

(PER KUNA MUNICIPAL CODE)

SCREENING & BUFFERING:

STREET LANDSCAPE BUFFER:
* (2) 2"-CAL TREE PER 100 LF
* (3) 6'-7' MIN HEIGHT EVERGREEN TREES PER100 LF
* (12) 2 GALLON POT MINIMUM SHRUBS PER 100 LF

STREET: E. DEER FLAT RD
- LENGTH (MINUS CURB CUTS): 246'
- DECID. TREES REQ./PROVIDED: 4 / 5
- EVGRN. TREES REQ./PROVIDED: 6 /6
- SHRUBS REQ./PROVIDED: 24 / 85

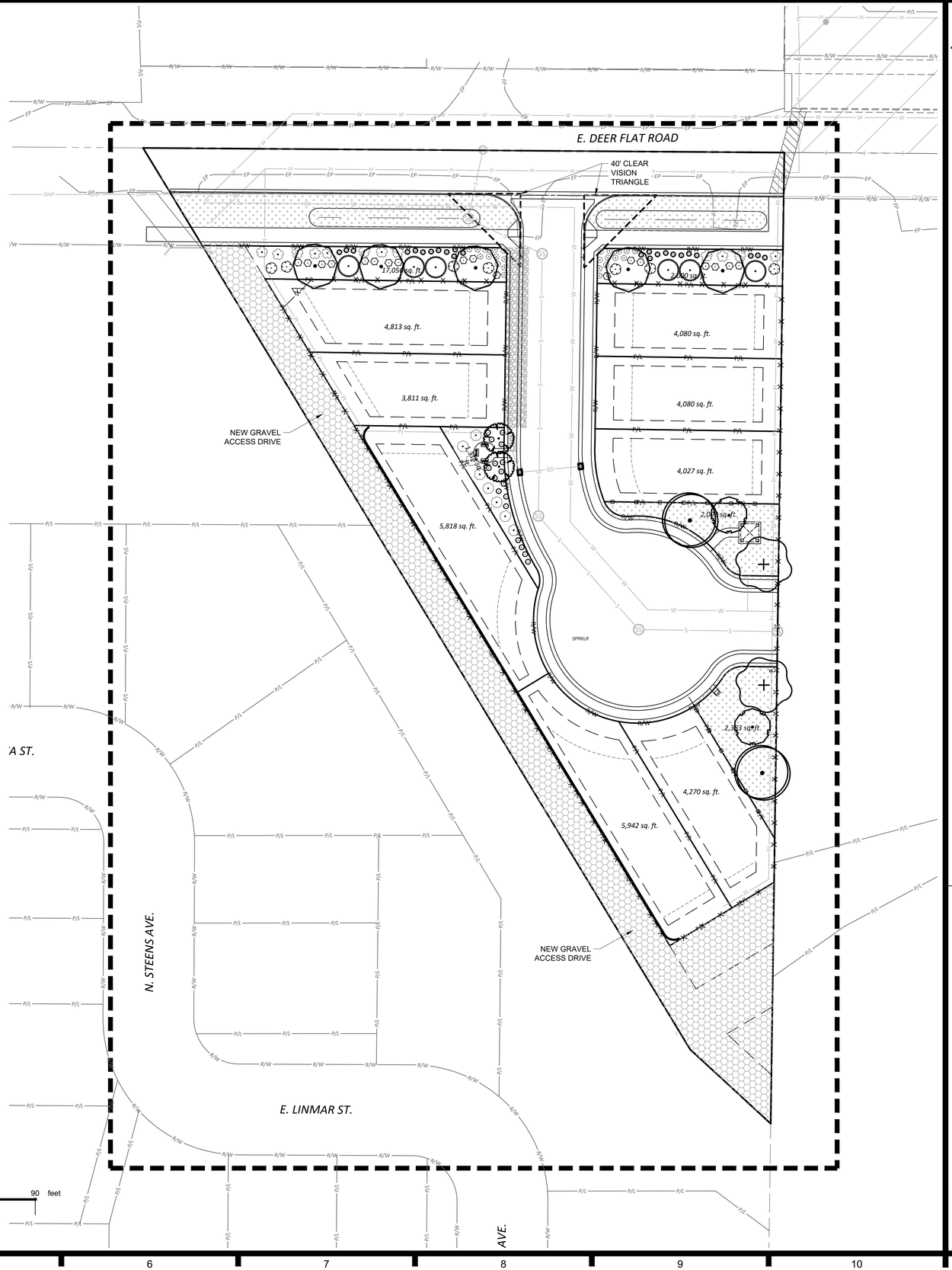
COMMON LOT LANDSCAPING

*1 TREE PER 800 SF

COMMON LOT: BLOCK 1 / LOT 5
- AREA (SF): 2,009
- TREES REQUIRED: 3
- TREES PROVIDED: 3

COMMON LOT: BLOCK 2 / LOT 4
- AREA (SF): 1,318
- TREES REQUIRED: 2
- TREES PROVIDED: 2

COMMON LOT: BLOCK 2 / LOT 8
- AREA (SF): 2,383
- TREES REQUIRED: 3
- TREES PROVIDED: 3



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PRELIMINARY

STATE OF IDAHO · WILLET C HOWARD · LA-16733 · 02.08.21 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

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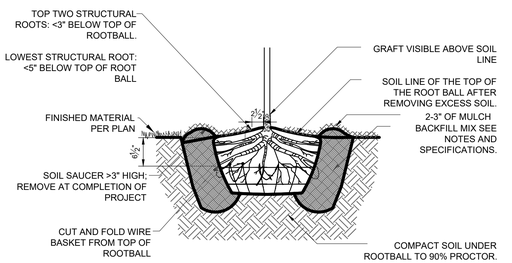
LANDSCAPE PLAN - AREA 5

SHEET NUMBER

L105

STACK ROCK GROUP - CITY REVIEW SET

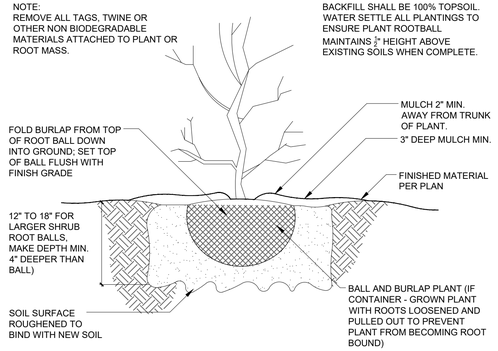
NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP $\frac{1}{3}$ OF THE ROOTBALL.
6. 4' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL AND BURLAP TREE PLANTING
3/4" = 1'-0" 329343.33-04

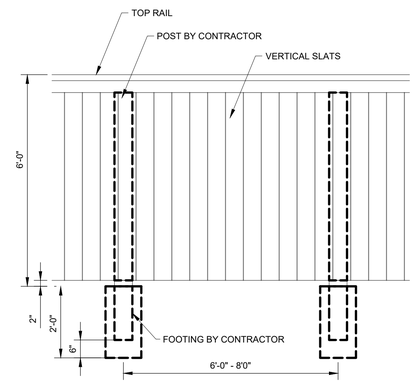
NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS $\frac{3}{4}$" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



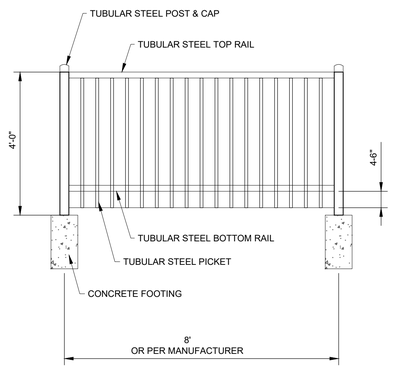
2 SHRUB PLANTING
1" = 1'-0" 329333.16-01

NOTE:
*FENCE TO BE TAN VINYL, OR OTHER TO BE APPROVED BY OWNER
*POSTS, CONNECTIONS, SLATS & FOOTINGS BY CONTRACTOR



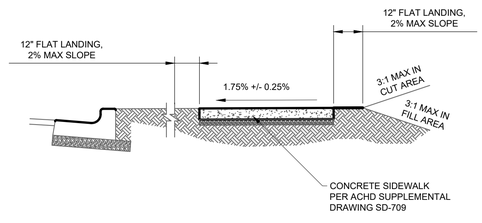
3 6' CLOSED VISION FENCE
1/2" = 1'-0" 323129.23-04

NOTE:
*ALL COMPONENTS TO BE BLACK
*INSTALL PER MANUFACTURER RECOMMENDATIONS
*DIMENSIONS TO MATCH EXISTING FENCE ON SITE

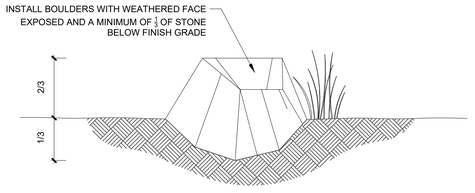


4 TUBULAR STEEL FENCE
1/2" = 1'-0" 323119-04

NOTE:
REFERENCE ACHD SUPPLEMENTAL DRAWING SD-709 & CIVIL DRAWINGS



5 CONCRETE SIDEWALKS ADJ LANDING-12"
3/8" = 1'-0" 033361-01



6 LANDSCAPE BOULDER PLACEMENT (TYP)
1" = 1'-0" DETAIL-FILE

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LANDSCAPE DETAILS

SHEET NUMBER
L150

STACK ROCK GROUP - CITY REVIEW SET

Lugarno Terra North

Neighborhood Meeting Certification

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

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 5-1A-2 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

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

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

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

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

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

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

Description of proposed project: Expansion of an Existing Single Family Subdivision

Date and time of neighborhood meeting: October 02, 2020 @ 6:00PM

Location of neighborhood meeting: Lugarno Terra Clubhouse @ 2170 East Whitetail Street, Kuna, ID 83634

SITE INFORMATION:

Location: Quarter: N1/2 SW1/4 Section: 18 Township: 2N Range: 1E Total Acres: 38.5

Subdivision Name: Rodeo Subdivision Lot: Block:

Site Address: 2075 E Rodeo Lane, Kuna, ID 83634 Tax Parcel Number(s): R7534260375, R7534260500, R7534260218, R7534260156, S1419223001

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

CURRENT PROPERTY OWNER:

Name: Select Development & Contracting, LLC.

Address: PO Box 1030 City: Meridian State: Idaho Zip: 83680

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

Name: Billy Edwards Business (if applicable): Select Development & Contracting, LLC.

Address: PO Box 1030 City: Meridian State: Idaho Zip: 83680

PROPOSED USE:

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

Application Type	***Brief Description***
Annexation	
Re-zone	
Subdivision (Sketch Plat and/or Prelim. Plat)	Lugarno Terra North Expansion
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: Select Development & Contracting, LLC.

Address: PO Box 1030

City: Meridian State: Idaho Zip: 83680

Telephone: 208-921-5531 Fax: 208-898-9527

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant) _____ Date 10.07.2020

SIGN IN SHEET

PROJECT NAME: LUGANO TERRA NORTH & SOUTH

Date: 10/2/2020 6:00 P.M.

	Name	Address	Zip	Phone
1	Jane Gold	1863 E. Rodeo Ln	83634	208-860-1417
2	Robert Truax	1888 E Rodeo Ln	83634	208 890 0311
3	DAN-SHIRLEY GROTHAUS	2404 E. DEER FLAT	83634	208-890-2234
4				
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 10.02.2020 Number of Attendees: 6

Meeting Location: Lugarno Terra Clubhouse - 2170 East Whitetail Street

Description of Project Presented:

Expansion to existing Lugarno Terra subdivision located along E. Deer Flat Road. Expansion to happen to the north (38.5 acres - 133 Lots) and south 1.85 acres - 8 Lots)

Attendee's comments:

Property Owner adjacent to north expansion asked about the possibility of hooking into city utilities present in the subdivision. Stubs can be added to their property but informed them they will need to go through the City annexation process because the property currently in the County. Owner will start those discussions with the City separate from this application.

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

William T. Edwards

Printed Name

Signature

10.07.2020

Date

PRELIMINARY PLAT FOR

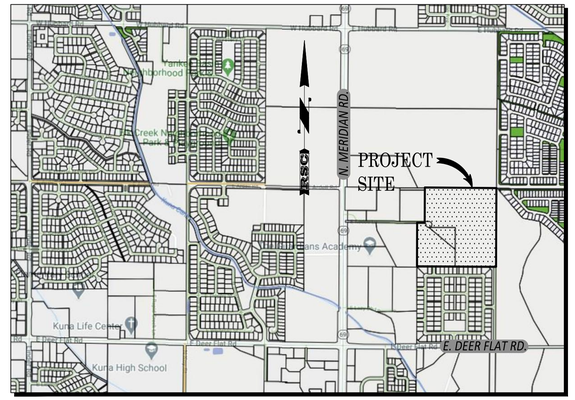
LUGARNO TERRA NORTH SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2020

SCALE IN FEET
1"=80'





VICINITY MAP
-NTS-

LEGEND

EXISTING		PROPOSED	
SECTION LINE	AIR CONDITIONING UNIT	RIGHT OF WAY LINE	BLOCK NUMBER
1/4 SECTION LINE	TELEPHONE RISER	CENTERLINE	ROLLED CURB AND GUTTER
1/16 SECTION LINE	GAS VALVE	LOT LINE	VERTICAL CURB AND GUTTER
CENTERLINE	GAS MARKER	EASEMENT LINE	VERTICAL CURB NO GUTTER
RIGHT OF WAY LINE	WIRE FENCE	SETBACK LINE	SIDEWALK
DEED OR LOT LINE	VINYL FENCE	LOT NUMBER	SANITARY SEWER MAIN
PROPERTY BOUNDARY	1' CONTOUR	BLOCK NUMBER	SANITARY SEWER MANHOLE
EASEMENT	5' CONTOUR	ROLLED CURB AND GUTTER	WATER LINE
BRASS CAP	TOE OF SLOPE	VERTICAL CURB AND GUTTER	VALVE
ALUMINUM CAP	TOP OF BANK	VERTICAL CURB NO GUTTER	FIRE HYDRANT
5/8" REBAR	DITCH	SIDEWALK	PRESSURE IRRIGATION LINE
1/2" REBAR	DECIDUOUS TREE	SANITARY SEWER MAIN	BLOWOFF ASSEMBLY
PK NAIL/MAG NAIL	CONIFEROUS TREE	SANITARY SEWER MANHOLE	GRAVITY IRRIGATION PIPE
IRON PIPE	BUILDING	WATER LINE	GRAVITY IRRIGATION MANHO
CALCULATED POINT	MAILBOX	VALVE	GRAVITY IRRIGATION BOX
TBM#	SIGN	FIRE HYDRANT	STREET LIGHT
TEMPORARY BENCHMARK		PRESSURE IRRIGATION LINE	
EDGE OF PAVEMENT		BLOWOFF ASSEMBLY	
EDGE OF GRAVEL		GRAVITY IRRIGATION PIPE	
CONCRETE		GRAVITY IRRIGATION MANHO	
SANITARY SEWER MAIN		GRAVITY IRRIGATION BOX	
SANITARY SEWER MANHOLE		STREET LIGHT	
SANITARY SEWER CLEANOUT			
WATER LINE			
WATER VALVE			
FIRE HYDRANT			
WATER METER			
WATER WELL			
WATER BLOWOFF			
STORM DRAIN LINE			
STORM DRAIN MANHOLE			
STORM DRAIN CATCH BASIN			
GROUND WATER OBSERVATION WELL			
GRAVITY IRRIGATION LINE			
IRRIGATION VALVE			
GRAVITY IRRIGATION BOX			
PRESSURE IRRIGATION LINE			
PRESSURE IRRIGATION VALVE			
IRRIGATION HEADGATE			
CULVERT			
OVERHEAD POWER LINE			
STREET LIGHT			
GUY ANCHOR			
UTILITY POLE			
ELECTRICAL BOX			
UTILITY VAULT			
POWER TRANSFORMER			

DEVELOPER
RANDY FULLMER
SELECT DEVELOPMENT & CONTRACTING LLC
P.O. BOX 1030
MERIDIAN, ID 83680

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

CIVIL ENGINEER
DERRITT KERNER, P.E.
ROCK SOLID CIVIL LLC
270 N. 27TH STREET SUITE 100
BOISE, ID 83702
(208) 342-3277

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208-342-1585

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
NATURAL GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURYLINK	(208) 385-2440
CABLE TV	CABLE ONE	(208) 375-8288
SEWER	.	.
WATER	.	.
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 387-6170
IRRIGATION	.	.
FIRE	.	.

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Revisions

	Date	Description
1		
2		
3		
4		

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Civil Engineering and Land Development Consulting
270 North 27th Street, Boise, ID 83702
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www.rocksolidcivil.com

Project Name: LUGARNO TERRA NORTH SUBDIVISION KUNA, IDAHO

Sheet Name: PRELIMINARY PLAT

Stamp

Project No. 20-53
Drawn By: JF
Date: October 4, 2020
Sheet No. 1 of 4

SEE SHEET 4 FOR CONTINUATION



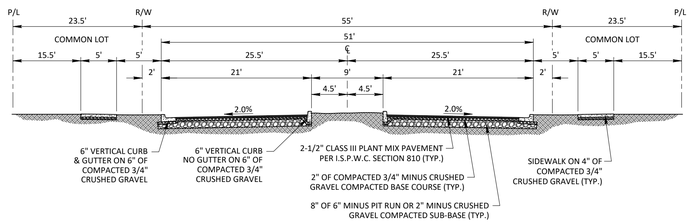
SEE SHEET 3 FOR CONTINUATION

PRELIMINARY PLAT FOR

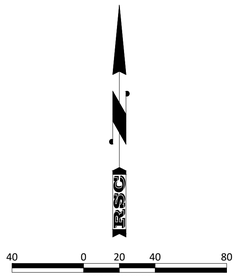
LUGARNO TERRA NORTH SUBDIVISION

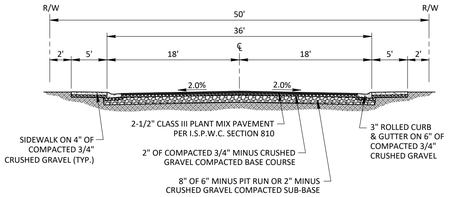
A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2020



TYPICAL STREET SECTION A-A
51' BACK TO BACK
55' RIGHT-OF-WAY
-NTS-

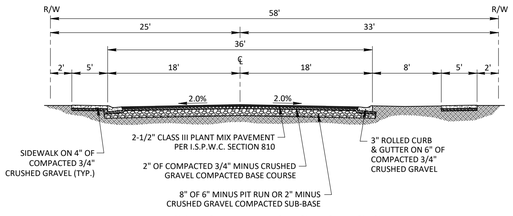




TYPICAL STREET SECTION B-B
36' BACK TO BACK
50' RIGHT-OF-WAY
-NTS-

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TYPICAL STREET SECTION C-C
36' BACK TO BACK
58' RIGHT-OF-WAY
-NTS-

NOTES:

1. SANITARY SEWER MAINS SHALL BE 8" DIAMETER, EXCEPT LINE "A" WHICH SHALL BE 10"
2. WATER MAINS SHALL BE 8" DIAMETER.
3. SURFACE STORM WATER DRAINAGE WILL BE RETAINED ON SITE.
4. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
5. ALL LOTS (EXCEPT LOTS 1 & 29, BLOCK 1; LOT 5, BLOCK 2; LOTS 1 & 8, BLOCK 3; LOTS 1, 17, & 23, BLOCK 4; LOTS 1 & 10, BLOCK 5; LOT 5, BLOCK 6; LOTS 1 & 10, BLOCK 7; LOT 3, BLOCK 8; LOTS 1, 11, & 19, BLOCK 9; AND LOTS 1, 11, & 19, BLOCK 10) ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL.
6. LOTS 1 & 29, BLOCK 1; LOT 5, BLOCK 2; LOTS 1 & 8, BLOCK 3; LOTS 1, 17, & 23, BLOCK 4; LOTS 1 & 10, BLOCK 5; LOT 5, BLOCK 6; LOTS 1 & 10, BLOCK 7; LOT 3, BLOCK 8; LOTS 1, 11, & 19, BLOCK 9; AND LOTS 1, 11, & 19, BLOCK 10 TO BE DESIGNATED AS A COMMON LOTS WITH A BLANKET PUBLIC UTILITY, DRAINAGE, IRRIGATION AND INGRESS/EGRESS EASEMENT.
7. DIRECT LOT ACCESS TO E. ARDELL ROAD & S. STROEBEL RD. IS PROHIBITED.

PROPOSED EASEMENTS:

FRONT, REAR . . . . . 10'
SIDE . . . . . 5' (EACH SIDE)
* UNLESS OTHERWISE DIMENSIONED

BUILDING SETBACKS:

FRONT. . . . . 20'
STREET SIDE . . . . . 20'
REAR . . . . . 15'
SIDE . . . . . 5'

FEMA NOTE:

FEMA ZONE . . . X (AREA OF MINIMAL FLOOD HAZARD)
FIRM NO 16001C0250J
EFFECTIVE DATE . . . . . OCTOBER 2, 2003

DEVELOPMENT FEATURES:

TOTAL ACRES . . . . . 38.54 ACRES
R-O-W DEDICATION . . . . . 9.63 ACRES
TOTAL LOTS 153
BUILDABLE LOTS 133
COMMON LOTS/ACREAGE . . . . . 20 / 4.81 ACRES
DENSITY DU/ACRES . . . . . 3.45 /ACRE
EXISTING ZONING . . . . . RR
(ADA COUNTY)
PROPOSED ZONING R4
(CITY OF KUNA)
MINIMUM RESIDENTIAL LOT SIZE . . . . . 5,610 sq.ft.
AVERAGE RESIDENTIAL LOT SIZE . . . . . 7,893 sq.ft.

Revisions

	Date	Description
1		
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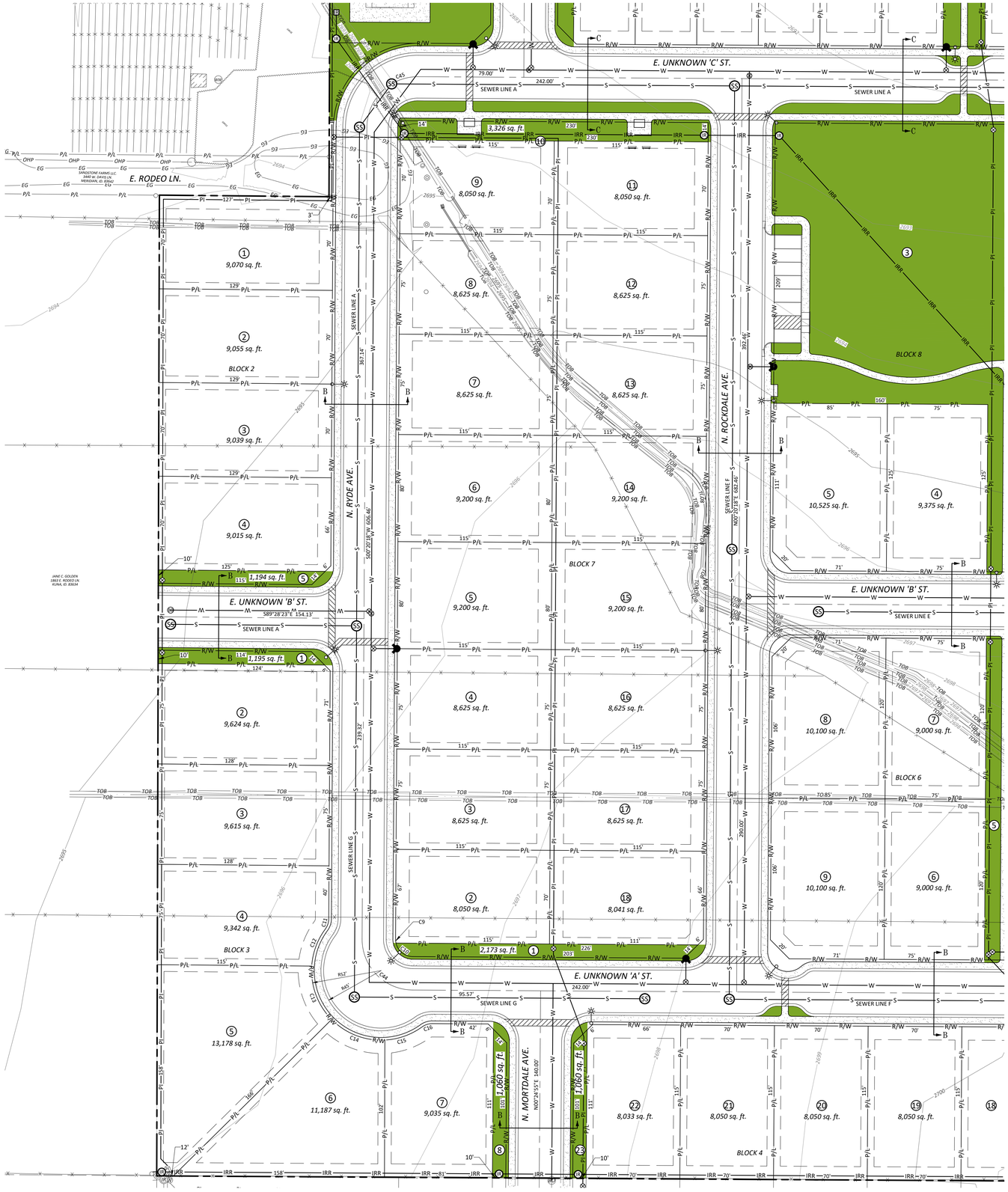
Project Name: LUGARNO TERRA NORTH SUBDIVISION KUNA, IDAHO

Sheet Name: PRELIMINARY PLAT

Stamp

Project No. 20-53
Drawn By: JF
Date: October 4, 2020
Sheet No. 2
2 of 4

SEE SHEET 4 FOR CONTINUATION



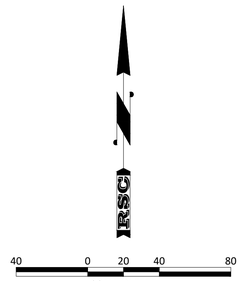
SEE SHEET 2 FOR CONTINUATION

PRELIMINARY PLAT FOR

LUGARNO TERRA NORTH SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2020



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	8.23'	13.00'	4.26'	36°16'21"	S17°47'53"E	8.09'
C2	27.63'	52.00'	14.15'	30°26'31"	N20°42'48"W	27.30'
C3	46.13'	52.00'	24.71'	50°49'50"	N19°55'23"E	44.63'
C4	46.38'	52.00'	24.86'	51°06'21"	N70°53'28"E	44.86'
C5	27.38'	52.00'	14.01'	30°10'00"	S68°28'21"E	27.06'
C6	8.23'	13.00'	4.26'	36°16'21"	N71°31'32"W	8.09'
C7	3.03'	13.00'	1.52'	13°20'33"	N07°00'34"E	3.02'
C8	17.39'	13.00'	10.28'	76°39'27"	N52°00'34"E	16.12'
C9	3.03'	13.00'	1.52'	13°20'33"	S06°19'59"E	3.02'
C10	17.39'	13.00'	10.28'	76°39'27"	S51°19'59"E	16.12'
C11	8.23'	13.00'	4.26'	36°17'35"	N18°27'51"E	8.10'
C12	29.87'	52.00'	15.36'	32°55'02"	S20°09'08"W	29.47'
C13	43.89'	52.00'	23.35'	48°21'20"	S20°29'03"E	42.60'
C14	43.89'	52.00'	23.35'	48°21'20"	S68°50'23"E	42.60'
C15	29.87'	52.00'	15.36'	32°55'00"	N70°31'27"E	29.47'
C16	8.23'	13.00'	4.26'	36°16'21"	S72°12'07"W	8.09'
C17	13.15'	20.00'	6.82'	37°40'32"	S67°57'29"E	12.92'
C18	1.00'	20.00'	0.50'	2°51'58"	S88°13'44"E	1.00'
C19	1.00'	20.00'	0.50'	2°51'58"	S88°54'19"W	1.00'
C20	13.15'	20.00'	6.82'	37°40'32"	S68°38'04"W	12.92'
C21	13.15'	20.00'	6.82'	37°40'32"	N67°57'29"W	12.92'
C22	1.00'	20.00'	0.50'	2°51'58"	N88°13'44"W	1.00'
C23	1.00'	20.00'	0.50'	2°51'58"	N88°54'19"E	1.00'
C24	13.15'	20.00'	6.82'	37°40'32"	N68°38'04"E	12.92'
C25	1.00'	13.00'	0.50'	4°24'42"	N87°27'21"W	1.00'
C26	19.42'	13.00'	12.04'	85°35'18"	N42°27'21"W	17.66'
C27	8.23'	13.00'	4.26'	36°16'21"	S18°28'28"W	8.09'
C28	11.55'	52.00'	5.80'	12°43'28"	N30°14'55"E	11.52'
C29	40.88'	52.00'	21.56'	45°02'23"	N01°21'59"E	39.83'
C30	42.42'	52.00'	22.47'	46°44'41"	N44°31'33"W	41.26'
C31	41.65'	52.00'	22.01'	45°53'20"	S89°09'27"W	40.54'
C32	11.27'	52.00'	5.65'	12°24'47"	S60°00'24"W	11.24'
C33	8.29'	13.00'	4.29'	36°32'17"	N72°04'09"E	8.15'
C34	19.42'	13.00'	12.04'	85°35'18"	S43°07'56"W	17.66'
C35	1.00'	13.00'	0.50'	4°24'42"	S88°07'56"W	1.00'
C36	8.29'	13.00'	4.29'	36°32'17"	S71°23'34"E	8.15'
C37	11.27'	52.00'	5.65'	12°24'47"	N59°19'49"W	11.24'
C38	41.66'	52.00'	22.02'	45°54'16"	N88°29'20"W	40.56'
C39	42.43'	52.00'	22.48'	46°45'22"	S45°10'51"W	41.27'
C40	40.86'	52.00'	21.55'	45°01'30"	S00°42'35"E	39.82'
C41	11.54'	52.00'	5.79'	12°42'43"	S29°34'42"E	11.51'
C42	8.23'	13.00'	4.26'	36°16'21"	N17°47'53"W	8.09'
C43	59.69'	38.00'	38.00'	90°00'00"	N45°20'18"E	53.74'
C44	59.69'	38.00'	38.00'	90°00'00"	S44°39'42"E	53.74'
C45	59.69'	38.00'	38.00'	90°00'00"	S45°20'18"W	53.74'
C46	59.69'	38.00'	38.00'	90°00'00"	S45°20'18"W	53.74'
C47	59.69'	38.00'	38.00'	90°00'00"	N44°39'42"W	53.74'

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Revisions

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1		
2		
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Project Name: LUGARNO TERRA NORTH SUBDIVISION KUNA, IDAHO

Sheet Name: PRELIMINARY PLAT

Stamp

Project No. 20-53

Drawn By: JF

Date: October 4, 2020

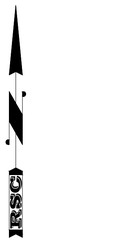
Sheet No. 3

PRELIMINARY PLAT FOR

LUGARNO TERRA NORTH SUBDIVISION

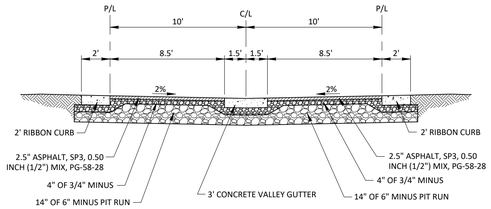
A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2020



40 0 20 340 80

SCALE IN FEET
1"=40'



TYPICAL PUBLIC ALLEY SECTION D-D

-NTS-



SEE SHEET 3 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

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KUNA, IDAHO

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PRELIMINARY PLAT FOR

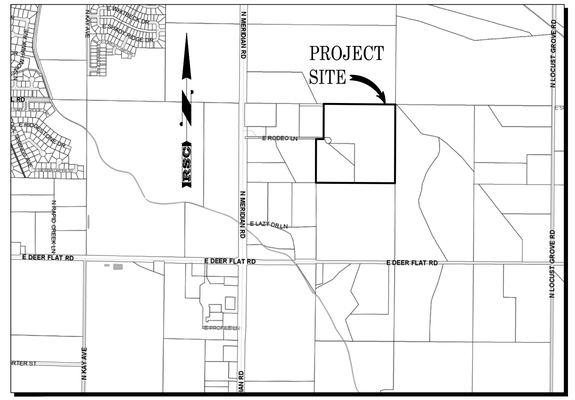
LUGARNO TERRA NORTH SUBDIVISION

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2020

SCALE IN FEET
80 0 40 80 160
1"=80'





VICINITY MAP
-NTS-

LEGEND

EXISTING		EXISTING	
	SECTION LINE	G	GAS VALVE
	1/4 SECTION LINE	GM	GAS MARKER
	1/16 SECTION LINE		WIRE FENCE
	CENTERLINE		VINYL FENCE
R/W R/W	RIGHT OF WAY LINE	2696	1' CONTOUR
P/L P/L	DEED OR LOT LINE	2695	5' CONTOUR
	PROPERTY BOUNDARY	TOE TOE	TOE OF SLOPE
	EASEMENT	TOB TOB	TOP OF BANK
	BRASS CAP		DITCH
	ALUMINUM CAP		DECIDUOUS TREE
	5/8" REBAR		
	1/2" REBAR		CONIFEROUS TREE
	PK NAIL/MAG NAIL		
	IRON PIPE		
	CALCULATED POINT		BUILDING
TBM#	TEMPORARY BENCHMARK		
EP EP	EDGE OF PAVEMENT	MB	MAILBOX
EG EG	EDGE OF GRAVEL		SIGN
	CONCRETE		
S S	SANITARY SEWER MAIN	PROPOSED	
SS	SANITARY SEWER MANHOLE	R/W R/W	RIGHT OF WAY LINE
CO	SANITARY SEWER CLEANOUT		CENTERLINE
W W	WATER LINE	P/L P/L	LOT LINE
W	WATER VALVE		EASEMENT LINE
	FIRE HYDRANT		SETBACK LINE
W	WATER METER	1	LOT NUMBER
WW	WATER WELL	BLOCK 1	BLOCK NUMBER
WO	WATER BLOWOFF		ROLLED CURB AND GUTTER
SD SD	STORM DRAIN LINE		VERTICAL CURB AND GUTTER
SD	STORM DRAIN MANHOLE		VERTICAL CURB NO GUTTER
	STORM DRAIN CATCH BASIN		
GW	GROUND WATER OBSERVATION WELL		SIDEWALK
IRR IRR	GRAVITY IRRIGATION LINE	S S	SANITARY SEWER MAIN
IR	IRRIGATION VALVE	SS	SANITARY SEWER MANHOLE
IRR	GRAVITY IRRIGATION BOX	W W	WATER LINE
PI PI	PRESSURE IRRIGATION LINE		VALVE
PI	PRESSURE IRRIGATION VALVE		FIRE HYDRANT
HG	IRRIGATION HEADGATE	PI PI	PRESSURE IRRIGATION LINE
	CULVERT	D	MAINLINE DRAIN
OHP OHP	OVERHEAD POWER LINE	BO	BLOWOFF ASSEMBLY
	STREET LIGHT	IRR IRR	GRAVITY IRRIGATION PIPE
	GUY ANCHOR	IR	GRAVITY IRRIGATION MANHO
	UTILITY POLE	SD SD	STORM DRAIN LINE
E	ELECTRICAL BOX		STORM DRAIN CATCH BASIN
VLT	UTILITY VAULT		SAND & GREASE TRAP
TRNS	POWER TRANSFORMER		SEEPAGE TRENCH
AC	AIR CONDITIONING UNIT		STREET LIGHT
T	TELEPHONE RISER		

DEVELOPER	SURVEYOR	CIVIL ENGINEER
RANDY FULLMER SELECT DEVELOPMENT & CONTRACTING, LLC P.O. BOX 1030 MERIDIAN, ID 83680 (208) 288-0700	CARL PORTER, P.L.S. SAWTOOTH LAND SURVEYING, LLC 2030 S. WASHINGTON AVE. EMMETT, ID 83617 (208) 398-8104	DERRITT KERNER, P.E. ROCK SOLID CIVIL LLC 270 N. 27TH STREET SUITE 100 BOISE, ID 83702 (208) 342-3277

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UNDERGROUND WORK
208-342-1585

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
NATURAL GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURYLINK	(208) 385-2440
CABLE TV	CABLE ONE	(208) 375-8288
SEWER	CITY OF KUNA	(208) 287-1722
WATER	CITY OF KUNA	(208) 287-1722
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 387-6170
IRRIGATION	BOISE - KUNA IRRIGATION DISTRICT	(208) 922-5608
FIRE	KUNA RURAL FIRE DISTRICT	(208) 922-1144

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Project Name
LUGARNO TERRA NORTH SUBDIVISION
KUNA, IDAHO

Sheet Name
PRELIMINARY PLAT

Stamp
LICENSED PROFESSIONAL ENGINEER
17887
1-14-21
STATE OF IDAHO
DERRITT KERNER

Project No. 20-53
Drawn By: JF
Date: January 14, 2021
Sheet No. 1 of 4

SEE SHEET 4 FOR CONTINUATION



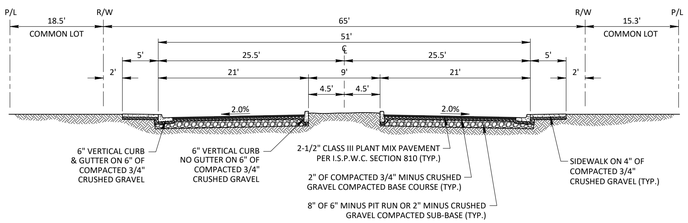
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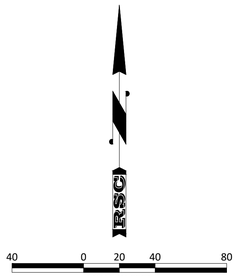
LUGARNO TERRA NORTH SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2020

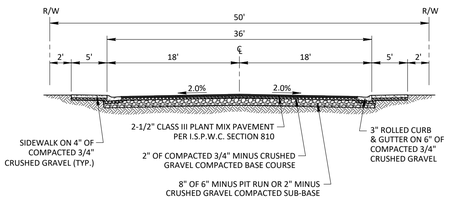


TYPICAL STREET SECTION A-A
51' BACK TO BACK
55' RIGHT-OF-WAY
-NTS-

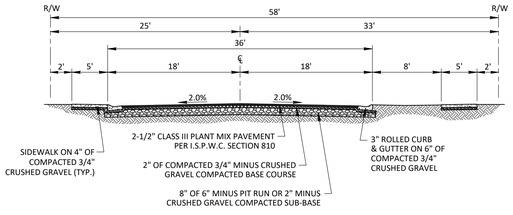


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TYPICAL STREET SECTION B-B
36' BACK TO BACK
50' RIGHT-OF-WAY
-NTS-



TYPICAL STREET SECTION C-C
36' BACK TO BACK
58' RIGHT-OF-WAY
-NTS-

NOTES:

1. SANITARY SEWER MAINS SHALL BE 8" DIAMETER, EXCEPT LINE "A" WHICH SHALL BE 10"
2. WATER MAINS SHALL BE 8" DIAMETER.
3. SURFACE STORM WATER DRAINAGE WILL BE RETAINED ON SITE.
4. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
5. ALL LOTS (EXCEPT LOTS 1 & 29, BLOCK 1; LOT 5, BLOCK 2; LOTS 1 & 8, BLOCK 3; LOTS 1, 17, & 23, BLOCK 4; LOTS 1 & 10, BLOCK 5; LOT 5, BLOCK 6; LOTS 1 & 10, BLOCK 7; LOT 3, BLOCK 8; LOTS 1, 12, & 19, BLOCK 9; AND LOTS 1, 12, & 19, BLOCK 10) ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL.
6. LOTS 1 & 29, BLOCK 1; LOT 5, BLOCK 2; LOTS 1 & 8, BLOCK 3; LOTS 1, 17, & 23, BLOCK 4; LOTS 1 & 10, BLOCK 5; LOT 5, BLOCK 6; LOTS 1 & 10, BLOCK 7; LOT 3, BLOCK 8; LOTS 1, 12, & 19, BLOCK 9; AND LOTS 1, 12, & 19, BLOCK 10 TO BE DESIGNATED AS A COMMON LOTS WITH A BLANKET PUBLIC UTILITY, DRAINAGE, IRRIGATION AND INGRESS/EGRESS EASEMENT.
7. DIRECT LOT ACCESS TO E. ARDELL ROAD & S. STROEBEL RD. IS PROHIBITED.

PROPOSED EASEMENTS:

FRONT, REAR . . . . . 10'
SIDE . . . . . 5' (EACH SIDE)
* UNLESS OTHERWISE DIMENSIONED

BUILDING SETBACKS:

FRONT. . . . . 20'
STREET SIDE . . . . . 20'
REAR . . . . . 15'
SIDE . . . . . 5'

FEMA NOTE:

FEMA ZONE . . . X (AREA OF MINIMAL FLOOD HAZARD)
FIRM NO 16001C0250J
EFFECTIVE DATE . . . . . OCTOBER 2, 2003

DEVELOPMENT FEATURES:

TOTAL ACRES . . . . . 38.54 ACRES
R-O-W DEDICATION . . . . . 9.64 ACRES
TOTAL LOTS 153
BUILDABLE LOTS 133
COMMON LOTS/ACREAGE . . . . . 20 / 4.90 ACRES
DENSITY DU/ACRES . . . . . 3.45 /ACRE
EXISTING ZONING . . . . . RR
(ADA COUNTY)
PROPOSED ZONING R4
(CITY OF KUNA)
MINIMUM RESIDENTIAL LOT SIZE . . . . . 5,603 sq.ft.
AVERAGE RESIDENTIAL LOT SIZE . . . . . 7,860 sq.ft.

Revisions

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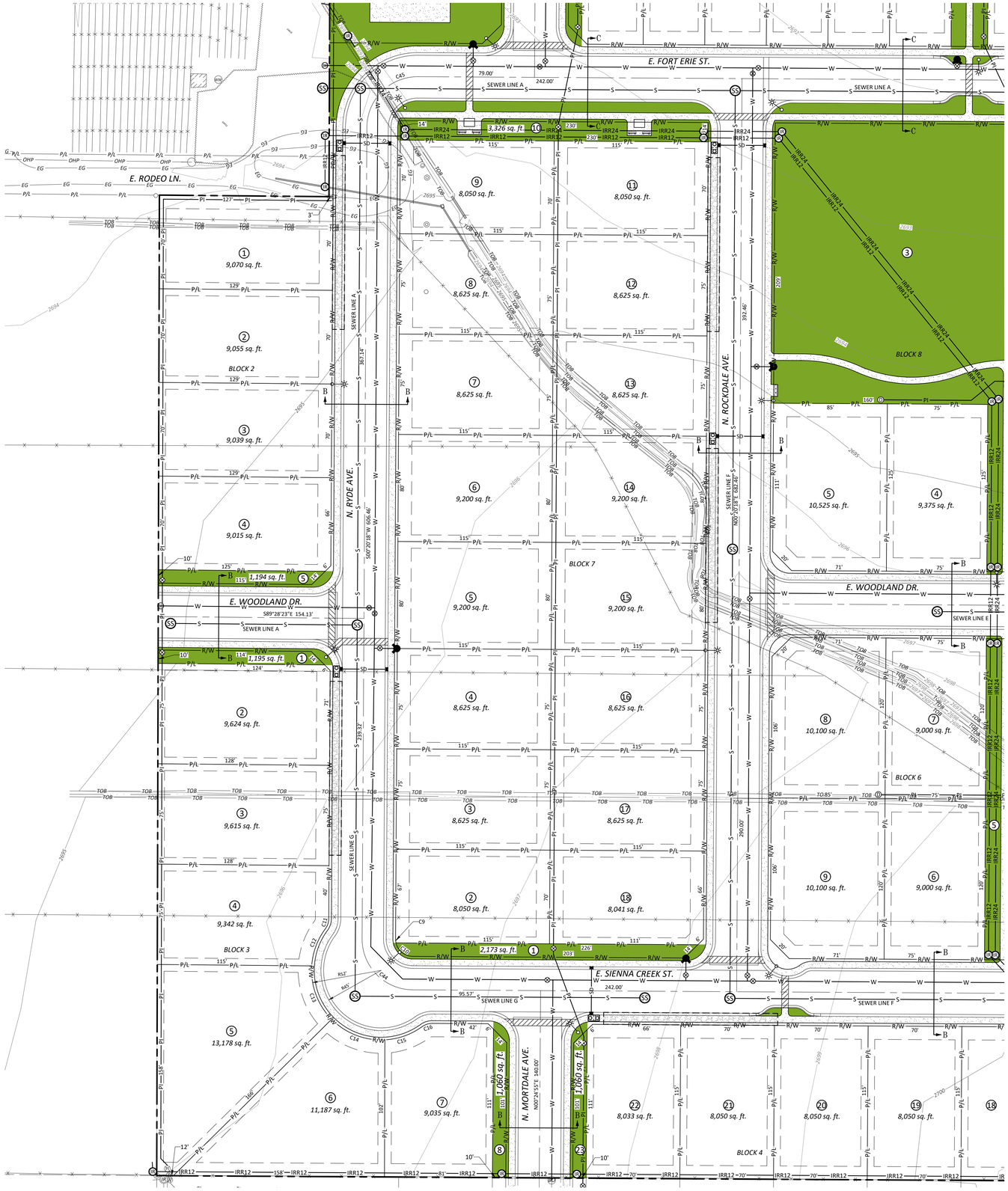
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LUGARNO TERRA NORTH SUBDIVISION
KUNA, IDAHO

Sheet Name
PRELIMINARY PLAT

Stamp
PROFESSIONAL ENGINEER LICENSED 17887 1-14-21 STATE OF IDAHO DERRITT KERNER

Project No. 20-53
Drawn By: JF
Date: January 14, 2021
Sheet No. 2
2 of 4

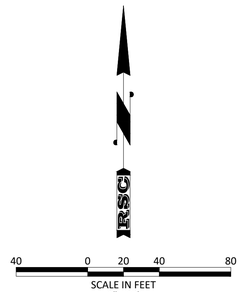
SEE SHEET 4 FOR CONTINUATION



PRELIMINARY PLAT FOR
LUGARNO TERRA NORTH SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2020



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	8.23'	13.00'	4.26'	36°16'21"	S17°47'53"E	8.09'
C2	27.63'	52.00'	14.15'	30°26'31"	N20°42'48"W	27.30'
C3	46.13'	52.00'	24.71'	50°49'50"	N19°55'23"E	44.63'
C4	46.38'	52.00'	24.86'	51°06'21"	N70°53'28"E	44.86'
C5	27.38'	52.00'	14.01'	30°10'00"	S68°28'21"E	27.06'
C6	8.23'	13.00'	4.26'	36°16'21"	N71°31'32"W	8.09'
C7	3.03'	13.00'	1.52'	13°20'33"	N07°00'34"E	3.02'
C8	17.39'	13.00'	10.28'	76°39'27"	N52°00'34"E	16.12'
C9	3.03'	13.00'	1.52'	13°20'33"	S06°19'59"E	3.02'
C10	17.39'	13.00'	10.28'	76°39'27"	S51°19'59"E	16.12'
C11	8.23'	13.00'	4.26'	36°17'35"	N18°27'51"E	8.10'
C12	29.87'	52.00'	15.36'	32°55'02"	S20°09'08"W	29.47'
C13	43.89'	52.00'	23.35'	48°21'20"	S20°29'03"E	42.60'
C14	43.89'	52.00'	23.35'	48°21'20"	S68°50'23"E	42.60'
C15	29.87'	52.00'	15.36'	32°55'00"	N70°31'27"E	29.47'
C16	8.23'	13.00'	4.26'	36°16'21"	S72°12'07"W	8.09'
C17	11.14'	20.00'	5.72'	31°54'53"	S65°04'39"E	11.00'
C18	3.01'	20.00'	1.51'	8°37'37"	S85°20'54"E	3.01'
C19	3.01'	20.00'	1.51'	8°37'37"	S86°01'29"W	3.01'
C20	11.14'	20.00'	5.72'	31°54'53"	S65°45'14"W	11.00'
C21	11.13'	20.19'	5.71'	31°35'11"	N65°09'59"W	10.99'
C22	3.01'	23.91'	1.51'	7°13'04"	N84°59'32"W	3.01'
C23	3.01'	20.00'	1.51'	8°37'37"	N86°01'29"E	3.01'
C24	11.14'	20.00'	5.72'	31°54'53"	N65°45'14"E	11.00'
C25	3.03'	13.00'	1.52'	13°20'33"	N82°59'26"W	3.02'
C26	17.39'	13.00'	10.28'	76°39'27"	N37°59'26"W	16.12'
C27	8.23'	13.00'	4.26'	36°16'21"	S18°28'28"W	8.09'
C28	11.55'	52.00'	5.80'	12°43'28"	N30°14'55"E	11.52'
C29	40.88'	52.00'	21.56'	45°02'23"	N01°21'59"E	39.83'
C30	42.42'	52.00'	22.47'	46°44'41"	N44°31'33"W	41.26'
C31	41.65'	52.00'	22.01'	45°53'20"	S89°09'27"W	40.54'
C32	11.27'	52.00'	5.65'	12°24'47"	S60°00'24"W	11.24'
C33	8.29'	13.00'	4.29'	36°32'17"	N72°04'09"E	8.15'
C34	20.94'	20.00'	11.55'	60°00'00"	S30°20'18"W	20.00'
C35	10.47'	20.00'	5.36'	30°00'00"	S75°20'18"W	10.35'
C36	12.10'	20.00'	6.24'	34°39'26"	S72°20'00"E	11.91'
C37	18.05'	52.00'	9.12'	19°53'26"	N64°56'59"W	17.96'
C38	40.12'	52.00'	21.12'	44°12'29"	S83°00'03"W	39.13'
C39	39.55'	52.00'	20.79'	43°34'55"	S39°06'21"W	38.61'
C40	36.79'	52.00'	19.20'	40°32'23"	S02°57'18"E	36.03'
C41	9.84'	52.00'	4.94'	10°50'35"	S28°38'47"E	9.83'
C42	12.01'	20.00'	6.19'	34°24'22"	N16°51'54"W	11.83'
C43	59.69'	38.00'	38.00'	90°00'00"	N45°20'18"E	53.74'
C44	59.69'	38.00'	38.00'	90°00'00"	S44°39'42"E	53.74'
C45	59.69'	38.00'	38.00'	90°00'00"	S45°20'18"W	53.74'
C46	59.69'	38.00'	38.00'	90°00'00"	S45°20'18"W	53.74'
C47	59.69'	38.00'	38.00'	90°00'00"	N44°39'42"W	53.74'

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Revisions

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KUNA, IDAHO

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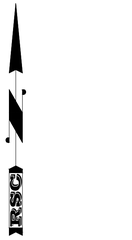
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Drawn By: JF
Date: January 14, 2021
Sheet No. 3
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PRELIMINARY PLAT FOR

LUGARNO TERRA NORTH SUBDIVISION

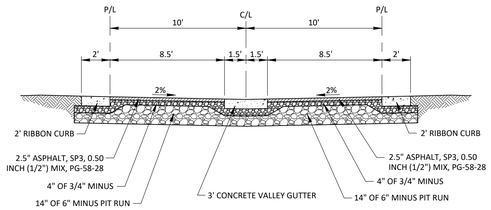
A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 18, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2020



40 0 20 340 80

SCALE IN FEET
1"=40'



TYPICAL PUBLIC ALLEY SECTION D-D

-NTS-



SEE SHEET 3 FOR CONTINUATION

SEE SHEET 2 FOR CONTINUATION

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Drawn By: JF
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4 of 4

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

City of Kuna
Planning & Zoning Department

Agency Transmittal

December 2, 2020

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

File Number & Case Name:	20-12-S (Preliminary Plat) & 20-20-DR (Design Review)– Lugarno Terra North.
Project Description	Select Development requests to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots, 20 common lots). The subject site is zoned R-4 (Medium Density Residential). The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN: R7534260375, R7534260500, R7534260218 & R7534260156).
Site Location	2075 E Rodeo Lane, Kuna, ID 83634
Applicant	**Randy Fullmer** PO Box 1030 Meridian, ID 83680 208-288-0700 randy@selectmanagement.com
Representative	**Billy Edwards** PO Box 1030 Meridian, ID 83680 208-921-5531 wedwards@selectdev.com
Public Hearing Date	Tuesday, **February 23, 2020** 6:00 pm Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Doug Hanson, Planner I dhanson@kunaid.gov Phone**:** 208.922.5274 Fax**:** 208.922.5989

Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project*.

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

December 11, 2020

By e-mail: dhanson@kunaid.gov

Doug Hanson
City of Kuna
751 W 4th St
Kuna, ID 83634

Subject: Lugarno Terra North, 20-12-S (Preliminary Plat) and 20-20-DR (Design Review); Lugarno Terra South, 20-13-S (Preliminary Plat) and 20-21-DR (Design Review)

Dear Mr. Hanson:

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 for all construction projects 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

- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- 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. 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. WASTEWATER AND RECYCLED 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: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
- 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 Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).
- Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

  For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (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
DEQ-Boise Regional Office

EDMS#: 2020AEK283

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 20-12-S

Lugarno Terra North

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.

☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____

☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.

☒ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☒ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water
☐ individual sewage ☐ individual water

☒ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☒ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☒ central water

☐ 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.

☐ 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 12. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☒ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.

☐ 14. _____

_____

_____ Reviewed By: Lora Boaz

Date: 12 / 16 / 2020

Project/File: **Lugarno Terra North/ KPP20-0012/ 20-12-S/ 20-20-DR**
This is a preliminary plat application and design review application to develop 133 single family lots and 20 common lots on 38.5 acres.

Lead Agency: City of Kuna

Site address: 2075 E. Rodeo Lane

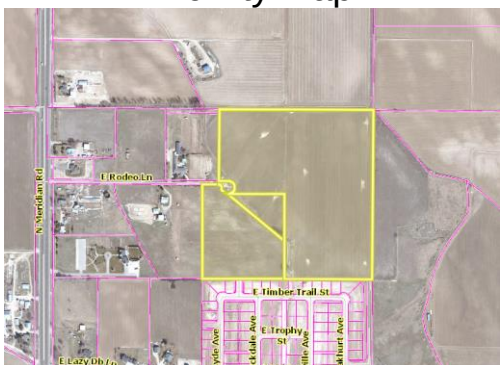
Staff Approval: December 22, 2020

Applicant: Randy Fullmer
Select Development & Contracting, LLC
P.O. Box 1030
Meridian, ID 83680

Representative: Billy Edwards
Same as above

Staff Contact: Paige Bankhead, E.I.
Phone: 387-6293
E-mail: pbankhead@achdidaho.org

Vicinity Map



A. Findings of Fact

1. **Description of Application:** This is a preliminary plat application and design review application to develop 133 single family lots and 20 common lots on 38.5 acres.

   The property is zoned R-4 (Medium Density Residential). The City of Kuna's Future Land Use Map designates this area as Medium Density Residential.

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

Direction	Land Use	Zoning
North	Medium Density Residential	R-4
South	Medium Density Residential	R-4
East	Rural Urban Transition	RUT
West	Rural Residential	RR

3. **Site History:** ACHD staff previously reviewed this site as an annexation application in May 2019.

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

   - Ledgestone Plaza, a subdivision consisting of 247 residential lots for 233 single family homes and 192 apartments, 6 commercial lots and 22 commons lots on 76.03 acres located directly north of the site and approved by ACHD on October 9, 2020.

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

6. **Pathway Crossings:** United States Access Board R304.5.1.2 Shared Use Paths. In shared use paths, the width of curb ramps runs and blended transitions shall be equal to the width of the shared use path.

   AASHTO's Guidelines for the Development of Bicycle Facilities 5.3.5 Other Intersection Treatments: The opening of a shared use path at the roadway should be at least the same width as the shared use path itself. If a curb ramp is provided, the ramp should be the full width of the path, not including any flared sides if utilized. Detectable warnings should be placed across the full width of the ramp.

   FHWA's "Designing Sidewalks and Trails for Access" (1999) reflected common ADA-related concepts: Chapter 6, Page 16-6: The width of the ramp should be at least as wide as the average width of the trail to improve safety for users who will be traveling at various speeds. In addition, the overall width of the trail should be increased, so the curb ramp can be slightly offset to the side. The increased width reduces conflict at the intersection by providing more space for users at the bottom of the ramp.

7. **New Center Lane Miles:** The proposed development includes 1.56 centerline miles of new public road.

8. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

9. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
   - Hubbard Road between SH-69 and Locust Grove Road is listed in the 2020 CIP to be widened to 3-lanes between 2036 and 2040.
   - Locust Grove Road between Lake Hazel Road and Amity Road is listed in the 2020 CIP to be widened to 3-lanes between 2036 and 2040.
   - The intersection of Lake Hazel Road and Locust Grove Road is listed in the 2020 CIP to be reconstructed as a roundabout with 4-lanes on the east and west legs and 2-lanes on the north and south legs between 2036 and 2040.
   - The intersection of Locust Grove Road and Columbia Road is listed in the 2020 CIP to be reconstructed as a roundabout with 2-lanes on all legs between 2036 and 2040.
   - The intersection of Locust Grove Road and Hubbard Road is listed in the 2020 CIP to be reconstructed as a roundabout with 2-lanes on all legs between 2036 and 2040.
   - The intersection of Deer Flat Road and Locust Grove Road is listed in the 2020 CIP to be reconstructed as a roundabout with 4-lanes on the east and west legs and 2-lanes on the north and south legs between 2036 and 2040.

10. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

- The BMP identifies Ardell Road and Stroebel Road as Level 1 facilities abutting the site. The applicant will construct the new collectors consistent with the MSM and the Roadways to Bikeways Master plan.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 1,352 additional vehicle trips per day; 134 additional vehicle trips per hour in the PM peak hour, based on the based on the traffic impact study.

2. **Traffic Impact Study**
CR Engineering, Inc. prepared a traffic impact study for the proposed Lugarno Terra North. The executive summary of the findings **as presented by CR Engineering, Inc.** can be found as Attachment 3. The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices, and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.



Intersections and roadway segments analyzed in the TIS

a. **Policy**
Mitigation Proposals: Mitigation recommendations shall be provided within the report. At a minimum, for each roadway segment and intersection that does not meet the minimum acceptable level of service planning threshold or v/c ratio, the report must discuss feasible

measures to avoid or reduce the impact to the system. To be considered adequate, measures should be specific and feasible. Mitigation may also include:

- Revision to the Phasing Plan to coincide with the District's planning Capital Projects.
- Reducing the scope and/or scale of the project.

Alternative Mitigation Measures: 7106.7.3 states that if traditional mitigation measures such as roadway widening and intersection improvements are infeasible as determined by ACHD, the TIS may recommend alternative mitigation measures. Alternative mitigation measures shall demonstrate that impacts from the project will be offset.

- If the impacted roadway segments and/or intersections are programmed as funded in the Integrated Five Year Work Plan (IFYWP) or the Capital Improvements Plan (CIP); no alternative mitigation is required.
- If the impacted roadway segments and/or intersections are not programmed in either the IFYWP or the CIP; the applicant may (i) analyze the shoulder hour and (ii) provide a safety analysis to determine alternative mitigation requirements.
    - If the impacted roadway segments and intersections meet the minimum acceptable level of service planning thresholds in the shoulder hour the applicant may suggest feasible alternative mitigation such as: sidewalks, bike facilities, connectivity, safety improvements, etc. within 1.5 miles of the proposed development.
    - If the shoulder hour planning thresholds are exceeded the applicant may request to enter into a Development Agreement and pay into the Priority Corridor Fund an amount determined by the ACHD to offset impacts from the project.
- Alternative Mitigation may also include:
    - Revision to the Phasing Plan to coincide with the District's future Capital Projects.
    - Reducing the scope and/or scale of the project.

Level of Service Planning Thresholds: District Policy 7206.4.1 states that, Level of Service Planning Thresholds have been established for principal arterials and minor arterials within ACHD's Capital Improvement Plan and are also listed in section 7106. Unless otherwise required to provide a Traffic Impact Study under section 7106, a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation for a roadway or intersection that currently exceeds the minimum acceptable level of service planning threshold or V/C ratio.

b. Staff Comments/Recommendations: Staff has reviewed the submitted traffic impact study (TIS) and generally agrees with the findings and recommendations. The TIS indicates that all roadway segments in the study are expected to meet ACHD's Level of Service Planning Thresholds under the existing, 2024 background and 2024 total traffic conditions.

The TIS recommends mitigation measures for the following intersections to mitigate the existing and 2024 background traffic conditions with the percentage of the PM peak hour site traffic of the 2024 total traffic in parentheses. The TIS indicates that all intersections are expected to operate an acceptable level of service under 2024 total traffic conditions with the recommended improvements.

Existing Traffic

- SH-69/Deer Flat Road (1.2%) - additional eastbound left turn lane

2024 Background Traffic

- SH-69/Deer Flat Road (1.2%) – modify the signal to allow the southbound right-turn movement to operate with an overlap phase
- Columbia Road/Locust Grove Road (2.1%) - 3x3 signal or single-lane roundabout

The TIS indicates that turn-lanes are warranted under the 2024 background traffic conditions at the following intersections based on ACHD's turn lane guidelines. However, the TIS notes that the intersections are still expected to meet ACHD's Level of Service Planning Thresholds under the 2024 background and total traffic conditions without the turn-lanes.

- Stroebel Road/Hubbard Road (7.1%) – eastbound right-turn lane
- SH-69/Ardell Road (2.0%) - northbound right-turn lane
- Ardell Road/Locust Grove Road (2.5%) - southbound right-turn lane

The TIS indicates that the site traffic is projected be less than 10% of the 2024 total traffic for the intersections listed above during the peak hours. Since the site traffic is less than 10% of the 2025 total traffic at the intersections listed above, no improvements are required consistent with District's Level of Service Planning Thresholds policy, that states a proposed development with site traffic less than 10% of the existing downstream roadway or intersection peak hour traffic shall not be required to provide mitigation for a roadway or intersection that currently exceeds minimum acceptable level of service planning threshold or V/C ratio. In addition, the intersection of Locust Grove Road and Columbia Road is listed in the CIP to be improved between 2036 and 2040. Therefore, no improvements are required consistent with the District's Alternative Mitigation Measures Policy, which states that if the TIS recommends mitigation for an intersection that exceeds ACHD's Acceptable Level of Service Planning Thresholds and the intersection is listed in the CIP to be improved, the applicant is not required to improve the intersection.

The TIS notes that turn lanes are not warranted on Stroebel Road at the site access.

The applicant should work with the City of Kuna and the Idaho Department of Transportation (ITD) to determine if additional improvements are necessary on SH-69 and at the intersection of SH-69 and Ardell Road and SH-69 and Deer Flat Road.

3. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
**SH-69	0-feet	Principal Arterial	1,049	N/A	N/A
Locust Grove Road Between Hubbard Road and Columbia Road	0-feet	Minor Arterial	139	Better than "D"	Better than "D"
Locust Grove Road Between Deer Flat Road and Hubbard Road	0-feet	Minor Arterial	109	Better than "D"	Better than "D"
Deer Flat Road Between Locust Grove Road and SH-69	0-feet	Minor Arterial	246	Better than "D"	Better than "D"
***Ardell Road	1,200-feet	Collector	N/A	N/A	N/A

***Stroebel Road	1,320-feet	Collector	N/A	N/A	N/A

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).
* Acceptable level of service for a two-lane collector is "D" (425 VPH).
** ACHD does not set level of service thresholds for State Highways.
***These roadways are not yet constructed.

4. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for SH-69 north of Deer Flat Road was 19,981 on 12/31/2019.
- The average daily traffic count for Locust Grove Road north of Deer Flat Road was 908 on 1/30/2020.
- The average daily traffic count for Deer Flat Road west of Locust Grove Road was 2,241 on 1/30/2020.

C. Findings for Consideration

1. Ardell Road

a. Existing Conditions: There are no roadways within the site. There is one collector road, Ardell Road, proposed to be constructed as ½ a 36-foot wide collector roadway with 12-feet of pavement abutting the site's north property line. This street is not constructed yet and was approved as part of ACHD's action on Ledgestone Plaza Subdivision located directly north of the site.

b. Policy:

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

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

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

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

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

Sidewalk Policy: District policy 7206.5.6 requires a concrete 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.

Half Street Policy: District Policy 7206.2.2 requires improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should intersect SH-69 at the half-mile between Hubbard Road and Deer Flat Road and continue at the site's north property line stubbing to the east. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 50 to 70-feet of right-of-way.

c. Applicant Proposal: The applicant has proposed to construct vertical curb, gutter and an 8-foot wide detached concrete sidewalk to complete the construction of Ardell Road at the site's north property line.

d. Staff Comments/Recommendations: The applicant's proposal to complete the construction of Ardell Road with curb, gutter and sidewalk meets District Policy and should be approved, as proposed. The applicant's proposal to construct an 8-foot wide sidewalk exceeds the District's policy which requires a 5-foot wide detached sidewalk or 7-foot wide attached sidewalk. At a minimum, the applicant should be required to construct a 5-foot wide detached concrete sidewalk or 7-foot wide attached concrete sidewalk. If street trees are desired, an 8-foot wide planter strip is required. The applicant should be required to dedicate additional right-of-way that extends from the site's north property to 2-feet behind the back of sidewalk for Ardell Road abutting the site.

If Ardell Road has not yet been constructed by Ledgestone Plaza Subdivision abutting the site's north property line prior to the applicant constructing Ardell Road with this development, the applicant should be required to construct Ardell Road abutting the north property line as ½ of a 36-foot wide collector street section with vertical curb, gutter and 5-foot wide detached or 7-foot wide attached concrete sidewalk on the west side plus 12-feet of additional pavement widening with a 3-foot gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff constructed on the north side, the unimproved side. If street trees are desired, an 8-foot wide planter strip is required. The applicant should be required to dedicate right-of-way to accommodate the improvements that extends from the site's north property line to 2-feet behind sidewalk.

For detached sidewalk, the applicant may reduce the right-of-way width to 2-feet behind the back of curb and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

2. Stroebel Road

a. Existing Conditions: There are no roadways within the site.

b. Policy:

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

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

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

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

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

Sidewalk Policy: District policy 7206.5.6 requires a concrete 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.

Half Street Policy: District Policy 7206.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should intersect Ardell Road at the half-mile and continue along the site's east property line stubbing to the south. The Residential Collector typology as depicted in the Livable Street Design Guide

recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 50 to 70-feet of right-of-way.

c. Applicant Proposal: The applicant has proposed to construct Stroebel Road at the site's east property line as ½ of a 36-foot wide street section with vertical curb, gutter, an 8-foot wide planter strip within 40-feet of right-of-way and detached 8-foot wide concrete sidewalk located outside of the right-of-way.

d. Staff Comments/Recommendations: The applicant's proposal is consistent with the MSM and meets District Policy and should be approved, as proposed. The applicant's proposal to construct an 8-foot wide sidewalk exceeds the District's Sidewalk Policy which requires a 5-foot wide detached sidewalk or 7-foot wide attached sidewalk. At a minimum, the applicant should be required to construct a 5-foot wide detached concrete sidewalk or 7-foot wide attached concrete sidewalk. If street trees are desired, an 8-foot wide planter strip is required. The applicant should be required to dedicate right-of-way to accommodate the improvements that extends from the site's east property line to 2-feet behind sidewalk.

For detached sidewalk, the applicant may reduce the right-of-way width to 2-feet behind the back of curb and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

3. Internal Local Streets

a. Existing Conditions: There are no roadways with the site. There is one local street, Mortdale Avenue, that stubs to the site's south property line.

b. Policy:

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

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

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

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

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

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail and deliveries.

- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

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

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

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

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

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

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

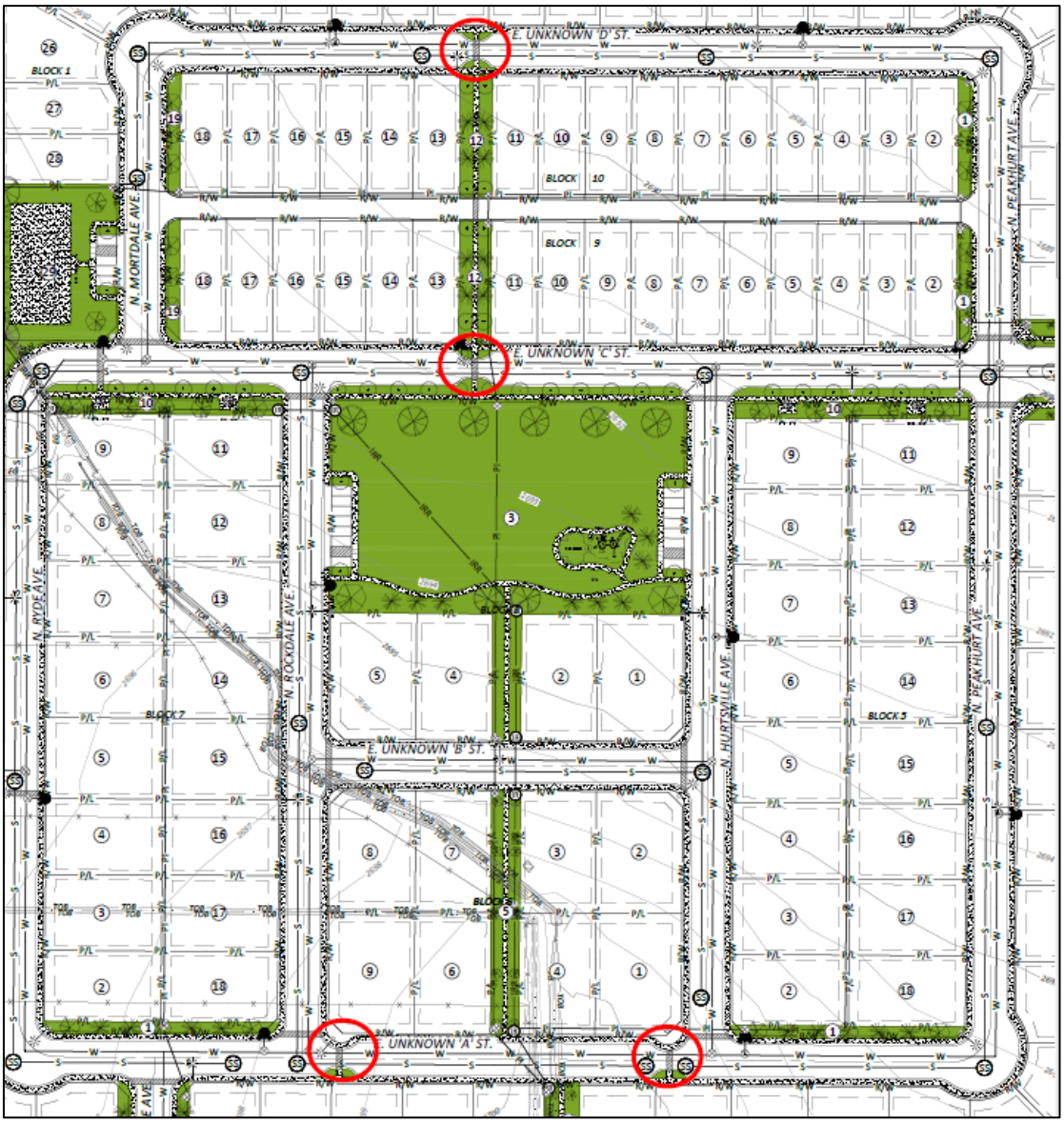
c. Applicant's Proposal: The applicant has proposed to extend Mortdale Avenue into the site. The applicant has proposed to construct the internal local streets as a 36-foot wide local street section with curb, gutter, an 8-foot wide planter strip, and 5-foot wide detached concrete sidewalks within 58-feet of right-of-way. The applicant has also proposed to construct the local street sections with 5-foot wide attached sidewalks within 50-feet of right-of-way.

The applicant has proposed to construct the entry portion of "C" Street as a 51-foot wide street section with two 21-foot wide travel lanes, an 9-foot wide landscaped island, curb, gutter a 5-foot wide planter strip within 50-feet of right-of-way with attached 5-foot wide concrete sidewalks located partially within the right-of-way.

The applicant has proposed to construct 4-knuckles.

The applicant has proposed to construct perpendicular parking stalls on Mortdale Avenue, Rockdale Avenue, and Hurtsville Avenue with the sidewalk wrapping around the back side of the parking areas out of the right-of-way.

The applicant has proposed to construct bulb-outs at the pedestrian crossings mid-block on "D" Street and "C" Street, as well as on "A" street at the intersections of Rockdale Avenue and Hurtsville Avenue. See below.



Proposed bulb-out locations.

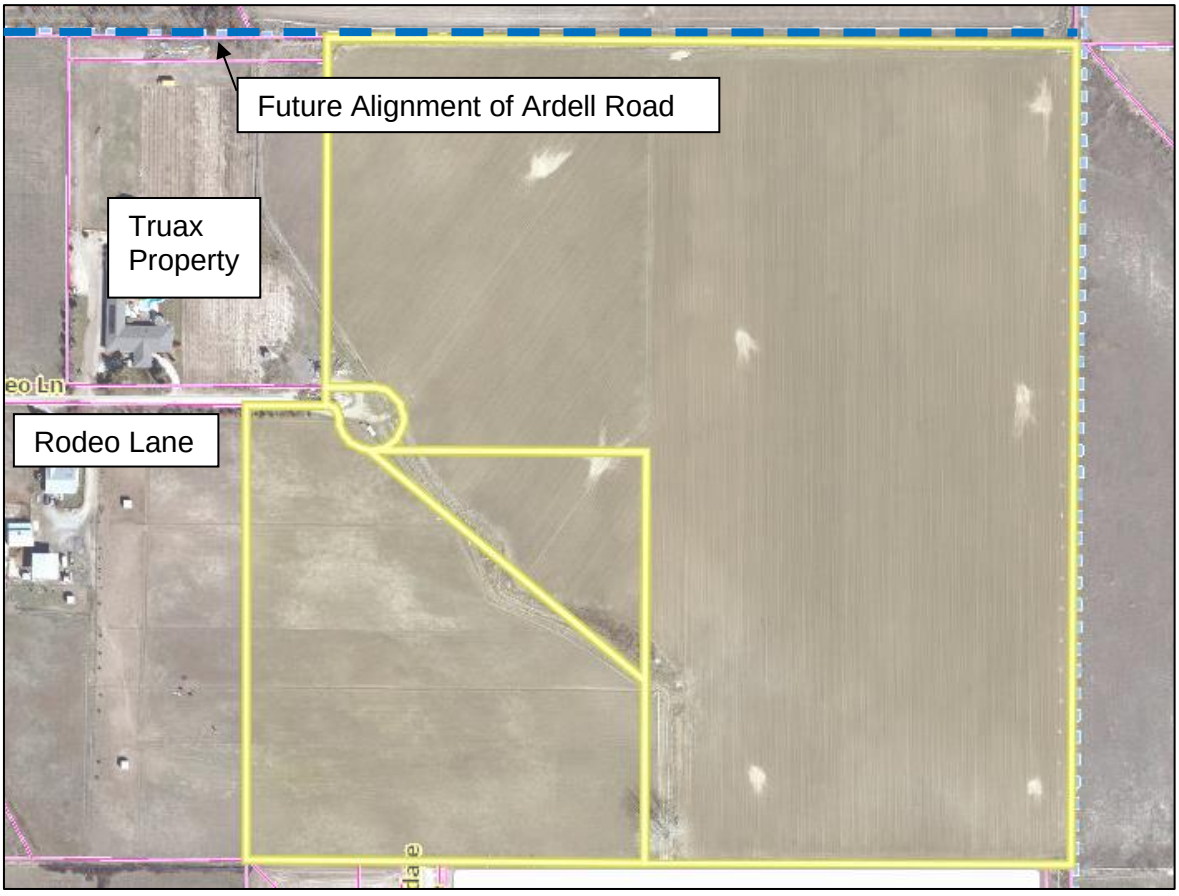
d. Staff Comments/Recommendations: The applicant's proposal meets District Policy and should be approved, as proposed, except for the proposed perpendicular parking stalls on Mortdale Avenue, Rockdale Avenue, and Hurtsville Avenue and should not be approved as proposed. If parking is needed to serve the site, then off street parking should be provided.

The applicant should be required to plat the landscaped island as right-of-way owned by ACHD and enter into a license agreement with ACHD for any landscape located within the right-of-way. If street trees are desired for the entry portion of "C" Street, then an 8-foot wide planter strip is required. The applicant should also be required to dedicate additional right-of-way for

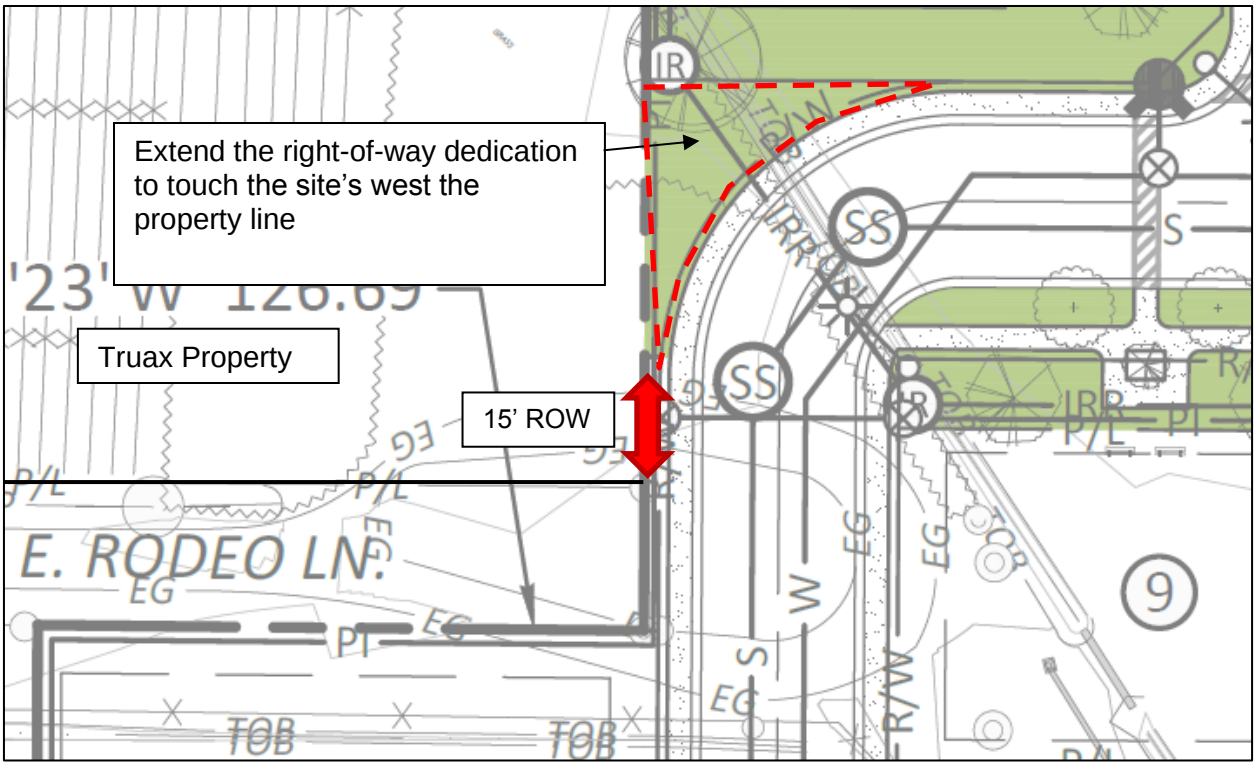
the entry portion of “C” Street that extends from the right-of-way line to 2-feet behind the back of sidewalk.

The applicant will be required to provide a minimum of 24-feet of pavement between the bulb-outs, as measured from face-of-curb to face-of-curb.

The Truax property (parcel number S1418320075) located directly west of the site, will not have direct access to Ardell Road when the roadway is constructed with Ledgestone Plaza Subdivision to the north due to the small parcel between the Truax property and Ardell Road which are not owned the same. The Truax property currently has access to SH-69 through a private drive, Rodeo Lane, which is currently within a parcel owned by Sandstone Farms, LLC. The applicant has proposed to provide 15-feet of frontage to a public road, Ryde Avenue, for the Truax property, however, this is not a sufficient amount of right-of-way for the Truax property extend “C” Street into that site or access Ryde Avenue with the development of that parcel in the future. To ensure that the Truax parcel has sufficient public street frontage, the applicant should be required to dedicate a minimum of 50-feet of right-of-way extending from “C” Street to touch the site’s west property line. The applicant should enter into a license agreement with ACHD for any landscaping that will be within the right-of-way. See the figures below for reference. Or, the applicant may construct a separate local street to stub to the site’s west property line abutting the Truax property.




2020
E. ARDELL RD.
N89°29'48"W 1200.63'
E. UNKNOWN 'D' ST.
E. UNKNOWN 'C' ST.
E. UNKNOWN 'B' ST.
E. UNKNOWN 'A' ST.
N. MONTANE AVE.
N. FARMSTEAD AVE.
N. SPOKANE AVE.
N. RIDGE RD.
E. RIDGE LN.
N89°29'23"W 126.69'
S00°12'32"W 1315.05'
S00°15'47"W 1320.00'
S89°39'42"E 1325.67'
E. ARDELL RD.



4. Alleys

a. Existing Conditions: There are no alleys within the site.

b. Policy:

New Alley Policy: District Policy 7210.3.1 requires the minimum right-of-way width for all new residential alleys shall be a minimum of 16-feet or a maximum of 20-feet. If the residential alley is 16-feet in width building setbacks required by the land use agency having jurisdiction shall provide sufficient space for the safe backing of vehicles into the alley (see Section 7210.3.3). The minimum right-of-way width for all new commercial or mixed-use alleys shall be 20-feet. All alleys shall be improved by paving the full width and length of the right-of-way.

Dedication of clear title to the right-of-way and the improvement of the alley, and acceptance of the improvement by the District as meeting its construction standards, are required for all alleys contained in a proposed development.

Alley Length Policy: District Policy 7210.3.2 states that alleys shall be no longer than 700-feet in length. If the lead land use agency having jurisdiction requires a shorter block length, the alley shall be no longer than the agency's required block length.

Alley Parking & Setbacks Policy: District Policy 7210.3.3 states that parking within the alley right-of-way is prohibited. "No Parking" signs are required to be installed by the developer. The signs should be located at the alley/street intersections. Parking which is entered from the alley shall be designed so the minimum clear distance from the back of the parking stall to the opposite side of the alley is 20-feet for all perpendicular parking.

Setbacks for structures taking access from the alley should be closely coordinated with the lead land use agency. The setbacks shall either discourage parking within the alley (where it may partially block or occur within the right-of-way) or allow adequate area for one perpendicular parking pad. In order to discourage parking, building setbacks shall be minimal from the alley right-of-way line, while still achieving the required 20-feet of back-up space from a garage or other parking structure to the opposite side of the alley (i.e. 4-foot setback + 16-foot alley= 20-feet for back-up space).

Alley Intersections and Offsets Policy: District policy 7210.3.7 states that alleys should intersect public streets at each end. In specific circumstances as outlined in the policies below, the District may consider allowing an alley to intersect a public street at only one end. A 90-degree angle of intersection shall be designed where practical. In no case shall the intersecting angle be less than 75-degrees, as measured from centerline of intersecting street. An access to an alley shall be located a minimum of 50-feet from the nearest street (measured centerline to centerline).

Alley/Local Street Intersections Policy: District Policy 7210.3.7.2 states that alleys may intersect all types of local streets including minor local streets. Alleys shall generally be designed with a curb cut type approach when intersecting a local street. Alleys shall generally intersect streets in the middle of the block equally offsetting the intersecting streets. Alleys shall either align with alley/street intersections or provide a minimum 100-foot offset (measured centerline to centerline) from other local street intersections. For alley intersections with local streets, the District may consider a reduced offset if the lead land use agency's required lot size allows for shorter buildable lots.

c. Applicant Proposal: The applicant has proposed to construct a paved 800-foot long, 20-foot wide alley from Peakhurt Avenue to Mortdale Avenue located approximately 150-feet north of "C" Street. The applicant has proposed to dedicate 20-feet of right-of-way for the alley.

d. Staff Comments/Recommendations: The applicant's proposal meets District Policy and should be approved, as proposed, except for the proposed alley length. The applicant should be required to construct the alley with a length less than or equal to 700-feet consistent with the District's Alley Length Policy. If the applicant chooses to construct the alley as an 800-foot long alley, then the applicant should provide written approval from the Kuna Fire Department.

5. Roadway Offsets

a. Existing Conditions: There are no roadways within the site.

b. Policy:

Collector Offset Policy: 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).

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

c. Applicant's Proposal: The applicant has proposed to construct "C" Street to intersect Stroebel Road located approximately 520-feet south of Ardell Road.

The applicant has proposed to construct Mortdale Avenue to intersect "C" Street located approximately 117-feet east of Ryde Avenue.

d. Staff Comments/Recommendations: The applicant's proposal meet District Policy and should be approved, as proposed, except for the applicant's proposal to construct Mortdale Avenue to intersect "C" Street approximately 117-feet east of Ryde Avenue and should not be approved, as proposed. The District's Local Offset Policy states that local roads intersecting local roads should align or offset a minimum of 125-feet from any other street. The applicant should be required to construct Mortdale Avenue a minimum of 125-feet east of Ryde Avenue to meet District Policy.

6. Stub Streets

a. Existing Conditions: There is one local street, Mortdale Avenue, that stubs to the site's south property line.

b. Policy:

Stub Street Policy: District policy 7207.2.4.3 (local) states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.4 (local), except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

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

Temporary Dead End Streets Policy: 7207.2.4.4 (local) requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

c. Applicant Proposal: The applicant has proposed to construct one local roadway, “B” Street, to stub to the site’s west property line located approximately 418-feet north of the site’s south property line.

d. Staff Comments/Recommendations: The applicant’s proposal meets District Policy and should be approved, as proposed. Install a sign at the terminus of “B” Street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE.” A turnaround is not required at the terminus of the stub street since it is less than 150-feet in length.

If the applicant chooses to construct a local street to stub to the site’s west property line abutting the Truax property as discussed in Finding 3, then the applicant should be required to install a sign at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE.”

7. Driveways – Ryde Avenue

a. Existing Conditions: There is an existing unpaved circular private drive at the site’s west property line located approximately 575-feet south of the site’s north property line that extends off-site to SH-69.

b. Policy:

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

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

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

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy,

7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

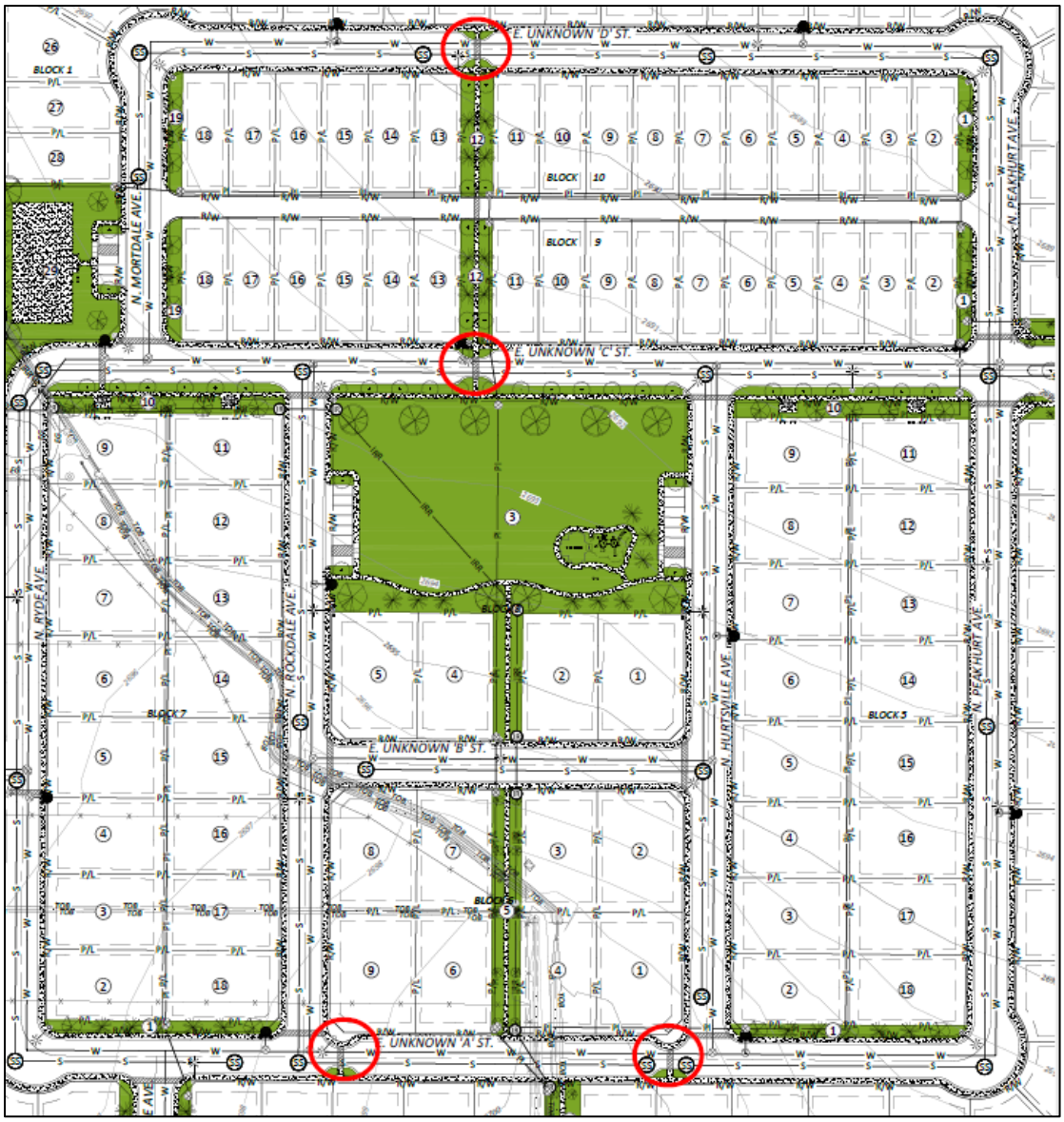
c. Applicant's Proposal: The applicant has proposed to close the private drive within the site with the construction of curb, gutter and sidewalk for Ryde Avenue. The applicant has indicated that the development will not have access to SH-69 through this private drive.

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

8. Traffic Calming

a. Speed Control and Traffic Calming Policy (Local)**:** District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.

b. Applicant's Proposal: The applicant has proposed to construct bulb-outs at the pedestrian crossings mid-block on "D" Street and "C" Street, as well as on "A" street at the intersections of Rockdale Avenue and Hurtsville Avenue.



c. Staff Comments/Recommendations: The applicant's proposal meets District Policy and should be approved, as proposed. The applicant will be required to provide a minimum of 24-feet of pavement between the bulb-outs, as measured from face-of-curb to face-of-curb.

9. Irrigation Lateral Crossings

Based on aerial photography and the site plan, it appears there is an unnamed irrigation lateral or ditch through the site. The District will require that the applicant submit the plans for the irrigation lateral crossings for review and approval prior to the pre-construction meeting and final plat approval. Note: all plan submittals for bridges or pipe crossings of irrigation facilities should be submitted to ACHD for review no later than December 15th for construction in the following year prior to irrigation season.

10. Tree Planters

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

11. Landscaping

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

12. Other Access

Ardell Road and Stroebel Road are classified as collector roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Complete the construction of Ardell Road as ½ of a 36-foot wide collector street section at the site's north property line with pavement widening, vertical curb, gutter an 8-foot wide planter strip and a detached 5-foot wide concrete sidewalk and dedicate right-of-way that extends from the site's north property to at least 2-feet behind the back of sidewalk.

2. If Ardell Road has not yet been constructed by Ledgestone Plaza Subdivision prior to the applicant constructing Ardell Road with this development, then construct Ardell Road abutting the site's north property line as ½ of a 36-foot wide collector street section with vertical curb, gutter, and a minimum 5-foot wide detached of 7-foot wide attached concrete sidewalk on the south side plus 12-feet additional pavement widening with a 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff constructed on the unimproved side, the north side of the street. Dedicate right-of-way to accommodate the improvements that extends from the site's north property line to 2-feet behind the back of sidewalk.

3. Construct Stroebel Road abutting the site's east property line as ½ of a 36-foot wide collector street section with vertical curb, gutter, and a minimum 5-foot wide detached of 7-foot wide attached concrete sidewalk on the west side plus 12-feet additional pavement widening with a 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff constructed on the unimproved side, the east side of the street. Dedicate right-of-way to accommodate the improvements that extends from the site's east property line to 2-feet behind the back of sidewalk.

4. Extend Mortdale Avenue into the site, as proposed.

5. Construct Mortdale Avenue to intersect "C" Street a minimum of 125-feet to the east of Ryde Avenue.

6. Construct the internal local streets as 36-foot wide local street sections with curb, gutter, an 8-foot wide planter strip, and 5-foot wide detached concrete sidewalks within 58-feet of right-of-way, or within 50-feet of right-of-way for street sections with attached 5-foot wide concrete sidewalks, as proposed.

7. Construct the entry portion of "C" Street as a 51-foot wide street section with two 21-foot wide travel lanes, an 9-foot wide landscaped island, curb, gutter, and 5-foot wide attached concrete sidewalks within right-of-way that extends to 2-feet behind the back of sidewalk on each side of the street. If street trees are desired, an 8-foot wide planter strip is required. Plat the landscaped island as right-of-way owned by ACHD and enter into a license agreement with ACHD for any landscaping located within the right-of-way.

8. For detached sidewalk located outside of the right-of-way, the applicant may reduce the right-of-way width to 2-feet behind the back of curb and provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.

9. Construct 4-knuckles, as proposed.

10. Close the existing unpaved circular private drive at the site's west property line located 575-feet south of the site's north property line with curb, gutter and sidewalk with the construction of Ryde Avenue, as proposed.

11. The perpendicular parking stalls proposed on Mortdale Avenue, Rockdale Avenue, and Hurtsville Avenue are not approved. If parking is needed to serve the site, then off-street parking should be provided.

12. Dedicate a minimum of 50-feet of right-of-way that extends from "C" Street to touch the site's west property line abutting the Truax property as discussed in Finding 3 and 6. Enter into a license agreement with ACHD for any landscaping proposed within the right-of-way. If the applicant chooses to not extend and dedicate the right-of-way on "C" Street to the site's west property line, the applicant should construct one local roadway to stub to the site's west property line abutting the Truax property. Install a sign at the terminus of that street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." If the stub street is greater than 150-feet in length, a turnaround is required at the terminus of the stub street.

13. Construct one local roadway, "B" Street, to stub to the site's west property line located approximately 418-feet north of the site's south property line, as proposed. Install a sign at the terminus of "B" Street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

14. Construct bulb-outs at the pedestrian crossings mid-block on "D" Street and "C" Street, as well as on "A" street at the intersections of Rockdale Avenue and Hurtsville Avenue, as proposed. Provide a minimum of 24-feet of pavement between the bulb-outs, as measured from face-of-curb to face-of-curb.

15. Construct a paved 20-foot wide alley from Peakhurt Avenue to Mortdale Avenue located approximately 150-feet north of "C" Street with a maximum length of 700-feet and dedicate 20-feet of right-of-way for the alley. If the applicant chooses to construct an 800-foot long alley, the applicant should provide written approval from the Kuna Fire Department.

16. Submit the plans for the irrigation lateral crossings for review and approval prior to the pre-construction meeting and final plat approval. Note: all plan submittals for bridges or pipe crossings of irrigation facilities should be submitted to ACHD for review no later than December 15th for construction in the following year prior to irrigation season.

17. Direct lot access is prohibited onto Ardell Road and Stroebel Road and should be noted on the final plat.

18. 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.

19. Payment of impact fees is due prior to issuance of a building permit.

20. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

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

3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities

Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

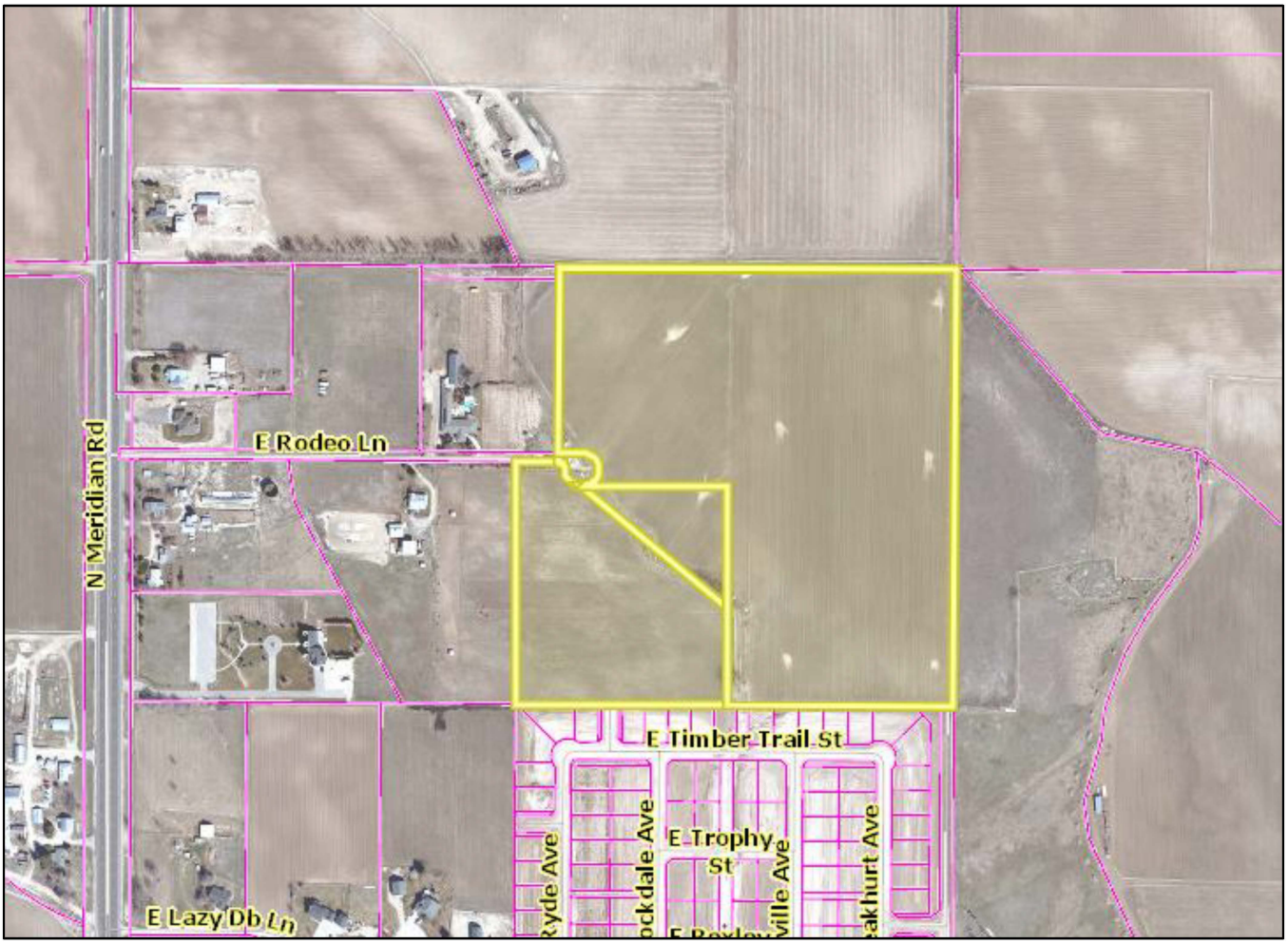
F. Conclusions of Law

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

G. Attachments

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

VICINITY MAP



SITE PLAN


2020
E. ARDELL RD.
N89°29'48"W 1200.63'
E. UNKNOWN D ST.
E. UNKNOWN C ST.
E. UNKNOWN B ST.
E. UNKNOWN A ST.
E. RODEO LN.
E. TIMBER TRAIL
N. MORTDALE AVE.
N. RIDGE AVE.
N. ROCKDALE AVE.
N. HURTSVILLE AVE.
N. PEACHURST AVE.
N. STROBEL RD.
S00°12'32"W 591.06'
N89°28'23"W 126.69'
S00°09'26"W 732.83'
S00°15'04"W 1320.00'
S89°39'42"E 1325.67'
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 7
BLOCK 9
BLOCK 10

Ada County Utility Coordinating Council

Developer/Local Improvement District
Right of Way Improvements Guideline Request

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

1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.

2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.

3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.

4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

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

Development Process Checklist

Items Completed to Date:

☒Submit a development application to a City or to Ada County

☒The City or the County will transmit the development application to ACHD

☒The ACHD **Planning Review Section** will receive the development application to review

☒The **Planning Review Section** will do one of the following:

☐Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.

☒Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

☐Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

☐For **ALL** development applications, including those receiving a **"No Review"** letter:

- The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
- The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.

☐Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:
Construction (Non-Subdivisions)

☐ **Driveway or Property Approach(s)**

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

☐ **Working in the ACHD Right-of-Way**

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

Construction (Subdivisions)

☐ **Sediment & Erosion Submittal**

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

☐ **Idaho Power Company**

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

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

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.

    a. Filing Fee: The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.

    b. Initiation: An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.

    c. Time to Reply: The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.

    d. Notice of Hearing: Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.

    e. Action by Commission: Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.

    a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

       If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.

    b. The request must be in writing and delivered to the Secretary of the Highway District no later than 11:00 a.m. 2 days prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.

    c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.

    d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.

    e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.

    f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.

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

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

MEMORANDUM

Date: **6 January 2021**

From: **Paul A. Stevens, P. E.**

Catherine Feistner, E.I.T.

To: **Jace Hellman, Planning and Zoning Director**

RE: **Lugarno Terra North – 20-12-S (Preliminary Plat) & 20-20-DR (Design Review)**

The Lugarno Terra North Subdivision, located at 2075 E. Rodeo Lane, preliminary plat and design review request dated 2 December 2020 has been reviewed. The applicant's proposed development has been formatted to comply with City of Kuna (City) R-4 (medium density residential) zone requirements. The landscaping design review request rests with the Planning and Zoning Department. Review of civil design drawings is accomplished separately, when received.

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

1. Inspection Fees

a. An inspection fee will apply to inspect the final construction of 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 DEQ 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. The current inspection fee is $1.00 per lineal foot of sewer, water and pressure irrigation pipe. *Payment is due and payable prior to the pre-construction meeting.*
d. The Kuna Rural Fire District's current hydrant flow testing and plat base fee are $300.00 and $75.00 respectively for a total of $375.00. *Payment is due and payable prior to the pre-construction meeting.*

2. General

a. Lugarno Terra is comprised of three subdivisions: Lugarno Terra South, Original, and North. It is proposed Lugarno Terra North be constructed in two phases: the north and the south phase. The phases of Lugarno Terra North shall be renamed as to not confuse between the different subdivisions.

b. Lugarno Terra North Subdivision is zoned R-4, and proposes subdividing 38.5 acres into 153 total lots (133 buildable lots and 20 common lots). A commensurate impact on the City of Kuna's water and sewer utilities will result.
c. Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 423 people.
d. The preliminary plat shows four (4) total accesses to Lugarno Terra North Subdivision: one (1) western access from E. Rodeo Lane, one (1) western access to be expanded in the future, one (1) southern access Mortdale Ave, and one (1) eastern access from Stroebel Road.
e. At least two access points are required in Phase I per Kuna Rural Fire District (KRFD).
f. A plan approval letter will be required if this project affects any local irrigation districts. Verify the extent of the ditch on the property and any associated jurisdictions.
g. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
h. Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
i. All positional information shall be from the most recent state plane coordinate system.
j. Provide engineering certification on all final engineering drawings.
k. The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible. The streetlight standards drawing detail is K-1116 and can be located at http://www.kunacity.id.gov/408/Engineering
l. KRFD requires fire hydrants located every 500-ft and in strategic locations.

3. Right-of-Way

a. Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
b. Approaches onto classified streets must comply with ACHD approach policies.
c. All street construction must meet or exceed City of Kuna and ACHD development standards.
d. All city mainlines crossing proposed lots, running along the back of lots and sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
e. The KRFD Deputy Fire Marshal must approve fire access to the subdivision.
f. Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4. Sanitary Sewer

a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected sewer load. City Code 6-4-2-O requires the subdivision to connect to the City sewer system. City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
b. There is sewer mainline along the eastern frontage of the property, on Stroebel Road. Sewage flows to Patagonia Lift Station, which pumps into Danskin Lift Station. Danskin Lift Station is at capacity. There is no lift station capacity for Lugarno Terra North Subdivision.
c. The developer may be requested to participate with lift station, force main improvements, and development with the Mason Creek Gravity Trunk Line.
d. All sewer infrastructure must meet or exceed City of Kuna requirements.
e. Sewer flow models will be required to verify pipe sizes.
f. Sewer connection fees apply to each lot containing a home or other facility.
g. All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.

h. This application shall conform to the sewer master plan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

5. Potable Water

a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected water demand. City Code 6-4-2-X requires the subdivision to connect to the City water system. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels.
b. There is water mainline located on the eastern frontage of the property, on Stroebel Rd.
c. All water infrastructure must meet or exceed City of Kuna requirements.
d. Water flow models will be required to verify adequate water supply and fire suppression.
e. Water connection fees apply to each lot containing a home or other facility.
f. All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
g. This application shall conform to the water master plan as applicable.
h. Fire hydrants must be placed in a layout approved in writing by the KRFD Fire Marshall.

6. Pressurized Irrigation

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

7. Grading and Storm Drainage

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

8. 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.

9. Property Description

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

10. Exhibits

a. The following exhibits are attached:
    a. Vicinity Map
    b. Comprehensive Plan Map
    c. Zoning Map
    d. Topographic Map
    e. Utility Map
    f. Sewer Drainage Basin Map
    g. Local Property Sizes Map
    h. Local Property Values Map
    i. Property Range Map
    j. Irrigation District Map
    k. Pathways Master Plan Map
    l. Prime Farmlands Map
    m. Nitrate Priority Map
    n. Soils Map

Doug Hanson

From: Paul Stevens
Sent: Friday, February 12, 2021 10:13 AM
To: Doug Hanson
Subject: RE: Lugarno Terra North and South Subdivisions

Good morning, Doug:

We are working with a group of developers to expand the Danskin Lift Station capacity while also beginning the Mason Creek Gravity Trunk Sewer Line.

Select Development is an integral/active part of the Danskin Lift Station service basin solution.

Paul A. Stevens, PE
CITY OF KUNA - ENGINEER
PHONE 208-287-1727

751 W 4TH ST
PO BOX 13
KUNA, ID 83634

From: Doug Hanson <dhanson@kunaid.gov>
Sent: Friday, February 12, 2021 8:31 AM
To: Paul Stevens <PStevens@kunaid.gov>; Catherine Feistner <cfeistner@kunaid.gov>
Subject: Lugarno Terra North and South Subdivisions

Good Morning,

I am finishing up my staff reports for Lugarno Terra North and South. The pre plat memo's state there is no capacity to serve the projects as they are in the Danskin sewer basin. Jace mentioned that Billy Edwards and Randy Fullmer from Select Development have agreed to contribute to the Mason Creek trunkline. Would you like us to proceed with memo's as they are written, or if you have any additional comments about the applicants willingness to contribute to the trunkline.

Best,

Doug Hanson
Planner II
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771

KUNA
Planning & Zoning

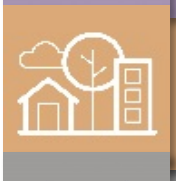
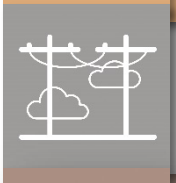
Communities in Motion 2040 2.0 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040 2.0* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 2.0 goals.

Development Name: Lugarno Terra North **Agency: Kuna**

CIM Vision Category: Future Neighborhoods

New households: 133 **New jobs: 0** **Exceeds CIM forecast: Yes**

 CIM Corridor: **None** Pedestrian level of stress: **N/A** Bicycle level of stress: **N/A**	Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with **G or PG** ratings better support bicyclists and pedestrians of all ages and comfort levels.
 Housing within 1 mile: **800** Jobs within 1 mile: **460** Jobs/Housing Ratio: **0.6**	A good jobs/housing balance – a ratio between **1 and 1.5** – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.
 Nearest police station: **3.1 miles** Nearest fire station: **2.2 miles**	Developments within **1.5 miles** of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.
 Farmland consumed: **Yes** Farmland within 1 mile: **837 acres**	Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.
 Nearest bus stop: **>4 miles** Nearest public school: **1.4 miles** Nearest public park: **2.2 miles** Nearest grocery store: **0.9 miles**	Residents who live or work less than **½ mile** from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.

Recommendations

This proposal exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. This location is on the fringe of urban development in an area removed from employment centers and existing public transportation. The closest transit services are located more than four miles away. Nearby services, such as schools, parks, grocery, and other services are likely accessed only by vehicle. ValleyConnect 2.0 proposes bus service from downtown Kuna to northwest Boise via downtown Meridian with 20-minute frequencies. The closest bus stop would be approximately ½ mile to the west when that route is operational.

More information about COMPASS and *Communities in Motion 2040 2.0*:
Web: www.compassidaho.org
Email info@compassidaho.org
More information about the development review process:
http://www.compassidaho.org/dashboard/devreview.htm

COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

21880 70068
1 KUNA, CITY OF

P.O. BOX 13
KUNA, ID 83634

LEGAL NOTICE

Case No. 20-12-S:
Lugarno Terra North;
Preliminary-Plat.

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing **Tuesday, February 23, 2021, at 6:00 PM**, or as soon as can be heard; in connection with an Preliminary Plat (S) request for the Lugarno Terra North. Select Development requests to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots, 20 common lots). The subject site is zoned R-4 (Medium Density Residential). The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN: R7534260375, R7534260500, R7534260218 & R7534260156).

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

February 3, 2021 70068

AD# 70068

AFFIDAVIT OF PUBLICATION
STATE OF IDAHO

County of Ada

SHARON JESSEN
of the State of Idaho, being of first duly sworn, deposes and says:

1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Kuna Melba News, a weekly newspaper published in the State of Idaho; that the said newspaper is in general circulation in the said county of Ada, and in the vicinity of Kuna, Idaho and has been uninterruptedly published in said County during a period of seventy -eight consecutive weeks prior to the first publication of this notice, a copy of which is hereto attached.
3. That the notice, of which the annexed is a printed copy, was published in said newspaper 1 times(s) in the regular and entire issue of said paper, and was printed in the newspaper proper, and not in a supplement

That said notice was published the following: 02/03/2021

SHARON JESSEN
STATE OF IDAHO
County of Canyon and Ada

On this 3rd day of February, in the year of 2021 before me a Notary Public, personally appeared. SHARON JESSEN, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he/she executed the same.

Notary Public of Idaho
My commission expires 6/28/23

COLLEEN R. NIELSEN
NOTARY PUBLIC
Comm No. 70215
STATE OF IDAHO

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

CITY OF KUNA

PLANNING & ZONING DEPARTMENT

CERTIFICATE OF MAILING

Date: February 3, 2021

To: ❑ 350' Property Owners Notification ❑ Other _____

Planner: Doug Hanson

Case Name: 20-12-S (Preliminary Plat) Lugarno Terra North

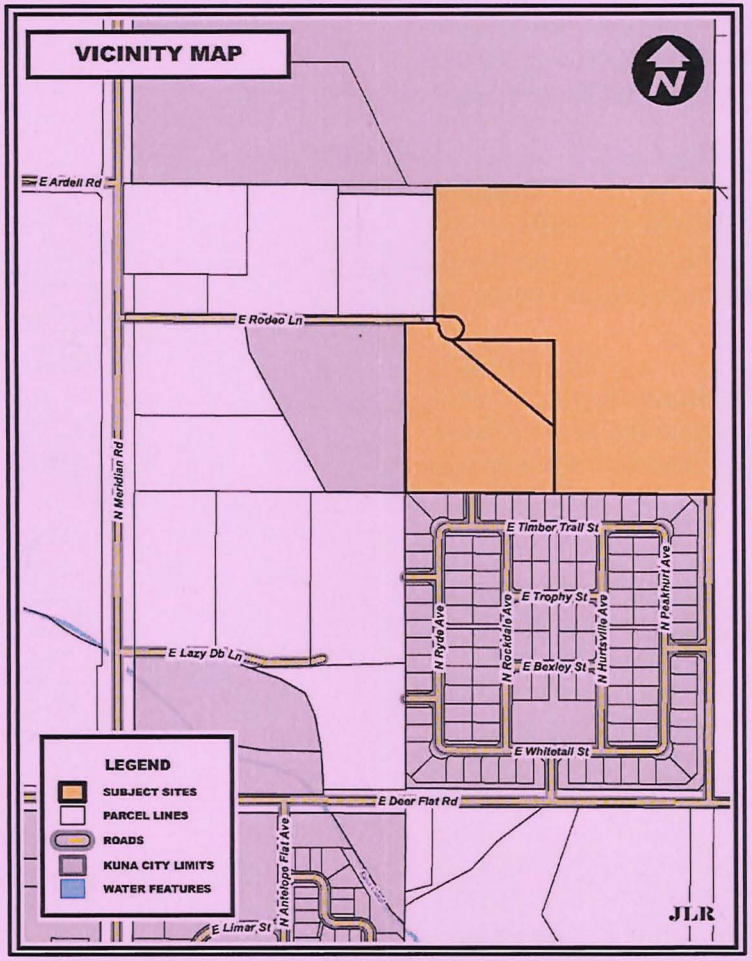
I HEREBY CERTIFY that on this 3rd, day of February 2021, I caused a true and correct copy of the foregoing instrument to be deposited in the United States mail, with prepaid postage.

Jessica Reid – P&Z Staff

Attest – Doug Hanson, Planner I

CITY OF KUNA
PLANNING & ZONING DEPARTMENT
PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634
Phone (208) 922-5274 • Fax: (208) 922-5989
www.kunacity.id.gov

Dear Property Owner: NOTICE IS HEREBY GIVEN that the Planning & Zoning Commission is scheduled to hold a public hearing on **February 23, 2021,** beginning **at 6:00 pm** on the following case:
A Preliminary Plat request for the ***Lugarno Terra North Subdivision*** from Select Development to subdivide approximately 38.5 acres into 153 total lots (133 buildable lots, 20 common lots). The subject site is zoned R-4 (Medium Density Residential). The subject site is located at 2075 E Rodeo Lane, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN: R7534260375, R7534260500, R7534260218 & R7534260156).

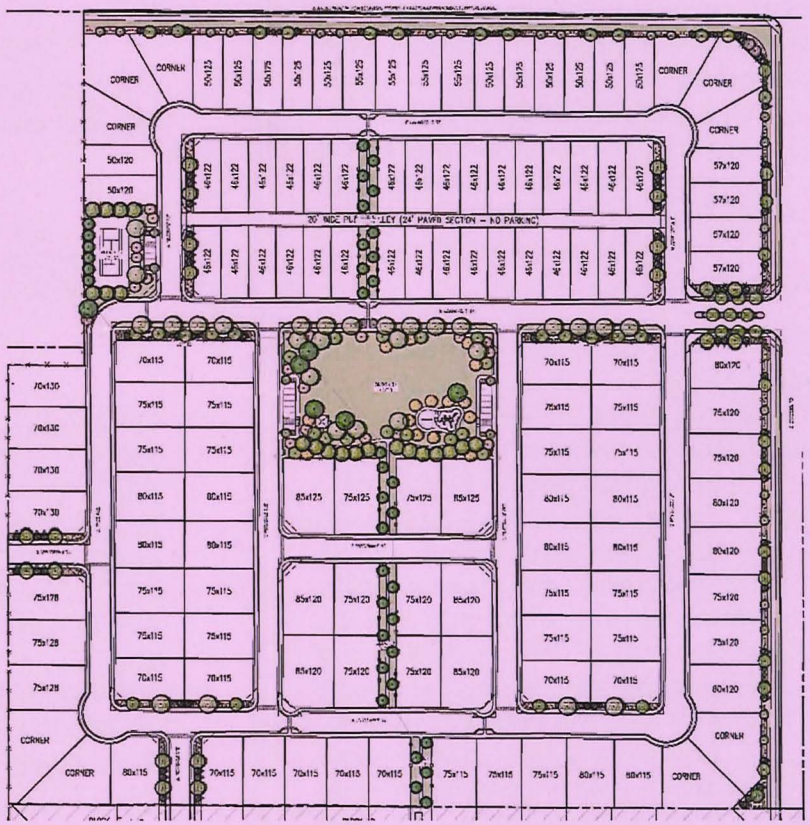


The hearing for this request will be held **at 6:00 PM in the Council Chambers at City Hall located at 751 W. 4th Street, Kuna, Idaho.**

Under the authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, & due to required social distancing protocol, the **Council Chambers Audience Occupancy Capacity is 15. Social distancing & masks are required.** The first 15 persons who appear will be allowed in Council Chambers.

The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings, please see the attached instructions or contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information. Written testimony received by the close of business on ***February 17, 2021*** will be included in the packet that is distributed to the governing body prior to the hearing. Late submissions will be presented to the governing body at time of the hearing.

All other persons may access the meeting via live streaming on the City of Kuna's Facebook page, https://www.facebook.com/CityofKunaIdaho.



If you have questions or need special assistance, please contact the Planning and Zoning Department at (208) 922-5274.

MAILED 02.03.2021

NEOPOST FIRST-CLASS MAIL
02/03/2021 US POSTAGE $000.00⁰
ZIP 83634
041M11460992

City of Kuna

LEGAL NOTICE

City of Kuna
Planning and Zoning
PO Box 13
Kuna, ID 83634

Suggestions For Testifying at the Public Hearing:

Social distancing due to COVID-19…
Under the authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to required social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. The first 15 persons who appear, in addition to the Governing Body and Staff, will be allowed in Council Chambers. All other persons may access the meeting via live streaming on the City of Kuna's Facebook page.

Be informed . . .
Review the proposal, staff report, applicable provisions of the ordinance, comprehensive plan and Idaho State Code (Title 67, Chapter 65).

All items pertaining to the application can be found the Friday prior to the hearing at http://kunacity.id.gov/93/Agendas-Minutes.

Be on time . . .
Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

Speak to the point . . .
The governing body appreciates pertinent, well organized, factual and concise comments. Redundant testimony is prohibited. The developer or their representative is given 10 minutes to present their project. Others wishing to testify are given three (3) minutes. The developer (or their representative) is given additional time for rebuttal to address issues raised during public testimony. Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group. The group representative will receive 10 minutes to make comments.

If you don't wish to speak, write . . .
Written testimony submitted by close of business the Wednesday prior to the hearing will be included in the packet that is distributed to the governing body prior to the hearing. Late submissions will be presented to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision.

Please submit all written testimony via mail, email or the City's website (http://kunacity.id.gov/FormCenter/City-Clerk-13/Public-Testimony-Form-121).

KUNA
Planning & Zoning

The public is invited to provide comment on Case No. 20-12-S (Preliminary Plat) for Lugarno Terra North Subdivision. Due to social distancing protocol, the Council Chambers audience occupancy is 15. Instructions and options available for alternative public testimony options are listed below.

APPLICANT PUBLIC WRITTEN AND ORAL HEARING TESTIMONY PROCESS:

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

1. Submit prior to 5:00 PM the Wednesday 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, *KunaCity.ID.gov> Doing Business> Forms & Applications> Frequently requested Applications and Forms> ONLIINE 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 by noon the day of the 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
   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

Oral – In Person Testimony during the Public Hearing

Due to social distancing protocol, the **Council Chambers audience occupancy capacity is 15, social distancing and masks are required.** The first 15 persons who appear will be allowed in Council Chambers. All persons wishing to testify must, state their name and residential address. No person shall speak until recognized by the Commission Chairman. A three (3) minute time limit will be placed on all testimonies.

SELECT DEVELOPMENT

Billy Edwards
P.O. Box 1030
Meridian, ID 83680
208-288-0700

Doug Hanson, Planner II
City of Kuna, Planning Department
751 West 4th Street
Kuna, ID 83634
208-287-1771

09 February 2021

RE: Lugarno Terra North – Proof of Posting

Dear Doug Hanson,

Per City of Kuna City Code Ordinance 5-1A-8 Sign Posting Procedures, please accept this notarized statement and dated pictures as proof of posting. Signage was posted at two locations as directed by City of Kuna for parcels (R7534260375, R7534260500, R7534260218 & R7534260156) related to our preliminary plat application under review with City of Kuna. Signage was placed on 02.08.2021 in preparation for our Public Hearing on 02.23.2021.

Please contact me if you have any questions. I can be reached at (208) 288-0700 or at wedwards@selectdev.com.

Thank you in advance for your interest.

Sincerely,

William T. Edwards
Project Manager

Dated this FEB. 9th day of 2021

Signature William T. Edwards

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

Notary Public for Idaho Georgia Rae Burke

Residing at: Meridian, Idaho

My Commission Expires: 02-19-2026

GEORGIA RAE BURKE
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 20200651
MY COMMISSION EXPIRES 2-19-2026

ALONG EAST DEER FLAT ROAD




AT NORTH MORTDALE AVENUE STUB ROAD WITHIN LUGARNO TERRA SUBDIVISION
Mortdale
CITY OF KUNA
HEARING NOTICE
Kuna Planning and Zoning Commission
THE CITY OF KUNA will hold a public hearing on February 23, 2021 at 6:00 p.m. at Kuna City Hall 751 W. 4th St., Kuna, ID 83634.
The public hearing and testimony will be virtual, contact the City regarding testimonial submittal.
PURPOSE: 20-12-S Lugarno Terra North, subdivide 38.5 acres into 133 buildable lots and 20 common lots
PROPERTY LOCATION: 2075 E. Rodeo Lane
APN: R7534260375, R7534260500, R7534260218, R7534260156
APPLICATION BY: Select Development & Contracting, LLC, Billy Edwards
CONTACT: Doug Hanson, 208-922-5274
dhanson@kunaID.gov, with any questions
02/08/2021

751 W 4th Street | Kuna, ID | 83634
(208) 922-5274 | www.kunacity.id.gov

EXHIBIT CHECKLIST

Case Name: Lugarno Terra South
Case No.(s): 20-13-S (Preliminary Plat) & 20-21-DR (Design Review)

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City of Kuna

Planning and Zoning Commission
Staff Report

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

To: Planning and Zoning Commission

Case Numbers: 20-13-S (Preliminary Plat) and 20-21-DR (Design Review) – Lugarno Terra South

Site Location: 1919 E Deer Flat Road, Kuna, ID 83634

Planner: Doug Hanson, Planner II

Hearing Date: February 23, 2021

Owners: Select Development and Contracting LLC
PO Box 1030
Meridian, ID 83680

Applicant: Randy Fullmer
PO Box 1030
Meridian, ID 83680
208.288.0700
randy@selectmanagement.com

Representative: Billy Edwards
PO Box 1030
Meridian, ID 83680
208.921.5531
wedwards@selectdev.com

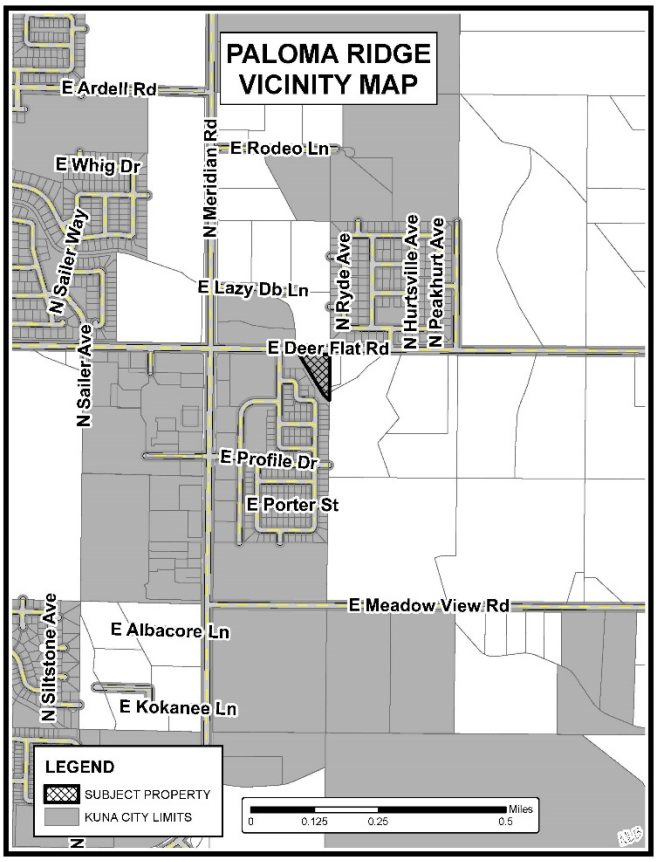


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B. Applicants Request
C. Site History
D. General Project Facts
E. Staff Analysis
F. Applicable Standards
G. Proposed Findings of Fact and Conclusions of Law
H. Proposed Comprehensive Plan Analysis
I. Proposed Kuna City Code Analysis
J. Commission's Recommendation

A. Process and Noticing:

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

a. Notifications

i.	Neighborhood Meeting	October 2, 2020 (3 people attended)
ii.	Agency Comment Request	December 2, 2020

iii.	350' Property Owners Notice	February 3, 2021
iv.	Kuna Melba Newspaper	February 3, 2021
v.	Site Posted	February 9, 2021

B. Applicant's Request:

Select Development requests to subdivide approximately 1.85 acres into 13 total lots (8 buildable lots and five common lots). The subject site is within Kuna City Limits with an R-6 (Medium Density Residential) zoning district classification. The subject site is located at 1919 E Deer Flat Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APNs: S1419223001).

C. Site History:

The parcel is zoned R-6 (Medium Density Residential) within Kuna City Limits. Historically this parcel has served as farmland.

D. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the City. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approximately 1.85-acre site as Medium Density Residential.

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

3. **Surrounding Land Uses:**

North	RUT	Rural Urban Transition – Ada County
South	R-6	Medium Density Residential – Kuna City
East	RR	Rural Residential – Ada County
West	R-6	Medium Density Residential – Kuna City

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

Property Owner	Parcel Size:	Current Zone:	APN:
Select Development & Contracting	1.85	R-6 (Medium Density Residential)	S1419223001

5. **Services:**

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

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

The proposed project site is void of any structures. Vegetation on-site is consistent with that of agriculture fields. The site has an estimated average slope of 1.5% to 1.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 to 40 inches across the proposed development area.

7. **Transportation / Connectivity:**

The applicant proposes to improve the Deer Flat Road, which is listed as an East-West Minor Arterial on the City of Kuna Street Circulation Map. This section of Deer Flat Road is listed in Ada County Highway District's (ACHD) Capital Improvement Plan (CIP). In the CIP this segment of Deer Flat Road abutting the site is to be widened to five (5) lanes between 2036 and 2040, with this ACHD recommends the applicant only be required

to widen the pavement on Deer Flat Road abutting the site to 17-feet from centerline of the roadway and construct a 3-foot-wide gravel shoulder. The City of Kuna will require the applicant to construct curb and gutter abutting the proposed site. Therefore, the applicant will be required to improve Deer Flat Road as half of a 46-foot street section with vertical curb, gutter and detached sidewalk in accordance with KCC and ACHD policy.

The proposed site will take access from Deer Flat Road. The subdivision access is proposed as a local road constructed as a 36-foot street section within 50 feet of right-of-way terminating in a cul-de-sac. On the Preliminary Plat dated October 4, 2020, the applicant proposed to construct the cul-de-sac, and dedicate 50 feet of right-of-way extending approximately 30 feet to the site's east property line, this does not satisfy ACHD's policy for a public road. However, the applicant re-submitted a Preliminary Plat dated January 30, 2021, proposing to construct the cul-de-sac and a roadway stub into the property east of the subject site to satisfy ACHD's request.

Currently, there are two unpaved driveways taking accessing the site from Deer Flat Road. The applicant has proposed to close the two existing driveways with sidewalk to match the improvements on either side of Deer Flat Road.

8. **Environmental Issues:**
Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

9. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:
    - Department of Environmental Quality……. Exhibit B-2
    - Central District Health Department …….. Exhibit B-3
    - Boise Project Board of Control…… Exhibit B-4
    - Nampa Meridian Irrigation District…… Exhibit B-5
    - Ada County Highway District…….. Exhibit B-6
    - City Engineer…… Exhibit B-7

E. Staff Analysis:

A pre-application meeting was held with the applicant on July 16, 2020, representatives from Planning and Zoning, Public Works, Parks and Recreation, ACHD and the Kuna Police Department were in attendance. The applicant held a neighborhood meeting on October 2, 2020. There was a total of four residents who attended the meeting. Neighborhood meeting minutes have been provided as a part of this application.

The applicant is proposing to subdivide the approximately 1.85-acres into 13 total lots (8 buildable lots and five common lots), the property is zoned R-6 (Medium Density Residential) within Kuna City Limits. The overall gross density of the project is 3.5 dwelling units per acre (DUA).

Approximately 0.57 acres, or 30.0% of the project, is proposed to be open space, including all buffers. Approximately 0.13 acres, or 7.1% of the project, are considered useable open space as defined by KCC 5-1-6-2. KCC 5-17 requires developments with a range of 7 to 50 homes/dwelling units to devote 7.00% of the development area to useable open space; staff views the open space to be in compliance with KCC.

Lugarno Terra South sewage is anticipated to flow to the Patagonia Lift Station and subsequently to the Danskin Lift Station. Per Kuna City Engineer comments (Exhibit B-7) Danskin Lift Station is at capacity, there is no lift station capacity for the proposed subdivision. However, correspondence between the City Engineer in an e-mail dated February 12, 2021, which can be seen as a part of exhibit B-7, states that the applicant (Select Development) is an integral/active part of the Danskin Lift Station service basin solution.

The installation of streetlights is a required public improvement listed under Kuna City Code 6-4-2. The applicant has not included proposed locations of streetlights on the Preliminary Plat. The applicant will be required to work with staff in order to comply with KCC and install street lights with a maximum spacing of 250 ft. The final location of street lights will be approved at the time of construction document review. Staff would note that these streetlights must be designed and installed according to "Dark Sky" standards.

A design review application for common area landscaping and open space was included as a part of the overall application. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. Additionally, staff notes that if this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves, and ACHD underground facilities. In the event that locations of landscaping are within the locations listed above, the landscaping in that area must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a final landscape inspection. The developer, owner and/or applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to signature on the final plat.

Kuna's Comprehensive Plan (Comp Plan) encourages a variety of housing types for all income levels, open space and pathways numerous times throughout the document. Pertinent sections of the Comp Plan that address the above listed items are included below in Section H of this staff report. Staff has reviewed the proposed Preliminary Plat for technical compliance with KCC, and finds the Preliminary Plat and landscape plan are in compliance Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan. The applicant will be required to work with Kuna's staff, Ada County Highway District (ACHD), the Kuna Rural Fire District (KRFD) and any other applicable agencies to ensure conformance to each agency's requirements. Staff recommends that if the Planning and Zoning Commission recommends approval of Case No. 20-13-S (Preliminary Plat) and approves Case No. 20-21-DR (Design Review), the applicant be subject to the Conditions of Approval listed in section "J" of this report, as well as any additional conditions requested by the Planning and Zoning Commission.

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.

G. Proposed Findings of Fact and Conclusions of Law

Based upon the record contained in Case Nos. 20-13-S and 20-21-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, the exhibits, and testimony during the public hearing, the Kuna Planning and Zoning Commission hereby (approves/conditionally approves/denies) Case No. 20-21-DR and recommends (*approval*/*denial)* of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 20-12-S, a request from Billy Edwards and Select Development to subdivide approximately 1.85 acres into 13 total lots (13 buildable lots and 8 common lots).

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

1. *Based on the evidence contained in Case Nos. 20-13-S and 20-21-DR, this proposal does generally comply with the City Code.*

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

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

   Staff Finding: *The applicant held a neighborhood meeting on October 2, 2020. A total of four residents attended the meetings. Neighborhood Notices were mailed out to residents within 400-FT of the proposed project site on February 3, 2021 and a legal notice was published in the Kuna Melba Newspaper on February 3, 2021. The applicant posted sign on the property on February 12, 2021.*

3. *Based on the evidence contained in Case Nos. 20-13-S and 20-21-DR, this proposal does generally comply with the Comprehensive Plan.*

   Staff Finding: *The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic group in Kuna, as well as the installation of pathways and open space. The project is zoned R-6 Medium Density Residential, the Comp Plan Map designates the properties as Medium Density.*

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

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

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

   Staff Finding: *Correspondence from ACHD confirms that street services are adequate to accommodate the proposed project. Lugarno Terra South sewage is anticipated to flow to the Patagonia Lift Station and subsequently to the Danskin Lift Station. Per Kuna City Engineer comments (Exhibit B-5) Danskin Lift Station is at capacity, there is no lift station capacity for the proposed subdivision. However, correspondence between the City Engineer in an e-mail dated February 12, 2021, which can be seen as a part of exhibit B-5, states that the applicant (Select Development) is an integral/active part of the Danskin Lift Station service basin solution.*

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

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

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

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

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

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

9. The applicant and/or owner of the property have the right to request a written regulatory taking analysis.

Staff Finding: *Pursuant to Idaho Code 67-8003, the owner of private property that is subject of such action may submit a written request for a regulatory taking analysis with the City Clerk. Not more that twenty-eight (28) days after the final decision concerning the matter at issue, the City shall prepare a written taking analysis concerning the action if requested.*

H. Proposed Comprehensive Plan Analysis:

Kuna Planning and Zoning Commission may (accept or reject) the Comprehensive Plan components, and shall determine if the proposed preliminary plat and design review request for the site (*are*/*are not)* consistent with the following Comprehensive Plan components as described below:

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

- Goal 3.D: Encourage development of housing options and strong neighborhoods.
  - Objective 3.D.1: Encourage development of housing options for all citizens.
    - Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
  - Objective 3.D.2: Create strong neighborhoods through preservation, new development, connectivity and programming.
    - Policy 3D.2.d: Work to ensure that all neighborhoods in Kuna benefit from good connectivity through sidewalk, pathway and trail, on-street and transit infrastructure.
- Goal 3.G: Respect and protect private property rights.
  - Objective 3.G.1: Ensure land use policies, restrictions, and fees do not violate private property rights.
    - Policy 3.G.1.b: Ensure City land use actions, decisions and regulations will not cause an unconstitutional regulatory taking of private property; and do not effectively eliminate all economic value of the subject property.
    - Policy 3.G.1.c: Ensure City land use actions, decisions and regulations do not prevent a private property owner from taking advantage of a fundamental property right. Ensure city actions do not impose a substantial and significant limitation on the use of the property.

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

- Goal 4.B: Increase sidewalk coverage and connectivity and invest in pedestrian facilities to increase walkability.
  - Objective 4.B.2: Maintain and expand sidewalks and pedestrian facilities within the community.
    - Policy 4.B.2b: Install detached sidewalks and/or protected pedestrian routes/facilities along high trafficked roads as development occurs.
    - Policy 4.B.2.c: Promote the installation of off-system pedestrian pathways to create neighborhood connections and reduce the length of non-motorized transportation routes.
    - Policy 4.B.2.g: Coordinate with developers to connect and/or enhance pedestrian facilities, including on and off-system pathways, footbridges (across canals, etc.), road bridges, sidewalks, pedestrian crossings and wayfinding signage.

I. Proposed Kuna City Code Analysis:

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

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

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

   Comment: *The 38.5-acre (approximate) site (does/does not) appear to be suitable for the proposed development.*

3. The Preliminary Plat request is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

4. These applications (*are/are not)* likely to cause adverse public health problems.

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

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

   Comment*: The preliminary plat request considers the location of the property and adjacent uses. The adjacent uses are medium density residential (Kuna City), rural urban transition (Ada County) and rural residential (Ada County).*

J. Commission's Recommendation:

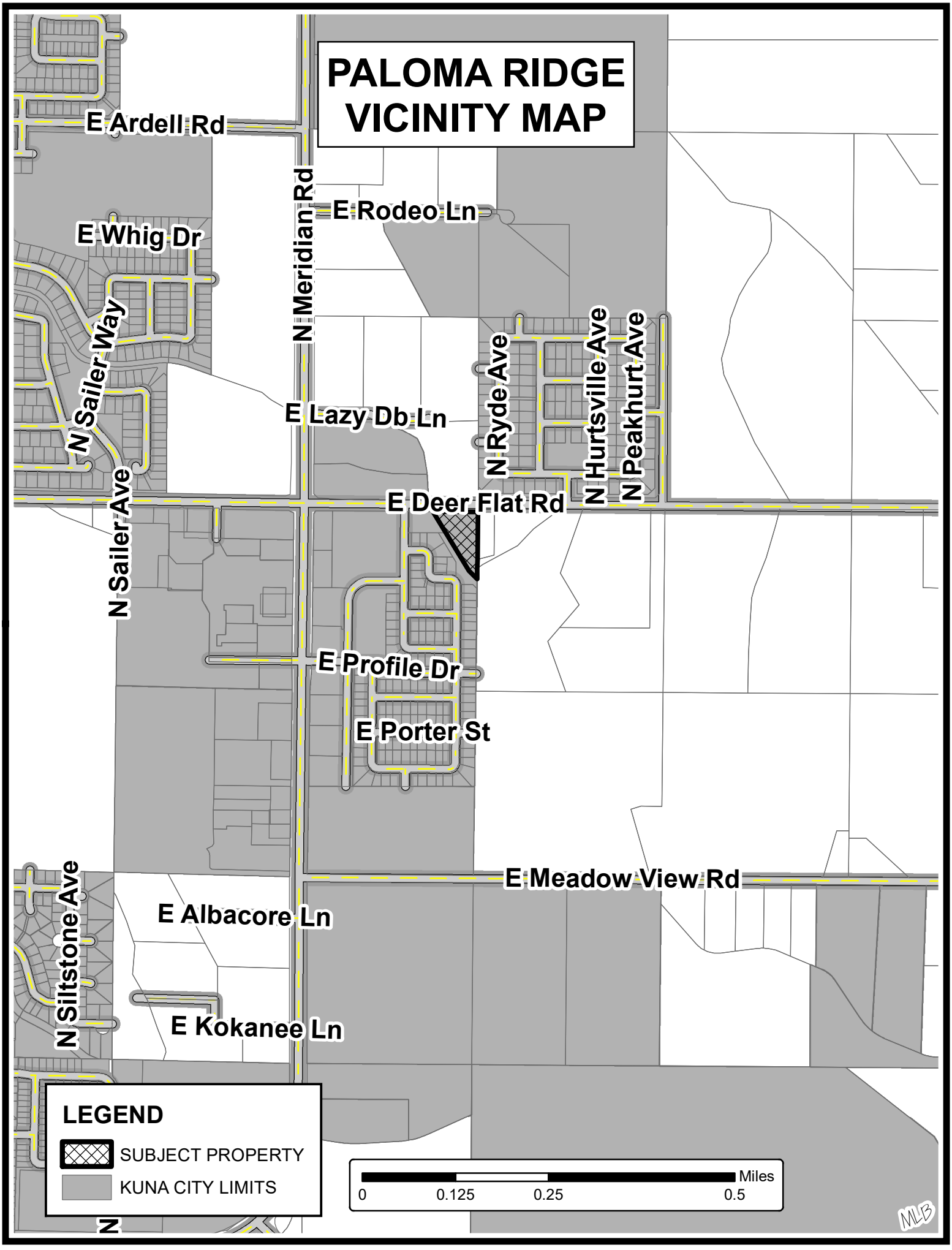
Note: These motions are for the approval, conditional approval or denial of the Design Review application and the recommendation of approval, conditional approval or denial of the Preliminary Plat application to the City Council. However, if the planning and Zoning Commission wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.

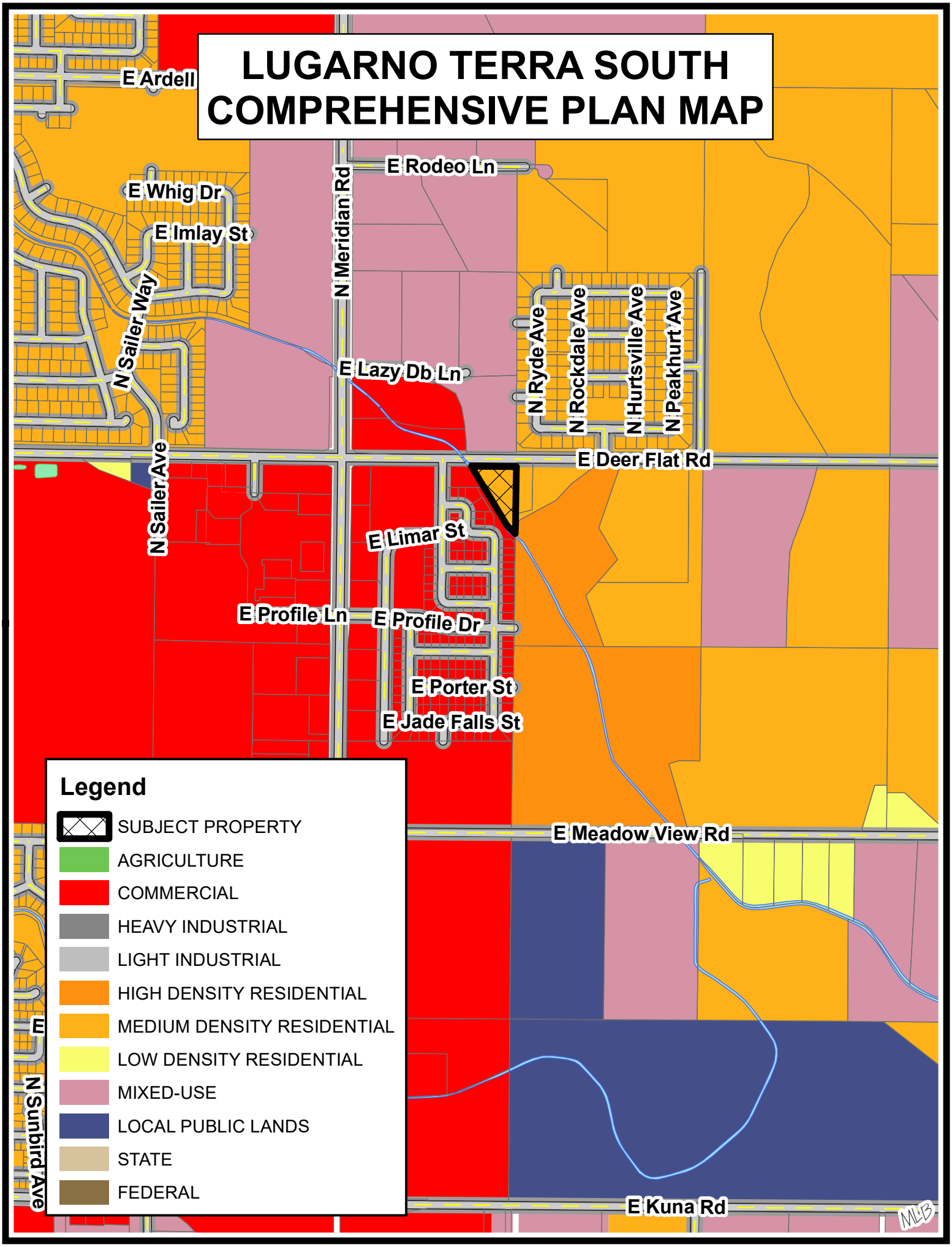
Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (*approval/conditional approval/denial)* of Case No. 20-13-S (Preliminary Plat), a request from Billy Edwards and Select Development to subdivide approximately 1.85 acres into 13 total lots (8 buildable lots and 5 common lots); AND (*approves/conditionally approves/denies)* Case No. 20-21-DR (Design Review), subject to the following conditions of approval:

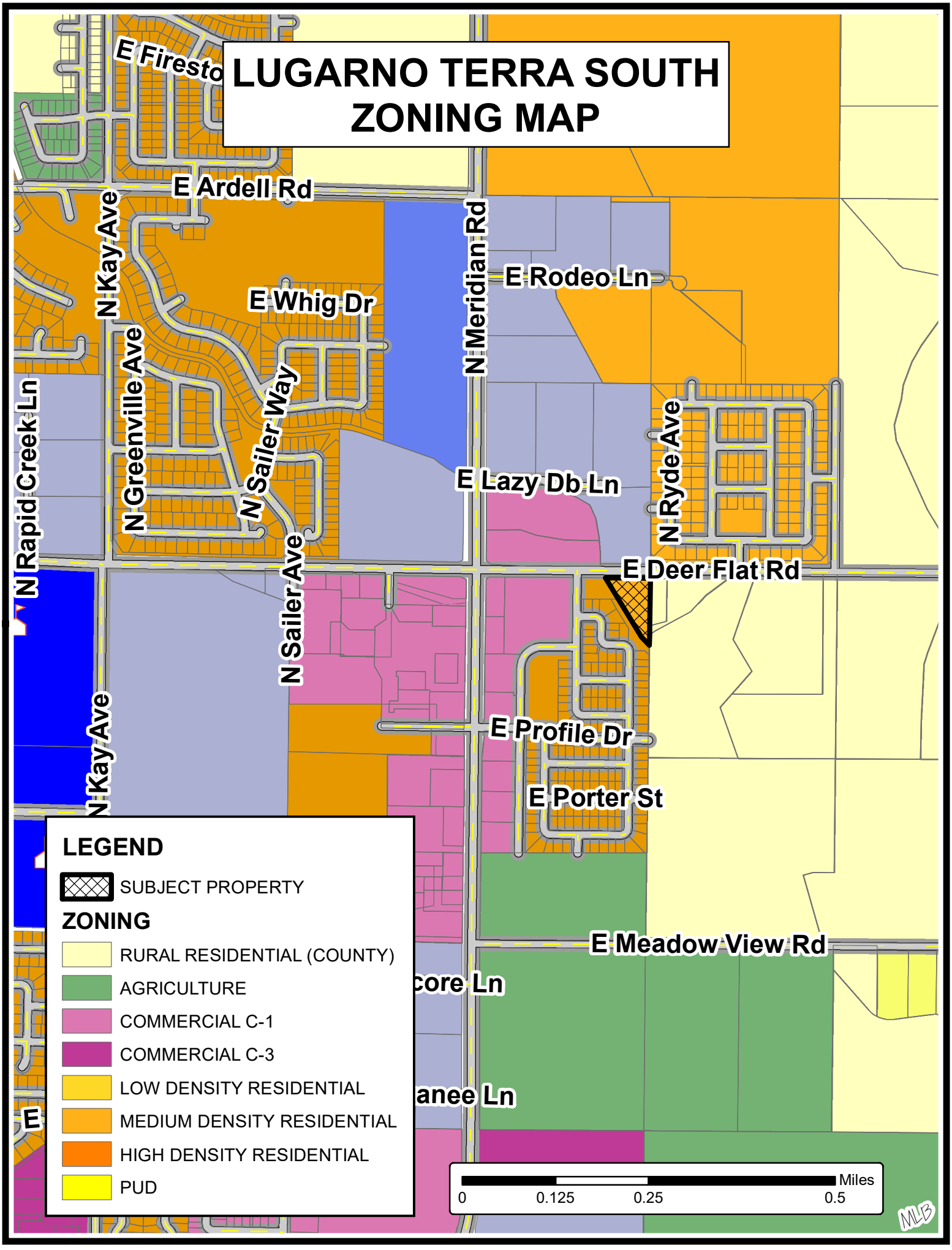
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
   a. The City Engineer shall approve the sewer hook-ups.
   b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
   c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
   d. The Kuna Fire Rural District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
   e. The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
   f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid *prior to issuance* of any building permit(s).
   g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

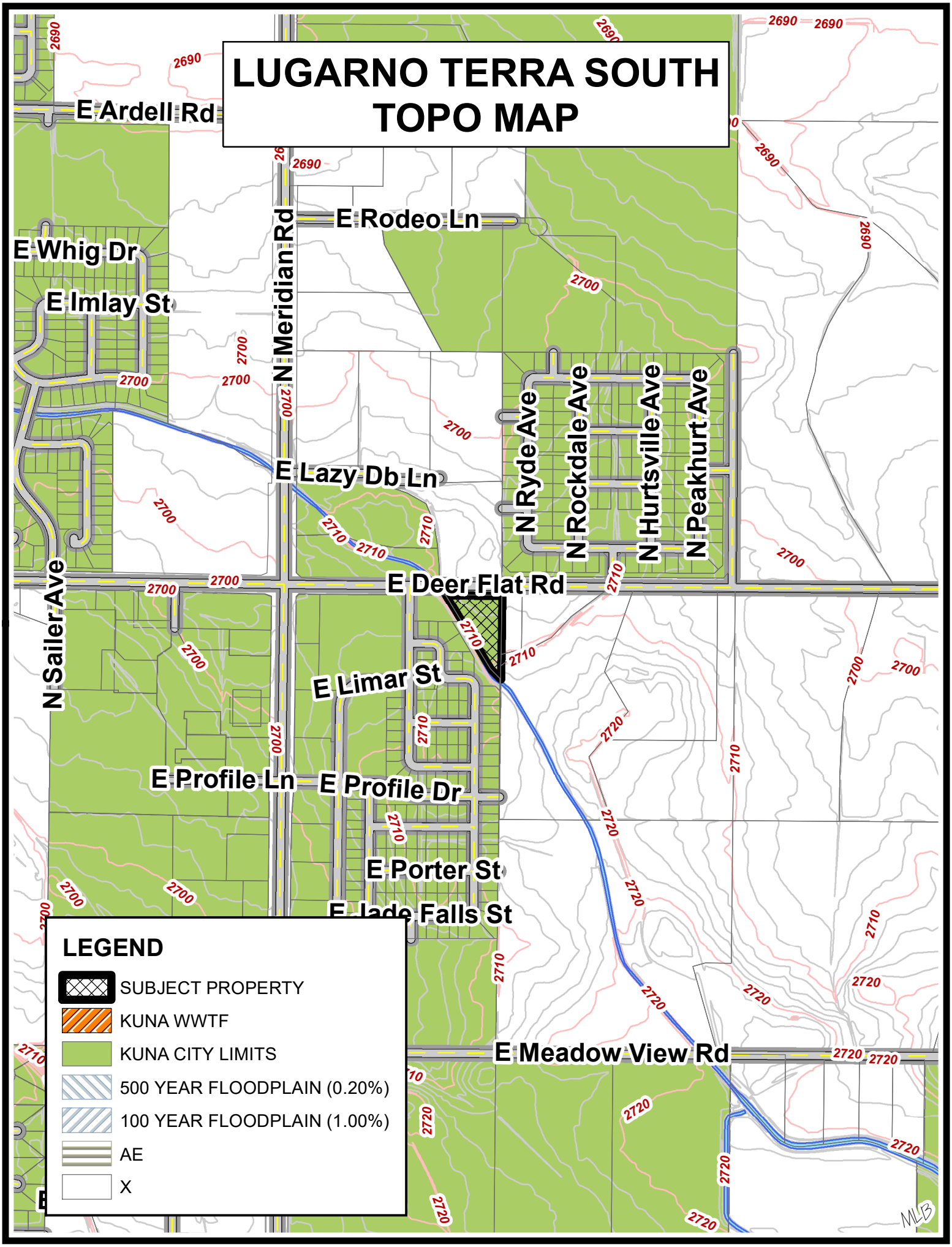
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.
3. Compliance with Idaho Code §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Irrigation System of the City (KMIS).
5. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform all corresponding Master Plans.
6. Developer/owner/applicant shall be required to participate, as determined by the City Engineer, in the development of additional lift station capacity.
7. Curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code Title 5 Chapter 17 and Title 6 Chapter 4.
8. Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code.
9. Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
10. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
11. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
12. Landscaping shall not be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
13. The applicant shall install sod wherever the landscape plan (dated February 8, 2021) identifies “Lawn” and provide staff an updated landscaping plan accommodating the requested change.
14. All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in KCC 5-10.
15. If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.
16. Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.
17. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
18. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
19. Developer/owner/applicant shall comply with all local, state and federal laws.
20. Developer/owner/applicant shall not request final plat approval until the City’s Public Works Director issues the Will-Serve Letter to the applicant that states the City’s Patagonia and Danskin Lift Stations or some other City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision.
21. In the event a Will-Serve Letter is not issued within the time the Applicant is required to record a final plat, the Applicant shall have good cause and be eligible to receive, pursuant to KCC 6-2-3 (J), a time extension to file a final plat up to and until a Will-Serve Letter has been issued.

DATED this 23rd day of February, 2021.


PALOMA RIDGE
VICINITY MAP
E Ardell Rd
N Meridian Rd
E Rodeo Ln
E Whig Dr
N Sailer Way
N Sailer Ave
E Lazy Db Ln
N Ryde Ave
N Hurtsville Ave
N Peakhurt Ave
E Deer Flat Rd
E Profile Dr
E Porter St
E Meadow View Rd
E Albacore Ln
N Siltstone Ave
E Kokanee Ln
LEGEND
SUBJECT PROPERTY
KUNA CITY LIMITS
Miles
0
0.125
0.25
0.5
MLB


LUGARNO TERRA SOUTH
COMPREHENSIVE PLAN MAP
E Ardell
E Rodeo Ln
E Whig Dr
E Imlay St
N Meridian Rd
N Sailer Way
N Sailer Ave
E Lazy Db Ln
N Ryde Ave
N Rockdale Ave
N Hurtsville Ave
N Peakhurt Ave
E Deer Flat Rd
E Limar St
E Profile Ln
E Profile Dr
E Porter St
E Jade Falls St
E Meadow View Rd
N Sunbird Ave
E Kuna Rd
Legend
SUBJECT PROPERTY
AGRICULTURE
COMMERCIAL
HEAVY INDUSTRIAL
LIGHT INDUSTRIAL
HIGH DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
LOW DENSITY RESIDENTIAL
MIXED-USE
LOCAL PUBLIC LANDS
STATE
FEDERAL


LUGARNO TERRA SOUTH
ZONING MAP
E Firesto
E Ardell Rd
N Kay Ave
E Whig Dr
N Greenville Ave
N Sailer Way
N Meridian Rd
E Rodeo Ln
N Rapid Creek Ln
E Lazy Db Ln
N Ryde Ave
E Deer Flat Rd
N Sailer Ave
N Kay Ave
E Profile Dr
E Porter St
E Meadow View Rd
core Ln
anee Ln
E
LEGEND
SUBJECT PROPERTY
ZONING
RURAL RESIDENTIAL (COUNTY)
AGRICULTURE
COMMERCIAL C-1
COMMERCIAL C-3
LOW DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
HIGH DENSITY RESIDENTIAL
PUD
Miles
0
0.125
0.25
0.5
MLB


LUGARNO TERRA SOUTH
TOPO MAP
E Ardell Rd
E Rodeo Ln
E Whig Dr
E Imlay St
N Meridian Rd
N Ryde Ave
N Rockdale Ave
N Hurtsville Ave
N Peakhurt Ave
E Lazy Db Ln
N Sailer Ave
E Deer Flat Rd
E Limar St
E Profile Ln
E Profile Dr
E Porter St
E Jade Falls St
E Meadow View Rd
LEGEND
SUBJECT PROPERTY
KUNA WWTF
KUNA CITY LIMITS
500 YEAR FLOODPLAIN (0.20%)
100 YEAR FLOODPLAIN (1.00%)
AE
X
MLB

LUGARNO TERRA EXPANSIONS SEWER DRAINAGE BASIN (WITH ADDITIONAL ABUTTING BASINS)

CURRENT PATAGONIA - SUB BASIN LIFT STATION CAPACITY:
PHASE 1 CONFIGURATION
830 EDUS PHASE 1
1816 EDUS PHASE 2

CONNECTED:	365.5
WILL SERVE:	527
AVAILABLE FOR BPs:	291
REMAINING CAPACITY:	-63

DANSKIN REMAINING CAPACITY: -264

LUGARNO NORTH

LUGARNO SOUTH

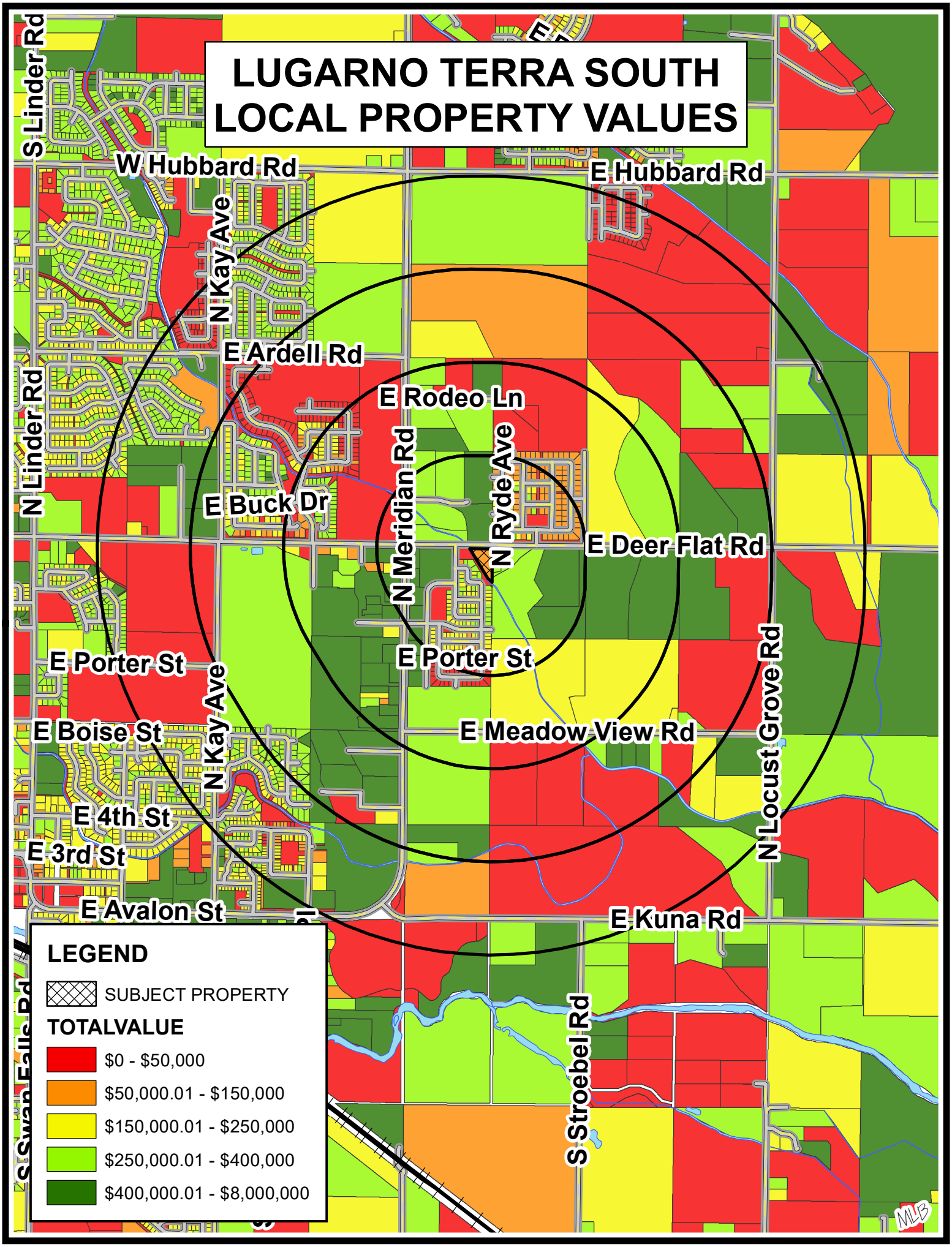
E Ardell Rd
N Meridian Rd
E Lazy Db Ln
E Timber Trail St
E Trophy St
E Bexley St
E Whitetail St
N Ryde Ave
N Rockdale Ave
N Hurtsville Ave
N Peakhurt Ave
E Deer Flat Rd
E Limar St
N Antelope Flat Ave
E Profile Ln
E Profile Dr
N Jacksonmill Ave
Canyon Ave
N Warm River Ave
E Cave Falls St
E Porter St

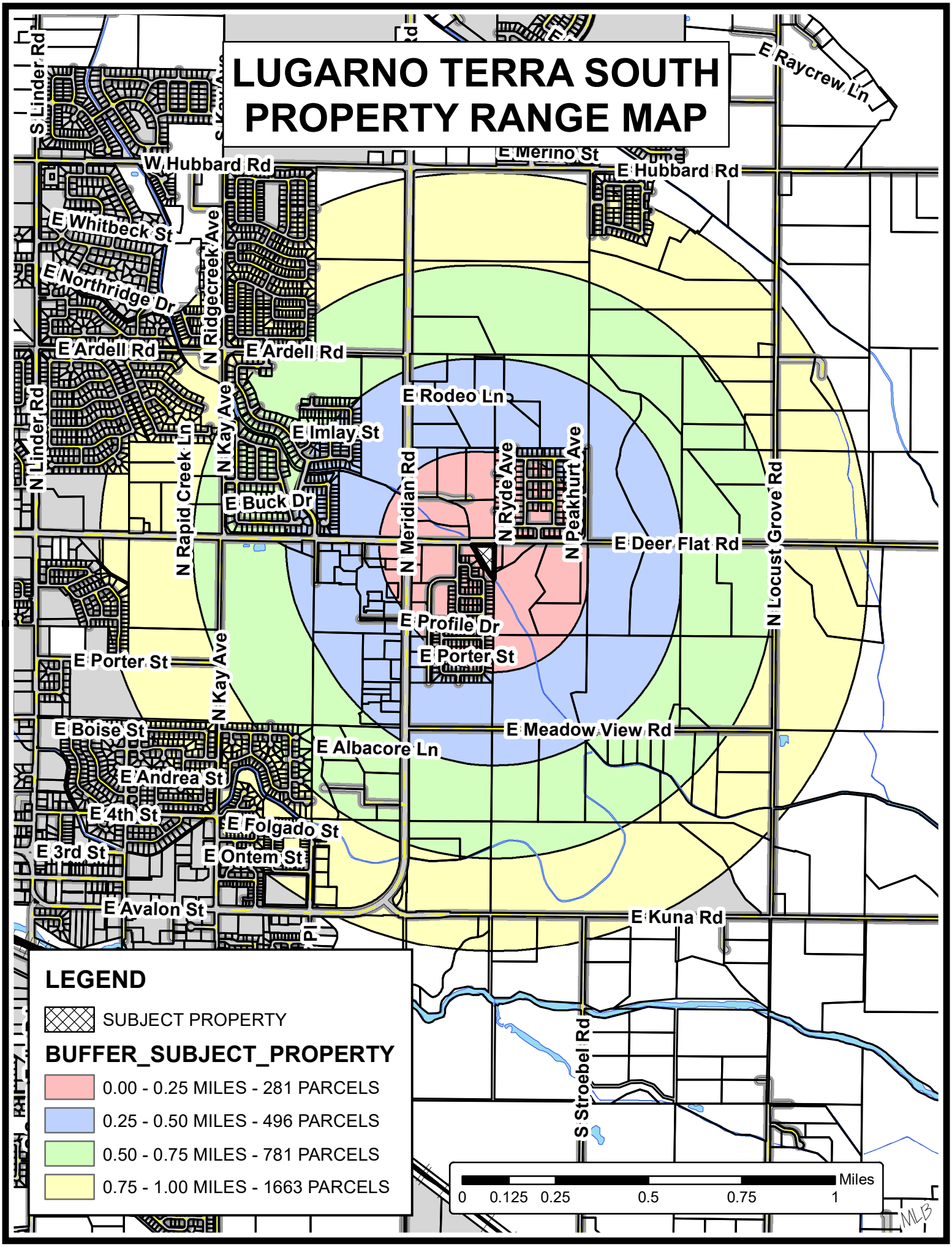
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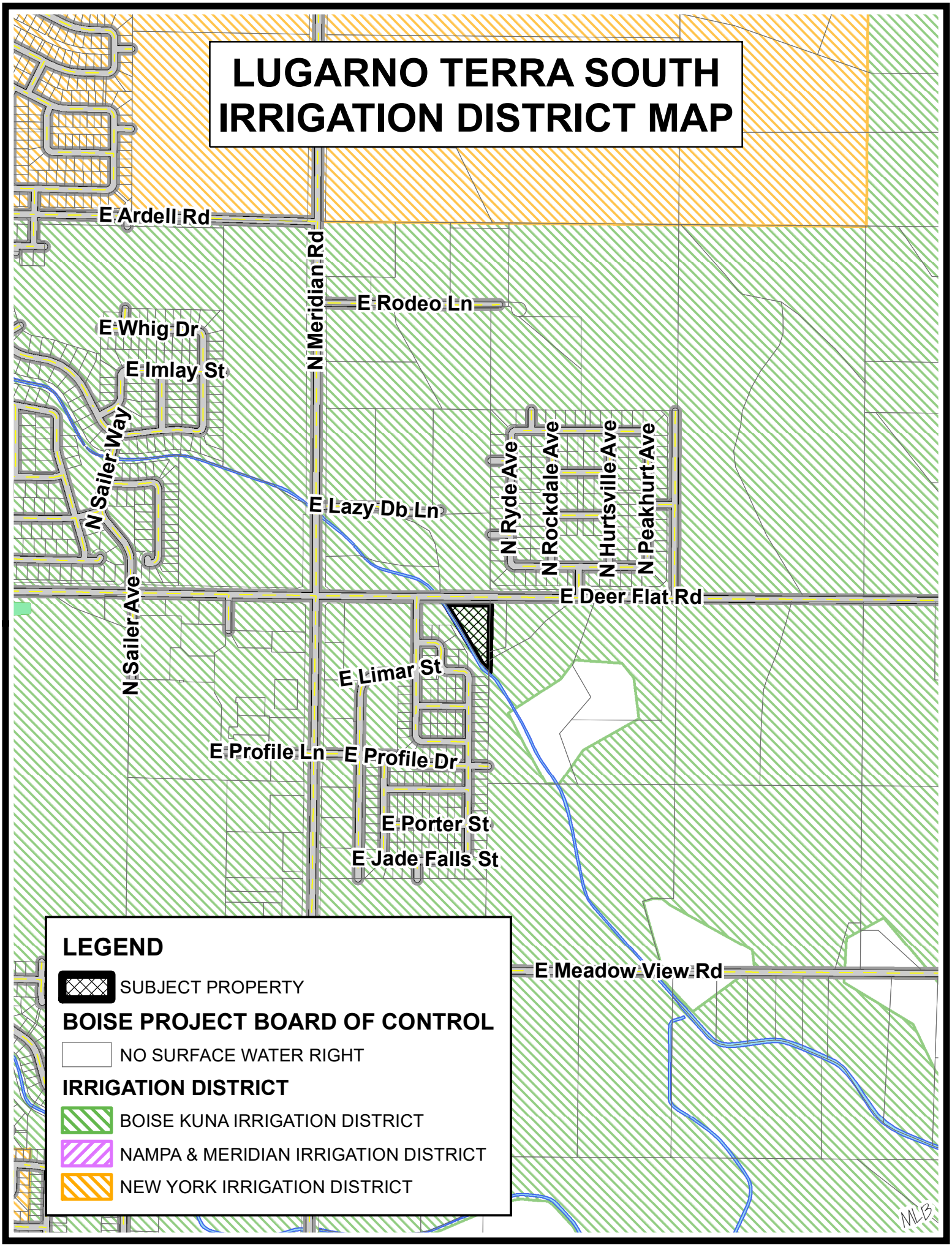
- LIFT STATIONS
- SUBJECT PROPERTIES
- FLOWS OUT OF THE BASINS DESIGN
- DANSKIN LIFT STATION BASIN
- GREYHAWK LIFT STATION BASIN
- PATAGONIA LIFT STATION BASIN
- SPRINGHILL LIFT STATION BASIN

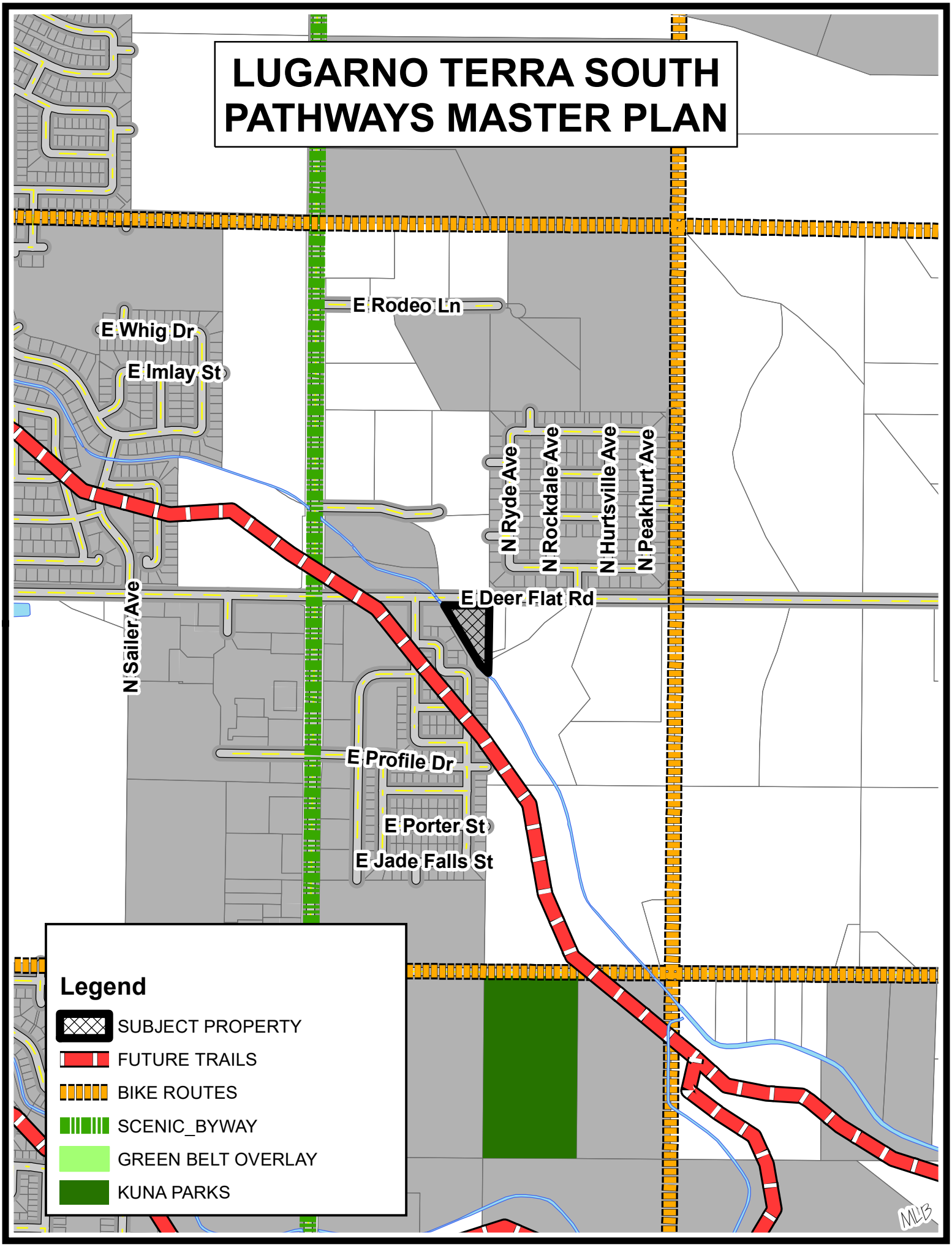
Miles
0 0.0625 0.125 0.25

MLB

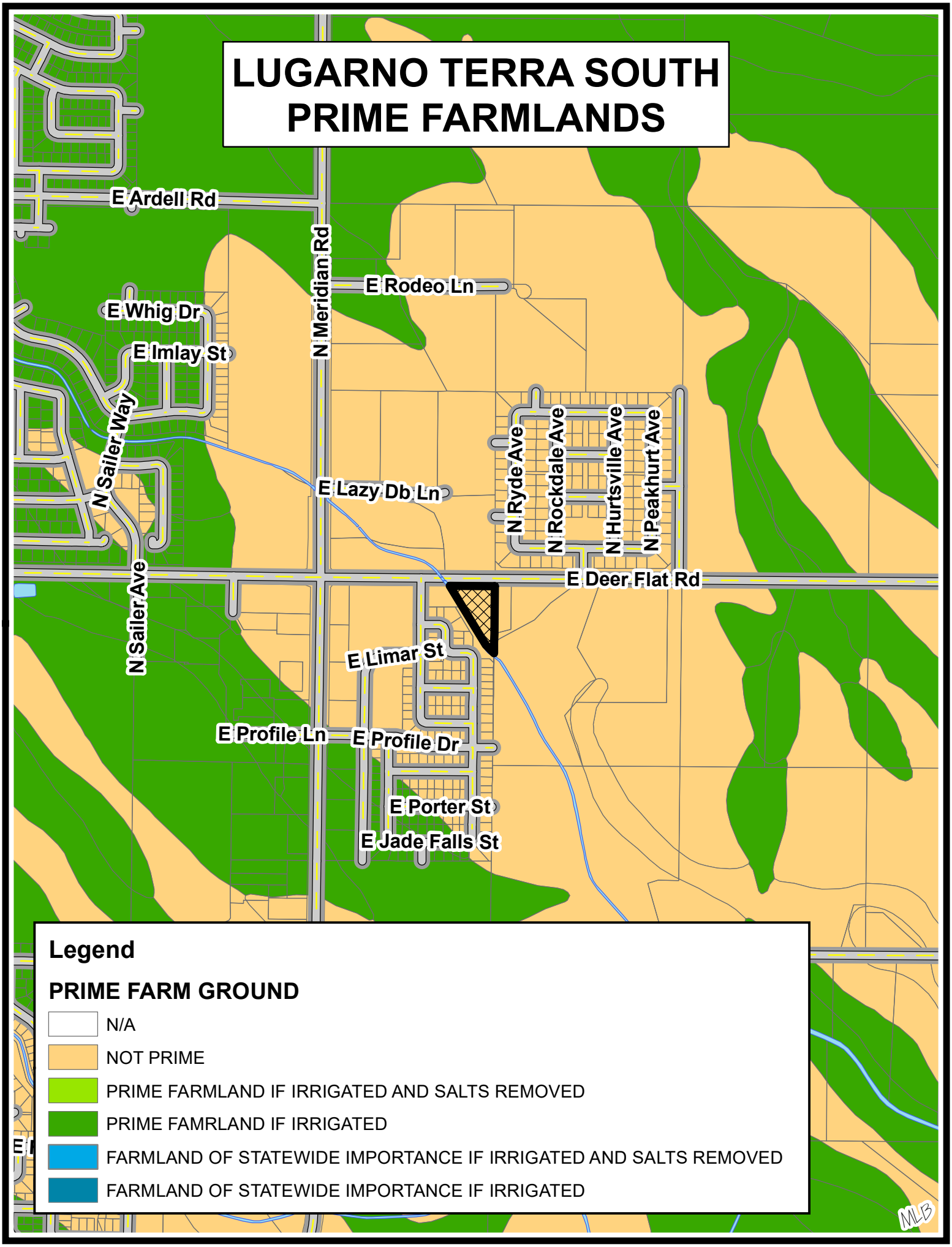

LUGARNO TERRA SOUTH
LOCAL PROPERTY VALUES
S Linder Rd
W Hubbard Rd
E Hubbard Rd
N Kay Ave
E Ardell Rd
N Linder Rd
E Rodeo Ln
N Meridian Rd
N Ryde Ave
E Buck Dr
E Deer Flat Rd
E Porter St
E Porter St
N Kay Ave
N Locust Grove Rd
E Boise St
E Meadow View Rd
E 4th St
E 3rd St
E Avalon St
E Kuna Rd
S Swan Falls Rd
S Stroebel Rd
LEGEND
SUBJECT PROPERTY
TOTALVALUE
$0 - $50,000
$50,000.01 - $150,000
$150,000.01 - $250,000
$250,000.01 - $400,000
$400,000.01 - $8,000,000
MLB

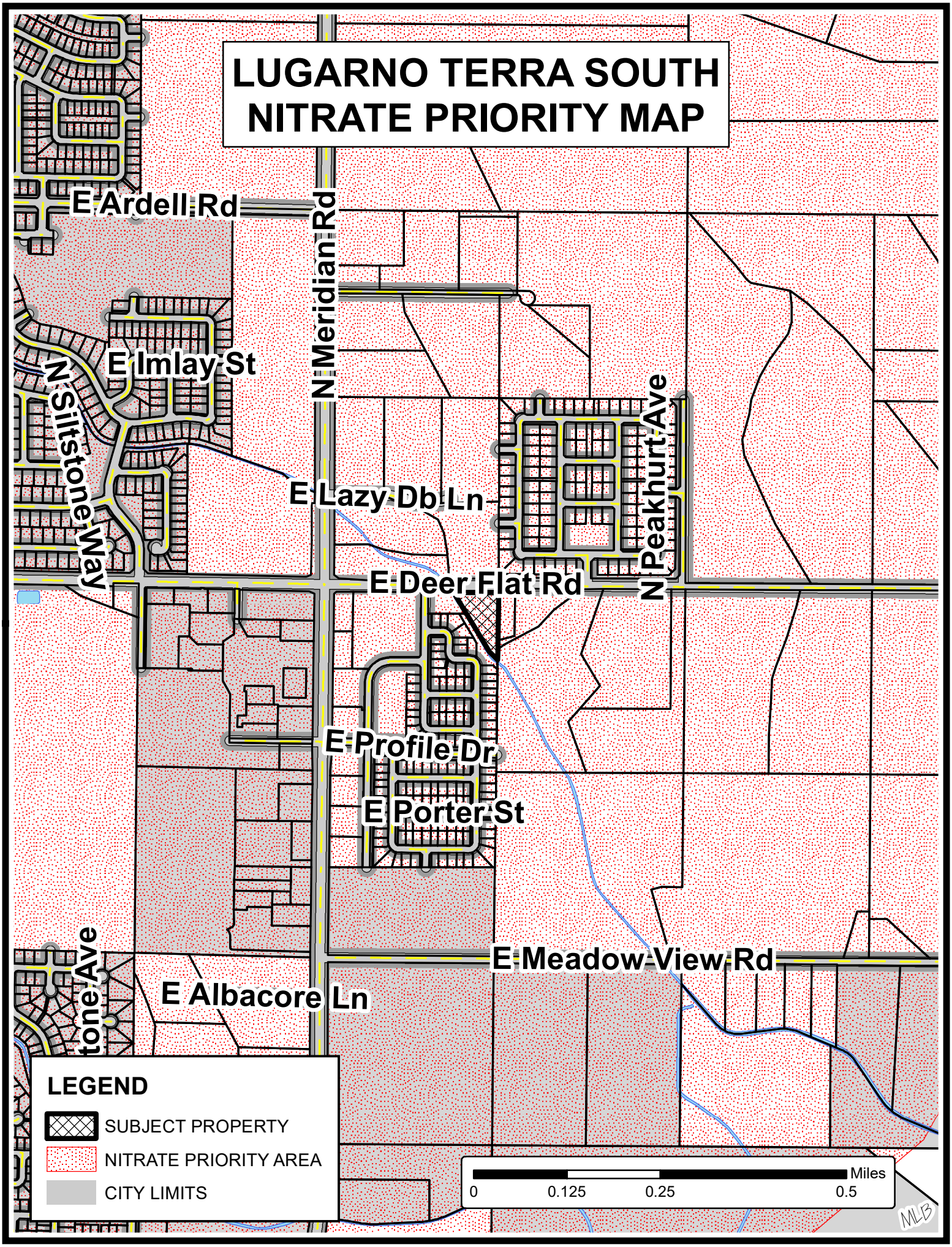

LUGARNO TERRA SOUTH
PROPERTY RANGE MAP
S Linder Rd
S Kay Ave
E Raycrew Ln
W Hubbard Rd
E Merino St
E Hubbard Rd
E Whitbeck St
E Northridge Dr
N Ridgecreek Ave
E Ardell Rd
E Ardell Rd
E Rodeo Ln
N Linder Rd
N Kay Ave
E Imlay St
N Rapid Creek Ln
N Meridian Rd
N Ryde Ave
N Peakhurst Ave
E Buck Dr
E Deer Flat Rd
N Locust Grove Rd
E Profile Dr
E Porter St
E Porter St
N Kay Ave
E Boise St
E Meadow View Rd
E Albacore Ln
E Andrea St
E 4th St
E Folgado St
E 3rd St
E Ontem St
E Avalon St
E Kuna Rd
S Stroebel Rd
LEGEND
SUBJECT PROPERTY
BUFFER_SUBJECT_PROPERTY
0.00 - 0.25 MILES - 281 PARCELS
0.25 - 0.50 MILES - 496 PARCELS
0.50 - 0.75 MILES - 781 PARCELS
0.75 - 1.00 MILES - 1663 PARCELS
0 0.125 0.25 0.5 0.75 1
Miles
MLB

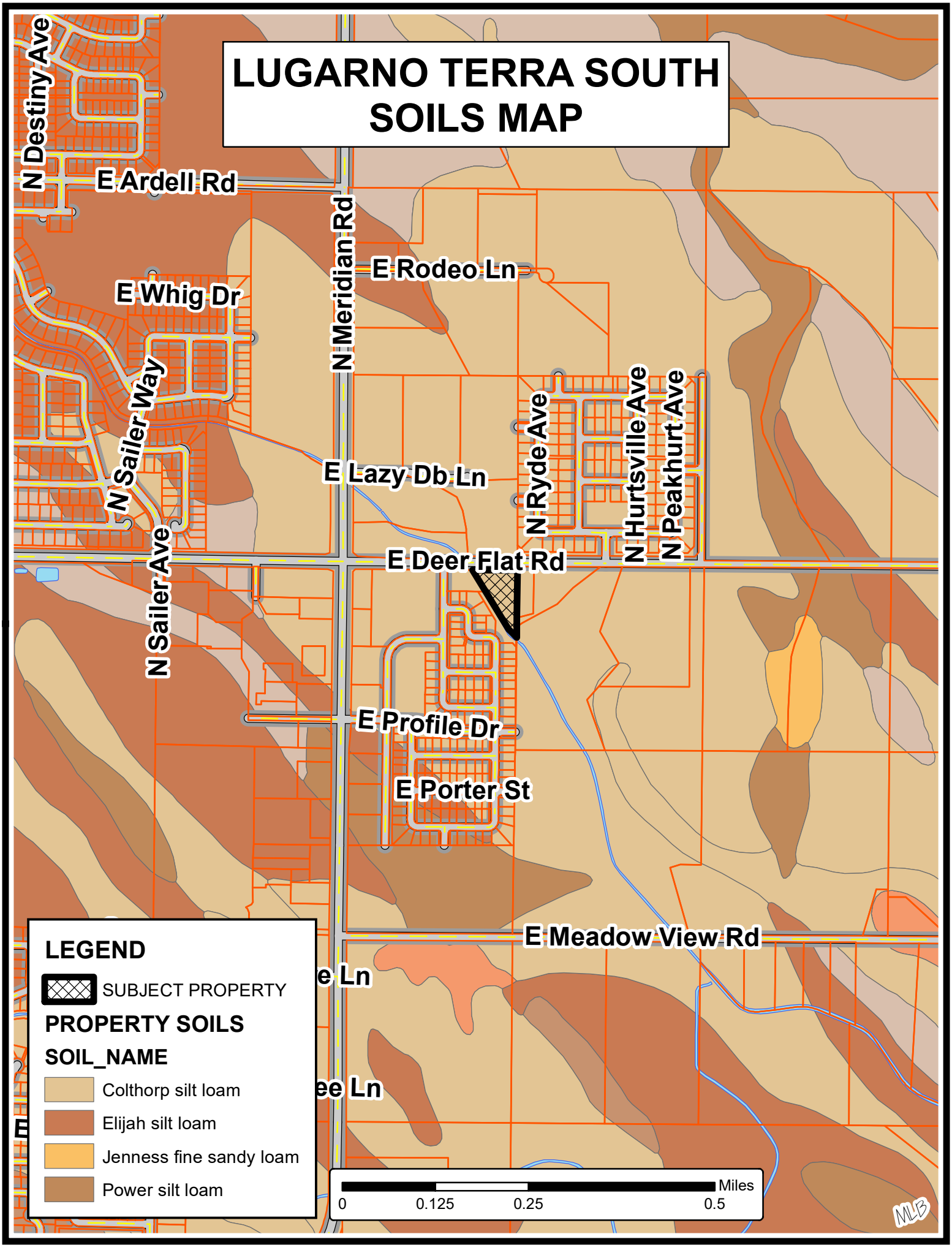

LUGARNO TERRA SOUTH
IRRIGATION DISTRICT MAP
E Ardell Rd
N Meridian Rd
E Rodeo Ln
E Whig Dr
E Imlay St
N Sailer Way
N Sailer Ave
E Lazy Db Ln
N Ryde Ave
N Rockdale Ave
N Hurtsville Ave
N Peakhurt Ave
E Deer Flat Rd
E Limar St
E Profile Ln
E Profile Dr
E Porter St
E Jade Falls St
E Meadow View Rd
LEGEND
SUBJECT PROPERTY
BOISE PROJECT BOARD OF CONTROL
NO SURFACE WATER RIGHT
IRRIGATION DISTRICT
BOISE KUNA IRRIGATION DISTRICT
NAMPA & MERIDIAN IRRIGATION DISTRICT
NEW YORK IRRIGATION DISTRICT
MLB


LUGARNO TERRA SOUTH
PATHWAYS MASTER PLAN
E Rodeo Ln
E Whig Dr
E Imlay St
N Ryde Ave
N Rockdale Ave
N Hurtsville Ave
N Peakhurt Ave
E Deer Flat Rd
N Sailer Ave
E Profile Dr
E Porter St
E Jade Falls St
Legend
SUBJECT PROPERTY
FUTURE TRAILS
BIKE ROUTES
SCENIC_BYWAY
GREEN BELT OVERLAY
KUNA PARKS
MLB

LUGARNO TERRA SOUTH PRIME FARMLANDS




LUGARNO TERRA SOUTH
NITRATE PRIORITY MAP
E Ardell Rd
N Meridian Rd
E Imlay St
N Siltstone Way
E Lazy Db Ln
N Peakhurt Ave
E Deer Flat Rd
E Profile Dr
E Porter St
E Meadow View Rd
E Albacore Ln
tone Ave
LEGEND
SUBJECT PROPERTY
NITRATE PRIORITY AREA
CITY LIMITS
Miles
0
0.125
0.25
0.5
MLB


LUGARNO TERRA SOUTH
SOILS MAP
N Destiny Ave
E Ardell Rd
N Meridian Rd
E Rodeo Ln
E Whig Dr
N Sailer Way
N Sailer Ave
E Lazy Db Ln
N Ryde Ave
N Hurtsville Ave
N Peakhurt Ave
E Deer Flat Rd
E Profile Dr
E Porter St
E Meadow View Rd
LEGEND
SUBJECT PROPERTY
PROPERTY SOILS
SOIL_NAME
Colthorp silt loam
Elijah silt loam
Jenness fine sandy loam
Power silt loam
Miles
0
0.125
0.25
0.5
MLB

Lugarno Terra South

CityofKuna
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)	20-13-S, 20-21-DR
Project name	Lugarno Terra SOUTH
Date Received	10.07.2020
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	02.23.2021
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: Select Development & Contracting, LLC	Phone Number: 208-288-0700
Address:	E-Mail: randy@selectmanagement.com
City, State, Zip: PO Box 1030 Meridian, ID 83680	Fax #: 208-898-9527
Applicant (Developer): Randy Fullmer	Phone Number: 208-288-0700
Address:	E-Mail: randy@selectmanagement.com
City, State, Zip: PO Box 1030 Meridian, ID 83680	Fax #: 208-898-9527
Engineer/Representative: Billy Edwards	Phone Number: 208-921-5531
Address:	E-Mail: wedwards@selectdev.com
City, State, Zip: PO Box 1030 Meridian, ID 83680	Fax #: 208-898-9527

Subject Property Information

Site Address: 1919 East Deer Flat Road Kuna, ID 83634

Site Location (Cross Streets): 1 Parcel South of the Original Lugarno Terra Subdivision off East Deer Flat Road

Parcel Number (s): S1419223001

Section, Township, Range: 2N1E19

Property size : 1.85 Acres

Current land use: Vacant Land — Proposed land use: Single Family Residential

Current zoning district: R-6 — Proposed zoning district: R-6

Project Description

Project / subdivision name: Lugarno Terra South Subdivision

General description of proposed project / request: Single Family Subdivision on 1.85 Acres - 8 Buildable Lots
6 Common Lots - Park Area w/Shelter and Open Space to be Utilized by Boise Project to access existing irrigation gates

Type of use proposed (check all that apply):

- [X] Residential R-6
- [ ] Commercial
- [ ] Office
- [ ] Industrial
- [ ] Other

Amenities provided with this development (if applicable):
Park Area w/Shelter

Residential Project Summary (if applicable)

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

Please describe the existing buildings:

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

Number of residential units: Number of building lots: 8

Number of common and/or other lots: 6

Type of dwellings proposed:

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

Minimum Square footage of structure (s): Homes Averaging 1,500 to 1,800SF

Gross density (DU/acre-total property): 4.32 / Acre Net density (DU/acre-excluding roads): 6.11 / Acre

Percentage of open space provided: 7.56% Acreage of open space: .14 Acres

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

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:

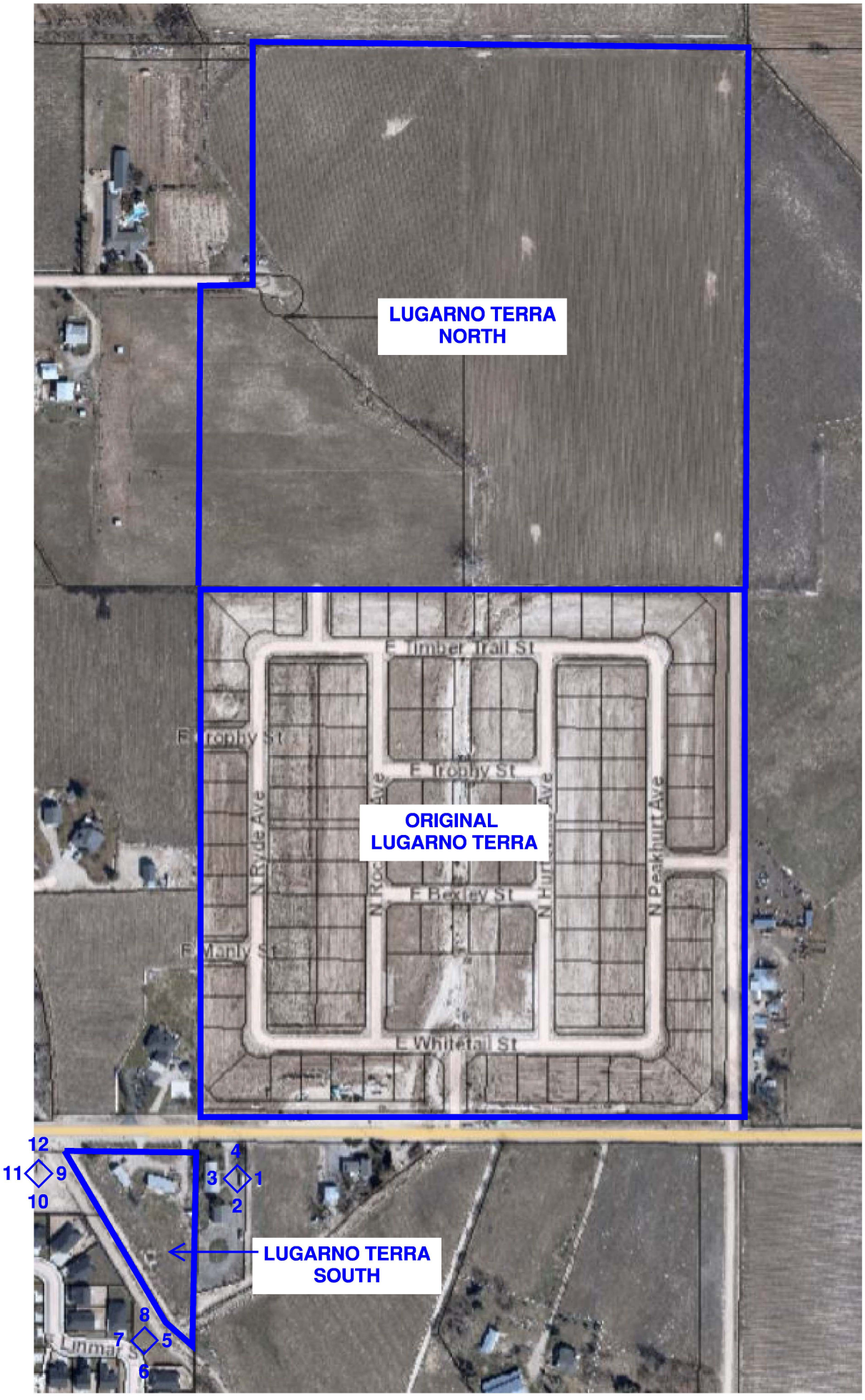
Fencing type, size & location (proposed or existing to remain):

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: William T. Edwards Digitally signed by William T. Edwards DN: C=US, E=wedwards@selectmanagment.com, O=Select Development, OU=Project Manager, CN=William T. Edwards Date: 10.07.2020


LUGARNO TERRA NORTH
E Timber Trail St
E Trophy St
E Trophy St
N Ryde Ave
N Peakhurst Ave
ORIGINAL LUGARNO TERRA
E Bexley St
E Manly St
E Whitetail St
12
11
9
10
4
3
1
2
LUGARNO TERRA SOUTH
8
7
5
6
Linma

LUGARNO TERRA SOUTH



PICTURE #1



PICTURE #2



PICTURE #3



PICTURE #4



PICTURE #5



PICTURE #6



PICTURE #7



PICTURE #8



PICTURE #9



PICTURE #10



PICTURE #11



PICTURE #12

Lugarno Terra South

City of Kuna
Planning & Zoning
Department
PO. Box 13
Kuna, ID 83634
208.922.5274
www.kunacity.id.gov

Preliminary Plat Checklist

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

Project Name: Lugarno Terra South **Applicant:** Billy Edwards

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

Applicant (√)	Description	Staff (√)
☒	**Electronic copy of all required submittal items.**	☐
☒	**Completed and signed Commission & Council Review Application.**	☐
☒	**Vicinity map showing relationship of the proposed plat to the surrounding area with a 2-mile radius.**	☐
☒	**Homeowner's maintenance agreement for the care of landscaped common areas.**	☐
☒	**Legal description of the preliminary plat area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.**	☐
☒	**Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties involved).**	☐
☒	**Letter of intent indicating reasons and details for preliminary plat.**	☐
☒	**Commitment of Property Posting form signed by the applicant/agent.**	☐
☐	**If preliminary plat includes 100 lots or more, please submit a traffic impact study.**	☐
☒	**A letter from Ada County Engineer with the Subdivision Name reservation. A name change needs to be submitted and approved by the Planning & Zoning Director and Ada County Engineer.**	☐
☐	**Phasing Plan**	☐
☒	**Landscape plan for subdivision entrances, buffers, common areas, etc.**	☐
☒	**Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).**	☐
☒	**8 1/2 x 11 proposed preliminary plat.**	☐
☒	**Preliminary plat drawing on 24x36 quality paper drawn to scale of 1 to 100' or more. The following information shall be contained on the preliminary plat:** ◊ **Topography at two-foot (2') intervals** ◊ **Land uses (location, layout, types & dimensions): residential, commercial & industrial land uses.** ◊ **Street right-of-way: dimensions of right-of-way dedication for all roadways, street sections, improvements, etc.** ◊ **Easements/common space: utility easements, parks, community spaces** ◊ **Lots: layout and dimensions of lots** ◊ **Preliminary improvement drawing: show water, sewer, drainage, electricity, irrigation, telephone, natural gas, proposed street lighting, proposed street names, proposed subdivision name, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.**	☐

*NOTE: One copy of the above items need to be submitted when applying for multiple applications. This application shall not be considered complete (nor will a public hearing be set) until staff has received **all required information**. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.*

Lugarno Terra South

City of Kuna
Design Review Application

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

FILE NO.: _____

CROSS REF.:_____

FILES:_____

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

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

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

Application Submittal Requirements

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

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

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

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

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

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

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

Site Plan

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

Landscape and Streetscape Plan

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

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

Building Elevations

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

Lighting Plan

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

Roof Plans

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

Design Review Application

Applicant: Select Development & Contracting, LLC Phone: 208-288-0700

☒ Owner ☐ Representative Fax/Email: wedwards@selectdev.com

Applicant's Address: PO Box 1030

Meridian, Idaho Zip: 83680

Owner: Phone:

Owner's Address: Email:

Zip:

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

Address: Email:

Zip:

Address of Property: 1919 East Deer Flat Road

Kuna, Idaho Zip: 83634

Distance from Major Cross Street: 1/4 Mile from Meridian Road and East Deer Flat Road Street Name(s):

Please check the box that reflects the intent of the application

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

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

Common Area Landscape for expansion of existing Lugarno Terra Subdivision

1. Dimension of Property: 1.85 Acres
2. Current Land Use(s): Single Family Residential Subdivision
3. What are the land uses of the adjoining properties?
   - North: Single Family Home
   - South: Agricultural
   - East: Single Family Home
   - West: Single Family Homes
4. Is the project intended to be phased, if so what is the phasing time period?

   Please explain:

5. The number and use(s) of all structures: 6 Common Lots and 8 Buildable Lots

6. Building heights: _____ Number of stories: _____

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

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

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

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

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

	MATERIAL		COLOR
Roof:		/	

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

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

9. Please identify Mechanical Units: _____

Type/Height: _____

Proposed Screening Method: _____

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

11. Are there any irrigation ditches/canals on or adjacent to the property? _____

If yes, what is the name of the irrigation or drainage provider? _____

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

Subdivision Perimeter and Separating Common Lots & Single Family Lots

Type: 6' Tall Vinyl Fence - Color to Match Existing Lugarno Terra Fence

Size: 6'-0" Tall

Location: Subdivision Perimeter and Separating Common Lots & Single Family Lots

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

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

Underground Seepage Beds

14. Percentage of Site Devoted to Building Coverage: _____

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

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

% of Site Devoted to other uses: _____

Describe: _____

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

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

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

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

17. Dock Loading Facilities:

Number of docking facilities and their location: _____

Method of screening: _____

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

Park Area w/Shelter

19. Setbacks of the proposed building from property lines:

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

20. Parking requirements: _____

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

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

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

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

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

Signature of Applicant _____Date 10.07.2020

City staff comments:

_____

_____

Signature of receipt by City Staff_____ Date_____

FOR ADDITIONAL INFORMATION:

(Please list page number and item in reference)

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

Master Declaration of Covenants, Conditions, Restrictions and Easements for Lugarno Terra Subdivision

Select Development and Contracting LLC
2501 E. State Ave., Suite 210
PO Box 1030
Meridian, Idaho 83680
208-288-0700

ARTICLE 5. RIGHTS TO COMMON AREAS

5.1 Use of Common Area; Delegation of Use. Every Owner shall have a right to use the Common Area subject to the following provisions:

5.1.1 The right of the Association to levy and increase Assessments for the construction, protection, maintenance, repair, management and operation of Improvements on the Common Area, including the right to Special Assessments;

5.1.2 The right of the Association to suspend the voting rights and rights of use, or interest in, the Common Area by an Owner for any period during which any Assessment or charge against such Owner's Lot remains unpaid, and for a period not to exceed sixty (60) days for any infraction of the Association Rules;

5.1.3 The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility or other Person for such purposes and subject to such conditions as may be permitted by the Project Documents; provided however, that no such dedication or transfer shall be effective without the approval of the Owners of at least two-thirds (2/3) of the total voting power in the Association;

5.1.4 The right of the Association to prohibit the construction of Improvements on all Common Areas;

5.1.5 The Common Area cannot be mortgaged or conveyed without the approval of the Owners of at least two-thirds (2/3) of the total voting power in the Association.

5.2 Delegation of Right to Use. Any Owner may delegate, in accordance with the Project Documents, such Owner's right of enjoyment to the Common Area to the members of such Owner's family residing on such Lot, the tenants residing reside on such Lot or to such Owner's contract purchasers who reside on such Owner's Lot. Only Grantor or the Association shall have the right to delegate the right of enjoyment to the Common Area to the general public, and such delegation to the general public shall be for a fee set by Grantor or the Association.

5.3 Damages. Each Owner shall be fully liable for any damage to any Common Area that may be sustained by reason of the negligence or willful misconduct of the Owner, such Owner's contract purchasers or such Owner's family and guests, both minor and adult. In the case of joint ownership of a Lot, the liability of such Owners shall be joint and several. The cost of correcting such damage shall be a Limited Assessment against the Lot and may be collected as provided herein for the collection of other Assessments.

5.4 Association's Responsibility. The Association shall maintain and keep the Common Area in good repair, such maintenance to be funded as provided in this Declaration. This maintenance shall include, without limitation, maintenance, repair and replacement, subject to any insurance then in effect, of all landscaping and other flora, structures, fencing installed by Grantor along perimeter portions of the Property and other Improvements situated within the Common Area.

Sawtooth Land Surveying, LLC

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

1044 Northwest Blvd., Ste. G
Coeur d'Alene, ID 83814
P: (208) 714-4544
F: (208) 292-4453

141 1st Avenue East
Jerome, ID 83338
P: (208) 329-5303
F: (208) 324-3821

June 18, 2018
2.28 Acre Parcel Description

BASIS OF BEARINGS for this description is South 89°35'05" East, between an illegible aluminum cap marking the NW Corner of Section 19, and a brass cap PLS 8575, marking the North 1/4 Corner of said Section 19, both in T. 2 N., R. 1 E., B.M., Ada County, Idaho.

A parcel of land lying within Government Lot 1, Section 19, T. 2 N., R. 1 E., B.M., Ada County, Idaho, more particularly described as follows:

COMMENCING at an illegible aluminum cap marking the NW Corner of said Section 19;

Thence South 89°35'05" East, coincident with the north line of said Government Lot 1, Section 19, a distance of 882.73 feet to the **POINT OF BEGINNING**;

Thence continuing South 89°35'05" East, coincident with said north line of Government Lot 1, Section 19, a distance of 335.00 feet to the W1/16 of said Section 19;

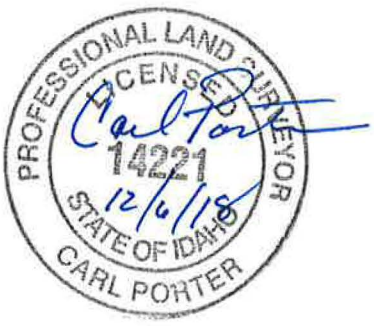
Thence leaving said north line of Government Lot 1, Section 19, South 0°48'31" West, coincident with the east line of said Government Lot 1, Section 19, a distance of 534.53 feet;

Thence leaving said east line of Government Lot 1, Section 19, North 47°20'47" West, 60.21 feet to the east bank of the Kuna Canal;

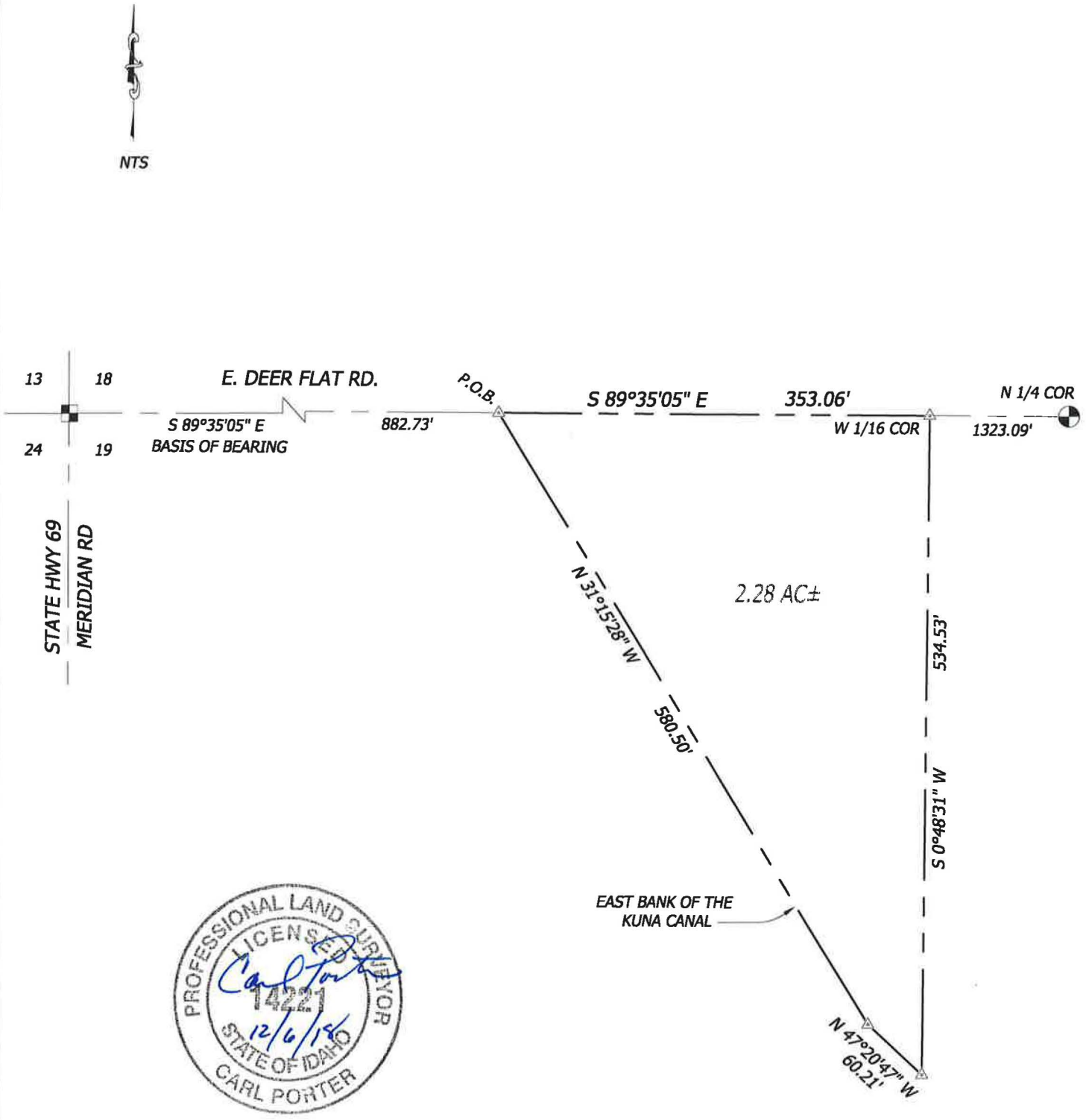
Thence North 31°15'28" West, coincident with said east bank of the Kuna Canal, 580.50 feet to the **POINT OF BEGINNING.**

Less any rights of way and/or easements.

The above described parcel of land contains 2.28 acres, more or less.



SECTION 19, T. 2 N., R. 1 E.,
B.M., ADA COUNTY, IDAHO



PROJECT:	CLIENT		DWG #
LUGARNO SUBDIVISION ADA COUNTY, IDAHO	ROCK SOLID CIVIL DERRITT KERNER	SAWTOOTH Land Surveying, LLC 2030 S. WASHINGTON AVE. EMMETT, ID 83617 P: (208) 398-8104 F: (208) 398-8105 WWW.SAWTOOTHLS.COM	18050-EX
	DATE: 12/2018		PROJECT# 18050
			SHEET 1 OF 1

Map Check Thu Dec 6 12:40:52 2018
Lugarno Triangle boundary
2.28 Acer Parcel

Operator	NRB	Project	18050
Date	12/6/18	Time	

Course	Bearing	Distance	PT#	Northing	Easting	Description
			100	669789.17	2459041.37	
100-101	S 89°35'05" E	353.06	101	669786.62	2459394.41	
101-102	S 00°48'31" W	534.53	102	669252.14	2459386.87	
102-103	N 47°20'47" W	60.21	103	669292.94	2459342.58	
103-100	N 31°15'28" W	580.50	100	669789.17	2459041.37	

Closure error distance> 0.000 Error Bearing> N 90°00'00" E
Closure Precision> 1 in 1528304845169.0 Total Distance Traversed> 1528.30
99200.8 Sq. Feet
2.28 Acres

✓ NRB 12-6-18
✓ CP 12/6/18

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

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

City of Kuna

AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, RANDY FULLMER, 1034 E. RADIANT RIDGE DR. MERIDIAN, ID 83642, MANAGER / SELECT DEVELOPMENT AND CONTRACTING, LLC

Name Address 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 WILLIAMS EDWARDS, 2501 E STATE AVE, SUITE 210 MERIDIAN, ID 83642 (Name Address) to submit the accompanying application pertaining to that property.

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

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

Dated this 6th day of OCTOBER, 2020

Signature

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

Notary Public for Idaho

Residing at: MERIDIAN, IDAHO

My commission expires: 2/21/25

ALAN C NOBLE
COMM NO. 61141
NOTARY PUBLIC
STATE OF IDAHO

2

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 NIKOLA OLSON
FIRST AMERICAN TITLE INSURANCE COMPANY

2018-001545
01/05/2018 11:33 AM
$15.00

AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC
PO Box 1030
Meridian, ID 83680

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

WARRANTY DEED

File No.: **4103-2974647 (DS)** Date: **December 28, 2017**

For Value Received, **Dave Stark and Brittany Stark, husband and wife who acquired title as Dave Stark and Brittany Stark, a married couple**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Select Development & Contracting, LLC, an Idaho limited liability company**, hereinafter referred to as Grantee, whose current address is **PO Box 1030, Meridian, ID 83680**, the following described premises, situated in **Ada** County, **Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

ALL THAT PORTION OF LOT 1 OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE, MERIDIAN, ADA COUNTY, IDAHO, LYING NORTH AND EAST OF KUNA CANAL. EXCEPT THAT PORTION CONVEYED TO ADA COUNTY HIGHWAY DISTRICT ON AUGUST 27, 2002 AS INSTRUMENT NO. 102097128.

APN: **S1419223000**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

AFTER RECORDING MAIL TO:

Select Development & Contracting, LLC
PO Box 1030
Meridian, ID 83680

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

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Dave Stark

Brittany Stark

STATE OF Idaho)
SS.
COUNTY OF Ada)

On this 4 day of **January, 2018** , before me, a Notary Public in and for said State, personally appeared **Dave Stark and Brittany Stark**, known or identified to me to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument, and acknowledged to me that he/she/~~they~~ executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

ALEC CINDRICH NOTARY PUBLIC STATE OF IDAHO

Notary Public for the State of Idaho
Residing at: ~~Eagle, ID~~ ~~4~~
My Commission Expires: 9~~-29-23~~

Residing at: Meridian, ID
My Commission Expires: 2/27/2021

SELECT DEVELOPMENT

Mr. Jace Hellman
Planning & Zoning Department, City of Kuna
751 West 4th Street
Kuna, ID 83634

07 October 2020

RE: Lugarno Terra Subdivision Expansion
SOUTH

Dear Mr. Hellman,

On behalf of Select Development & Contracting, LLC (Applicant) please accept applications for Preliminary Plat and Design Review for 1.85 acres of property directly southwest of the existing Lugarno Terra subdivision noted as (see attached site map):

Overview of proposed projects:

South Expansion – Lugarno Terra Subdivision

- The Lugarno Terra Subdivision South Expansion will include 8 single family residential lots ranging in size from ±3,800SF to ±5,400SF. Density per acre is 4.3 residential units per acre.
- Amenities will include park area with shelter.
- Common/Open Space area totaling .18 acres.
- Large Landscape Buffer along future East Deer Flat Road.
- Dedicated Landscape areas mingled throughout subdivision to soften road intersections that represent 9.7% of total project.
- Applicant will work with a select group of quality residential builders to insure quality construction and variation of construction.
- Home prices will average $325,000.
- Strong CC&R's to insure the Lugarno Terra sub is well maintained.
- As requested by ACHD right-of-way is being provided for future connection to property to the east.
- Proposing full access onto East Deer Flat Road in accordance with ACHD standards.
- Vinyl fencing bordering perimeter of entire subdivision including shared property lines with buildable and common lots.

Preliminary Plat

The Applicant is submitting a preliminary plat based on single phase. There is an existing open irrigation ditch to the west that is maintained by Bureau of Reclamation. This ditch does not fall on this property but the access road does, this drive access easement wil be maintained. The applicant is proposing to start work in 2021.

Interior streets will be dedicated to ACHD through the plating process in conformance with District standards. Single access point is proposed to East Deer Flat Road.

All necessary utility easements are noted on the plat.

Design Review

A complete Design Review (DR) application accompanies this submittal for landscaping throughout the overall subdivision. All planned utilities and preliminary storm drain facilities (with directional flow arrows) are shown on the Pre-Plat map and is stamped by a professional engineer. The Pre-Plat also shows all property lines, right-of-ways, easements, and street lights per City of Kuna spacing requirements. The landscape plans identify all the other required DR checklist items to include; signage locations, vision triangles, fencing locations/details, etc.. Specific applications for signage will be submitted later, when appropriate for City review and approval

Lugarno Terra Subdivision – South Expansion
Estimated Yearly Tax Generation (2020 Tax Rates)
8 Single Family Homes
Estimated Valuation of $350,000 per Home

Tax District	Levy	Description	Annual Taxes at Buildout
1	0.002149935	ADA COUNTY	$6,019.82
3	0.000118422	EMERGENCY MEDICAL	$331.58
6	0.000701539	ADA COUNTY HIGHWAY DISTRICT	$1,964.31
9	0.004084898	SCHOOL DISTRICT NO.3	$11,437.71
11	0.000402437	KUNA LIBRARY	$1,126.82
17	0.002173433	KUNA CITY	$6,085.61
22	0.000098827	KUNA CEMETERY	$276.72
28	0.0009982	KUNA FIRE	$2,794.96
43	0.000021106	MOSQUITO ABATEMENT	$59.10
100	0.000124293	COLLEGE OF WESTERN IDAHO	$348.02
TOTAL	**0.010873089**		**$30,444.65**

In conclusion, the goal of the Applicant is not to meet City zoning requirements but to exceed them in an effort to complement the City's vision and provide additional housing opportunities for your growing community. We look forward to working with Staff to accomplish this great project.

Thank you in advance for consideration of our applications. Please feel free to contact me if you have any questions. I can be reached at (208) 288-0700 or at wedwards@selectdev.com.
Thank you in advance.

Sincerely,
William Edwards, Project Manager
Select Development & Contracting, LLC.

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

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

City of Kuna

COMMITMENT TO PROPERTY POSTING

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

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

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

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

William T. Edwards

Digitally signed by William T. Edwards
DN: C=US, E=wedwards@selectmanagment.com, O=Select Development, OU=Project Manager, CN=William T. Edwards

Applicant/agent signature:

10.07.2020

Date:

William Edwards

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Wednesday, October 07, 2020 2:48 PM
To: William Edwards
Subject: RE: Lugarno Terra Phase 2 - Subdivision Name

Mr. Edwards;

Using the name “Lugarno Terra Subdivision No 2” would be acceptable for the contiguous property to the north. Since it is a sequential phase of an existing development, we do not reserve (or re-reserve) the name, as long as the developer will be the same as the original development.

The southerly property (Parcel S1419223001), but must be a different name since it is not contiguous and is across a public right-of-way.
Using Lugarno Terra South would be approvable, or you can choose another name.

Glen Smallwood
Surveying Technician
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 *office*
(208) 287-7909 *fax*

From: William Edwards <WEdwards@selectdev.com>
Sent: Wednesday, October 7, 2020 8:53 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] Lugarno Terra Phase 2 - Subdivision Name

CAUTION: This email originated from outside Ada County email servers. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Verify the sender by mouse-hovering over their display name in order to see the sender’s full email address and confirm it is not suspicious. If you are unsure an email is safe, please report the email by using the 'Phish Alert' button in Outlook.

Jerry or Glen,
I am currently putting together my Preliminary Plat and Design Review application for the City of Kuna regarding the expansions to the existing Lugarno Terra Subdivision. This subdivision is located on East Deer Flat Road just east of Meridian Road. Our intention is to utilize the same, already approved, subdivision name Lugarno Terra for both these expansions. Please confirm this is acceptable to so I can include this email with my application. I really like to get this submitted today if you can expedite your response that would be greatly appreciated.
Thanks,

Billy Edwards | *Project Manager*

208.288.0700 **office**
208.921.5531 **cell**
208.519.5336 **direct**

208.898.9527 **fax**

Select Management Co. | Select Development Co.
PO Box 1030
Meridian, Idaho 83680

wedwards@selectdev.com

Lugarno Terra South

Neighborhood Meeting Certification

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

GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 5-1A-2 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

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

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

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

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

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

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

Description of proposed project: Expansion of an Existing Single Family Subdivision

Date and time of neighborhood meeting: October 02, 2020 @ 6:00PM

Location of neighborhood meeting: Lugarno Terra Clubhouse @ 2170 East Whitetail Street, Kuna, ID 83634

SITE INFORMATION:

Location: Quarter: Section: 18 Township: 2N Range: 1E Total Acres: 38.5

Subdivision Name: PAR #3001 POR OF GOVT LOT 1 Lot: Block:

Site Address: 1919 East Deer Flat Road Tax Parcel Number(s): S1419223001

Kuna, ID 83634

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

CURRENT PROPERTY OWNER:

Name: Select Development & Contracting, LLC.

Address: PO Box 1030 City: Meridian State: Idaho Zip: 83680

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

Name: Billy Edwards Business (if applicable): Select Development & Contracting, LLC.

Address: PO Box 1030 City: Meridian State: Idaho Zip: 83680

PROPOSED USE:

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

Application Type	***Brief Description***
Annexation	
Re-zone	
Subdivision (Sketch Plat and/or Prelim. Plat)	Lugarno Terra South Expansion
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: Select Development & Contracting, LLC.

Address: PO Box 1030

City: Meridian State: Idaho Zip: 83680

Telephone: 208-921-5531 Fax: 208-898-9527

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant) _____ Date 10.07.2020

SIGN IN SHEET

PROJECT NAME: LUGANO TERRA NORTH & SOUTH

Date: 10/2/2020 6:00 P.M.

	Name	Address	Zip	Phone
1	Jane Gold	1863 E. Rodeo Ln	83634	208-860-1417
2	Robert Truax	1888 E Rodeo Ln	83634	208 890 0311
3	DAN-SHIRLEY GROTHAUS	2404 E. DEER FLAT	83634	208-890-2234
4				
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 10.02.2020 Number of Attendees: 6

Meeting Location: Lugarno Terra Clubhouse - 2170 East Whitetail Street

Description of Project Presented:

Expansion to existing Lugarno Terra subdivision located along E. Deer Flat Road. Expansion to happen to the north (38.5 acres - 133 Lots) and south 1.85 acres - 8 Lots)

Attendee's comments:

Property Owner adjacent to north expansion asked about the possibility of hooking into city utilities present in the subdivision. Stubs can be added to their property but informed them they will need to go through the City annexation process because the property currently in the County. Owner will start those discussions with the City separate from this application.

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

William T. Edwards

Printed Name

Signature

10.07.2020

Date

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2017 (or most recent published); and City of Kuna, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features.
     - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.2. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.3. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.4. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.4.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
     - 4.4.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.4.3. Topsoil shall have a ph of 6.5 to 8.0.
     - 4.4.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.5. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   - 4.6. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.7. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
   - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
   - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   - 5.5. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
   - 5.6. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
   - 5.7. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
     - 5.7.1. Install ¾" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
   - 5.8. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
   - 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
   - 7.8. All plant material shall be installed per industry standards.
   - 7.5. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.6. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   - 7.7. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   - 7.8. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
     - 8.1.1. Adhere to city codes when connecting to city water.
     - 8.1.2. All irrigation material to be new with manufacturers' warranty fully intact.
     - 8.1.3. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
       - 8.1.3.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
     - 8.1.4. All remote control valves (including master control valve) to have flow control device.
     - 8.1.5. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
       - 8.1.5.1. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
     - 8.1.6. Use common trenching where possible..
     - 8.1.7. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
     - 8.1.8. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
     - 8.1.9. Connect mainline to point of connection in approximate location shown on plan.
     - 8.1.10. Contractor is responsible complying with all codes and paying all permits necessary.
     - 8.1.11. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
     - 8.1.12. All drip irrigation to be buried 2" below finished grade.
     - 8.1.13. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
     - 8.1.14. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 8.2. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 8.3. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

LANDSCAPE REQUIREMENTS:

(PER KUNA MUNICIPAL CODE)

SCREENING & BUFFERING:

STREET LANDSCAPE BUFFER:
* (2) 2"-CAL TREE PER 100 LF
* (3) 6'-7' MIN HEIGHT EVERGREEN TREES PER100 LF
* (12) 2 GALLON POT MINIMUM SHRUBS PER 100 LF

STREET	LENGTH (MINUS CURB CUTS)	DECID. TREES REQ./PROVIDED	EVGRN. TREES REQ./PROVIDED	SHRUBS REQ./PROVIDED
• E. ARDELL RD	1,146'	22 / 25	33 / 33	132 / 132
• S. STROEBEL RD	1,242'	24 / 25	36 / 36	144 / 162
• E. UNKNOWN 'C' ST (NORTH)	118'	2 / 2	3 / 3	12 / 18
• E. UNKNOWN 'C' ST (SOUTH)	118'	2 / 2	3 / 3	12 / 12
• N. PEAKHURT AVE	238'	4 / 4	6 / 6	24 / 24
• N. MORTDALE AVE (WEST)	111'	2 / 2	3 / 3	12 / 12
• N. MORTDALE AVE (EAST)	349'	6 / 6	9 / 9	36 / 36
• E. UNKNOWN 'B' ST (NORTH)	124'	2 / 2	3 / 3	12 / 12
• E. UNKNOWN 'B' ST (SOUTH)	124'	2 / 2	3 / 3	12 / 12
• E. UNKNOWN 'A' ST	448'	8 / 8	12 / 12	48 / 48

COMMON LOT LANDSCAPING

*1 TREE PER 800 SF

COMMON LOT	AREA (SF)	TREES REQUIRED	TREES PROVIDED
• BLOCK 1 / LOT 29	20,432	25	25
• BLOCK 4 / LOT 17	4,095	5	5
• BLOCK 5 / LOT 10	6,778	8	8
• BLOCK 6 / LOT 5	6,909	9	9
• BLOCK 7 / LOT 10	6,778	8	8
• BLOCK 8 / LOT 3	82,913	104	104**
• BLOCK 10 / LOT 11	8,521	11	11

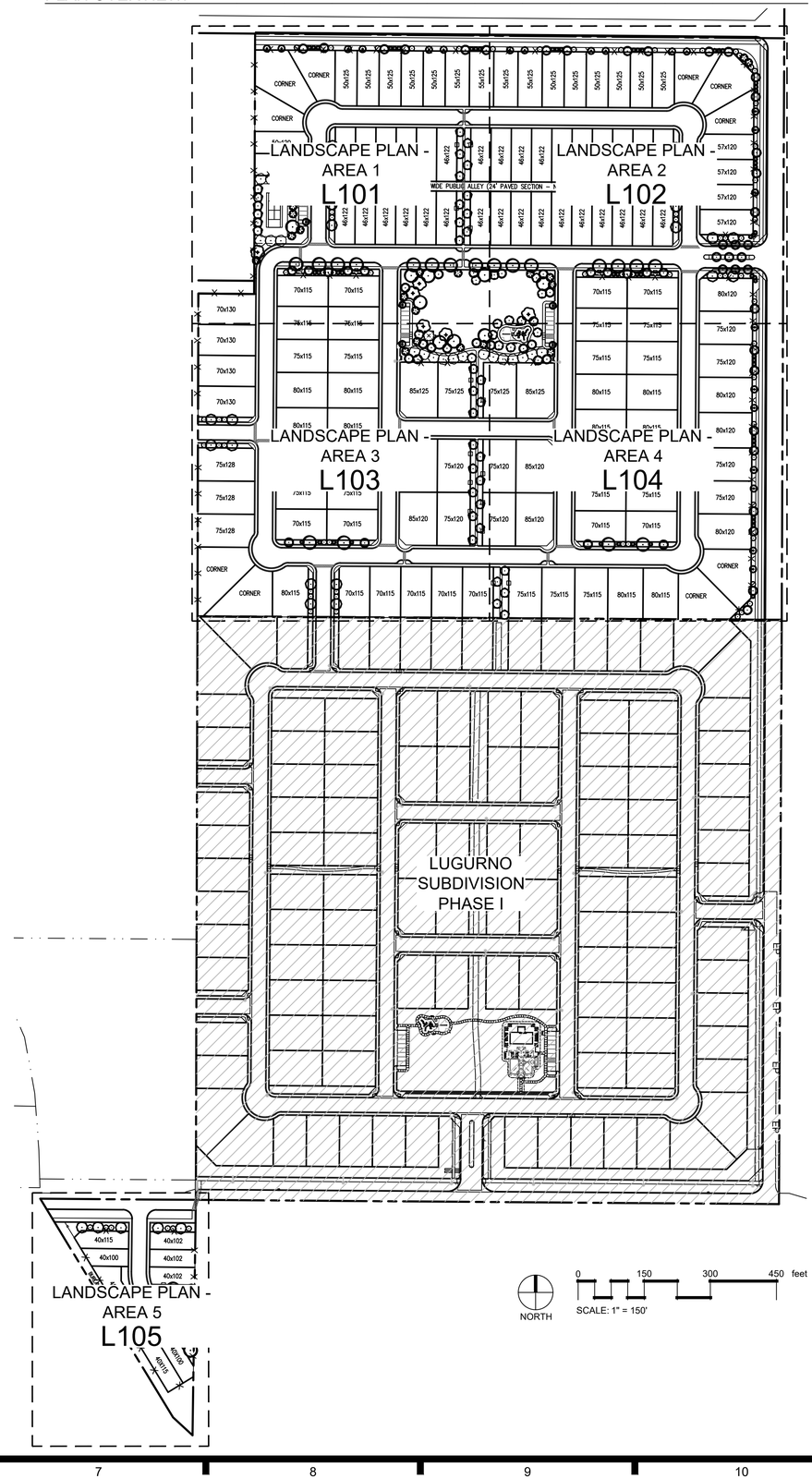
** TREE NUMBERS COMPLETED FROM TREES LOCATED IN PARK STRIP AND COMMON AREAS ALONG E. UNKNOWN 'C' ST.

GENERAL REQUIREMENTS:

TREE SIZING:
- SHADE TREES: MIN 2" CAL, B&B
- ORNAMENTAL TREES: MIN 2" CAL, B&B
- CONIFER TREES: MIN 6' H, B&B

SHRUB SIZING:
- WOODY SHRUBS 2 GAL

PLAN OVERVIEW:



STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING

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PRELIMINARY

STATE OF IDAHO
JESSEN BUSTER
LA-16830
10.06.20
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	10.06.2020
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

OVERALL LANDSCAPE PLAN & NOTES

SHEET NUMBER

L100

STACK ROCK GROUP - CITY REVIEW SET

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C:\Project Drive\Active Projects\2020\20-1779 Lugarno Terra Subdivision Phase 2\03-CAD\3.01-City Submittals\20-1779 L100 AR Landscape Plan.dwg

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides `Columnar Broad` / Parkway Maple	B & B	2"Cal		17	40` H X 25` W CLASS II
	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		28	35`h x 15`w Classs II
	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		25	40`h x 20`w Class II
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"		8	50`h x 30`w Class II
	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum	B & B	2"		20	40`h x 25`w Class II
	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	56	25`h x 8`w
	Pinus nigra `Oregon Green` / Oregon Green Pine	B & B		6`-7` H	78	20`h x 15`w
	Prunus virginiana `Canada Red` / Canada Red Cherry	B & B	2"		64	25`h x 20`w Class II
	Pyrus calleryana `Cleveland Select` / Cleveland Select Pear	B&B	2"		23	40`h x 17`w
	Quercus robur x alba `Crimson Spire` / Crimson Spire Oak	B & B	2"		37	40`h x 20`w Class II
	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		31	50`h x 30`w Class II

SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Berberis thunbergii `Orange Rocket` / Orange Rocket Barberry	5 gal			53	4`h X 3`w
	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			82	3`h x 3`w
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			128	5`h x 3`w
	Cotinus coggygria `Lilla` / Lilla Dwarf Smoke Tree	5 gal			29	4`h x 4`w
	Forsythia x intermedia `Mindor` TM / Show Off Forsythia	5 gal			47	5`h x 6`w
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass	2 gal			94	3`h x 3`w
	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			85	30"h x 4`w
	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	2 gal			37	3`h x 3`w
	Perovskia atriplicifolia `Blue Spires` / Russian Sage	2 gal			79	4`h x 4`w
	Phlox subulata `Emerald Blue` / Emerald Blue Moss Phlox	1 gal			4	6" h x 3`w
	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			48	6"h x 36"w
	Prunus laurocerasus `Otto Luyken` / Otto Luykens English Laurel	2 gal			27	3`h x 6`w
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			85	2`h x 6`w

LANDSCAPE MATERIALS LEGEND:

- LAWN: SEED PER NOTE 5/L100
- 3" DEPTH ¾" COMPACTED GRAVEL
- ANNUALS - TO BE PLANTED BY OWNER
- 6' TAN VINYL FENCE - SEE DETAIL 3/L150
- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150

LANDSCAPE REQUIREMENTS:

(PER KUNA MUNICIPAL CODE)

SCREENING & BUFFERING:

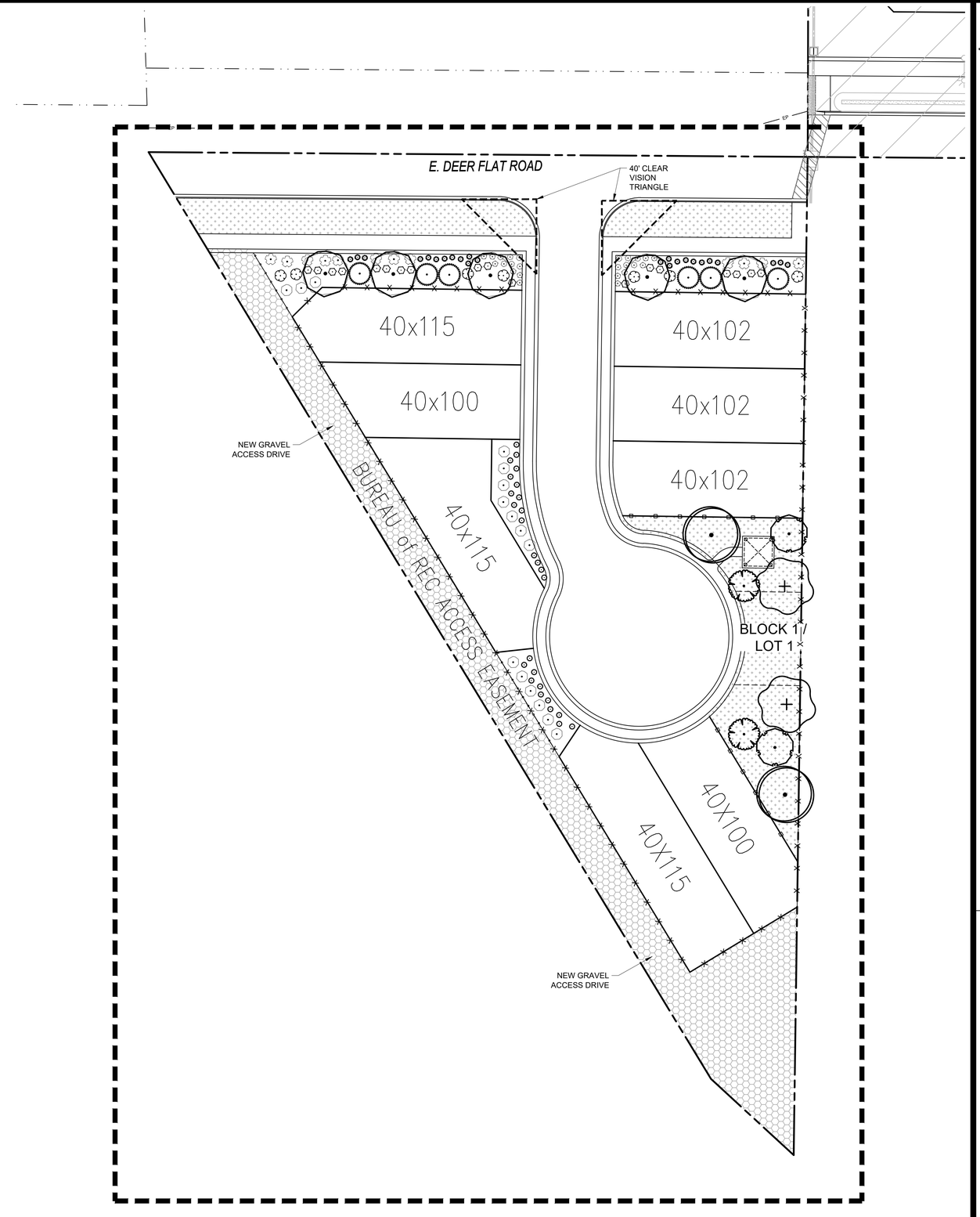
STREET LANDSCAPE BUFFER:
* (2) 2"-CAL TREE PER 100 LF
* (3) 6'-7' MIN HEIGHT EVERGREEN TREES PER100 LF
* (12) 2 GALLON POT MINIMUM SHRUBS PER 100 LF

STREET: E. DEER FLAT RD
- LENGTH (MINUS CURB CUTS): 246'
- DECID. TREES REQ./PROVIDED: 4 / 5
- EVGRN. TREES REQ./PROVIDED: 6 /6
- SHRUBS REQ./PROVIDED: 24 / 87

COMMON LOT LANDSCAPING

*1 TREE PER 800 SF

COMMON LOT: BLOCK 1 / LOT 1
- AREA (SF): 6,455
- TREES REQUIRED: 8
- TREES PROVIDED: 8



NORTH

0 30 60 90 feet

SCALE: 1" = 30'

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PRELIMINARY

STATE OF IDAHO · JESSEN BUSTER · LA-16830 · 10.06.20 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	10.06.2020
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 5

SHEET NUMBER

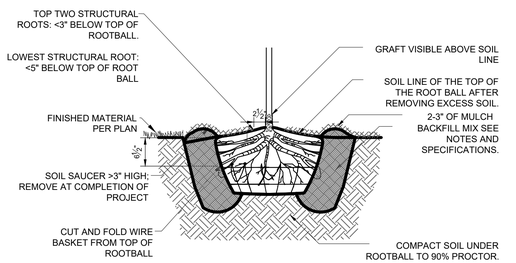
L105

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C:\Users\Stack Rock\Desktop\Work\2020 Work\20-1779 Lugarno Terra Phase 2\03-CAD\3.01-City Submittals\20-1779 L100 AR Landscape Plan.dwg

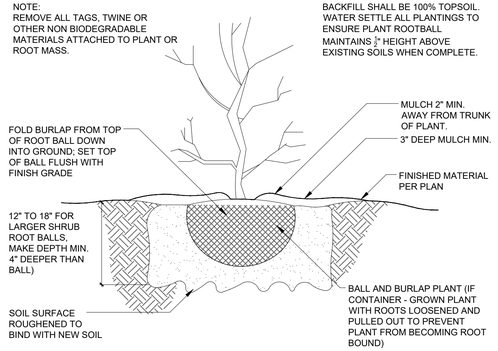
NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP $\frac{1}{3}$ OF THE ROOTBALL.
6. 4' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL AND BURLAP TREE PLANTING
3/4" = 1'-0" 329343.33-04

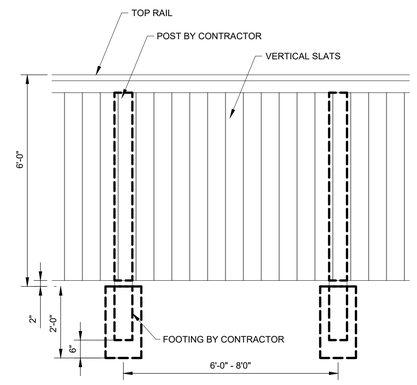
NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS $\frac{1}{3}$" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



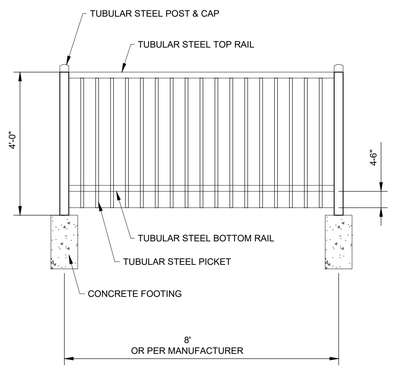
2 SHRUB PLANTING
1" = 1'-0" 329333.16-01

NOTE:
*FENCE TO BE TAN VINYL, OR OTHER TO BE APPROVED BY OWNER
*POSTS, CONNECTIONS, SLATS & FOOTINGS BY CONTRACTOR



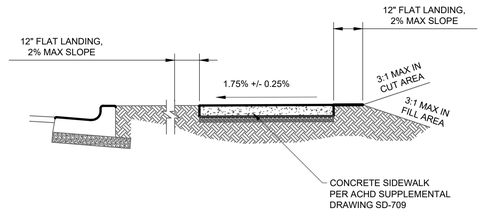
3 6' CLOSED VISION FENCE
1/2" = 1'-0" 323129.23-04

NOTE:
*ALL COMPONENTS TO BE BLACK
*INSTALL PER MANUFACTURER RECOMMENDATIONS
*DIMENSIONS TO MATCH EXISTING FENCE ON SITE

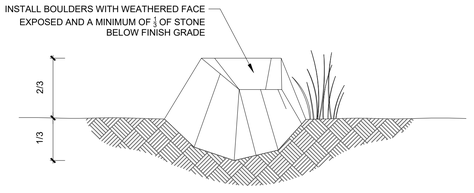


4 TUBULAR STEEL FENCE
1/2" = 1'-0" 323119-04

NOTE:
REFERENCE ACHD SUPPLEMENTAL DRAWING SD-709 & CIVIL DRAWINGS



5 CONCRETE SIDEWALKS ADJ LANDING-12"
3/8" = 1'-0" 033361-01



6 LANDSCAPE BOULDER PLACEMENT (TYP)
1" = 1'-0" DETAIL-FILE

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Seals

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10.06.20
LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
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DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE DETAILS

SHEET NUMBER

L150

STACK ROCK GROUP - CITY REVIEW SET

LANDSCAPE NOTES:

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   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.2. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.3. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.4. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.4.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
     - 4.4.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.4.3. Topsoil shall have a ph of 6.5 to 8.0.
     - 4.4.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.5. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   - 4.6. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.7. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
   - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
   - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   - 5.5. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
   - 5.6. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
   - 5.7. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
     - 5.7.1. Install ¾" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
   - 5.8. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
   - 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
   - 7.8. All plant material shall be installed per industry standards.
   - 7.5. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.6. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   - 7.7. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   - 7.8. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
     - 8.1.1. Adhere to city codes when connecting to city water.
     - 8.1.2. All irrigation material to be new with manufacturers' warranty fully intact.
     - 8.1.3. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
       - 8.1.3.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
     - 8.1.4. All remote control valves (including master control valve) to have flow control device.
     - 8.1.5. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
       - 8.1.5.1. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
     - 8.1.6. Use common trenching where possible..
     - 8.1.7. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
     - 8.1.8. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
     - 8.1.9. Connect mainline to point of connection in approximate location shown on plan.
     - 8.1.10. Contractor is responsible complying with all codes and paying all permits necessary.
     - 8.1.11. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
     - 8.1.12. All drip irrigation to be buried 2" below finished grade.
     - 8.1.13. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
     - 8.1.14. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 8.2. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 8.3. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

LANDSCAPE REQUIREMENTS:

(PER KUNA MUNICIPAL CODE)

SCREENING & BUFFERING:

STREET LANDSCAPE BUFFER:
* (2) 2"-CAL TREE PER 100 LF
* (3) 6'-7' MIN HEIGHT EVERGREEN TREES PER100 LF
* (12) 2 GALLON POT MINIMUM SHRUBS PER 100 LF

STREET	LENGTH (MINUS CURB CUTS)	DECID. TREES REQ./PROVIDED	EVGRN. TREES REQ./PROVIDED	SHRUBS REQ./PROVIDED
• E. ARDELL RD	1,146'	22 / 25	33 / 33	132 / 132
• S. STROEBEL RD	1,242'	24 / 25	36 / 36	144 / 164
• E. FORT ERIE ST (NORTH)	118'	2 / 2	3 / 3	12 / 12
• E. FORT ERIE ST (SOUTH)	118'	2 / 2	3 / 3	12 / 13
• N. PEAKHURT AVE	238'	4 / 4	6 / 6	24 / 24
• N. MORTDALE AVE (WEST)	111'	2 / 2	3 / 3	12 / 12
• N. MORTDALE AVE (EAST)	349'	6 / 6	9 / 9	36 / 36
• E. WOODLAND DR (NORTH)	124'	2 / 2	3 / 3	12 / 12
• E. WOODLAND DR (SOUTH)	124'	2 / 2	3 / 3	12 / 12
• E. SIENNA CREEK ST	448'	8 / 8	12 / 12	48 / 48

COMMON LOT LANDSCAPING

*1 TREE PER 800 SF

COMMON LOT	AREA (SF)	TREES REQUIRED	TREES PROVIDED
• BLOCK 1 / LOT 29	19,679	25	25
• BLOCK 4 / LOT 17	4,025	5	5
• BLOCK 5 / LOT 10	3,320	4	4
• BLOCK 6 / LOT 5	6,796	8	8
• BLOCK 7 / LOT 10	3,326	4	4
• BLOCK 8 / LOT 3	76,498	96	96**
• BLOCK 9 / LOT 12	3,333	4	4
• BLOCK 10 / LOT 12	3,333	4	4

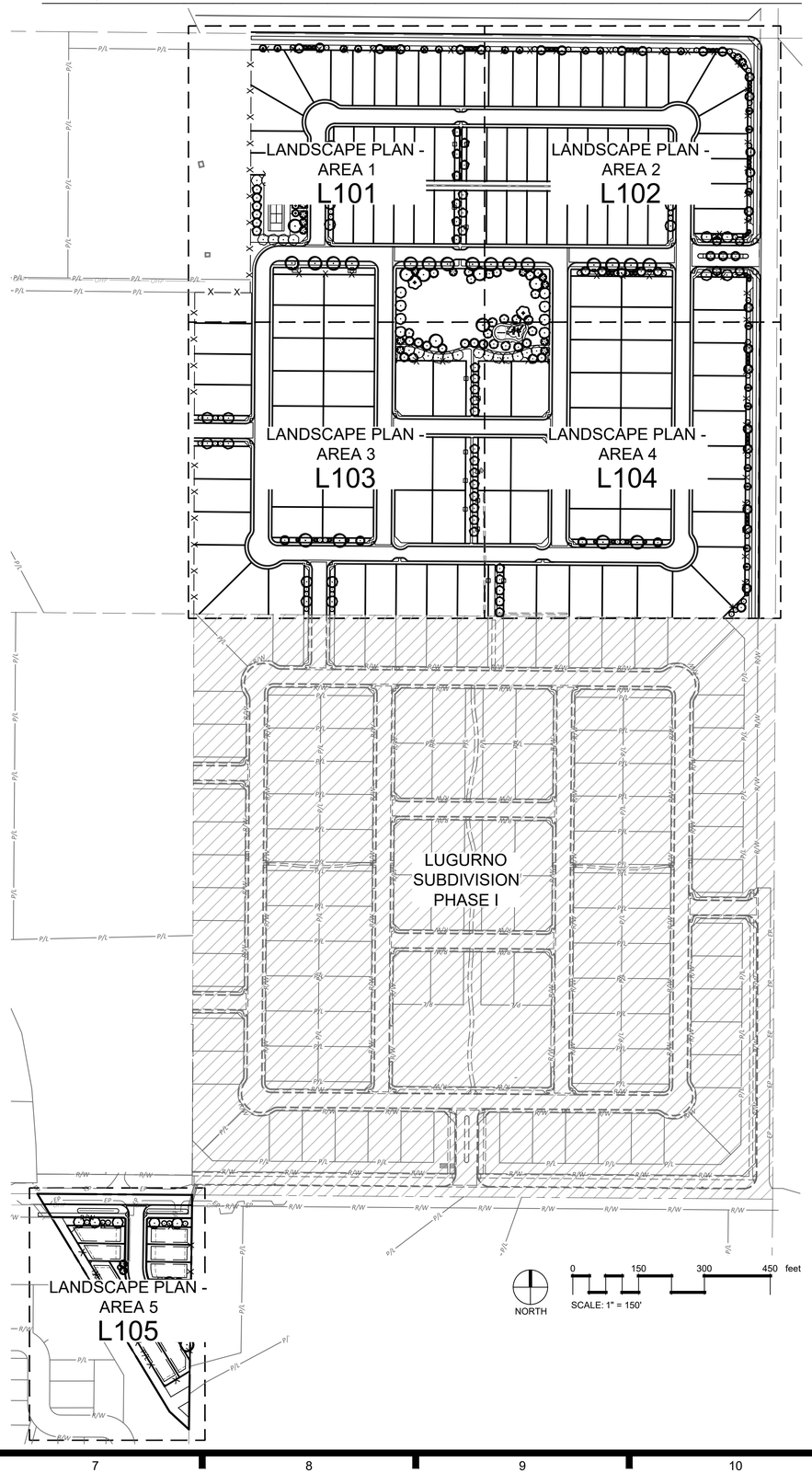
** TREE NUMBERS COMPLETED FROM TREES LOCATED IN PARK STRIP AND COMMON AREAS ALONG E. FORT ERIE ST.

GENERAL REQUIREMENTS:

TREE SIZING:
- SHADE TREES: MIN 2" CAL, B&B
- ORNAMENTAL TREES: MIN 2" CAL, B&B
- CONIFER TREES: MIN 6' H, B&B

SHRUB SIZING:
- WOODY SHRUBS 2 GAL

PLAN OVERVIEW:



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PRELIMINARY

STATE OF IDAHO — WILLET HOWARD — LA-16733 — 02.08.21 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	02.08.2021
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

OVERALL LANDSCAPE PLAN & NOTES

SHEET NUMBER

L100

STACK ROCK GROUP - CITY REVIEW SET

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C:\Users\Stack Rock\Desktop\Work\1920\Lugarno Phase 2\03-CAD\3.01-City Submittals\20-1779 L100 AR Landscape Plan.dwg

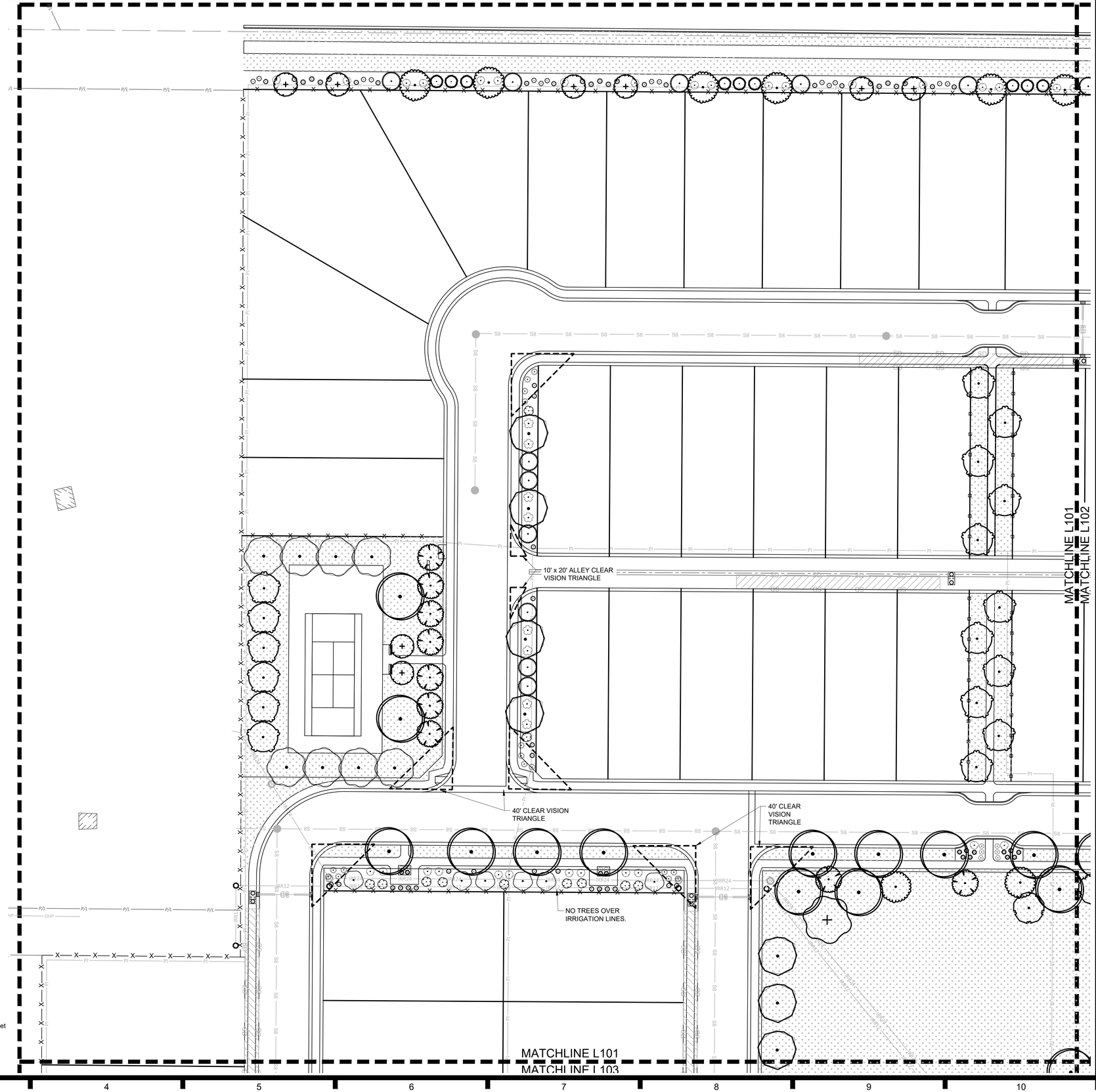
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides `Columnar Broad` / Parkway Maple	B & B	2"Cal		17	40`h x 25`w, Class II
	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		24	35`h x 15`w Class II
	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		33	40`h x 20`w Class II
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"		4	50`h x 30`w Class II
	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum	B & B	2"		21	40`h x 25`w Class II
	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	52	25`h x 8`w
	Pinus nigra `Oregon Green` / Oregon Green Pine	B & B		6`-7` H	74	20`h x 15`w
	Prunus virginiana `Canada Red` / Canada Red Cherry	B & B	2"		57	25`h x 20`w Class II
	Pyrus calleryana `Cleveland Select` / Cleveland Select Pear	B&B	2"		20	40`h x 17`w
	Quercus robur x alba `Crimson Spire` / Crimson Spire Oak	B & B	2"		35	40`h x 20`w Class II
	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		29	50`h x 30`w Class II

SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Berberis thunbergii `Orange Rocket` / Orange Rocket Barberry	5 gal			51	4`h X 3`w
	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			59	3`h x 3`w
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			115	5`h x 3`w
	Cotinus coggygria `Grace` / Grace Smoke Bush	5 gal			6	15`h x 12`w
	Cotinus coggygria `Lilla` / Lilla Dwarf Smoke Tree	5 gal			29	4`h x 4`w
	Forsythia x intermedia `Mindor` TM / Show Off Forsythia	5 gal			50	5`h x 6`w
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass	2 gal			94	3`h x 3`w
	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			83	30"h x 4`w
	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	2 gal			28	3`h x 3`w
	Perovskia atriplicifolia `Blue Spires` / Russian Sage	2 gal			77	4`h x 4`w
	Phlox subulata `Emerald Blue` / Emerald Blue Moss Phlox	1 gal			4	6" h x 3`w
	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			34	6"h x 36"w
	Prunus laurocerasus `Otto Luyken` / Otto Luykens English Laurel	2 gal			19	3`h x 6`w
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			85	2`h x 6`w

LANDSCAPE MATERIALS LEGEND:

- LAWN: SEED PER NOTE 5/L100
- 3" DEPTH ¾" COMPACTED GRAVEL
- ANNUALS - TO BE PLANTED BY OWNER
- 6' TAN VINYL FENCE - SEE DETAIL 3/L150
- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150



NORTH

0 30 60 90 feet

SCALE: 1" = 30'

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PRELIMINARY

STATE OF IDAHO · WILLET C. HOWARD · LA-16733 · 02.08.21 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	02.08.2021
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 1

SHEET NUMBER

L101

STACK ROCK GROUP - CITY REVIEW SET

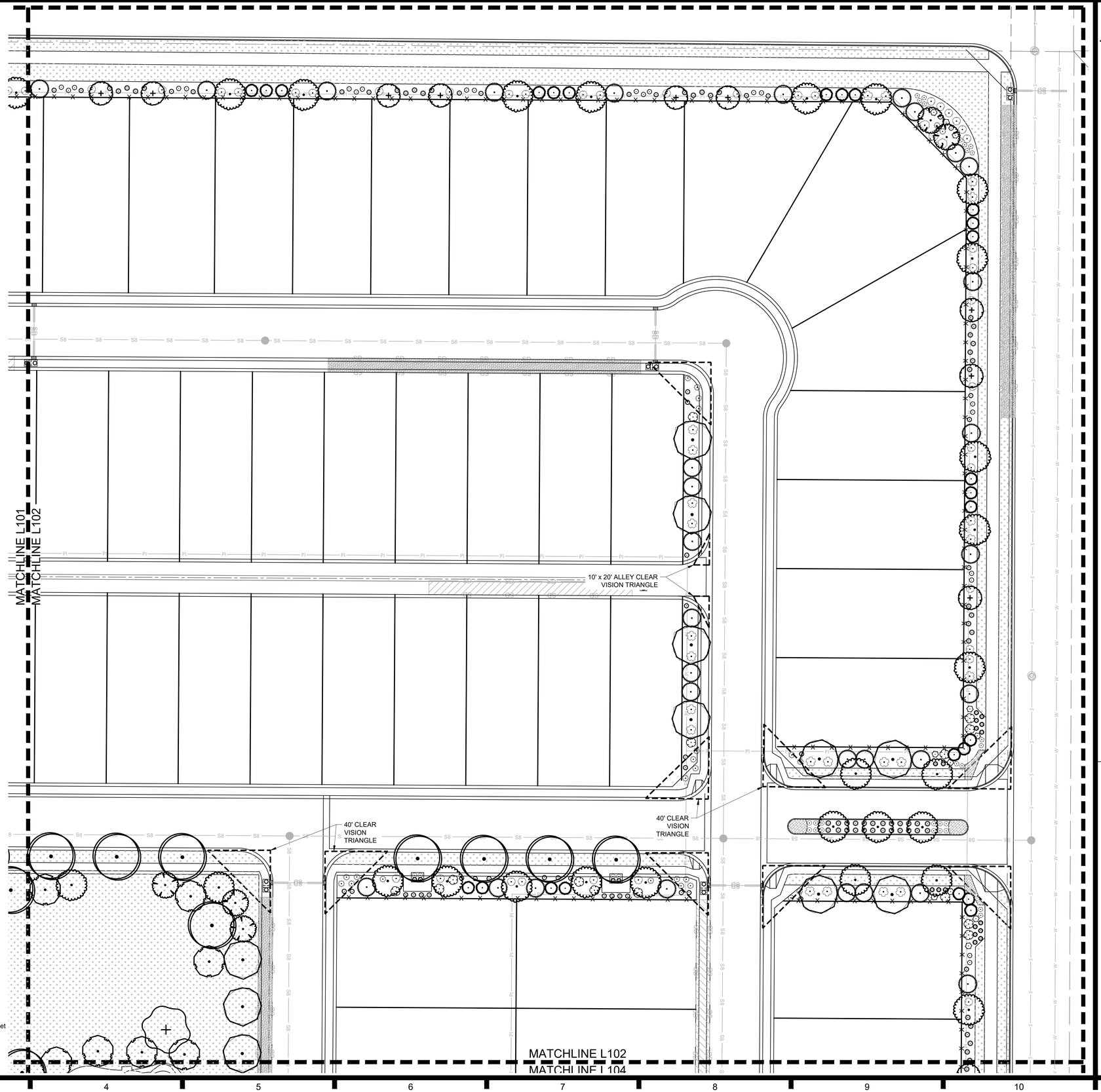
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STATE OF IDAHO — WILLET C. HOWARD — LA-16733 — 02.08.21 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	02.08.2021
DRAWN BY:	DW
CHECKED BY:	JB

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LANDSCAPE PLAN - AREA 2

SHEET NUMBER

L102

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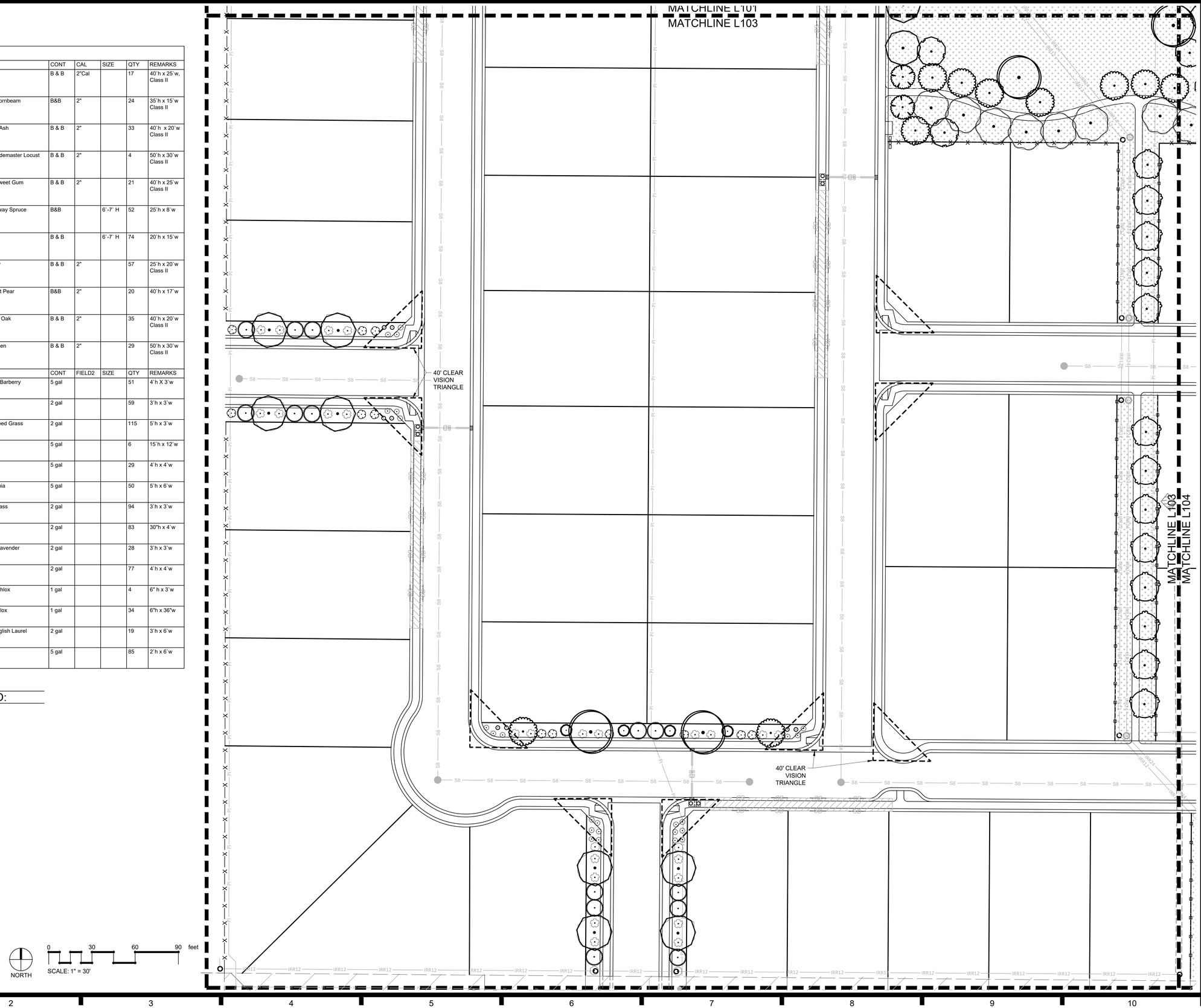
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NOT FOR CONSTRUCTION

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PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
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JOB NO:	20-1779
DATE:	02.08.2021
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 3

SHEET NUMBER

L103

STACK ROCK GROUP - CITY REVIEW SET

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C:\Users\Stack Rock Group\Desktop\Work\2020\20-1779 Lugarno Phase 2\03-CAD\3.01-City Submittals\20-1779 L100 AR Landscape Plan.dwg

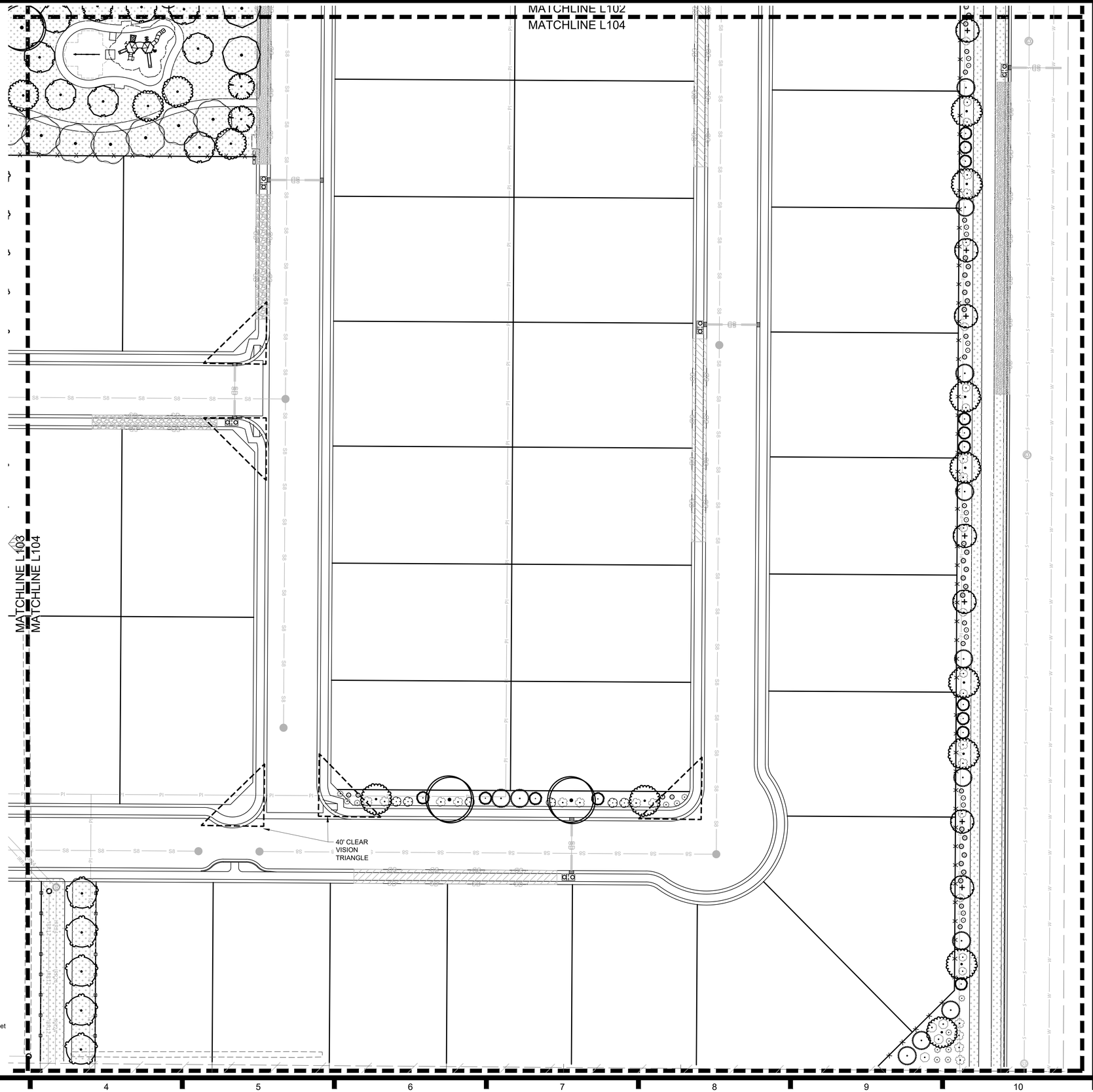
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer platanoides `Columnar Broad` / Parkway Maple	B & B	2"Cal		17	40`h x 25`w, Class II
	Carpinus betulus `Franz Fontaine` / Franz Fontaine Hornbeam	B&B	2"		24	35`h x 15`w Class II
	Fraxinus pennsylvanica `Patmore` / `Patmore` Green Ash	B & B	2"		33	40`h x 20`w Class II
	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"		4	50`h x 30`w Class II
	Liquidambar styraciflua `Worplesdon` / Worplesdon Sweet Gum	B & B	2"		21	40`h x 25`w Class II
	Picea abies `Cupressina` / Cupressina Columnar Norway Spruce	B&B		6`-7` H	52	25`h x 8`w
	Pinus nigra `Oregon Green` / Oregon Green Pine	B & B		6`-7` H	74	20`h x 15`w
	Prunus virginiana `Canada Red` / Canada Red Cherry	B & B	2"		57	25`h x 20`w Class II
	Pyrus calleryana `Cleveland Select` / Cleveland Select Pear	B&B	2"		20	40`h x 17`w
	Quercus robur x alba `Crimson Spire` / Crimson Spire Oak	B & B	2"		35	40`h x 20`w Class II
	Tilia americana `Redmond` / Redmond American Linden	B & B	2"		29	50`h x 30`w Class II

SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	SIZE	QTY	REMARKS
	Berberis thunbergii `Orange Rocket` / Orange Rocket Barberry	5 gal			51	4`h X 3`w
	Bouteloua gracilis `Blonde Ambition` / Blue Grama	2 gal			59	3`h x 3`w
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal			115	5`h x 3`w
	Cotinus coggygria `Grace` / Grace Smoke Bush	5 gal			6	15`h x 12`w
	Cotinus coggygria `Lilla` / Lilla Dwarf Smoke Tree	5 gal			29	4`h x 4`w
	Forsythia x intermedia `Mindor` TM / Show Off Forsythia	5 gal			50	5`h x 6`w
	Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass	2 gal			94	3`h x 3`w
	Juniperus squamata `Blue Star` / Blue Star Juniper	2 gal			83	30"h x 4`w
	Lavandula angustifolia `Hidcote Blue` / Hidcote Blue Lavender	2 gal			28	3`h x 3`w
	Perovskia atriplicifolia `Blue Spires` / Russian Sage	2 gal			77	4`h x 4`w
	Phlox subulata `Emerald Blue` / Emerald Blue Moss Phlox	1 gal			4	6" h x 3`w
	Phlox subulata `Red Wings` / Red Wings Creeping Phlox	1 gal			34	6"h x 36"w
	Prunus laurocerasus `Otto Luyken` / Otto Luykens English Laurel	2 gal			19	3`h x 6`w
	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal			85	2`h x 6`w

LANDSCAPE MATERIALS LEGEND:

- LAWN: SEED PER NOTE 5/L100
- 3" DEPTH ¾" COMPACTED GRAVEL
- ANNUALS - TO BE PLANTED BY OWNER
- 6' TAN VINYL FENCE - SEE DETAIL 3/L150
- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150



STACK ROCK GROUP

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Seals

PRELIMINARY

STATE OF IDAHO — WILLET C HOWARD — LA-16733 — 02.08.21 — LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

LUGARNO TERRA SUBDIVISION
PHASE II
KUNA, ID

REVISIONS

MRK	DATE	Description
1	**	**

JOB NO:	20-1779
DATE:	02.08.2021
DRAWN BY:	DW
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 4

SHEET NUMBER

L104

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STACK ROCK GROUP - CITY REVIEW SET

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- 4' OPEN BLACK WROUGHT IRON FENCE - SEE DETAIL 4/L150

LANDSCAPE REQUIREMENTS:

(PER KUNA MUNICIPAL CODE)

SCREENING & BUFFERING:

STREET LANDSCAPE BUFFER:
* (2) 2"-CAL TREE PER 100 LF
* (3) 6'-7' MIN HEIGHT EVERGREEN TREES PER100 LF
* (12) 2 GALLON POT MINIMUM SHRUBS PER 100 LF

STREET: E. DEER FLAT RD
- LENGTH (MINUS CURB CUTS): 246'
- DECID. TREES REQ./PROVIDED: 4 / 5
- EVGRN. TREES REQ./PROVIDED: 6 /6
- SHRUBS REQ./PROVIDED: 24 / 85

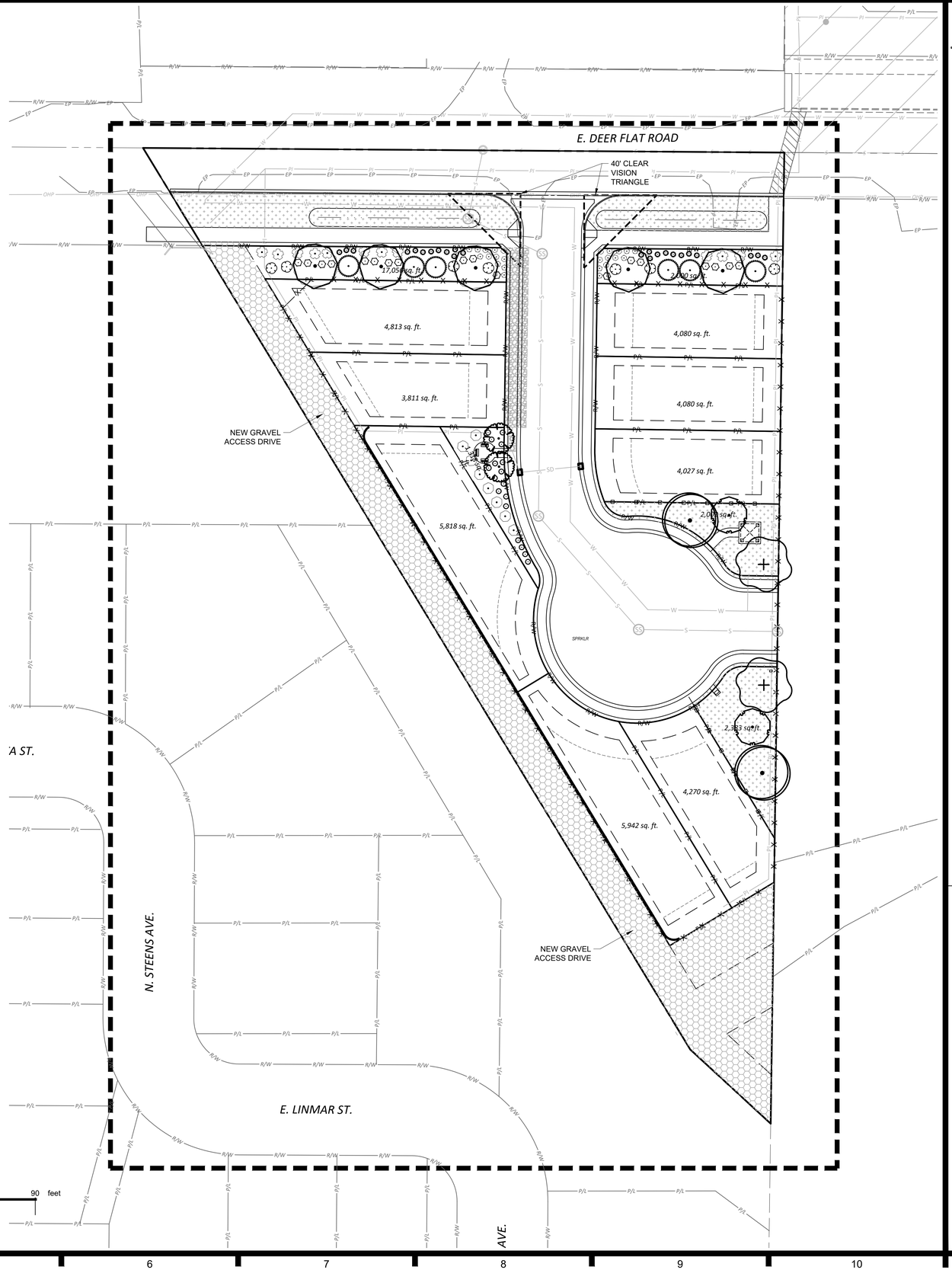
COMMON LOT LANDSCAPING

*1 TREE PER 800 SF

COMMON LOT: BLOCK 1 / LOT 5
- AREA (SF): 2,009
- TREES REQUIRED: 3
- TREES PROVIDED: 3

COMMON LOT: BLOCK 2 / LOT 4
- AREA (SF): 1,318
- TREES REQUIRED: 2
- TREES PROVIDED: 2

COMMON LOT: BLOCK 2 / LOT 8
- AREA (SF): 2,383
- TREES REQUIRED: 3
- TREES PROVIDED: 3



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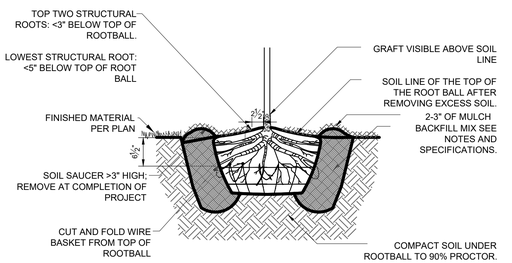
LANDSCAPE PLAN - AREA 5

SHEET NUMBER

L105

STACK ROCK GROUP - CITY REVIEW SET

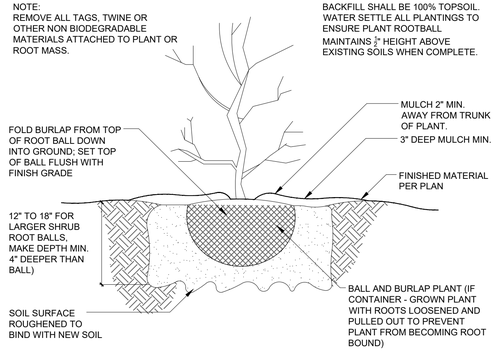
NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP $\frac{1}{3}$ OF THE ROOTBALL.
6. 4' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL AND BURLAP TREE PLANTING
3/4" = 1'-0" 329343.33-04

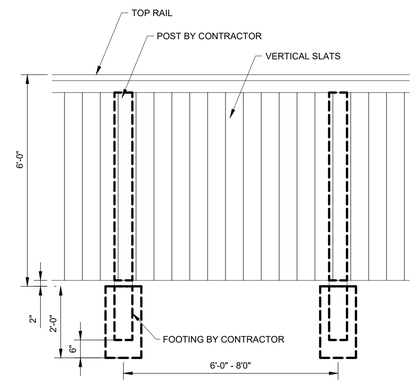
NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS $\frac{3}{4}$" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



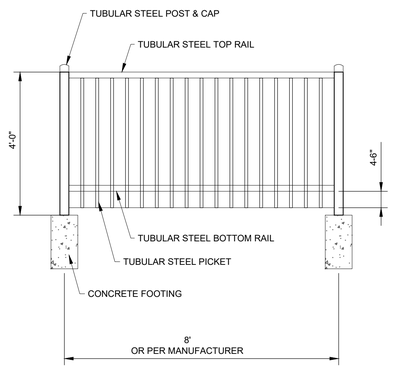
2 SHRUB PLANTING
1" = 1'-0" 329333.16-01

NOTE:
*FENCE TO BE TAN VINYL, OR OTHER TO BE APPROVED BY OWNER
*POSTS, CONNECTIONS, SLATS & FOOTINGS BY CONTRACTOR



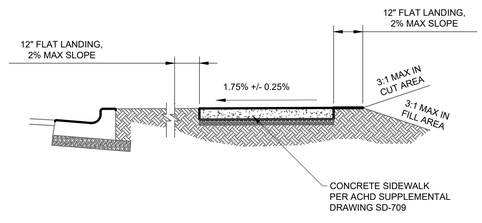
3 6' CLOSED VISION FENCE
1/2" = 1'-0" 323129.23-04

NOTE:
*ALL COMPONENTS TO BE BLACK
*INSTALL PER MANUFACTURER RECOMMENDATIONS
*DIMENSIONS TO MATCH EXISTING FENCE ON SITE

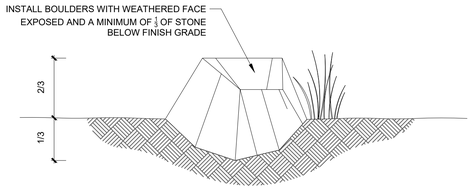


4 TUBULAR STEEL FENCE
1/2" = 1'-0" 323119-04

NOTE:
REFERENCE ACHD SUPPLEMENTAL DRAWING SD-709 & CIVIL DRAWINGS



5 CONCRETE SIDEWALKS ADJ LANDING-12"
3/8" = 1'-0" 033361-01



6 LANDSCAPE BOULDER PLACEMENT (TYP)
1" = 1'-0" DETAIL-FILE

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LANDSCAPE DETAILS

SHEET NUMBER
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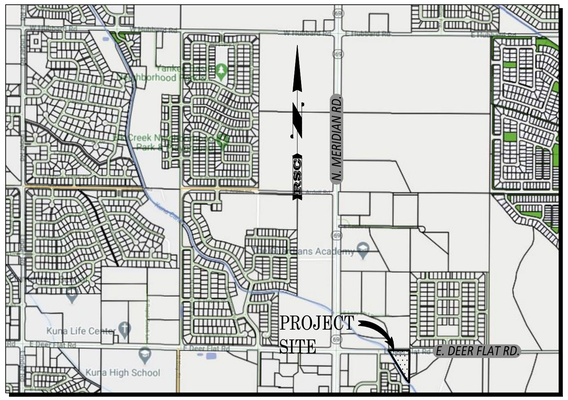
STACK ROCK GROUP - CITY REVIEW SET

PRELIMINARY PLAT FOR

LUGARNO TERRA SOUTH SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 19, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2020



VICINITY MAP

-NTS-

STATE HWY. 69 (N. MERIDIAN RD.) R.I.E. R.I.W.

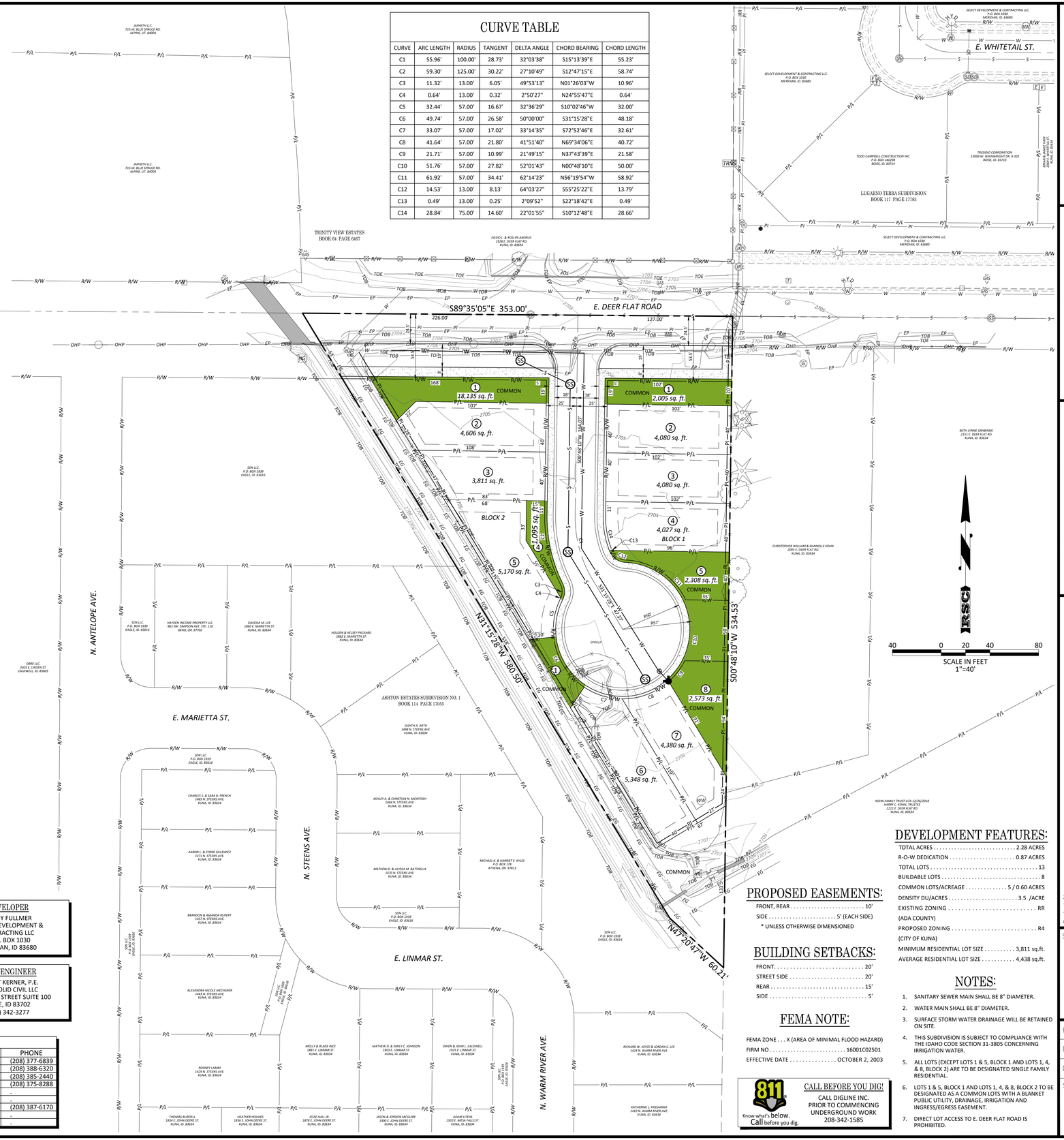
13 18 24 19

S.89°35'05"E. 882.73'

NW CORNER
SECTION 19
PLS 7323
CP&F 2019-015473

CURVE TABLE

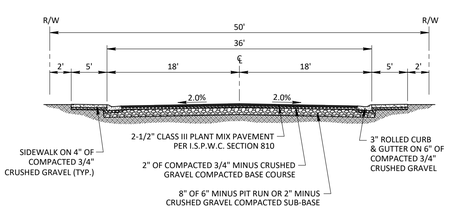
CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	55.96'	100.00'	28.73'	32°03'38"	S15°13'39"E	55.23'
C2	59.30'	125.00'	30.22'	27°10'49"	S12°47'15"E	58.74'
C3	11.32'	13.00'	6.05'	49°53'13"	N01°26'03"W	10.96'
C4	0.64'	13.00'	0.32'	2°50'27"	N24°55'47"E	0.64'
C5	32.44'	57.00'	16.67'	32°36'29"	S10°02'46"W	32.00'
C6	49.74'	57.00'	26.58'	50°00'00"	S31°15'28"E	48.18'
C7	33.07'	57.00'	17.02'	33°14'35"	S72°52'46"E	32.61'
C8	41.64'	57.00'	21.80'	41°51'40"	N69°34'06"E	40.72'
C9	21.71'	57.00'	10.99'	21°49'15"	N37°43'39"E	21.58'
C10	51.76'	57.00'	27.82'	52°01'43"	N00°48'10"E	50.00'
C11	61.92'	57.00'	34.41'	62°14'23"	N56°19'54"W	58.92'
C12	14.53'	13.00'	8.13'	64°03'27"	S55°25'22"E	13.79'
C13	0.49'	13.00'	0.25'	2°09'52"	S22°18'42"E	0.49'
C14	28.84'	75.00'	14.60'	22°01'55"	S10°12'48"E	28.66'



LEGEND

EXISTING		EXISTING	
	SECTION LINE	E	ELECTRICAL BOX
	1/4 SECTION LINE	VLT	UTILITY VAULT
	1/16 SECTION LINE	TRNS	POWER TRANSFORMER
	CENTERLINE	AC	AIR CONDITIONING UNIT
R/W R/W	RIGHT OF WAY LINE	T	TELEPHONE RISER
P/L P/L	DEED OR LOT LINE	G	GAS VALVE
	PROPERTY BOUNDARY	GAS	GAS MARKER
	EASEMENT	x x x	WIRE FENCE
	BRASS CAP		VINYL FENCE
	ALUMINUM CAP	2696	1' CONTOUR
	5/8" REBAR	2695	5' CONTOUR
	1/2" REBAR	TOE TOE	TOE OF SLOPE
	PK NAIL/MAG NAIL	TOB TOB	TOP OF BANK
	IRON PIPE		DITCH
	CALCULATED POINT		
TBM#	TEMPORARY BENCHMARK		DECIDUOUS TREE
EP EP	EDGE OF PAVEMENT		
EG EG	EDGE OF GRAVEL		CONIFEROUS TREE
	CONCRETE		
S S	SANITARY SEWER MAIN		BUILDING
SS	SANITARY SEWER MANHOLE		
CO	SANITARY SEWER CLEANOUT	MB	MAILBOX
W W	WATER LINE		SIGN
W	WATER VALVE		
	FIRE HYDRANT		
W	WATER METER		
WW	WATER WELL		
BO	WATER BLOWOFF		
SD SD	STORM DRAIN LINE		
SD	STORM DRAIN MANHOLE		
	STORM DRAIN CATCH BASIN		
GW	GROUND WATER OBSERVATION WELL		
IRR IRR	GRAVITY IRRIGATION LINE		
IR	IRRIGATION VALVE		
IRR	GRAVITY IRRIGATION BOX		
PI PI	PRESSURE IRRIGATION LINE		
PI	PRESSURE IRRIGATION VALVE		
HG	IRRIGATION HEADGATE		
	CULVERT		
OHP OHP	OVERHEAD POWER LINE		
	STREET LIGHT		
	GUY ANCHOR		
	UTILITY POLE		

PROPOSED	
R/W R/W	RIGHT OF WAY LINE
	CENTERLINE
P/L P/L	LOT LINE
	EASEMENT LINE
	SETBACK LINE
1	LOT NUMBER
BLOCK 1	BLOCK NUMBER
	ROLLED CURB AND GUTTER
	VERTICAL CURB AND GUTTER
	VERTICAL CURB NO GUTTER
	SIDEWALK
S S	SANITARY SEWER MAIN
SS	SANITARY SEWER MANHOLE
W W	WATER LINE
	VALVE
	FIRE HYDRANT
PI PI	PRESSURE IRRIGATION LINE



TYPICAL STREET SECTION
36' BACK TO BACK
50' RIGHT-OF-WAY

-NTS-

DEVELOPER
RANDY FULLMER
SELECT DEVELOPMENT & CONTRACTING LLC
P.O. BOX 1030
MERIDIAN, ID 83680

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

CIVIL ENGINEER
DERRITT KERNER, P.E.
ROCK SOLID CIVIL LLC
270 N. 27TH STREET SUITE 100
BOISE, ID 83702
(208) 342-3277

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
NATURAL GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURYLINK	(208) 385-2440
CABLE TV	CABLE ONE	(208) 375-8288
SEWER	.	.
WATER	.	.
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 387-6170
IRRIGATION	.	.
FIRE	.	.

DEVELOPMENT FEATURES:

TOTAL ACRES	2.28 ACRES
R-O-W DEDICATION	0.87 ACRES
TOTAL LOTS	13
BUILDABLE LOTS	8
COMMON LOTS/ACREAGE	5 / 0.60 ACRES
DENSITY DU/ACRES	3.5 /ACRE
EXISTING ZONING	RR
(ADA COUNTY)	
PROPOSED ZONING	R4
(CITY OF KUNA)	
MINIMUM RESIDENTIAL LOT SIZE	3,811 sq.ft.
AVERAGE RESIDENTIAL LOT SIZE	4,438 sq.ft.

PROPOSED EASEMENTS:

FRONT, REAR . . . . . 10'
SIDE . . . . . 5' (EACH SIDE)
* UNLESS OTHERWISE DIMENSIONED

BUILDING SETBACKS:

FRONT. . . . . 20'
STREET SIDE . . . . . 20'
REAR . . . . . 15'
SIDE . . . . . 5'

FEMA NOTE:

FEMA ZONE . . . X (AREA OF MINIMAL FLOOD HAZARD)
FIRM NO 16001C0250J
EFFECTIVE DATE . . . . . OCTOBER 2, 2003

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

CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING UNDERGROUND WORK
208-342-1585

NOTES:

1. SANITARY SEWER MAIN SHALL BE 8" DIAMETER.
2. WATER MAIN SHALL BE 8" DIAMETER.
3. SURFACE STORM WATER DRAINAGE WILL BE RETAINED ON SITE.
4. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
5. ALL LOTS (EXCEPT LOTS 1 & 5, BLOCK 1 AND LOTS 1, 4, & 8, BLOCK 2) ARE TO BE DESIGNATED SINGLE FAMILY RESIDENTIAL.
6. LOTS 1 & 5, BLOCK 1 AND LOTS 1, 4, & 8, BLOCK 2 TO BE DESIGNATED AS A COMMON LOTS WITH A BLANKET PUBLIC UTILITY, DRAINAGE, IRRIGATION AND INGRESS/EGRESS EASEMENT.
7. DIRECT LOT ACCESS TO E. DEER FLAT ROAD IS PROHIBITED.

Revisions

	Date	Description
1		
2		
3		
4		

ROCK SOLID CIVIL
Civil Engineering and Land Development Consulting
270 North 27th Street, Boise, ID 83702
Office Phone: 208.342.3277
www.rocksolidcivil.com

REUSE OF DRAWINGS
THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF ROCK SOLID CIVIL LLC AND IS NOT TO BE USED IN WHOLE OR PART FOR ANY OTHER PROJECT. WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ROCK SOLID CIVIL LLC.

LUGARNO TERRA SOUTH SUBDIVISION
KUNA, IDAHO

Project Name

PRELIMINARY PLAT

Sheet Name

Stamp

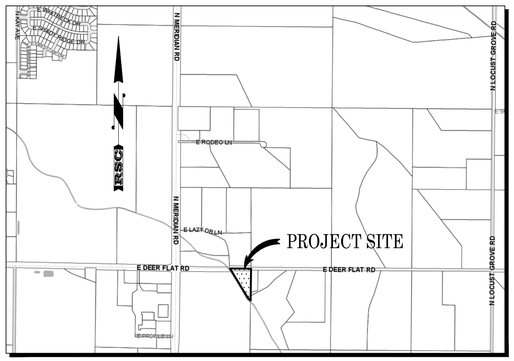
Project No. 20-53
Drawn By: JF
Date: October 4, 2020
Sheet No. 1 of 1

PRELIMINARY PLAT FOR

LUGARNO TERRA SOUTH SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 19, T.2N., R.1E., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

2021



VICINITY MAP

-NTS-

STATE HWY. 69 (N. MERIDIAN RD.) R1W. R1E.

13 18 24 19

S.89°35'05"E. 882.73'

NW CORNER SECTION 19 PLS 7323 CP&F 2019-015473

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	73.72'	100.00'	38.63'	42°14'27"	S20°19'04"E	72.07'
C2	69.30'	125.00'	35.57'	31°45'54"	S15°04'48"E	68.42'
C3	11.09'	13.00'	5.91'	48°51'38"	N06°31'56"W	10.75'
C4	0.67'	57.00'	0.33'	0°40'22"	S17°33'42"W	0.67'
C5	48.23'	57.00'	25.67'	48°28'59"	S07°00'59"E	46.81'
C6	48.23'	57.00'	25.67'	48°28'59"	S55°29'58"E	46.81'
C7	43.52'	57.00'	22.88'	43°44'49"	N78°23'08"E	42.47'
C8	22.71'	57.00'	11.51'	22°49'53"	N45°05'47"E	22.56'
C9	12.96'	13.00'	7.08'	57°07'19"	S62°14'30"W	12.43'
C10	12.96'	13.00'	7.08'	57°07'17"	S60°38'12"E	12.43'
C11	62.47'	57.00'	34.79'	62°47'50"	N63°28'29"W	59.39'
C12	16.56'	13.00'	9.62'	72°58'32"	S58°23'07"E	15.46'
C13	0.08'	13.00'	0.04'	0°21'27"	S21°43'08"E	0.08'
C14	29.25'	75.00'	14.81'	22°20'34"	S10°22'08"E	29.06'

LEGEND

EXISTING

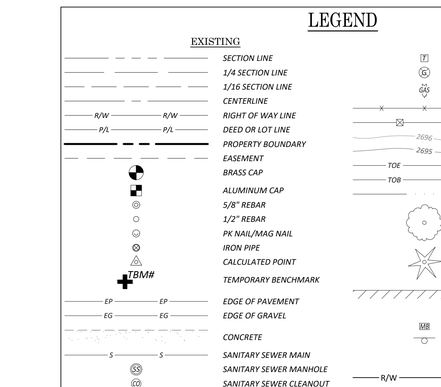
- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- CENTERLINE
- RIGHT OF WAY LINE (R/W)
- DEED OR LOT LINE (P/L)
- PROPERTY BOUNDARY
- EASEMENT
- BRASS CAP
- ALUMINUM CAP
- 5/8" REBAR
- 1/2" REBAR
- PK NAIL/MAG NAIL
- IRON PIPE
- CALCULATED POINT
- TBM# TEMPORARY BENCHMARK
- EDGE OF PAVEMENT (EP)
- EDGE OF GRAVEL (EG)
- CONCRETE
- SANITARY SEWER MAIN (S)
- SANITARY SEWER MANHOLE (SS)
- SANITARY SEWER CLEANOUT (CO)
- WATER LINE (W)
- WATER VALVE (W)
- FIRE HYDRANT
- WATER METER (W)
- WATER WELL (WW)
- WATER BLOWOFF (BO)
- STORM DRAIN LINE (SD)
- STORM DRAIN MANHOLE (SD)
- STORM DRAIN CATCH BASIN
- GROUND WATER OBSERVATION WELL (MW)
- GRAVITY IRRIGATION LINE (IRR)
- IRRIGATION VALVE (IR)
- GRAVITY IRRIGATION BOX (IRR)
- PRESSURE IRRIGATION LINE (PI)
- PRESSURE IRRIGATION VALVE (PI)
- IRRIGATION HEADGATE (HG)
- CULVERT
- OVERHEAD POWER LINE (OHP)
- STREET LIGHT
- GUY ANCHOR
- UTILITY POLE
- ELECTRICAL BOX (E)
- UTILITY VAULT (VLT)
- POWER TRANSFORMER (TRNS)
- AIR CONDITIONING UNIT (AC)

EXISTING

- TELEPHONE RISER (T)
- GAS VALVE (G)
- GAS MARKER (GAS)
- WIRE FENCE
- VINYL FENCE
- 1' CONTOUR 2696
- 5' CONTOUR 2695
- TOE OF SLOPE (TOE)
- TOP OF BANK (TOB)
- DITCH
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUILDING
- MAILBOX (MB)
- SIGN

PROPOSED

- RIGHT OF WAY LINE (R/W)
- CENTERLINE
- LOT LINE (P/L)
- EASEMENT LINE
- SETBACK LINE
- LOT NUMBER (1)
- BLOCK NUMBER BLOCK 1
- ROLLED CURB AND GUTTER
- VERTICAL CURB AND GUTTER
- VERTICAL CURB NO GUTTER
- SIDEWALK
- SANITARY SEWER MAIN (S)
- SANITARY SEWER MANHOLE (SS)
- WATER LINE (W)
- VALVE
- FIRE HYDRANT
- PRESSURE IRRIGATION LINE (PI)
- PRESSURE IRRIGATION SERVICE
- BLOWOFF ASSEMBLY (BO)
- GRAVITY IRRIGATION PIPE (IRR)
- GRAVITY IRRIGATION MANHO (IR)
- GRAVITY IRRIGATION BOX (IR)
- STREET LIGHT
- STORM DRAIN LINE (SD)
- SAND & GREASE TRAP
- STORM DRAIN CATCH BASIN
- SEEPAGE TRENCH



TYPICAL STREET SECTION

36' BACK TO BACK

50' RIGHT-OF-WAY

-NTS-

DEVELOPER

RANDY FULLMER
SELECT DEVELOPMENT & CONTRACTING LLC
P.O. BOX 1030
MERIDIAN, ID 83680

SURVEYOR

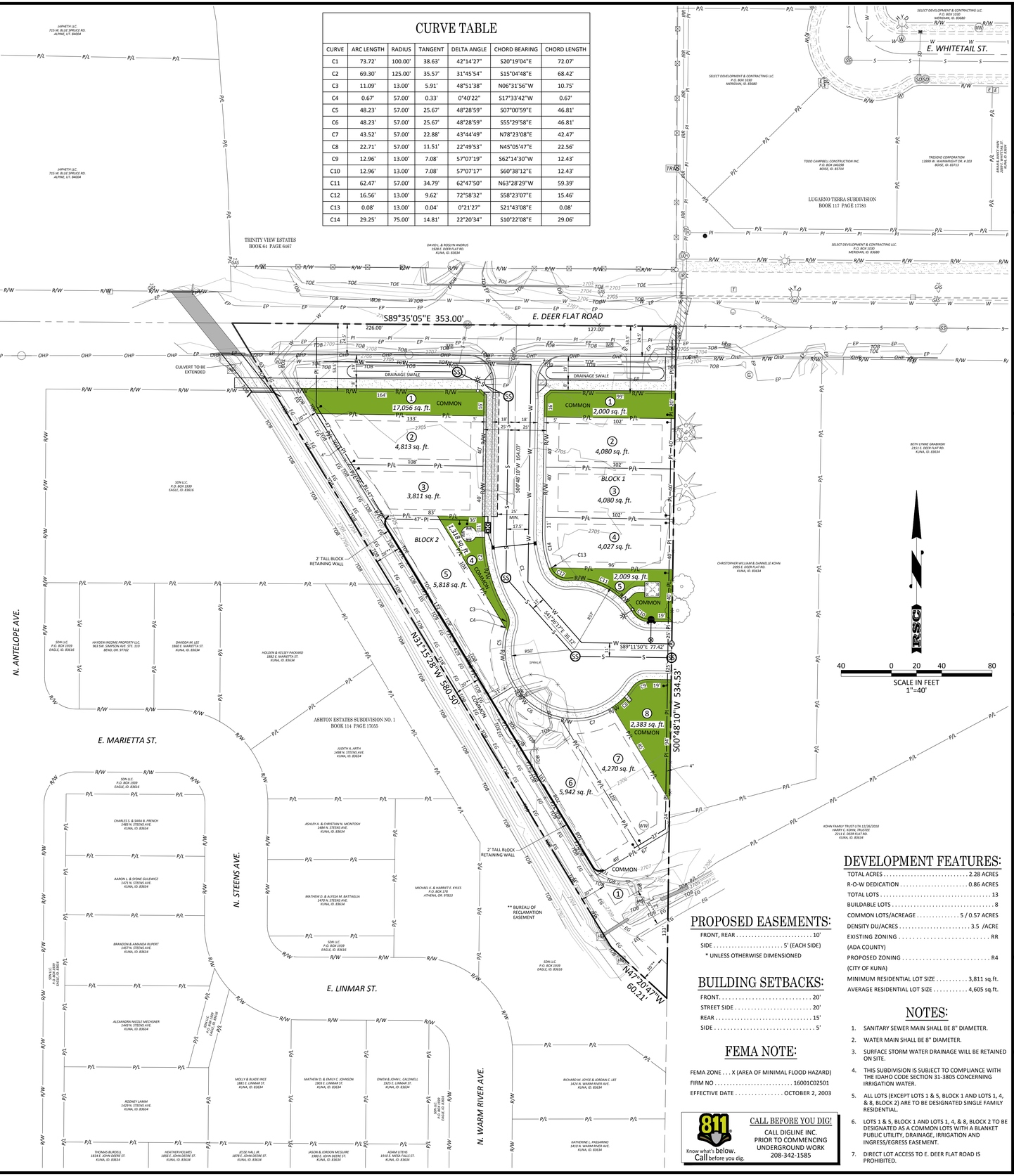
CARL PORTER, P.L.S.
SAWTOOTH LAND SURVEYING, LLC
2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104

CIVIL ENGINEER

DERRITT KERNER, P.E.
ROCK SOLID CIVIL LLC
270 N. 27TH STREET SUITE 100
BOISE, ID 83702
(208) 342-3277

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVE	PHONE
NATURAL GAS	INTERMOUNTAIN GAS	(208) 377-6839
ELECTRICITY	IDAHO POWER	(208) 388-6320
TELEPHONE	CENTURYLINK	(208) 385-2440
CABLE TV	CABLE ONE	(208) 375-8288
SEWER	CITY OF KUNA	(208) 287-1722
WATER	CITY OF KUNA	(208) 287-1722
ROADS	ADA COUNTY HIGHWAY DISTRICT	(208) 387-6170
IRRIGATION	BOISE - KUNA IRRIGATION DISTRICT	(208) 922-5608
FIRE	KUNA RURAL FIRE DISTRICT	(208) 922-1144



PROPOSED EASEMENTS:

- FRONT, REAR . . . . . 10'
- SIDE . . . . . 5' (EACH SIDE)
- * UNLESS OTHERWISE DIMENSIONED

BUILDING SETBACKS:

- FRONT. . . . . 20'
- STREET SIDE . . . . . 20'
- REAR . . . . . 15'
- SIDE . . . . . 5'

FEMA NOTE:

FEMA ZONE . . . X (AREA OF MINIMAL FLOOD HAZARD)
FIRM NO 16001C0250J
EFFECTIVE DATE . . . . . OCTOBER 2, 2003

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

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PRIOR TO COMMENCING UNDERGROUND WORK
208-342-1585

DEVELOPMENT FEATURES:

- TOTAL ACRES . . . . . 2.28 ACRES
- R-O-W DEDICATION . . . . . 0.86 ACRES
- TOTAL LOTS 13
- BUILDABLE LOTS 8
- COMMON LOTS/ACREAGE . . . . . 5 / 0.57 ACRES
- DENSITY DU/ACRES . . . . . 3.5 /ACRE
- EXISTING ZONING . . . . . RR (ADA COUNTY)
- PROPOSED ZONING . . . . . R4 (CITY OF KUNA)
- MINIMUM RESIDENTIAL LOT SIZE . . . . . 3,811 sq.ft.
- AVERAGE RESIDENTIAL LOT SIZE . . . . . 4,605 sq.ft.

NOTES:

1. SANITARY SEWER MAIN SHALL BE 8" DIAMETER.
2. WATER MAIN SHALL BE 8" DIAMETER.
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7. DIRECT LOT ACCESS TO E. DEER FLAT ROAD IS PROHIBITED.

Revisions

	Date	Description
1		
2		
3		
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Project Name: LUGARNO TERRA SOUTH SUBDIVISION KUNA, IDAHO

Sheet Name: PRELIMINARY PLAT

Stamp: PROFESSIONAL ENGINEER LICENSED 17881 1-30-21 STATE OF IDAHO DERRITT KERNER

Project No. 20-53b

Drawn By: JF

Date: January 30, 2021

Sheet No. 1

1 of 1

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

City of Kuna
Planning & Zoning Department

Agency Transmittal

December 2, 2020

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

File Number & Case Name:	20-13-S (Preliminary Plat) & 20-21-DR (Design Review)– Lugarno Terra South.
Project Description	Select Development requests to subdivide approximately 1.85 acres into 14 total lots (8 buildable lots, 6 common lots). The subject site is zoned R-4 (Medium Density Residential). The subject site is located at 1919 E Deer Flat Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APN: S1419223001).
Site Location	1919 E Deer Flat Road, Kuna, ID 83634
Applicant	**Randy Fullmer** PO Box 1030 Meridian, ID 83680 208-288-0700 randy@selectmanagement.com
Representative	**Billy Edwards** PO Box 1030 Meridian, ID 83680 208-921-5531 wedwards@selectdev.com
Public Hearing Date	Tuesday, **February 23, 2020** 6:00 pm Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Doug Hanson, Planner I dhanson@kunaid.gov Phone**:** 208.922.5274 Fax**:** 208.922.5989

Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project*.

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

December 11, 2020

By e-mail: dhanson@kunaid.gov

Doug Hanson
City of Kuna
751 W 4th St
Kuna, ID 83634

Subject: Lugarno Terra North, 20-12-S (Preliminary Plat) and 20-20-DR (Design Review); Lugarno Terra South, 20-13-S (Preliminary Plat) and 20-21-DR (Design Review)

Dear Mr. Hanson:

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 for all construction projects 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

- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- 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. 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. WASTEWATER AND RECYCLED 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: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
- 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 Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).
- Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

  For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (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
DEQ-Boise Regional Office

EDMS#: 2020AEK283

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 20-13-S

Lagarno Terra South

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.

☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____

☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.

☒ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☒ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water
☐ individual sewage ☐ individual water

☒ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☒ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☒ central water

☐ 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.

☐ 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 12. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☒ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.

☐ 14. _____

_____

_____ Reviewed By: Lou Bazzi

Date: 12/16/2020

RON PLATT
CHAIRMAN OF THE BOARD

BRIAN MCDEVITT
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
DEC 08 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

04 December 2020

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

RE: Lugarno Terra South **20-13-S**
1919 E Deer Flat RD. Kuna, ID
Boise-Kuna Irrigation District BK-1209 A
Perry 2.7 Lateral 00+40,
Kuna Canal Easement
Sec. 19, T2N, R1E, BM.

Doug Hanson, Planner1:

The United States' Kuna Canal lies within the boundary of the above-mentioned location. The easement for this lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert the federal easement 38 feet northeasterly and 35 feet southwesterly of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than grass or gravel) or pathways within its easements, as this will certainly increase our cost of maintenance. 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.

Please note the appropriate easements on all future preliminary/final plats.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

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.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

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

NO DISCHARGE into any live irrigation system is permitted.

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

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the irrigation and drainage plans.

Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact the BKID office as soon as possible to discuss the pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Boise Project Board of Control must receive a written response from the Boise-Kuna Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

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.

Prior to any construction being done next to or within the easements listed previously the contractor and/or developer must contact our Division 2 watermaster at 208-342-5086.

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

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr
cc: Clint McCormick — Watermaster, Div; 2 BPBC
Lauren Boehlke — Secretary – Treasurer, BKID
File

RECEIVED
DEC 21 2020
CITY OF KUNA

ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

December 15, 2020

Doug Hanson, Planner I
City of Kuna
751 W. 4th Street
Kuna, ID 83634

RE: 20-13-S & 20-21-DR/ Lugarno Terra South; 1919 E. Deer Flat Road

Dear Doug:

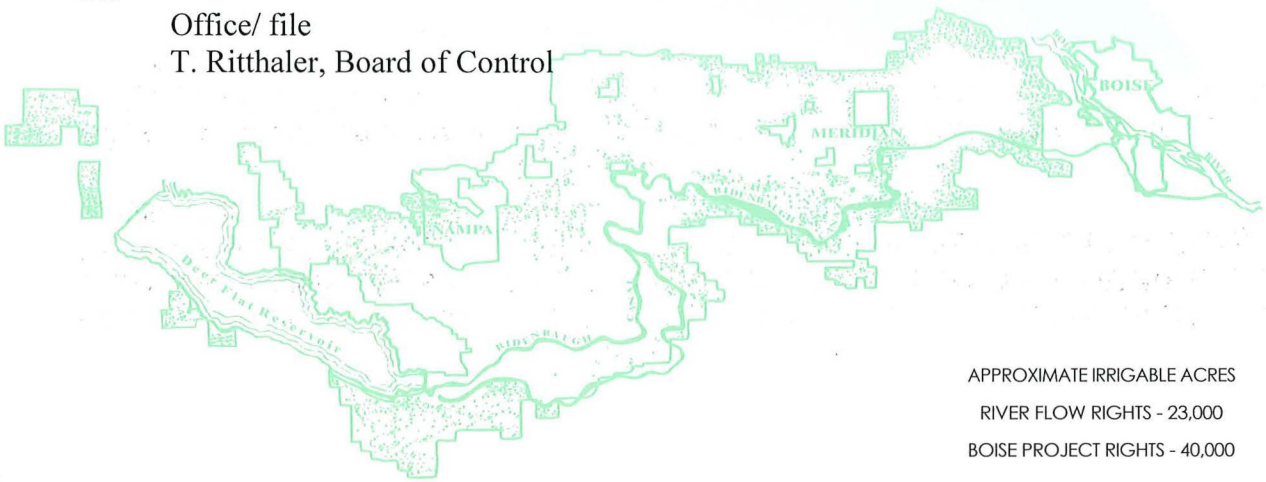
Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ gnf

Cc:
Office/ file
T. Ritthaler, Board of Control



APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

Project/File: **Lugarno Terra South/ KPP20-0018/ 20-13-S/ 20-21-DR**
This is a preliminary plat application and design review application to develop 8 single family lots and 6 common lots on 1.85 acres.

Lead Agency: City of Kuna

Site address: 1919 E. Deer Flat Road

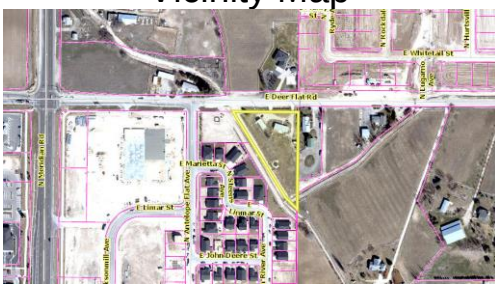
Staff Approval: January 15, 2021

Applicant: Randy Fullmer
PO Box 1030
Meridian, ID 83680

Representative: Bill Edwards
Same as above

Staff Contact: Paige Bankhead, E.I.
Phone: 387-6293
E-mail: pbankhead@achdidaho.org

Vicinity Map



A. Findings of Fact

1. **Description of Application:** This is a preliminary plat application and design review application to develop 8 single family lots and 6 common lots on 1.85 acres. The site is zoned R-4 (Medium Density Residential).

   The City of Kuna's Future Land Use Map designates this area as Commercial.

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

Direction	Land Use	Zoning
North	Rural Urban Transition (Ada County)	RUT
South	Medium Density Residential	R-6
East	Rural Residential (Ada County)	RR
West	Medium Density Residential	R-6

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

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

5. **New Center Lane Miles:** The proposed development includes 0.05 centerline miles of new public road.

6. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
   - Deer Flat Road is listed in the CIP to be widened to 5-lanes from Meridian Road to Locust Grove Road between 2036 and 2040.
   - The intersection of Meridian Road (SH-69) and Deer Flat Road is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 7-lanes east, and 6-lanes on the west leg, and signalized between 2031 and 2035.

8. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.
   - The BMP identifies Deer Flat Road as a Level 3 facility that will be constructed as part of a future ACHD project.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate *76* additional vehicle trips per day ; *8* additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

2. **Condition of Area Roadways**
   Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Deer Flat Road	320-feet	Minor Arterial	220	Better than "D"

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

3. **Average Daily Traffic Count (VDT)**
   Average daily traffic counts are based on ACHD's most current traffic counts.
   - The average daily traffic count for Deer Flat Road west of Locust Grove Road was 2,069 on 05/16/2018.

C. Findings for Consideration

1. Deer Flat Road

a. Existing Conditions: Deer Flat Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 98-feet of right-of-way for Deer Flat Road (50-feet from centerline).

b. Policy:

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

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master

Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

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

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

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

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

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Deer Flat Road Road is designated in the MSM as a Transitional/Commercial Arterial with 5-lanes and bike lanes, a 75-foot street section within 100-feet of right-of-way.

c. Applicant Proposal: The applicant has proposed to construct an 8-foot wide detached concrete sidewalk on Deer Flat Road abutting the site and improve Deer Flat Road abutting the site with curb and gutter.

d. Staff Comments/Recommendations: The applicant's proposal to construct the sidewalk exceeds District Policy which requires a 5-foot wide detached sidewalk. At a minimum, the applicant should be required to construct a 5-foot wide detached concrete sidewalk located a minimum of 43-feet from the centerline of Deer Flat Road abutting the site. The applicant should provide a permanent right-of-way easement for detached sidewalk located outside of the right-of-way.

There is already 50-feet of right-of-way from the centerline of Deer Flat Road consistent with the CIP and MSM requirements. Therefore, staff recommends no additional right-of-way dedication for Deer Flat Road abutting the site be required with this development application.

The applicant's proposal to construct curb and gutter for Deer Flat Road abutting the site exceeds ACHD Policy which requires pavement widening and the construction of sidewalks on arterial roadways and is not approved, as proposed. ACHD and the City of Kuna have an agreement in place regarding arterial street sections with the City of Kuna's Impact Area since the City desires to have curb and gutter constructed prior to ACHD widening the roadway. On arterial streets that are planned as a future 5-lane street that aren't currently listed in ACHD's CIP, the arterial street is to be constructed as a 3-lane arterial roadway. However, this segment of Deer Flat Road abutting the site is listed in the CIP to be widened to 5-lanes between 2036 and 2040. Therefore, the applicant should be required to only widen the pavement on Deer Flat Road abutting the site to 17-feet from centerline of the roadway and construct a 3-foot wide gravel shoulder.

If the City of Kuna requires the applicant to construct curb and gutter on Deer Flat Road abutting the site, then the applicant should be required to construct Deer Flat Road abutting the site as ½ of a 46-foot wide street section with vertical curb and gutter as an interim improvement. These improvements would not be impact fee eligible for reimbursement by ACHD.

The applicant has indicated that they would be willing widen the southern half of the bridge on Deer Flat Road abutting the site with this development. The widening of the bridge is not required by ACHD with this development application. If the applicant chooses to widen the southern half of the bridge on Deer Flat Road abutting the site, then the applicant should be required to widen the bridge to include the extension of the sidewalk on the west side of the bridge to the east and enter into a Cooperative Development Agreement (CDA) with ACHD. This improvement would be impact fee eligible for reimbursement through the CDA since this segment of Deer Flat Road is listed in the CIP to be widened to 5-lanes between 2036 and 2040. The Cooperative Development Agreement should include the bridge construction, contract requirements, as well as allocation of costs. ACHD will only provide reimbursement for the costs of permanent roadway improvements consistent with the IFYWP and CIP. Interim improvements are not eligible for reimbursement and all costs would be the responsibility of the applicant. The following items must be in place prior to ACHD's approval of the final plat or plans that includes the improvements:

- Cooperative Development Agreement;
- Financial surety provided by the applicant meeting the terms of the Cooperative Development Agreement;
- Dedication of all of the right-of-way necessary to complete the bridge widening project.

2. Internal Local Road and Roadway Offset

a. Existing Conditions: There are no roadways within the site.

b. Policy:

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

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

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

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

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

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

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

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

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

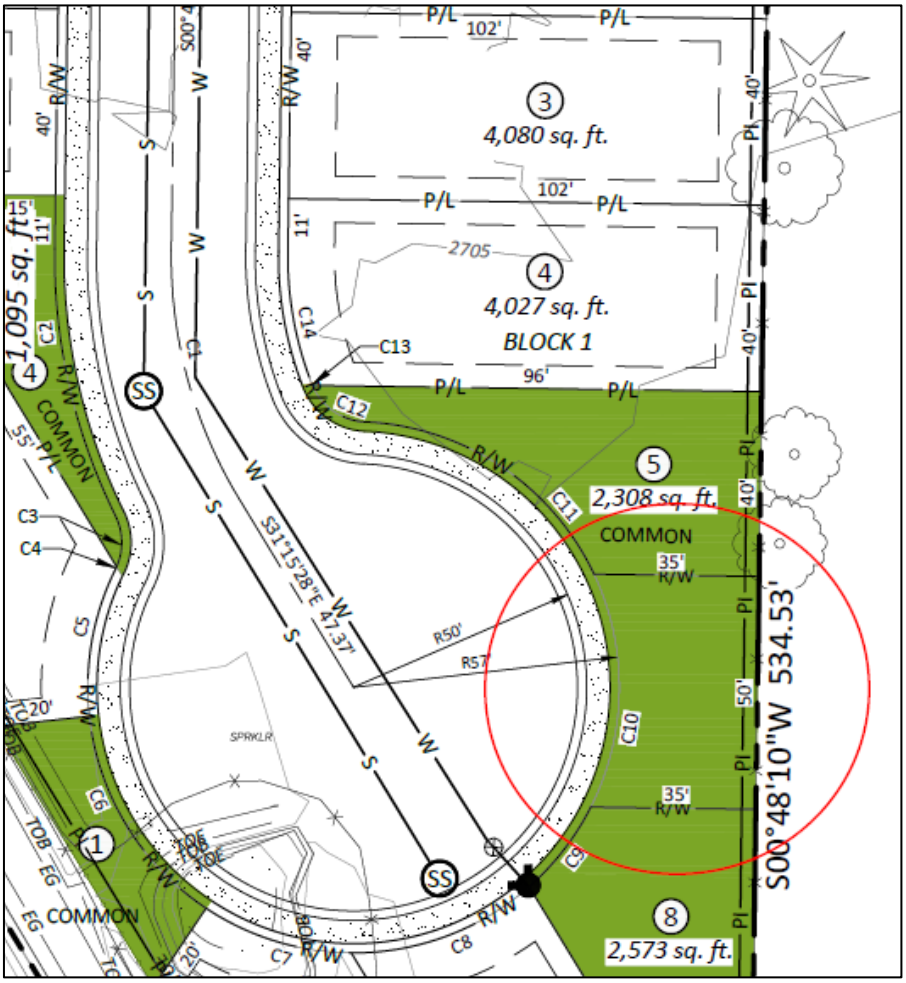
A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public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

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

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

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

c. **Applicant's Proposal:** The applicant has proposed to construct a local street to intersect Deer Flat Road approximately 425-feet east of Antelope Flat Avenue and construct it as a 36-foot wide local street section with rolled curb, gutter and 5-foot wide attached concrete sidewalks within 50-feet of right-of-way and construct a cul-de-sac with a radius of 50-feet as measured from back-of-curb. The applicant has also proposed to dedicate 50-feet of right-of-way from the edge of the cul-de-sac extending approximately 30-feet to touch the site's east property line, see below.



d. **Staff Comments/Recommendations:** The applicant's proposal to construct the local road as a 36-foot wide street section with curb, gutter and sidewalk with 50-feet of right-of-way meets District Policy. However, the applicant's proposal to construct the public local road to intersect Deer Flat Road, a minor arterial roadway, located approximately 425-feet east of Antelope Flat Avenue does not meet the District's Local Street Intersection Spacing on Minor Arterial Roadways Policy which requires local roads intersecting a minor arterial roadway to align or offset a minimum of 660-feet, and should not be approved, as proposed.

Staff recommends that the applicant construct a private roadway instead of a public roadway at the location proposed onto Deer Flat Road due to the fact that a public roadway is not shown on the Master Streep Map within this site, a public road at this location does not meet the

District's Local Street Spacing on Minor Arterial Roadways Policy, and a private road at this location onto Deer Flat Road will meet the District's Success Driveways Policy which requires driveways/private roads on minor arterial roadways to align or offset a minimum of 425-feet for roadways with a 50 MPH speed limit. See Finding 4.

If the applicant is required to construct a public roadway by the City of Kuna, the applicant should be required to construct the roadway as a 36-foot wide local street section within 50-feet of right-of-way, as proposed by the applicant, and construct the roadway to stub to the site's east property line and construct a temporary turnaround at the terminus of the stub street. See Finding 3.

3. Stub Streets

a. Existing Conditions: There are no stub streets to the site.

b. Policy:

Stub Street Policy: District policy 7207.2.4.3 (local) states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.4 (local), except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

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

Temporary Dead End Streets Policy: 7207.2.4.4 (local) requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

c. Applicant Proposal: The applicant has proposed to extend 50-feet of right-of-way from the proposed cul-de-sac to touch the site's east property line.

d. Staff Comments/Recommendations: The applicant's proposal to dedicate right-of-way to touch the site's east property line and not continue the construction of the street to stub to the site's east property line does not meet the District's Stub Street Policy. If the City of Kuna requires a public road for the development, the applicant should be required to construct the local street to the stub to the site's east property line and construct a temporary turnaround at the terminus of the local street since the street will be greater than 150-feet in length consistent with District Policy. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended. The applicant should be required to install a sign at the terminus of the stub street that states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

4. Deer Flat Road – Driveways/Private Road

a. Existing Conditions: There is a 13-foot wide unpaved driveway from the site onto Deer Flat Road located approximately 33-feet west of the site's east property line and a 15-foot wide unpaved driveway from the site on Deer Flat Road located approximately 135-feet west of the site's east property line.

b. Policy:

Access Points 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.

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 50 MPH to align or offset a minimum of 425-feet from any existing or proposed driveway or unsignalized intersection.

Driveway Width Policy: District policy 7205.4.8 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, 7205.4.8, 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 7205.4.8.

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

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 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.

c. Applicant's Proposal: The applicant has proposed to close the 2 existing driveways from the site onto Deer Flat Road with sidewalk to match improvements on either side.

d. Staff Comments/Recommendations: The applicant's proposal to close the driveways meets District Policy and should be approved as proposed.

Per Finding 2, staff recommends that the applicant construct a private road from the site onto Deer Flat Road at the access location proposed 425-feet east of Antelope Flat Avenue due to the fact that a public road is not shown on the Master Street Map within this site and a the proposed access location does not meet the District's Local Street Intersection Spacing on Minor Arterial Roadways Policy, but does meet the Districts Successive Driveways Policy which requires driveways/private roads on minor arterial roadways with a speed limit of 50 MPH to offset a minimum of 425-feet from any driveway or unsignalized intersection. Therefore, staff recommends that the applicant construct a private road onto Deer Flat Road located of 425-feet east of Antelope Flats Avenue with a width less than or equal to 30-feet since the vehicle trips per day for the development will be less than 100 trips consistent with the District's Driveway Width Policy.

Staff recommends that the City of Kuna require a cross-access easement for the property directly east of the site to use the private road to access Deer Flat Road when it is developed in the future.

If the City of Kuna approves the private road, the applicant shall be required to pave the private roadway with a width less than or equal to 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 so that the proposed cul-de-sac is touching the site's east property with 50-feet of right-of-way and the local roadways are constructed as proposed.

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.
- Construct a stub street to the adjacent parcel. At a minimum, a cul-de-sac should be constructed to touch the site's east property line and 50-feet of right-of-way also touching the east property line.

5. Tree Planters

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

6. Landscaping

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

7. Other Access

Deer Flat Road is classified as a minor arterial roadway. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Widen the pavement on Deer Flat Road abutting the site to 17-feet from centerline of the roadway and construct a 3-foot wide gravel shoulder.

2. Improve Deer Flat Road with a minimum 5-foot wide detached concrete sidewalk located a minimum of 43-feet from the centerline of the roadway abutting the site.

3. If the applicant chooses to widen the southern half of the bridge on Deer Flat Road abutting the site, then the applicant should be required to widen the bridge to include the extension of the sidewalk on the west side of the bridge to the east and enter into a Cooperative Development Agreement (CDA) with ACHD. This improvement would be impact fee eligible for reimbursement through the CDA. The Cooperative Development Agreement should include the bridge construction, contract requirements, as well as allocation of costs. ACHD will only provide reimbursement for the costs of permanent roadway improvements consistent with the IFYWP and CIP. Interim improvements are not eligible for reimbursement and all costs would be the responsibility of the applicant. The following items must be in place prior to ACHD's approval of the final plat or plans that includes the improvements:

- Cooperative Development Agreement;
- Financial surety provided by the applicant meeting the terms of the Cooperative Development Agreement;
- Dedication of all of the right-of-way necessary to complete the bridge widening project.

4. If the City of Kuna requires the applicant to construct curb and gutter on Deer Flat Road abutting the site, then Deer Flat Road abutting the site should be constructed as ½ of a 46-foot wide street section with vertical curb, gutter and detached 5-foot wide concrete sidewalk located a minimum of 43-feet from the centerline of the roadway abutting the site. These improvements are not eligible for reimbursement by ACHD.

5. Construct a private road with a width less than or equal to 30-feet from the site onto Deer Flat Road located 425-feet east of Antelope Flat Avenue. Pave the private road its full width and at least 30-feet into the site beyond the edge of pavement for Deer Flat Road.

6. If the City of Kuna requires a public road to be constructed for the internal road for the development, construct the public road to intersect Deer Flat Road 425-feet east of Antelope Flat Avenue and construct the internal road as a 36-foot wide local street section with rolled curb, gutter and 5-foot wide concrete sidewalks within a minimum of 50-feet of right-of-way, as proposed. If street trees are desired, an 8-foot wide planter strip is required. For detached sidewalk located outside of the right-of-way, the applicant may provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind sidewalk.

7. If the City of Kuna requires a public road for the development, construct the local street to the stub to the site's east property line and construct a temporary turnaround at the terminus of the local street since the street will be greater than 150-feet in length. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended. The applicant should be required to install a sign at the terminus of the stub street that states, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

8. Close the existing 13-foot wide unpaved driveway located approximately 33-feet west of the site's east property line with sidewalk to match improvements on either side, as proposed.

9. Close the existing 15-foot wide unpaved driveway located approximately 135-feet west of the site's east property line with sidewalk to match improvements on either side, as proposed.

10. Other than the access specifically approved with this application, direct lot access is prohibited to Deer Flat Road and should be noted on the final plat.

11. 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.

12. Payment of impact fees is due prior to issuance of a building permit.

13. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

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

3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.

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

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

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

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

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

9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards

unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

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

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

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

F. Conclusions of Law

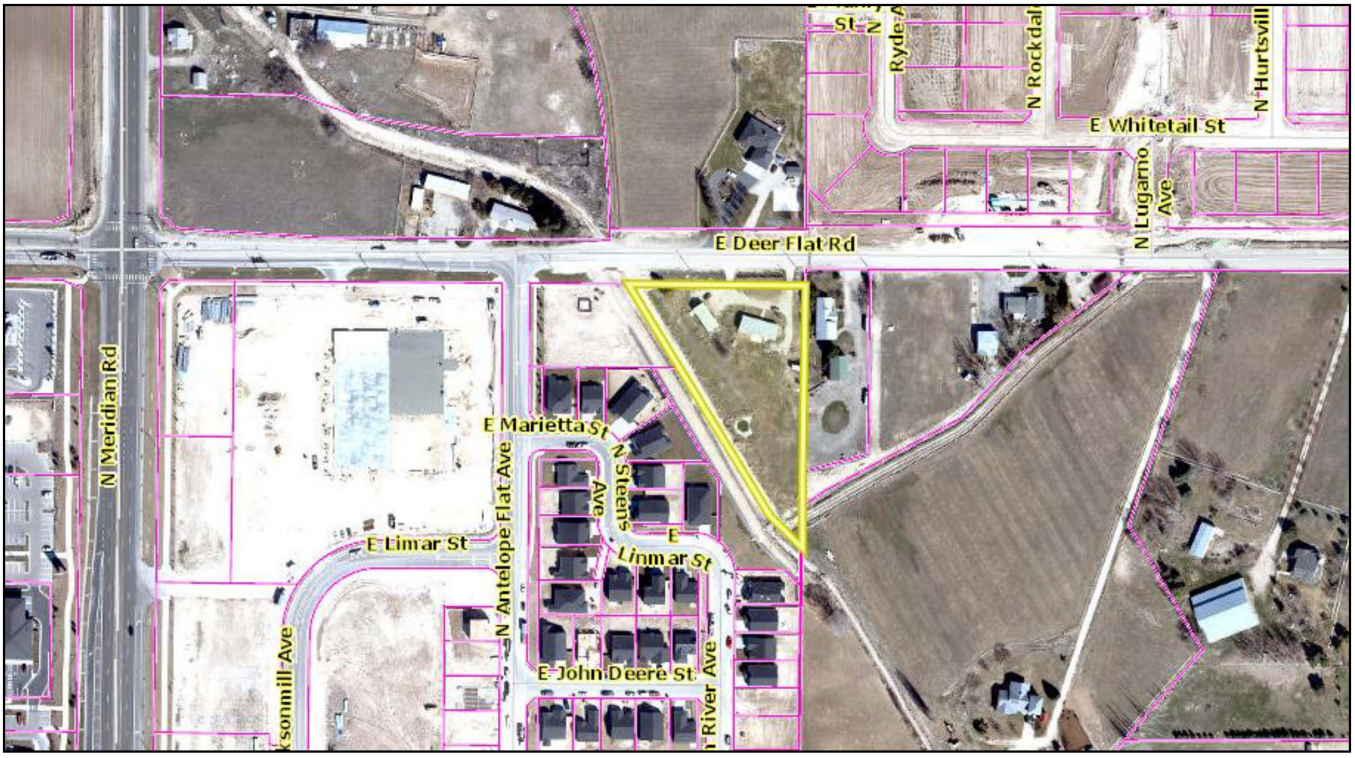
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

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

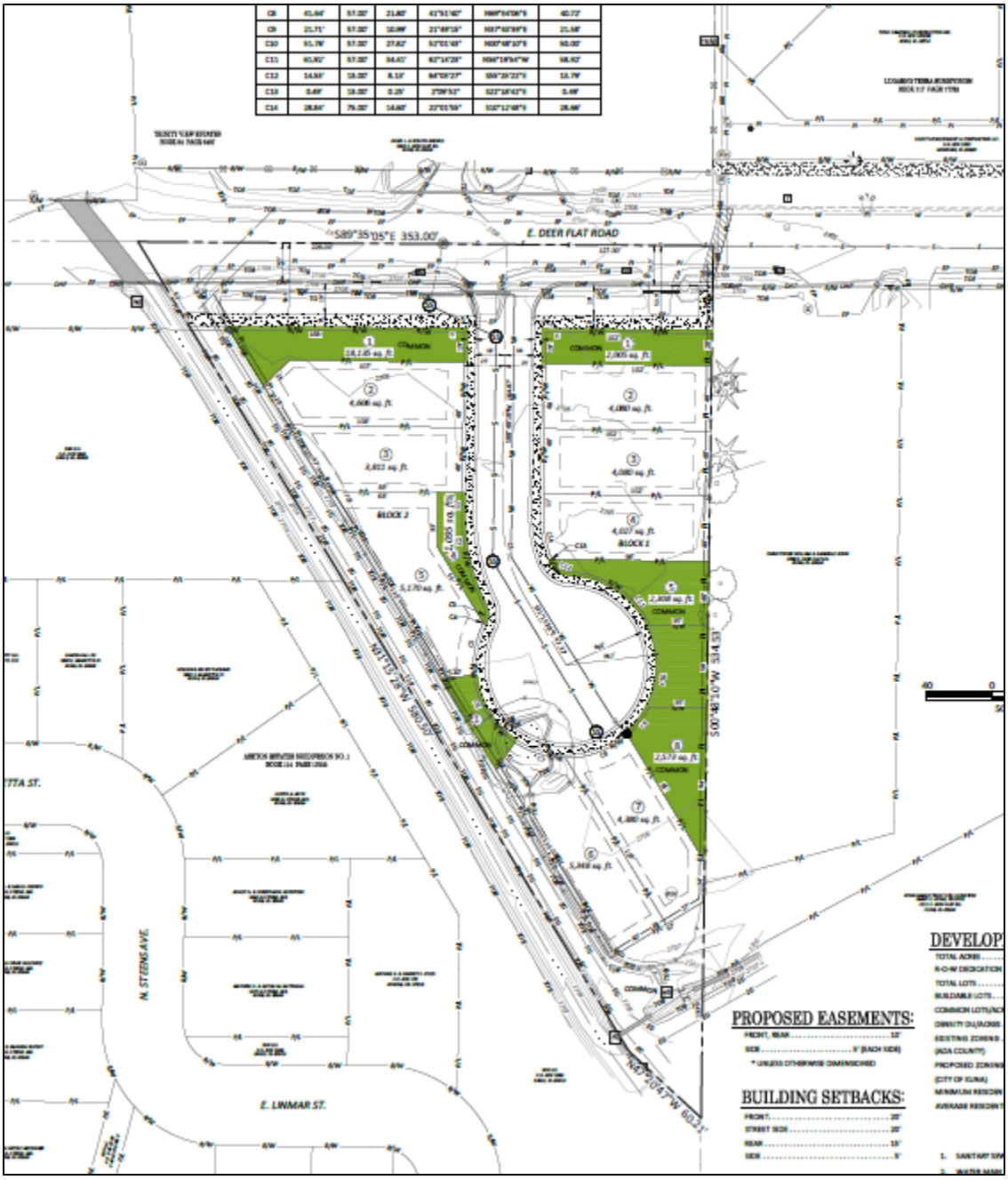
G. Attachments

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

VICINITY MAP



SITE PLAN


E. DEER FLAT ROAD
S89°35'05"E 353.00'
N. STEENS AVE.
E. LINMAR ST.
PROPOSED EASEMENTS:
BUILDING SETBACKS:
DEVELOP

Ada County Utility Coordinating Council

Developer/Local Improvement District
Right of Way Improvements Guideline Request

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

1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.

2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.

3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.

4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

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

Development Process Checklist

Items Completed to Date:

☒Submit a development application to a City or to Ada County

☒The City or the County will transmit the development application to ACHD

☒The ACHD **Planning Review Section** will receive the development application to review

☒The **Planning Review Section** will do one of the following:

☐Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.

☒Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

☐Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

☐For **ALL** development applications, including those receiving a **"No Review"** letter:

- The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
- The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.

☐Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:
Construction (Non-Subdivisions)

☐ **Driveway or Property Approach(s)**

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

☐ **Working in the ACHD Right-of-Way**

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

Construction (Subdivisions)

☐ **Sediment & Erosion Submittal**

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

☐ **Idaho Power Company**

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

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

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.

    a. Filing Fee: The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.

    b. Initiation: An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.

    c. Time to Reply: The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.

    d. Notice of Hearing: Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.

    e. Action by Commission: Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.

    a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

       If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.

    b. The request must be in writing and delivered to the Secretary of the Highway District no later than 11:00 a.m. 2 days prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.

    c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.

    d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.

    e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.

    f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.

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

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

MEMORANDUM

Date: **6 January 2021**

From: **Paul A. Stevens, P. E.**

Catherine Feistner, E.I.T.

To: **Jace Hellman, Planning and Zoning Director**

RE: **Lugarno Terra South – 20-13-S (Preliminary Plat) & 20-21-DR (Design Review)**

The Lugarno Terra South Subdivision, located at 1919 E Deer Flat Road, preliminary plat and design review request dated 2 December 2020 has been reviewed. The applicant's proposed development has been formatted to comply with City of Kuna (City) R-4 (medium density residential) zone requirements. The landscaping design review request rests with the Planning and Zoning Department. Review of civil design drawings is accomplished separately, when received.

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

1. Inspection Fees

a. An inspection fee will apply to inspect the final construction of 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 DEQ 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. The current inspection fee is $1.00 per lineal foot of sewer, water and pressure irrigation pipe. *Payment is due and payable prior to the pre-construction meeting*.
d. The Kuna Rural Fire District's current hydrant flow testing and plat base fee are $300.00 and $75.00 respectively for a total of $375.00. *Payment is due and payable prior to the pre-construction meeting.*

2. General

a. Lugarno Terra South Subdivision is zoned R-4, and proposes subdividing 1.85 acres into 14 total lots (8 buildable lots and 6 common lots). A commensurate impact on the City of Kuna's water and sewer utilities will result.
b. Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 25 people.

c. The preliminary plat shows one (1) access to Lugarno Terra South Subdivision from East Deer Flat Road.
d. At least two access points are required in Phase I per Kuna Rural Fire District (KRFD).
e. A plan approval letter will be required if this project affects any local irrigation districts. Verify the extent of the Bureau of Recreation access easement.
f. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
g. Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
h. All positional information shall be from the most recent state plane coordinate system.
i. Provide engineering certification on all final engineering drawings.
j. The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with fire hydrants whenever possible. The streetlight standards drawing detail is K-1116 and can be located at http://www.kunacity.id.gov/408/Engineering
k. KRFD requires fire hydrants located every 500-ft and in strategic locations.

3. Right-of-Way

a. Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
b. Approaches onto classified streets must comply with ACHD approach policies.
c. All street construction must meet or exceed City of Kuna and ACHD development standards.
d. All city mainlines crossing proposed lots, running along the back of lots and sides of lots shall have easements that allow the City of Kuna to access and maintain the utilities.
e. The KRFD Deputy Fire Marshal must approve in writing fire access to the subdivision.
f. Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4. Sanitary Sewer

a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected sewer load. City Code 6-4-2-O requires the subdivision to connect to the City sewer system. City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
b. The nearest available sewer mainline connection point is located on the northern frontage of the property, on E. Deer Flat Rd. Sewage flows to Patagonia Lift Station, which pumps into Danskin Lift Station. Danskin Lift Station is at capacity. There is no available capacity for Lugarno Terra South Subdivision.
c. The developer may be requested to participate with lift station, force main improvements, and development with the Mason Creek Gravity Trunk Line.
d. All sewer infrastructure must meet or exceed City of Kuna requirements.
e. Sewer flow models will be required to verify pipe sizes.
f. Sewer connection fees apply to each lot containing a home or other facility.
g. All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.
h. This application shall conform to the sewer master plan as applicable. The sewer master plan specifies minimum pipe sizes and supports the "to and through" utility policy.

5. Potable Water

a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected water demand. City Code 6-4-2-X requires the subdivision to connect to the City water system. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels.
b. The nearest available water mainline is located on the northern frontage of the property, on E. Deer Flat Rd.
c. All water infrastructure must meet or exceed City of Kuna requirements.
d. Water flow models will be required to verify adequate water supply and fire suppression.
e. Water connection fees apply to each lot containing a home or other facility.
f. All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
g. This application shall conform to the water master plan as applicable.
h. Fire hydrants must be placed in a layout approved in writing by the KRFD Fire Marshall.

6. Pressurized Irrigation

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

7. Grading and Storm Drainage

a. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
b. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
c. Sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.
d. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
e. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
f. Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review.

Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

8. 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.

9. Property Description

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

10. Exhibits

a. The following exhibits are attached:
    a. Vicinity Map
    b. Comprehensive Plan Map
    c. Zoning Map
    d. Topographic Map
    e. Utility Map
    f. Sewer Drainage Basin Map
    g. Local Property Sizes Map
    h. Local Property Values Map
    i. Property Range Map
    j. Irrigation District Map
    k. Pathways Master Plan Map
    l. Prime Farmlands Map
    m. Nitrate Priority Map
    n. Soils Map

Doug Hanson

From: Paul Stevens
Sent: Friday, February 12, 2021 10:13 AM
To: Doug Hanson
Subject: RE: Lugarno Terra North and South Subdivisions

Good morning, Doug:

We are working with a group of developers to expand the Danskin Lift Station capacity while also beginning the Mason Creek Gravity Trunk Sewer Line.

Select Development is an integral/active part of the Danskin Lift Station service basin solution.

Paul A. Stevens, PE
CITY OF KUNA - ENGINEER
PHONE 208-287-1727

751 W 4TH ST
PO BOX 13
KUNA, ID 83634

From: Doug Hanson <dhanson@kunaid.gov>
Sent: Friday, February 12, 2021 8:31 AM
To: Paul Stevens <PStevens@kunaid.gov>; Catherine Feistner <cfeistner@kunaid.gov>
Subject: Lugarno Terra North and South Subdivisions

Good Morning,

I am finishing up my staff reports for Lugarno Terra North and South. The pre plat memo's state there is no capacity to serve the projects as they are in the Danskin sewer basin. Jace mentioned that Billy Edwards and Randy Fullmer from Select Development have agreed to contribute to the Mason Creek trunkline. Would you like us to proceed with memo's as they are written, or if you have any additional comments about the applicants willingness to contribute to the trunkline.

Best,

Doug Hanson
Planner II
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771

ADVERTISING PROOF

PO Box 9399
1618 N Midland Blvd, 83651,
Nampa,ID 83652
Ph. (208) 465-8129 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
01/28/21	21880

NATHAN STANLEY
1 KUNA, CITY OF
P.O. BOX 13
KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
70071	PH 2/23/21 - LUGARNO	02/03/21	02/03/21	1	$44.22

LEGAL NOTICE

Case No. 20-13-S: Lugarno Terra South; Preliminary-Plat.

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing Tuesday, February 23, 2021, at 6:00 PM, or as soon as can be heard; in connection with an Preliminary Plat (S) request for the Lugarno Terra South. Select Development requests to subdivide approximately 1.85 acres into 14 total lots (8 buildable lots, 6 common lots). The subject site is zoned R-6 (Medium Density Residential). The subject site is located at 1919 E Deer Flat Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APN: S1419223001).

Please do not contact the Commission or Council including the Mayor as this may jeopardize the public hearing process as it is considered ex parte. If you require special accommodations, please contact Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

February 3, 2021 70071

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$44.22**
Paid Amount:**$0.00**

Amount Due:**$44.22**

We Appreciate Your Business!

AD# 70071

CITY OF KUNA

PLANNING & ZONING DEPARTMENT

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

CERTIFICATE OF MAILING

Date: February 3, 2021

To: ☑ 350' Property Owners Notification ☐ Other _____

Planner: Doug Hanson

Case Name: 20-13-S (Preliminary Plat) Lugarno Terra South

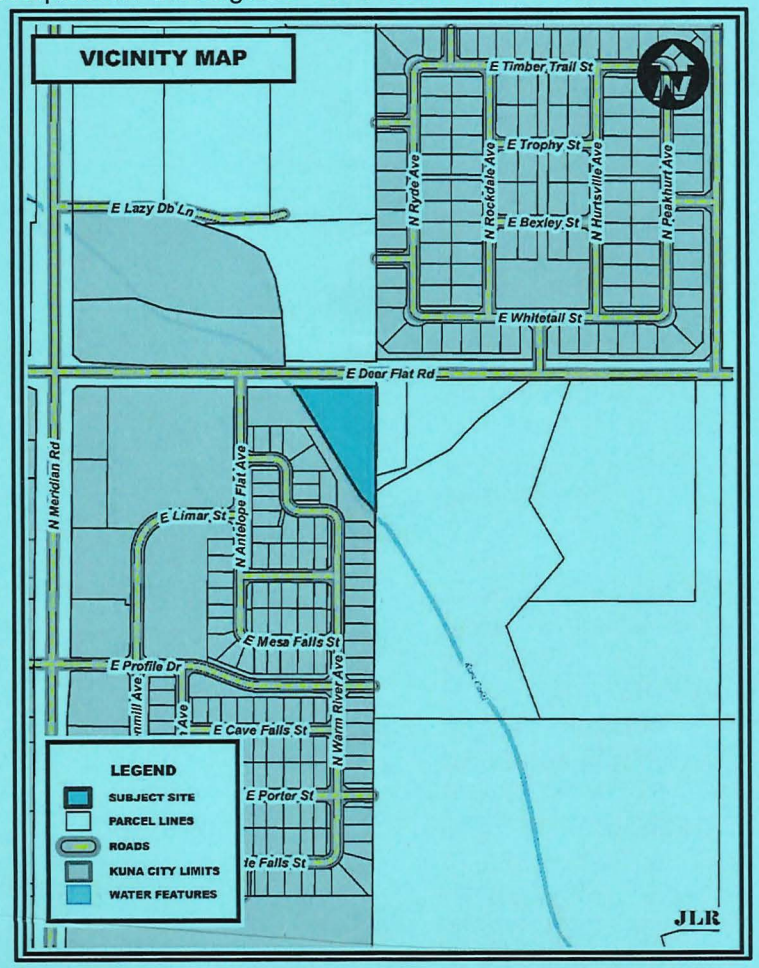
I HEREBY CERTIFY that on this 3rd, day of February 2021, I caused a true and correct copy of the foregoing instrument to be deposited in the United States mail, with prepaid postage.

Jessica Reid – P&Z Staff

Attest – Doug Hanson, Planner I

CITY OF KUNA
PLANNING & ZONING DEPARTMENT
PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634
Phone (208) 922-5274 • Fax: (208) 922-5989
www.kunacity.id.gov

Dear Property Owner: NOTICE IS HEREBY GIVEN that the Planning & Zoning Commission is scheduled to hold a public hearing on **February 23, 2021,** beginning **at 6:00 pm** on the following case:
A Preliminary Plat request for the *Lugarno Terra South Subdivision* from Select Development to subdivide approximately 1.85 acres into 14 total lots (8 buildable lots, 6 common lots). The subject site is zoned R-4 (Medium Density Residential) and is located at 1919 E Deer Flat Road, Kuna, ID 83634, within Section 19, Township 2 North, Range 1 East; (APN: S1419223001).



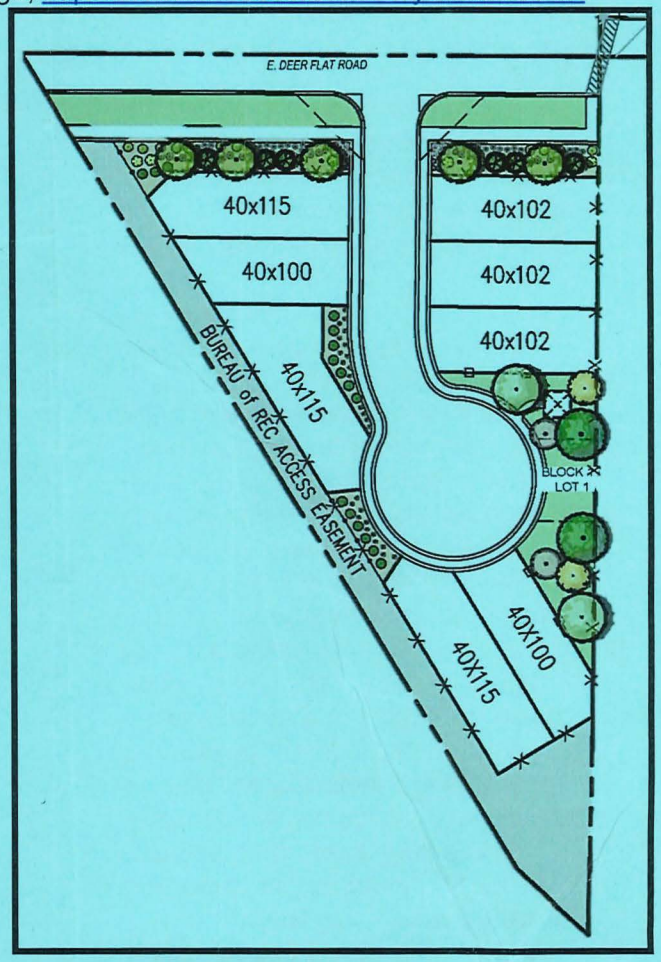
The hearing for this request will be held **at 6:00 PM in the Council Chambers at City Hall located at 751 W. 4th Street, Kuna, Idaho.**

Under the authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, & due to required social distancing protocol, the **Council Chambers Audience Occupancy Capacity is 15**. **Social distancing & masks are required.** The first 15 persons who appear will be allowed in Council Chambers.

The public is invited to provide written or oral testimony. Due to current health precautions associated with the Coronavirus, the City of Kuna is providing alternative ways for the community to submit comments at public hearings, please see the attached instructions or contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information. Written testimony received by the close of business on ***February 17, 2021*** will be included in the packet that is distributed to the governing body prior to the hearing. Late submissions will be presented to the governing body at time of the hearing.

All other persons may access the meeting via live streaming on the City of Kuna's Facebook page, https://www.facebook.com/CityofKunaIdaho.

If you have questions or need special assistance, please contact the Planning and Zoning Department at (208) 922-5274.



MAILED 02.03.2021

FIRST-CLASS MAIL
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$000.00
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City of Kuna
Planning & Zoning
PO Box 13
Kuna, ID 83634

LEGAL NOTICE

City of Kuna

Suggestions For Testifying at the Public Hearing:

Social distancing due to COVID-19…
Under the authority of the Governor's partial Open Meeting Law Suspension Proclamation dated March 13, 2020, and due to required social distancing protocol, the Council Chambers Audience Occupancy Capacity is 15. The first 15 persons who appear, in addition to the Governing Body and Staff, will be allowed in Council Chambers. All other persons may access the meeting via live streaming on the City of Kuna's Facebook page.

Be informed . . .
Review the proposal, staff report, applicable provisions of the ordinance, comprehensive plan and Idaho State Code (Title 67, Chapter 65).

All items pertaining to the application can be found the Friday prior to the hearing at http://kunacity.id.gov/93/Agendas-Minutes.

Be on time . . .
Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

Speak to the point . . .
The governing body appreciates pertinent, well organized, factual and concise comments. Redundant testimony is prohibited. The developer or their representative is given 10 minutes to present their project. Others wishing to testify are given three (3) minutes. The developer (or their representative) is given additional time for rebuttal to address issues raised during public testimony. Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group. The group representative will receive 10 minutes to make comments.

If you don't wish to speak, write . . .
Written testimony submitted by close of business the Wednesday prior to the hearing will be included in the packet that is distributed to the governing body prior to the hearing. Late submissions will be presented to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision.

Please submit all written testimony via mail, email or the City's website (http://kunacity.id.gov/FormCenter/City-Clerk-13/Public-Testimony-Form-121).

KUNA
Planning & Zoning

The public is invited to provide comment on Case No. 20-13-S (Preliminary Plat) for Lugarno Terra South Subdivision. Due to social distancing protocol, the Council Chambers audience occupancy is 15. Instructions and options available for alternative public testimony options are listed below.

APPLICANT PUBLIC WRITTEN AND ORAL HEARING TESTIMONY PROCESS:

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

1. Submit prior to 5:00 PM the Wednesday 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, *KunaCity.ID.gov> Doing Business> Forms & Applications> Frequently requested Applications and Forms> ONLIINE 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 by noon the day of the 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
   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

Oral – In Person Testimony during the Public Hearing

Due to social distancing protocol, the **Council Chambers audience occupancy capacity is 15, social distancing and masks are required.** The first 15 persons who appear will be allowed in Council Chambers. All persons wishing to testify must, state their name and residential address. No person shall speak until recognized by the Commission Chairman. A three (3) minute time limit will be placed on all testimonies.

SELECT DEVELOPMENT

Billy Edwards
P.O. Box 1030
Meridian, ID 83680
208-288-0700

Doug Hanson, Planner II
City of Kuna, Planning Department
751 West 4th Street
Kuna, ID 83634
208-287-1771

09 February 2021

RE: Lugarno Terra South – Proof of Posting

Dear Doug Hanson,

Per City of Kuna City Code Ordinance 5-1A-8 Sign Posting Procedures, please accept this notarized statement and dated pictures as proof of posting. Signage was posted at a single location as directed by City of Kuna for parcels (S1419223001) related to our preliminary plat application under review with City of Kuna. Signage was placed on 02.08.2021 in preparation for our Public Hearing on 02.23.2021.

Please contact me if you have any questions. I can be reached at (208) 288-0700 or at wedwards@selectdev.com.

Thank you in advance for your interest.

Sincerely,

William T. Edwards
Project Manager

Dated this FEB. 9th day of 2021

Signature William T. Edwards

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

Notary Public for Idaho Georgia Rae Burke

Residing at: Meridian, Idaho

My Commission Expires: 2-19-2026

GEORGIA RAE BURKE
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 20200651
MY COMMISSION EXPIRES 2-19-2026


CITY OF KUNA
PUBLIC HEARING NOTICE
Kuna Planning & Zoning Commission
THE CITY OF KUNA will hold a public hearing on Feb. 23, 2021
at 6:00 PM at Kuna City Hall 751 W. 4th St., Kuna, ID 83634
The public hearing and testimony will be virtual,
contact the City regarding testimony submittal.
PURPOSE: 20-13-S Lugarno Terra South, subdivide 1.85
acres into 8 buildable lots and 6 common lots
PROPERTY LOCATION: 1919 E. Deer Flat Road
APN: S1419223001
APPLICATION BY: Select Development & Contracting, LLC,
Billy Edwards
CONTACT: Doug Hanson, 208-922-5274
dhanson@kunaID.gov, with any questions
02/08/2021

751 W 4th Street | Kuna, ID | 83634
(208) 922-5274 | www.kunacity.id.gov

EXHIBIT CHECKLIST

Case Name: Multi-tenant Building – 547 E Access Street
Case No.(s): 21-02-DR (Design Review)

	EXHIBITS	Page No.
1	Exhibit List	1
2	Planning & Zoning Staff Report	2
3	Design Review Application	7
4	Agency Transmittal	26
5	J&M Sanitation	27

City of Kuna

Planning & Zoning Commission
Staff Report

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

To: **Kuna Planning and Zoning Commission acting as the Design Review Committee**

File Numbers: 21-02-DR (Design Review)
Multi-Tenant Building

Location: 547 E Access Street
Kuna, ID 83634

Planner: Jessica Reid
Planning & Zoning Staff

Hearing date: February 23, 2021

Owner: Brian Frost
10400 W Overland Road
Suite 316
Boise, ID 83709
208.898.0220
brian.sunriver@gmail.com

Applicant: Glancey Rockwell & Associates
Peter Rockwell
1257 W River Street, Suite 110
Boise, ID 83702
208.345.0566
office@grboise.com

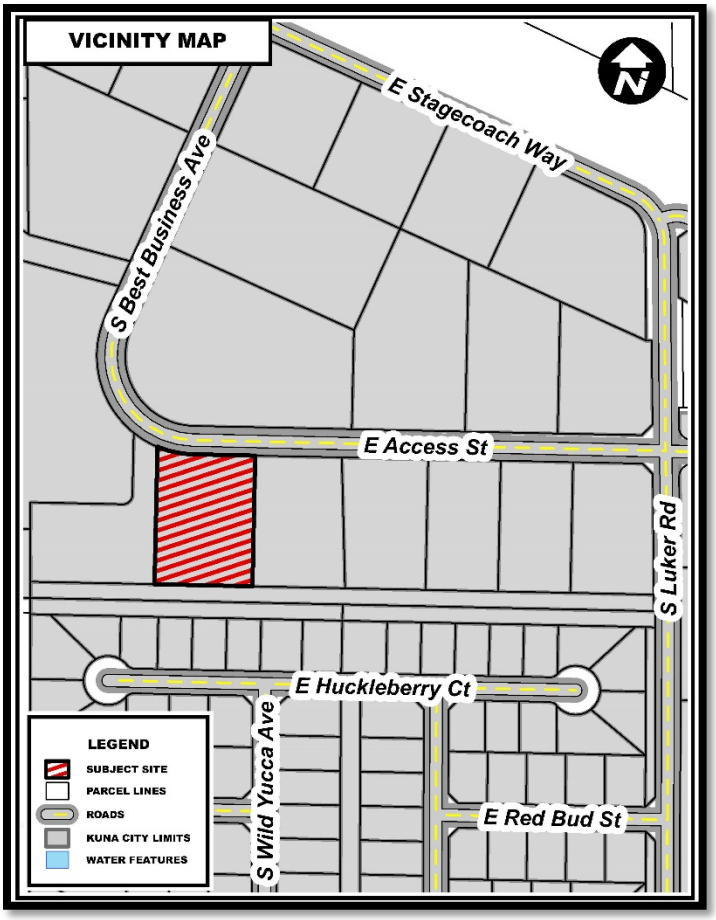


Table of Contents:

A. Course Proceedings
B. Applicants Request
C. General Project Facts
D. Staff Analysis
E. Applicable Standards
F. Proposed Findings
G. Proposed Decision by the Commission

A. Course of Proceedings:

1. According to Kuna City Code (KCC) Title 5, Chapter 4, Section 2 (Design Review); all new commercial projects and parking lots are required to submit an application for review by the Planning and Zoning Commission. As a public meeting item, this action requires no formal public noticing actions.

a. Notifications

i.	Completeness Letter	February 4, 2021
ii.	Agency Notifications	February 4, 2021

B. Applicants Request:

Glancey Rockwell & Associates requests Design Review (DR) approval for an approximately 17,280 Square Foot multi-tenant building, accompanying parking lot and landscaping, located at 547 E Access Street, Kuna.

C. General Projects Facts:

1. **Surrounding Land Uses:**

North	M-1	Light Industrial – Kuna City
South	R-6	Medium Density Residential – Kuna City
East	M-1	Light Industrial – Kuna City
West	M-1	Light Industrial – Kuna City

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

- Approximately 1.23 acres
- Zoning: M-1 (Light Industrial)
- Parcel No. R7880440040

3. **Services:**

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

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

There are no structures on the subject site and has remained undeveloped since being platted as part of Shortline Park No. 2 in 2004.

5. **Transportation / Connectivity:**

Currently, there is no ingress/egress curb cut on the subject site. Five (5) FT sidewalks run along the north & south of E Access Street thus providing pedestrian connectivity.

6. **Environmental Issues:**

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

D. Staff Analysis:

The proposed multi-tenant building will lay at the center of the subject site and will be surrounded by a fully improved parking lot and landscape buffers, as well as concrete pedestrian walkways running along the full length of the buildings east and west sides. The building will be 16 FT tall at top of wall, and offers varying rooflines, textures, materials, and colors. The floor plan indicates twelve (12) 30 FT by 48 FT units, each equipped with their own man-door entrance, restroom, office and 12 FT by 14 FT roll-up garage door. Man-doors and windows will be accented in dark bronze, roll-up doors will be white; wall mounted, shielded LED lighting and a metal awning over the entrance will be in black. Building façade colors are rich earth tones of white, black, greys, and bronze with pops of copper penny. Two (2) CMU trash enclosures and associated receptacles will be provided in the southwest and southeast corners of the parcel.

Staff finds that the proposed 40 regular parking spaces and 2 ADA accessible parking spaces appear to meet the requirements specified in Kuna City Code (KCC) 5-9-3. Staff notes KCC 5-9-5 indicates landscape islands and streetlights are to be installed in alternating fashion, every fourteen (14) parking spaces or every 126 FT; however, staff finds the information provided on the Landscape Plan is sufficient for alternative compliance. The parking lot is a public lot that serves the patrons of each individual business and will be accessed via a future public street ingress/egress from E Access Street. The applicant has proposed 40 standard stalls and 2 ADA accessible stalls; parking lot includes a forward motion circulation for any delivery type vehicles. Applicant shall follow stall and aisle design standards listed in KCC 5-9.

Staff has reviewed the application and finds that the proposed building, parking lot & landscaping generally appears to conform to Kuna City Code Title 5, Chapter 4, Design Review Overlay District, as well as conforms to the Kuna architectural guidelines and parking standards.

Staff notes the applicant will be required to have all drainage and storm water retention plans reviewed and approved by the City Engineer. The applicant is hereby notified that this project is subject to a Design Review inspection and fees for the building and parking lot. Required post construction inspections, are to verify Design Review compliance for the building, parking lot, landscaping and lighting.
Staff has determined that this application complies with Kuna City Code; Kuna Comprehensive Plan; the Future Land Use Map; and Idaho Code. Staff recommends that if the Planning and Zoning Commission approves Case No. 21-02-DR (Design Review), the Applicant be subject to the Conditions of Approval listed in section "F" of this report, as well as any additional conditions requested by the Planning and Zoning Commission.

E. Applicable Standards:

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

F. Proposed Findings:

Based upon the record contained in Case No. 21-02-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, the Kuna Commission hereby (*approves/approves conditionally/denies)* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 21-02-DR (Design Review), a request for Design Review approval for a multi-tenant building, parking lot and landscaping.

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

1. Based on the evidence contained in Case No. 21-02-DR, the building design, including building mass, proportion of building, and relationship of exterior materials generally comply with the City Code.

   Staff Finding: *The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements listed in KCC Title 5.*

2. The contents of the proposed Design Review application contain all of the necessary requirements as listed in KCC 5-4-9: - Design Review Application Required.

   Staff Finding: *Review by Staff and the Commission of the proposed Design Review confirms all applicable requirements listed in KCC 5-4-9 were provided.*

3. The overall building design, including building mass, proportion of building, relationship of openings in the buildings, and relationship of exterior materials, is appropriate for the proposed site selection.

Staff Finding: *Upon review, staff finds the proposed multi-tenant building is an appropriate fit for the properties zoning designation.*

4. The parking lot site plan design minimizes the impact of traffic on adjacent streets, and provide appropriate, safe vehicle parking.

   Staff Finding: *The parking lot is a public lot that serves the patrons of each individual business and will be accessed via a future public street ingress/egress from E Access Street. The applicant has proposed 40 standard stalls and 2 ADA accessible stalls; parking lot includes a forward motion circulation for any delivery type vehicles. Applicant shall follow stall and aisle design standards listed in KCC 5-9.*

5. The site landscaping minimizes the impact on adjacent properties.

   Staff Finding: *The Applicant has proposed a 6 FT vinyl fence along their southern boundary, a 40 FT building setback, 6 FT tall CMU walled trash enclosures as well as landscaping, as to mitigate affecting the neighboring subdivision residents. Landscaping within the southeast and southwest corners of the property will be bio-swales with turf-type fescue sod and one (1) American Linden with a minimum 2-inch caliper. Landscape buffers along the E Access Street frontage will include trees, shrubs, grasses, and perennial flowers. The proposed landscaping is in conformance with Kuna City Code, and minimizes impact on adjacent uses.*

6. On-site grading and drainage are designed to maximize land use benefits and minimize off-site impact.

   Staff Finding: *The applicant proposes two seepage trenches in the parking lot. The applicant is required to have all civil plans reviewed and approved by the Kuna City Engineer prior to construction in order to ensure that the drainage benefits the land use and minimizes off-site impact.*

G. Proposed Decision by the Commission:

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

The decision is based on the facts outlined in the staff report, the case file, and the discussion at the public meeting. The Planning and Zoning Commission (acting as Design Review Committee) of Kuna, Idaho, hereby **approves/denies** Case No. 21-02-DR, a Design Review request by Glancey Rockwell & Associates for a multi-tenant building, with the following conditions of approval:

1. The Applicant shall follow all requirements for sanitary sewer, potable water, irrigation system connections, and all other requirements of the Kuna Public Works Department.
2. The Applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approved use or may be written or stamped upon a copy of the approved plans. All site improvements are prohibited prior to approval of these agencies and the issuance of a building permit:
   a. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the civil plan.
   b. 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.
   c. The City shall approve any modifications to the existing irrigation system.
   d. Approval from Ada County Highway District/Impact Fees, if any, shall be paid **prior** to building permit approval.
3. The City Engineer shall review and approve all civil plans and sewer hook-ups.

4. The Applicant shall obtain separate electrical and plumbing permits **prior** to construction.
5. This development is subject to building Design Review Inspections **prior** to receiving a Certificate of Occupancy. Design Review Inspection fees shall be paid prior to requesting staff inspection.
6. The Landowner/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 Planning and Zoning Commission, or seek amending them through the Design Review process.
7. Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
8. Applicant shall comply with all local, state and federal laws.

DATED this 23rd day of February, 2021.

City of Kuna
Design Review Application

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

FILE NO.: 21-02-DR 547 E Access Flexspace

CROSS REF.:

FILES:

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

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

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

Application Submittal Requirements

Applicant Use		Staff Use
X	Date of pre- application meeting : November 23, 2020 *If determined applicable. Note: Pre-Applications are valid for a period of three (3) months.*	
X	A complete Design Review Application form *Note: It is the applicant's responsibility to use a current application.*	
X	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.	
X	One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.	
X	One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').	
X	Copy of Deed; and, if the applicant is not the owner, an **original** notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application.	

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

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

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

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

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

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

Site Plan

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

Landscape and Streetscape Plan

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

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

Building Elevations

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

Lighting Plan

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

Roof Plans

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

Design Review Application

Applicant: Glancey Rockwell & Associates Phone: 208-345-0566

☐ Owner ☒ Representative Fax/Email: office@grboise.com

Applicant's Address: 1257 W River St, Suite 110, Boise, Idaho Zip: 83702

Owner: Brian Frost Phone: 208-898-0220

Owner's Address: 10400 W overland #316 Boise, Idaho, 83709 Email: Brian.sunriver@gmail.com

Zip:

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

Address: Email:

Zip:

Address of Property: 547 E Access St, Kuna, Idaho

Zip: 83634

Distance from Major Cross Street: 788.04 FEET Street Name(s): E Access Street S Luke Rd

Please check the box that reflects the intent of the application

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

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

Request for approval of construction of Multi- tenant light Industrial Building zoned M-1

1. Dimension of Property: 280.94 X 200
2. Current Land Use(s): Bare Land
3. What are the land uses of the adjoining properties?
   - North: Light industrial
   - South: Residential Building
   - East: Light industrial
   - West: Light industrial
4. Is the project intended to be phased, if so what is the phasing time period? No

   Please explain:

5. The number and use(s) of all structures: 1 & Light industrial

6. Building heights: 16' Number of stories: 1

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

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

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

7. What is the percentage of building space on the lot when compared to the total lot area? 32.25%

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

	MATERIAL	/	COLOR
Roof:	Metal	/	Dark grey

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

Hi- tech tilt exterior wall -- concrete with tex- coat finish

% of Wood application:	0%	/	
% EIFS: *(Exterior Insulation Finish System)*	0%	/	
% Masonry:	0%	/	
% Face Block:	0%	/	
% Stucco:	0%	/	
& other material(s):		/	
List all other materials:	1) Concrete 2)Metal 3)Steel 4) Glass 5)Aluminium		
Windows/Doors: *(Type of window frames & styles / doors & styles, material)*	Aluminium Frame & fixed windows	/	Aluminium Frame & half glass
Soffits and fascia material:	Steel	/	Pre-finished metal
Trim, etc.:	Pre-finished metal	/	
Other:		/	

9. Please identify Mechanical Units: No exposed Mechanical Units

Type/Height: N/A

Proposed Screening Method: Meters are screened by CMU wall

10. Please identify trash enclosure: *(size, location, screening & construction materials)* Trash 18' x 12'

Location: South end of the property | Screening: 6'-6" gate | Construction material: metal gate and concrete wall

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

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

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

Type: Mocha Walnut Vinyl fence

Size: 152' x 6'

Location: South end of the property

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

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

Strom water management with bioswale at south east and south west corner of the property.

14. Percentage of Site Devoted to Building Coverage: 32.25%

% of Site Devoted to Landscaping: *(Including landscaped rights-of-way)* 6.73% Square Footage: 3608 sq. ft

% of Site that is Hard Surface: *(Paving, driveways, walkways, etc.)* 61.01% Square Footage: 32,690.8 sq. ft

% of Site Devoted to other uses:

Describe: N/A

% of landscaping within the parking lot (landscaped islands, etc.): None

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

Lanscape Island on North West corner and North East corner : 80' x 10'

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

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

No

17. Dock Loading Facilities:

Number of docking facilities and their location: N/A

Method of screening: N/A

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

None

19. Setbacks of the proposed building from property lines:

Front 47 -feet Rear 40 -feet Side 52 -feet Side 52 -feet

20. Parking requirements: 1 space per approximate 400 sf of the building

Total Number of Parking Spaces: 42 Width and Length of Spaces: 20' x 10'

Total Number of Compact Spaces 8'x17'): None

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

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

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

Signature of Applicant  _____Date 1/18/ 2021

City staff comments:

_____

_____

Signature of receipt by City Staff_____ Date_____

FOR ADDITIONAL INFORMATION:

(Please list page number and item in reference)

_____

_____

_____

_____

_____

_____

_____

_____

_____

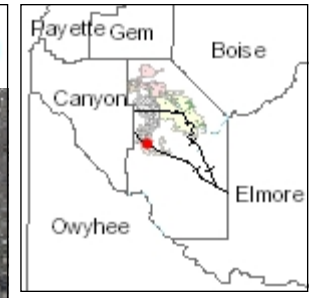
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Ada County Assessor

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





Legend

- Railroad
- Roads (2,000 - 4,000 s
  - <all other values>
  - Interstate
  - Ramp
  - Principal Arterial
  - Collector
  - Minor Arterial
  - Local
  - Parks
  - Alley
  - Driveway
- Parks
- Townships
- Sections
- Condos
- Parcels

1/14/2021

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

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

City of Kuna

AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, Brian Frost, Member of Star Acres Properties LLC,
Name **Address**
547 East Access Street, Kuna, ID 83634
City **State** **Zip Code**
Mailing Address: 10400 W. Overland Rd #316, Boise, ID 83709
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 Brian Frost 10400 W. Overland Rd #316, Boise ID 83709 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 14 day of December, 2020

Signature

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

Notary Public for Idaho

Residing at: Meridian, ID

My commission expires: 1/29/2022

LONA FURSTENAU
Comm. No. 67054
NOTARY PUBLIC
Expires: 01/29/2022
STATE OF IDAHO

Glancey ♦ Rockwell & Associates

Architecture • Planning

January 15, 2021

Doug Hansen,
Planner I/ Code Enforcement,
Planning and Zoning Department,
City of Kuna, Idaho
Via: dhanson@kunaid.gov

Brian Frost Commercial Narrative

Please accept this application for Brian Frost Multi-Tenant Industrial Building, planned at 547 E Access St, Kuna, Idaho (Parcel No: R7880440040, Shortline Park 2, Lot 06 BLK 02).

The overall property, zoned M-1, comprises 1.23 acres. Irrigated landscape buffer of 10'-0" is provided at public right of way facing E Access Street.

Entry to the property is via a 40' entry driveway and consist of 42 parking spaces, which include 2 ADA stalls. This parking ratio of 1 space per approx. 400 sf of building area is appropriate for this light industrial use. The site storm water detention with bioswale is provided in the vegetation landscape at South East & South West corner of the site property. The development is screened from the adjacent residential neighborhood by a 6' vinyl fence. The trash enclosures are provided in the south side as well.

The commercial building is 17,280 sq. feet providing opportunities for various size tenants. The mechanical room is incorporated within the building itself, with screening of electric panels and gas meters via exterior wall of height 7'-4"on outside the north side of building. The building shall use Hi-Tech Tilt composite wall technology allowing the construction panels to be stronger and lighter than solid concrete and at lower cost. The building uses a palette of high quality and well detailed material giving the building variation in pattern, scale, texture and color. The building façade provides clear space for signage, and the metal canopies give identity to each business providing them one more tool for success.

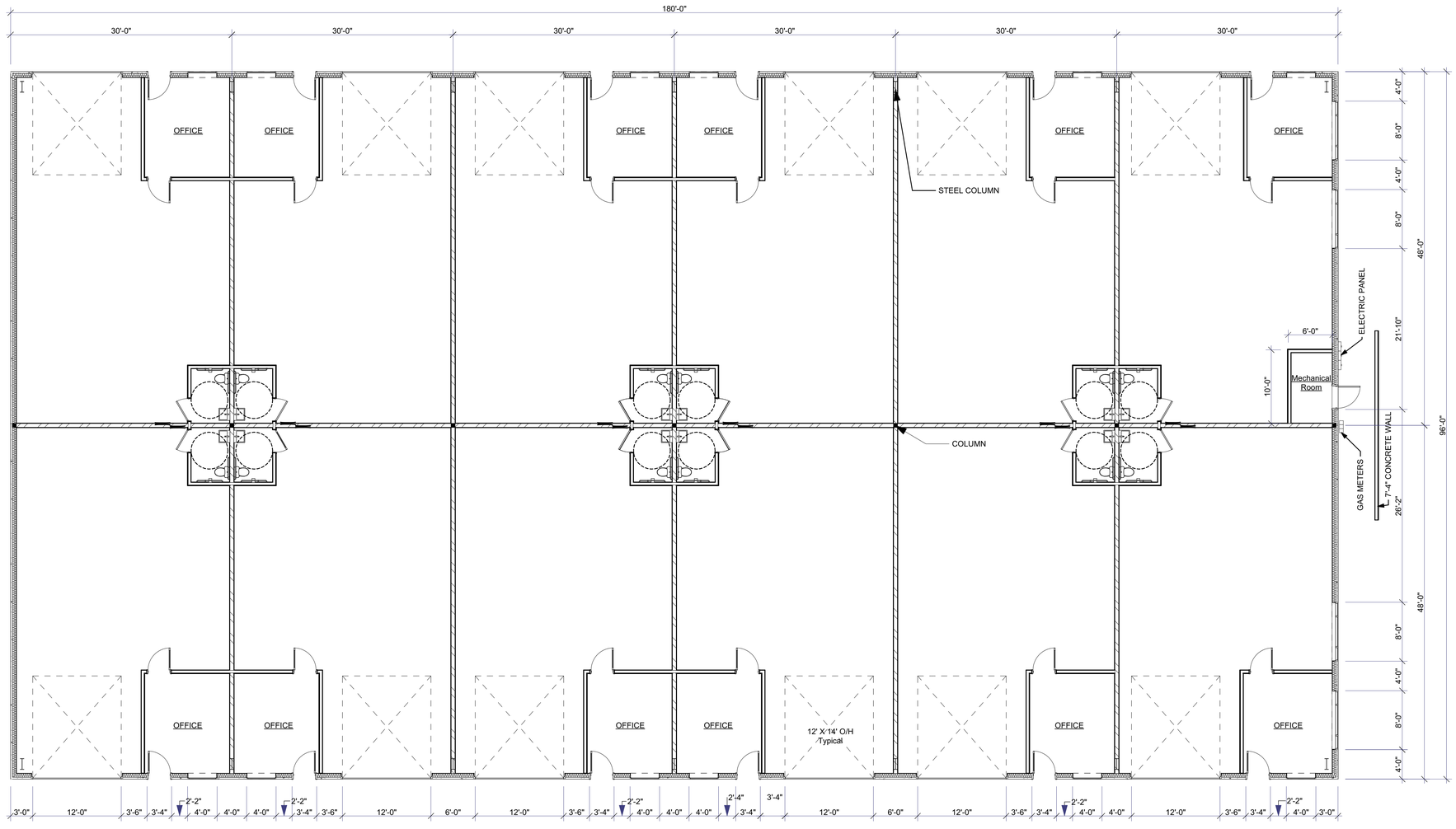
Thank you for your positive review of this application.

Sincerely,



Peter Rockwell
Architect

1257 W River St, Suite 110 | Boise, Idaho 83702
T: (208) 345-0566 F: (208) 387-0889
office@grboise.com



1st Floor Plan

SCALE: 1/8" = 1'-0"

MARK	DATE	DESCRIPTION

Glancey ◆ Rockwell & Associates
Architecture • Planning
1257 West River Street, suite 110 | Boise, Idaho 83702
p. 208.345.0566 208.345.1718 | e. office@grboise.com

Brian Frost Commercial
New Building
547 E Access St
Kuna, ID 83634

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DRAWN BY:	BS
CHECKED BY:	_____
SCALE:	AS NOTED
DATE:	01.14.2021
PROJECT NO:	#Pln

SHEET TITLE

1st Floor Plan

DR-1.01

MATERIAL BOARD

Brian Frost Commercial, 547 Access St, Kuna, ID
January 14,2021

Glancey ♦ Rockwell & Associates
Architecture • Planning
1257 West River Street, suite 110 | Boise, Idaho 83702
p. 208.345.0566 208.345.1718 | e. office@grboise.com



White colored
Overhead Door

Black colored Metal
Location: Awnings

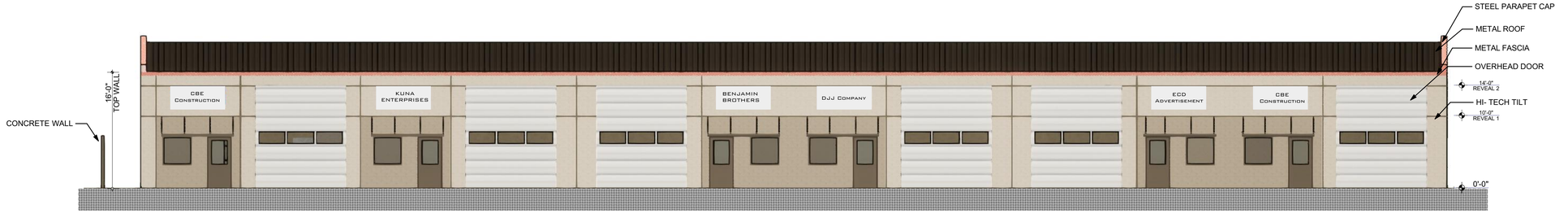
"Copper Penny" Steel
Location: Fascia &
Parapet Cap

6' Vinyl Fence mocha walnut
Location: South side of Site
behind Trash enclosures.

Light concrete on Hi-Tech
Tilt Wall
Location: Exterior Wall

Dark concrete on Hi-Tech
Tilt Wall
Location: Exterior Wall

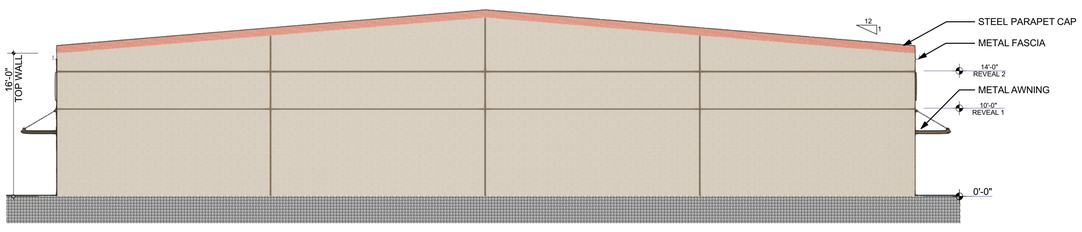
Dark Bronze
Location: Storefront, windows
& doors



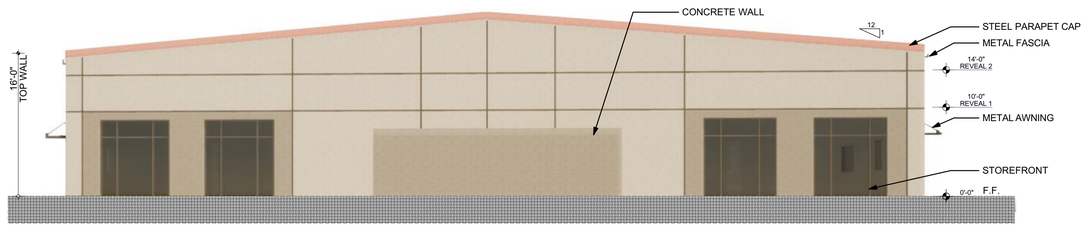
East Elevation
SCALE: 1/8" = 1'-0"
1



West Elevation
SCALE: 1/8" = 1'-0"
2



South Elevation
SCALE: 1/8" = 1'-0"
4



North Elevation
SCALE: 1/8" = 1'-0"
3

MARK	DATE	DESCRIPTION

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Architecture • Planning
1257 West River Street, suite 110 | Boise, Idaho 83702
p. 208.345.0566 208.345.1718 | e. office@grboisc.com

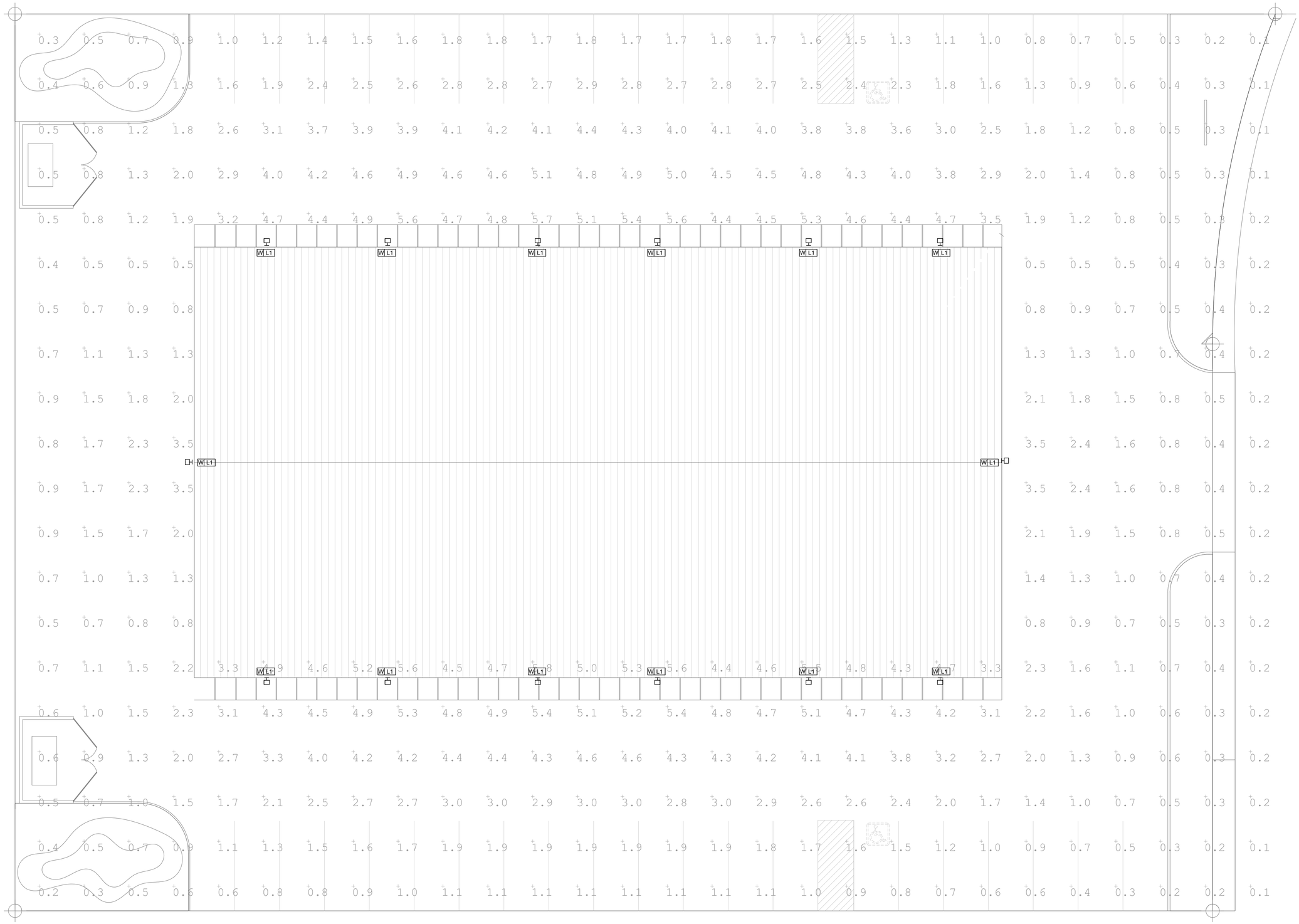
Brian Frost Commercial
New Building
547 E Access St
Kuna, ID 83634

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CHECKED BY:	____
SCALE:	AS NOTED
DATE:	01.14.2021
PROJECT NO:	#Pln

SHEET TITLE
Elevations

DR-2.01



PHOTOMETRIC SITE PLAN

SCALE: 1:0.97

NOT FOR CONSTRUCTION

e2co electricalengineeringcompany
engineering 4 tomorrow
world wide web: e2co.com
800 s. industry way, suite 350
meridian, idaho 83642
phone: 208.378.4450
fax: 208.378.4451
e2co project #: 21007

MARK	DATE	DESCRIPTION

Glancey ◆ Rockwell & Associates
Architecture ◆ Planning
1257 West River Street, suite 110 | Boise, Idaho 83702
p. 208.345.0566 208.345.1718 | e. office@grboise.com

Brian Frost Commercial
New Building
547 E Access St
Kuna, ID 83634

N

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CHECKED BY:	JWVS
SCALE:	AS NOTED
DATE:	01.19.2021
PROJECT NO:	#Pln
SHEET TITLE	

Site Plan

E1.1

BIMcloud: BIMSERVER - BIMcloud Basic for ARCHICAD 23/20-046 Brian Frost Commercial/20-046 Brian Frost Commercial | 1:31 PM



D-Series Size 1
LED Wall Luminaire

d-series

Catalog Number

Notes

Type **WL1**

Hit the Tab key or mouse over the page to see all interactive elements.

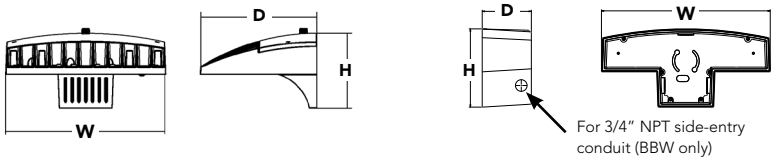
Specifications

Luminaire

Width:	13-3/4" (34.9 cm)	**Weight:**	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	**BBW Weight:**	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	**ELCW Weight:**	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) [1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) [1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT [2] 120 [3] 208 [3] 240 [3] 277 [3] 347 [3,4] 480 [3,4]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [5]	**Shipped installed** PE Photoelectric cell, button type [6] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht [1,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [1,7] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [1,7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [1,7] ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant [8,9]

Other Options

Shipped installed

SF	Single fuse (120, 277 or 347V) [3,10]
DF	Double fuse (208, 240 or 480V) [3,10]
HS	House-side shield [11]
SPD	Separate surge protection [12]

Shipped separately [11]

BSW	Bird-deterrent spikes
VG	Vandal guard
DDL	Diffused drop lens

Finish *(required)*

DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DNAXD	Natural aluminum	DBLBXD	Textured black		
DWHXD	White	DNATXD	Textured natural aluminum		

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES

1 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7 Reference Motion Sensor table on page 3.
8 Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9 Not available with SPD.
10 Not available with ELCW.
11 Also available as a separate accessory; see Accessories information.
12 Not available with ELCW.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
	530 mA	19W	T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
20C (20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
	700 mA	46W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
	1000 mA	73W	T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

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

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

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

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

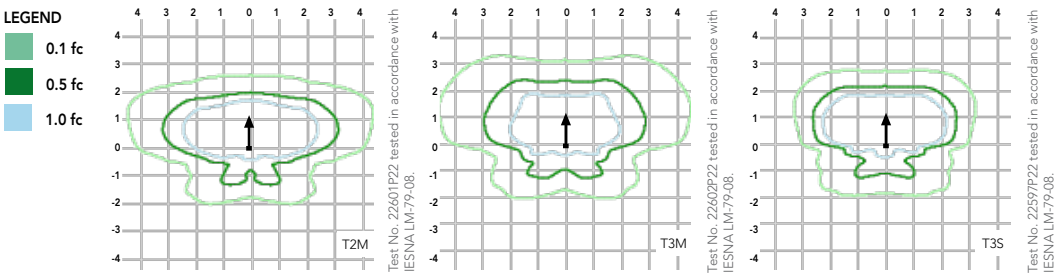
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

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

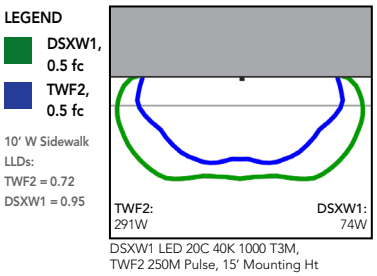
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.



DSXW1 LED 20C 40K 1000 T3M, TWF2 250M Pulse, 15' Mounting Ht

Options and Accessories



T3M (left)



HS - House-side shields



BSW - Bird-deterrent spikes



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

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

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

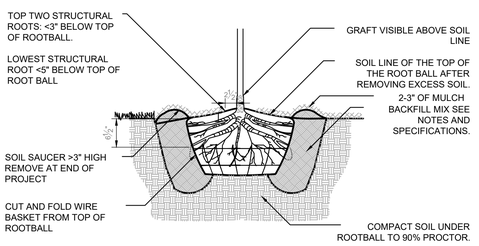
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2020 (or most recent published); and City of Kuna, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Engineer's plans for information about existing features.
   - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
   - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.1. Lawn areas shall receive 12" min depth of screened topsoil.
   - 4.2. All planter beds shall receive 18" min depth of screened topsoil.
   - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
     - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.3.3. Topsoil shall have a ph of 6.5 to 8.0.
     - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
   - 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
   - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
   - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
   - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
   - 5.4. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
   - 5.5. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
   - 5.6. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
   - 5.6.1. Install ¾" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
   - 5.7. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
   - 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
   - 7.1. All plant material shall be installed per industry standards.
   - 7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
   - 7.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.
   - 7.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
   - 8.2. Adhere to city codes when connecting to city water.
   - 8.3. All irrigation material to be new with manufacturers' warranty fully intact.
   - 8.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
     - 8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
   - 8.5. All remote control valves (including master control valve) to have flow control device.
   - 8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
   - 8.7. All pipe above 3" caliper to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
   - 8.8. Use common trenching where possible..
   - 8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
   - 8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
   - 8.11. Connect mainline to point of connection in approximate location shown on plan.
   - 8.12. Contractor is responsible complying with all codes and paying all permits necessary.
   - 8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
   - 8.14. All drip irrigation to be buried 2" below finished grade.
   - 8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
   - 8.16. Install all irrigation per irrigation drawings. utilize material specified or approved equal.
   - 8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
   - 8.18. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

NOTES:
1. DO NOT DAMAGE OR CUT LEADER
2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTEE PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTILLATION.
5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP ⅓ OF THE ROOTBALL.
6. 5' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.

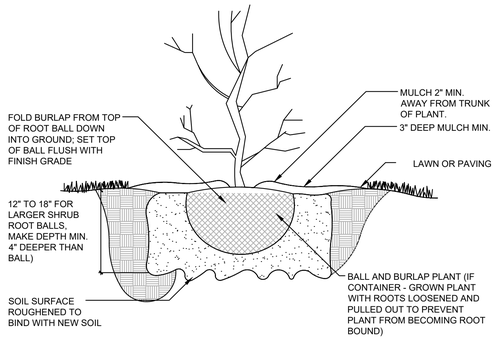


1 BALL & BURLAP TREE PLANTING

3/4" = 1'-0" 3293-01

NOTE:
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

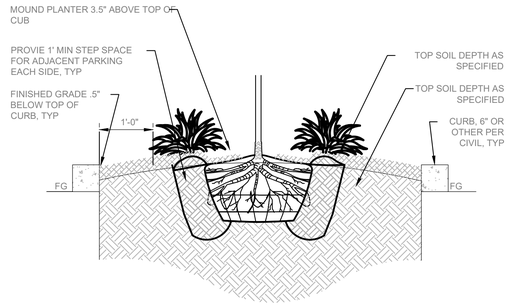
BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS ¾" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



2 SHRUB PLANTING

1" = 1'-0" 329333-03

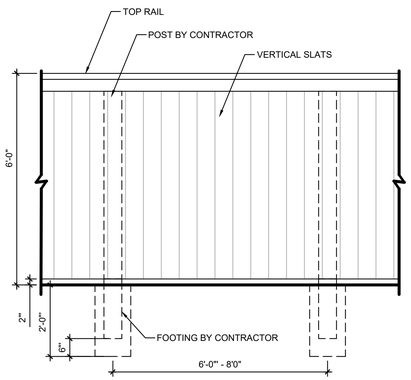
NOTE:
*CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS
*TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS
*PLANTS & MULCH PER PLAN



3 PLANTER ISLAND DETAIL

3/4" = 1'-0" P-CO-01

NOTE:
*FENCE TO BE WHITE VINYL, OR OTHER TO BE APPROVED BY OWNER
*POSTS, CONNECTIONS, SLATS & FOOTINGS BY CONTRACTOR



4 6` CLOSED VISION FENCE

1/2" = 1'-0" 32 3107-02

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY	REMARKS
	Tilia americana `Sentry` / American Linden	B&B	2"	8	Class II, 45`H x 30`W
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	QTY	REMARKS
	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	2 gal		6	30"H x 3`W
	Caryopteris x clandonensis `Worcester Gold` / Worchester Gold Bluebeard	5 gal		4	4`H x 5`W
	Juniperus horizontalis `Wiltonii` / Blue Rug Juniper	5 gal		1	8"H x 8`W
	Physocarpus opulifolius `Dart`s Gold` / Dart`s Gold Ninebark	5 gal		12	4`H x 5`W
	Rosa x `Flower Carpet Red` / Rose	3 gal		7	18"H x 3`W

LANDSCAPE REQUIREMENTS

STREET BUFFER:
*1 TREE PER 35 LF, 5 SHRUBS PER 35 LF

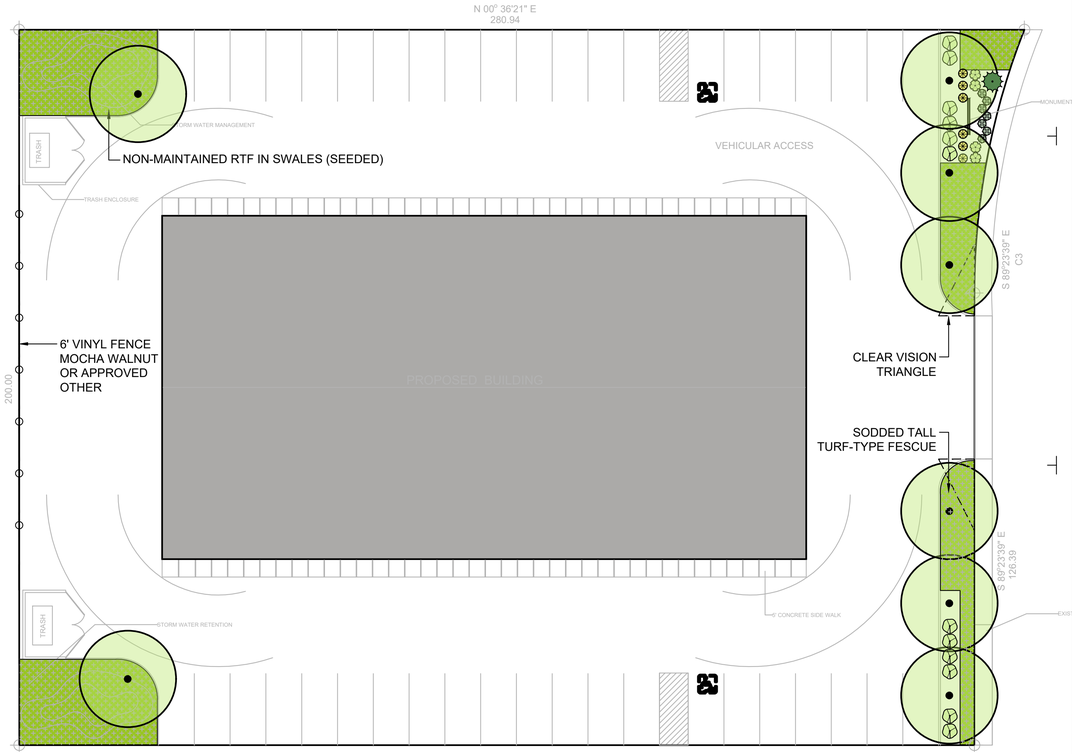
	STREET NAME	LENGTH (LF)	TREES/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
•	STREET A	201	6 / 29	6 / 29

PARKING LOT:
*1 TREE PER PARKING ISLAND/TERMINAL PLANTER

	PLANTERS	TREES REQUIRED	TREES PROVIDED
•	4	4	4

MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
*EVERGREEN TREES:	6'-0" HT. MIN.
*ORNAMENTAL TREES:	2" CALIPER MIN.
*SHADE TREES:	2" CALIPER MIN.
*WOODY SHRUBS:	2 GAL. MIN.



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

STACK ROCK GROUP
LANDSCAPE ARCHITECTURE & MASTER PLANNING
(208) 345-0500
404 S 8th St. #154
Boise, ID 83702
StackRockGroup.com
WILLET C HOWARD, PLA
OFFICE: (208) 345.0500 EMAIL:
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MARK	DATE	DESCRIPTION

Brian Frost Commercial
New Building
547 E Access St
Kuna, ID 83634

PRELIMINARY

STATE OF IDAHO · WILLET C. HOWARD · LA-16733 · 01.13.21 · LICENSED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

COPYRIGHT 2020

DRAWN BY: JB
CHECKED BY: JB
SCALE: AS NOTED
DATE: 01.13.21
PROJECT NO: 21-1884
SHEET TITLE
Landscape Plan

L1.01

BIMcloud: BIMSERVER - BIMcloud Basic for ARCHICAD 23/20-046 Brian Frost Commercial/20-046 Brian Frost Commercial | 1:31 PM

City of Kuna
Planning & Zoning Department

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

Agency Transmittal

February 8, 2021

Notice is hereby given by the City of Kuna the following actions are under consideration**:**

FILE NUMBER:	21-02-DR (Design Review) – Multi-Tenant Building
PROJECT DESCRIPTION	Glancey Rockwell & Associates, on behalf of Brian Frost, requests Design Review approval for an approximately 17, 280 SF multi-tenant building and accompanying landscape & parking lot.
SITE LOCATION	547 E Access Street, Kuna, Idaho, 83634.
REPRESENTATIVE	*Peter Rockwell* Glancey Rockwell & Associates 1257 W River Street, Suite 110 Boise, ID 83702 208-345-0566 office@grboise.com
SCHEDULED HEARING DATE	Tuesday, **February 23, 2021.** 6:00 P.M.
STAFF CONTACT	Jessica Reid jreid@kunaid.gov Phone**:** 208.387.7731

We have enclosed information to assist you with your consideration and response. *No response within 15 business days will indicate you have no objection or comments for this project.* We would appreciate any information as to how this action would affect the service(s) your agency provides. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. Please contact staff with questions. ***If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, included their email as well.*** If your agency needs additional time for review, please let our office know ASAP.

From: Chad Gordon
To: Jessica Reid
Subject: Re: 21-02-DR Multi-Tenant Building Agency Transmittal
Date: Tuesday, February 9, 2021 3:46:57 PM
Attachments: image003.png

The dumpster enclosures meet the requirements for J&M Sanitation.

Thanks,

On Mon, Feb 8, 2021 at 1:53 PM Jessica Reid <jreid@kunaid.gov> wrote:

> Good Afternoon –
>
> February 8, 2021
>
> Notice is hereby given by the City of Kuna the following actions are under consideration**:**

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Sincerely,

Jessica Reid

Planning & Zoning Staff

751 W 4th Street

Kuna, ID 83634

jreid@kunaid.gov

Ph: (208) 922-5274

KUNA
Planning & Zoning

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