

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 April 27, 2021

6:00 PM REGULAR MEETING

For questions, please call the Kuna 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 April 13, 2021
- B. Findings of Fact and Conclusions of Law
 - I. Case No. 21-01-CPF (Combination Preliminary and Final Plat) for Willa Fields 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 or oral testimony, please contact the Planning and Zoning Department at (208) 922-5274.

- A. Tabled from April 13, 2021 Case Nos. 20-07-AN (Annexation), 20-16-S (Preliminary Plat) & 20-25-DR (Design Review) Arrowwood Heights Subdivision – Troy Behunin, Senior Planner **ACTION ITEM**

Wendy Shrief of JUB Engineers on behalf of Hayden Homes, requests to Annex approximately 53.16 acres into Kuna City Limits with an R-6 (Medium Density Residential), R-8 (Medium/High Density Residential) and C-1 (Neighborhood Commercial) Zoning Districts. In addition, Applicant requests to subdivide approximately 41.3 acres into 177 Single-Family Residential lots (approx. 33.71 acres R-6, approx. 7.59 acres R-8), 26 Common Lots, and 4 shared driveways; the approximately 9.79 acres of Commercial will remain as an out parcel to be developed in the future. The project proposes a Net Density of 7.93 DUA (Dwelling Units per Acre) & 4.29 Gross DUA, with 16% open space. The subject site is located at 7445 S Ten Mile Road, Kuna, ID 83634, within Section 3, Township 2 North, Range 1 West (APN: S1303417354).

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. 20-07-AN (Annexation) and 20-16-S (Preliminary plat) and Close the Public Hearing; Approve or Deny Case No. 20-25-DR (Design Review)*

Option 2: *Continue Public Hearing to a Date Certain*

B. Case No. 21-01-AN (Annexation) for Coffelt – Doug Hanson, Planner II **ACTION ITEM**

Addison Coffelt requests approval to annex approximately 4.00 acres into Kuna City limits with an R-2 (Low Density Residential) zoning district classification. The subject site is located at 8800 S Linder Road, Meridian, ID 83642, within Section 12, Township 2 North, Range 1 West (APN: S1312325400).

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. 21-01-AN (Annexation) and Close the Public Hearing*

Option 2: *Continue Public Hearing to a Date Certain*

4. BUSINESS ITEMS:

A. Case No. 21-04-DR (Design Review) for Pet Care Clinic of Kuna – Jessica Reid, Planning Services Specialist **ACTION ITEM**

Applicant Brady Hickcox of TerWisscha Construction, Inc., on behalf of his client Dr. Roberta Konzek, requests Design Review approval for the proposed construction of a new one-story, 3,600 SF veterinary office, associated landscaping with an alternative compliance request, and parking lot. The current facility will remain open for business during construction and then will transition into the new facility, at which time the old facility will be demolished and the parking lot finished. In addition, the Applicant notes a 1.5” waterline will be required to service the new facility. The proposed project is located at 366 E Avalon Street (APN: R0615001165), 2N1W24.

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 April 13, 2021

6:00 PM REGULAR MEETING

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

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:12)

COMMISSION MEMBERS PRESENT:

Chairman Lee Young – In Person
Vice Chairman Dana Hennis – Absent
Commissioner Stephen Damron – In Person
Commissioner Cathy Gealy – In Person
Commissioner Tyson Garten – Via Zoom

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 Services Specialist – In Person

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

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(Timestamp 00:00:58)

A. Regular Planning and Zoning Commission Meeting Minutes Dated March 23, 2021

B. Findings of Fact and Conclusions of Law

I. Case No. 21-03-DR (Design Review) Kuna Market Village – Jessica Reid, Planning Services Specialist **ACTION ITEM**

(Timestamp 00:1:00)

Motion To: Approve the Consent Agenda

Motion By: Commissioner Gealy

Motion Seconded: Commissioner Damron

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-0-1, Commissioner Hennis was absent

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

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(Timestamp 00:01:12)

- A. Case Nos. 20-07-AN (Annexation), 20-16-S (Preliminary Plat) & 20-25-DR (Design Review) Arrowwood Heights Subdivision – Troy Behunin, Senior Planner **ACTION ITEM**

Wendy Shrief of JUB Engineers on behalf of Hayden Homes, requests to Annex approximately 53.16 acres into Kuna City Limits with an R-6 (Medium Density Residential), R-8 (Medium/High Density Residential) and C-1 (Neighborhood Commercial) Zoning Districts. In addition, Applicant requests to subdivide approximately 41.3 acres into 177 Single-Family Residential lots (approx. 33.71 acres R-6, approx. 7.59 acres R-8), 26 Common Lots, and 4 shared driveways; the approximately 9.79 acres of Commercial will remain as an out parcel to be developed in the future. The project proposes a Net Density of 7.93 DUA (Dwelling Units per Acre) & 4.29 Gross DUA, with 16% open space. The subject site is located at 7445 S Ten Mile Road, Kuna, ID 83634, within Section 3, Township 2 North, Range 1 West (APN: S1303417354).

Staff requests this item be tabled to a date certain of April 27, 2021 due to having not received critical agency comments.

(Timestamp 00:01:48)

Planning Services Specialist Jessica Reid confirmed the request to table the hearing due to not being in receipt of Final Ada County Highway District comments.

(Timestamp 00:01:53)

Motion To: Table Case Nos. 20-07-AN (Annexation), 20-16-S (Preliminary Plat) and 20-25-DR (Design Review) for the Arrowwood Heights Subdivision to a date certain of April 27, 2021.

Motion By: Commissioner Gealy

Motion Seconded: Commissioner Damron

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-0-1, Commissioner Hennis was absent

(Timestamp 00:2:20)

- B. Case No. 21-01-CPF (Combined Preliminary & Final Plat) Willa Fields Subdivision – Doug Hanson, Planner II **ACTION ITEM**

Joel Hirtle requests approval for a Combined Preliminary & Final Plat in order to subdivide approx. 2.00 ac. into two single family residential lots. The property is zoned R-6 (Medium

Density Residential) within Kuna City Limits. The subject site is located at 1220 S Ash Avenue, Kuna, ID 83634, within Section 26, Township 2 North, Range 1 West; (APN: R5070501193).

(Timestamp 00:02:37)

Planner II Doug Hanson presented an overview of the project.

(Timestamp 00:03:41)

Commissioner Gealy requested clarification as to the access to the project and the hammerhead turnaround requested by the Kuna Rural Fire District. Mr. Hanson provided clarification.

(Timestamp 00:04:59)

Commissioner Damron asked the distance to current City of Kuna Water and Sewer services. Mr. Hanson provided a visual reference to the City of Kuna Water & Sewer Service Area Maps (found at www.kunacity.id.gov) indicating the area.

(Timestamp 00:07:50)

Joel Hirtle, 5875 Rock River Lane, Kuna, Idaho, 83634 presented his comments on the project.

(Timestamp 00:09:00)

Chairman Young opened the Public Hearing, there were no other persons present who wished to testify.

Support:

Joel Hirtle, 5875 Rocker River Lane, Kuna, ID, 83634

Against: None

Neutral: None

(Timestamp 00:09:53)

Chairman Young closed the Public Hearing. The Commission began their deliberation; there were no serious concerns but Commissioner Gealy requested additional information on existing Sewer services.

(Timestamp 00:11:00)

Mr. Hanson provided further clarification.

Commissioner Gealy then asked for clarification regarding the access easement, Mr. Hanson provided the information.

Commissioner Gealy asked if the Applicant was in agreement with the Conditions of Approval. Mr. Hirtle stated he was and expressed his desire to adhere to all requirements presented by the commenting agencies.

(Timestamp 00:13:19)

City Attorney Bill Gigray provided a point of information the Final Plat would not be signed until Ada County Highway District (ACHD) approved it.

(Timestamp 00:13:53)

Motion To: Recommend approval to the City Council of Case No. 21-01-CPF (Combined Preliminary & Final Plat) for the Willa Fields Subdivision with the Conditions of Approval as outlined in the Staff Report.

Motion By: Commissioner Gealy

Motion Seconded: Commissioner Damron

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-0-1, Commissioner Hennis was absent

(Timestamp 00:14:35)

- C. Case No. 21-02-AN (Annexation) Markovetz – Jessica Reid, Planning Services Specialist

ACTION ITEM

Michelle Carroll with City of Trees Real Estate, on behalf of her clients Donald & Carol Markovetz, requests to Annex approx. 33.02 ac. into Kuna City Limits with an R-8 (Medium/High Density Residential) zoning designation. (APNs: R5462680010, R5462680020, R5462680070, R5462680100 & R5462680110).

(Timestamp 00:15:00)

Planning Services Specialist Jessica Reid presented an overview of the request.

(Timestamp 00:16:16)

Commissioner Damron asked when City Services would be available to the subject site. Ms. Reid indicated the line providing services was the same line which would service Falcon Crest and was currently being installed.

(Timestamp 00:16:54)

Michelle Carrol, City of Trees Real Estate, 8950 W Emerald, Boise, 83704. No additional project specific comments were provided besides the request was only for the Annexation and a development application would be forthcoming in the future.

(Timestamp 00:17:45)

Chairman Young opened the Public Hearing.

Support:

Michelle Carroll, City of Trees Real Estate, 8950 W Emerald, Boise, ID, 83704 - Applicant

Against: None

Neutral:

Cheramy Rainwater Krueger, 145 S Marko Lane, Kuna, ID, 83634 (Community Representative)
–Testify

Kathryn & Dennis Rainwater, 145 S Marko Lane, Kuna, ID, 83634 – Not Testify

Alpha Byrns, 197 S Marko Lane, Kuna, ID, 83634 – Not Testify

Dan Barker, 197 S Marko Lane, Kuna, ID, 83634 – Not Testify

Norman Krueger, 41 S Marko Lane, Kuna, ID, 83634 – Not Testify
Dani Mendiola, 226 S Eagle Road, Kuna, ID, 83634 – Not Testify

(Timestamp 00:18:15)

Cheramy Rainwater Krueger, 145 S Marko Lane, Kuna, Idaho, 83634 testified as the Community Representative for the residents of the existing Markovetz Subdivision. She expressed concern regarding the existing subdivisions septic system and Sewer Access Easement, and wanted to ensure it would continue to stand.

(Timestamp 00:21:48)

Chairman Young asked if the Applicant was aware of the easement and would defer to Staff for additional information.

(Timestamp 00:21:57)

Ms. Carroll indicated she was aware of the easement and the easement would not be affected during the Annexation process. Ms. Carroll indicated potential solutions for the existing homeowners were being considered and would be addressed during development.

(Timestamp 00:22:35)

Ms. Reid deferred to the Planning and Zoning Director Jace Hellman as she did not have experience in that type of situation.

Mr. Hellman explained an easement is recorded with a property and since the easement was used by the existing homeowners in an Ada County subdivision, the Developer would be required to provide an alternative. Mr. Hellman also explained if the existing subdivision Annexed into the City of Kuna and the septic system failed, conversation regarding connecting to City Services would be had but since they were remaining in Ada County, an avenue to continue the use of their septic system had to be provided.

(Timestamp 00:24:25)

Chairman Young closed the Public Hearing and the Commission proceeded to deliberation.

(Timestamp 00:24:40)

Commissioner Damron wanted to know where the easement was, Commissioner Gealy indicated Page 99 of the meeting packet.

(Timestamp 00:24:58)

City Attorney Bill Gigray asked a clarifying question regarding the easement, Chairman Young answered. Mr. Gigray explained a vacation procedure would be required to be followed in order to terminate the existing easement.

Ms. Reid provided visual reference in order to point out where the easement was located.

Mr. Gigray confirmed a vacation process would have to be followed and would fall under jurisdiction of the City of Kuna. He also explained an application to replat that easement portion of the existing County subdivision would be required.

Chairman Young asked a follow up question, Mr. Gigray answered.

(Timestamp 00:27:26)

Chairman Young expressed his views on the Annexation and requested density; he felt an R-8 (Medium/High Density Residential) was too high and provided supporting reasons.

Commissioner Gealy agreed as did Commissioner Damron.

Commissioner Damron stated the area would be better suited to continuing development to match the existing parcels.

The Commissioners continued to discuss the density of the project.

Commissioner Gealy did not object the Annexation but did object the density.

(Timestamp 00:31:12)

Mr. Gigray offered a legal point regarding the applications density request and suggested if the Applicant (Ms. Carroll) was receptive to an R-4 (Medium Density Residential) zoning designation, the Commission table the matter, request staff re-notice the Case details and then re-hear the Case with the lowered density request. In addition, Mr. Gigray stated if the Applicant did not agree to lowering density, the Commission could deny the Annexation request based on the density, referencing the Comprehensive Plan and its points on orderly development of the City. Mr. Gigray also provided an additional option the Commission request the Applicant resubmit with an R-4 density.

(Timestamp 00:33:04)

Commissioner Gealy asked a clarifying question to Mr. Gigray regarding the Commissions recommendation to City Council.

Mr. Hellman agreed with Commissioner Gealy's question.

Mr. Gigray confirmed the Commission would be making a recommendation to City Council.

(Timestamp 00:33:49)

Chairman Young asked the Applicant if they would be willing to submit an application with a lower density. Ms. Carroll stated they would be willing to review that option.

(Timestamp 00:35:13)

The Commission further discussed options including the Applicant providing transitional zoning designations between the existing County subdivision and future development, including amenities for individuals residing in the future development.

Chairman Young instructed those items would be vetted during the Preliminary Plat process when it came forward to the Commission.

(Timestamp 00:36:46)

Motion To: Recommend denial of Case No. 21-02-AN (Annexation) for Markovetz Properties to the City Council, based on the application failing to meet orderly development and Idaho Code §50-222(1).

Motion By: Commissioner Gealy

Motion Seconded: Commissioner Damron

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-0-1, Commissioner Hennis was absent

4. BUSINESS ITEMS:

None

5. ADJOURNMENT:

(Timestamp 00:38:18)

Motion To: Adjourn

Motion By: Commissioner Damron

Motion Seconded: Commissioner Gealy

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-0-1, Commissioner Hennis was absent



CITY OF KUNA

751 W. 4th Street • Kuna, Idaho • 83634 • Phone (208) 922-5274
Fax: (208) 922-5989 • www.Kunacity.Id.gov

SIGN-UP SHEET

April 13, 2021 – Planning and Zoning Commission Public Hearing

Case Name: Markovetz Properties

Case No: 21-02-AN (Annexation)

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Commission or City Council.

IN FAVOR	NEUTRAL	IN OPPOSITION
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> Not Testify Cheramy Rainwater Krueger Print Name 145 Markovetz Lane Print Address Kuna ID 83634 City State, Zip	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> Not Testify Cheramy Rainwater Krueger Print Name 145 Markovetz Lane Print Address Kuna ID 83634 City State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify Print Name Print Address City State, Zip
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IN FAVOR

NEUTRAL

IN OPPOSITION

Testify Not Testify

NORMAN
Print Name

Print Address

City State, Zip

Testify Not Testify

NORMAN KRUEGER
Print Name

Print Address

41 S. MARK L. KUNA
City State, Zip
FD. 83634

Testify Not Testify

Print Name

Print Address

City State, Zip

Testify Not Testify

Print Name

Print Address

City State, Zip

Testify Not Testify

Dani Mendiola
Print Name

Print Address

2265 Eagle Rd.
City State, Zip
Kuna Id 83634

Testify Not Testify

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SIGN-UP SHEET

April 13, 2021 – Planning and Zoning Commission Public Hearing

Case Name: Willa Fields Subdivision

Case No: 21-01-CPF (Combined Preliminary & Final Plat)

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Commission or City Council.

IN FAVOR	NEUTRAL	IN OPPOSITION
<input checked="" type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> <u>SOEL HIRTLE</u> Print Name <u>5875 ROCK QUERLU</u> Print Address <u>KUNA ID, 83634, #</u> City State, Zip	<input type="checkbox"/> <u>Testify</u> <input checked="" type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip
<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> <u>VERNA ROBINSON</u> Print Name <u>1220 S. ASH AVE</u> Print Address <u>KUNA ID 83634</u> City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	<input type="checkbox"/> <u>Testify</u> <input type="checkbox"/> <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip
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IN FAVOR

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City State, Zip

6	Letter of Intent			X
7	Legal Description			X
8	Affidavit of Legal Interest			X
9	Warranty Deed			X
10	Neighborhood Meeting Certification			X
11	Subdivision Name Reservation			X
12	Preliminary Plat			X
13	Final Plat			X
14	Shared Driveway Code Variance Request			X
15	Agency Transmittal Letter			X
16	Kuna Rural Fire District			X
17	Central District Health Department			X
18	Boise Project Board of Control			X
19	Department of Environmental Quality			X
20	Nampa & Meridian Irrigation District			X
21	Ada County Highway District			X
22	City Engineer			X
23	Kuna Melba News			X
24	Planning and Zoning Mailer			X
25	Planning and Zoning Proof of Property Posting			X

1.2 Hearings

1.2.1 Planning and Zoning Commission heard this on April 13, 2021, The FCO's have been requested to go to the Planning and Zoning Commission on April 27, 2021.

1.3 Witness Testimony

1.3.1 Those who testified at the Commission's April 13, 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:
Joel Hirtle, 5875 Rock River Lane, Kuna, ID 83634
- 1.3.1.3 Neighboring property owner's appearing In Favor:
None
- 1.3.1.4 Neighboring property owner's appearing Neutral:
None
- 1.3.1.5 Neighboring property owner's appearing In Opposition:
None

**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 April 13, 2021 hearing on the Combination Preliminary and Final Plat for Willa Fields Subdivision in the *Kuna Melba News*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City, Ada County and Canyon County.

<i>Newspaper</i>	<i>Dates Published</i>
<i>Kuna Melba News</i>	March 24, 2021

3.1.2.2 Notice for the April 13, 2021 hearing containing the description of the property proposed to be developed, was mailed on March 24, 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 April 13, 2021 hearing was posted on a sign in accordance with Kuna City Code (KCC) 5-1A-8 on March 30, 2021. A Proof of Property Posting was provided to staff on March 30, 2021.

3.1.2.4 Notice for the April 13, 2021 hearing was posted in conspicuous places within City Hall on the Foyer’s Bulletin Boards and City Website.

3.2 Findings Regarding Preliminary Plat

3.2.1 The land for proposed subdivision is comprised of one parcel totaling approximately 1.86 acres. The parcel includes the following:

Property Owner	Parcel Size:	Current Zone	Parcel Number
Verna Robinson	2.00 acres	R-6 – Medium Density Residential	R5070501193

- 3.2.2 The proposal is for subdivision that would include two (2) residential lots.
- 3.2.3 The existing land uses and zoning district classifications for lands surrounding the subject parcels are as follows:

North	RUT	Rural Urban Transition – Ada County
South	R1	Estate Residential – Ada County
East	A	Agriculture – Kuna City
West	R-4	Medium Density Residential – Kuna City

- 3.2.4 All technical requirements listed in KCC 6-2-3 were provided on the Combination Preliminary and Final Plat.
- 3.2.5 The proposed site will take access off of S Ash Avenue. Currently, Ash Avenue is improved with two travel lanes, 30 feet of pavement, and no curb, gutter, or sidewalk abutting the site. There is 40 feet of right-of-way (ROW), 20 feet from centerline. Ash Avenue is classified as a residential local street, there is no requirement to install a landscape buffer along these types of roadways per KCC Title 5 Chapter 17. The Applicant has not proposed any ROW dedication, the Ada County Highway District (ACHD) calls for the Applicant to dedicate additional ROW to total 25 feet from centerline, staff supports this recommendation. KCC calls for the Applicant to install a five (5) foot wide sidewalk along their frontage, however coupled with limited road frontage, distance to existing sidewalk, and ROW preservation, staff sees the additional ROW dedication for future improvements to Ash Avenue to be sufficient.
- 3.2.6 There is an existing 20-foot-wide unimproved driveway providing access to the property via S Ash Avenue. The Applicant is proposing to extend the existing driveway in order to create a shared driveway to access both lots of the proposed subdivision. The Applicant proposes a shared driveway with a length greater than 150 feet, the maximum length established in KCC. The Applicant has requested a variance to the code pursuant to KCC 6-6-2. ACHD requires that the applicant submit a driveway approach request form and be required to pave the driveway it’s entire width at least 30 feet into the site beyond the edge of pavement of Ash Avenue. Staff has conditioned the Applicant to pave the entire length of the shared driveway with an approved dust free surface as determined by the City Engineer. Staff recommends the applicant will be required to construct an approved Kuna Rural Fire District (KRFD) turnaround in accordance with their access road guidelines. The Applicant has been conditioned to obtain KRFD Access and Water Supply permit approval prior to Final Plat signature.
- 3.2.7 Willa Fields will utilize private septic and well systems to serve the proposed lots. Per Kuna City Engineer comments, the Applicant shall verify well systems and septic systems meet Idaho Department of Environmental Quality and Idaho Department of Water Resources (IDWR) requirements. The Applicant has been conditioned that engineer shall not sign the final plat until an approval letter is received from the Central District Health

Department and Idaho Department of Environmental Quality approving the well and septic locations and systems.

3.3 Testimony of the City Planner

3.3.1 Conclusions: The City Planner, in a staff report to the Planning and Zoning Commission dated April 13, 2021, confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.3.1.1 A pre-application meeting was held with the Applicant on September 24, 2020, representatives from Planning and Zoning and Parks and Recreation were in attendance, comments from Public Works and the KRFD were provided to the Applicant at time of meeting. The Applicant held a neighborhood meeting on February 1, 2021. There was a total of five (5) residents who attended the meeting. Neighborhood meeting minutes have been provided as a part of this application.

3.3.1.2 The Applicant requests approval for a Combined Preliminary & Final Plat in order to subdivide approximately 2.00 acres into two single family residential lots. The property is zoned R-6 (Medium Density Residential) within Kuna City Limits. The subject site is located at 1220 S Ash Avenue, Kuna, ID 83634, within Section 26, Township 2 North, Range 1 West; (APN: R5070501193).

3.3.1.3 Willa Fields will utilize private septic and well systems to serve the proposed lots. Per Kuna City Engineer comments, the applicant shall verify well systems and septic systems meet Idaho Department of Environmental Quality and Idaho Department of Water Resources (IDWR) requirements. The applicant has been conditioned that engineer will not sign the final plat until an approval letter is received from the Central District Health Department and Idaho Department of Environmental Quality approving the well and septic locations and systems. The applicant shall be conditioned to connect to public water utilities at time of septic system failure when City water services are available within three hundred (300) feet at any point of the parcels. At that time, the applicant will decommission the well, crush the septic lid and connect to City Water services, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.

3.3.1.4 Staff has reviewed the proposed Combination Preliminary and Final Plat for technical compliance with KCC, and it appears to be in compliance with, Title 5 and Title 6 of Kuna City Code; Idaho Statute §67-6511; and the Kuna Comprehensive Plan. The applicant will be required to work with Kuna's staff, ACHD, 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. 21-01-CPF (Combination Preliminary and Final Plat), the Applicant be subject to the Conditions of Approval listed in section 3.3.2 of this report, as well as any additional conditions requested by the Planning and Zoning Commission.

3.3.2 Staff Recommendations: As a result of the review, Planner II, Doug Hanson, recommends that if the Planning and Zoning Commission recommends approval of Case No. 21-01-CPF

(Combination Preliminary and Final Plat), the Applicant be subject to the following Conditions of Approval:

- 3.3.2.1** 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:

 - 3.3.2.1.1** The City Engineer shall approve the sewer hook-ups.
 - 3.3.2.1.2** 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.
 - 3.3.2.1.3** 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”.
 - 3.3.2.1.4** The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.
 - 3.3.2.1.5** The Kuna Municipal Irrigation System and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - 3.3.2.1.6** Approval from Ada County Highway District shall be obtained and Impact Fees must be paid *prior to issuance* of any building permit(s).
 - 3.3.2.1.7** 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.
- 3.3.2.2** 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.
- 3.3.2.3** 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.
- 3.3.2.4** 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 Irrigation System (KMIS) of the City.

- 3.3.2.5** Connection to City Services (Sewer, Water, Pressurized Irrigation) is required at time of septic system failure when public water utilities are available within three hundred (300) feet of the parcels. The Applicant shall conform to all corresponding Master Plans.
- 3.3.2.6** Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code.
- 3.3.2.7** Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
- 3.3.2.8** Fencing within and around the site shall comply with Kuna City Code (unless specifically approved otherwise and permitted).
- 3.3.2.9** 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.
- 3.3.2.10** If any revisions are made, the Applicant shall provide the Planning and Zoning Staff with a revised copy of the Preliminary and Final Plats.
- 3.3.2.11** Any revisions of the Plat are subject to Administrative Determination to rule if the revision is substantial.
- 3.3.2.12** 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.
- 3.3.2.13** Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements as applicable.
- 3.3.2.14** Developer/Owner/Applicant shall comply with all local, state and federal laws.
- 3.3.2.15** Developer/Owner/Applicant shall not receive Final Plat signature from the City Engineer until an approval letter is received from the Central District Health Department and Idaho Department of Environmental Quality approving the septic and well systems and locations.
- 3.3.2.16** Developer/Owner/Applicant shall obtain Kuna Rural Fire District Access and Water Supply permit approval prior to final plat signature.
- 3.3.2.17** Developer/Owner/Applicant shall pave the entire length of the shared driveway with an approved dust free surface as determined by the City Engineer.
- 3.3.2.18** Applicant shall correct any technical items and make any requested changes to bring the Final Plat into conformance as recommended by Kuna Public Works Staff.

3.3.2.19 Upon City Council Council’s approval, no revisions shall be made to the Final Plat. If revisions are desired, the Applicant shall bring a copy of the changes to Planning and Zoning Staff to determine if a new approval is required via City Council or Planning and Zoning Commission.

3.3.2.20 Applicant shall secure all signatures on the Final Plat Memorandum prior to requesting Kuna City Engineer’s signature on the Final Plat Mylar.

3.4 Other Testimony

3.4.1 4/13/2021 Public Hearing – Joel Hirtle, 5875 Rock River Lane, Kuna, ID 83634, testified about the project, discussing constructing a family home and access.

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 COMBINATION PRELIMINARY AND FINAL PLAT

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

5.2 Kuna City Code, Title 1, Chapter 14, Section 3, states that Combination Preliminary and Final Plats 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 Subdivision regulations as defined in Kuna City Code Title 6 are authorized by I.C. §50-13 & §67-65 and Article 12, section 2.

VI

ORDER OF RECCOMENDING APPROVAL OF APPLICATION FOR COMBINATION PRELIMINARY AND FINAL 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:

6.1 That the Combination Preliminary and Final Plat application (Case No. 21-01-CPF) is recommended approval.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 27th day of April, 2021.

Lee Young, Chairman



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



Case Name: Arrowwood Heights
Case No.(s): 20-07-AN (Annexation), 20-16-S (Preliminary Plat)
& 20-25-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/7531/Arrowwood-Heights-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: 20-07-AN (Annex), 20-16-S (Preliminary Plat) and 20-25-DR (Design Review) Arrowwood Heights Sub.

Site Location: 7445 S. Ten Mile Road Meridian, ID 83642

Planner: Troy Behunin, Planner III

Hearing Date: April 13, 2021

Owners: Dean Leavitt
 7445 S. Ten Mile Rd.
 Meridian, ID 83642

Applicant: Tim Mokwa
Hayden Homes
 1406 N. Main St. Ste. 109
 Meridian, ID 83642
 208.869.9785
Tmokwa@Hayden-Homes.com

Representative: Wendy Shrief
JUB Engineers
 2760 W. Excursion Ln. Ste. 400
 Meridian, ID 83680
 208.376.7330
wshrief@jub.com

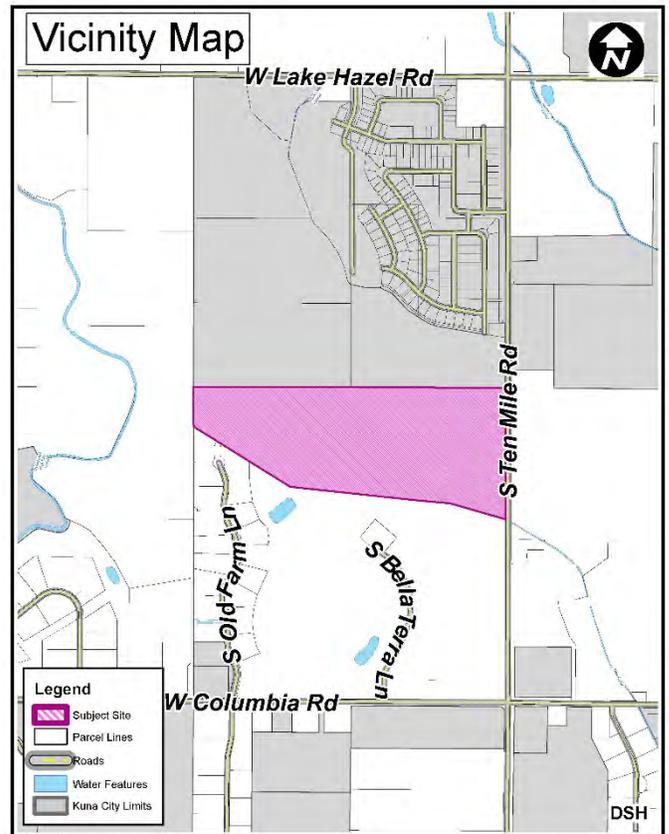


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| C. Site History | I. Proposed Kuna City Code Analysis |
| D. General Project Facts | J. Commission’s Recommendation |
| E. Staff Analysis | |
| F. Applicable Standards | |

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 Annexations and 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.

7. Transportation / Connectivity:

The applicant has not proposed improvements to Ten Mile Road on the east frontage of the site. ACHD requires that the applicant dedicate additional right-of-way (ROW) to total 50 feet from centerline abutting the site. Ten Mile should be improved with 17 feet of pavement, three (3) foot wide gravel shoulder and five (5) foot wide detached sidewalk. ACHD also requires the applicant to construct a dedicated southbound right-turn lane on Ten Mile Road at Armidale Road.

The applicant proposes to construct a new section mid mile collector on the north property line of the site named Armidale Road; which will become a classified East-West Major Collector according to the City of Kuna Street Circulation Map. Armidale Road shall be constructed as half of a 36-foot street section with an additional 12-feet of pavement, vertical curb, gutter, and detached sidewalk in accordance with KCC standards and ACHD policy.

ACHD has planned for a single lane roundabout at the intersection of Ten Mile and Armidale Roads. The applicant will be required to provide sufficient ROW to accommodate construction of the future roundabout.

The City of Kuna Street Circulation Map shows the alignment of Shayla Avenue, a north-south mid mile collector abutting the sites west property line. The applicant has not proposed to construct a new segment of Shayla avenue. ACHD requires that the applicant provide a new segment of Shayla Road on the west side of the property. Shayla Road shall constructed as half of a 36-foot street section with an additional 12-feet of pavement, vertical curb, gutter, and detached sidewalk in accordance with KCC standards and ACHD policy. This segment of Shayla Road will connect to a segment being constructed as a part of the approved Memory Ranch subdivision the north.

The applicant has proposed a hammerhead turnaround near the terminus of Tenterfield Street ACHD will require the applicant to redesign Tenterfield with an acceptable cul-de-sac on the west side of the site in accordance with ACHD policy. An intersection of Tenterfield street and Shayla Avenue would not meet would not meet ACHD policy for spacing between local roadways and a collector roadway that intersect a collector roadway. The applicant will be required to submit a revised preliminary plat showing the redesigned roadway prior to ACHD's signature on the final plat.

Loxton Way is proposed at a length greater than 750 feet. The applicant should reduce the length of Loxton Way or to include the passive design elements to meet ACHD policy. The applicant will be required to submit a revised preliminary plat prior to ACHD's signature on the final plat.

Tarree Avenue is proposed to intersect Armidale Road 308 feet east of the site's west property line and intersection of Shayla Avenue and Armidale Road. Tarre Avenue should be constructed to intersect Armidale a minimum of 330 feet from future Shayla Avenue to meet ACHD policy. The applicant will be required to submit a revised preliminary plat prior to ACHD's signature on the final plat.

Moonie Avenue and Loxton way will be constructed as stub streets to adjacent properties. The applicant shall install a sign at the terminus of these stub streets stating, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." Signs shall be installed at the terminus of Armidale Road and Shayla Avenue stating, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE WIDENED AND EXTENDED IN THE FUTURE."

Per ACHD's report and submitted the Traffic Impact Study, the current intersections of Ten Mile Road and Lake Hazel Road will not meet minimum operational thresholds with the buildout of this development. Once mitigation improvements are completed, per the submitted TIS the intersection will be back within an acceptable operational threshold. No mitigation should be required for the intersection of Ten Mile Road and Lake Hazel Road with this development application as improvements are planned in ACHD's integrated Five Year Work Plan.

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:

- City Engineer..... Exhibit B-1
- Ada County Highway District Exhibit B-2
- Boise Project Board of Control Exhibit B-3
- Central District Health Department Exhibit B-4
- COMPASS..... Exhibit B-5
- Department of Environmental Quality..... Exhibit B-6
- Economic Development Director Exhibit B-7

E. Staff Analysis:

On September 21, 2020 staff held a pre-application meeting with the applicant, representatives from Planning and Zoning, Public Works, Parks and Recreation, ACHD, Kuna School Dist., Kuna Rural Fire Dist. and the Kuna Police Department were all invited to attend. The applicant held two neighborhood meetings, one on September 24, 2020, and again on October 21, 2020. There were 16 residents who attended the first meeting and nine (9) who attended the second meeting. Meeting minutes have been provided as a part of this packet.

The applicant proposes to annex approximately 53.13 -acres into the City of Kuna using three zones; approximately (approx.) 33.71 acres as R-6 Medium Density Residential (MDR), 7.59 acres as R-8 MDR, and 9.79 acres as C-1 Neighborhood Commercial. The lands are currently in Ada County, zoned RR (Rural Residential) and are adjacent to Kuna City Limits. The overall gross density of the project is proposed at 4.29 dwelling units per acre (DUA).

6.86 acres, or 16% of the project, is proposed to be open space, including all end caps, buffers, parks, and pathways. A total of 4.54 acres or, 11% 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 151-200 homes/dwelling units to devote 8.50% of the development area to useable open space; staff views the proposed open space for *Arrowwood Heights* to be in compliance with KCC. Applicant is proposing five-foot wide sidewalks on Armidale Road (Mid-Mile Collector), KCC requires sidewalks on collectors to be a minimum of eight (8) feet.

Arrowwood Heights Subdivision sewage is within the Memory Ranch Lift Station Sewage Basin which requires pump upgrades. The developer may be requested to participate with lift station and/or force main improvements in order to serve the development. Sewer Flow models will be required to verify pipe sizes and will be paid by developer.

The installation of streetlights is a required public improvement listed under Kuna City Code 6-4-2. The applicant will be required to ensure street lights are at a maximum spacing not exceeding 250 ft. The final location of street lights will be approved at the time of construction document review. Staff notes all 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 in the appropriate locations. 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 meter

pits, pressurized irrigation valves, and/or ACHD underground facilities. In the event that locations of landscape elements 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 annexation for qualification, the Preliminary Plat for technical compliance and for Design Review compliance with KCC, and finds the three applications 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's 20-07-AN (Annexation) and 20-16-S (Preliminary Plat) and approves Case No. 20-25-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 and Council as applicable.

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 No's 20-07-AN, 20-16-S and 20-25-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. 20-25-DR and recommends (**approval/denial**) of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 20-07-AN and 20-16-S, a request from Tim Mokwa with Hayden Homes to subdivide approximately 53.16 acres into 203 total lots (177 buildable lots and 26 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 No's 20-07-AN 20-16-S and 20-25-DR, this proposal **does/does not** generally comply with the Kuna City Code (KCC).*

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 September 24, 2020, and a second meeting on October 21, 2020. A total of 13 residents attended the first meeting and eight residents attended the second meeting. Neighborhood Notices were mailed out to residents within 300-FT of the proposed project site on March 24, 2021 and a legal notice was published in the Kuna Melba Newspaper on March 24, 2021. The applicant posted sign on the property on March 30, 2021.*

3. Based on the evidence contained in Case No's 20-07-AN, 20-16-S and 20-25 DR, this proposal **does/does not** generally comply with the Comprehensive Plan.

Staff Finding: The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic group in Kuna, as well as the installation of pathways and open space. The project is proposed to be zoned R-6, R-8 (both MDR) and C-1 (Neighborhood Commercial), the Comp Plan Map designates the properties as Mixed-Use General.

4. The contents of the proposed annexation and preliminary plat application **does/does not** contain all of the necessary requirements as listed in KCC 5-6-6 and 5-13-9 - Annexation and 6-2-3: - Preliminary Plat.

Staff Finding: Review by Staff of the proposed annexation and preliminary plat confirms all requirements listed in KCC 5-13-9 and 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 Ten Mile Road and Lake Hazel Road will not meet minimum operational thresholds with the buildout of this development. Once mitigation improvements are completed, per the submitted TIS the intersection will be back within an acceptable operational threshold. No mitigation should be required for the intersection of Ten Mile Road and Lake Hazel Road with this development application as improvements are planned in ACHD's integrated Five Year Work Plan. Arrowwood Heights Subdivision sewage is within the Memory Ranch Lift Station Sewage Basin which requires pump upgrades. The developer may be requested to participate with lift station and/or force main improvements in order to serve the development. Sewer Flow models will be required to verify pipe sizes and will be paid by developer.

6. The proposed development **is/is not** 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/does not** 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 than 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 *have accepted/rejected* the Comprehensive Plan components, and shall determine if the proposed annexation, 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.

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 Annexation and the Preliminary Plat applications 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.*

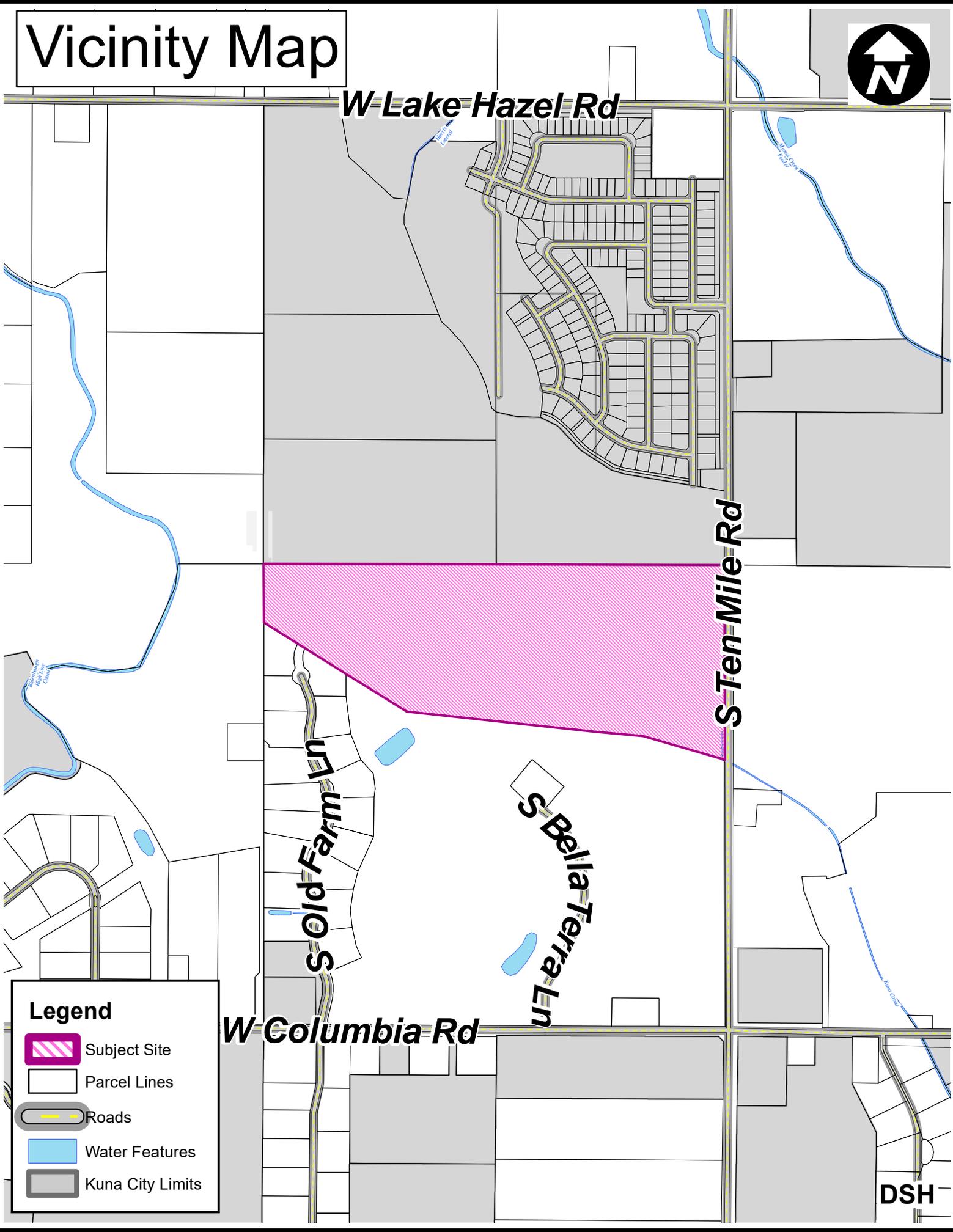
Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (**approval/conditional approval/denial**) of Case No's 20-07-AN (Annexation) and 20-16-S (Preliminary Plat), a request from Tim Mokwa and Hayden Homes to subdivide approx. 53.13 acres into 203 total lots (177 buildable lots and 26 common lots); **AND (approves/conditionally approves/denies)** Case No. 20-25-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 all sewer connections.
 - 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 coordinate participation with the City Engineer in the development of additional lift station pump 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 shall receive permits as necessary).
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 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 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 Design Review 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 is conditioned to follow ACHD's site specific conditions of approval, unless the City of Kuna's standards are stricter.
20. Developer/owner/applicant shall comply with all local, state and federal laws.
21. 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 Memory Ranch Basin Lift Station or some other City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision.
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.

DATED this 27th day of April 2021.

Vicinity Map



W Lake Hazel Rd

S Ten Mile Rd

S Old Farm Ln

S Bella Terra Ln

W Columbia Rd

Legend

-  Subject Site
-  Parcel Lines
-  Roads
-  Water Features
-  Kuna City Limits

DSH

Aerial Map



W Lake Hazel Rd

S Ten Mile Rd

S Old Farm Ln

S Bella Terra Ln

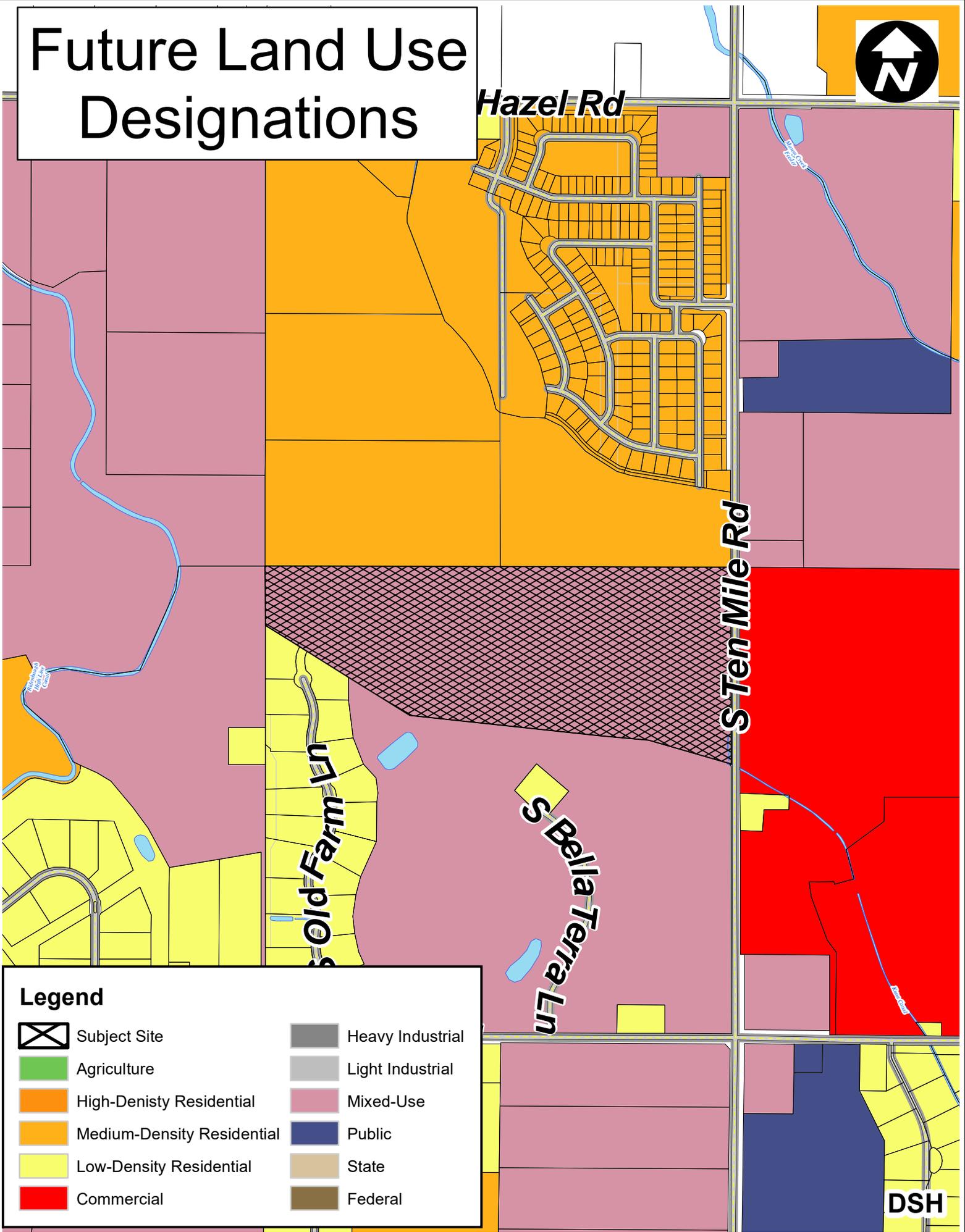
W Columbia Rd

Legend

-  Subject Site
-  Parcel Lines
-  Roads
-  Water Features

DSH

Future Land Use Designations



Legend

- | | | | |
|--|----------------------------|---|------------------|
|  | Subject Site |  | Heavy Industrial |
|  | Agriculture |  | Light Industrial |
|  | High-Density Residential |  | Mixed-Use |
|  | Medium-Density Residential |  | Public |
|  | Low-Density Residential |  | State |
|  | Commercial |  | Federal |

DSH

Pathways Map



W Lake Hazel Rd

S Ten Mile Rd

S Old Farm Ln

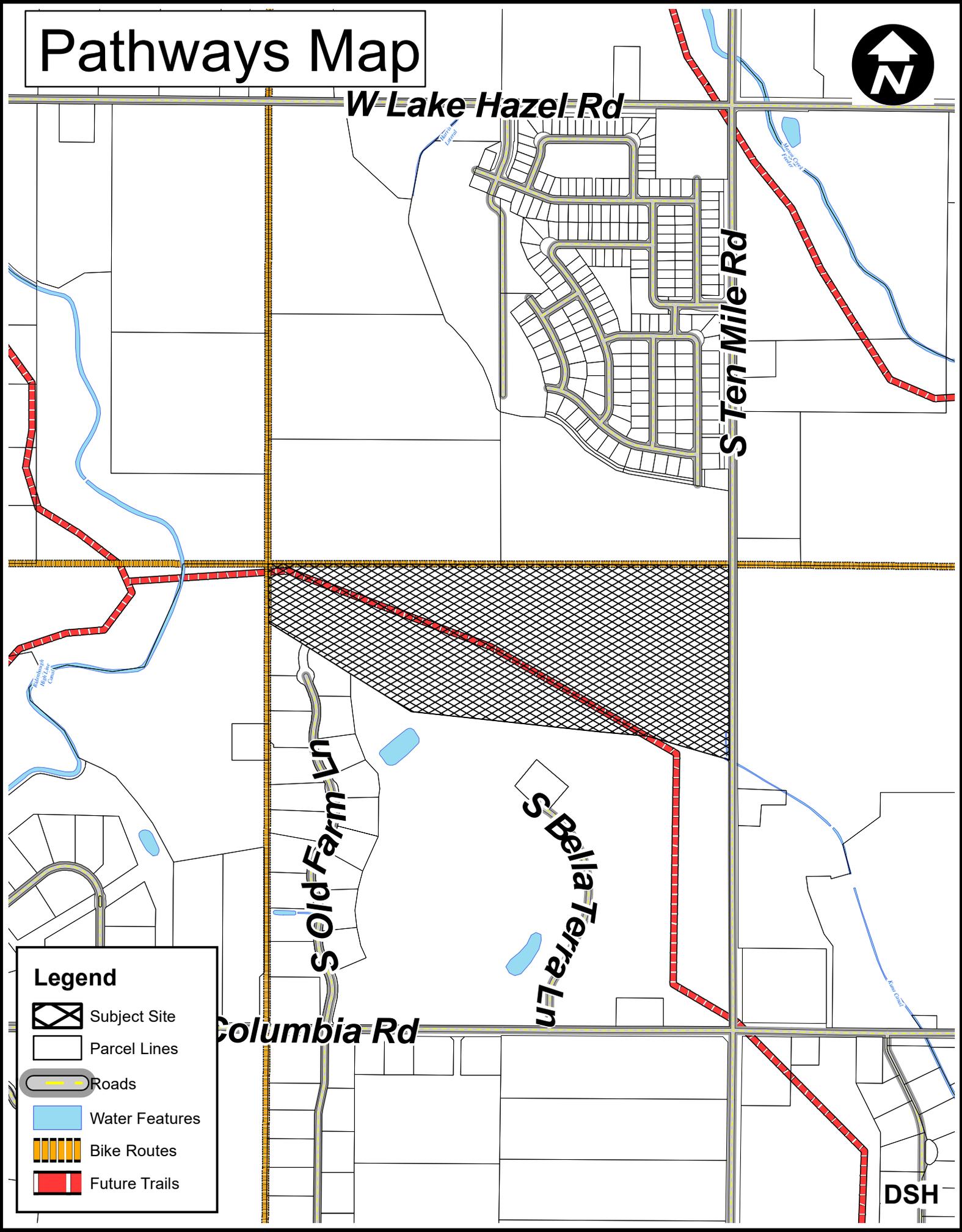
S Bella Terra Ln

Columbia Rd

DSH

Legend

-  Subject Site
-  Parcel Lines
-  Roads
-  Water Features
-  Bike Routes
-  Future Trails



From: noreply@civicplus.com
To: [Jessica Reid](#); [Doug Hanson](#)
Subject: Online Form Submittal: Preliminary Plat
Date: Friday, November 13, 2020 3:18:59 PM

Preliminary Plat

Step 1

Please complete each section of application in full
NOTE: Engineering fees shall be paid by the applicant if required.

Contact/Applicant Information

Owner(s) of Record	Leavitt, Dean
Phone:	NA
Email:	NA
Address1	7445 S. Ten Mile Road
Address2	<i>Field not completed.</i>
City	Meridian
State	ID
Zip	83642
Applicant (Developer):	Tim Mokwa
Applicant (Developer) Company:	Hayden Homes
Phone:	208.869.9785
Email:	<i>Field not completed.</i>
Address1	1406 N. Main Street, Ste 109
Address2	<i>Field not completed.</i>
City	Meridian
State	ID
Zip	83642
Engineer/Representative:	Shrief, Wendy

Engineer/Representative Company:	JUB Engineers
Phone:	2083767330
Email:	wshrief@jub.com
Address1	2760 W. Excursion Ln. Suite 400
Address2	<i>Field not completed.</i>
City	Meridian
State	ID
Zip	83642

(Section Break)

Subject Property Information

Site Address:	7445 S. Ten Mile Road
Nearest Cross Streets:	W. Columbia Rd
Parcel Number(s):	S1303417354
Section, Township, Range:	2N 1W Section 3
Property Size:	41.3
Current Land Use:	Residential / Ag
Current Zoning District:	RUT
Proposed Land Use:	Single family residential
Proposed Zoning District	R6 / R8

(Section Break)

Project Description

Project/Subdivision Name:	Arrowood Heights Subdivision
General description of proposed project/request:	177 lot residential subdivision

Type of Use Proposed - Residential
Check all that apply:

If Other has been selected, please provide a description: *Field not completed.*

Amenities provided with this development: Landscaping, multi-use pathway, basketball court, active open space

(Section Break)

Residential Project Summary (if applicable):

Are there existing buildings? No

Please describe existing buildings: *Field not completed.*

Any existing buildings to remain? No

Number of Residential Units: 177

Number of buildable lots: 177

Number of common lots and/or other lots: ~~29~~ **Corrected to 26 Common Lots 01.29.2021**

Type of dwellings proposed - Check all that apply: Single-Family

Minimum square footage of structures: 1,200 sf

Gross Density (DU/Acre - Total Property): 4.29 DU / ac

Net Density (DU/Acre - Excluding Roads): 7.93 DU / ac

% of Open Space provided: ~~17%~~ **Corrected to 16% Open Space with 12% Usable Open Space 01.29.2021**

Acreage of Open Space: 6.86

Type of Open Space: Landscaping, multi-use pathway, basketball court, active open

provided? space

(Section Break)

Non-Residential Project Summary (if applicable):

Number of building lots: *Field not completed.*

Other lots: *Field not completed.*

Gross floor area square footage: *Field not completed.*

Existing: *Field not completed.*

Hours of Operation: *Field not completed.*

Building Height: *Field not completed.*

Total Number of Employees: *Field not completed.*

Max. Number of Employees at one time? *Field not completed.*

Number & ages of students/children: *Field not completed.*

Seating Capacity: *Field not completed.*

Existing fencing? Type? Will it remain? *Field not completed.*

Fencing type, size & location? *Field not completed.*

Handicapped parking spaces: *Field not completed.*

Total parking spaces: *Field not completed.*

Width of driveway aisle: *Field not completed.*

Proposed lighting: Streetlights will meet Kuna design standards

Proposed landscaping: *Field not completed.*

(Section Break)

By checking the "I agree" box below, you agree and acknowledge that 1) Your

application will not be signed in the sense of a traditional paper document, 2) By signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) You may still be required to provide a traditional signature at a later date.

First Name	Wendy
------------	-------

Last Name	Shrief
-----------	--------

Electronic Signature Agreement	I Agree
--------------------------------	---------

Step 2

NOTE: A file MUST be provided for each item marked with a red asterisk (*) in order to be able to submit this application.

Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.

Vicinity Map	10-20-098_2 MILE VICINITY.pdf
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Maintenance Agreement	Arrowood Subdivision Preliminary Plat Landscape Plan 11-2-20.pdf
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Legal Description	20098_ANNEX_Legal_Desc.pdf
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Proof of Ownership	Affidavit.pdf
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Letter of Intent	Narrative.pdf
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Commitment of Property Posting	Posting.pdf
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Traffic Impact Study	TenMile TIS 03NOV20_FINAL.pdf
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TIS Dropbox Link	<i>Field not completed.</i>
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Subdivision Name Reservation	Subnameapproval.pdf
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Phasing Plan	ARROWOOD PRE-PLAT.pdf
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Landscape Plan	Arrowood Subdivision Preliminary Plat Landscape Plan 11-2-20_1.pdf
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Neighborhood Meeting Certification	MtgCert.pdf
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8.5" x 11" Proposed Preliminary Plat	ARROWOOD PRE-PLAT_2.pdf
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24" x 36" Preliminary Plat [ARROWOOD PRE-PLAT_3.pdf](#)
Drawing

(Section Break)

Reference

Affidavit of Legal Interest [Click here](#)

Commitment to Property [Click here](#)
Posting

Email not displaying correctly? [View it in your browser.](#)



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

October 30, 2020

City of Kuna
763 W. Avalon
Kuna, ID 83634

RE: ARROWWOOD HEIGHTS SUBDIVISION- PRELIMINARY PLAT, AND ANNEXATION AND ZONING APPLICATIONS

To Whom It May Concern:

On behalf of our client, Hayden Homes, please accept this request for a preliminary plat and annexation and zoning for Arrowwood Heights Subdivision; the proposed development is located on the west side of Ten Mile Road in Kuna, Idaho. The property is located immediately to the south of Memory Ranch Subdivision. The proposed development includes a total of 177 residential lots on 41.3 acres with a density of 4.29 dwelling units per acre. The property is currently located in Ada County and R-6 and R-8 zoning is requested for the property's zoning designation. C-1 zoning is being requested for a 9.79 acre property that is located adjacent to Ten Mile; the commercial property will be annexed into the City of Kuna for future development but the property is not included in the preliminary plat. The Comprehensive Plan designation for the property is Mixed-Use.

Preliminary Plat

The design of the project is intended to provide an upscale single-family residential subdivision for Kuna residents. The 41.30 acre property will be divided into 177 residential lots, 26 common lots, and 4 shared driveway lots. Three phases are proposed for the subdivision. The property is currently zoned RUT and located in Ada County. The average lot size in the subdivision is 5,508 square feet in size. The southern side of the proposed subdivision borders an existing County subdivision with 1 acre lots; R-6 zoning and a large common area is proposed for the area bordering the County subdivision. 16% of the subdivision property will be dedicated to open space; 12% of the subdivision will be dedicated to usable open space including a regional pathway and park areas.

There are adequate public services available to this area to serve the subdivision; The development will be served with public sewer and water provided by the City of Kuna. Fire protection will be available through the Kuna Fire Department. Storm water will be retained on site and designed by a civil engineer in accordance with City of Kuna requirements.

Access to the development will be off of Ten Mile Road; the proposed subdivision will also be connected to a Collector street which will be constructed on the northern side of the proposed

subdivision. Internal access to residential lots will be provided through public streets; standard street sections with 50' of right-of-way and 36' of pavement are proposed.

Neighborhood Meeting and Revised layout

Our client, Hayden Homes, held two Neighborhood Meetings to discuss the proposed layout with neighbors of the proposed Arrowwood Heights Subdivision. At the first Neighborhood Meeting, held on September 24th, neighbors expressed concerns about proposed homes that would have bordered an existing County subdivision located to the south of Arrowwood Heights. Following the meeting, Hayden Homes revamped their layout to move an open space area to the southern edge of the subdivision; several lots were also dropped from the plat to accommodate the layout change. A second Neighborhood Meeting was held on October 21st to show neighbors the proposed layout changes. The response of the neighbors to the layout changes and revised open space location was overwhelmingly positive.

Proposed Amenities

A multi-use regional pathway will be constructed on the northern side of the Kuna Canal. Several micropath connections are proposed within the subdivision to create pedestrian connections within the subdivision and to improve access to open space areas and the regional pathway. 16% of the proposed subdivision will be dedicated to open space, park areas and a basketball court are planned for open space areas.

Annexation and Zoning

Our client is requesting R-6 and R-8 zoning designations for the proposed annexation of Arrowwood Heights Subdivision, C-1 Zoning is proposed for the area bordering Ten Mile. R-8 zoning will be located adjacent to the future commercial area on Ten Mile and R-6 zoning is proposed for the western portion of the subdivision. The two varying densities are being proposed to allow for a transition between the future commercial development and the proposed residential subdivision. The proposed residential and commercial zoning designations are compatible with the City of Kuna's Mixed Use Comprehensive Plan designation for the area.

The development has been designed in accordance with the City of Kuna's Code and Comprehensive Plan. Please contact me at 376-7330 if you have any questions regarding this application.

Sincerely,
J-U-B ENGINEERS, Inc.

Wendy Shrief, AICP



City of Kuna AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
) ss.
County of Ada)

I, Dean S. Leavitt, 7445 S. Ten Mile Rd.
Name Address
Meridian ID 83642
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my
permission to Tim Mokwa 1406 N Main St., Suite 109
for Hayden Homes Idaho LLC 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 22nd day of October, 2020

Dean Leavitt
Signature

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

Chelsie Bardin
Notary Public for Idaho

Residing at: 1112 1st Street S Nampa ID 83651

My commission expires: Sep 4, 2024

CHELSIE BARDIN
Notary Public - State of Idaho
Commission Number 20181680
My Commission Expires Sep 4, 2024



QUITCLAIM DEED

FOR VALUE RECEIVED, **Dean S. Leavitt and Ann B. Leavitt**, husband and wife (collectively, the “Grantor”), hereby remise, release and forever quitclaim unto **Dean S. Leavitt and Ann B. Leavitt**, husband and wife (collectively, the “Grantee”), whose address is 7445 South Ten Mile Road, Meridian, Idaho 83642, as community property with rights of survivorship, all of their right, title and interest in and to the real property located at 7445 South Ten Mile Road, Meridian, Idaho 83642, which real property is more particularly described as follows:

The North ½ of the Southeast ¼ of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho,

EXCEPTING THEREFROM THE FOLLOWING:

A part of the North ½ of the Southeast ¼ of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described to wit:

Commencing at the Northeast corner of the said North ½ of the Southeast ¼;

thence South 0° 00' 00" West 1331.69 feet, along the East line of the said North ½ of the Southeast ¼, to the Southeast corner of the said North ½ of the Southeast ¼;

thence North 89° 40' 49" West 360.00 feet, along the South line of the said North ½ of the Southeast ¼, to the INITIAL POINT of this description;

thence continue North 89° 40' 49" West 2294.70 feet, along the said South line to the Southwest corner of the said North ½ of the Southeast ¼;

thence North 0° 07' 59" East 991.90 feet, along the West line of the said North ½ of the Southeast ¼, to a point on the centerline of a canal;

thence meandering along said centerline South 57° 54' 06" East 961.16 feet;

thence South 83° 45' 33" East 1083.05 feet;

thence South 84° 55' 31" East 273.08 feet;

thence South 73° 44' 33" East 470.58 feet;

thence South 61° 24' 27" East 42.96 feet, to a point on the said East line;

thence leaving said centerline South 0° 00' 00" West 80.79 feet, along the said East line;

thence North 89° 40' 49" West 360.00 feet, parallel with the said South line;

thence South 0° 00' 00" West 121.00 feet, parallel with the said East line, to the INITIAL POINT of this description.

This tract contains 28.883 acres, more or less, and is subject to a 25.00 foot road right of way along the said East line and a right of way for a canal on the Northerly side and to all other existing rights of way and easements.

A part of the Northeast ¼ of the Southeast ¼ of Section 3, Township 2 North, Range 1 West of the Boise Meridian in Ada County, Idaho, more particularly described to wit:

Commencing at the Northeast corner of the said Northeast ¼ of the Southeast ¼;

thence South 0° 00' 00" West 1210.69 feet, along the East line of the said Northeast ¼ of the Southeast ¼, to the INTIAL POINT of this description;

thence continue South 0° 00' 00" West 121.00 feet, to the Southeast corner of the said Northeast ¼ of the Southeast ¼;

thence North 89° 40' 49" West 360.00 feet, along the South line of the said Northeast ¼ of the Southeast ¼;

thence North 0° 00' 00" East 121.00 feet, parallel with the said East line;

thence South 89° 40' 49" East 360.00 feet, parallel with the said South line to the INTIAL POINT of this description;

This tract contains 1.00 acre, more or less, and is subject to a road right of way on the East 25.00 feet and to all other existing rights of way and easements.

TO HAVE AND TO HOLD the said premises, with all rights and appurtenances,
as community property with rights of survivorship, unto the said Grantee, their heirs and assigns
forever.

DATED this 15th day of July, 2014.

Grantor:

A handwritten signature in cursive script, appearing to read "Dean S. Leavitt", written over a horizontal line.

Dean S. Leavitt

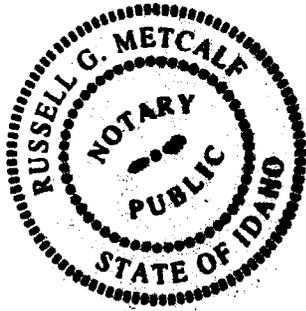
A handwritten signature in cursive script, appearing to read "Ann B. Leavitt", written over a horizontal line.

Ann B. Leavitt

STATE OF IDAHO)
) ss.
County of Canyon)

On this 15th day of July, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Dean S. Leavitt and Ann B. Leavitt, husband and wife, known or identified to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

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



Russell G. Metcalf
NOTARY PUBLIC FOR IDAHO
Residing at: Nampa, Idaho
My commission expires: 3/28/20



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: Residential Subdivision

Date and time of neighborhood meeting: 9/29/20 6:00 P.m.

Location of neighborhood meeting: On site

SITE INFORMATION:

Location: Quarter: _____ Section: 3 Township: 2N Range: 1W Total Acres: 41.3

Subdivision Name: Arrowood Heights Lot: _____ Block: _____

Site Address: 744 S. Ten Mile Rd Tax Parcel Number(s): 51303417354
Meridian, ID 83642

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

CURRENT PROPERTY OWNER:

Name: Dean Leavitt

Address: 744 S. Ten Mile City: Meridian State: ID Zip: 83642

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

Name: Wendy Shrief / JUB Business (if applicable): _____

Address: 2760 Excursion Ln City: Meridian State: ID Zip: 83642

PROPOSED USE:

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

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

Brief Description

-Annex of P-Plat + C-1 on Ten Mile

R-6 + R-8 Pre-Plat

APPLICANT:

Name: JUB Engineers
 Address: 2760 W. Excursion Ln Ste 400
 City: Meridian State: IO Zip: 8364d
 Telephone: 208.376.7330 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) W. J. ADL Date 10/30/20

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 9/24/20 Number of Attendees: 16

Meeting Location: Subject Property

Description of Project Presented:

Proposed residential subdivision with R-6 and R-8 zoning - annexation of future commercial property on 10 mile

Attendee's comments:

- Concerns over location of pathway near canal
- Traffic concerns
- Desire for property to remain undeveloped
- Discussion of price-point for homes
- Discussion of open space buffering between subdivision and existing County subdivision to South

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

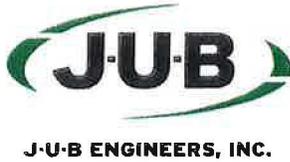
Wendy Shrief / JUB

Printed Name

Wg ASJ

Signature

9/24/20
Date



J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

September 17, 2020

**RE: NEIGHBORHOOD MEETING for a Proposed Residential Subdivision on Thursday,
September 24th**

Dear Property Owner:

You are invited to attend a neighborhood meeting for a single-family residential development and for the annexation of the residential property and a future commercial property into the City of Kuna. The future residential development will be called Arrowwood Heights Subdivision:

- Thursday, September 24th from 6:00 p.m. to 6:30 p.m.
- Meeting Location is Shown on Attached Map - Meeting will be held at the subject property on S. Ten Mile Road, north of the Kuna Canal

The proposed preliminary plat is located on the west side of S. Ten Mile Road, immediately to the north of the Kuna Canal. The proposed development consists of approximately 50 acres (see reverse side for project location) of residential development. The property is being annexed into the City of Kuna; R-6 and R-8 zoning is being requested for the residential property and C-1 zoning is being requested for the future commercial property on Ten Mile.

The proposed rezone, land uses, density and lot sizes comply with the City of Kuna's Comprehensive Plan Future Land Use Map and Zoning Ordinance.

Should you have any questions prior to the meeting or cannot attend, please do not hesitate to contact me at wshrief@jub.com or at 208-376-7330.

Sincerely,
J-U-B ENGINEERS, Inc.

Wendy Shrief, AICP
Planner

SIGN IN SHEET

PROJECT NAME: Arrowood Subdivision

Date: 9/24/2020

	Name	Address	Zip	Phone
1	Cory Chase	4040 Columbia	83642	208-573-9545
2	Mark Duenas	7933 S Old Farm	83642	208-412-5834
3	Michael Merlo	7793 S Old Farm	83642	801-209-2253
4	RICHARD JONES	7597 S. OLD FARM	83642	208-866-6487
5	Joe & Kathy Guido	7744 Bellaterra Ln	83642	208-891-9521
6	PATTI GAROFALO	7624 S Old Farm	83642	208-371-8193
7	Christy Jones	7597 S. Old Farm Ln	83642	208-991-7601
8	Chris Brown	7670 S. Old Farm	83642	208-876-8093
9	Tim Mokwa (Hayden Homes)			
10	Kerth H. Morse	J-U-B Engineers		
11	Eric Scheck	Hayden Homes		208-948-7012
12	Mike Gregory	3487 W Breneman	83703	208-606-5767
13	Mike McNamee	3882 S OFL	83642	208-980-0489
14	HOA President	oasisgrapes@gmail.com		
15	NATE LEAVITT	7445 S, TEN MILE	83642	801-698-6818
16	Don Van Grouw	7960 S. Old Farm Ln	83642	208-861-4425
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SIGN IN SHEET

PROJECT NAME: Arrowood Mtg #2

Date: 10/21/20

	Name	Address	Zip	Phone
1	Steve Meyer peter	7693 S. Old Farm Ln	83642	208-882-1058
2	Chris Brown	7670 S. " " "	"	208-870-8093
3	Cory Chase	4040 Columbia	83642	208-573-9545
4	Misty Jones	7597 S. Old Farm Ln	83642	208-991-1601
5	Joe			
6	Joe Guido	7744 Bella Terra Ln		2088919521
7	Richard Dumant	7592 South Ten mile	83642	208-941-3241
8	NATE LEAVITT	7445 S. TEN MILE	83642	801-698-6818
9	Milce Grogny	1406 N Main St	83406	208 606 5767
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City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

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

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

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

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

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

W. J. Hill

Applicant/agent signature

11/30/20

Date

Wendy Shrief

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Monday, October 26, 2020 7:30 AM
To: Wendy Shrief
Cc: Rob Kazarinoff
Subject: RE: Arrowwood Heights Subdivision Name Reservation

[External Email]

October 26, 2020

Rob Kazarinoff, J-U-B Engineers
Wendy Shrief, J-U-B Engineers

RE: Subdivision Name Reservation: **ARROWWOOD HEIGHTS SUBDIVISION**

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

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

Sincerely,



Glen Smallwood
Surveying Technician
Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7926 office
(208) 287-7909 fax

From: Wendy Shrief <wshrief@jub.com>
Sent: Friday, October 23, 2020 1:04 PM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] Re: Arrowwood Heights - Subdivision Name Reservation

Rob Kazarinoff is the PLS

Wendy Shrief
208.559.1760

On Oct 23, 2020, at 1:00 PM, Sub Name Mail <subnamemail@adacounty.id.gov> wrote:

5.6.2.1 Operation and Maintenance of the Common Area.

Operate, maintain, and otherwise manage, or provide for the operation, maintenance, and management of, the Common Area and Landscape Easement areas (as defined in Article 3), including the repair and replacement of property damaged or destroyed by casualty loss.

Specifically, the Association shall, at Declarant's sole discretion, operate and maintain all properties owned by Declarant which are designated by Declarant for temporary or permanent use by Members of the Association. Such properties may include those lands intended for open space uses and which may be referred to as "non-buildable" lots per the Plat. Additionally, the Association may, in its discretion, limit or restrict the use of the Common Area to the Owners residing in the Subdivision.

Traffic Impact Statement

Arrowood Subdivision
Kuna, Idaho



J-U-B ENGINEERS, INC.

November 3, 2020

1. EXECUTIVE SUMMARY

The proposed Arrowood Subdivision (Project) site is located west of South Ten Mile Road between Lake Hazel Road and West Columbia Road near Kuna, Idaho (**Figure 1**). The Project is proposed on existing vacant land west of South Ten Mile Road. The Project consists of 181 dwelling units that will be accessed via two access points to a future collector road that will connect to South Ten Mile Road. The Project is anticipated to be built out and generating traffic by 2026.

Based upon the existing and future traffic analysis, the proposed Project results in a slight increase in delay for some traffic turning movements at the intersection of Lake Hazel Road and South Ten Mile Road under the future background conditions (2026) without project traffic. The traffic analysis for existing conditions indicates that the intersection of Lake Hazel Road and South Ten Mile Road currently operates at an acceptable level of service. However, the analysis for buildout year (2026) without Project traffic indicates that delay will increase, and the intersection will operate at an unacceptable level of service (LOS F). Based on the ACHD Five Year Work Plan, a traffic signal is anticipated to be the mitigation to improve traffic operations into the future. This intersection would operate at an overall LOS B under signalized AM and PM conditions, with or without the project in the year 2026. It is recommended that a signal be installed to improve operations.

The traffic analysis for buildout year (2026) with the project traffic indicates the South Ten Mile Road/New East-West Collector Road intersection is anticipated to operate at an acceptable level of service. It is recommended that the project design the Project access points to meet City standards, and to design the access points and site layout to meet the sight distance standards in the AASHTO Green Book. Based on traffic analysis, the proposed access locations represent an acceptable traffic solution.

2. INTRODUCTION

2.1 Purpose

J-U-B Engineers, Inc. (J-U-B) has been contracted by Hayden Homes, LLC. to prepare a Traffic Impact Statement (TIS) for the proposed Arrowood Subdivision development located near Kuna, Idaho, and hereafter referred to as the Project. The purpose of this study is to evaluate the traffic impacts of the proposed Project and identify potential mitigation measures. This TIS was prepared to conform to the Ada County Highway District (ACHD) Traffic Impact Studies requirements in discussions ACHD staff and data from Community Planning Association of Southwest Idaho (COMPASS).

2.2 Proposed Development and Access

The Project site is located west of South Ten Mile Road between Lake Hazel Road and West Columbia Road near Kuna, Idaho (**Figure 1**). The Project is proposed on existing vacant land west of South Ten Mile Road. The Project consists of 181 dwelling units that will be accessed via two access points to a future collector road that will connect to South Ten Mile Road. The conceptual site plan is shown in **Appendix A**. The Project is anticipated to be completed by 2026. There are currently no existing land uses on the Project site, but the site is adjacent to residential land uses. The Project site parcel zoning is RR Rural Residential. The land uses west of the Project site include residential, while to the north, south and east, the area is unincorporated, and the use is a mix of agricultural, commercial, and residential.

EXHIBIT "A"

**LEAVITT ANNEXATION
ANNEXATION TO THE CITY OF KUNA
LEGAL DESCRIPTION**

That portion of the North Half of the Southeast Quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at the east quarter corner of Section 3, Township 2 North, Range 1 West, Boise Meridian, from which the southeast corner of said Section 3 bears South 00°06'19" East, 2,663.38 feet;

Thence S00°06'19"E, 1,129.97 feet along the east line of the North Half of the Southeast Quarter of said Section 3 to the centerline of the Kuna Canal according to the official plat of Ironhorse Subdivision filed in Book 91 of Plats at Pages 10651 through 10655, Ada County Records;

Thence departing from said east line and along said centerline the following five (5) courses:

- 1) N 61°31'27" W, 43.03 feet;
- 2) N 73°51'33" W, 470.58 feet;
- 3) N 85°02'31" W, 273.08 feet;
- 4) N 83°52'33" W, 1,083.05 feet;
- 5) N 58°01'06" W, 961.12 feet to the west line of said North Half of the Southeast Quarter;

Thence N 00°00'55" E, 335.16 feet departing from said centerline and along said west line to the northwest corner of said North Half of the Southeast Quarter (center-quarter of said Section 3);
Thence S 89°53'52" E, 2,651.86 feet along the north line of said North Half of the Southeast Quarter to the **POINT OF BEGINNING**, containing 51.09 acres, more or less.

END DESCRIPTION

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of Robert L. Kazarinoff, PLS, all professional liability associated with this document is hereby declared null and void.

Robert L. Kazarinoff, PLS 16642

Date



23 SEPT 2020

EXHIBIT "A"

**LEAVITT REZONE
9.79 ACRE PARCEL ZONING TO C-1
LEGAL DESCRIPTION**

That portion of the North Half of the Southeast Quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the east quarter corner of Section 3, Township 2 North, Range 1 West, Boise Meridian, from which the southeast corner of said Section 3 bears South 00°06'19" East, 2,663.38 feet; Thence S00°06'19"E, 80.00 feet along the east line of the North Half of the Southeast Quarter of said Section 3 to the **POINT OF BEGINNING**;

Thence continuing S 00°06'19" E, 1,049.97 feet along said east line to the centerline of the Kuna Canal according to the official plat of Ironhorse Subdivision filed in Book 91 of Plats at Pages 10651 through 10655, Ada County Records;

Thence N 61°31'27" W, 43.03 feet along said centerline;

Thence N 73°51'33" W, 451.13 feet along said centerline;

Thence N 00°06'17" E, 152.62 feet departing from said centerline;

Thence S 85°02'35" E, 40.14 feet;

Thence N 00°06'17" E, 755.66 feet to a line parallel with and 80.00 feet southerly of the north line of said North Half of the Southeast Quarter;

Thence S 89°53'52" E, 427.59 feet along said parallel line to the **POINT OF BEGINNING**, containing or 9.79 acres, more or less.

END DESCRIPTION

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of Robert L. Kazarinoff, PLS, all professional liability associated with this document is hereby declared null and void.

Robert L. Kazarinoff, PLS 16642

Date



27 OCT 2020

EXHIBIT "A"

**LEAVITT REZONE
7.59 ACRE PARCEL ZONING TO R-8
LEGAL DESCRIPTION**

That portion of the North Half of the Southeast Quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the east quarter corner of Section 3, Township 2 North, Range 1 West, Boise Meridian, from which the southeast corner of said Section 3 bears South 00°06'19" East, 2,663.38 feet; Thence S00°06'19"E, 80.00 feet along the east line of the North Half of the Southeast Quarter of said Section 3; Thence N 89°53'52" W, 427.59 feet along a line parallel with and 80.00 feet southerly of the north line of said North Half of the Southeast Quarter to the **POINT OF BEGINNING**;

Thence S 00°06'17" W, 755.66 feet;

Thence N 85°02'35" W, 40.14 feet;

Thence S 00°06'17" W, 152.62 feet to the centerline of the Kuna Canal according to the official plat of Ironhorse Subdivision filed in Book 91 of Plats at Pages 10651 through 10655, Ada County Records;

Thence N 73°51'33" W, 19.45 feet along said centerline;

Thence N 85°02'31" W, 273.08 feet along said centerline;

Thence N 83°52'33" W, 143.14 feet along said centerline;

Thence N 06°07'23" E, 173.31 feet departing from said centerline;

Thence S 83°52'37" E, 51.40 feet;

Thence N 06°07'23" E, 259.47 feet to the beginning of a curve;

Thence along said curve to the left an arc length of 31.51 feet, having a radius of 300.00 feet, a central angle of 06°01'06", a chord bearing of N 03°06'50" E and a chord length of 31.50 feet;

Thence N 00°06'17" E, 274.97 feet;

Thence S 89°53'43" E, 124.50 feet;

Thence N 00°06'17" E, 129.95 feet to a line parallel with and 80.00 feet southerly of the north line of said North Half of the Southeast Quarter;

Thence S 89°53'52" E, 250.50 feet along said parallel line to the **POINT OF BEGINNING**, containing 7.59 acres, more or less.

END DESCRIPTION

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of Robert L. Kazarinoff, PLS, all professional liability associated with this document is hereby declared null and void.

Robert L. Kazarinoff, PLS 16642



27 OCT 2020

EXHIBIT "A"

**LEAVITT REZONE
33.71 ACRE PARCEL ZONING TO R-6
LEGAL DESCRIPTION**

That portion of the North Half of the Southeast Quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at the east quarter corner of Section 3, Township 2 North, Range 1 West, Boise Meridian, from which the southeast corner of said Section 3 bears South 00°06'19" East, 2,663.38 feet;
Thence S00°06'19"E, 80.00 feet along the east line of the North Half of the Southeast Quarter of said Section 3;
Thence N 89°53'52" W, 678.09 feet departing from said east line;
Thence S 00°06'17" W, 129.95 feet;
Thence N 89°53'43" W, 124.50 feet;
Thence S 00°06'17" W, 274.97 feet to the beginning of a curve;
Thence along said curve to the right an arc length of 31.51 feet, having a radius of 300.00 feet, a central angle of 06°01'06", a chord bearing of S 03°06'50" W and a chord length of 31.50 feet;
Thence S 06°07'23" W, 259.47 feet;
Thence N 83°52'37" W, 51.40 feet;
Thence S 06°07'23" W, 173.31 feet to the centerline of the Kuna Canal according to the official plat of Ironhorse Subdivision filed in Book 91 of Plats at Pages 10651 through 10655, Ada County Records;
Thence N 83°52'33" W, 939.91 feet along said centerline;
Thence N 58°01'06" W, 961.12 feet along said centerline to the west line of said North Half of the Southeast Quarter;
Thence N 00°00'55" E, 335.16 feet departing from said centerline and along said west line to the northwest corner of said North Half of the Southeast Quarter (center-quarter of said Section 3);
Thence S 89°53'52" E, 2,651.86 feet along the north line of said North Half of the Southeast Quarter to the **POINT OF BEGINNING**, containing 33.71 acres, more or less.

END DESCRIPTION

This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of Robert L. Kazarinoff, PLS, all professional liability associated with this document is hereby declared null and void.

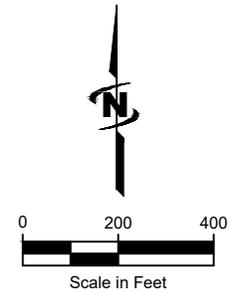
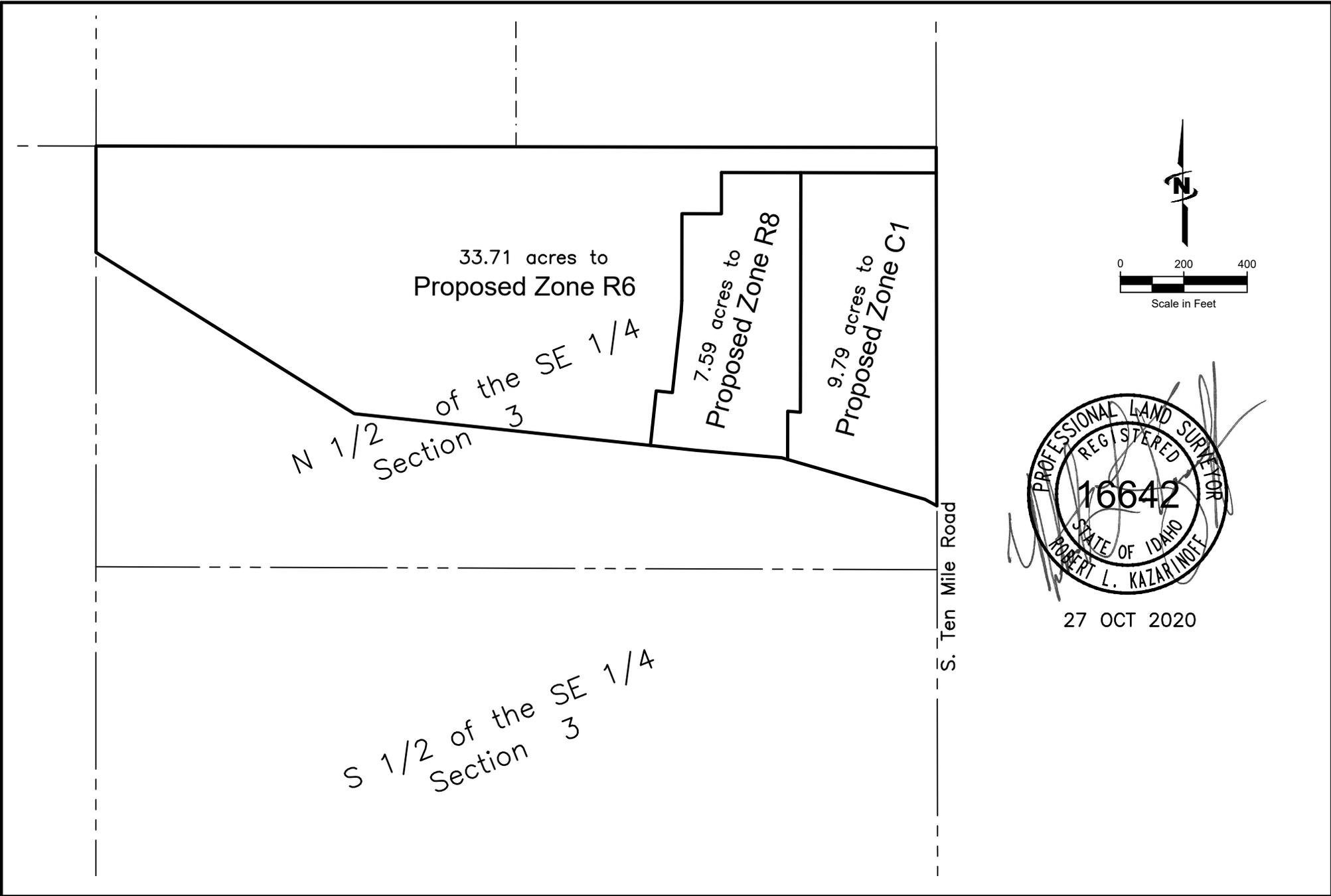
Robert L. Kazarinoff, PLS 16642

Date



27 OCT 2020

Plot Date: 10/27/2020 7:11 AM Plotted By: Rob Kazarnoff
Date Created: 10/27/2020 \JUB\COM\CENTRAL\CLIENTS\IDAHO\HAYDEN\HOMES\PROJECTS\10-20-098 - HAYDEN\HOMES\TENMILEDESIGN\SURVEY\DWG\20098_ZONING_EXHIBIT.DWG



27 OCT 2020

S. Ten Mile Road



J-U-B ENGINEERS, INC.

LAST UPDATE: 10/27/2020
PROJECT DATE: 10/27/2020
FILE: 20098_ZONING_EXHIBIT

EXHIBIT "B"
Leavitt Property Portions Rezoned to R6, R8 & C1

Situate in the North Half of the Southeast Quarter of
Section 3, T.2N., R.1W., Boise Meridian, Ada County, Idaho



J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2760 W. EXCURSION LN.
SUITE 400
MERIDIAN, ID 83642
PHONE: 208.376.7330
WWW.JUB.COM



REUSE OF DRAWINGS

JUB SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RIGHTS IN THIS DRAWING. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF JUB. ANY REUSE WITHOUT WRITTEN CONSENT BY JUB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JUB.

NO.	DESCRIPTION	BY	DATE

ARROWWOOD HEIGHTS
CITY OF KUNA, ADA COUNTY, IDAHO

FILE: 10-20-098_PPRELAT
JUB PROJ. #: 10-20-098
DRAWN BY: ...
DESIGN BY: ...
CHECKED BY: ...

AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
LAST UPDATED: 2/19/2021
SHEET NUMBER:
PP-01

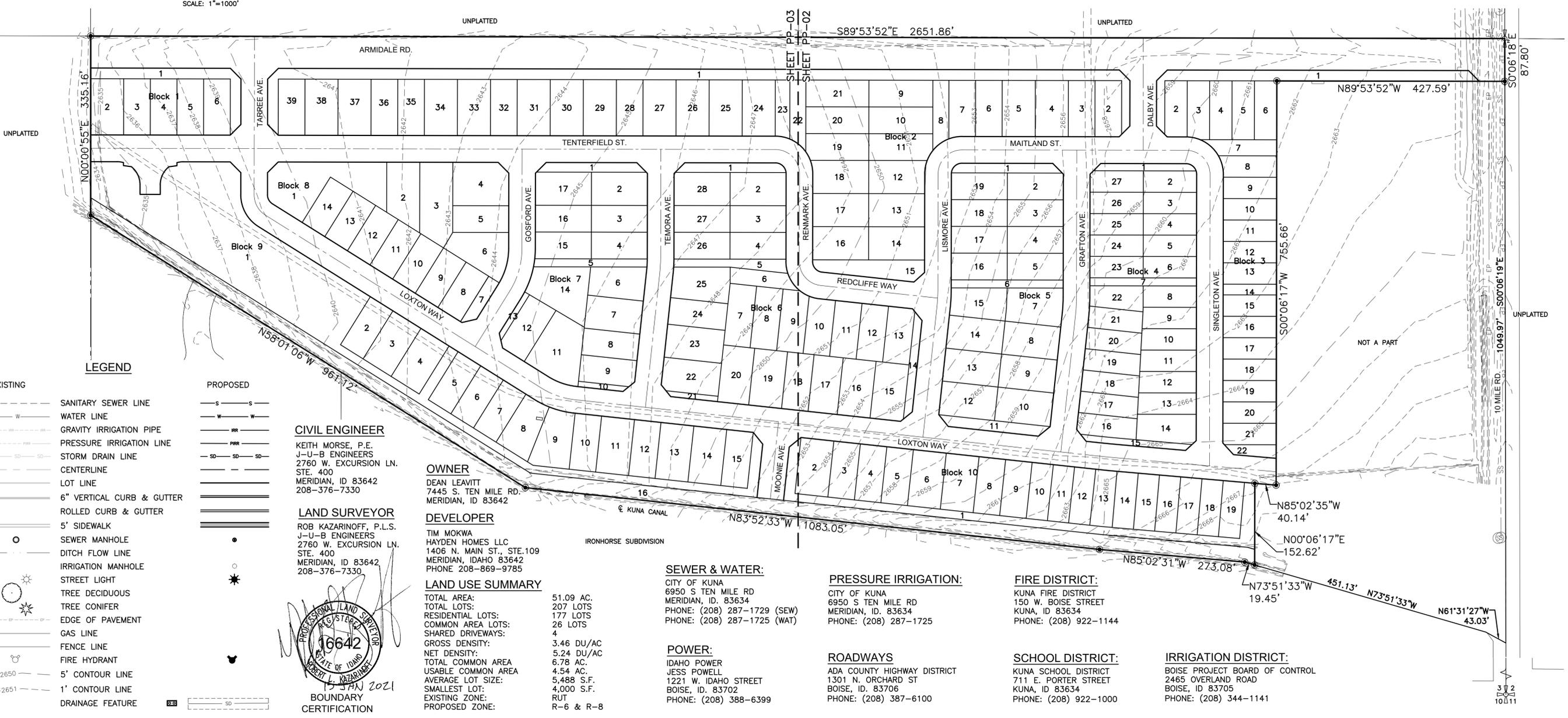
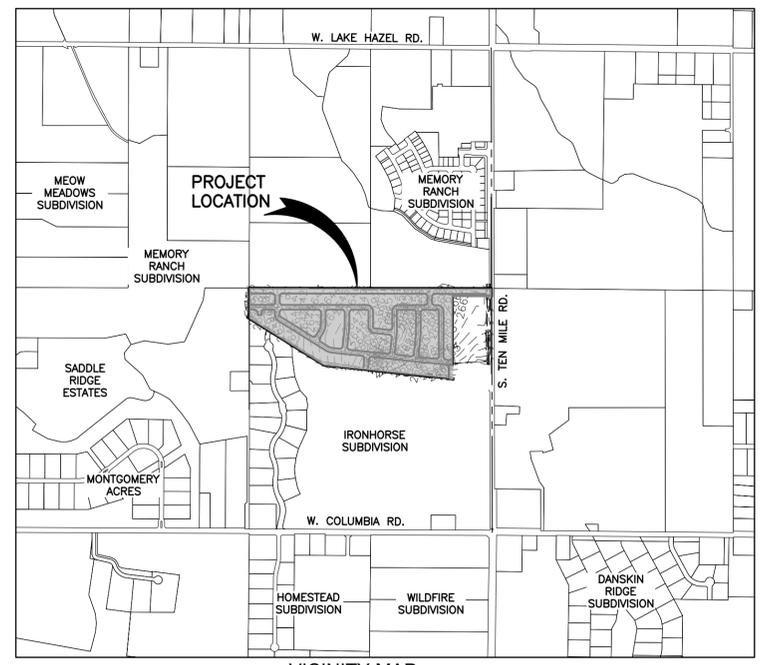
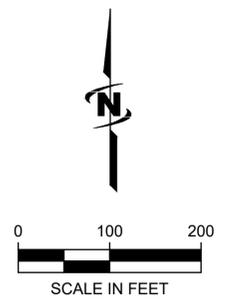
PRELIMINARY PLAT FOR ARROWWOOD HEIGHTS

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 3,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
CITY OF KUNA, ADA COUNTY, IDAHO
2021

- NOTES:**
- CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 DATUM.
 - THE STREETS WITHIN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT (AHD) STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
 - ALL LOTS ARE RESIDENTIAL BUILDING LOTS EXCEPT LOT 1 OF BLOCK 1, LOTS 1, 15 & 23 OF BLOCK 2, LOTS 1, 14 & 22 OF BLOCK 3, LOTS 1, 7, & 15 OF BLOCK 4, LOTS 1, 6, & 11 OF BLOCK 5, LOTS 1, 5, 14 & 21 OF BLOCK 6, LOTS 1, 5, 10 & 13 OF BLOCK 7, LOTS 1 & 7 OF BLOCK 8, LOT 1 OF BLOCK 9, AND LOT 1 OF BLOCK 10 WHICH ARE COMMON AREA DRAINAGE STORAGE LOTS. LOTS 8 & 22 OF BLOCK 2, AND LOT 7 OF BLOCK 3 ARE COMMON SHARED DRIVEWAY LOTS. LOT 16 OF BLOCK 9 IS THE KUNA CANAL EASEMENT.
 - STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
 - PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
 - THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM THE CITY OF KUNA. THE CONSTRUCTED PRESSURE IRRIGATION SYSTEM SHALL BE MAINTAINED AND OPERATED BY THE HOME OWNERS ASSOCIATION AND GOLF COURSE.
 - THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
 - DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE CITY OF KUNA.
 - SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE CITY OF KUNA.
 - IRRIGATION DITCHES THROUGH THE PROJECT SHALL BE PIPED WHERE THEY CROSS ROADWAYS WITH ALL STRUCTURES LOCATED BEYOND ANY PUBLIC RIGHT-OF-WAY.
 - LANDSCAPED COMMON LOTS ARE LOCATED THROUGHOUT THE PROJECT AND ARE IDENTIFIED ON THE PLAN. THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT WITH THE CITY OF KUNA.
 - ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN AFFECT AT THE TIME OF THE RE-SUBDIVISION.
 - THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
 - A STORMWATER DRAINAGE EASEMENT SHALL BE RESERVED ON THE DRAINAGE LOTS FOR THE BENEFIT OF AHD. LANDSCAPING OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND AHD SHALL PROVIDE HEAVY MAINTENANCE OF THE STORM DRAINAGE FACILITIES AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR ARROWWOOD SUBDIVISION.
 - THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP NO. 16001C0250 J, COMMUNITY PANEL NO. 0250, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 2, 2003 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

BOUNDARY LEGEND

- Subdivision Boundary Line
- Section Line
- Center Line
- Right-of-way Line
- Existing Parcel Line
- Section Corner
- Quarter-Section Corner
- Property Corner



LEGEND

- | EXISTING | PROPOSED |
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CIVIL ENGINEER

KEITH MORSE, P.E.
J-U-B ENGINEERS
2760 W. EXCURSION LN.
STE. 400
MERIDIAN, ID 83642
208-376-7330

LAND SURVEYOR

ROB KAZARINOFF, P.L.S.
J-U-B ENGINEERS
2760 W. EXCURSION LN.
STE. 400
MERIDIAN, ID 83642
208-376-7330



OWNER

DEAN LEAVITT
7445 S. TEN MILE RD.
MERIDIAN, ID 83642

DEVELOPER

TIM MOKWA
HAYDEN HOMES LLC
1406 N. MAIN ST., STE. 109
MERIDIAN, IDAHO 83642
PHONE 208-869-9785

LAND USE SUMMARY

TOTAL AREA:	51.09 AC.
TOTAL LOTS:	207 LOTS
RESIDENTIAL LOTS:	177 LOTS
COMMON AREA LOTS:	26 LOTS
SHARED DRIVEWAYS:	4
GROSS DENSITY:	3.46 DU/AC
NET DENSITY:	5.24 DU/AC
TOTAL COMMON AREA:	6.78 AC.
USABLE COMMON AREA:	4.54 AC.
AVERAGE LOT SIZE:	5,488 S.F.
SMALLEST LOT:	4,000 S.F.
EXISTING ZONE:	RUT
PROPOSED ZONE:	R-6 & R-8

SEWER & WATER:

CITY OF KUNA
6950 S TEN MILE RD
MERIDIAN, ID. 83634
PHONE: (208) 287-1729 (SEW)
PHONE: (208) 287-1725 (WAT)

PRESSURE IRRIGATION:

CITY OF KUNA
6950 S TEN MILE RD
MERIDIAN, ID. 83634
PHONE: (208) 287-1725

POWER:

IDAHO POWER
JESS POWELL
1221 W. IDAHO STREET
BOISE, ID. 83702
PHONE: (208) 388-6399

ROADWAYS

ADA COUNTY HIGHWAY DISTRICT
1301 N. ORCHARD ST
BOISE, ID. 83706
PHONE: (208) 387-6100

FIRE DISTRICT:

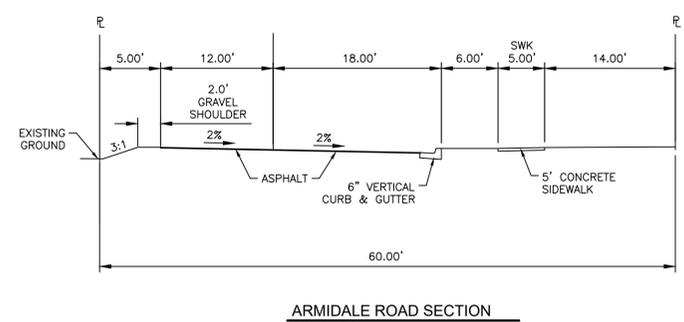
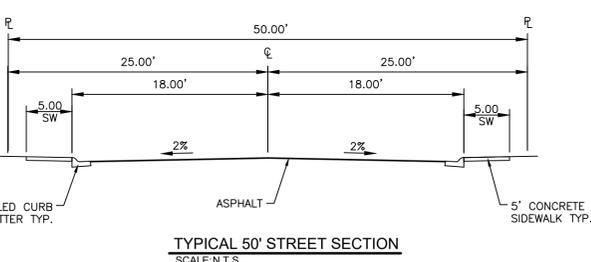
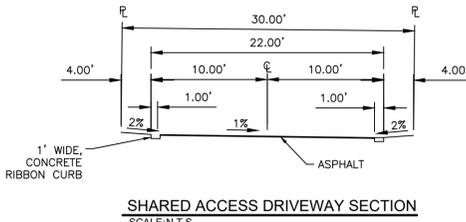
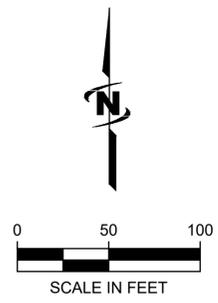
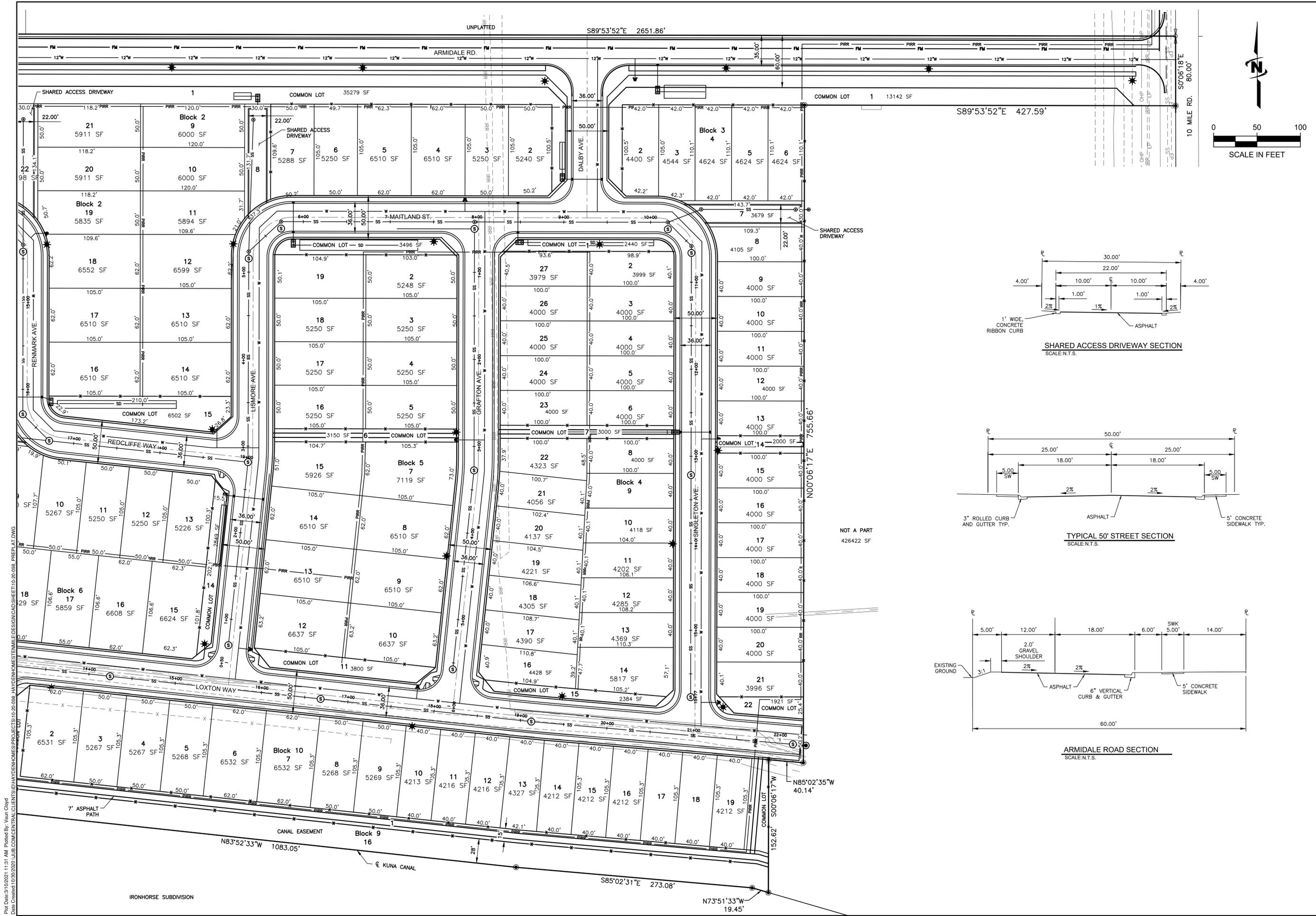
KUNA FIRE DISTRICT
150 W. BOISE STREET
KUNA, ID 83634
PHONE: (208) 922-1144

SCHOOL DISTRICT:

KUNA SCHOOL DISTRICT
711 E. PORTER STREET
KUNA, ID 83634
PHONE: (208) 922-1000

IRRIGATION DISTRICT:

BOISE PROJECT BOARD OF CONTROL
2465 OVERLAND ROAD
BOISE, ID 83705
PHONE: (208) 344-1141



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NO.	REVISION	DESCRIPTION	BY	APPR.	DATE

ARROWWOOD HEIGHTS
 CITY OF KUNA, ADA COUNTY, IDAHO
 EXISTING AND PROPOSED CONDITIONS

FILE: 10-20-098_PREPLAT
 JUB PROJ. #: 10-20-098
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 SHEET NUMBER:
PP-02

Plot Date: 10/20/21 11:31 AM Plotted By: Yuan Cloyd
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S89°53'52"E 2651.86'

ARMIDALE RD.

TENTERFIELD ST.

GOSFORD AVE.

TEMORA AVE.

LOXTON WAY

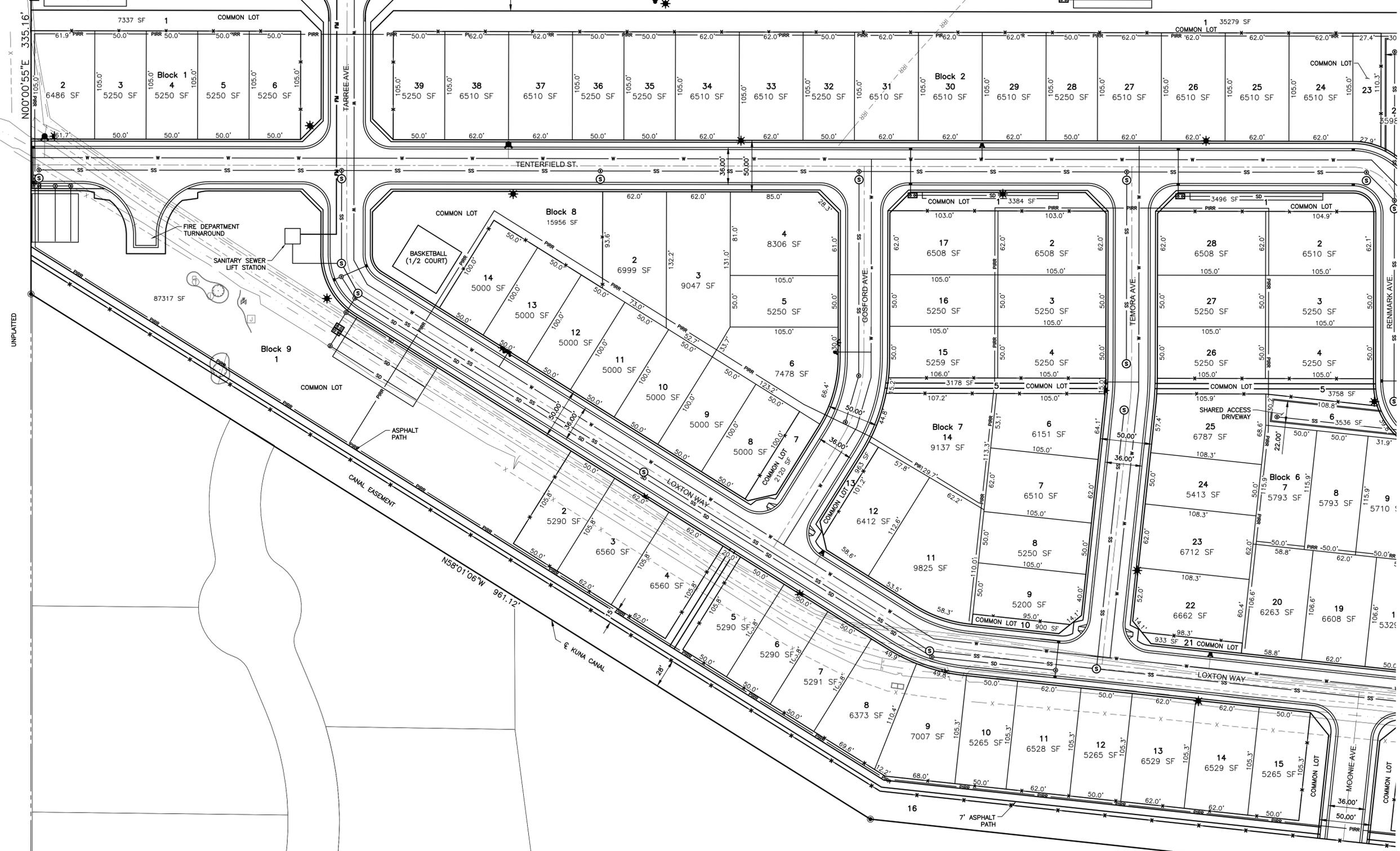
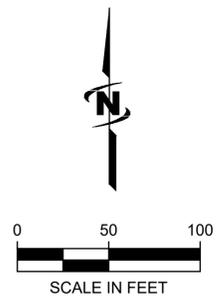
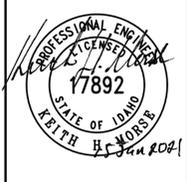
MOONIE AVE.

IRONHORSE SUBDIVISION



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Date Created: 10/20/2020 10:00 AM JUB.COM\CENTRAL\Clients\IDAHO\HAYDEN\HOMES\PROJECTS\10-20-098 HAYDEN\HOMES\ESTIMATE\DESIGN\CAD\SHEET\10-20-098 PREPLAT.DWG

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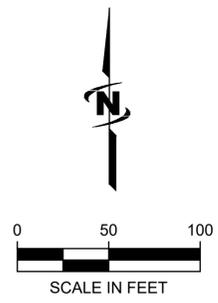
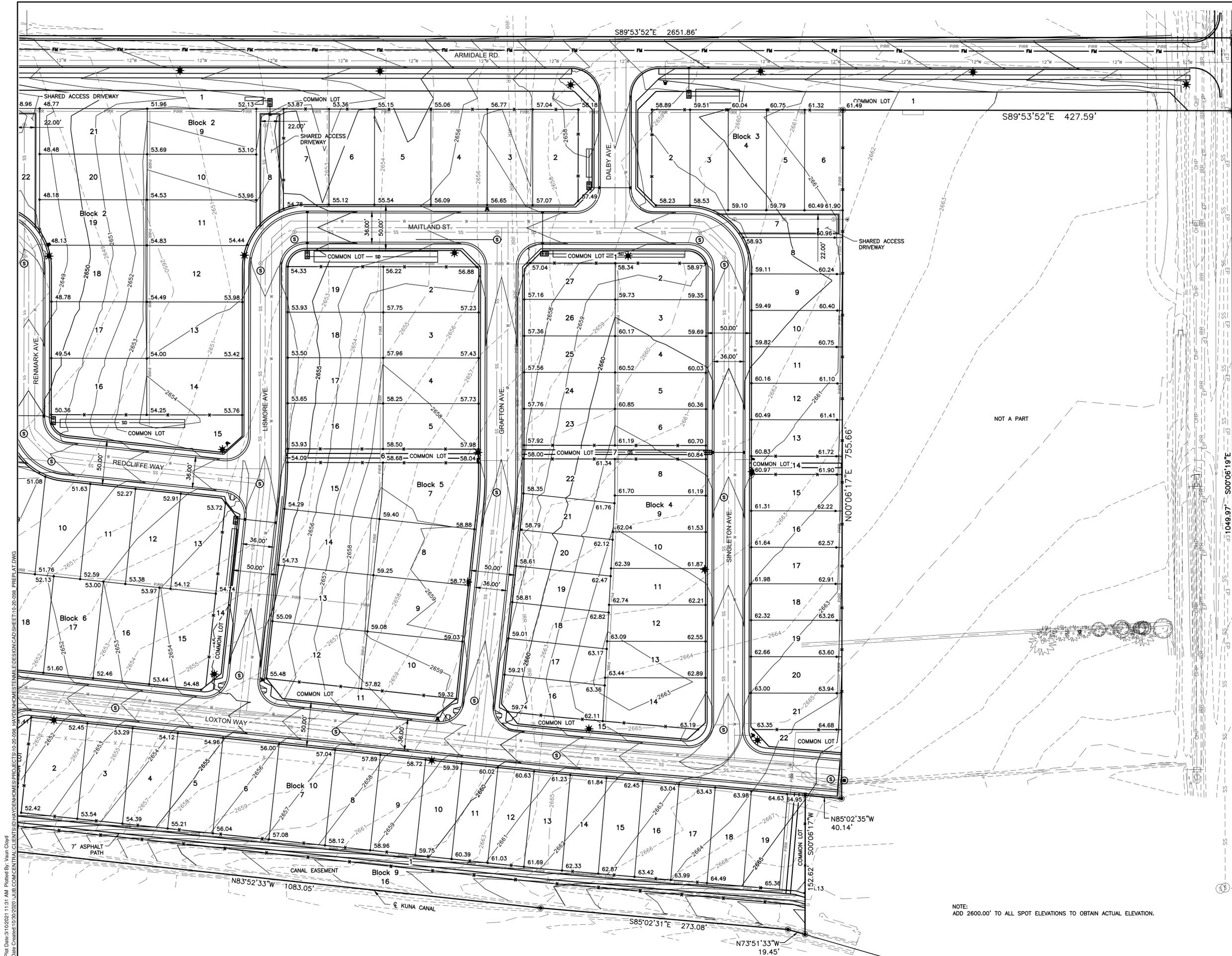
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ARROWWOOD HEIGHTS
CITY OF KUNA, ADA COUNTY, IDAHO
EXISTING AND PROPOSED CONDITIONS

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SHEET NUMBER:
PP-03



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 Date Created: 10/20/2020 JUB.COM\CENTRAL\CLIENTS\HAYDEN\HAYDEN\WESTERLY\DESIGN\CAD\SHEET\10-20-098_PREP_AT.DWG

NOTE:
ADD 2600.00' TO ALL SPOT ELEVATIONS TO OBTAIN ACTUAL ELEVATION.


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ARROWWOOD HEIGHTS
CITY OF KUNA, ADA COUNTY, IDAHO
PROPOSED GRADING PLAN

FILE: 10-20-098_PREP.LAY
 JUB PROJ. #: 10-20-098
 DRAWN BY: _____
 DESIGN BY: _____
 CHECKED BY: _____

ONE INCH = _____ FEET
 AT FULL SIZE, IF NOT ONE INCH SCALE ACCORDINGLY
 LAST UPDATED: 2/18/2021
SHEET NUMBER: PP-04

FUTURE MEMORY RANCH SUBDIVISION

S89°53'52"E - 2651.86'

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TENTERFIELD ST.

GOSFORD AVE.

TEMORA AVE.

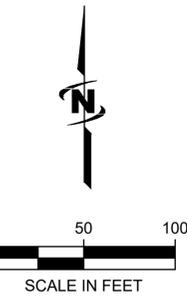
REMARK AVE.

LOXTON WAY

LOXTON WAY

IRON HORSE SUBDIVISION

MOONIE AVE.



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J-U-B ENGINEERS, INC.
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Suite 400
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NO.	REVISION	DESCRIPTION	BY	APPR.	DATE

ARROWWOOD HEIGHTS
CITY OF KUNA, ADA COUNTY, IDAHO
PROPOSED GRADING PLAN

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CHECKED BY: ...

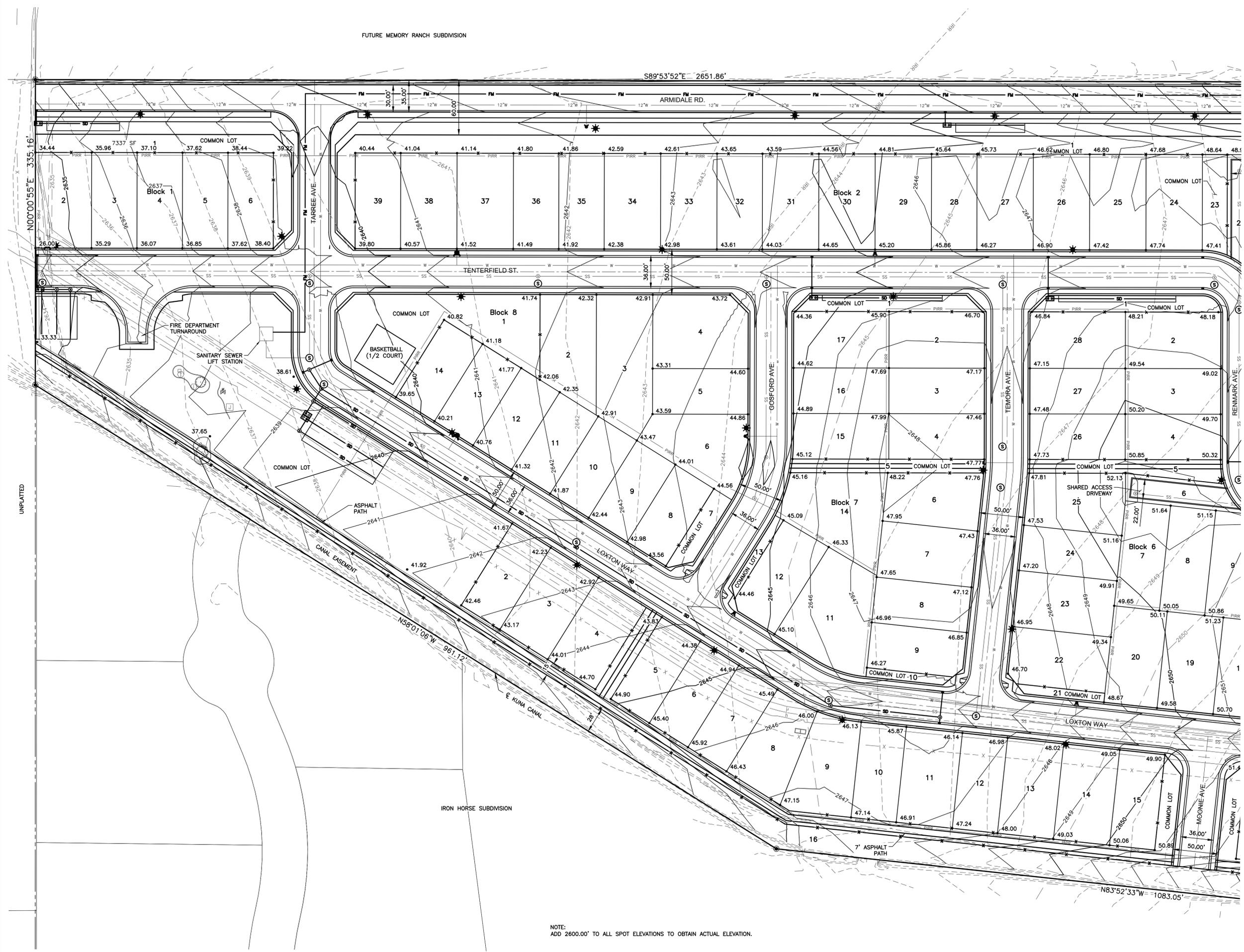
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SHEET NUMBER:

PP-05

NOTE:
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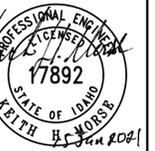
UNPLATED
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Date Created: 10/20/2020 JUB.COM\CENTRAL\CALCULATED\HAYDEN\HAYDEN\HAYDEN\MESTER\MILE\DESIGN\CAD\SHEET\10-20-098_PPRELAT.DWG





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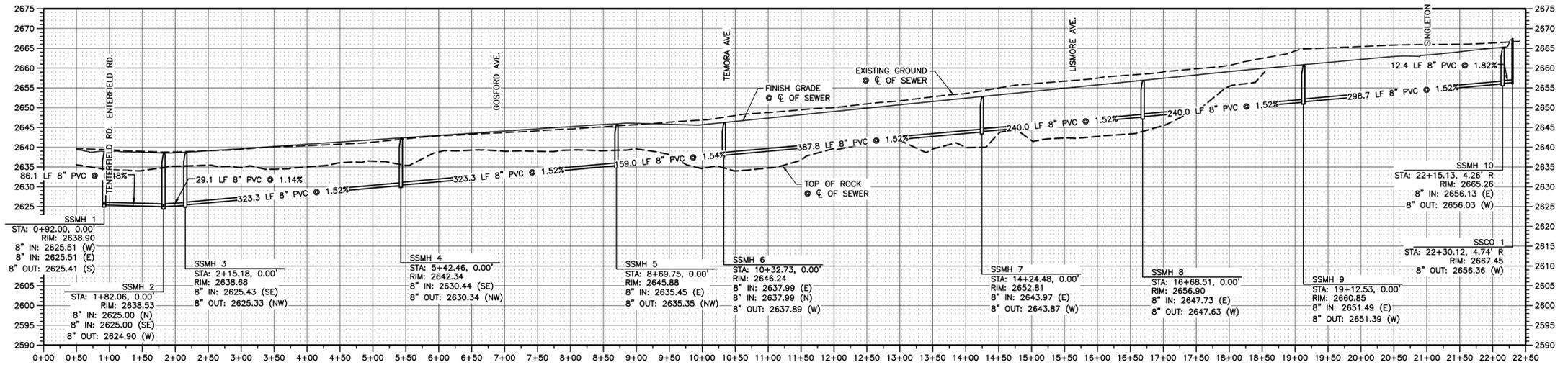
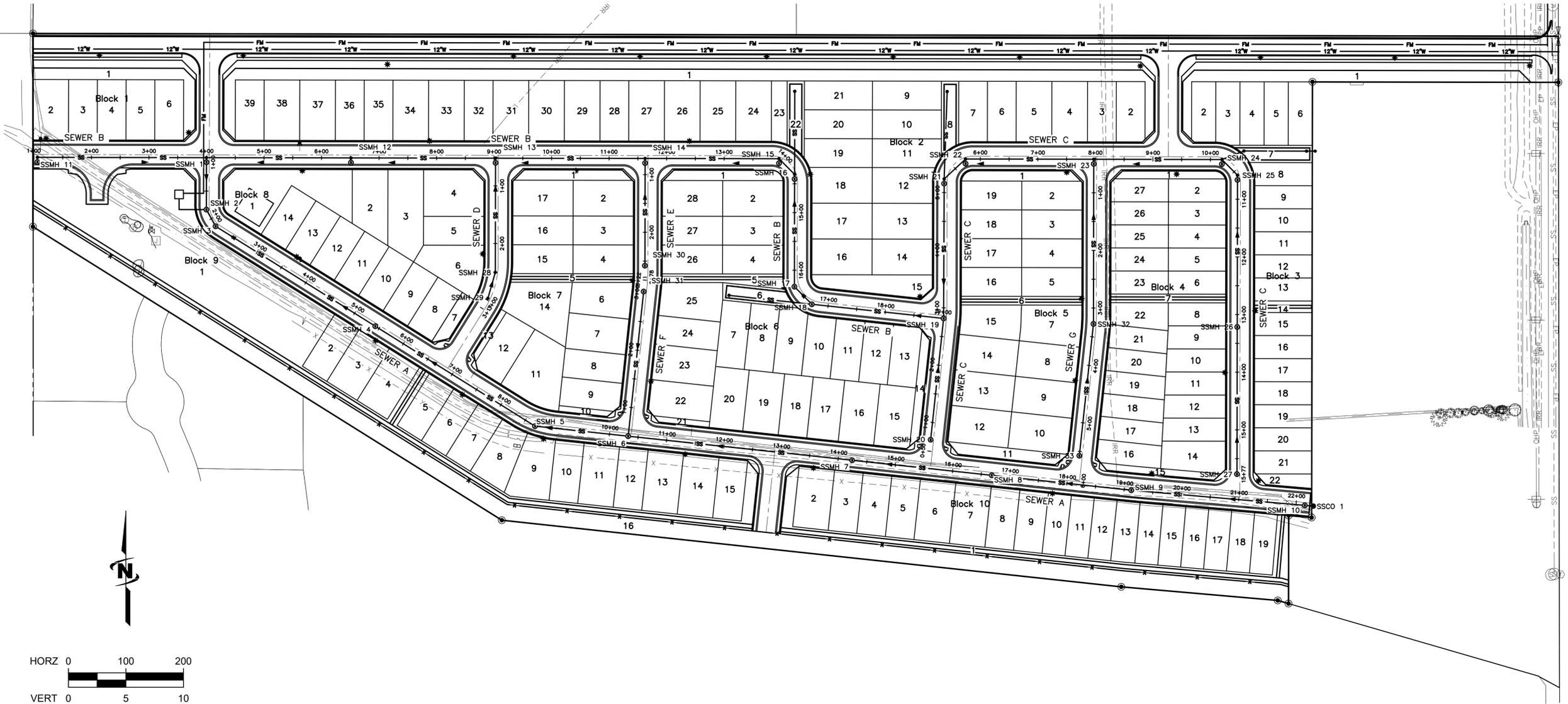
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ARROWWOOD HEIGHTS
CITY OF KUNA, ADA COUNTY, IDAHO
PROPOSED SEWER PLAN & PROFILE

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JUB PROJ. #: 10-20-098
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DESIGN BY: _____
CHECKED BY: _____

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LAST UPDATED: 2/18/2021
SHEET NUMBER:
PP-06



SEWER LINE A

SEE SHEET PP-07 FOR ADDITIONAL SEWER PROFILE INFORMATION

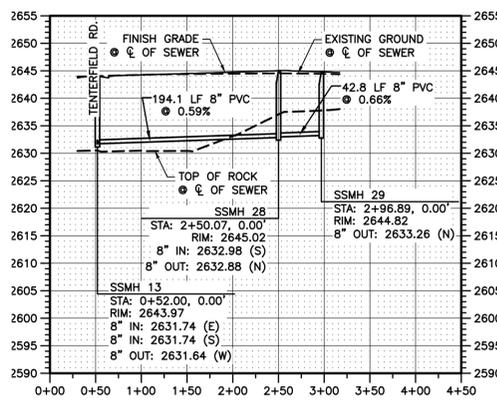
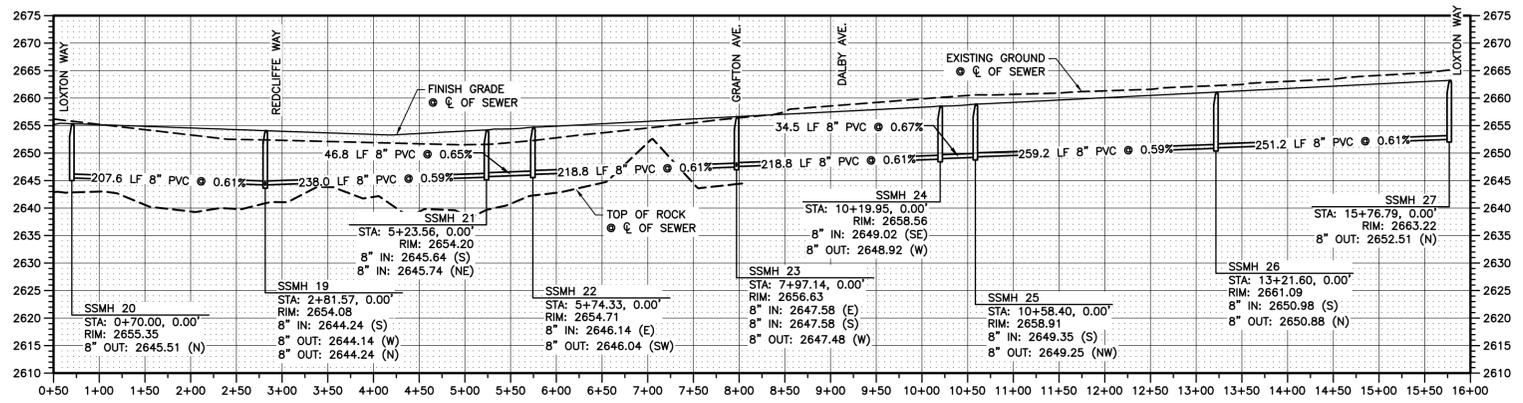
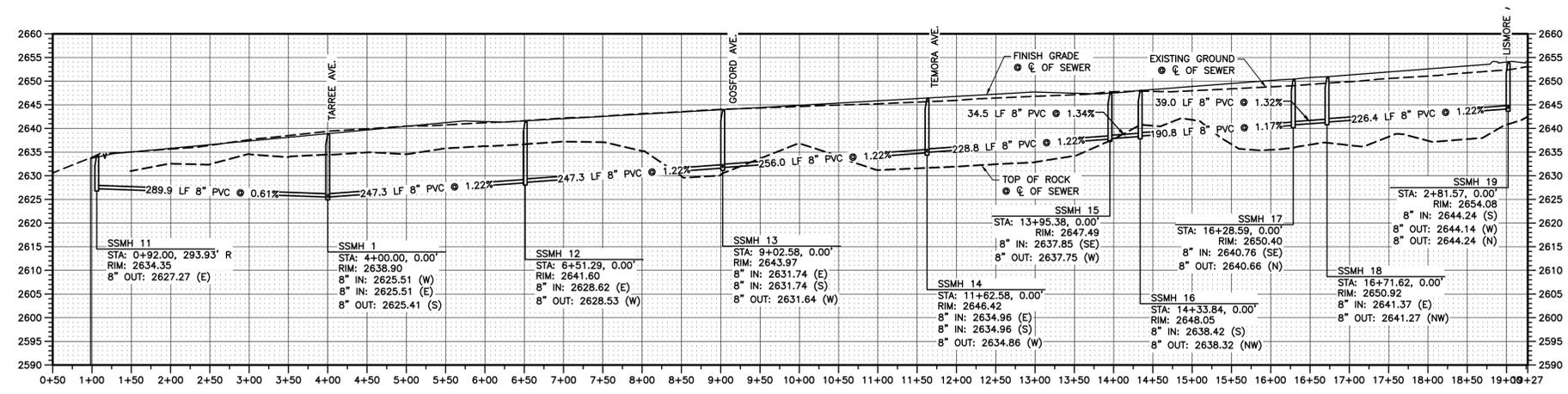
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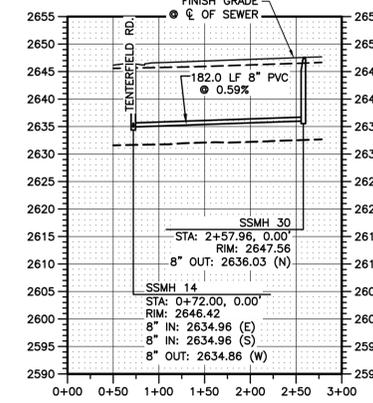
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NO.	REVISION	DESCRIPTION	BY	DATE

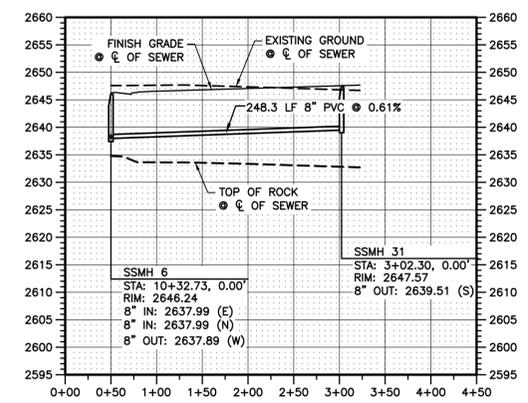
ARROWWOOD HEIGHTS
 CITY OF KUNA, ADA COUNTY, IDAHO
 PROPOSED SEWER PROFILES



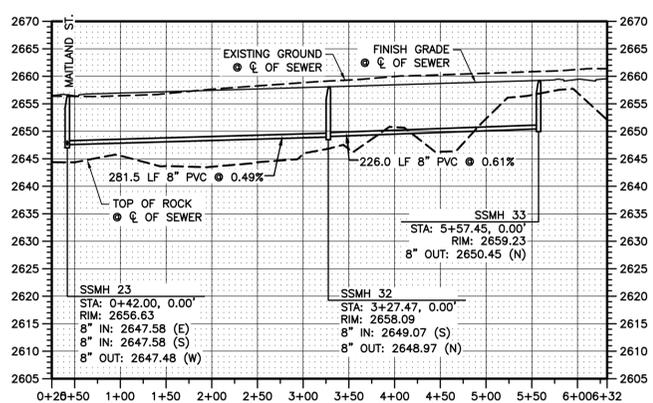
SEWER LINE D



SEWER LINE E



SEWER LINE F



SEWER LINE G

Plot Date: 10/20/21 11:32 AM Plotted By: Yuan Choy
 Date Created: 10/20/2020 JUB.COM\CENTRAL\CALCULATED\ID\HAYDEN\HAYDEN\MESTER\MILE\DESIGN\CAD\SHEET\10-20-098_PPRELAT.DWG



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Suite 400
Meridian, ID 83642
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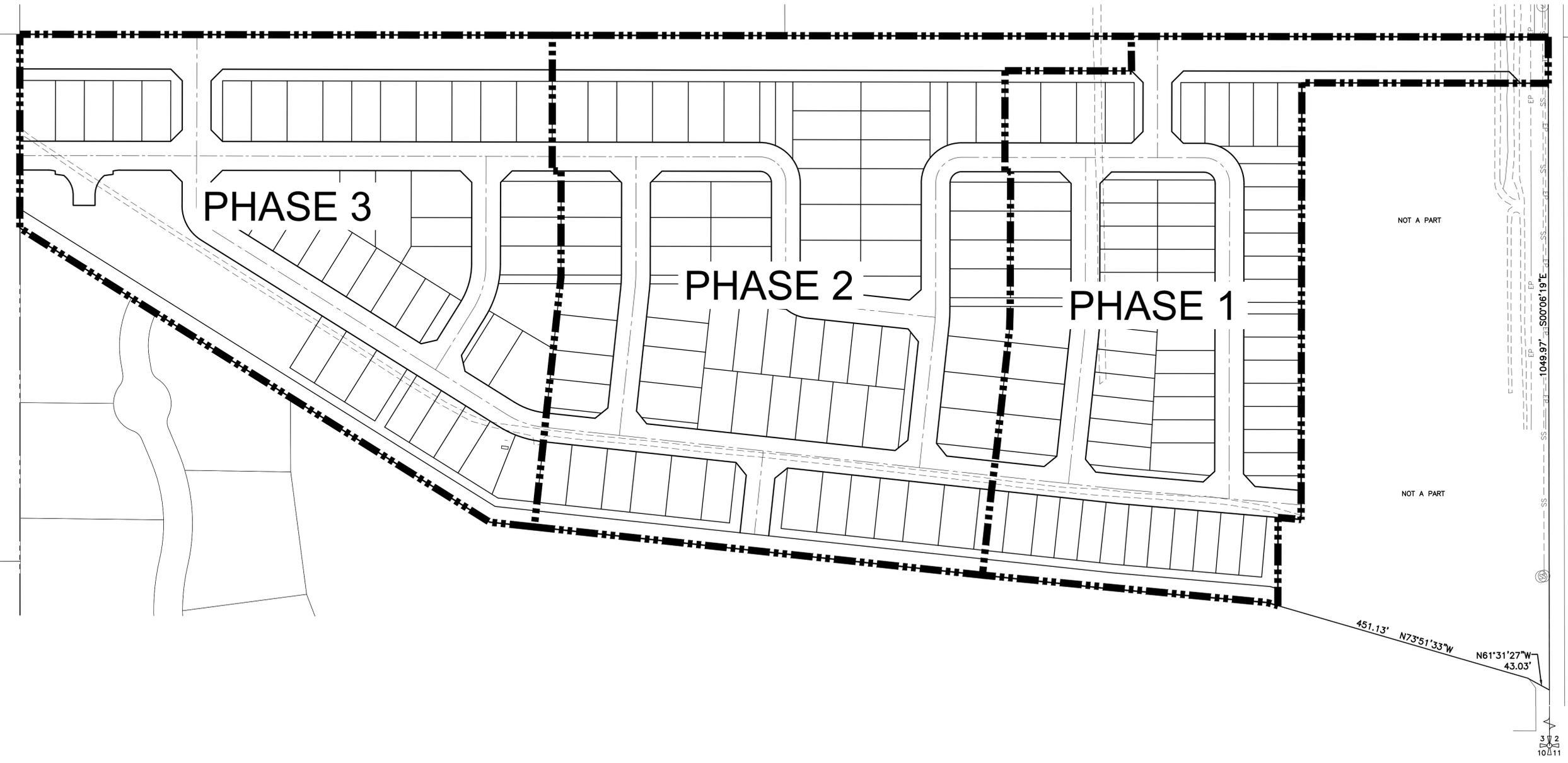
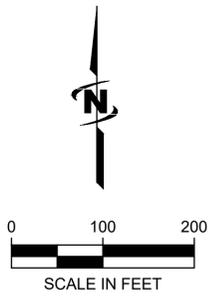
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ARROWWOOD HEIGHTS
CITY OF KUNA, ADA COUNTY, IDAHO
PHASING PLAN

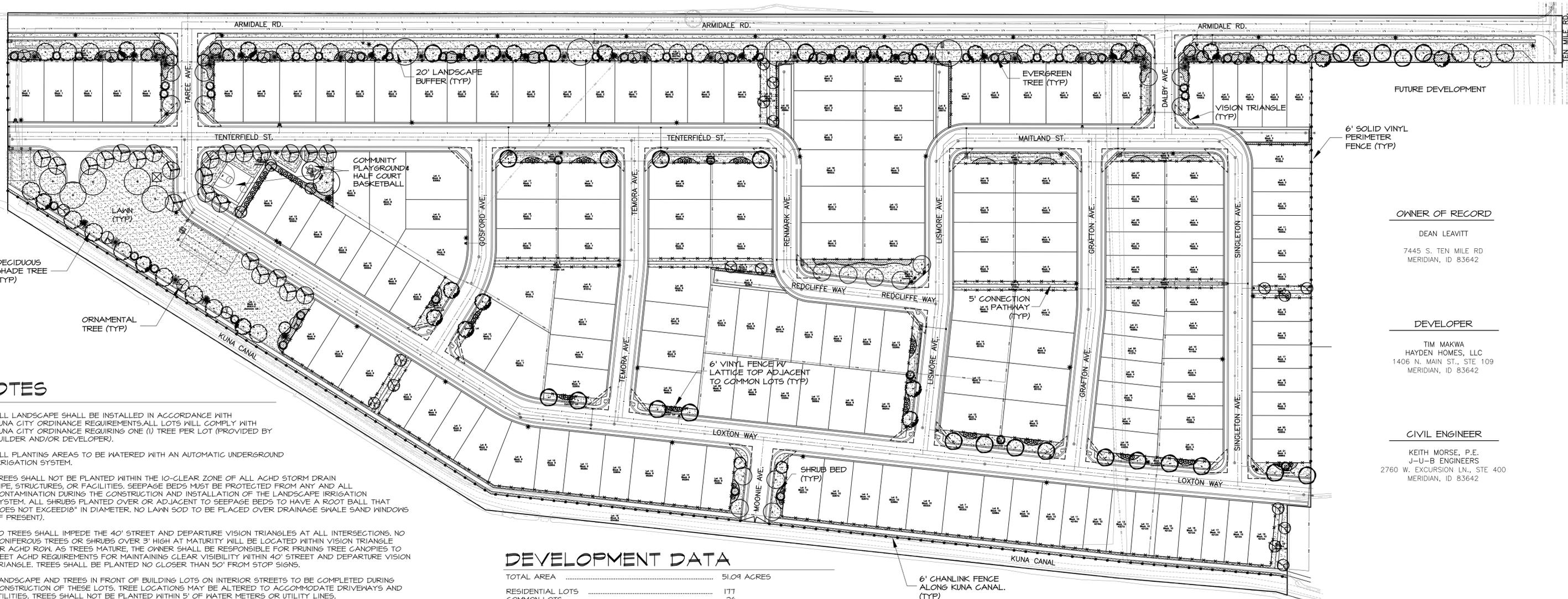
FILE: 10-20-098_PREPLAT
JUB PROJ. #: 10-20-098
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ONE INCH
AT FULL SIZE, IF NOT ONE
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LAST UPDATED: 2/18/2021

SHEET NUMBER:
PP-08



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Date Created: 10/20/2020 JUB\COM\CENTRAL\CLIENTS\IDAHO\HAYDEN\HOMES\PROJECTS\10-20-098 HAYDEN\HOMES\WESTERLY\DESIGN\CAD\SHEET\10-20-098_PP-PLAT.DWG



NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY BUILDER AND/OR DEVELOPER).
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 10" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS (IF PRESENT).
4. NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
5. LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
6. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
7. THERE ARE NO EXISTING TREES ON SITE.

DEVELOPMENT DATA

TOTAL AREA	51.04 ACRES
RESIDENTIAL LOTS	177
COMMON LOTS	26
SHARED DRIVEWAYS	4
TOTAL LOTS	207
USABLE COMMON AREA	4.54 ACRES
EXISTING ZONING	RUT
PROPOSED ZONING	R-6 & R-8

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
☉	AUSTRIAN PINE	PINUS NIGRA	6'-8' HT B#B
☉	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6'-8' HT B#B
☉	FAT ALBERT BLUE SPRUCE	PICEA PUNGENS 'FAT ALBERT'	6'-8' HT B#B
☉	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	6'-8' HT B#B
☉	NORWAY SPRUCE	PICEA ABIES	6'-8' HT B#B
☉	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6'-8' HT B#B
SHADE TREES (CLASS III)			
☉	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B#B
☉	SHAMP OAK	QUERCUS BICOLOR	2" CAL B#B
SHADE/STREET TREES (CLASS II)			
☉	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B#B
☉	CRIMSON SPIRE OAK	QUERCUS ROBUR x Q. ALBA 'CRIMSCHMIDT'	2" CAL B#B
☉	SKYLINE HONEYLOCUST	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B#B
☉	LITTLELEAF LINDEN	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B#B
☉	AMERICAN SNEEDGUM	TILIA CORDATA	2" CAL B#B
☉	TULIP TREE	LIRODENDRON TULIPIFERA	2" CAL B#B
ORNAMENTAL TREES (CLASS I)			
☉	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	6'-8' HT. MULTI-STEM
☉	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6'-8' HT. MULTI-STEM
☉	CRUZAN CRUSADEER HAWTHORN	CRATAEGUS CRUS-GALLI 'CRUZAM'	2" CAL B#B
☉	TOTNINGS MAPLE	ACER TATARICUM 'GARANN'	6'-8' HT. MULTI-STEM
☉	ROYAL RAINDROPS CRABAPPLE	MALUS x 'LFS-KIS'	2" CAL B#B
☉	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B#B

SYM	COMMON NAME	BOTANICAL NAME	SIZE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
☉	ARIZONA SUN GAILLARDIA	GAILLARDIA x 'ARIZONA SUN'	1 GAL
☉	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
☉	BLUE GRAMMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL
☉	BLUE MIST SPIREA	CARYOPTERIS x GLANDONENSIS 'BLUE MIST'	2 GAL
☉	BLUE OAT GRASS	HELICTRICHON SENPERSVIRENS	1 GAL
☉	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	3 GAL
☉	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL
☉	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	2 GAL
☉	DARTS GOLD NINEBARK	PHYSCARPUS OPULIFOLIUS 'DART'S GOLD'	3 GAL
☉	STELLA DE ORO DAYLILLY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
☉	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
☉	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
☉	RED HOT POKER	KNIPHOFIA UVARIA 'FLAMENCO'	1 GAL
☉	HUSKER REED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL
☉	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
☉	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
☉	LITTLE DEVIL NINEBARK	PHYSCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL
☉	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	1 GAL
☉	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	3 GAL
☉	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
☉	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	3 GAL
☉	SUMMERWINE NINEBARK	PHYSCARPUS OPULIFOLIA 'SEWARD'	5 GAL
☉	TIGER EYE SUMAC	RHUS TYPHINA 'BAILTIGER'	5 GAL



LANDSCAPE CALCULATIONS

RESIDENTIAL LANDSCAPE BUFFERS ARE REQUIRED TO BE PLANTED WITH THE FOLLOWING PLANTS PER 100 LINEAR FEET: TWO (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND TWELVE (12) SHRUBS.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
ARMIDALE RD.	20'	2125' / 100' =	43 TREES	47.5 TREES (37 SHADE TREES + 21 ORNAMENTAL TREES)
ARMIDALE RD. (COMMERCIAL)	20'	340' / 35' =	10 TREES	10 TREES
COMMON AREA	158,210' / 800' =		197 TREES	199 TREES
TOTAL NUMBER OF BUFFER TREES:			314 TREES	132 TREES
TOTAL NUMBER OF COMMON AREA TREES:				199 TREES
TOTAL NUMBER OF TREES				331 TREES

(1) SHADE TREE & (5) SHRUBS/ 35'
(2:1) SUBSTITUTION FOR EVERGREEN AND ORNAMENTAL TREES

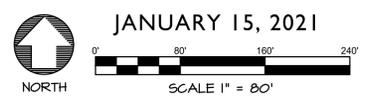
ARROWOOD SUBDIVISION

KUNA, ID

PRELIMINARY PLAT LANDSCAPE PLAN



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JANUARY 15, 2021

OWNER OF RECORD
DEAN LEAVITT
7445 S. TEN MILE RD
MERIDIAN, ID 83642

DEVELOPER
TIM MAKWA
HAYDEN HOMES, LLC
1406 N. MAIN ST., STE 109
MERIDIAN, ID 83642

CIVIL ENGINEER
KEITH MORSE, P.E.
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Issue Description	Date
ISSUE BASE REV.	11-2-20 1-15-21



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ARROWOOD SUBDIVISION KUNA, ID PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2076

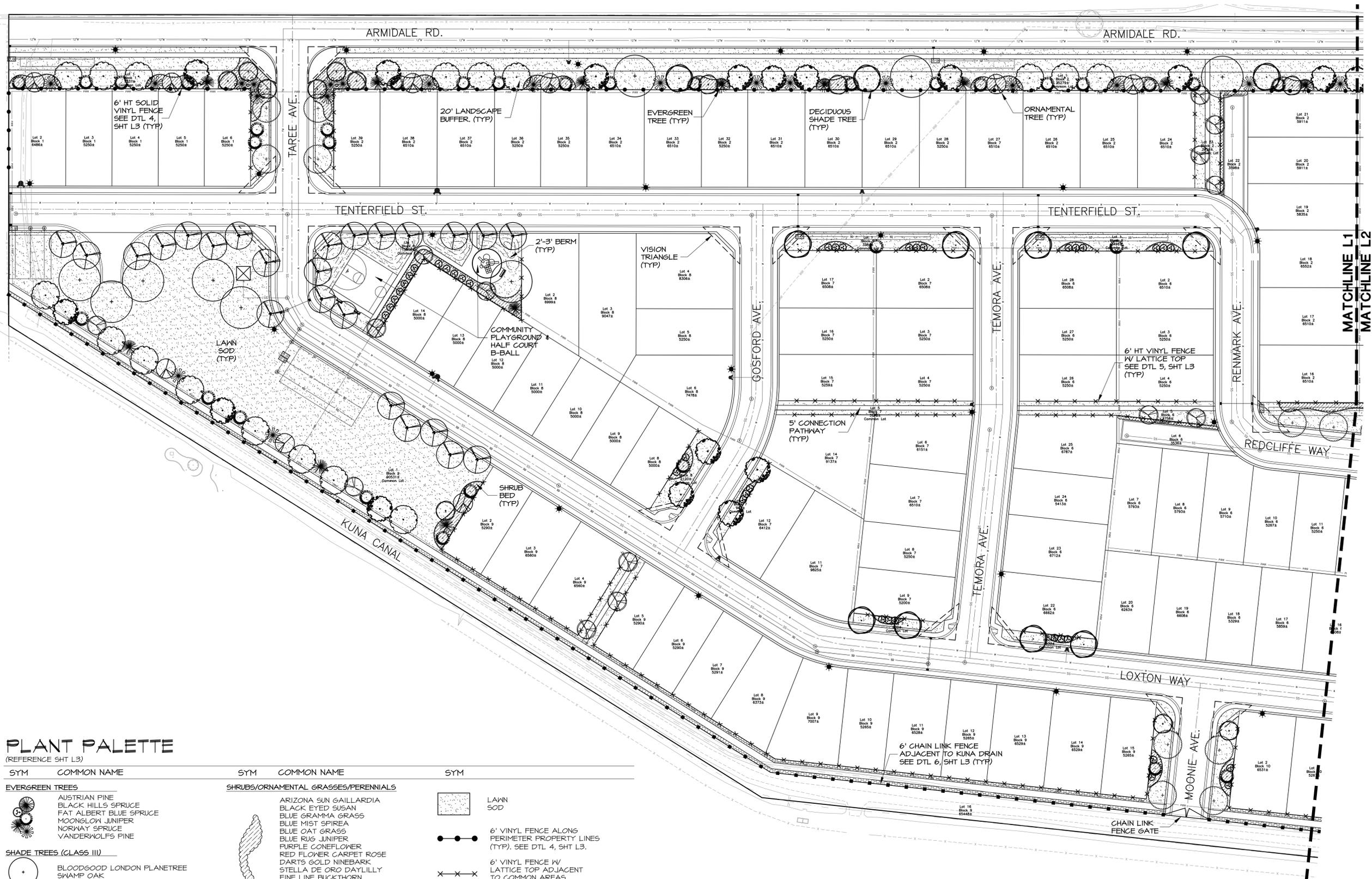
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LANDSCAPE PLAN

Sheet Number

L1

2 of 4 Sheets



PLANT PALETTE

(REFERENCE SHT L3)

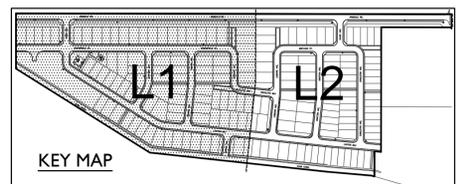
SYM	COMMON NAME	SYM	COMMON NAME	SYM	COMMON NAME
EVERGREEN TREES					
	AUSTRIAN PINE	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	BLACK HILLS SPRUCE		LAWN SOD		6' VINYL FENCE ALONG PERIMETER PROPERTY LINES (TYP). SEE DTL 4, SHT L3.
	FAT ALBERT BLUE SPRUCE		6' VINYL FENCE W/ LATTICE TOP ADJACENT TO COMMON AREAS (TYP). SEE DTL 5, SHT L3.		6' HT CHAINLINK FENCE ALONG KUNA CANAL. (TYP). SEE DTL 6, SHT L3.
	MOONGLOW JUNIPER	SHADE TREES (CLASS III)			
	NORWAY SPRUCE		BLOODGOOD LONDON PLANETREE	STREET TREES (CLASS II)	
	VANDERWOLF'S PINE		SWAMP OAK		AUTUMN PURPLE ASH
ORNAMENTAL TREES (CLASS I)					
	FLAME AMUR MAPLE		AUTUMN PURPLE ASH		CRIMSON SPIRE OAK
	CANADA RED CHOKECHERRY		SKYLINE HONEYLOCUST		LITTLELEAF LINDEN
	CRIZIAN CRUSADER HAWTHORN		AMERICAN SWEETGUM		TULIP TREE
	HOTWINGS MAPLE		ARIZONA SUN GAILLARDIA		BLUE GRAMMA GRASS
	ROYAL RAINDROPS CRABAPPLE		BLACK EYED SUSAN		BLUE MIST SPIREA
	SPRING SNOW CRABAPPLE		BLUE OAT GRASS		BLUE RUG JUNIPER
			PURPLE CONEFLOWER		RED FLOWER CARPET ROSE
			RED HOT POKER		DARTS GOLD NINEBARK
			HUSKER RED FENSTEMON		STELLA DE ORO DAYLILY
			IVORY HALO DOGWOOD		FINE LINE BUCKTHORN
			KARL FOERSTER REED GRASS		GRO-LON SUMAC
			LITTLE DEVIL NINEBARK		RED HOT FOKER
			HIDCOTE BLUE ENGLISH LAVENDER		HUSKER RED FENSTEMON
			IVORY TOWER YUCCA		IVORY HALO DOGWOOD
			MAIDEN GRASS		KARL FOERSTER REED GRASS
			BRAKELIGHTS RED YUCCA		LITTLE DEVIL NINEBARK
			SUMMERWINE NINEBARK		HIDCOTE BLUE ENGLISH LAVENDER
			TIGER EYE SUMAC		IVORY TOWER YUCCA

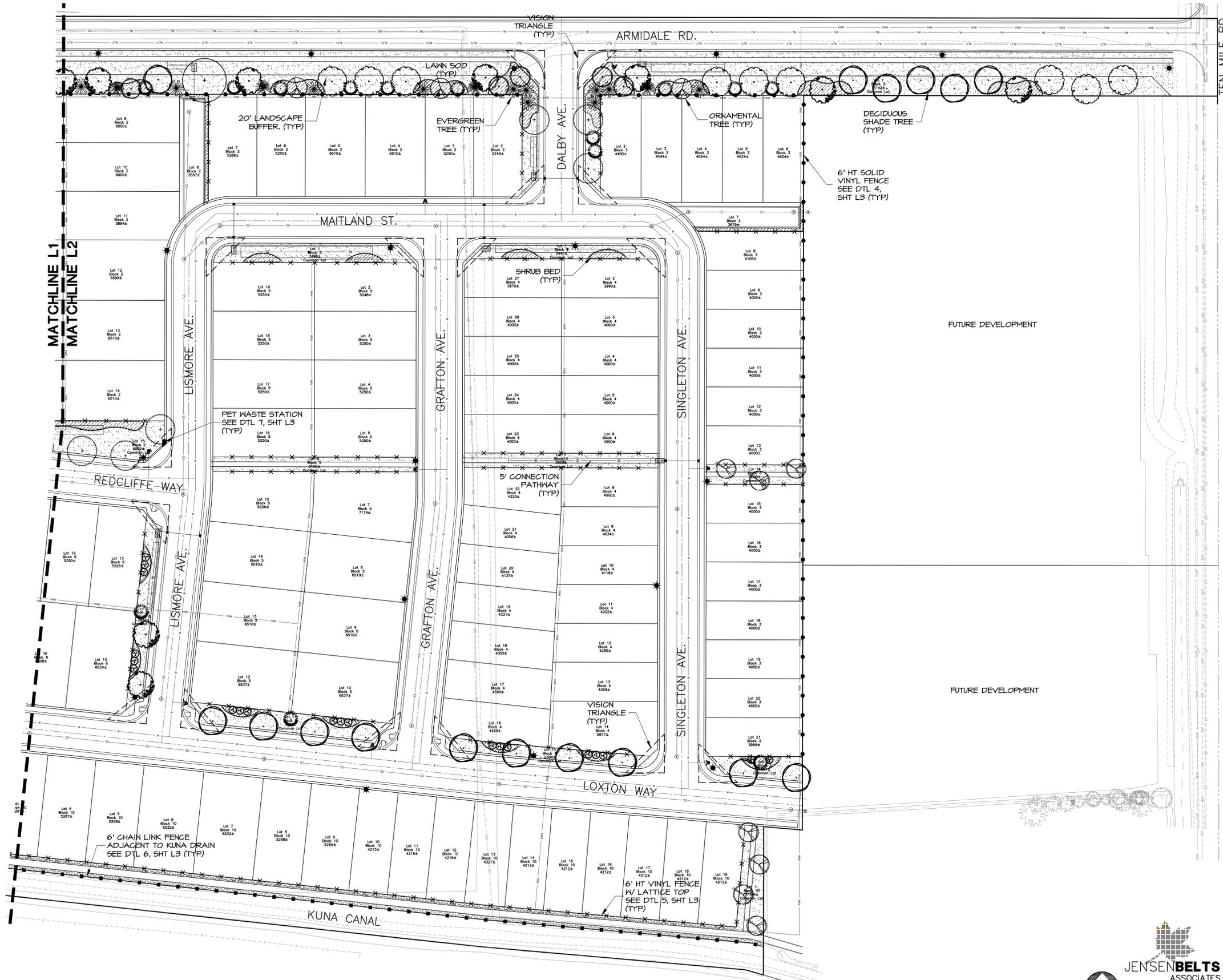
NOTES

- REFER TO SHEET L3 FOR PLANT PALETTE, DEVELOPMENT DATA, LANDSCAPE CALCULATIONS, LANDSCAPE DETAILS, AND FENCING DETAILS.

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SCALE 1" = 50'





PLANT PALETTE

(REFERENCE SHT L3)

SYM	COMMON NAME
-----	-------------

- EVERGREEN TREES**
- AUSTRIAN PINE
 - BLACK HILLS SPRUCE
 - FAT ALBERT BLUE SPRUCE
 - MOONGLOW JUNIPER
 - NORWAY SPRUCE
 - VANDERWOLFS PINE

- SHADE TREES (CLASS III)**
- BLOODGOOD LONDON PLANETREE
 - SWAMP OAK

- STREET TREES (CLASS II)**
- AUTUMN PURPLE ASH
 - CRIMSON SPIRE OAK
 - SKYLINE HONEYLOCUST
 - LITTLELEAF LINDEN
 - AMERICAN SWEETGUM
 - TULIP TREE

- ORNAMENTAL TREES (CLASS I)**
- FLAME AMUR MAPLE
 - CANADA RED CHOKECHERRY
 - CRUZAN CRUSADER HAWTHORN
 - HOTTINGS MAPLE
 - ROYAL RAINDROPS CRABAPPLE
 - SPRING SNOW CRABAPPLE

- SHRUBS/ORNAMENTAL GRASSES/PERENNIALS**
- ARIZONA SUN GALLIARDIA
 - BLACK EYED SUSAN
 - BLUE GRAMMA GRASS
 - BLUE MIST SPIREA
 - BLUE OAT GRASS
 - BLUE RUG JUNIPER
 - PURPLE CONEFLOWER
 - RED FLOWER CARPET ROSE
 - DARTS GOLD NINEBARK
 - STELLA DE ORO DAYLILLY
 - FINE LINE BUCKTHORN
 - GRO-LOW SUMAC
 - RED HOT POKER
 - HUSKER RED PENSTEMON
 - IVORY HALO DOGWOOD
 - KARL FOERSTER REED GRASS
 - LITTLE DEVIL NINEBARK
 - HIDCOTE BLUE ENGLISH LAVENDER
 - IVORY TOWER YUCCA
 - MAIDEN GRASS
 - BRAKELIGHTS RED YUCCA
 - SUMMERWINE NINEBARK
 - TIGER EYE SUMAC

- LAWN SOD
- 6' VINYL FENCE ALONG PERIMETER PROPERTY LINES (TYP). SEE DTL 4, SHT L3.
- 6' VINYL FENCE W/ LATTICE TOP ADJACENT TO COMMON AREAS (TYP). SEE DTL 5, SHT L3.
- 6' HT CHAINLINK FENCE ALONG KUNA CANAL (TYP). SEE DTL 6, SHT L3.

NOTES

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Issue	Description	Date
ISSUE	BASE REV.	11-2-20 1-15-21



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ARROWOOD SUBDIVISION

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PRELIMINARY PLAT LANDSCAPE PLAN

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Drawn	Checked
JUN	KCS
Scale	AS SHOWN
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LANDSCAPE PLAN

Sheet Number

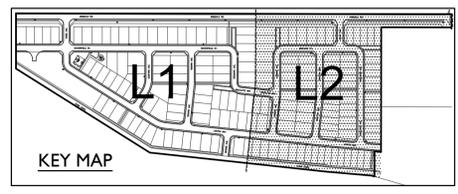
L2
3 of 4 Sheets

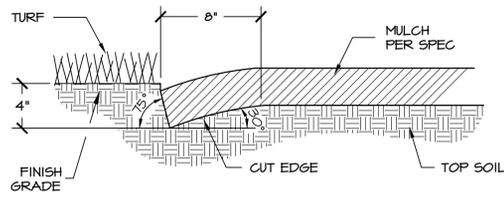
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NORTH

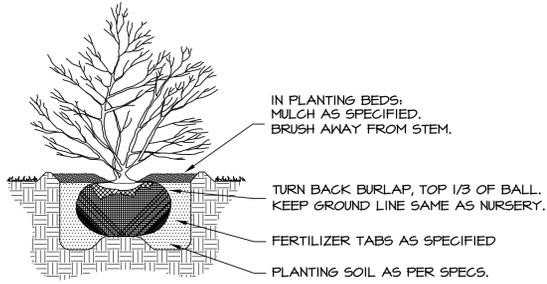
0' 50' 100' 150'

SCALE 1" = 50'



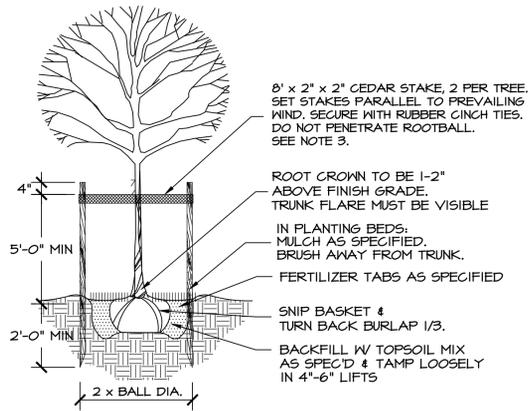


1 PLANTER CUT BED EDGE
NOT TO SCALE



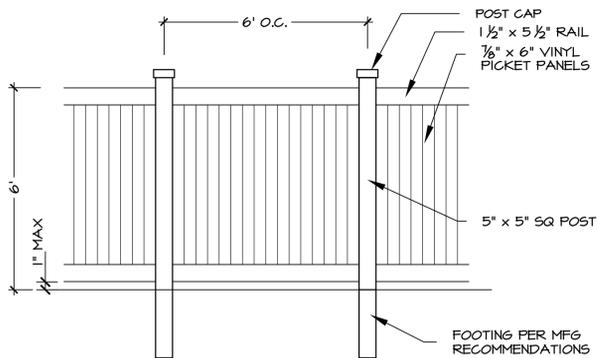
NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

2 SHRUB PLANTING
NOT TO SCALE



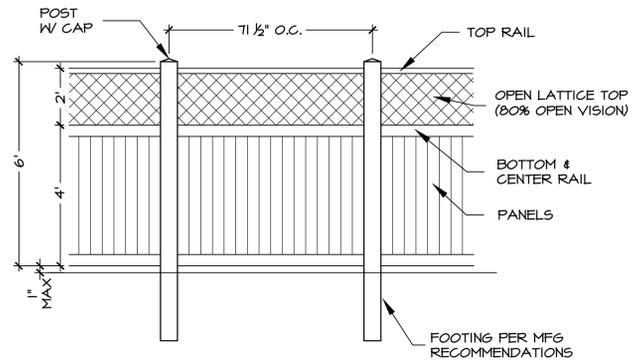
NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
4. TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.

3 TREE PLANTING/STAKING
NOT TO SCALE



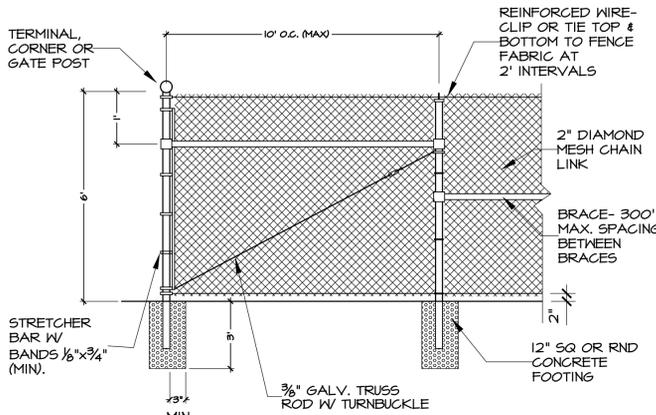
NOTES:
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
2. VINYL FENCE STYLE MAY VARY SLIGHTLY.
3. SAND COLOR

4 VINYL PRIVACY FENCE
NOT TO SCALE



NOTES:
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
2. VINYL LATTICE FENCE STYLE MAY VARY SLIGHTLY.
3. SAND COLOR

5 VINYL LATTICE TOP FENCE
NOT TO SCALE



6 6' CHAIN LINK FENCE
NOT TO SCALE



PET WASTE STATION TO BE DOGIPOT (1-800-364-7681) ALUMINUM DOGIPOT PET STATION MODEL #1003-L OR APPROVED EQUAL.

FINISH ON TRASH RECEPTACLE TO BE BLACK (#1206BLK-L)

QUANTITY: ONE (1)

LOCATIONS: IN DOG PARK AREA - AS SHOWN ON PLAN

COLOR NOT REPRESENTATIVE

FINISH TO BE POWDERCOATED BLACK

7 PET WASTE STATION
NOT TO SCALE

LANDSCAPE CALCULATIONS

RESIDENTIAL LANDSCAPE BUFFERS ARE REQUIRED TO BE PLANTED WITH THE FOLLOWING PLANTS PER 100 LINEAR FEET: TWO (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND TWELVE (12) SHRUBS.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
ARMIDALE RD.	20'	2125' / 100' =	43 TREES	47.5 TREES (37 SHADE TREES + 21 ORNAMENTAL TREES)
			64 EVERGREENS 255 SHRUBS	64 EVERGREENS 255+ SHRUBS
ARMIDALE RD. (COMMERCIAL)	20'	340' / 35' =	10 TREES	10 TREES
			44 SHRUBS	44+ SHRUBS
COMMON AREA			158,270' / 800' =	197 TREES
TOTAL NUMBER OF BUFFER TREES:			314 TREES	132 TREES
TOTAL NUMBER OF COMMON AREA TREES:				144 TREES
TOTAL NUMBER OF TREES				331 TREES

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
●	AUSTRIAN PINE	PINUS NIGRA	6-8' HT B4B
●	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6-8' HT B4B
●	FAT ALBERT BLUE SPRUCE	PICEA FURGENS 'FAT ALBERT'	6-8' HT B4B
●	MOONGLOW JUNIFER	JUNIPERUS SCOPLLORUM 'MOONGLOW'	6-8' HT B4B
●	NORWAY SPRUCE	PICEA ABIES	6-8' HT B4B
●	VANDERKOLFS PINE	PINUS FLEXILIS 'VANDERKOLFS'	6-8' HT B4B
SHADE TREES (CLASS III)			
●	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B4B
●	SWAMP OAK	QUERCUS BICOLOR	2" CAL B4B
SHADE/STREET TREES (CLASS II)			
●	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B4B
●	GRIMSON SPIRE OAK	QUERCUS ROBUR x Q. ALBA 'GRIMSCHMIDT'	2" CAL B4B
●	SKYLINE HONEYLOCUST	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B4B
●	LITTLELEAF LINDEN	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B4B
●	AMERICAN SWEETGUM	TILIA GORDATA	2" CAL B4B
●	TULIP TREE	LIRODENDRON TULIPIFERA	2" CAL B4B
ORNAMENTAL TREES (CLASS I)			
●	FLAME ANJUR MAPLE	ACER GINNALA 'FLAME'	6-8' HT. MULTI-STEM
●	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6-8' HT. MULTI-STEM
●	CRUZAN CRUSADER HAWTHORN	CRATAEGUS CRUS-GALLI 'CRUZAN'	2" CAL B4B
●	HOTWINGS MAPLE	ACER TATARICUM 'GARANN'	6-8' HT. MULTI-STEM
●	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JES-KABS'	2" CAL B4B
●	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B4B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
●	ARIZONA SUN GAILLARDIA	GAILLARDIA x 'ARIZONA SUN'	1 GAL
●	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
●	BLUE GRAMMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL
●	BLUE MIST SPIREA	CARYOPTERIS x GLANDONENSIS 'BLUE MIST'	2 GAL
●	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
●	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	3 GAL
●	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL
●	RED FLOWER CARPET-NOARE	ROSA 'FLOWER CARPET-NOARE'	2 GAL
●	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD'	3 GAL
●	STELLA DE ORO DAYLILLY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
●	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
●	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
●	RED HOT POKER	KNIPHOFIA UVARIA 'FLAMENCO'	1 GAL
●	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL
●	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
●	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
●	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL
●	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	1 GAL
●	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	3 GAL
●	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
●	BRAKELIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA'	3 GAL
●	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL
●	TIGER EYE SUMAC	RHUS TYPHINA 'BALTIGER'	5 GAL

● ● ● ● ● 6' VINYL FENCE ALONG PERIMETER PROPERTY LINES (TYP). SEE DTL 4, THIS SHT.
 ■ ■ ■ ■ ■ 6' HT CHAINLINK FENCE ALONG KUNA CANAL (TYP). SEE DTL 6, THIS SHT.
 X X X X X 6' VINYL FENCE W/ LATTICE TOP ADJACENT TO COMMON AREAS (TYP). SEE DTL 5, THIS SHT.

NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY BUILDER AND/OR DEVELOPER).
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS (IF PRESENT).
- NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
- LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- THERE ARE NO EXISTING TREE ON-SITE.

DEVELOPMENT DATA

TOTAL AREA	51.04 ACRES
RESIDENTIAL LOTS	177
COMMON LOTS	26
SHARED DRIVEWAYS	4
TOTAL LOTS	207
USABLE COMMON AREA	4.54 ACRES
EXISTING ZONING	RUT
PROPOSED ZONING	R-6 & R-8

OWNER OF RECORD	DEVELOPER	CIVIL ENGINEER
DEAN LEAVITT 7445 S. TEN MILE RD MERIDIAN, ID 83642	TIM MAKWA HAYDEN HOMES, LLC 1406 N. MAIN ST., STE 109 MERIDIAN, ID 83642	KEITH MORSE, P.E. J-U-B ENGINEERS 2760 W. EXCURSION LN., STE 400 MERIDIAN, ID 83642

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KUNA, ID
PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2076

Drawn JJJ Checked KCS
Scale AS SHOWN

Sheet Title
LANDSCAPE PLAN

Sheet Number
L3
4 of 4 Sheets



NOTES

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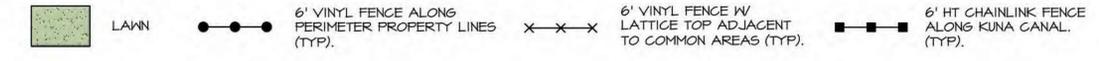
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EXISTING ZONING	RUT
PROPOSED ZONING	R-6 & R-8

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	AUSTRIAN PINE	Pinus nigra	6-8' HT B&B
	BLACK HILLS SPRUCE	Picea glauca 'densata'	6-8' HT B&B
	FAT ALBERT BLUE SPRUCE	Picea pungens 'fat albert'	6-8' HT B&B
	MOONGLOW JUNIPER	Juniperus scopulorum 'moon glow'	6-8' HT B&B
	NORWAY SPRUCE	Picea abies	6-8' HT B&B
	VANDERWOLFS PINE	Pinus flexilis 'vanderwolfs'	6-8' HT B&B
SHADE TREES (CLASS III)			
	BLOODGOOD LONDON PLANETREE	Platanus x acerifolia 'bloodgood'	2" CAL B&B
	SHAMP OAK	Quercus bicolor	2" CAL B&B
SHADE/STREET TREES (CLASS II)			
	AUTUMN PURPLE ASH	Fraxinus americana 'autumn purple'	2" CAL B&B
	CRIMSON SPIRE OAK	Quercus robur x q. alba 'crimson scheidt'	2" CAL B&B
	SKYLINE HONEYLOCUST	Pyrus calleryana 'glens form'	2" CAL B&B
	LITTLELEAF LINDEN	Gleditsia triacanthos inermis 'skycole'	2" CAL B&B
	AMERICAN SWEETGUM	Tilia cordata	2" CAL B&B
	TULIP TREE	Liriodendron tulipifera	2" CAL B&B
ORNAMENTAL TREES (CLASS I)			
	FLAME AMUR MAPLE	Acer ginnala 'flame'	6-8' HT. MULTI-STEM
	CANADA RED CHOKECHERRY	Prunus virginiana 'canada red'	6-8' HT. MULTI-STEM
	CRUZAN CRUSADER HAWTHORN	Crataegus crus-galli 'cruzan'	2" CAL B&B
	HOTWINGS MAPLE	Acer tataricum 'sarrani'	6-8' HT. MULTI-STEM
	ROYAL RAINDROPS CRABAPPLE	Malus x 'lfs-kjbs'	2" CAL B&B
	SPRING SNOW CRABAPPLE	Malus 'spring snow'	2" CAL B&B

SYM	COMMON NAME	BOTANICAL NAME	SIZE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	ARIZONA SUN GAILLARDIA	Gaillardia x 'arizona sun'	1 GAL
	BLACK EYED SUSAN	Rudbeckia fulgida 'goldstrum'	1 GAL
	BLUE GRAMMA GRASS	Bouteloua gracilis 'blonde ambition'	1 GAL
	BLUE MIST SPIREA	Caryopteris x glandonensis 'blue mist'	2 GAL
	BLUE OAT GRASS	Helictotrichon sempervirens	1 GAL
	BLUE RUG JUNIPER	Juniperus horizontalis 'wilton'	3 GAL
	PURPLE CONEFLOWER	Echinacea purpurea	1 GAL
	RED FLOWER CARPET ROSE	Rosa 'flower carpet noare'	2 GAL
	DARTS GOLD NINEBARK	Physocarpus opulifolius 'darts gold'	3 GAL
	STELLA DE ORO DAYLILLY	Hemerocallis 'stella d'oro'	1 GAL
	FINE LINE BUCKTHORN	Rhamnus fragula 'ron williams'	5 GAL
	GRO-LOW SUMAC	Rhus aromatica 'gro-low'	3 GAL
	RED HOT POKER	Kniphofia uvaria 'flamenco'	1 GAL
	HUSKER RED PENSTEMON	Penstemon digitalis 'husker red'	1 GAL
	IVORY HALO DOGWOOD	Cornus alba 'bailhalo'	5 GAL
	KARL FOERSTER REED GRASS	Calamagrostis arundinacea 'k.f.'	1 GAL
	LITTLE DEVIL NINEBARK	Physocarpus opulifolius 'donna may'	3 GAL
	HIDCOTE BLUE ENGLISH LAVENDER	Lavandula angustifolia 'hidcote blue'	1 GAL
	IVORY TOWER YUCCA	Yucca filamentosa 'ivory tower'	3 GAL
	MAIDEN GRASS	Miscanthus sinensis 'gracillimus'	1 GAL
	BRACKET LIGHTS RED YUCCA	Hesperaloe parviflora 'perpa'	3 GAL
	SUMMERWINE NINEBARK	Physocarpus opulifolius 'seward'	5 GAL
	TIGER EYE SUMAC	Rhus typhina 'bailtiger'	5 GAL



LANDSCAPE CALCULATIONS

RESIDENTIAL LANDSCAPE BUFFERS ARE REQUIRED TO BE PLANTED WITH THE FOLLOWING PLANTS PER 100 LINEAR FEET: TWO (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND TWELVE (12) SHRUBS.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
ARMIDALE RD.	20'	2125' / 100' =	43 TREES	47.5 TREES (31 SHADE TREES + 21 ORNAMENTAL TREES)
ARMIDALE RD. (COMMERCIAL)	20'	340' / 35' =	10 TREES	10 TREES
			64 EVERGREENS	64 EVERGREENS
			255 SHRUBS	255 SHRUBS
			(1) SHADE TREE & (5) SHRUBS/ 35'	
			(2.1) SUBSTITUTION FOR EVERGREEN AND ORNAMENTAL TREES	
COMMON AREA		158,210' / 800' =	197 TREES	199 TREES
TOTAL NUMBER OF BUFFER TREES:			314 TREES	132 TREES
TOTAL NUMBER OF COMMON AREA TREES:				199 TREES
TOTAL NUMBER OF TREES				331 TREES

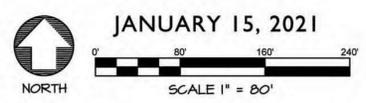
ARROWOOD SUBDIVISION

KUNA, ID

PRELIMINARY PLAT LANDSCAPE PLAN



JENNEBELTS ASSOCIATES
 Site Planning / Landscape Architecture
 920 Tired Lane, Ste 100, Boise, ID 83709
 Ph: (208) 349-7176 www.jennebelts.com



JANUARY 15, 2021

SCALE 1" = 80'

OWNER OF RECORD

DEAN LEAVITT
 7445 S. TEN MILE RD
 MERIDIAN, ID 83642

DEVELOPER

TIM MAKWA
 HAYDEN HOMES, LLC
 1406 N. MAIN ST., STE 109
 MERIDIAN, ID 83642

CIVIL ENGINEER

KEITH MORSE, P.E.
 J-U-B ENGINEERS
 2760 W. EXCURSION LN., STE 400
 MERIDIAN, ID 83642



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 Notification

January 29, 2021

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

File Number & Case Name:	20-07-AN (Annexation) & 20-16-S (Preliminary Plat) – Arrowood Heights Subdivision
Project Description	Wendy Shrief of JUB Engineers, on behalf of Hayden Homes, requests approval for Annexation of approximately 53.16 ac. into Kuna City Limits with 33.71 ac. R-6 (Medium Density Residential); 7.59 ac. R-8 (Medium Density Residential) and 9.79 ac. C-1 (Neighborhood Commercial) zoning designations. Applicant also requests Preliminary Plat approval to subdivide approximately 41.3 ac. into 177 Single-Family Residential lots with an R-6 & R-8 (Med. Density Residential) zoning, 26 Common Lots & four (four) shared driveways. C-1 (Neighborhood Commercial) to be developed in the future (APN: S1303417354). Section 3, Township 2 North, Range 1 West.
Site Location	7445 S Ten Mile Road, Kuna 83634.
Applicant	Hayden Homes 1406 N Main Street, Suite 109 Meridian, ID 83642 208.869.9785
Representative	Wendy Shrief, JUB Engineers 2760 W Excursion Lane, Suite 400 Meridian, ID 83642 208.376.7330 wshrief@jub.com
Tentative Public Hearing Date	Tuesday, March 23, 2021 6:00 PM Council Chambers within Kuna City Hall, located at 751 W. 4 th Street, Kuna, ID 83634
Staff Contact	Jessica Reid Kuna P&Z Staff 208.387.7731 jreid@kunaid.gov

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.*



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

Annexation and Preliminary Plat Memorandum

TO: Jace Hellman - Planning and Zoning Director
FROM: Catherine Feistner, E.I.T. - Assistant Kuna City Engineer
RE: Public Works Comments for Arrowood/Arrowood Subdivision
20-07-AN (Annexation) & 20-16-S (Preliminary Plat)
DATE: 23 February 2021

The Arrowood Subdivision, located at 7445 S Ten Mile Road, preliminary plat and annexation with Planning and Zoning acceptance date of 29 January, 2021 has been reviewed. The applicant's proposed development has been formatted to comply with City of Kuna (City) C-1 (neighborhood commercial), R-6 (medium density residential) and R-8 (medium density residential) zone requirements. The annexation 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 City inspection of water, sewer and irrigation facilities construction associated with this development.
- b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ 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 pressurized irrigation pipe. Pressurized irrigation connection fees are pursuant to Resolution No. R65-2020. 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. Hayden Homes requests 51.09 acres to be annexed into the City of Kuna with an intent of Mixed-Use zoning designation upon annexation.
- b. Hayden Homes requests to submit a preliminary plat for 41.3 acres for residential use and 9.79 acres for commercial use to be included in a separate preliminary plat at a later time.
- c. Hayden Homes requests 177 residential lots, 4 shared driveway lots, and 26 common lots.

- d. Hayden Homes requests 33.71 acres zoned to R-6 (medium density residential). This makes the realized density approximately 19 people/acre.
- e. Hayden Homes requests 7.59 acres zoned to R-8 (medium density residential). This makes the realized density approximately 26 people/acre.
- f. Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 563. A commensurate impact on the City of Kuna's street infrastructure, pressurized irrigation, sewer, and water utilities will result.
- g. The preliminary plat shows four (4) total accesses to the subdivision: two (2) northern accesses to a future Armidale Rd, one (1) access east to the commercial development and one (1) access west of the development site.
- h. At least two access points are required in Phase 1 per Kuna Rural Fire District (KRFD)
- i. A plan approval letter will be required if this project affects any local irrigation districts.
- j. Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
- k. All positional information shall be from the most recent state plane coordinate system.
- l. Provide engineering certification on all final engineering drawings.
- m. 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.
- n. KRFD requires fire hydrants are required every 500 feet.

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. However, connection to Ironhorse Subdivision is not feasible due to S Old Farm Lane classified as a private street. The current road layout is acceptable.

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 immediately east at S Ten Mile Rd. The development site is located in the Memory Ranch Lift Station Sewage Basin, which requires pump upgrades.
- c. The developer may be requested to participate with lift station and/or force main improvements.
- d. All sewer infrastructure must meet or exceed City of Kuna requirements.
- e. Sewer flow models will be required to verify pipe sizes and will be paid by the developer.

- 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 main lines are located at the Northern end of Ironhorse Subdivision and on the east side of S Ten Mile Rd. *Looping of the water main from Armidale Rd and the northern Ironhorse Subdivision will be required.*
- 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 and will be paid by the developer.
- 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 are required in a layout acceptable to the KRFD.

6. Pressurized Irrigation

- a. The applicant’s property is not connected to the City’s pressurized irrigation system. 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.
- b. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-I.
- c. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- 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 and will be paid by the developer.
- h. 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. 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.

- c. 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.
- d. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- e. Runoff from public right-of-way is regulated by ACHD.
- f. Private stormwater disposal systems are reviewed by the City. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for the design of private storm water disposal systems. On-site stormwater retention shall be reviewed in conjunction with the City's Design Review of the associated project. Provide a stormwater 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.



Project/File: **Arrowood Heights Subdivision/ KPP20-0015/ 20-16-S**
This is a preliminary plat application to develop a 177 single family lots and 26 common lots on 41.3 acres.

Lead Agency: City of Kuna

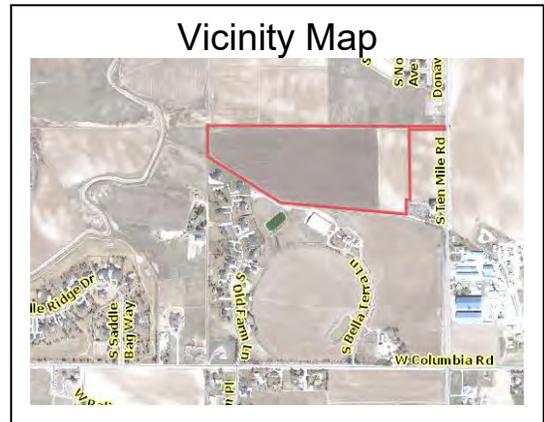
Site address: 7445 S Ten Mile Road

Staff Approval: April 12, 2020

Applicant: Hayden Homes
 1406 N Main Street, Ste. 109
 Meridian, ID 83642

Representative: J-U-B Engineers
 Wendy Shrief
 1760 W Excursion Lane, Ste. 400
 Meridian, ID 83642

Staff Contact: Paige Bankhead, E.I.
 Phone: 387-6293
 E-mail: pbankhead@achdidaho.org



A. Findings of Fact

- Description of Application:** The applicant is requesting approval of a preliminary plat application to develop a 177 single family lots and 26 common lots on 41.3 acres.

The applicant's proposal is consistent with the City of Kuna's Future Land Use Map that designates this area as Mixed Use.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Medium density Residential, Medium density Residential	R-6, R-8
South	Rural Residential (Ada County)	RR
East	Rural Residential	RR
West	Rural Residential	RR

- Site History:** ACHD has not previously reviewed this site for a development application.
- Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
 - Memory Ranch 6-9, a 259 single-family lot subdivision located north of the site was approved by ACHD in September 2020.
- 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 1.83 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):**
There are no roadways, bridges, or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP).

- Ten Mile Road is listed in the 2020 CIP to be widened to 3-lanes from Columbia Road to Lake Hazel Road between 2036 and 2040.
- The intersection of Lake Hazel Road and Ten Mile Road is scheduled in the IFYWP to be widened to 4-lanes on the north leg, 3-lanes on the south, 4-lanes east, and 3-lanes on the west leg, and reconstructed/signalized between 2021 and 2025.
- The intersection of Columbia Road and Ten Mile Road is listed in the CIP to be widened to 2-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg, and reconstructed as a single-lane expandable roundabout between 2026 and 2030.

- 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 Ten Mile Road as a Level 3 facility that will be constructed as part of a future ACHD project. The BMP also identifies Level 1 facilities on the two new collector roadways within the site. The applicant will be required to construct the two new collectors (Shayla Avenue and Armidale Road) 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 1,795 additional vehicle trips per day; 180 additional vehicle trips per hour in the PM peak hour, based on the traffic impact study.

2. **Traffic Impact Study**

JUB Engineers, Inc. prepared a traffic impact study (TIS) for the proposed Arrowood Heights Subdivision. An executive summary of the findings **as presented by JUB Engineers, Inc** can be found as Attachment 3. The 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.



Roadway Segments and Intersections Included 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 recommends the following mitigation for the intersection and roadway segment that was found to ACHD’s Acceptable Level of Service Planning Thresholds in the study.

Turn Lanes

The study indicates that a dedicated southbound right-turn lane is warranted on Ten Mile Road at the new collector roadway. The applicant should be required to construct this turn lane. No other dedicated left turn lanes or right-turn lanes on Ten Mile Road or the new collector roadway were found to be warranted in the study.

Lake Hazel Road/Ten Mile Road

The TIS recommends signaling the intersection of Lake Hazel Road and Ten Mile Road starting with the 2026 background traffic conditions. This intersection is listed in the IFYWP to be widened to 3-lanes on the south leg, 4-lanes on the north leg, 3-lanes on the west leg and

4-lanes on the south leg and signalized, it is currently under design, but does not have a specified construction year yet and is funded. Therefore, consistent with the District's Alternative Mitigation Policy, which states that no alternative mitigation is required 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 mitigation should be required for the intersection of Ten Mile Road/Lake Hazel Road with this development application. The study indicated that the signalized intersection will meet ACHD's Acceptable Level of Service Thresholds under the 2026 background and total traffic conditions.

Ten Mile Road – New Collector Road to Lake Hazel Road

The TIS indicates that Ten Mile Road from the new collector roadway to Lake Hazel Road will meet ACHD's Acceptable Level of Service (LOS) Planning Thresholds "E" in the PM peak hour for a 2-lane arterial roadway, but will exceed the LOS "E" threshold of 575 trips in the AM peak hour when 24 AM peak hour trips are added under the 2026 total traffic conditions. However, there is not enough existing right-of-way off-site to widen Ten Mile Road to 3-lanes. Therefore, the applicant provided a shoulder analysis and recommended alternative mitigation consistent with District Policy 7106.7.3. The shoulder hour analysis indicated that this segment of Ten Mile Road meets LOS Thresholds for a 2-lane arterial roadway for the peak hours under the 2026 total traffic conditions. For alternative mitigation, the study recommended constructing sidewalk on Ten Mile Road from the site access to Lake Hazel Road to fill in the gaps in improvements in order to increase the capacity of the roadway from a multi-modal standpoint. However, there is not sufficient right-of-way for the off-site segment of Ten Mile Road to construct this improvement either.

This roadway segment is listed in the CIP to be widened to 3-lanes between 2036 and 2040, but it is after the development of Arrowood Heights Subdivision. Typically, the applicant would be presented with the option to enter into a Cooperative Development Agreement to improve the roadway segment or wait for ACHD to widen this roadway segment per the CIP before developing more than 24 lots, or generating more than 24 peak hour trips. However, staff recommends that improvements to the off-site segment of Ten Mile Road or restricting the number of lots/PM peak hour trips not be required with this development application due to the fact that:

- The TIS analysis shows that the AM peak hour trips exceed the acceptable LOS thresholds by only 24 trips, which is only 4% more of the 575 trips for the peak hour LOS "E" threshold.
- The roadway segment will meet LOS thresholds in the PM peak hour and for the shoulder hour.
- There is not enough right-of-way offsite for this segment of Ten Mile Road to be widened to 3-lanes or for the construction of sidewalk.
- This segment is listed in the CIP to be widened to 3-lanes and may potentially be improved sooner than listed if deemed necessary by ACHD.
- The applicant will be required to construct a dedicated southbound right-turn lane on Ten Mile Road which will help with traffic flow on Ten Mile Road.

Therefore, consistent with the District's Alternative Mitigation Policy, which states that no alternative mitigation is required 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 mitigation should be required for this segment of Ten Mile Road with this development application.

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
Ten Mile Road	80-feet	Arterial	327	Better than "D"	"F"

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

4. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Ten Mile Road south of Lake Hazel Road was 6,012 on 10/17/2018.

C. Findings for Consideration

1. Ten Mile Road

a. Existing Conditions: Ten Mile Road is improved with 2-travel lanes, 25-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Ten Mile Road (22-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.

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Ten Mile Road is designated in the MSM as a Traditional/ Commercial Arterial with 5-lanes and bike facilities, a 53-foot street section within 100-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is not proposing any improvements to Ten Mile Road abutting the site.
- d. **Staff Comments/Recommendations:** The applicant should be required to dedicate additional right-of-way to total 50-feet of right-of-way from centerline on Ten Mile Road abutting the site, consistent with the MSM. The applicant should improve Ten Mile Road abutting the site to total 17-feet of pavement with 3-foot wide gravel shoulders from centerline of the roadway. The applicant should be required to construct a 5-foot wide detached sidewalk located a minimum of 41-feet from centerline of Ten Mile Road abutting the site.

The applicant should be required to construct a dedicated southbound right-turn lane on Ten Mile Road at Armidale Road consistent with the TIS recommendations. Compensation will not be provided for pavement widening.

The TIS indicates that Ten Mile Road from the new collector roadway to Lake Hazel Road will meet ACHD's Acceptable Level of Service (LOS) Planning Thresholds "E" in the PM peak hour for a 2-lane arterial roadway, but will exceed the LOS "E" threshold of 575 trips in the AM peak hour when 24 AM peak hour trips are added under the 2026 total traffic conditions. However, there is not enough existing right-of-way off-site to widen Ten Mile Road to 3-lanes. Therefore, the applicant provided a shoulder analysis and recommended alternative mitigation consistent with District Policy 7106.7.3. The shoulder hour analysis indicated that this segment of Ten Mile Road meets LOS Thresholds for a 2-lane arterial roadway for the peak hours under the 2026 total traffic conditions. For alternative mitigation, the study recommended constructing sidewalk on Ten Mile Road from the site access to Lake Hazel Road to fill in the gaps in improvements in order to increase the capacity of the roadway from a multi-modal standpoint. However, there is not sufficient right-of-way for the off-site segment of Ten Mile Road to construct this improvement either.

This roadway segment is listed in the CIP to be widened to 3-lanes between 2036 and 2040, but it is after the development of Arrowood Heights Subdivision. Typically, the applicant would be presented with the option to enter into a Cooperative Development Agreement to improve the roadway segment or wait for ACHD to widen this roadway segment per the CIP before developing more than 24 lots, or generating more than 24 PM peak hour trips. However, staff recommends that improvements to the off-site segment of Ten Mile Road or restricting the number of lots/PM peak hour trips not be required with this development application due to the fact that:

- The TIS analysis shows that the AM peak hour trips exceed the acceptable LOS thresholds by only 24 trips, which is only 4% more of the 575 trips for the peak hour LOS "E" threshold.

- The roadway segment will meet LOS thresholds in the PM peak hour and for the shoulder hour.
- There is not enough right-of-way offsite for this segment of Ten Mile Road to be widened to 3-lanes or for the construction of sidewalk.
- This segment is listed in the CIP to be widened to 3-lanes and may potentially be improved sooner than listed if deemed necessary by ACHD.
- The applicant will be required to construct a dedicated southbound right-turn lane on Ten Mile Road

Therefore, consistent with the District’s Alternative Mitigation Policy, which states that no alternative mitigation is required 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 mitigation should be required for this segment of Ten Mile Road with this development application.

2. Ten Mile Road/New East-West Mid-Mile Collector (Armidale Road) Intersection

a. Policy:

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, roundabout requirement, and specific roadway features required through development. A new roundabout was identified on the MSM. A single-lane roundabout is planned at the Ten Mile Road/ New East-West Mid-Mile intersection.

- ### b. Staff Comments/Recommendations:
- As noted above, the intersection of Ten Mile Road and the new East-West Mid-Mile Collector is shown as a single-lane roundabout on the MSM. To accommodate the future construction of the single-lane roundabout, the applicant should dedicate additional right-of-way to match the image below (attachment 3 SL RAB template). The applicant will not be compensated for this additional dedication of right-of-way, as the intersection is not listed in ACHD’s CIP.



3. East-West Mid-Mile Collector (Armidale Road)

a. **Existing Conditions:** There are no existing collector streets 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.

Half Street Policy: District policy 7206.2.2 states that required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 7-foot attached or 5-foot detached), 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.

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM

with the street typology of Residential Collector. The new collector roadway will intersect Ten Mile Road at the mid-mile at the site's north property line between Lake Hazel Road and Columbia Road and continue through the property stubbing to the west. 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-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to construct a new east-west collector street, Armidale Road, at the site's north property line to intersect Ten Mile Road. The applicant has proposed to construct Armidale Road as ½ of a 36-foot wide residential collector street section with vertical curb, gutter, 6-foot wide parkway strip, 5-foot wide detached concrete sidewalk on the south side, plus 12-feet of additional pavement, and 3-foot wide gravel shoulder on the north side within 60-feet of right-of-way that touches the site's north property line.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed. For detached sidewalk, the right-of-way may be reduced to 2-feet behind the back of sidewalk. Provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk. If street trees are desired, then an 8-foot wide planter strip is required.

4. North-South Mid-Mile Collector (Shayla Avenue)

a. **Existing Conditions:** There are no collector 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.

Half Street Policy: District policy 7206.2.2 states that required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 7-foot attached or 5-foot detached), 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.

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should align with Shayla Avenue on the north side of Armidale Road and continue along the site's west 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 54-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is not proposing a new north-south collector street within the site.
- d. **Staff Comments/Recommendations:** The MSM shows a new north-south residential collector roadway at the site's west property line. The applicant should be required to construct the new north/south collector street, Shayla Avenue, at the site's west property line to be aligned centerline to centerline with Shayla Avenue to the north of the site that will be constructed with the Memory Ranch Subdivision, consistent with the MSM. Due to the residential parcels directly south of the site that will prohibit Shayla Avenue from being extended directly south in the future, the applicant should be required to construct Shayla Avenue so that it tapers and stubs to the site's west property line. See the conceptual figure below. The taper should be designed so that the collector road can be extended to the west in the future and meet District Policy for horizontal curves on a collector roadway.

Construct a Shayla Avenue as ½ of a 36-foot wide residential collector street section with vertical curb, gutter, and 7-foot wide attached (or 5-foot wide detached) concrete sidewalk on the east side of the street, plus 12-feet of additional pavement beyond the centerline established for the street that tapers to the south with 3-foot wide gravel shoulder and borrow ditch on the west side. Dedicate right-of-way from the site's west property line to 2-feet behind the back of sidewalk for Shayla Avenue. For detached sidewalk, the right-of-way may be reduced to 2-feet behind the back of sidewalk. Provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.



5. Internal Local Streets

a. **Existing Conditions:** There are no local 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-foot 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 55-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

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

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

The applicant has proposed to construct a hammerhead turnaround near the terminus of Tenterfield Street on the west side of the site.

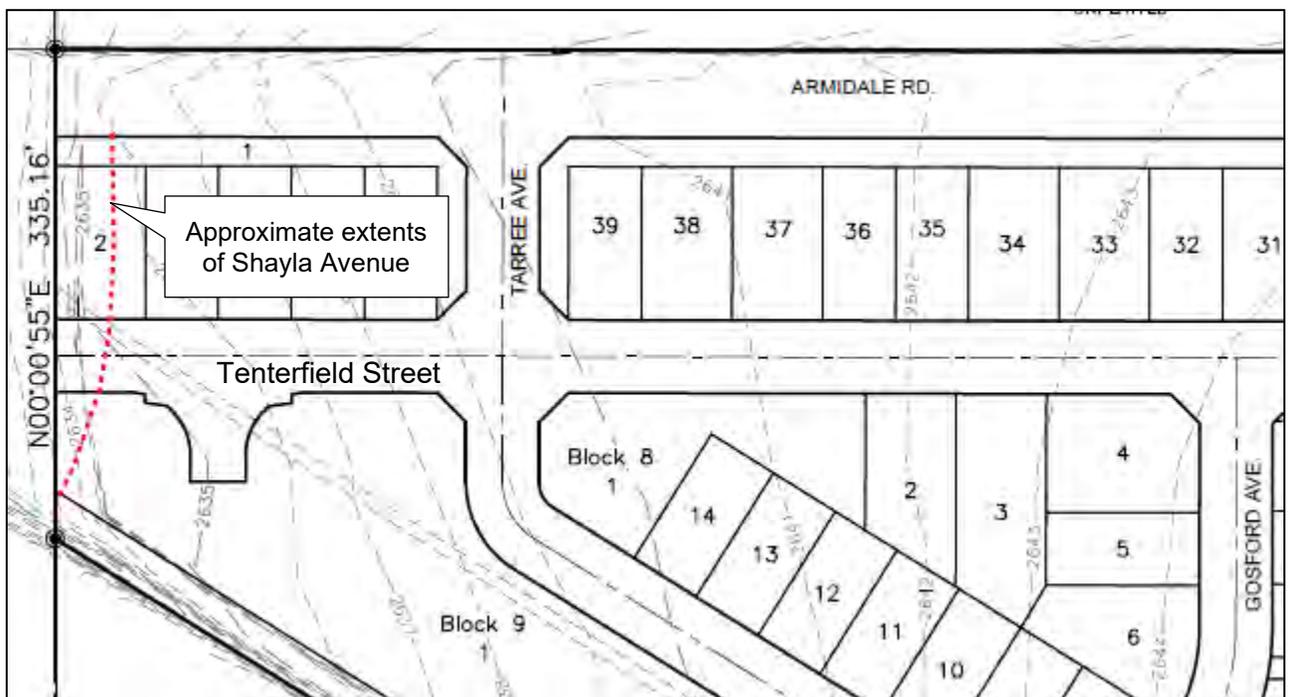
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed, except for the hammerhead turnaround proposed near the

terminus of Tenterfield Street on the west side of the site. The applicant should be required to construct a cul-de-sac with a minimum 55-foot radius consistent with District Policy at the terminus of Tenterfield Street.

The terminus of Tenterfield Street at site's west property line would intersect Shayla Avenue approximately 130-feet south of Armidale Road. However, this does not meet District Policy for the spacing between local roadways and a collector roadway that intersect a collector roadway, see Finding 6. In addition, staff does not recommend extending Tenterfield Street to intersect Shayla Avenue in its current alignment since it would be parallel to Armidale Road creating an undesirable traffic pattern and the potential for cut through traffic to Armidale Road in the future.

In Finding 8 staff has required the applicant to submit a revised preliminary plat prior to plan submittal showing the redesigned roadway, Loxton Way, due to traffic calming concerns. The revised preliminary plat should also include the redesigned Tenterfield Street for review.

If street trees are desired, then an 8-foot wide planter strip is required.



6. Roadway Offsets

a. **Existing Conditions:** There are no roadways within the site.

b. **Policy:**

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

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

District policy 7206.4.2 states that the preferred spacing for new collectors intersecting existing collectors is ¼ mile to allow for adequate signal spacing and alignment.

Local Offset Policy: District policy 7206.4.5, requires local roadways intersecting collector roadways to align or offset a minimum of 330-feet from any other roadway (measured centerline to centerline).

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

- c. **Applicant's Proposal:** The applicant is proposing to construct one new east-west collector street, Armidale Road, to intersect Ten Mile Road located at the half-mile between Lake Hazel Road and Columbia Road.

The applicant is proposing to construct a new local street, Tarree Avenue, to intersect the new collector street, Armidale Road, located 308-feet east of the west property line.

The applicant is proposing to construct a new local street, Dalby Avenue, to intersect Armidale Road 705-feet west of Ten Mile Road.

- d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed, except for the applicant's proposal to construct Tarree Avenue to intersect Armidale Road 308-feet east of the site's west property line.

The applicant's proposal to construct Tarree Avenue to intersect Armidale Road located 308-feet east of the west property line and thus approximately 308-feet from Shayla Avenue, a collector roadway, does not meet the District's Local Offset Policy which requires local streets on a collector street to be offset a minimum of 330-feet from any other street. The applicant should be required to construct Tarree Avenue to intersect Armidale Road a minimum of 330-feet to the east of Shayla Avenue.

If the applicant chooses to extend Tenterfield Street, a local roadway, to intersect Shayla Avenue it will be located approximately 180-feet south of Armidale Road. This does not meet District Policy which requires local streets on a collector street to be offset a minimum of 330-feet from any other street. Consistent with Finding 5 and 8, the applicant should be required to submit a revised preliminary plat showing the redesigned roadway for review and approval prior to plan submittal.

7. Stub Streets

- a. **Existing Conditions:** There is one collector roadway, that is proposed to be constructed to stub to the site's north property line aligning with the site's west property line. This roadway was approved by ACHD as part of the Memory Ranch development and has not yet been constructed.

- b. **Policy:**

Stub Street Policy: District policy 7206.2.4.3 (collector)/ 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 7206.2.4 (collector)/ 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." Or "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

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

Temporary Dead End Streets Policy: District policy 7206.2.4.4 (collector)/ 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 is proposing to construct Armidale Road, a collector street, along the site's north property line to stub to the site's west property line.

The applicant is also proposing to construct one local street, Moonie Avenue, to stub to the site's property line located approximately 975-feet west of Ten Mile Road. The applicant has proposed to construct one local street, Loxton Way, to stub to the site's east property line located approximately 800-feet south of Armidale Road.

The applicant has proposed to construct Tenterfield Street to stub to the site's west property line located 210-feet south of the site's north property line.

- d. **Staff Comments/Recommendations:** The applicant's proposal meets District Policy and should be approved, as proposed, except for the Tenterfield Street stub street. Due to the construction of Shayla Avenue, this street will not be a stub street. The applicant should be required to install a sign at the terminus of the two stub streets, Moonie Avenue and Loxton Way, stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." The local stub streets that are proposed are less than 150-feet long and will not require a temporary turnaround consistent with District policy.

As stated in Finding 4 and consistent with the MSM, the applicant should be required to construct a new north-south collector street, Shayla Avenue, at the site's west property line and continue it to the south and curve to stub to the site's west property line. If the stub street is greater than 150-feet in length, a temporary turnaround is required. 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.

The applicant should be required to install a sign at the terminus of the Shayla Avenue and Armidale Road stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED IN THE FUTURE."

A temporary turnaround is not required at the terminus of Armidale Road since Shayla Avenue will be constructed to intersect Armidale Road at its terminus.

8. Traffic Calming

- a. **Speed Control and Traffic Calming Policy:** 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, or streets extend greater than 750-feet, 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 a maintenance and/or license agreement.

- b. Staff Comments/Recommendations:** Loxton Way is proposed to be longer than 750-feet and will need to be redesigned to reduce the length of the roadway or to include the use of passive design elements.

Stop signs, speed humps/bumps and valley gutter will not be accepted as traffic calming.

Prior to plan submittal, the applicant should be required to submit a revised preliminary plat showing the redesigned roadways for review and approval.

9. 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.

10. 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.

11. Other Access

Ten Mile Road is classified as a minor arterial roadway, and Armidale Road and Shayla Avenue 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. Redesign Loxton Way to reduce the length of the roadway to less than 750-feet or to include the use of passive design elements and submit a revised preliminary plat showing the redesigned roadway for review and approval prior to ACHD's signature on the first final plat. Speed humps/bumps and valley gutters will not be accepted as traffic calming. Include the redesign of Tenterfield Street with this revised preliminary plat per Finding 5.
2. Dedicate additional right-of-way to total 50-feet of right-of-way from centerline on Ten Mile Road abutting the site. Compensation will be provided for this right-of-way dedication.
3. Improve Ten Mile Road with additional pavement widening to total 17-feet from centerline and a 3-foot wide gravel shoulder abutting the site.
4. Construct a 5-foot wide concrete sidewalk on Ten Mile Road abutting the site located a minimum 41-feet from centerline of the road.
5. Construct a dedicated southbound right-turn lane on Ten Mile Road at Armidale Road. Compensation will not be provided for pavement widening.
6. Dedicate additional right-of-way to accommodate the future construction of the single-lane roundabout (attachment 3 SL RAB template) at the Armidale Road/Ten Mile Road intersection. Right-of-way dedication is not impact fee eligible.
7. Construct Armidale Road at the site's north property line to intersect Ten Mile Road located at the half-mile between Ten Mile Road and Columbia Road and construct it to stub to the site's west property line, as proposed.

8. Construct Armidale Road as ½ of a 36-foot wide residential collector street section with vertical curb, gutter, a 6-foot wide parkway strip, 5-foot wide detached concrete sidewalk on the south side of the road, plus 12-feet of additional pavement, and 3-foot wide gravel shoulder on the north side within 60-feet of right-of-way, as proposed. For detached sidewalk, the right-of-way may be reduced to 2-feet behind the back of curb. 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 Shayla Avenue at the site's west property line to intersect Armidale Road and align centerline to centerline with Shayla Avenue that will be constructed on the north side of Armidale Road. Construct Shayla Avenue so that it tapers to the south and stubs to the site's west property line. If the stub street is longer than 150-feet, a temporary cul-de-sac is required. 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.
10. Construct Shayla Avenue as ½ of a 36-foot wide residential collector street section with vertical curb, gutter, and 7-foot wide attached (or 5-foot wide detached) concrete sidewalk on the east side of the street, plus 12-feet of additional pavement beyond the centerline established for the street that tapers to the south with 3-foot wide gravel shoulder and borrow ditch on the west side. Dedicate right-of-way from the site's west property line to 2-feet behind the back of sidewalk for Shayla Avenue. For detached sidewalk, the right-of-way may be reduced to 2-feet behind the back of sidewalk. Provide a permanent right-of-way easement that extends from the right-of-way line to 2-feet behind the back of sidewalk.
11. Install a sign at the terminus Armidale Road and Shayla Avenue stating that, "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."
12. Construct the internal local streets as 36-foot wide local street sections with curb, gutter, and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way, as proposed.
13. If street trees are desired, an 8-foot wide planter strip is required.
14. Construct one local street, Moonie Avenue, to stub to the site's south property line located 975-feet west of Ten Mile Road, as proposed.
15. Construct one local street, Loxton Way, to stub to the site's east property line located approximately 800-feet south of Armidale Road, as proposed.
16. Install a sign at the terminus of the two local stub streets, Moonie Avenue and Loxton Way, stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
17. Other than the access specifically approved with this application, direct lot access is prohibited to Ten Mile Road, Armidale Road and Shayla Avenue and shall 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. Single Lane RAB (template)
4. Arrowood Subdivision TIS – Executive Summary
5. Utility Coordinating Council
6. Development Process Checklist
7. Appeal Guidelines

VICINITY MAP





NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIRING ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT PROVIDED BY BUILDER AND/OR DEVELOPER.
 2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
 3. TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACID STORM DRAIN PIPE SUBSTANCES OR FACILITIES. SERVICE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL TREES PLANTED OVER OR ADJACENT TO SERVICE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SHOULD BE PLACED OVER DRAINAGE SHALE SAND BEDDING (IF PRESENT).
 4. NO TREES SHALL INTERFERE WITH 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURETY SHALL BE LOCATED WITHIN VISION TRIANGLE OR ACID RAIN. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR TRIMMING TREE CANOPIES TO MEET ACID REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLES. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
 5. LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS OR INTERIOR COURTS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
 6. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT. LANDSCAPE PLAN DESIGN, DEAD AND TREE "SACKETS" TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
1. THERE ARE NO EXISTING TREES ON SITE.

DEVELOPMENT DATA

TOTAL AREA	51.04 ACRES
RESIDENTIAL LOTS	171
COMMON LOTS	26
PAVED DRIVEWAYS	4
TOTAL LOTS	201
USABLE COMMON AREA	4.54 ACRES
EXISTING ZONING	R-1
PROPOSED ZONING	R-6 & R-8

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
🌲	AUSTRIAN PINE	PINUS NERA	6-8' HT DBH
🌲	BLACK HILLS SPRUCE	PICEA GLAUCA 'DEBATA'	6-8' HT DBH
🌲	PAT ALBERT BLUE SPRUCE	PICEA MARMION 'PAT ALBERT'	6-8' HT DBH
🌲	MOONGLAZ JAPANESE	JUNIPERUS SCAPOLOIDUM 'MOONGLAZ'	6-8' HT DBH
🌲	VANDERKOPF'S PINE	PINUS FLEXILIS 'VANDERKOPF'	6-8' HT DBH
SHADE TREES (CLASS III)			
🌳	BLOODWOOD LONDON PLANTBERRY SHAWNY OAK	PLATANUS X ACROPOLIA 'BLOODWOOD'	2" CAL DBH
🌳		GEBESUS BIGLOW	2" CAL DBH
SHADE TREE TREES (CLASS II)			
🌳	AUTUMN PRINCE ASH	FRAXINUS AMERICANA 'AUTUMN PRINCE'	2" CAL DBH
🌳	GRIMSON SPIRE OAK	QUERCUS ROBARA X Q. ALBA 'GRIMSONSPID'	2" CAL DBH
🌳	SITKA SPRUCE	PICEA MARYLANDICA 'SITKA'	2" CAL DBH
🌳	LITTLELEAF LINDEN	SELEZNIA TRICANTICUS 'NEARBY SKYCOLE'	2" CAL DBH
🌳	AMERICAN SHEETGANG TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL DBH
ORNAMENTAL TREES (CLASS I)			
🌳	FLAME ASH, MAPLE, CANADA RED, CHERRYBERRY, CRISTAN CRUSAIDER HANFORTH, HOTHORN, HAZEL, ROYAL SANDRIPONS, CRABAPPLE, SPRING OAK, GRABAPPLE	ACER GRIMALDI FLAME, PRINCE VIRGINIANA, CANADIAN RED, CRATAEGUS CRUS-GALLI, CRIZAM, ACER VANDERKOPF GARDEN, HALLS X UPS-KIND, HALLS SPRINGBURY	6-8' HT. MULTI-STEM, 6-8' HT. MULTI-STEM, 2" CAL DBH, 6-8' HT. MULTI-STEM, 2" CAL DBH, 2" CAL DBH, 2" CAL DBH

SHRUBS/ORNAMENTAL SHRUBS/PERENNIALS

SYM	COMMON NAME	BOTANICAL NAME	SIZE
🌿	ARIZONA SUN GALLERIA	CALLARZIA X ARIZONA SUN	5 GAL
🌿	BLACK EYED SUSAN	HELIOPSIS SCUTELLARIA 'BLACK EYED SUSAN'	5 GAL
🌿	BLUE GRAMA GRASS	BOUTELOUA GRACILIS 'BLUICE AMBITIOUS'	1 GAL
🌿	BLUE HISS SPREA	CARYOPTERIS X GLANDULOSUS 'BLUE HISS'	2 GAL
🌿	BLUE CAT GRASS	HELOTICORHIZA SEMPERVIRENS	1 GAL
🌿	BLUE BUSH SUMMER	JUNIPERUS HORIZONTALIS 'PILTONI'	3 GAL
🌿	PEOPLE CORNFLOWER	DIANTHUS BARBATA	1 GAL
🌿	RED FLOWER CARPET ROSE	ROSA 'FLORENCE CARPET'	2 GAL
🌿	DARTS GOLD ANEMONE	PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD'	3 GAL
🌿	WHELLA DE ORO DAY LILY	HEXACORALLIS 'WHELLA DE ORO'	3 GAL
🌿	FINE LINE SOCRORON	TRIANTHES FRASERA 'NON PILLIANS'	5 GAL
🌿	GRAND LON SOFAC	RINUS AROMATICA 'GRAND LON'	5 GAL
🌿	RED HOT ROSE	RAMNOSA LAMARCA 'FLAME RED'	5 GAL
🌿	NUMBER RED PENSTEMON	PERITHEON DIGITALIS 'NUMBER RED'	5 GAL
🌿	WOLF HALL DOGWOOD	COMUS ALBA 'BALLADY'	2 GAL
🌿	KARL FOENSTER REED (GRASS)	CALAMAGROSTIS ARABIDORACEA 'KCF'	2 GAL
🌿	LITTLE DEW LILY	PHYSOCARPUS OPULIFOLIUS 'DORNA HAY'	2 GAL
🌿	HEXAGITE BLUE ENGLISH LAVENDER	LANCANA ANGIUSTIPOLIA 'HEXAGITE BLUE'	2 GAL
🌿	WOLF TOWER TUGLA	TUGLA FLAVENTOSA 'WOLF TOWER'	2 GAL
🌿	HAIR GRASS	MEGACALYPSA SIBERICA 'HAIR GRASS'	2 GAL
🌿	BRANDLAW'S RED YACCA	HEPHERALICE PANICULATA 'BRANDLAW'S RED YACCA'	5 GAL
🌿	SUMMERBERRY MEIBERG	PHYSOCARPUS OPULIFOLIUS 'BEHARD'	5 GAL
🌿	TIGER EYE SOFAC	RINUS TYPHINA 'BALLTOWER'	5 GAL

LANDSCAPE CALCULATIONS

RESIDENTIAL LANDSCAPE BUFFERS ARE REQUIRED TO BE PLANTED WITH THE FOLLOWING PLANTS PER 100 LINEAR FEET. THIS (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND TWELVE (12) SHRUBS.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
ARROYO RD.	20'	2125' / 100' =	48 TREES	475 TREES (27 SHADE TREES + 21 ORNAMENTAL TREES) 144 EVERGREENS 2504 SHRUBS
ARROYO RD. (COMMERCIAL)	20'	840' / 50' =	10 TREES	10 TREES
(1) SHADE TREE + (3) SHRUBS BY Q.D. SUBSTITUTION FOR EVERGREEN AND ORNAMENTAL TREES			44 SHRUBS	44 SHRUBS
COMMON AREA	152,210' / 800' =	191 TREES		191 TREES
TOTAL NUMBER OF BUFFER TREES:			314 TREES	314 TREES
TOTAL NUMBER OF COMMON AREA TREES:			191 TREES	191 TREES
TOTAL NUMBER OF TREES				505 TREES

ARROWWOOD SUBDIVISION
KUNA, ID
PRELIMINARY PLAT LANDSCAPE PLAN

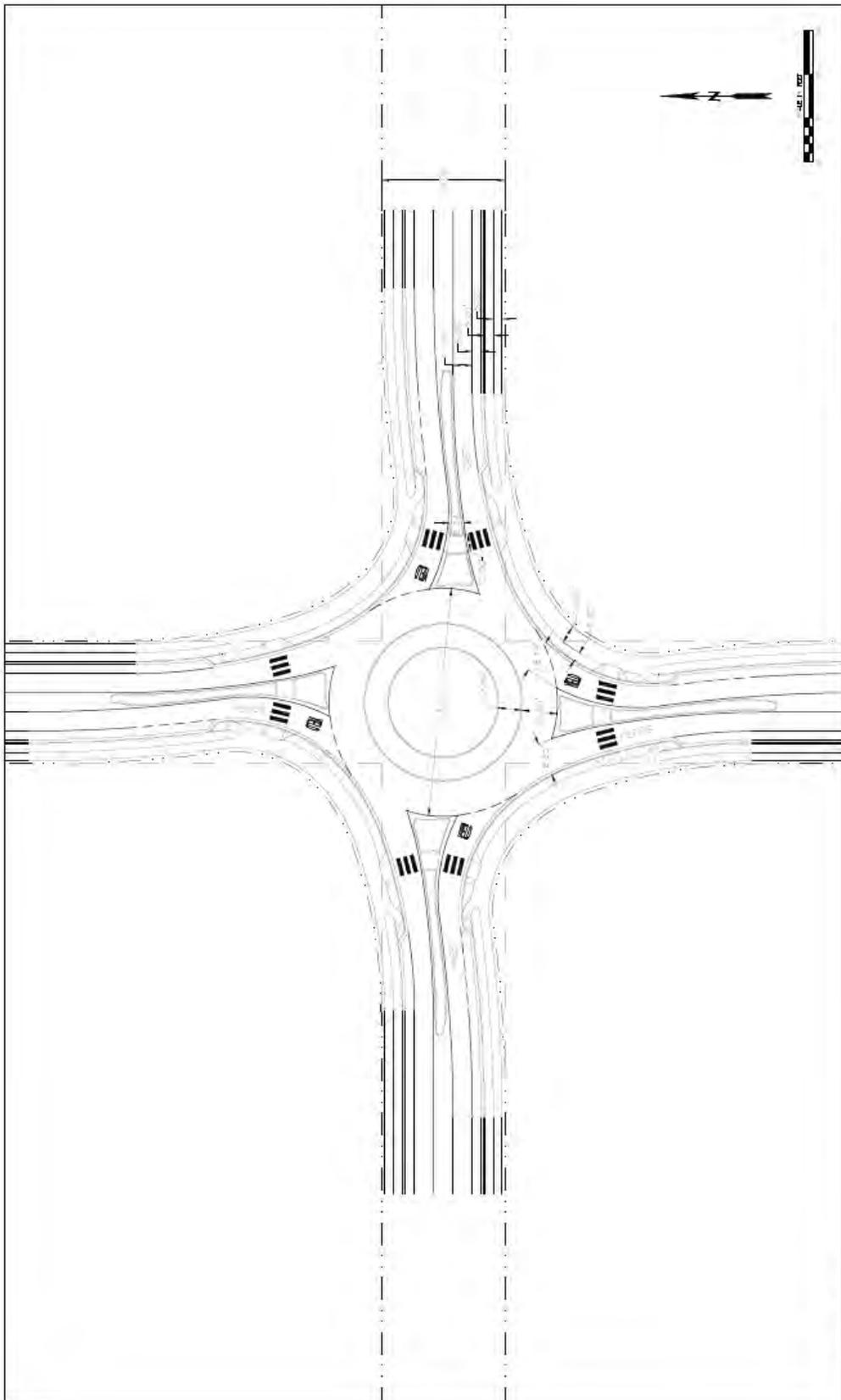
JENSENBELTS ASSOCIATES
2700 W. EXETER BL., STE 400
MERIDIAN, ID 83642

KEITH MORSE, P.E.
J-L-S ENGINEERS
2700 W. EXETER BL., STE 400
MERIDIAN, ID 83642

ARROYO HEIGHTS/KPP20-0015/20-07-AN/20-16-S

JANUARY 15, 2021
SCALE 1" = 80'

SINGLE LANE RAB (Template)



ACHD - Single-Lane Roundabout Figure A-1
Centered - TEMPLATE September 2011

Boyd & ...
...
...

9. CONCLUSIONS AND RECOMMENDATIONS

Based upon the existing and future traffic analysis, the proposed Project results in a slight increase in delay for some traffic movements at the intersection of Lake Hazel Road and South Ten Mile Road under the future background conditions (2026) without project traffic. The traffic analysis for existing conditions indicates that the intersection of Lake Hazel Road and South Ten Mile Road currently operates at an acceptable level of service. However, the analysis for background year (2026) without Project traffic indicates that delay will increase, and the intersection will operate at an unacceptable level of service (LOS F). Based on the ACHD Five Year Work Plan, a traffic signal is anticipated to be the mitigation to improve traffic operations. This intersection would operate at an overall LOS B under signalized AM and PM conditions, with or without the project in the year 2026. It is recommended that a signal be installed to improve operations. A signal is warranted in 2026.

The traffic analysis for buildout year (2026) with the project traffic indicates the South Ten Mile Road/ New East-West Collector Road is anticipated to operate at an acceptable level of service. It is recommended that the project design the Project access points to meet City standards, and to design the access points and site layout to meet the sight distance standards in the AASHTO Green Book. Based on traffic analysis, the proposed access locations represent an acceptable traffic solution.

The segment of Ten Mile Road from the Lake Hazel Road to the New Collector Roadway is expected to exceed LOS D/E in the AM peak hour, so a shoulder hour analysis was performed. Results indicate that the AM and PM peak shoulder hours operate at acceptable levels of service. Potential alternative mitigation that could be implemented to increase capacity of the facility from a multi-modal standpoint is a sidewalk connection with the subdivision to the north. Currently, sidewalk exists along the frontage of the subdivision to the north but ends just north of the proposed Project.

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.



Project/File: Arrowood Heights Rezone/ KPP20-0015/ 20-07-AN

This is an annexation with rezone application to annex 53.16 acres into the City of Kuna with a R-6 (Medium Density Residential) zoning for 33.71 acres, R-8 (Medium Density Residential) zoning for 7.59 acres and C-1 (Neighborhood Commercial) zoning for 9.79 acres.

Lead Agency: City of Kuna

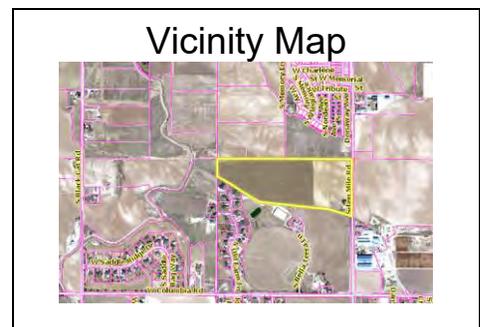
Site address: 7445 S Ten Mile Road

Staff Approval: April 8, 2021

Applicant: Hayden Homes
1406 N Main Street, Ste. 109
Meridian, ID 83642

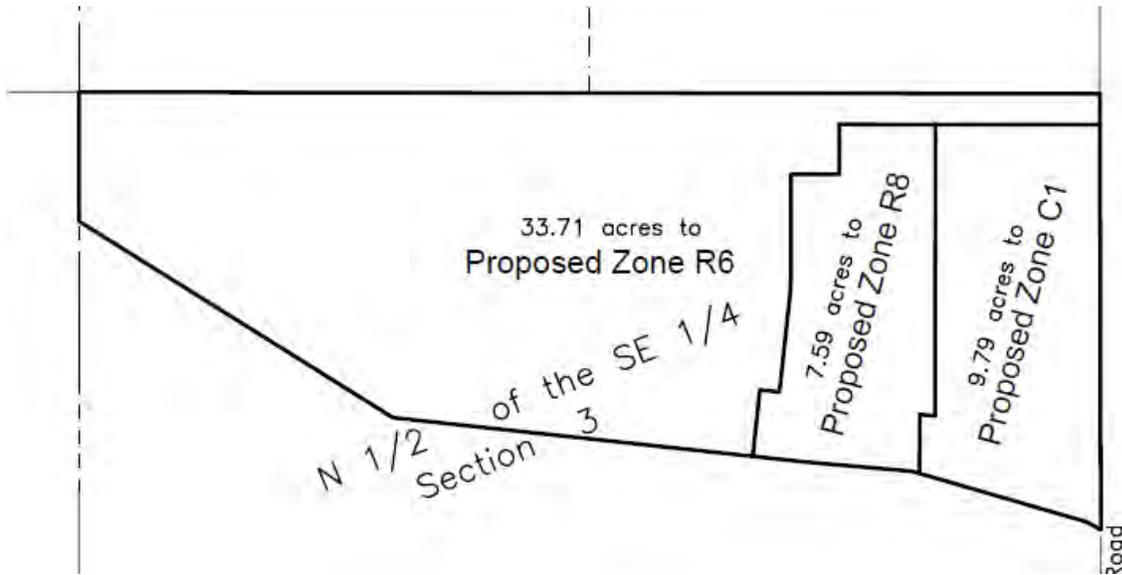
Representative: J-U-B Engineers
Wendy Shrief
1760 W Excursion Lane, Ste. 400
Meridian, ID 83642

Staff Contact: Paige Bankhead, E.I.
Phone: 387-6293
E-mail: pbankhead@achdidaho.org

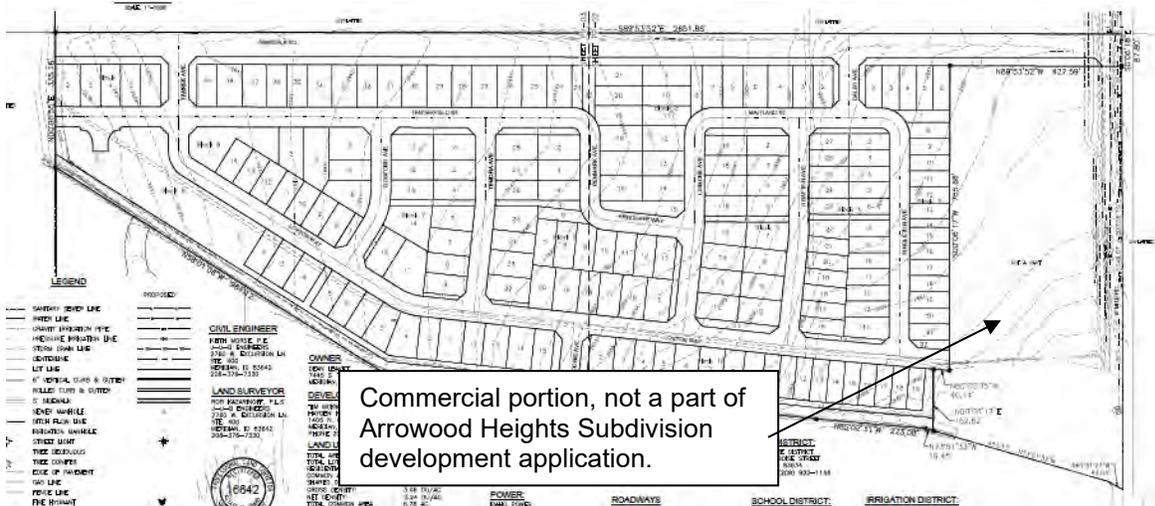


A. Findings of Fact

- 1. Description of Application:** The applicant is requesting approval of an annexation with rezone application to annex 53.16 acres into the City of Kuna with a R-6 (Medium Density Residential) zoning for 33.71 acres , R-8 (Medium Density Residential) zoning for 7.59 acres and C-1 (Neighborhood Commercial) zoning for 9.79 acres.



The applicant has also submitted a preliminary plat application with this annexation and rezone application, Arrowood Heights Subdivision, to subdivide the western 41.3 acres of the site for residential. A separate staff report will be issued for the Arrowood Heights Subdivision preliminary plat application.



Proposal for Arrowood Heights Subdivision

The applicant's proposal is consistent with the City of Kuna's Future Land Use Map that designates this area as Mixed Use.

2. Description of Adjacent Surrounding Area:

Direction	Land Use	Zoning
North	Medium density Residential, Medium density Residential	R-6, R-8
South	Rural Residential (Ada County)	RR
East	Rural Residential	RR
West	Rural Residential	RR

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

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

- Memory Ranch 6-9, a 259 single-family lot subdivision located north of the site was approved by ACHD in September 2020.
- Caspian, a 497 single-family lot subdivision located east of the site was approved by ACHD in April 2017.

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 0.0 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):

There are no roadways, bridges, or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP).

- Ten Mile Road is listed in the 2020 CIP to be widened to 3-lanes from Columbia Road to Lake Hazel Road between 2036 and 2040.
- The intersection of Lake Hazel Road and Ten Mile Road is scheduled in the IFYWP to be widened to 4-lanes on the north leg, 3-lanes on the south, 4-lanes east, and 3-lanes on the west leg, and reconstructed/signalized between 2021 and 2025.
- The intersection of Columbia Road and Ten Mile Road is listed in the CIP to be widened to 2-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg, and reconstructed as a single-lane expandable roundabout between 2026 and 2030.

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 Ten Mile Road as a Level 3 facility that will be constructed as part of a future ACHD project. The BMP also identifies Level 1 facilities on the two new collector roadways within

the site. The applicant will be required to construct the two new collectors (Shayla Avenue and Butterfly Street) consistent with the MSM and the Roadways to Bikeways Master plan.

B. Traffic Findings for Consideration

- 1. Trip Generation:** The residential portion of this development, Arrowood Heights Subdivision, is estimated to generate 1,795 additional vehicle trips per day; 180 additional vehicle trips per hour in the PM peak hour, based on the traffic impact study for Arrowood Heights Subdivision.

The following table includes trip generation rates for anticipated land uses for the future commercial development, based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

Land Use	Unit of Measurement	Average Daily Trips	PM Peak Hour Trip Generation
General Office	Per 1,000 square feet	9.74	1.15
Shopping Center	Per 1,000 square feet	37.75	3.81
High-Turnover (Sit-Down) Restaurant	Per 1,000 Square feet	112.18	9.77
Fast Casual Restaurant	Per 1,000 square feet	315.17	14.13

- 2. Traffic Impact Study**

The applicant has submitted a Traffic Impact Study for the Arrowood Height Subdivision preliminary plat application that has been submitted. The Executive Summary for the Traffic Impact Study can be found as Attachment 4. The Traffic Impact Study will be reviewed and addressed in detail in the staff report for the preliminary plat application.

A Traffic Impact Study may be required with the future development application(s) for the commercial portion of this application if the development is proposed to exceed 100 PM peak hour trips, or is deemed necessary by ACHD, per District Policy.

- 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
Ten Mile Road	1,120-feet	Arterial	327	Better than "D"

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

- 4. Average Daily Traffic Count (VDT)**

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

- The average daily traffic count for Ten Mile Road south of Lake Hazel Road was 6,012 on 10/17/2018.

C. Findings for Consideration

This application is for annexation and rezone only. Listed below are some findings for consideration that the District may identify when it reviews future development applications. The District may add additional findings for consideration when it reviews a specific redevelopment application.

1. Ten Mile Road

a. Existing Conditions: Ten Mile Road is improved with 2-travel lanes, 25-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Ten Mile Road (22-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.

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Ten Mile Road is designated in the MSM as a Traditional/ Commercial Arterial with 5-lanes and on-street bike lanes, a 53-foot street section within 100-feet of right-of-way.

- c. **Staff Comments/Recommendations:** The applicant will be required to dedicate additional right-of-way to total 50-feet of right-of-way from centerline on Ten Mile Road abutting the site, consistent with the MSM, with the future development application(s).

The applicant will be required to improve Ten Mile Road abutting the site to total 17-feet of pavement with 3-foot wide gravel shoulders from centerline of the roadway and construct a 5-foot wide detached sidewalk located a minimum of 41-feet from centerline of Ten Mile Road abutting the site.

2. Ten Mile Road/New East-West Mid-Mile Collector Intersection

- a. **Policy:**

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, roundabout requirement, and specific roadway features required through development. A new roundabout was identified on the MSM. A single-lane roundabout is planned at the Ten Mile Road/ New East-West Mid-Mile intersection.

- b. **Staff Comments/Recommendations:** As noted above, the intersection of Ten Mile Road and the new East-West Mid-Mile Collector is shown as a single-lane roundabout on the MSM. To accommodate the future construction of the single-lane roundabout, the applicant will be required to dedicate additional right-of-way to match the image below (attachment 3 SL RAB template) with the future development application. The applicant will not be compensated for this additional dedication of right-of-way, as the intersection is not listed in ACHD's CIP.



3. **New East-West Mid-Mile Collector (Armidale Road)**

a. **Existing Conditions:** There are no existing collector streets 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.

Half Street Policy: District policy 7206.2.2 states that required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 7-foot attached or 5-foot detached), 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.

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should align with Butterfly Street on the east side of Linder Road and continue through the property stubbing to

the west. 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-feet of right-of-way.

- c. **Staff Comments/Recommendations:** The MSM shows an east/west residential collector roadway at the site's north property line intersecting Ten Mile Road. The applicant will be required to construct Armidale Road with the Arrowood Heights Subdivision development.

4. **New North-South Mid-Mile Collector (Shayla Avenue)**

- a. **Existing Conditions:** There are no collector 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.

Half Street Policy: District policy 7206.2.2 states that required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 7-foot attached or 5-foot detached), 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.

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

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

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-

of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The new collector roadway should align with Shayla Avenue on the south side of Ardell Road and continue through the property 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 54-feet of right-of-way.

- c. **Staff Comments/Recommendations:** The MSM shows a new north-south residential collector street at the site's west property line. A new north-south mid-mile collector, Shayla Avenue, was approved as part of the Memory Ranch 6-9 Subdivision in September 2020, directly to the north in alignment with the site's west property line.

The applicant will be required to construct the new north/south collector street, Shayla Avenue, at the site's west property line in alignment with Shayla Avenue to the north of the site, consistent with the MSM with the Arrowood Height Subdivision development application.

5. Internal Streets

- a. **Existing Conditions:** There are no local 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.

- c. **Staff Comments/Recommendations:** The future development application(s) will be subject to the District Policies listed above.

6. Roadway Offsets

- a. **Existing Conditions:** There are no roadways within the site.

- b. **Policy:**

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

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

Local Offset Policy: District policy 7206.4.5, requires local roadways that intersect a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

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

District policy 7208.4.2, requires commercial roadways intersecting other local streets (residential, industrial or commercial) to provide a minimum offset of 125-feet from any other roadway or intersection (measured centerline to centerline).

- c. **Staff Comments/Recommendations:** The future development application(s) for the commercial property will be subject to the District Policies listed above.

7. Stub Streets

a. **Existing Conditions:** There are no stub streets to or from the site.

b. **Policy:**

Stub Street Policy: District policy 7206.2.4.3 (collector)/ 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 7206.2.4 (collector)/ 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." Or "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

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

Temporary Dead End Streets Policy: District policy 7206.2.4.4 (collector)/ 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. **Staff Comments/Recommendations:** The future development application(s) for the commercial property will be subject to the District Policies listed above.

8. Driveways

8.1 Ten Mile Road

a. **Existing Conditions:** There is an existing unimproved residential driveway onto Ten Mile Road located 305-feet north of the south 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.

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.

- c. **Staff Comments/Recommendations:** The applicant will be required to close the existing driveway from the site onto Ten Mile Road locate 305-feet north of the site's south property line with the future development application(s) for the commercial portion of the development. Access to Ten Mile Road will be prohibited with the future development application(s).

8.2 Armidale Road – New East/West Collector Roadway

- a. **Existing Conditions:** There are no collector roadways within the site.

- b. **Policy:**

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

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

Driveway Location Policy (Signalized Intersection): District policy 7206.4.3 requires driveways located on collector roadways near a signalized intersection to be located outside the area of influence; OR a minimum of 440-feet from the signalized intersection for a full-access driveway and a minimum of 220-feet from the signalized intersection for a right-in/right-out only driveway. Dimensions shall be measured from the centerline of the intersection to the centerline of the driveway.

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

Successive Driveways: District policy 7206.4.5 Table 1, requires driveways located on collector roadways with a speed limit of 25 MPH and daily traffic volumes greater than 100 VTD to align or offset a minimum of 245-feet from any existing or proposed driveway.

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

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7206.4.6, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

- c. **Staff Comments/Recommendations:** The future development application(s) will be subject to the District Policies listed above.

8.3 Internal Local Streets

- a. **Existing Conditions:** There are no existing driveways or local roadways within the site.

- 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. **Staff Comments/Recommendations:** The future development application(s) will be subject to the District Policies listed above.

9. 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.

10. 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.

11. Other Access

Ten Mile Road is classified as a minor arterial roadway, and Armidale Road and Shayla 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 in the future on the final plat(s).

D. Site Specific Conditions of Approval

This application is for an annexation and rezone only. Site specific conditions of approval will be established as part of the future development application(s).

1. Payment of impact fees is due prior to issuance of a building permit.
2. 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, ISWPC 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.

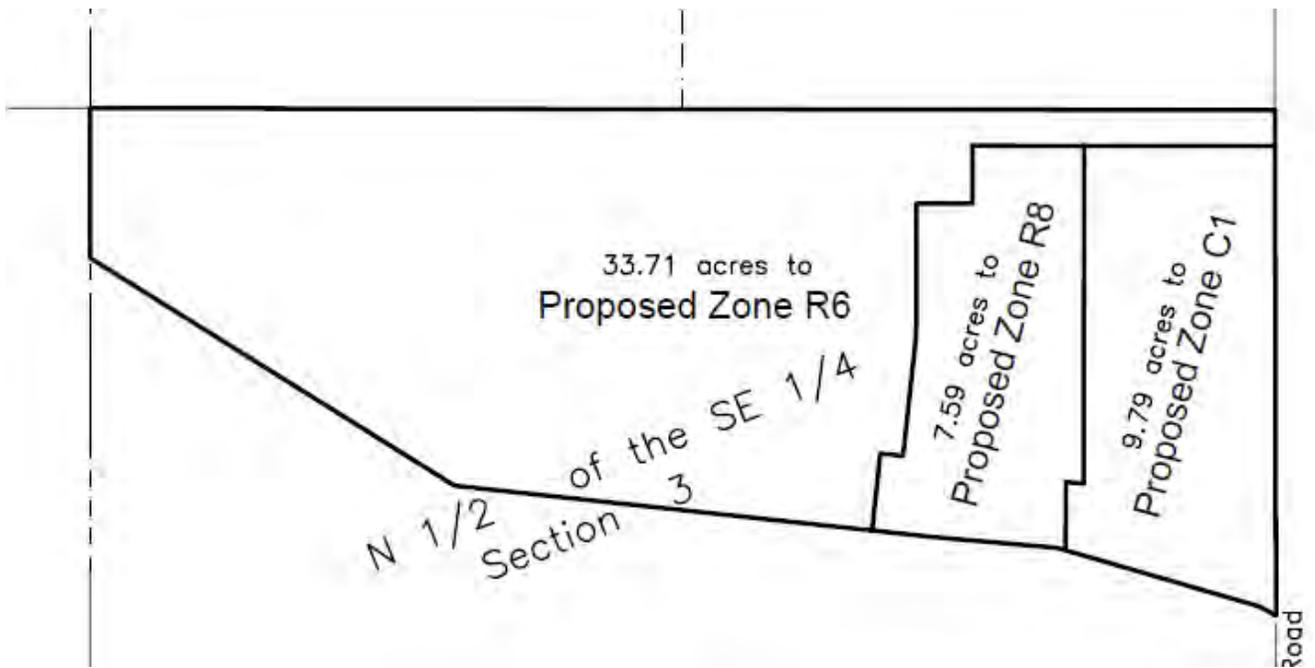
G. Attachments

1. Vicinity Map
2. Site Plan
3. Single Lane RAB (template)
4. Arrowood Subdivision TIS - Executive Summary
5. Utility Coordinating Council
6. Development Process Checklist
7. Appeal Guidelines

VICINITY MAP



ZONING SITE PLAN



Arrowood Subdivision TIS – Executive Summary

9. CONCLUSIONS AND RECOMMENDATIONS

Based upon the existing and future traffic analysis, the proposed Project results in a slight increase in delay for some traffic movements at the intersection of Lake Hazel Road and South Ten Mile Road under the future background conditions (2026) without project traffic. The traffic analysis for existing conditions indicates that the intersection of Lake Hazel Road and South Ten Mile Road currently operates at an acceptable level of service. However, the analysis for background year (2026) without Project traffic indicates that delay will increase, and the intersection will operate at an unacceptable level of service (LOS F). Based on the ACHD Five Year Work Plan, a traffic signal is anticipated to be the mitigation to improve traffic operations. This intersection would operate at an overall LOS B under signalized AM and PM conditions, with or without the project in the year 2026. It is recommended that a signal be installed to improve operations. A signal is warranted in 2026.

The traffic analysis for buildout year (2026) with the project traffic indicates the South Ten Mile Road/ New East-West Collector Road is anticipated to operate at an acceptable level of service. It is recommended that the project design the Project access points to meet City standards, and to design the access points and site layout to meet the sight distance standards in the AASHTO Green Book. Based on traffic analysis, the proposed access locations represent an acceptable traffic solution.

The segment of Ten Mile Road from the Lake Hazel Road to the New Collector Roadway is expected to exceed LOS D/E in the AM peak hour, so a shoulder hour analysis was performed. Results indicate that the AM and PM peak shoulder hours operate at acceptable levels of service. Potential alternative mitigation that could be implemented to increase capacity of the facility from a multi-modal standpoint is a sidewalk connection with the subdivision to the north. Currently, sidewalk exists along the frontage of the subdivision to the north but ends just north of the proposed Project.

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.



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

December 1, 2020

Wendy Kirkpatrick Shrief, AICP (Email)
2760 W. Excursion Lane, Suite 400
Meridian, ID 83642

Subject: Arrowood Subdivision KPP20-0015 Traffic Impact Study Review 1

The Ada County Highway District staff has completed an initial review of the submitted traffic impact study (TIS) for the proposed Arrowood Subdivision. Comments/recommendations provided by District Traffic Services and Planning Review staff are listed below:

1. The study identifies that the intersection of Ten Mile Road/Lake Hazel Road is expected to operate at a LOS of F in the AM peak under 2026 background conditions. ACHD Policy 7106.4.2 states that all unsignalized intersections that have a projected LOS of D or worse shall be evaluated to determine if a signal is necessary. The study must include signal warrant analysis for 2026 background conditions. The TIS must also include signal warrants for the intersection of Ten Mile Road/Lake Hazel Road for 2026 total conditions. If a signal is warranted and recommended, the study needs to provide a recommendation for lane configuration and identify expected queue lengths. The study should also evaluate this intersection as a roundabout.
2. Provide the overall intersection V/C ratios in the summary tables. This information can be found in the HCM 2000 reports.
3. Provide the number of peak hour trips that are needed for the intersection of Ten Mile Road/Lake Hazel Road to exceed ACHD's Level of Service Planning Thresholds given the existing traffic conditions.
4. The TIS analyzed the intersection of Ten Mile Road/Lake Hazel Road as a signalized intersection with a single lane in each direction. This is not acceptable. An update analysis should be provided to staff for review which includes; at a minimum, an exclusive left turn lane in each direction (3 X 3 intersection).
5. Provide the site's peak hour traffic percentage of the 2026 total peak hour traffic for the intersection of Ten Mile Road/Lake Hazel Road and the roadway segment of Ten Mile Road from Lake Hazel Road to the new east/west collector roadway.
6. The study indicates that the segment of Ten Mile Road from the new east/west collector roadway to Lake Hazel Road will have a LOS of F in the AM peak hour. To address this the TIS should include recommendations for alternative mitigation measures and an analysis to evaluate the shoulder hour conditions per ACHD Policy 7106.7.3.

7. Provide the number of peak hour trips that are needed for the roadway segment of Ten Mile Road from Lake Hazel Road to the new east/west collector roadway to exceed ACHD's Level of Service Planning Thresholds given the existing traffic conditions.
8. The TIS notes that there are no other improvements programmed by ACHD for Ten Mile Road within the study area. It should be noted that Ten Mile Road from Lake Hazel Road to Columbia Road is listed in the 2020 Capital Improvements Plan to be widened to 3-lanes between 2036 and 2040.
9. Background traffic volumes appear to be low. They need to be checked and corrected as necessary.
10. The 24-hour counts used in the study should be included in the Appendix.
11. The study must document transit services, bicycle and pedestrian facilities near the site in the existing conditions. The study must also include crash data to document any existing safety deficiencies. This can be found on the Idaho Department of Transportation's website.
12. The study must include analysis including HCS methodology and turn lane warrant analysis for all proposed site accesses, as well as at the intersection of the new east/west collector roadway and Ten Mile Road.
13. Parameters used for signalized intersection analysis must be completed per ACHD policy 7106.6.2. The yellow time for approaches over 40 mph must be 5 seconds. 3.5 seconds was used in the study. The required value for ideal saturation flow rate is 1800 vphpl. A value of 1900 vphpl was used in the study. All other parameters used for signalized intersection analysis must also be set per ACHD policy 7106.6.2.

Please let me know if you have any questions.

Sincerely,



Paige Bankhead, E.I.
Planner II
Development Services

CC:

GALE MASLONKA
CHAIRMAN OF THE BOARD

RICHARD DURRANT
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

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

RECEIVED
FEB 03 2021
CITY OF KUNA

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

01 February 2021

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

RE: Hayden Homes, Arrowood Heights **20-07-AN, 20-16-S**
7445 S Ten Mile Rd.
New York Irrigation District **NY-389-002-00**
Kuna Canal 337+20
Sec. 03, T2N, R1E, BM.

Jessica Reid:

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 30 feet northeasterly and 30 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.

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.

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

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

The Boise Project does not approve landscaping (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. All easements must remain a flat drivable surface.

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.

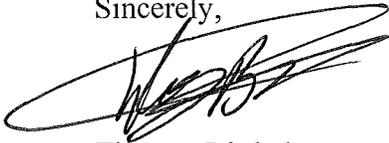
Whereas this property lies within the New York Irrigation District it is important that representatives of this development contact the NYID office as soon as possible to discuss the pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Boise Project Board of Control must receive a written response from the New York 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.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'TRITTHALER', written over a large, loopy flourish.

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Clint McCormick Watermaster, Div; 2 BPBC
Terri Hasson Secretary – Treasurer, NYID
File



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 20-16-S

Arrowood Heights

- 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
 - bedrock from original grade
 - waste flow characteristics
 - 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
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community 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
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.
- 14. _____

Reviewed By: *[Signature]*
 Date: 2/12/2021

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: Arrowhead Heights

Agency: Kuna

CIM Vision Category: Future Neighborhoods

New households: 177

New jobs: 0

Exceeds CIM forecast: No

	<p>CIM Corridor: Ten Mile Road Pedestrian level of stress: R Bicycle level of stress: R</p>	<p>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.</p>
	<p>Housing within 1 mile: 410 Jobs within 1 mile: 110 Jobs/Housing Ratio: 0.3</p>	<p>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.</p>
	<p>Nearest police station: 2.9 miles Nearest fire station: 3.8 miles</p>	<p>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.</p>
	<p>Farmland consumed: Yes Farmland within 1 mile: 1,171 acres</p>	<p>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.</p>
	<p>Nearest bus stop: 3.4 miles Nearest public school: 1.1 miles Nearest public park: 2 miles Nearest grocery store: >4 miles</p>	<p>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.</p>

Recommendations

This location is still in a predominately farmland area 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 three miles away. ValleyConnect 2.0 proposes a bus route from downtown Kuna to northwest Boise along Linder Road, one mile east of the proposal.

Ten Mile Road, from Lake Hazel Road to Amity Road, is identified in the CIM 2040 2.0 plan to be widened from two lanes to three lanes with curb, gutter, sidewalks and bike lanes.

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>



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

February 5, 2021

By e-mail: jreid@kunaid.gov

Jessica Reid
City of Kuna
751 W 4th Street
Kuna, Idaho 83634

Subject: Arrowood Heights Subdivision, 20-07-AN (Annexation) & 20-16-S (Preliminary Plat)

Dear Ms. Reid:

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

- The Ironhorse Subdivision, noted in the preliminary plat to be south of the proposed development, is served by a privately owned wastewater treatment plant which includes a wastewater storage lagoon. The Wastewater Rules, IDAPA 58.01.16.450.01.c, require that new lagoons be located no closer than 200 feet from residential property lines. This is understood to be for safety, nuisance, and operational considerations. The existing Ironhorse wastewater storage lagoon is approximately 50 feet from the residential property lines of the lots in the vicinity of lots 7-10. In order to alert the future owners of these lots to the proximity of this wastewater lagoon, DEQ recommends that a condition of plat approval be that the location of this wastewater storage lagoon be disclosed in the CC&Rs or other manner.
- 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. DRINKING WATER

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

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

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

4. SURFACE WATER

- A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.
- Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. A Construction General Permit from EPA may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <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 Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).
- Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (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,

Response to Request for Comment
February 5, 2021
Page 5

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

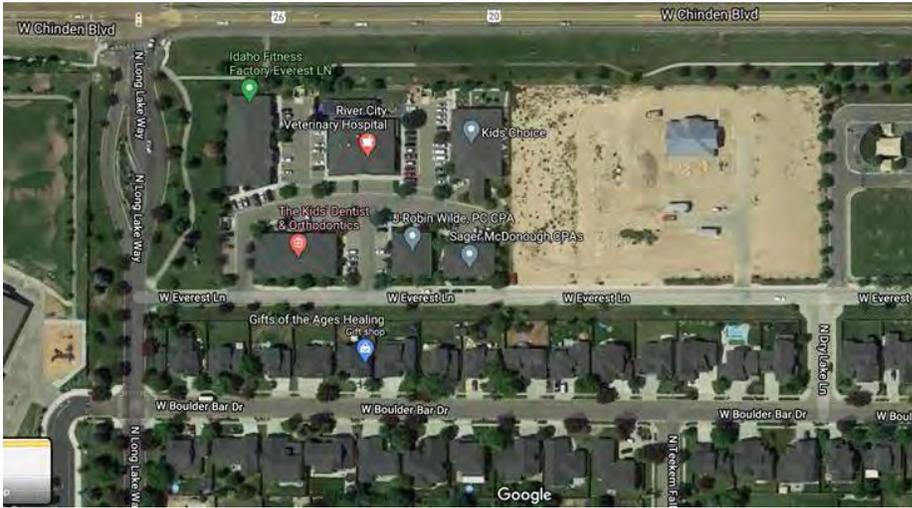
Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2020AEK322

From: [Lisa Holland](#)
To: [Jessica Reid](#)
Cc: [Jace Hellman](#); [Doug Hanson](#)
Subject: RE: 20-07-AN (Annexation) & 20-16-S (Preliminary Plat) Arrowood Heights Subdivision Agency Transmittal
Date: Friday, January 29, 2021 2:27:57 PM
Attachments: [image001.png](#)

Jess & Team,

One suggestion for the applicant. For economic development, it tends to be better when there is a significant buffer between homes and commercial. Something to consider, it might be better to do something like the example below (commercial setup off of Chinden – between Linder and Ten Mile) where they have a collector road separating the residential from the commercial uses that also works as a backage road to limit how many entrances exist on Chinden in this example.



Here is a drawing on how that might look. Relocate the Dolby Road entrance to the East side of the residential, and replace the shared drive with an entrance to the subdivision (if block lengths allow), or move it slightly further south if needed.



It would also be nice to see a little more open space central to the development, but that's just a personal comment.

Hope this helps!

Lisa Holland

Economic Development Director

City of Kuna

C: (208) 559-5926

lholland@kunaid.gov

From: Jessica Reid <jreid@kunaid.gov>

Sent: Friday, January 29, 2021 1:51 PM

To: adam.ingram@caleone.biz; agilman@adaweb.net; bmoore@adacounty.id.gov; Bobby Withrow <bwithrow@kunaid.gov>; BRO.Admin@deq.idaho.gov; bryce.ostler@intgas.com; Catherine Feistner <cfeistner@kunaid.gov>; Chad.Gordon@jmsanitation.com; cheryl.goettsche@cableone.biz; cmiller@compassidaho.org; D3Development.Services@itd.idaho.gov; dreinhart@kunaschools.org; eadolfson@compassidaho.org; easements@idahopower.com; horner.marci@westada.org; Jace Hellman <jhellman@kunaID.gov>; jboal@adaweb.net; jim@kunaschools.com; Julie.R.Stanley@usps.gov; kfunke@idahopower.com; khinkle@kunafire.com; lbadigia@cdhd.idaho.gov; Lisa Holland <lholland@kunaid.gov>; marc.c.boyer@usps.gov; mfratusco@adacounty.id.gov; mleatherman@adaweb.net; mronk@idahopower.com; nmid@nmid.org; Paul Stevens <PStevens@kunaid.gov>; PDickerson@idahopower.com; planningreview@achdidaho.org; proberts@kunafire.com; rebecca.i.rone@usps.gov; redwards@kunafire.com; TRitthaler@boiseproject.org

Subject: 20-07-AN (Annexation) & 20-16-S (Preliminary Plat) Arrowood Heights Subdivision Agency Transmittal

Good Afternoon – Please review the Annexation & Preliminary Plat Application for Arrowood Heights Subdivision. Due to the size of the transmittal packet, information can be viewed and/or downloaded from the following link: <https://www.kunacity.id.gov/DocumentCenter/View/7325/20-16-S-20-07-AN-Arrowood-Heights-Agency-Transmittal-Packet--01292021>.

January 29, 2021

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

File Number & Case Name:	20-07-AN (Annexation) & 20-16-S (Preliminary Plat) – Arrowood Heights Subdivision
Project Description	Wendy Shrief of JUB Engineers, on behalf of Hayden Homes, requests approval for Annexation of approximately 53.16 ac. into Kuna City Limits with 33.71 ac. R-6 (Medium Density Residential); 7.59 ac. R-8 (Medium Density Residential) and 9.79 ac. C-1 (Neighborhood Commercial) zoning designations. Applicant also requests Preliminary Plat approval to subdivide approximately 41.3 ac. into 177 Single-Family Residential lots with an R-6 & R-8 (Med. Density Residential) zoning, 26 Common Lots & four (four) shared driveways. C-1 (Neighborhood Commercial) to be developed in the future (APN: S1303417354). Section 3, Township 2 North, Range 1 West.
Site Location	7445 S Ten Mile Road, Kuna 83634.
	Hayden Homes

Applicant	1406 N Main Street, Suite 109 Meridian, ID 83642 208.869.9785
Representative	Wendy Shrief, JUB Engineers 2760 W Excursion Lane, Suite 400 Meridian, ID 83642 208.376.7330 wshrief@jub.com
Tentative Public Hearing Date	Tuesday, March 23, 2021 6:00 PM Council Chambers within Kuna City Hall, located at 751 W. 4 th Street, Kuna, ID 83634
Staff Contact	Jessica Reid Kuna P&Z Staff 208.387.7731 jreid@kunaid.gov
<p>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. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i></p>	

Jessica Reid

Planning & Zoning Staff

751 W 4th Street

Kuna, ID 83634

jreid@kunaid.gov

Ph: (208) 922-5274

KUNA
Planning & Zoning

From: [Reggie Edwards](#)
To: [Troy Behunin](#); [Doug Hanson](#); [Jace Hellman](#)
Cc: [Paul Stevens](#); [Phil Roberts](#); [Mike Borzick](#)
Subject: RE: PART I - Arrowwood Heights Sub
Date: Tuesday, March 23, 2021 9:19:09 AM

Troy,

The Kuna Fire District has no objection to the conceptual layout for this project. At first glance we had concerns with access but it appears that future development around this project will provide the required access within a reasonable time frame.

We do have concerns with fire suppression water supply. Neighboring developments have been passing the fire flow requirements with the slimmest of margins. This area of the Kuna domestic water system is on the outreaches of its design and many areas are on single dead end main lines. Although some of the neighboring developments have passed the minimum fire suppression water flow requirements, we are nearing a crisis situation where future development may demand water flows that will put the whole area deficient of the required fire suppression water supply flow requirements.

Serious consideration of increasing the available water supply should be taken. My belief is that for any future development, looped/gridded main lines need installed to alleviate the problem that exist with the present dead end main lines. Also more wells and pumps to meet the increased demand that these future developments will need just to meet the minimum requirements.

At present, with the dead end main lines, we have no way of determining what the actual fire suppression water flow will be until final completion of the development. My fear is that when a development is approved and millions of dollars are invested in the construction, and at the final Plat Approval process, when the actual fire suppression water flow testing is conducted, the test fails. That will be a crisis. We will not be able to sign off approval until the water flows are increased. There will be a lot of very unhappy people if this happens.

In summary, I believe that we are borderline crisis mode right now, we need to hold the developers 'feet to the fire' and address this water supply issue prior to any subdivision being approved and constructed, because after the subdivision is completed is not the time to find out that we do not have enough water supply.

Thank you,
Reggie Edwards
Deputy Fire Marshal
Kuna Rural Fire District

From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Thursday, March 11, 2021 4:20 PM
Subject: PART I - Arrowwood Heights Sub

Good afternoon,

Our office has not received comments from you folks for this project and want to double check to see if you plan to submit comments for this project.

If you have questions, please let me know!

Troy

Troy Behunin

Planner III

City of Kuna

751 W. 4th Street

Kuna, ID 83634

TBehunin@Kunald.Gov



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:
03/22/21	21880

LEGAL NOTICE

Case Nos. 20-07-AN & 20-16-S: Arrowwood Heights Subdivision; Annexation & Preliminary Plat.

JESSICA REID
 1 KUNA, CITY OF
 P.O. BOX 13
 KUNA, ID 83634

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing Tuesday, April 13, 2021, at 6:00 PM, or as soon as can be heard; in connection with an Annexation (AN) & Preliminary Plat (S) request for Arrowwood Heights Subdivision. Wendy Shrief of JUB Engineers on behalf of Hayden Homes, requests to annex approx. 53.16 ac. into Kuna City Limits and subdivide into 177 Single-Family Residential lots, 26 Common Lots, 4 shared driveways, and 1 Commercial Lot. In total, approx. 33.71 ac. R-6 (Med. Density Residential), approx. 7.59 ac. R-8 (Med. Density Residential), & approx. 9.79 ac. C-1 (Neighborhood Commercial) for future development. The project proposes a Net Density of 7.93 DUA (Dwelling Units per Acre) & 4.29 Gross DUA, with 16% open space. The subject site is located at 7445 S Ten Mile Road, Kuna, ID 83634, within Section 3, Township 2 North, Range 1 West (APN: S1303417354).

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

March 24, 2021 83802

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
83802	PH 4/13/21 - ARROWWO	03/24/21	03/24/21	1	\$55.32

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: **\$0.00**
 Surcharge: **\$0.00**
 Credits: **\$0.00**

Gross: **\$55.32**
 Paid Amount: **\$0.00**

Amount Due: \$55.32

We Appreciate Your Business!

NEOPOST FIRST-CLASS MAIL
03/24/2021
US POSTAGE \$000.00
ZIP 83634
041M11460992

Kuna Planning & Zoning
PO Box 343
Kuna, ID 83634

NOTICE

Suggestions for Testifying at the Public Hearing:

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.



751 W 4th Street • PO Box 13
 Kuna, ID 83634 • (208) 922-5274
www.kunacity.id.gov



Dear Property Owner: NOTICE IS HEREBY GIVEN that the Planning & Zoning Commission is scheduled to hold a Public Hearing on April 13, 2021, beginning at 6:00 PM (or as soon as it may be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634 on the following case:

**ANNEXATION (AN) & PRELIMINARY PLAT (S)
 Arrowwood Heights Subdivision**

Wendy Shrief of JUB Engineers, on behalf of Hayden Homes, requests to annex approx. 53.16 ac. into Kuna City Limits and subdivide into 177 Single-Family Residential lots, 26 Common Lots, 4 shared driveways, and 1 Commercial Lot. In total, approx. 33.71 ac. R-6 (Med. Density Residential), approx. 7.59 ac. R-8 (Med. Density Residential), & approx. 9.79 ac. C-1 (Neighborhood Commercial) for future development. The project proposes a Net Density of 7.93 DUA (Dwelling Units per Acre) & 4.29 Gross DUA, with 16% open space. The subject site is located at 7445 S Ten Mile Road, Kuna, ID 83634, within Section 3, Township 2 North, Range 1 West (APN: S1303417354).

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 **April 7, 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.



N Ten Mile Road

MAILED 03.24.2021



The public is invited to provide comment; 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](http://KunaCity.ID.gov), KunaCity.ID.gov> *Doing Business*> *Forms & Applications*> *Frequently requested Applications and Forms*> *ONLINE 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](http://Kunacity.id.gov) 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, social distancing is encouraged within Council Chambers; mask wearing is at individual discretion. 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 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 Arrowwood Heights
(NAME OF SUBDIVISION OR ADDRESS) was posted as required per Kuna City Ordinance
5-1A-8. Sign posted 30th day of March, 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 30th day of March, 2021.

Signature,

Ryan Art - Premier Signs
Owner/Developer Inc.

STATE OF IDAHO)
County of Ada) : ss

On this 30th day of March, 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.

Holly Weigel
Notary Public
Residing at 10909 Westgate Dr Boise ID
Commission Expires 3/30/21



CITY OF KUNA PUBLIC HEARING NOTICE

Before The Kuna Planning and Zoning
Commission

THE CITY OF KUNA will hold a public hearing
on April 13, 2021 at 8:00 PM, at
Kuna City Hall

REQUEST: Amended Heights Subdivision, 22-27-28, 29-19-3,
29-20-88. This is an immediate application to amend
0.20 acres with R-4, R-2 and C-1 zoning, a design
review application, and a preliminary plat application
to zoning 177 single family lots, 28 common lots, and
4 shared driveway lots on 41.2 acres.

LOCATION: 740 S Tee Mile Road
APPLICATOR: JCB Engineers, Inc.
CONTACT: Sara Planning & Survey at 208-621-0344

From: noreply@civicplus.com
Sent: Wednesday, March 31, 2021 11:06 AM
To: Jace Hellman; City Clerk
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

Please complete the form with your testimony for the below referenced case for the Public Hearing record.

Case Number/Description	PRELIMINARY PLAT AND ANNEXATION - ARROWWOOD HEIGHT'S SUBDIVISION
-------------------------	--

Public Hearing Date	4/13/2021
---------------------	-----------

Will you also be providing in person testimony at the Public Hearing	No
--	----

In Favor, Neutral or In Opposition	Opposition
------------------------------------	------------

Email	joetwh@aol.com
-------	--

Phone Number	208 891-9521
--------------	--------------

First Name	JOSEPH
------------	--------

Last Name	GUIDO
-----------	-------

Address1	7744 S BELLA TERRA LN
----------	-----------------------

City	MERIDIAN
------	----------

State	ID
-------	----

Zip	83642
-----	-------

Written Testimony	<p>April 1, 2021 TO: CITY OF KUNA PLANNING AND ZONING RE: ANNEXATION & PRELIMINARY PLAT – Arrowwood Heights Subdivision COMMENTS BY: JOE & KATHY GUIDO / IRONHORSE SUBDIVISION We request that Lot's 21 & 22, Blk 1, Ironhorse Subdivision receive a landscape buffer and restriction for single story residence's along the the Guido's North Boundry and</p>
-------------------	--

Arrowwood Heights Subdivision's Southern border.

- Lot's 10 & 20 of Ironhorse Subdivision have received a very generous buffer of common area park.
- 7015 S Ten Mile Rd has received a full landscape buffer with zero infrastructure or homes on its entire border.

The Guido's personal residence is 250' from the South boundary of the proposed R-6 and R-8 density Arrowwood Heights Subdivision.

It would only be fair to grant a landscape buffer and restrict those lots along the Southern border of Arrowwood Height's Subdivision to be Single Level Homes.

Future development of Ironhorse Subdivision's 81 Acre Lot No. 21 needs to be considered in our request.

By checking the "I agree" box below, you agree and acknowledge that submitting, that this testimony will be a public record and a part of the case file for the governing body. Any testimony submitted after the public hearing Will Not be considered by the governing body.

Electronic Signature
Agreement

I Agree

Email not displaying correctly? [View it in your browser.](#)



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



Case Name: Coffelt
Case No.(s): 21-01-AN (Annexation)

EXHIBITS		Page No.
1	Exhibit List	1
2	Staff Report	2
3	Annexation Application	11
4	Vicinity Map	17
5	Letter of Intent	18
6	Deed	19
7	Affidavit of Legal Interest	22
8	Neighborhood Meeting Certification	23
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15	Ada County Highway District	41
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B. Applicant’s Request:

Addison Coffelt requests approval to annex approximately 4.00 acres into Kuna City limits with an R-2 (Low Density Residential) zoning district classification. The subject site is located at 8800 S Linder Road, Meridian, ID 83642, within Section 12, Township 2 North, Range 1 West (APN: S1312325400).

C. Site History:

Currently the property is zoned Rural Residential (RR) within unincorporated Ada County. Historically this parcel has been utilized for agricultural purposes.

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 designates the approximately 4.00-acre site as Low Density Residential.

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates no future pathways or trails through the subject site. However, a bike route is proposed through the subject site.

3. **Surrounding Land Uses:**

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

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

Property Owner	Parcel Size:	Current Zone:	APN:
Matthew and Addison Coffelt	4.00	RR (Ada County)	S1312325400

5. **Services:**

- Sanitary Sewer– Private System
- Potable Water – Private System
- Fire Protection – Kuna Rural Fire Dist. (KRFD)
- 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 has no structures. On-site vegetation is consistent with that of agriculture fields. The sites have an estimated average slope of 1% to 1.4%. According to the USDA Soil Survey for Ada County, bedrock depth for the site is estimated to be greater than 60 inches.

7. **Transportation / Connectivity:**

The residence is accessed through APN: S1312325500, which is also owned by Matthew and Addison Coffelt. There is no new development proposed with this application. Transportation improvements will be made at the time of future development in accordance with KCC standards and ACHD policy.

8. **Environmental Issues:**

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

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

- Boise Project Board of ControlExhibit B-2
- Kuna Police Department Exhibit B-3
- Nampa Meridian Irrigation DistrictExhibit B-4
- Ada County Highway District Exhibit B-5
- City Engineer Exhibit B-6

E. Staff Analysis:

The applicant held a neighborhood meeting with neighboring land owners within 300 ft of the proposed project area on January 20, 2021, there were two (2) attendees. The meeting minutes have been included as a part of this application.

Staff has determined that the property is eligible for annexation into Kuna City limits. The property owner is consenting to the annexation and the property is contiguous with Kuna City limits situated to the north of the subject site.

The applicant is proposing to annex approximately 4.00 acres into Kuna City Limits with an R-2 zoning district classification, in accordance with the low-density residential land use designation on the FLUM.

This request is limited to the annexation of the land into Kuna City Limits, with no development associated with the application.

Staff has determined the applicant’s annexation request is in compliance with Kuna City Code, Title Five; Idaho Statutes §50-222 and §67-65 and the goals and policies set in Kuna’s Comprehensive Plan. Staff recommends that if the Commission recommends approval to the City Council, that the applicant be subject to the conditions of approval listed in section “J” of this report, as well as any additional conditions designated by the Planning and Zoning Commission.

F. Applicable Standards:

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

G. Proposed Findings of Fact and Conclusions of Law:

Based upon the record contained in Case No. 21-01-AN, including the Comprehensive Plan, Kuna City Code, Staff’s Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby recommends **approval/ denial** of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 21-01-AN, a request from Addison Coffelt, to annex approximately 4.00 acres into Kuna City limits with and R-2 (Low Density Residential) zoning district classification.

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. 21-01-AN, 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 Kuna City Code Title 5.*

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

Staff Finding: Neighborhood notices were mailed to residents within 300-ft of the proposed project site on April 7, 2021 and a legal notice was published in the Kuna Melba Newspaper on April 7, 2021. The applicant posted a sign on the property on April 15, 2021.

3. Based on the evidence contained in Case No. 21-01-AN, this proposal **does/does not** generally comply with the Comprehensive Plan.

Staff Finding: The Comp Plan designates the future land use designation of the proposes subject site as Low Density Residential. The applicant is requesting a R-2 (Low Density Residential) zoning district classification.

4. The contents of the proposed annexation application **does/does not** contain all of the necessary requirements as listed in Kuna City Code.

Staff Finding: Review by staff of the proposed annexation confirms all technical requirements listed in KCC were provided.

5. All private landowners **have/have not** consented to annexation.

Staff Finding: An affidavit of legal interest was signed by Addison Coffelt, therefore consenting to the annexation of the proposed project site.

6. The proposed project lands **are/are not** contiguous or adjacent to property within Kuna City Limits.

Staff Finding: The parcel is contiguous with City limits to the north.

7. 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 than 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 annexation and preliminary plat requests 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.A: Ensure community design directs growth and implements sustainable land use patterns.
 - Objective 3.A.1: Use the Future Land Use Map and land use regulations to direct development, encourage complementary and compatible land uses, and achieve good community design.
- Goal 3.G: Respect and protect private property rights.
 - Objective 3.G.1: Ensure land use policies, restrictions, and fees do not violate private property rights.
 - Policy 3.G.1.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.

I. Proposed Kuna City Code Analysis:

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

Comment: *The proposed application **adheres/does not adhere** to the applicable requirements of KCC Title 5.*

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

Comment: *There is no development proposed with this application.*

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

Comment: *At time of future development, public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels. At this time, the applicant will decommission the septic system and connect to City Sewer services, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2 or as determined by the City Engineer.*

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 annexation and preliminary plat applications 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.

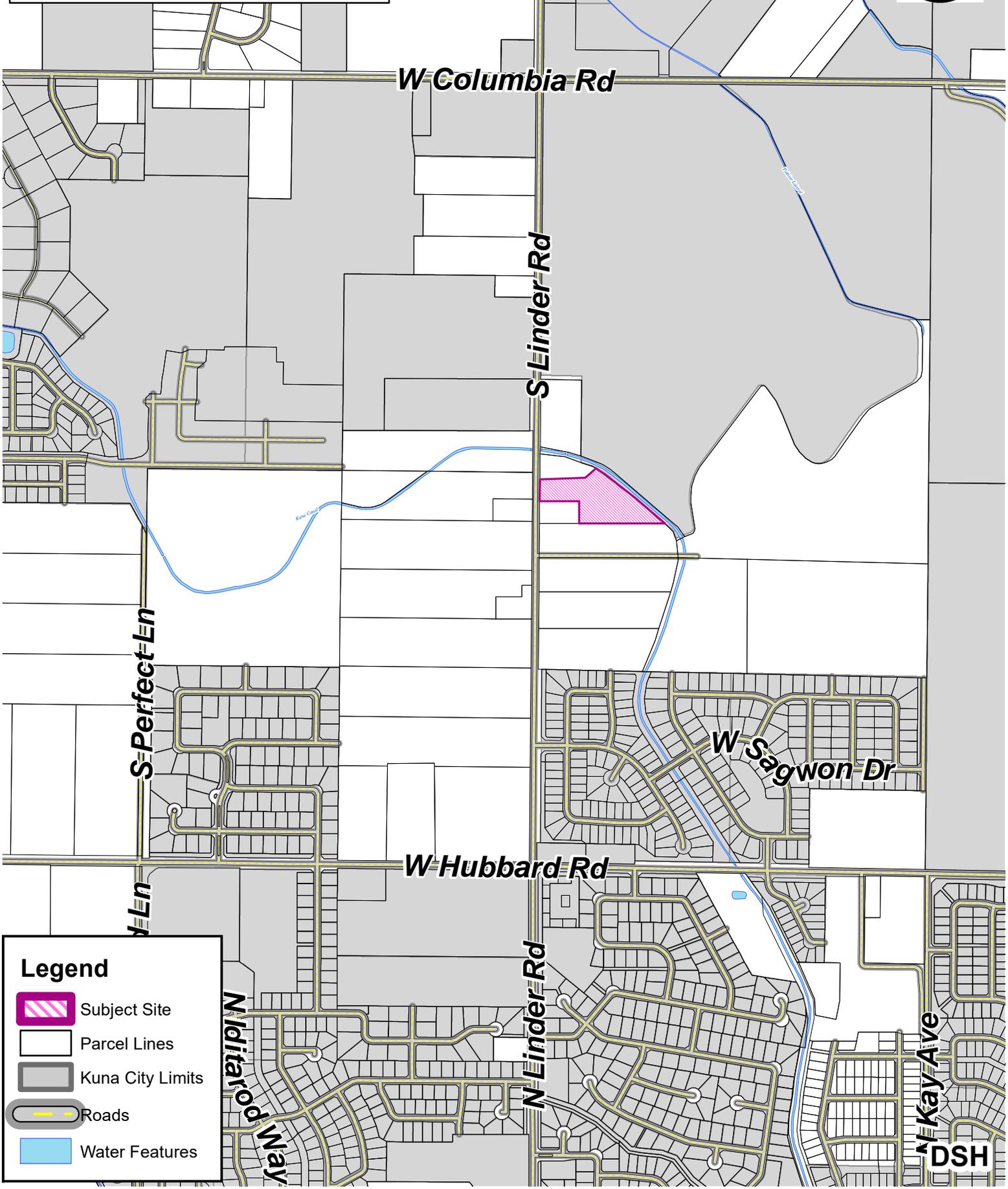
Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends **approval/denial** of Case No. 21-01-AN (*Annexation*), a request from Addison Coffelt, to annex approximately 4.00 acres into Kuna City limits with and R-2 (Low Density Residential) zoning district classification subject to the following conditions of approval:

1. Upon development 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 connections.
 - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 - d. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
 - e. The Kuna Municipal Irrigation 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.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.

4. When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System (KMIS) of the City.
5. 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.
6. Developer/owner/applicant shall follow staff, City Engineers and other agency requirements as applicable.
7. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 27th day of April, 2021.

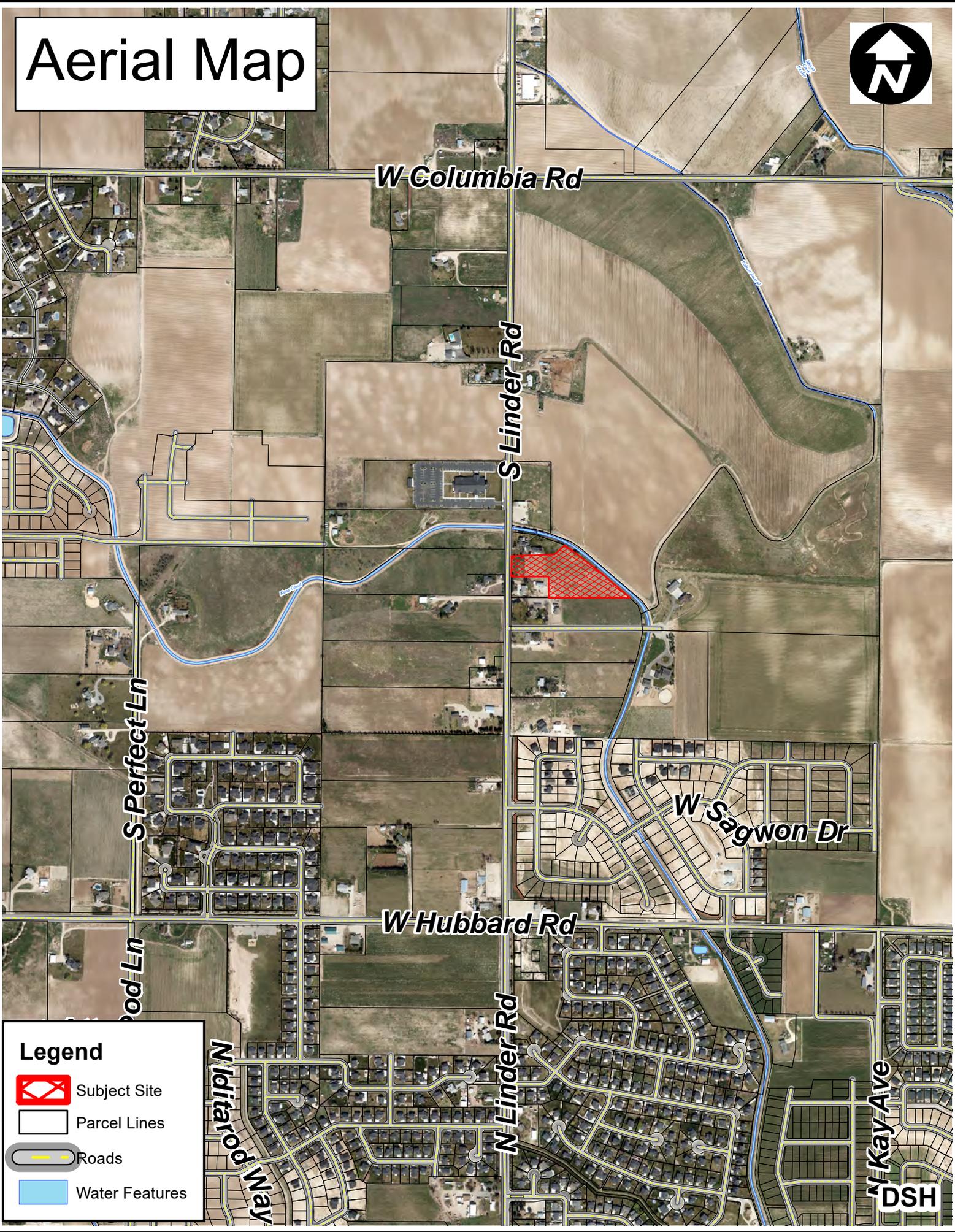
Vicinity Map



Legend

-  Subject Site
-  Parcel Lines
-  Kuna City Limits
-  Roads
-  Water Features

Aerial Map



W Columbia Rd

S Linder Rd

S Perfect Ln

W Sagwon Dr

W Hubbard Rd

S Linder Ln

N Linder Rd

N Kay Ave

N Iditarod Way

Legend



Subject Site



Parcel Lines



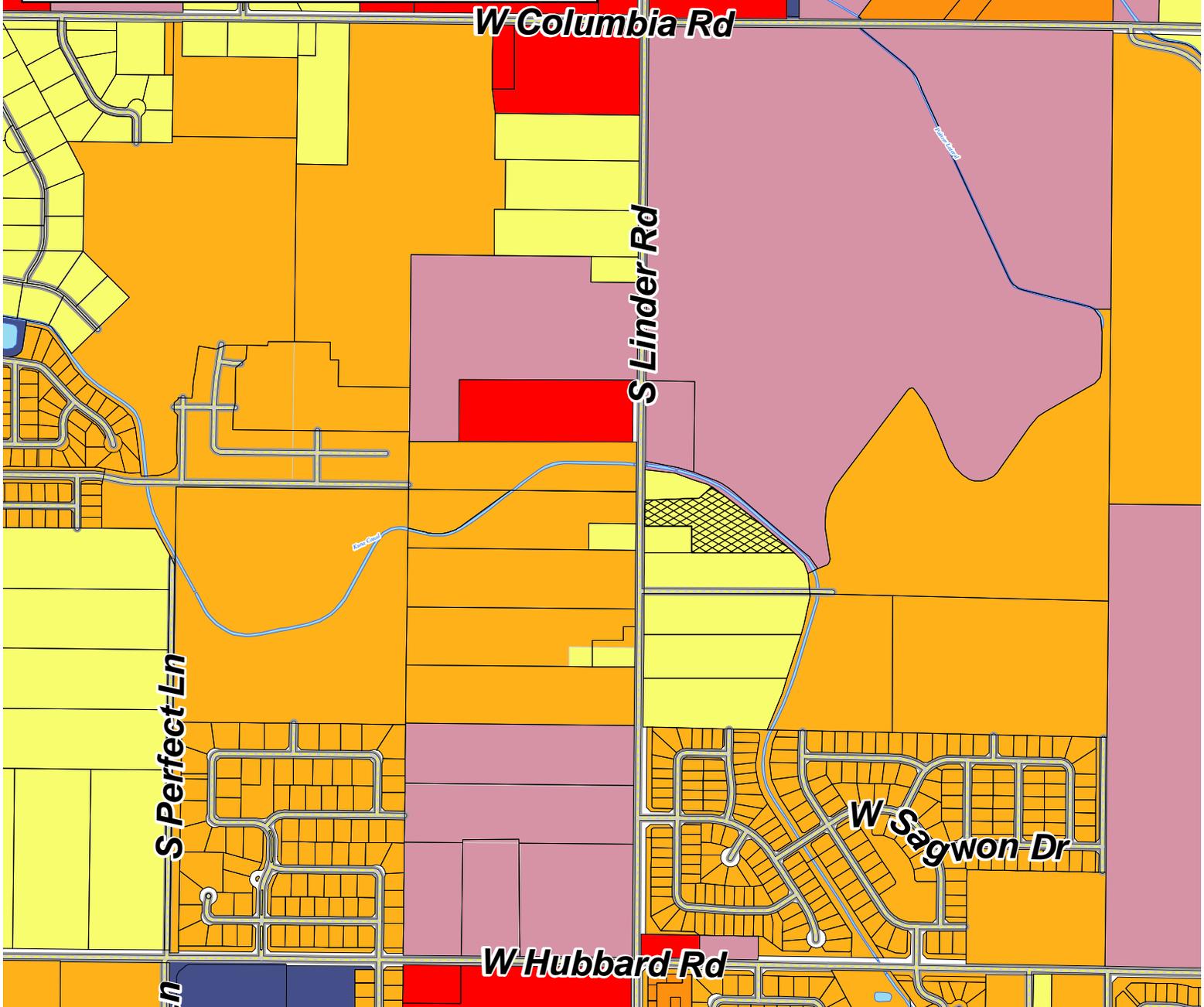
Roads



Water Features

DSH

Future Land Use Designations



Legend

- | | | | |
|--|----------------------------|---|------------------|
|  | Subject Site |  | Heavy Industrial |
|  | Agriculture |  | Light Industrial |
|  | High-Density Residential |  | Mixed-Use |
|  | Medium-Density Residential |  | Public |
|  | Low-Density Residential |  | State |
|  | Commercial |  | Federal |

N Kay Ave
DSH

Doug Hanson

From: noreply@civicplus.com
Sent: Friday, January 29, 2021 7:26 AM
To: Jessica Reid; Doug Hanson
Subject: Online Form Submittal: Annexation

Annexation

Step 1

Please complete each section of application in full
NOTE: Engineering fees shall be paid by the applicant if required.

Project Name	Coffelt Annexation
--------------	--------------------

Case Number	<i>Field not completed.</i>
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(Section Break)

Contact/Applicant Information

Owner(s) of Record:	Addison Coffelt
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Phone:	2089215037
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Email:	addisoncoffelt@gmail.com
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Address1	8800 S Linder Road
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Address2	<i>Field not completed.</i>
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City	Meridian
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State	Idaho
-------	-------

Zip	83642
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Applicant (Developer):	Addison Coffelt
------------------------	-----------------

Applicant (Developer) Company:	<i>Field not completed.</i>
-----------------------------------	-----------------------------

Phone:	2089215037
--------	------------

Email:	addisoncoffelt@gmail.com
--------	--------------------------

Address1	8800 S Linder Road
----------	--------------------

Address2	<i>Field not completed.</i>
City	Meridian
State	Idaho
Zip	83642
Engineer/Representative:	<i>Field not completed.</i>
Engineer/Representative Company:	<i>Field not completed.</i>
Phone:	2089215037
Email:	<i>Field not completed.</i>
Address1	<i>Field not completed.</i>
Address2	<i>Field not completed.</i>
City	<i>Field not completed.</i>
State	<i>Field not completed.</i>
Zip	<i>Field not completed.</i>

(Section Break)

Subject Property Information

Site Address:	8800 S Linder Road
Nearest Cross Streets:	Linder Road & Columbia Road
Parcel Number(s)	S1312325400
Section, Township, Range:	Meridian
Property Size:	4 acres
Current Land Use:	United States
Current Zoning District:	<i>Field not completed.</i>
Proposed Land Use:	Residential
Proposed Zoning District:	R-2

(Section Break)

Project Description

Project/Subdivision Name:	<i>Field not completed.</i>
General description of proposed project/request:	Annex four-acre parcel for residential development
Type of Use Proposed - Check all that apply:	Residential
If Other has been selected, please provide a description:	<i>Field not completed.</i>
Amenities provided with this development:	N/A
(Section Break)	
Residential Project Summary (if applicable)	
Are there existing buildings?	No
Please describe existing buildings:	<i>Field not completed.</i>
Any existing buildings to remain?	<i>Field not completed.</i>
Number of Residential Units:	<i>Field not completed.</i>
Number of buildable Lots:	<i>Field not completed.</i>
Number of common lots and/or other lots:	<i>Field not completed.</i>
Type of dwellings proposed?	Single-Family
Minimum square footage of structures:	1200
Gross Density (DU/Acre - Total Property):	2/acre - per zoning
Net Density (DU/Acre - Excluding Roads):	N/A
% of Open Space provided:	N/A
Acreage of Open Space:	N/A

Type of Open Space provided? N/A

(Section Break)

Non-Residential Project Summary (if applicable):

Number of building lots: *Field not completed.*

Other lots: *Field not completed.*

Gross floor area Square Footage: *Field not completed.*

Existing (if applicable): *Field not completed.*

Hours of Operation: *Field not completed.*

Building Height: *Field not completed.*

Total Number of Employees: *Field not completed.*

Max. Number of Employees at one time? *Field not completed.*

Number & ages of students & children: *Field not completed.*

Seating Capacity: *Field not completed.*

Existing fencing? Type? Will it remain? *Field not completed.*

Fencing type, size & location? *Field not completed.*

Handicapped parking spaces: *Field not completed.*

Total parking spaces: *Field not completed.*

Width of driveway aisle: *Field not completed.*

Proposed lighting: *Field not completed.*

Proposed landscaping: *Field not completed.*

Step 2

Project Name: Coffelt Annexation

Applicant: Addison Coffelt

All applications are required to contain one (1) copy of the following:
NOTE: Original Affidavits of Legal Interest must be mailed with payment after receipt of Completeness Letter.

Letter of Intent	Letter of Intent.pdf
Vicinity Map	Vicinity Map.pdf
Legal Description of Annexation Area	Coffelt Annexation Legal Des.pdf
Recorded Warranty Deed for Property	Coffelt Deed.pdf
Proof of Ownership	Deed and Legal Aff.pdf
Development Agreement	<i>Field not completed.</i>
Neighborhood Meeting Certification	Neighborhood Meeting Info.pdf
Commitment of Property Posting	Comm to Sign.pdf

(Section Break)

By checking the "I agree" box below, you agree and acknowledge that 1) Your application will not be signed in the sense of a traditional paper document, 2) By signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) You may still be required to provide a traditional signature at a later date.

First Name	Addison
Last Name	Coffelt
Electronic Signature Agreement	I Agree
Date & Time	1/29/2021 7:30 AM

(Section Break)

Neighborhood Meeting Certification Form	Click Here
Commitment to Property Posting Form	Click here

Email not displaying correctly? [View it in your browser.](#)

Vicinity Map



SUBJECT: COFFELT ANNEXATION; LETTER OF INTENT

The intent of annexation for the four-acre parcel located at 8800 S Linder Road, parcel number S1312325400, is to build one single-family home with the potential for a future lot split. The rural nature of the property would be preserved as the zoning provided upon annexation would be R-2, in alignment with the Kuna Comprehensive Plan Future Land Use Map.

After communications with the Public Works Department, it was found that City water is available to the property; however, sewer is currently unavailable and it was advised that a septic system may be permitted, if approved by Central District Health.

Ultimately, the proposed development of the four-acre parcel will not negatively impact the surrounding land uses as it will comply with City's Comprehensive Plan and Future Land Use Map.

Please consider our proposal as we greatly look forward to planting roots in the City of Kuna as long-term residents.

Addison Coffelt



QUITCLAIM DEED

ACCOMMODATION

FOR VALUE RECEIVED,

Matthew Coffelt and Addison Coffelt, husband and wife

do(es) hereby convey, release, remise and forever quitclaim unto

Matthew Coffelt and Addison Coffelt, husband and wife

whose current address is: 8800 S Linder Road, Meridian, ID 83642

the following described premises:

See attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Dated: 15 day of January in the year 2021.

Matthew E Coffelt
Matthew Coffelt

Addison Coffelt
Addison Coffelt

State of Idaho } ss
County of Ada }

On this 15 day of January, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Matthew Coffelt and Addison Coffelt, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument.

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

Carlee Oswald
Notary Public for the State of Idaho
Residing at: Meridian
Commission Expires: March 9, 2024

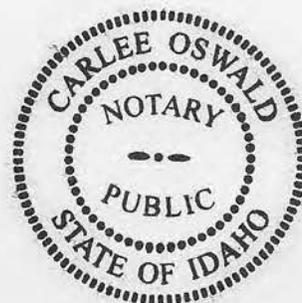


EXHIBIT "A"

Parcel 1

A parcel of land being a portion of the Northwest Quarter of the Southwest Quarter of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Beginning at a brass cap marking the West Quarter corner of the said Section 12;
Thence South 00°00'00" East 27.10 feet along the Westerly boundary of the said Northwest Quarter of the Southwest Quarter of Section 12, which is also the centerline of South Linder Road, to a point;
Thence South 90°00'00" East 338.32 feet to a point, also said point being the REAL POINT OF BEGINNING;
thence continuing South 90°00'00" East 153.25 feet to an iron pin;
thence North 52°19'40" West 37.16 feet to an iron pin;
thence North 61°18'20" West 69.57 feet to an iron pin;
thence South 48°13'14" West 84.22 feet to the POINT OF BEGINNING.

AND TOGETHER WITH

A parcel of land in the Northwest Quarter of the Southwest Quarter of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at a point on the section line which bears South 27.10 feet from the quarter section corner common to Sections 11 and 12, Township 2 North, Range 1 West, Boise Meridian;

Thence South along the section line 316.20 feet to a point; thence East 873.71 feet to a steel iron on the Westerly side of the canal North 48°39' West along the Westerly side of said canal 260.86 feet to a steel pin; thence North 52°19'40" West along the Westerly side of said canal 235.39 feet to a steel pin: thence West 491.57 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM the following described parcel of land:

A parcel of land, being a portion of the Northwest Quarter of the Southwest Quarter of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Beginning at a brass cap marking the West Quarter corner of the said Section 12;

Thence South 00°00'00" East 27.10 feet along the Westerly boundary of the said Northwest Quarter of the Southwest Quarter of Section 12, which is also the centerline of South Linder Road, to a point, also said point being the REAL POINT OF BEGINNING;
thence continuing South 00°00'00" East 19.45 feet along the said Westerly boundary of the Northwest Quarter of the Southwest Quarter of Section 12 to a point;
thence North 87°56'45" East 330.00 feet to an iron pin;
thence North 48°13'14" East 11.44 feet to a point;
thence North 90°00'00" West 338.32 feet to the POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM the following described parcel of land:

A parcel of land in the Northwest Quarter of the Southwest Quarter of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at a point on the section line which bears South, 193.30 feet from the quarter-section corner common to Sections 11 and 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho;

Thence South along said section line, 150.00 feet to a point;
thence East, 290.40 feet to a point;
thence North, 150.00 feet to a point;
thence West, 290.40 feet to the POINT OF BEGINNING.

Parcel 2

A parcel of land in the Northwest Quarter of the Southwest Quarter of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at a point on the section line which bears South, 193.30 feet from the quarter-section corner common to Sections 11 and 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho;

Thence South along said section line, 150.00 feet to a point;
thence East, 290.40 feet to a point;
thence North, 150.00 feet to a point;
thence West, 290.40 feet to the POINT OF BEGINNING.

EXCEPT ditch and road rights-of-way.



City of Kuna AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
) ss.
County of Ada)

I, Addison Coffelt , 8800 S Linder Rd
Name Address
Meridian , ID 83642
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to _____
Name Address

to submit the accompanying application pertaining to that property.

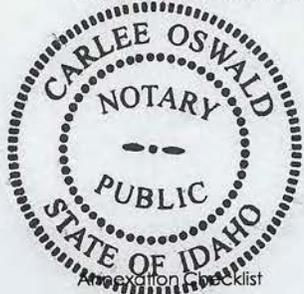
B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

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 15th day of January, 20 21

[Signature]
Signature

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



Carlee Oswald
Notary Public for Idaho

Residing at: Meridian, Idaho

My commission expires: March 9, 2024



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 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

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

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

The meeting cannot take place more than 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: Annex four-acre parcel for residential development

Date and time of neighborhood meeting: 1/20/2021, 6-6:30 pm

Location of neighborhood meeting: on-site; 8800 S Linder Rd. Meridian, ID 83642

SITE INFORMATION:

Location: Quarter: _____ Section: 12 Township: 2N Range: 1W Total Acres: 4

Subdivision Name: _____ Lot: _____ Block: _____

Site Address: 8800 S Linder Rd. Meridian, ID 83642 Tax Parcel Number(s): S1312325400

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

CURRENT PROPERTY OWNER:

Name: Addison Coffelt

Address: 8800 S Linder Rd. City: Meridian State: ID Zip: 83642

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

Name: Addison Coffelt Business (if applicable): _____

Address: 8800 S Linder Rd City: Meridian State: ID Zip: 83642

PROPOSED USE:

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

Application Type	Brief Description
+ Annexation	Annex four-acre parcel for residential development
Re-zone	
Subdivision (Sketch Plat and/or Prelim. Plat)	
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: Addison Coffelt

Address: 8800 S Linder Rd

City: Meridian State: ID Zip: 83042

Telephone: 208 921 5037 Fax:

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

Signature: (Applicant)  Date 1/20/2021

SIGN IN SHEET

PROJECT NAME: Coffelt Annexation

Date: 1/20/2021

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	PAUL HUDSON	8604 W HIGHWAY LN	83616	859-4600
2	Evan Bender	8940 S Linden	83642	208-440-6639
3				
4				
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7				
8				
9				
10				
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County	Parcel	Primary Owner	Property Address	Subdivision	Property City
Ada	S1311142100	✓ PALMER STEVE L &	8735 S LINDER RD	2N 1W 11	MERIDIAN, ID 83642-0C
Ada	S1311417200	✓ BISHOP DELBERT L	S LINDER RD	2N 1W 11	MERIDIAN, ID 83642-0C
Ada	S1311417400	✓ BISHOP DELBERT LARE	8855 S LINDER RD	2N 1W 11	MERIDIAN, ID 83642-0C
Ada	S1311417500	✓ FRISCH DONNA B	8911 S LINDER RD	2N 1W 11	MERIDIAN, ID 83642-0C
Ada	S1312223000	PATTERSON FAMILY EM	8430 S LINDER RD	2N 1W 12	MERIDIAN, ID 83642-0C
Ada	S1312233600	✓ KIRBY GREGG M	8780 S LINDER RD	2N 1W 12	MERIDIAN, ID 83642-0C
Ada	S1312233700	✓ KIRBY GREGG M	8780 S LINDER RD	2N 1W 12	MERIDIAN, ID 83642-0C
Ada	S1312233990	✓ ROBISON FLOYD	S LINDER RD	2N 1W 12	MERIDIAN, ID 83642-0C
Ada	S1312314850	✓ ASHLEY TOBY J	1286 W WILD SHEEP LN	2N 1W 12	MERIDIAN, ID 83642-0C
Ada	S1312325400	COFFELT MATTHEW	8800 S LINDER RD	2N 1W 12	MERIDIAN, ID 83642-0C
Ada	S1312325500	COFFELT MATTHEW	8800 S LINDER RD	2N 1W 12	MERIDIAN, ID 83642-0C
Ada	S1312325550	✓ BENDER EVAN J	8940 S LINDER RD	2N 1W 12	MERIDIAN, ID 83642-0C
Ada	S1312325600	OKI INVESTMENTS LLC	8980 S LINDER RD	2N 1W 12	MERIDIAN, ID 83642-0C
Ada	S1312325900	BARTHELMESS JOHN C	1285 W WILD SHEEP LN	2N 1W 12	MERIDIAN, ID 83642-0C

Owner Address	Owner City	Total Value	Acres	Legal 1	Legal 2	Zoning
8735 S LINDER RD	MERIDIAN, ID 8364	276200		8.38	PAR #2100 SEC 11 2N	RR
8855 S LINDER RD	MERIDIAN, ID 8364	88000		6.69	PAR #7200 SEC 11 2N	RR
8855 S LINDER RD	MERIDIAN, ID 8364	228600		0.91	PAR #7400 SEC 11 2N	RR
8911 S LINDER RD	MERIDIAN, ID 8364	409700		9.74	PAR #7500 SEC 11 2N	RR
4051 MOUNTAIN VIEW	FILER, ID 83328-555	413200	113.252		PAR #3000 OF PAINTEIA	
8780 S LINDER RD	MERIDIAN, ID 8364	64200		3.17	PAR #3600 SEC 12 2N	RR
8780 S LINDER RD	MERIDIAN, ID 8364	416400		1.07	PAR #3700 SEC 12 2N	RR
9101 GARDENIA DR	DENTON, TX 76207	0		1.1	PAR #3990 KUNA CAN. A	
1286 W WILD SHEEP	MERIDIAN, ID 8364	593500		35.36	PAR #4850 SEC 12 2N	RR
8800 S LINDER RD	MERIDIAN, ID 8364	49900		4	PAR #5400 SEC 12 2N	RR
8800 S LINDER RD	MERIDIAN, ID 8364	318800		0.91	PAR #5500 SEC 12 2N	RR
8940 S LINDER RD	MERIDIAN, ID 8364	657700		4.86	PAR #5550 SEC 12 2N	RR
17 TWILEGAR LN	HORSESHOE BEND,	345300		4.86	PAR #5600 SEC 12 2N	RR
1285 W WILD SHEEP	MERIDIAN, ID 8364	698200		10	PAR #5900 SEC 12 2N	RR

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 1/20/2021 Number of Attendees: 2

Meeting Location: On-site; 8800 S Linder Rd., Meridian, ID
83642

Description of Project Presented:
Four-acre parcel annexation for one single-family
build with potential future lot split.

Attendee's comments:
Paul Hudson: Think its great, surrounding property
owners are likely to do the same. Asked about
timeframe.

Evan Bender: commented on location of City
utilities and inquired about location of
proposed single-family home.

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

Addison Coffelt
Printed Name


Signature

1/20/2021
Date

December 30, 2020

RE: NEIGHBORHOOD MEETING – Wednesday, January 20, 2021, 6-6:30 p.m. at 8800 S Linder Rd, Meridian, ID 83642

Dear Property Owner:

You are invited to attend a neighborhood meeting for a proposed annexation for the four-acre parcel located at 8800 S Linder Rd, Meridian, ID 83642 (see **Vicinity Map**). The purpose of the proposed annexation is to allow for low density residential development within the City of Kuna.

Meeting details:

- **When:** Wednesday, January 20, 2021, 6-6:30 p.m.
- **Where:** On-site; 8800 S Linder Rd, Meridian, ID 83642
- **What:** Coordinate on future project plans and ask questions

The property owner will be available to discuss the project and answer any questions. Should you have any questions prior to the meeting or cannot attend, please do not hesitate to contact me at addisoncoffelt@gmail.com or at the phone number listed below.

Sincerely,



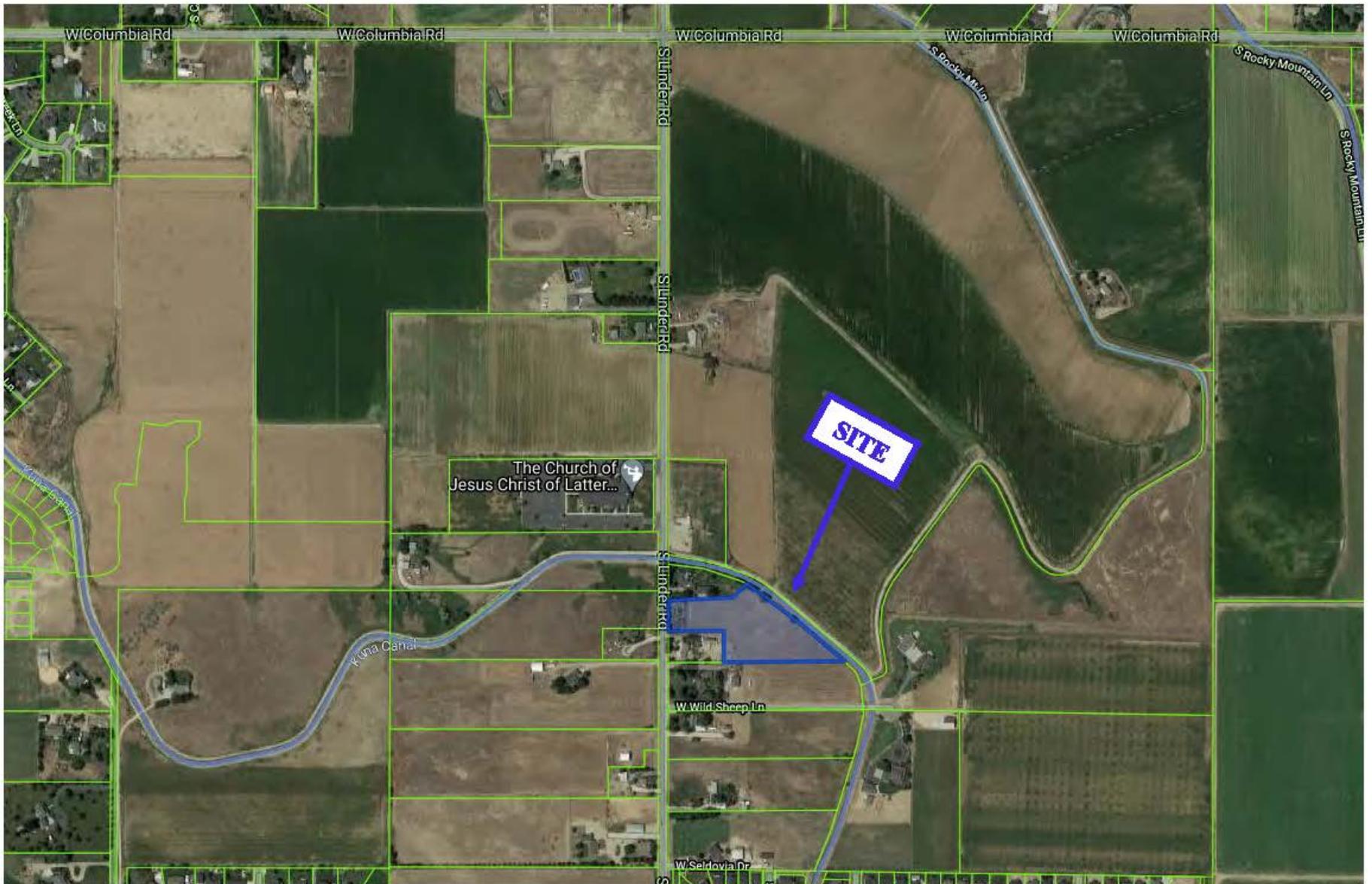
Addison Coffelt

Direct line: (208) 921-5037

Attachment (Reverse Side)

- Vicinity Map
-

Vicinity Map





City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

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

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

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

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

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

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


Applicant/agent signature:

1/28/2021

Date:



Client: Matthew and Addison Coffelt
Date: January 18, 2021
Job No.: 13920

ANNEXATION DESCRIPTION

A parcel of land being a portion of the NW 1/4 SW 1/4 and SW 1/4 NW 1/4 of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at a found 5/8 inch diameter iron pin with illegible cap marking the North West corner of said NW 1/4 SW 1/4, (West 1/4 corner) from which a found 3 inch diameter aluminum disk stamped "PLS11118 2015" marking the South West corner of said SW 1/4, (Section corner common to sections 11, 12, 13 and 14) bears S. 00° 29' 29" W., a distance of 2652.20 feet;

Thence along the Westerly boundary of said NW 1/4 SW 1/4, S. 00° 29' 29" W., a distance of 46.55 feet to the POINT OF BEGINNING;

Thence continuing along the Westerly boundary of said NW 1/4 SW 1/4, S. 00° 29' 29" W., a distance of 146.75 feet;

Thence leaving said Westerly boundary, S. 89° 30' 47" E., a distance of 290.40 feet;

Thence parallel with the Westerly boundary of said NW 1/4 SW 1/4, S. 00° 29' 29" W., a distance of 150.00 feet;

Thence S. 89° 30' 23" E., a distance of 583.07 feet to a found iron pin marking the Westerly side line of the North Line Kuna Canal;

Thence along the Westerly side line of said North Line Kuna Canal the following courses and distances:

Thence N. 48° 10' 50" W., a distance of 260.90 feet to a found iron pin;

Thence N. 51° 47' 53" W., a distance of 272.40 feet to a found iron pin;

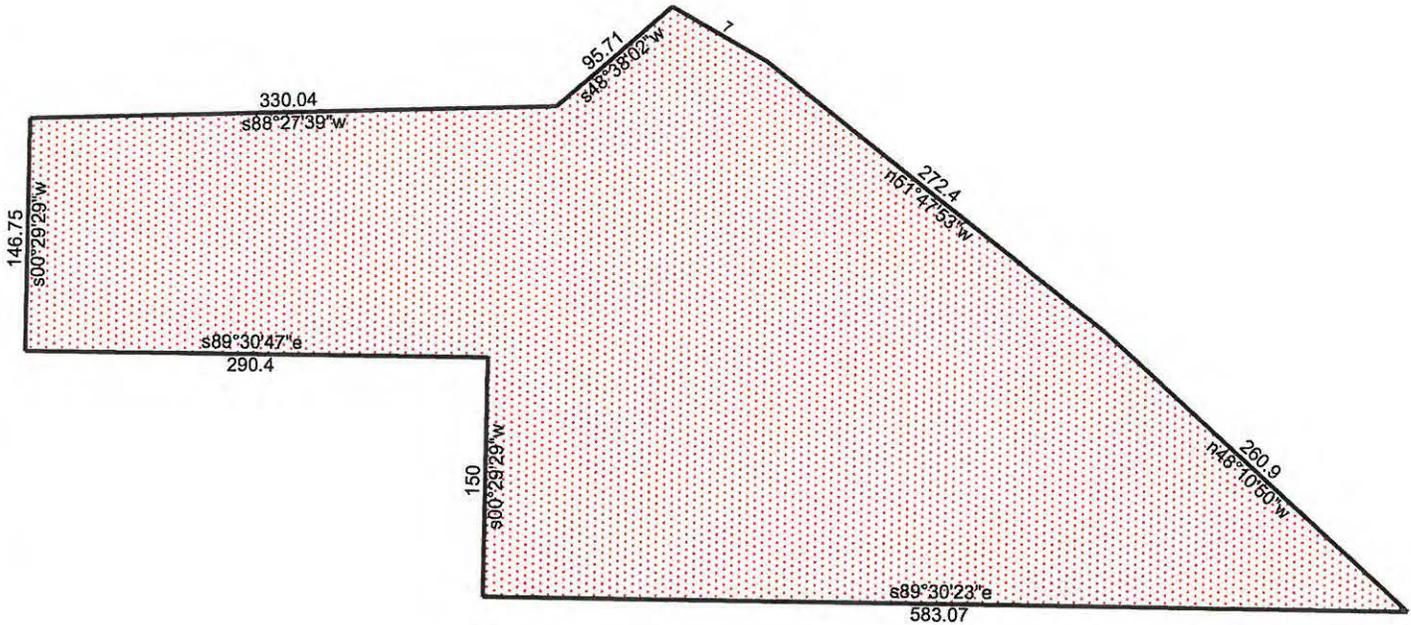
Thence N. 60° 46' 27" W., a distance of 69.48 feet;

Thence leaving said side line, S. 48° 38' 02" W., a distance of 95.71 feet to a found iron pin;

Thence S. 88° 27' 39" W., a distance of 330.04 feet to the POINT OF BEGINNING.

This parcel contains 3.99 acres more or less.





13920 Annexation Closure

1/18/2021

Scale: 1 inch= 120 feet

File:

Tract 1: 3.9974 Acres (174126 Sq. Feet), Closure: s71.2142w 0.01 ft. (1/239485), Perimeter=2199 ft.

- 01 s00.2929w 146.75
- 02 s89.3047e 290.4
- 03 s00.2929w 150
- 04 s89.3023e 583.07
- 05 n48.1050w 260.9
- 06 n51.4753w 272.4
- 07 n60.4627w 69.48

- 08 s48.3802w 95.71
- 09 s88.2739w 330.04



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

March 2, 2021

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

File Number & Case Name:	21-01-AN (Annexation) Coffelt
Project Description	The applicant requests to annex approximately 4.00 acres into Kuna City Limits with an R-2 zoning district classification. The subject site is located at 8800 S Linder Road, Meridian, ID 83642, within Section 12, Township 2 North, Range 1 West; (APN: S1312325400).
Site Location	8800 S Linder Road, Meridian, ID 83642
Owner/ Applicant	Addison Coffelt 8800 S Linder Road Meridian, ID 83642 addisoncoffelt@gmail.com
Public Hearing Date	Tuesday, April 27, 2021 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634
Staff Contact	Doug Hanson, Planner II dhanson@kunaid.gov Phone: 208.287.1771 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.*

GALE MASLONKA
CHAIRMAN OF THE BOARD
RICHARD DURRANT
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)

2485 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

RECEIVED
MAR 05 2021
CITY OF KUNA

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

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

03 March 2021

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

RE: Mathew Coffelt 21-01-AN
8800 S Linder Rd. Meridian
New York Irrigation District NY-026-007-00
Kuna Canal 223+70
Sec. 12, T2N, R1W, BM.

Doug Hanson, PlannerII:

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 35 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.

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 Statutes, 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.

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

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

The Boise Project does not approve landscaping (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. All easements must remain a flat drivable surface.

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.

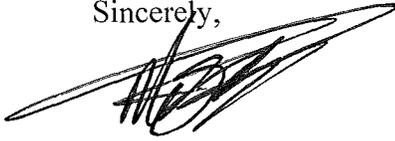
Whereas this property lies within the New York Irrigation District it is important that representatives of this development contact the NYID office as soon as possible to discuss the pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Boise Project Board of Control must receive a written response from the New York 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.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'TRITTHALER', written over a horizontal line.

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Clint McCormick Watermaster, Div; 2 BPBC
Terri Hasson Secretary – Treasurer, NYID
File

Doug Hanson

From: Mike Fratusco <mfratusco@adacounty.id.gov>
Sent: Tuesday, March 02, 2021 2:53 PM
To: Doug Hanson
Subject: RE: 21-01-AN (Annexation) Coffelt Request for Comment

This should have no issue on law enforcement response. Linder and Columbia are not that far out of our normal response locations.

Mike

From: Doug Hanson <dhanson@kunaid.gov>
Sent: Tuesday, March 2, 2021 12:43 PM
To: adam.ingram@cableone.biz; agilman@adaweb.net; Brent Moore <bmoore@adacounty.id.gov>; Bobby Withrow <bwithrow@kunaid.gov>; BRO.Admin@deq.idaho.gov; bryce.ostler@intgas.com; Catherine Feistner <cfeistner@kunaid.gov>; Chad.Gordon@jmsanitation.com; cheryl.goettsche@cableone.biz; cmiller@compassidahoh.org; D3Development.Services@itd.idaho.gov; dreinhart@kunaschools.org; eadolfson@compassidahoh.org; easements@idahopower.com; horner.marci@westada.org; Jace Hellman <jhellman@kunaID.gov>; Jason Boal <jboal@adacounty.id.gov>; Julie.R.Stanley@usps.gov; kfunke@idahopower.com; khinkle@kunafire.com; lbadigia@cdhd.idaho.gov; Lisa Holland <lholland@kunaid.gov>; marc.c.boyer@usps.gov; Mike Fratusco <mfratusco@adacounty.id.gov>; mleatherman@adaweb.net; mronk@idahopower.com; nmid@nmid.org; Paul Stevens <PStevens@kunaid.gov>; PDickerson@idahopower.com; planningreview@achdidaho.org; proberts@kunafire.com; rebecca.i.rone@usps.gov; redwards@kunafire.com; Robie Reno <rreno@kunaschools.org>; TRitthaler@boiseproject.org
Subject: [EXTERNAL] 21-01-AN (Annexation) Coffelt Request for Comment

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.

March 2, 2021

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

File Number & Case Name:	21-01-AN (Annexation) Coffelt
Project Description	The applicant requests to annex approximately 4.00 acres into Kuna City Limits with an R-2 zoning district classification. The subject site is located at 8800 S Linder Road, Meridian, ID 83642, within Section 12, Township 2 North, Range 1 West; (APN: S1312325400).
Site Location	8800 S Linder Road, Meridian, ID 83642

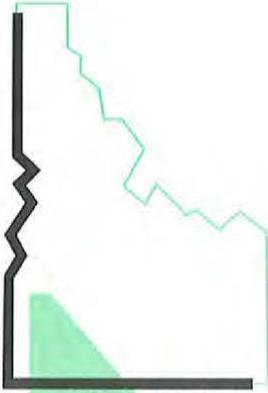
Owner/ Applicant	Addison Coffelt 8800 S Linder Road Meridian, ID 83642 addisoncoffelt@gmail.com	
Public Hearing Date	Tuesday, April 27, 2021 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634	
Staff Contact	Doug Hanson, Planner II dhanson@kunaid.gov Phone: 208.287.1771 Fax: 208.922.5989	
<p>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. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i></p>		

Best,

Doug Hanson
Planner II
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771



RECEIVED
MAR 15 2021
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

March 10, 2021

Doug Hanson, Planner I
City of Kuna
751 W. 4th Street
Kuna, ID 83634

RE: 21-01-AN/ Coffelt; 8800 S. Linder 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.

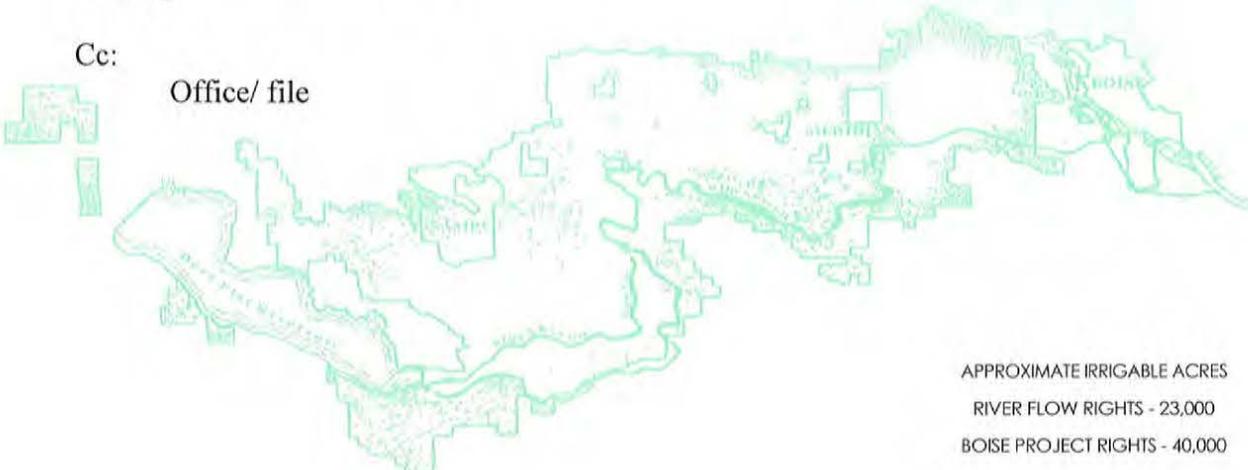
All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Please feel free to contact me with any further questions.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ gnf

Cc: Office/ file



APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000



Project/File: **Coffelt Annexation and Rezone/ KUNA21-0001/ 21-001-AN**
 This is an annexation and rezoning application of 4-acres into the City of Kuna. The site is located on the east side of Linder Road and south of Columbia Road.

Lead Agency: City of Kuna
Site address: 8800 S. Linder Road
Staff Approval: March 29, 2021
Applicant: Addison Coffelt
 8800 S. Linder Road
 Meridian, ID 83642



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

A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of annexation and rezoning of 4-acres into the City of Kuna with an R-2 zoning designation to allow for the development of a single-family residence with the potential for a future lot split. The applicant’s proposal for R-2 zoning is consistent with the City of Kuna’s comprehensive plan which designates this site as low density residential.

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

Direction	Land Use	Zoning
North	Rural Residential & Agriculture (Ada County)	RR & A
South	Rural Residential (Ada County)	RR
East	Rural Residential & Agriculture (Ada County)	RR & A
West	Rural Residential (Ada County)	RR

3. **Site History:** ACHD has not previously reviewed this site for a development application.
4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
- Paloma Ridge East, a mixed-use subdivision consisting of 388-lots, located directly north of the site was approved by ACHD in January 2021.
 - Paloma Ridge West, a 90-lot residential subdivision, located northwest of the site was approved by ACHD in January 2021.
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 0 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):**
There are no roadways, bridges or intersections in the general vicinity of the project that are in the Integrated Five Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP).
- 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 Linder 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:** Below is a chart with the estimated trip generation rates for the use that may be included within the site. Trip generation rates are based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

Use	Avg. Daily Trips	Avg. PM Peak Hour
Single Family Detached (Unit)	9.44	1.00

- 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
---------	----------	---------------------------	----------------------------	-------------------------------

Linder Road	147-feet	Minor Arterial	209	Better than "E"
-------------	----------	----------------	-----	--------------------

* 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 Linder Road south of Columbia Road was 3,983 on April 10, 2019.

C. Findings for Consideration

This application is for an annexation and rezone only. Listed below are some of the findings for consideration that the District may identify when it reviews a future development application. The District may add additional findings for consideration when it reviews a specific redevelopment application.

1. Linder Road

a. Existing Conditions: Linder Road is improved with 2-travel lanes 24-feet of pavement and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Linder Road (28-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.

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Linder Road is designated in the MSM as a Residential Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 100-feet of right-of-way.

- c. **Staff Comments/Recommendations:** As part of a future development application, the applicant should be required to dedicate additional right-of-way to total 50-feet from centerline of Linder Road abutting the site, consistent with the MSM. The applicant will not be compensated for this right-of-way dedication, as Linder Road is not listed in ACHD's IFYWP or CIP.

As part of a future development application, the applicant should be required to improve Linder Road with a minimum of 17-feet of pavement from centerline plus a 3-foot wide gravel shoulder and 5-foot wide concrete sidewalk located a minimum of 43-feet from centerline of Linder Road abutting the site. Provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way.

2. East-West (Mid-Mile Collector)

- a. **Existing Conditions:** There are no collector 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.

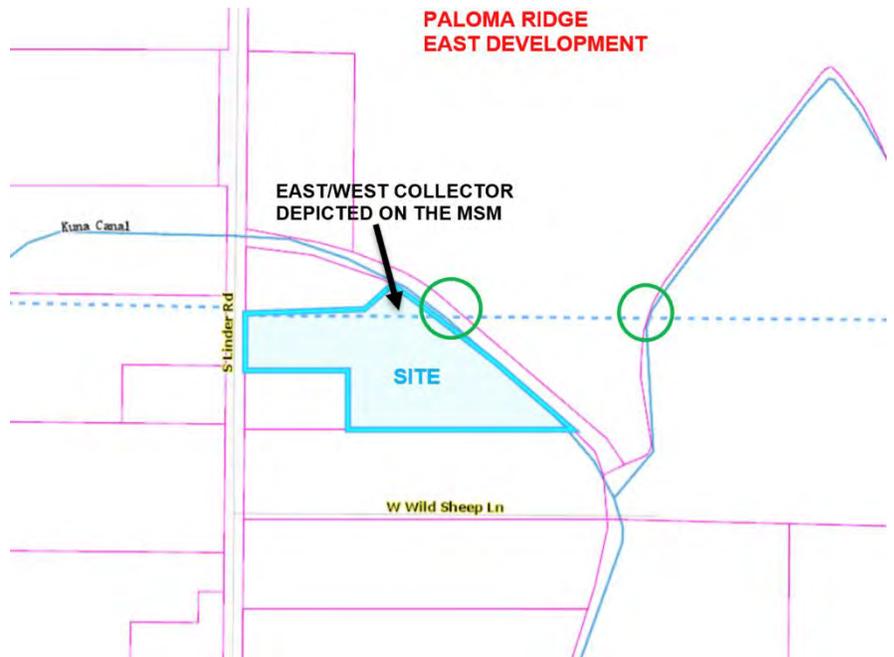
Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all collector streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of 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.

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 align with Mason Creek on the west side of Linder Road and continue through the property stubbing to the east. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, a 36-foot street section within 54-feet of right-of-way.

- c. **Staff Comments/Recommendations:** Typically, as part of a future development application, the applicant would be required to construct the east/west collector through the site as shown on the MSM. However, if constructed as proposed, two bridges would be required to be constructed and maintained by ACHD within 448-feet of each other as shown in green. Staff recommended as part of the Paloma Ridge East development that the collector roadway be shifted to the south to avoid crossing the Kuna Canal multiple times within a short distance. This will allow for the roadway to be constructed in the future and provide connectivity desired by ACHD and the City of Kuna, who are supportive of this proposal.



3. Internal Local Streets

a. **Existing Conditions:** There are no local streets 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.

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. **Staff Comments/Recommendations:** If public local roadways are proposed with the future development application, the applicant will be subject to the District Policies listed above. If public roads are proposed, at a minimum, the applicant should be required to construct two local streets to stub to the site's north property line and one to the and south property line with the future development application to provide connectivity to those parcels.

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).

Alleys as Stub Street Policy: District Policy 7210.3.5 states that alleys may be constructed as stubs to adjacent properties if the same land use pattern is desired by the lead land use agency and the continuation of the alley is associated with a parallel stub street with an appropriate turnaround. The District will only consider an alley as a stub street if there is full support from the lead land use agency (indicated either by staff or Commission/Council support). Some lead land use agencies may require a temporary turnaround at the end of the stubbed alley. Typically support will be granted from the lead land use agency if the property being stubbed to is either zoned similarly or has the same comprehensive plan designation as the property being developed (i.e. densities and land use layout are anticipated to be similar). Prior to the District approving an alley as a stub, the applicant shall seek comment and/or a conceptual plan from the adjacent property owner.

If an alley is to be stubbed to an adjacent property for future development the area should have an established circulation plan that supports the temporary dead-end. An alley may be stubbed to an adjacent property; there may be interim restrictions on building lots, turnarounds, sanitary service provision, emergency access provision, and other related items.

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/Alley Intersection Policy: District policy 7210.3.7.1 states that alley to alley intersection may only be considered or allowed under the specific circumstances identified below:

- The lead land use agency supports the land use proposing an alley to alley intersection.
- The intersecting alleys provide access to residential uses. On a case by case basis the District will consider allowing the alley to alley intersections for mixed use areas within a development.
- For alley/alley intersections, base the sight triangle on the 10x20 and use ACHD Policy 7200 Figure 3, but decrease the driver's eye location to 10' from the edge of travel way.

- For the horizontal curves in an alley base the clear sight triangle on AASHTO equation 3-38. $HSO=R(1-\cos(28.65*S/R))$. The value for S shall be based on a single vehicle approaching a nonmoving object at 15 mph.
- Appropriate radii and site distances are accommodated at the alley/alley intersection. The minimum inside radius at the alley/alley intersection shall be 28-feet and the minimum outside radius shall be 48-feet. The radii at the intersection shall accommodate the planned design vehicle, most typically a sanitary services vehicle.
- The sight triangles shall either be identified as common spaces with landscaping restrictions or permanent easements identified on the plat.
- A coordination meeting is held with the applicable agency staff (fire department, police department, sanitary service provider, land use agency, and ACHD) to discuss and resolve potential issues.
- The crossing alley has a maximum block length of 500-feet (measured near edge to near edge of the intersecting streets). The crossing alley shall intersect a public street at each end and shall not terminate at another alley. The crossing alley is the alley that has intersections with two public streets and an intersection with the perpendicular alley.

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. **Staff Comments/Recommendations:** The future development application will be subject to the District Policies listed above, if public alleys are proposed within the development.

5. Roadway Offsets

- a. **Existing Conditions:** There are no roadways within the site.

- b. **Policy:**

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

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. **Staff Comments/Recommendations:** The future development application will be subject to the District Policies listed above, if local roadways are proposed within the development.

6. Stub Streets

- a. **Existing Conditions:** There are no streets that stub to the site.

- b. **Policy:**

Stub Street Policy: District policy 7207.2.4.3 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.4, except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

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

Temporary Dead End Streets Policy: District policy 7207.2.4.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

- c. **Staff Comments/Recommendations:** If public roads are proposed, at a minimum the applicant should be required to construct two local streets to stub to the site's north property line and one to the south property line with the future development application to provide connectivity to those parcels. The future development application will be subject to the District Policies listed above.

7. Driveways

7.1 Linder Road

- a. **Existing Conditions:** There are no driveways from the site onto Linder Road.

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.

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.

- c. **Staff Comments/Recommendations:** The future development application will be subject to the District policies listed above.

7.2 Internal Local Streets

- a. **Existing Conditions:** There are no local streets within the site.

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. **Staff Comments/Recommendations:** The future development application will be subject to the District policies listed above.

8. Private Roads

- a. **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.

- b. **Staff Comments/Recommendations:** If the City of Kuna approves private road(s) with the future development application, the applicant shall be required to pave the private roadway its full width and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Kuna, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

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 surrounding parcels.

9. Traffic Calming

- a. **Speed Control and Traffic Calming Policy:** 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. **Staff Comments/Recommendations:** The future development application will be subject to the District Policy listed above.

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

Linder Road is classified as a minor arterial roadway. Other than the access specifically approved as part of a future development application, direct lot access is prohibited to this roadway and should be noted on the final plat.

D. Site Specific Conditions of Approval

This application is for an annexation and rezone only. Site specific conditions of approval will be established as part of the future development application.

1. As part of a future development application, 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.

2. Payment of impact fees is due prior to issuance of a building permit.
3. 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

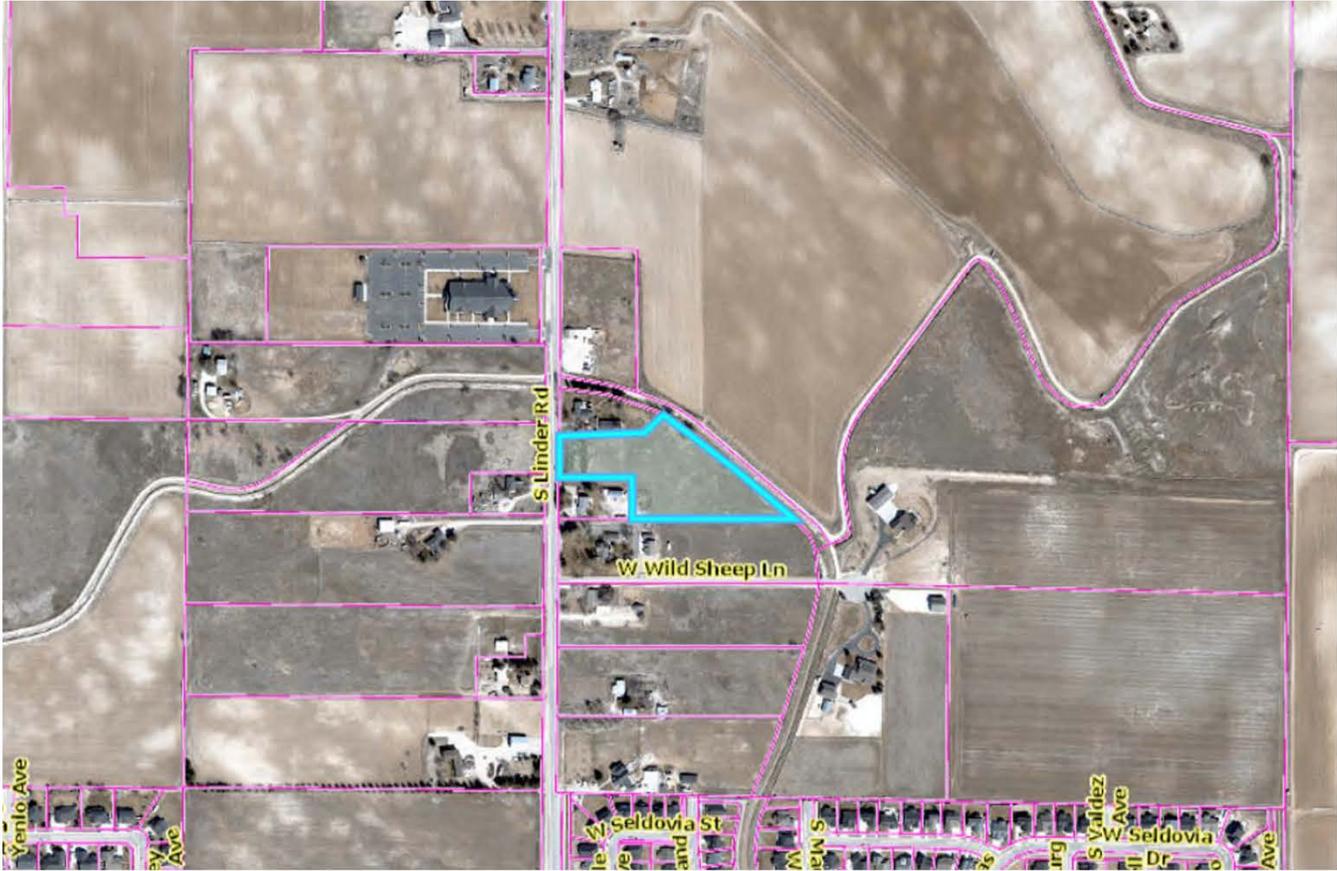
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

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.

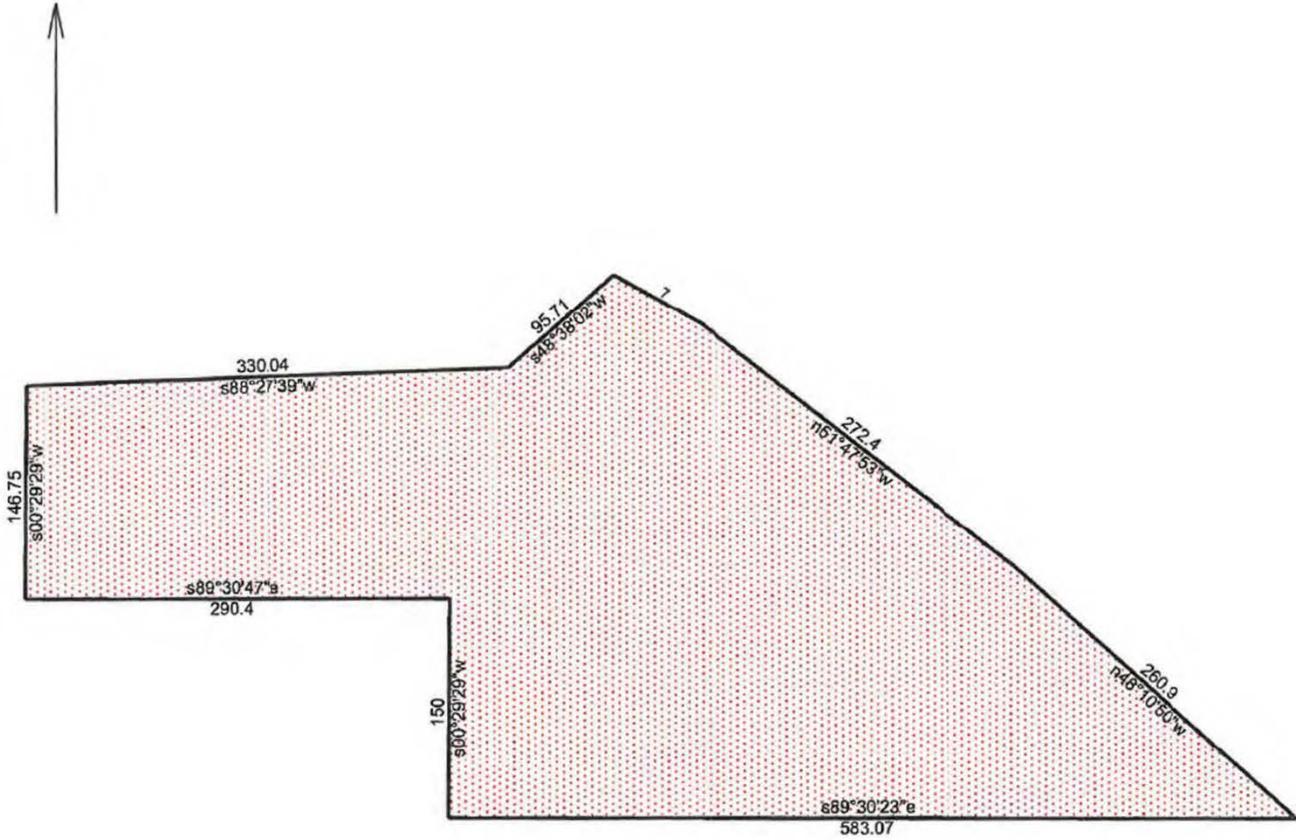
G. Attachments

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

VICINITY MAP



SITE PLAN



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.



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

Annexation Memorandum

TO: Jace Hellman - Planning and Zoning Director
FROM: Catherine Feistner, E.I.T. - Assistant Kuna City Engineer
RE: Public Works Comments for Coffelt Property
21-01-AN (Annexation)
DATE: 15 March 2021

The Coffelt Property, located at 8800 S Linder Rd, annexation with Planning and Zoning acceptance date of 2 March, 2021 has been reviewed. The applicant's proposed development has been formatted to comply with City of Kuna (City) R-2 (low density residential) zone requirements. The annexation 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 City inspection of water facilities construction associated with this development.
- b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings of public facilities 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 water pipe. Payment is due and payable prior to the pre-construction meeting.
- d. If applicable, 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. The applicant requests 4.0 acres to be annexed into the City of Kuna with an intent of R-2 zoning designation upon annexation.
- b. Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 26.
- c. A plan approval letter will be required if this project affects any local irrigation districts.
- d. Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.

- e. All positional information shall be from the most recent state plane coordinate system.
- f. Provide engineering certification on all final engineering drawings.
- g. If the applicant proposes private streets, streetlights will not be owned and maintained by the City. City Code 5-18-1 states that private, dead-end roads may not exceed 450-ft in length.
- h. 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.
- i. Fire suppression shall be available and approved by KRFD.

3. Right-of-Way

- a. 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.

4. Sanitary Sewer

- a. The applicant's property is not connected to City services and is not planned to connect as a result of this project.
- b. The subdivision's septic system must receive approval from Central District Health, IDWR, and IDEQ.
- c. City code 5-16-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels. At this time, the applicant will decommission the septic system and connect to City Sewer services, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.

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 connection point is west of the property on Kuna Rd.
- c. All water infrastructure must meet or exceed City of Kuna requirements.
- d. Water connection fees apply to each lot containing a home or other facility.
- e. All existing wells for continued potable water use shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
- f. This application shall conform to the water master plan as applicable.
- g. Fire suppression shall be available and approved by KRFD.

6. Pressurized Irrigation

- a. The applicant's property is not connected to City services and is not planned to connect as a result of this project.
- b. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-I.
- c. The nearest pressurized irrigation connection point is 0.4 miles away south on S Linder Rd.
- d. If the applicant plans to use an existing well for irrigation purposes, water rights shall be adjusted to match usage.
- e. If applicable, a communal well shall be recorded on the final plat.

- f. This project does not require connection to the City's Pressurized Irrigation system at this time. When pressurized irrigation becomes available, it is expected the applicant will connect to City PI services, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.
- g. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.

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. 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 1:3 on lots adjacent to a street or common lot and no steeper than 1:4 for lots with common rear lot lines.
- c. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- d. Private stormwater disposal systems are reviewed by the City. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for the design of private storm water disposal systems. On-site stormwater retention shall be reviewed in conjunction with the City's Design Review of the associated project. Provide a stormwater 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 will be required of any public facilities, such as potable water and roads.



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:
04/01/21	21880

LEGAL NOTICE

**Case No. 21-01-AN:
 Coffelt; Annexation.**

JESSICA REID
 1 KUNA, CITY OF
 P.O. BOX 13
 KUNA, ID 83634

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing Tuesday, April 27, 2021, at 6:00 PM, or as soon as can be heard; in connection with an Annexation (AN) request for the Coffelt Property. Addison Coffelt requests approval to annex approximately 4.00 acres into Kuna City limits with an R-2 (Low Density Residential) zoning district classification. The subject site is located at 8800 S Linder Road, Meridian, ID 83642, within Section 12, Township 2 North, Range 1 West (APN: S1312325400).

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

April 7, 2021 87107

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
87107	PH 4/27/21 - COFFELT	04/07/21	04/07/21	1	\$42.00

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$42.00
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$42.00

We Appreciate Your Business!

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04/07/2021
US POSTAGE \$000.00
FIRST-CLASS MAIL
ZIP 83634
041M11460992

Kuna Planning & Zoning
PO Box 13
Kuna, ID 83634

**NEGATIVE
NOTICE**
City

Suggestions for Testifying at the Public Hearing:

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.



751 W 4th Street • PO Box 13
Kuna, ID 83634 • (208) 922-5274
www.kunacity.id.gov

Dear Property Owner: NOTICE IS HEREBY GIVEN that the Planning & Zoning Commission is scheduled to hold a Public Hearing on **April 27, 2021**, beginning at 6:00 PM (or as soon as it may be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634 on the following case:

**ANNEXATION (AN)
Coffelt Property**

Applicant requests to annex approximately 4.00 acres into Kuna City Limits with an R-2 zoning district classification. The subject site is located at 8800 S Linder Road, Meridian, ID 83642, within Section 12, Township 2 North, Range 1 West; (APN: S1312325400).

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 **April 14, 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.

MAILED 04.07.2021





The Planning & Zoning Commission will hold a public hearing on Case No. 21-01-AN (Annexation) Tuesday April 27, 2021 at 6:00 PM (or as soon as it may be heard), in Council Chambers, located at 751 W 4th Street, Kuna, ID. The instructions and options available for alternative public testimony 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 any below stated option 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*> *ONLINE Public Testimony Form*. This form will email directly to the City for inclusion in the Agenda Packet.
3. Submit testimony via email to PublicHearingTestimony@KunaID.gov
4. Submit via mail to:
City of Kuna
Attention: Planning and Zoning Department
PO Box 13
Kuna ID 83634

Written – Up to noon the day of the Public Hearing

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

Oral – At the Public Hearing

1. Provide your information on the sign-up sheet located in the foyer.
2. Wait for the Commission Chairman to call you forward to receive your testimony.
3. State your name and address for the record; there is a three (3) minute time limit for testimony.

Proof of Posting: *Photos* – Coffelt Annexation

April 15, 2021





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



Case Name: Pet Care Clinic of Kuna
Case No.(s): 21-04-DR (Design Review)

EXHIBITS		Page No.
1	Exhibit List	1
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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: 21-04-DR (Design Review)
 Pet Care Clinic Kuna

Location: 366 E Avalon Street
 Kuna, ID 83634

Planner: Jessica Reid
 Planning & Zoning Staff

Meeting Date: April 27, 2021

Owner: Dr. Roberta Konzek
 Pet Vet Properties LLC
 366 E Avalon Street
 Kuna, ID 83634
 208.922.1500
petcareclinicuna@yahoo.com

Applicant: Brady Hickcox
 TerWisscha Construction Inc.
 1550 Willmar Ave SE
 Willmar, MN 56201
 320.894.1676
bhickcox@twcinc.com

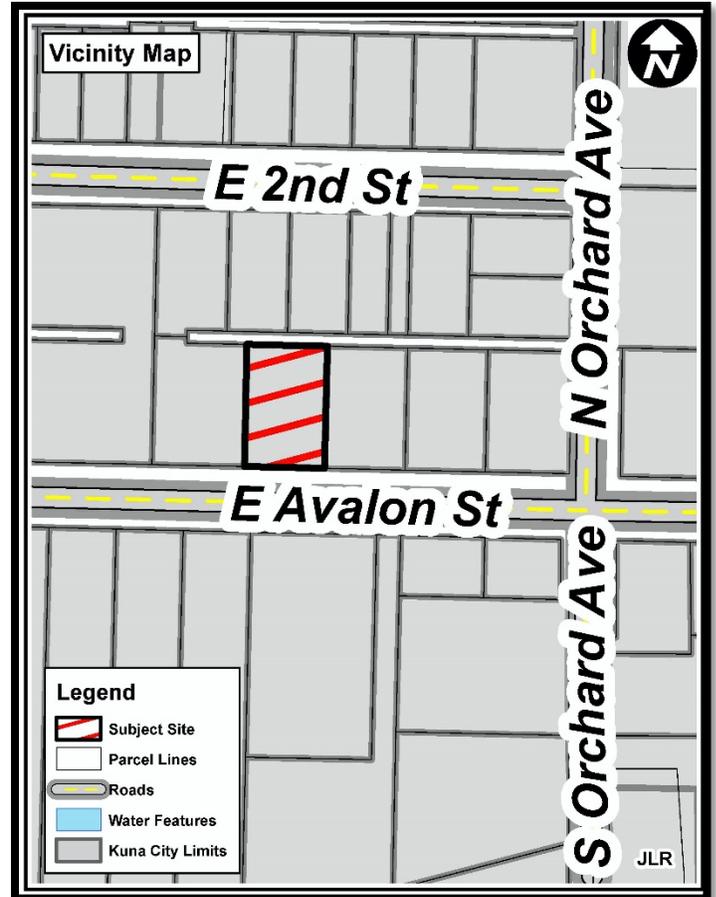


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| A. Course Proceedings | E. Applicable Standards |
| B. Applicants Request | F. Proposed Findings |
| C. General Project Facts | G. Proposed Decision by the Commission |
| D. Staff Analysis | |

A. Course of Proceedings:

1. According to Kuna City Code (KCC) Title 5, Chapter 4, Section 2 (Design Review); all new Commercial projects, landscaping 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 | March 15, 2021 |
| ii. Agency Notifications | April 7, 2021 |
| iii. Agenda | April 27, 2021 |

B. Applicants Request:

Brady Hickcox of TerWisscha Construction Inc., on behalf of his client Dr. Roberta Konzek, requests Design Review approval for the proposed construction of a 3,625 Square Foot veterinary clinic, its surrounding landscaping with an alternative compliance request, parking lot and future demolition of the existing veterinary clinic, located at 366 E Avalon Street.

C. General Projects Facts:

1. Surrounding Land Uses:

North	R-6	Medium Density Residential – Kuna City
South	C-2	Area Commercial – Kuna City
East	CBD	Central Business District – Kuna City
West	R-6	Medium Density Residential – Kuna City

2. Parcel Sizes, Current Zoning, Parcel Numbers:

- Approximately 0.32 acres
- Zoning: C-2 (Area Commercial)
- Parcel No. R0615001165

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:

Currently, there is an existing veterinary clinic, carport and garage, with turf in the rear and on the West side of the site; a parking lot is on the southeast corner of the site with an ingress/egress from E Avalon Street.

5. Transportation / Connectivity:

There is an existing ingress/egress from E Avalon Street, near the southeast corner. Currently, there is no sidewalk but one has been proposed along the parcel’s frontage; this sidewalk is proposed to be five (5) feet in width as to match the existing sidewalk on the East.

Per comments provided in the Ada County Highway District (ACHD) staff report, Applicant has proposed 41 feet of right-of-way (ROW) as measured from centerline to front of proposed sidewalk, however, ACHD requests a total of 48 feet of ROW be provided with the sidewalk measuring 42 feet from centerline. As E Avalon is not listed in ACHD’s Capital Improvement Plan, the Applicant will not be compensated for this additional ROW.

The existing 20-foot-wide ingress/egress into the subject site is located approximately 27 feet west of the site’s east property line. The Applicant has proposed to construct a 25-foot-wide driveway to access E Avalon which has been approved by ACHD. In addition, ACHD staff notes the new driveway be constructed 32 feet west of the site’s east property line, any other access points are prohibited.

Re-development on the subject site is projected to generate an additional 78 vehicle trips per day and 13 additional vehicle trips in the PM peak hour.

6. **Environmental Issues:**

The subject site lies within the designated Nitrate Priority Area (NPA), has an estimated bedrock depth of 20 – 40 inches, and an average slope of 1.5% to 1.9%. Beyond these factors, staff is not aware of any additional environmental issues, health or safety conflicts.

D. Staff Analysis:

The proposed single-story, 3,600 Square Foot veterinary clinic will be situated immediately behind the existing clinic to facilitate the business remaining operational during construction; once the new construction is complete, the original clinic will be demolished. The proposed new construction elevations will contain vertical board & batten, horizontal lap & shake siding in a neutral off-white called Smoky White; fascia, soffits & trim will be in White; and a wainscot of brown/tan variegated New England Southern LedgeStone will accent the southern elevation (street frontage side), wrapping around to the East & West elevations. Asphalt shingle roofing will be in Autumn Blend, while windows & doors will be in white. Wall mounted LED cylinder lights will offer lighting around the facility, as well as LED disk lights and pendant mount lights.

The proposed landscaping surrounding the building will consist of lawn, one (1) inch black and tan rock mulch, and various plantings of trees, shrubs, grasses and perennials. A proposed concrete walkway will provide pedestrian access from the parking area to the facility entrances; planting areas are proposed between the walkway and the facility, extending fully along the building frontage. As the ACHD right-of-way limits the ability to provide the usual landscape buffer and sidewalk along the roadway required for this parcels zoning designation, the applicant has proposed an alternative method of compliance. The applicant proposes to match the existing five (5) foot sidewalk on the parcel to the east, starting at forty-one (41) feet from centerline of E Avalon. In addition, applicant proposes a two (2) – three (3) foot planting buffer strip between said sidewalk and the facility’s parking area; this planting strip will consist of perennials and bushes. In an effort to further provide alternative compliance for landscaping, the applicant proposes an additional large planting area on the southwest corner of the building which includes three (3) flowering pear trees; additional trees on the northeast corner consisting of one (1) flowering pear and two (2) evergreens; and finally, a planting area on the northwest corner of the site consisting of one (1) flowering pear, one (1) evergreen, perennials, and shrubs. One (1) light pole has been proposed within the buffer planting strip, on the west side of the ingress/egress. This light pole will be an LED downlight, & the apparatus itself will be black in color.

The proposed parking area will furnish sixteen (16) standard stalls and two (2) ADA accessible stalls. During construction of the new facility, the existing facility will remain in operation, as such, the applicant has proposed the parking lot to be completed in two (2) phases, with the second phase providing for completion of the parking area upon demolition of the old facility.

Staff notes additional Kuna Rural Fire Department inspections may be required if applicable, and fees must be paid prior to the pre-construction meeting. In addition, per Assistant City Engineer Catherine Feistner, an additional sewer and water connection fee will be charged based on the difference between the existing connection and the proposed connection and suggests the applicant verify sewer pipe size and material quality to address any aging issues while they are in the process of construction.

Staff has reviewed the application and finds that the proposed building, parking lot & requested alternative compliance for landscaping, generally appears to conform to Kuna City Code Title 5; Kuna Comprehensive Plan; the Future Land Use Map; and Idaho Code. Staff recommends that if the Planning and Zoning Commission approves Case No. 21-04-DR (Design Review), the applicant be subject to the Conditions of Approval listed in section “G” 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. 21-04-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. 21-04-DR (Design Review), a request for Design Review approval for a new facility, parking lot, and alternative compliance landscaping for the Pet Care Clinic Kuna.

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. 21-04-DR, the building design, including building mass, proportion of building, relationship of exterior materials, and relationship of openings in the building 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 Kuna City Code 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 Kuna City Code 5-4-9 were provided.*

3. The overall proposed project is appropriate for the proposed site selection.

Staff Finding: *Upon review, staff finds the proposed facility is an appropriate fit for the property's 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 the clinic and will be accessed via an ingress/egress from E Avalon Street. The applicant has proposed sixteen (16) standard stalls and two (2) ADA accessible stalls; applicant shall follow stall and aisle design standards listed in Kuna City Code 5-9.*

5. The site landscaping minimizes the impact on adjacent properties.

Staff Finding: *The applicant has proposed an alternative compliance method for landscaping as to the limitations caused by right-of-way requirements along the frontage of the site. This alternative compliance has been proposed to provide additional plantings of trees, shrubs, perennials and grasses throughout the site as well as installing a sidewalk that matches the adjacent property to the east. The proposed landscaping alternative compliance request appears to be in conformance with Kuna City Code, and minimizes impact on adjacent uses.*

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. 21-04-DR, a Design Review request by Brady Hickcox of TerWisscha Construction Inc., on behalf of his client Pet Care Clinic Kuna, for the proposed construction of a 3,625 Square Foot veterinary clinic, its surrounding landscaping with an alternative compliance request, parking lot and future demolition of the existing veterinary clinic, located at 366 E Avalon Street, 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 issuance* of building permits.
3. Applicant shall dedicate and additional seven (7) feet of right-of-way (ROW) as to equal the required 48 feet of ROW per Ada County Highway District requirements.
4. The subject site driveway shall be constructed at least 32 feet west of the east property line, and be a 25-foot-wide curb return type. All other access points are prohibited and this shall be noted on the Final Plat.
5. Applicant shall construct a five (5) foot wide sidewalk located a minimum of 42 feet from centerline of E Avalon Street.
6. Applicant shall pay the Traffic Impact Fee assessed by the Ada County Highway District *prior* to issuance of any building permits; fee will be assessed upon ACHD approval of civil plans.
7. The Applicant shall obtain separate electrical and plumbing permits *prior* to construction.
8. The City Engineer shall review and approve all civil plans and sewer hook-ups.
9. This development is subject to Architectural and Landscape Compliance Design Review Inspections *prior* to receiving a Certificate of Occupancy. Design Review Inspection fees shall be paid prior to requesting staff inspection.
10. 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.
11. Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.
12. Applicant shall comply with all local, state and federal laws.

DATED this 27th day of April, 2021.



Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



Office Use Only

File No.(s): 21-04-DR (Design Review)

Project Name: Pet Care Clinic Kuna

Date Received: 02.25.2021

Date Accepted as Complete: 03.15.2021

Type of review requested (check all that apply); please submit all associated applications:

<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Comp. Plan Map Amendment	<input type="checkbox"/>	Combination Pre & Final Plat
<input type="checkbox"/>	Design Review	<input type="checkbox"/>	Development Agreement
<input type="checkbox"/>	Final Planned Unit Development	<input type="checkbox"/>	Final Plat
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Ordinance Amendment	<input type="checkbox"/>	Planned Unit Development
<input type="checkbox"/>	Preliminary Plat	<input type="checkbox"/>	Rezone
<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Temporary Business
<input type="checkbox"/>	Vacation	<input type="checkbox"/>	Variance

Owner of Record

Name: _____

Address: _____

Phone: _____ Email: _____

Applicant (Developer) Information

Name: _____

Address: _____

Phone: _____ Email: _____

Engineer/Representative Information

Name: _____

Address: _____

Phone: _____ Email: _____

Subject Property Information

Site Address: _____

Nearest Major Cross Streets: _____

Parcel No.(s): _____

Section, Township, Range: _____

Property Size: _____

Current Land Use: _____ Proposed Land Use: _____

Current Zoning: _____ Proposed Zoning: _____

Project Description

Project Name: _____

General Description of Project: _____

Type of proposed use (check all that apply and provide specific density/zoning):

Residential: R-2 R-4 R-6 R-8 R-12 R-20 Commercial: C-1 C-2 C-3 CBD

Office Industrial: M-1 M-2 Other: _____

Type(s) of amenities provided with development: _____

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe: _____

Will any existing buildings remain? YES NO

No. of Residential Units: _____ No. of Building Lots: _____

No. of Common Lots: _____ No. of Other Lots: _____

Type of dwelling(s) proposed (check all that apply):

Single-Family Townhomes Duplexes Multi-Family

Other: _____

Minimum square footage of structure(s): _____

Gross Density (Dwelling Units ÷ Total Acreage): _____

Net Density (Dwelling Units ÷ Total Acreage not including Roads): _____

Percentage of Open Space provided: _____ Acreage of Open Space: _____

Type of Open Space provided (i.e. public, common, landscaping): _____

Non-Residential Project Summary (If Applicable)

Number of building lots: _____ Other lots: _____

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

Building height: _____ Hours of Operation: _____

Total no. of employees: _____ Max no. of employees at one time: _____

No. of and ages of students: _____ Seating capacity: _____

Proposed Parking:

ADA accessible spaces: _____ Dimensions: _____

Regular parking spaces: _____ Dimensions: _____

Width of driveway aisle: _____

Proposed lighting: _____

Is lighting "Dark Sky" compliant? **YES** NO

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

Applicant Signature: _____ Date: _____



DESIGN REVIEW APPLICATION

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov



****Office Use Only****

Case No(s): 21-04-DR (Design Review)

Project Name: Pet Care Clinic Kuna

Date of Pre-Application Meeting: _____ Valid for three (3) months

Date Received: 02.25.2021

Date Accepted as Complete: 03.15.2021

The City of Kuna has adopted a Design Review Overlay District 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 Kuna City Code 5-4. The Design Overlay District includes all of Kuna City Limits.

Design Review includes, but is not limited to:

- Commercial
- Industrial
- Institutional
- Office
- Multi-family Residential
- Common Areas
- Proposed Conversions
- Proposed changes in land and/or building use
- Exterior Remodeling/Restoration
- Enlargement or Expansion of existing buildings or sites

Application shall contain one (1) copy of the following:

- Complete Planning & Zoning Application Coversheet
- Complete Design Review Application (*It is the applicant's responsibility to use the most current application.*)
- Detailed narrative or justification for the application, describing the project, design elements and how the project complies with Design Review standards.
- Vicinity Map: 8.5" x 11" at 1" = 300' scale (or similar). Label the location of the property and adjacent streets.
- Aerial Map: 8.5" x 11" color photo depicting proposed site, street names, and surrounding area within 500'.
- Recorded Warranty Deed
- Affidavit of Legal Interest if the individual submitting the application is not the property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.*)
- Color rendering and material sample(s) specifically noting where each color and material is to be located on the structure. (*PDF or photo of materials acceptable*).

- Detailed Plans: Site Plan; Landscape Plan; Drainage Plan; and Elevations.

Detailed Site Plan Requirements

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Property Lines
- Existing structures – Identify those which are relocated or removed
- On-site and adjoining streets, alleys, private drives and rights-of-way
- Drainage location and method of on-site retention/detention
- Location of public restrooms
- Existing and/or proposed utility services; any above ground utility structures and provide their location
- Location and width of easements, canals and drainage ditches
- Location and dimensions of off-street parking
- Location and size of any loading areas, docks, ramps and vehicle storage or service areas
- Location of trash storage areas and exterior mechanical equipment; provide proposed method of screening
- Sign locations (*A separate Sign Application must be submitted; this is a Staff level review.*)
- On-site transportation circulation plan for motor vehicles, pedestrians and bicycles
- Locations and uses of all Open Spaces (*if applicable*)
- Location, types and sizes of sound and visual buffers (*all buffers must be located outside the public rights-of-way.*)
- Parking layout including spaces, driveways, curbs, cuts, circulation patterns, pedestrian walks and vision triangles
- Location and designation of subdivision lines (*if applicable*), property lines, and rights-of-way
- Location of walls and fences; provide their height and material of construction
- Roofline and foundation plan of building and location onsite

Landscape Plan

The Landscape Plan need to be drawn by the Project Architect, Professional Landscape Architect, Landscape Designer, or qualified Nurseryman for developments possessing more than twelve thousand (12,000) square feet of private land. The Landscape Plan must be colored and drawn to a scale no smaller than 1" = 30', unless otherwise approved. The Planning & Zoning Director may require the preparation of a landscape plan for smaller developments by one of the noted individuals, if the lot(s) have unique attributes. (*See Kuna City Code 5-17 Landscaping Requirements*)

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Boundaries, property lines and dimensions
- Location and design of areas to be landscaped
- Location and labels for all proposed plants
- Existing vegetation identified by species & sizes, and if they are proposed to be relocated or removed (*Retention of existing trees required, see Kuna City Code 5-17-4*)

- Plant lists or schedules with the botanical common name, quantity, and spacing as well as the size of all proposed landscape materials at time of planting
- Location of automatic, underground irrigation systems (*See Kuna City Code 5-17-11*)
- Clearly identify pressurized irrigation lines and underground water storage
- Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains, street/pathway furniture, etc.
- Sign locations (a separate sign application must be submitted)
- Locations of open spaces (*if applicable*)
- Parking areas
- Location and designations of all sidewalks
- 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

- Detailed elevation plans, in color, of each side of any proposed building(s) or addition(s). Label associated elevations with North, South, East, West
- Color renderings of all proposed building materials and indication where each material and color application are to be located, in PDF or JPEG format.
- Screening of mechanical equipment
- Provide a cross-section of the building showing any rooftop mechanical units and their roof placement
- Detailed trash enclosure elevation plans showing the materials to be used in construction

Lighting Plan

- Exterior lighting, including detailed cut sheets and photometric plan (*pedestrian, vehicle, security, decoration, etc.*)
- Types and wattage of all light fixtures. (*NOTE: Lighting fixtures shall comply with "Dark Sky" policies.*)
- Placement of all light fixtures shown on elevations and landscaping plans

Owner Information

Name: _____

Address: _____

Phone: _____ Email: _____

Applicant Information

Name: _____

Address: _____

Phone: _____ Email: _____

Engineer/Representative

Name: _____

Address: _____

Phone: _____ Email: _____

Property Information

Address: _____

Parcel No(s): _____

Closest Major Cross Streets: _____

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

- Building Design Review Design Review Modification
- Staff Level Application Subdivision/Common Area Landscape

1. Briefly explain the nature of the request: _____

2. Dimension of property: _____

3. Current land use(s): _____

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

North: _____ South: _____

East: _____ West: _____

5. Is the project intended to be phased? If so, what is the phasing time period?

6. Number and use(s) of all structures: _____

7. Building Height: _____

8. 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. Height and area standards can be found in Kuna City Code 5-5-3.)

9. What is the percentage of building space on the lot when compared to the total lot area:

Exterior Building Materials and Colors

	Material	Color
Roof:		
Walls: (include percentage of wall coverage of each material)		
% of Wood Application:		
% EIFS: (Exterior Insulation Finish System)		
% Masonry:		
% Face Block:		
% Stucco:		
Other:		
Windows/Doors:		
Soffits and Fascia:		
Trim, etc.:		

Mechanical Units

Please identify mechanical unit(s) size and placement: _____

Proposed screening method? _____

Trash Enclosures

Please identify trash enclosure location, size, and construction materials: _____

Irrigation Ditches/Canals

Are there any irrigation ditches/canals on or adjacent to the property? YES NO

If Yes, what is the name of the irrigation/drainage provider? _____

What is the proposed method of on-site drainage retention/detention? _____

Fencing

Is there any existing fencing that will remain? YES NO

If Yes, what is the fencing material, size and location? _____

What is the fencing material for all new fencing? _____

The City has regulations for fences, walls, and hedges (see Kuna City Code 5-5-5). A fence permit must be acquired prior to installation of any fencing; a permit cannot be acquired until Design Review Application approval/denial.

Building Coverage

% of site devoted to building coverage?		
% of site devoted to landscaping? (Include landscaped rights-of-way)		Square Footage:
% of site that is hard surface? (paving, driveways, walkways)		Square Footage:
% of site devoted to other uses:		Describe:

Landscaping

Please provide dimensions of landscaped areas within public rights-of-way: _____

Are there any existing trees of 4" or greater in caliper on the property? YES NO

If Yes, what type, size and general location? *(Please indicate location on site plan. NOTE: It is the city's goal to preserve such trees.)*

Dock Loading Facilities

Will there be any dock loading facilities? YES NO *(If Yes, please continue; if No, please skip this section.)*

No. of dock loading facilities and their location: _____

What is the proposed method of screening? _____

Pedestrian Amenities

Are there any proposed pedestrian amenities? (i.e. bike racks, trash receptacles, drinking fountains, benches, etc.) YES **NO**

If Yes, please indicate type, number of each type: _____

Parking

Total number of parking spaces? _____ Dimensions? _____

Total number of ADA accessible spaces? _____ Dimensions? _____

Total number of compact spaces (8' x 17')? _____

Miscellaneous

Will you be proposing setbacks different than those found in KCC 5-3-3? **YES** NO

If YES, please provide setbacks below, in feet:

Front: _____ Rear: _____ Side: _____ Side: _____

Is any portion of the property subject to flooding conditions? YES NO

The Ada County Highway District (ACHD) may also conduct a public meeting regarding this application. If you have questions about the meeting date, the traffic that this development may generate or the impact of that traffic on streets in the area, please contact ACHD at (208) 387-6170. In order to expedite your request, please have ready the file number indicated.

Applicant Signature: _____ Date: _____

Additional Information

Please indicate/explain/provide any additional information deemed relevant to this application:

viewed and approved:



A Pioneer Company

PIONEER TITLE COMPANY

OF ADA COUNTY

703 S. Americana, Suite 190 / Boise, Idaho 83702
(208) 373-3744

WARRANTY DEED

For Value Received Michael E. Petersen and Ida J. Petersen, husband and wife

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Healthy Pet Happenings, LLC, an Idaho limited liability company

hereinafter referred to as Grantee, whose current address is 366 E. Avalon, Kuna, ID 83634

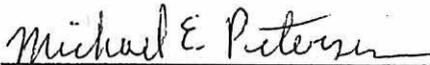
the following described premises, to-wit:

Lots 23, 24, 25, and 26 in Block 7 of Avalon Addition to Kuna, according to the plat thereof filed in Book 5 of Plats at page 239, records of Ada County, Idaho.

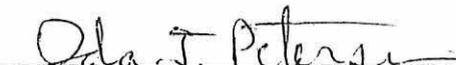
Tax Parcel No. R0615001165

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that 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.

Dated: August 16, 2004



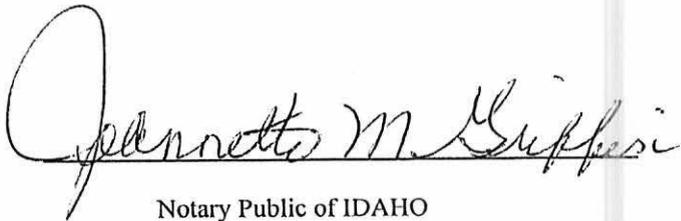
Michael E. Petersen



Ida J. Petersen

STATE OF IDAHO. County of Ada, ss.

On this 16th day of August, in the year of 2004, before me the undersigned, notary public personally appeared Michael E. Petersen and Ida J. Petersen known or identified to me to be the person/persons whose name is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



Notary Public of IDAHO
Residing at Boise, Idaho
Commission expires

2-15-2008



City of Kuna
AFFIDAVIT OF
LEGAL INTEREST

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

State of Idaho)
) ss
County of Ada)

I, Roberta L KONZEL
Name
Kuna
City

1501 E Avalon
Address
ID 83634
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 Brady Hickey 1501 Wilmartree Dr, Wilmar MN 56201 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 25th day of February, 2020

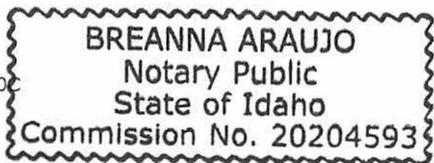
Roberta Konzal
Signature

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

Breanna Araujo
Notary Public for Idaho

Residing at: Kuna, ID

My commission expires: 11-23-2020



Design Review Narrative

Pet Care Clinic of Kuna

366 E. Avalon St
Kuna, Idaho 83634

The proposed Veterinary Clinic is a one-story, 3,600 s.f. commercial building, situated behind the existing Veterinary Clinic that is on site currently. Construction will commence on the new building, while the current facility remains open for business. Once complete, the business will transition to the new facility at which time the old building will be demolished and parking lot finished.

The exterior building design elicits local vernacular architecture and maintains a residential cottage feel with a neutral color palette. The building utilizes vertical board & batten, horizontal, as well as shake siding. On the front of the building, there is a manufactured stone wainscot to provide an solid base and varied texture. White trim and accents are throughout, including white framed windows. The new Veterinary Clinic is situated on the site to provide better parking and access for clients, while accommodating site improvements required in the overlay district.

PET CARE CLINIC OF KUNA

366 E. AVALON ST
KUNA, ID



LEGAL DESCRIPTION:

TBD

CODE INFORMATION:

*APPLICABLE CODES:

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 NEC NATIONAL ELECTRIC CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL FUEL AND GAS CODE

*ALL CODES INCLUDE AMENDMENTS AS ADOPTED BY THE CITY OF KUNA

PROPOSED PRINCIPLE OCCUPANCY: B
CONSTRUCTION TYPE: 5-B
SPRINKLERED: NO
ALLOWABLE FLOOR AREA: 9,000 SF PER FLOOR
ACTUAL FLOOR AREA: 3,625 SF
ALLOWABLE HEIGHT: 2 STORIES
ACTUAL HEIGHT: 1 STORY (APPROXIMATELY 25'-0")

OCCUPANCY TYPE:	OCCUPANCY AREA:	LOAD FACTOR:	ACTUAL LOAD:
BUSINESS	3,625 SF	1:150	24

TOTAL OCCUPANT LOAD: 24

PLUMBING FIXTURE CALCULATION:

OCCUPANT LOAD MEN 12/2 = 6		
OCCUPANT LOAD WOMEN 12/2 = 6		
WATER CLOSETS REQUIRED:		
MEN (1 PER 25) = 1	WOMEN (1 PER 25) = 1	PROVIDED = 2
LAVATORIES REQUIRED:		
MEN (1 PER 40) = 1	WOMEN (1 PER 40) = 1	PROVIDED = 2

SERVICE SINK & DRINKING FOUNTAIN NOT REQUIRED

MUNICIPAL AUTHORITY:

CITY OF KUNA, IDAHO
KUNA CITY HALL
751 W. 4TH STREET
KUNA, IDAHO 83634

ALTERNATES:

#1 ALT (ADD): BUILDING BUMP OUT FOR O2, MORGUE, MAINT. ON EAST SIDE OF BUILDING. SEE ADDITIONAL CALLOUTS ON PLANS.

#2 ALT (DEDUCT): REMOVE BENCHES FROM LOBBY AREA

#3 ALT (ADD): ADD MINI-SPLIT MECHANICAL SYSTEM TO SURGERY

PROJECT TEAM:

DESIGN/BUILDER:

TERWISSCHA CONSTRUCTION, INC.
1550 WILLMAR AVENUE S.E.
WILLMAR, MN 56201
PH: (320) 235-1664
FX: (320) 235-3137
DESIGN CONTACT: BRADY HICKCOX
ARCHITECT: BRADY HICKCOX
EMAIL: BHICKCOX@TWCINC.COM
BUILDER CONTACT: BRENT ALTHOFF
EMAIL: BALTHOFF@TWCINC.COM

STRUCTURAL ENGINEER:

LARSON ENGINEERING
3524 LABORE ROAD
WHITE BEAR LAKE, MN 55110
PH: (651) 481-9120
FX: (651) 481-9201
CONTACT: CATHERINE KRAY
EMAIL: CKRAY@LARSONENGR.COM

MECHANICAL ENGINEER:

TROY KNUDSEN P.E.
8782 71ST STREET N.E.
SPICER, MN 56288
PH: (320) 894-0187
CONTACT: TROY KNUDSEN
EMAIL: TKNUDSEN@TDS.NET
ENGINEER OF RECORD: TROY KNUDSEN

ELECTRICAL ENGINEER:

WILLMAR ELECTRIC SERVICE
2405 TROTT AVE SW
P.O. BOX 934
WILLMAR, MN 56201
PH: (320) 235-2637
FX: (320) 235-0322
CONTACT: COREY BARBER
EMAIL: CBARBER@WILLMAR-ELECTRIC.COM
ENGINEER OF RECORD: JUSTIN CHAPIN

CIVIL ENGINEER:

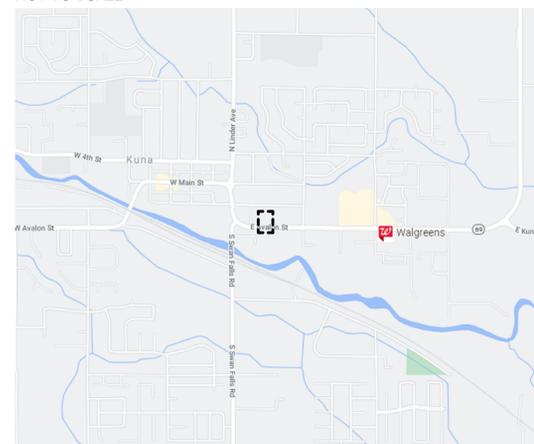
LEAVITT & ASSOCIATES ENGINEERS, INC
1324 1ST STREET SOUTH
NAMPA, IDAHO 83651
PH: (208) 463-0333
FX: (208) 463-9040
CONTACT: JIMMY CHURCH
EMAIL: JRC@LEAVITTEENGINEERS.COM

SHEET INDEX:

SHEET NUMBER	SHEET NAME	CURRENT REVISION	CURRENT REVISION DATE	CURRENT REVISION DESCRIPTION
ARCHITECTURAL				
T1.1	TITLE SHEET, CODE INFORMATION			
T1.2	ASSEMBLIES, ABBREVIATIONS, GENERAL NOTES			
T1.3	LIFE SAFETY			
CIVIL				
C-1	COVER SHEET, SITE MAP, SHEET LEGEND, AND INDEX			
C-2	NOTES & DETAILS			
C-3	GRADING PLAN			
C-4	UTILITY PLAN			
ARCHITECTURAL				
A0.1	SITE PLAN			
A1.0	DEMOLITION PLAN			
A1.1	FIRST FLOOR DIMENSION PLAN			
A1.2	FIRST FLOOR NOTES PLAN			
A1.3	FIRST FLOOR EQUIPMENT PLAN			
A1.4	FIRST FLOOR FINISH PLAN			
A1.5	FIRST FLOOR REFLECTED CEILING PLAN			
A1.6	MECHANICAL ATTIC PLAN			
A1.7	ROOF PLAN			
A2.1	EXTERIOR ELEVATIONS			
A3.1	BUILDING SECTIONS			
A4.1	WALL SECTIONS			
A4.2	WALL SECTIONS			
A6.1	EXTERIOR DETAILS			
A6.2	INTERIOR DETAILS			
A6.3	ROOF & CEILING DETAILS			
A7.1	ENLARGED RESTROOM PLANS, INTERIOR ELEVATIONS			
A7.2	LOBBY ELEVATIONS, PERSPECTIVES			
A7.3	RECEPTION PLANS & ELEVATIONS			
A7.4	INTERIOR ELEVATIONS - EXAM			
A7.5	INTERIOR ELEVATIONS			
A8.1	MILLWORK DETAILS			
A8.2	MILLWORK DETAILS			
A8.3	MILLWORK DETAILS			
A8.4	MILLWORK ALTERNATE DETAILS			
A9.1	DOOR AND WINDOW SCHEDULES AND TYPES			
A9.2	WINDOW & DOOR DETAILS			
STRUCTURAL				
S000	GENERAL STRUCTURAL NOTES & ABBREVIATIONS			
S001	SCHEDULES			
S100	FOUNDATION PLAN			
S101	ROOF FRAMING PLAN			
S102	ADD ALTERNATE #1			
S500	DETAILS			
S501	DETAILS			
MECHANICAL				
M101	1ST FLOOR MECHANICAL ZONE PLAN			
M102	ATTIC MECHANICAL PLAN			
MG101	MEDICAL GAS PLAN			
MP100	MECHANICAL SPECIFICATIONS			
P101	1ST FLOOR DRAIN, WASTE, & VENT PLAN			
P102	1ST FLOOR DOMESTIC WATER PLAN			
ELECTRICAL				
E0.1	SYMBOLS, SCHEDULES, & ABBREVIATIONS			
E0.2	ONE-LINE DIAGRAM & DETAILS			
E0.3	PANEL SCHEDULES			
E0.4	ELECTRICAL SITE PLAN			
E1.1	ELECTRICAL POWER PLAN			
E1.2	ELECTRICAL LIGHTING PLAN			
E1.3	EMERGENCY LIGHTING PLAN			
E2.1	ELECTRICAL SPECIFICATIONS			
E2.2	ELECTRICAL SPECIFICATIONS			
LANDSCAPE				
L-XX	LANDSCAPE			

LOCATION MAP

NOT TO SCALE



SITE AERIAL PHOTOGRAPH

NOT TO SCALE



1550 WILLMAR AVENUE S.E.
WILLMAR, MINNESOTA 56201
320.235.1664 FAX 320.235.3137

PET CARE CLINIC OF KUNA

366 E. AVALON ST, KUNA, ID 83634

PRELIMINARY - NOT FOR CONSTRUCTION

All design, documents and data prepared shall remain the property of Terwisscha Construction Inc and shall not be copied, changed, or disclosed in any form without written consent. Terwisscha Construction Inc shall not be responsible for any alterations or revisions made by anyone other than employees of Terwisscha Construction Inc.

© Terwisscha Construction Inc

PROJ. NO: 19220

DRAWN BY: ADO

CHECKED BY: BRH

NO.	DESCRIPTION	DATE
1	DESIGN REVIEW	2/26/21

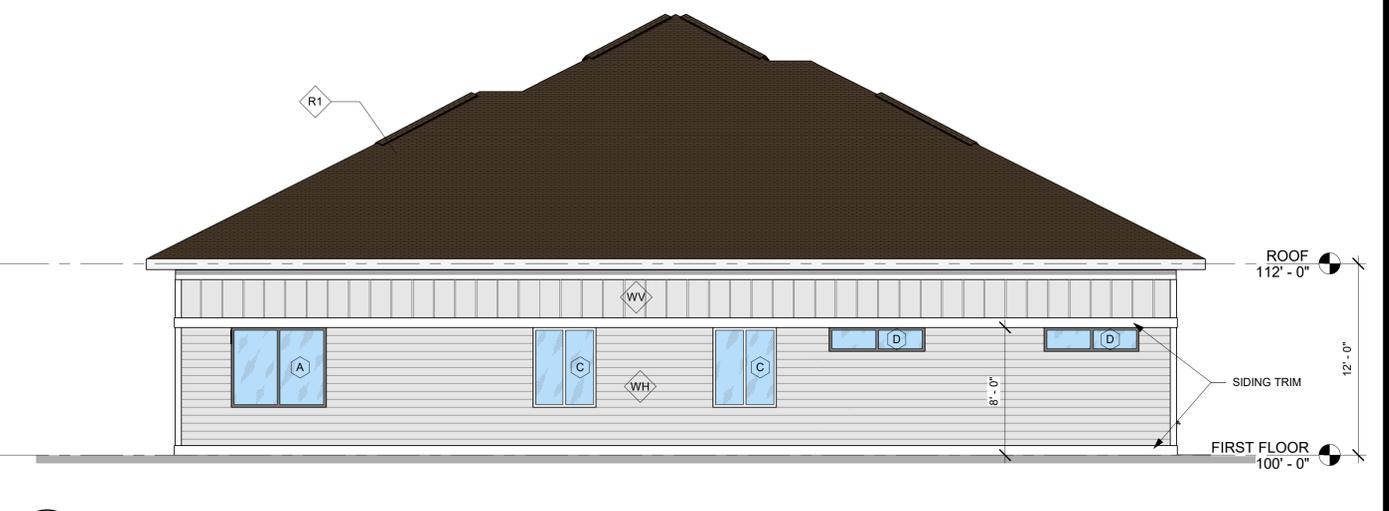
NO.	DESCRIPTION	DATE

TITLE SHEET, CODE INFORMATION

T1.1



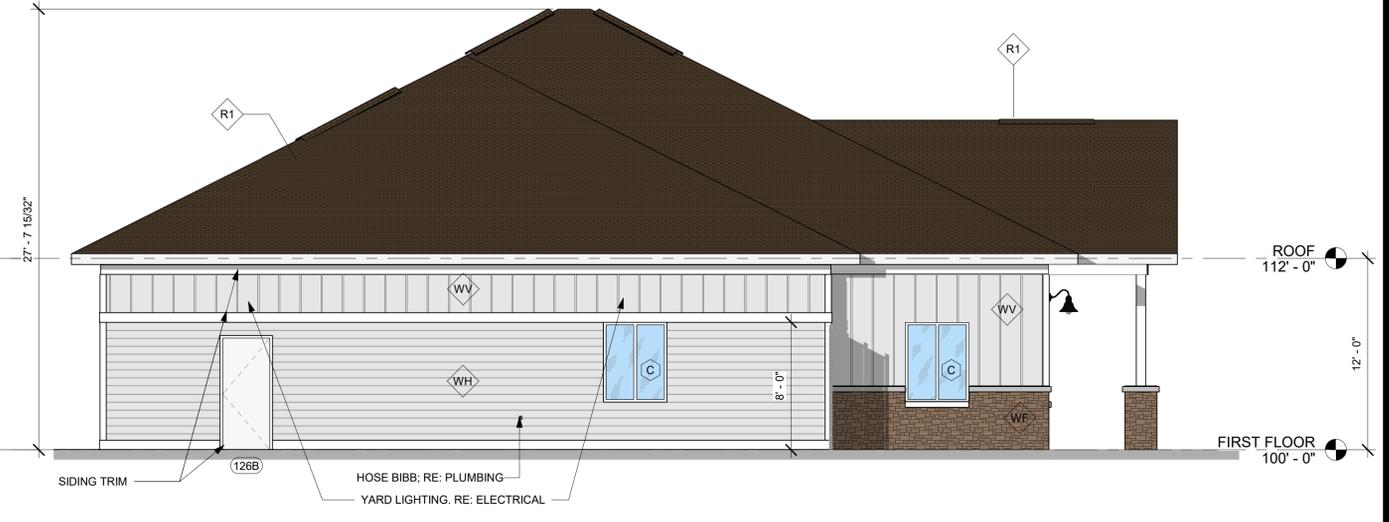
1 EAST
A2.1 3/16" = 1'-0"



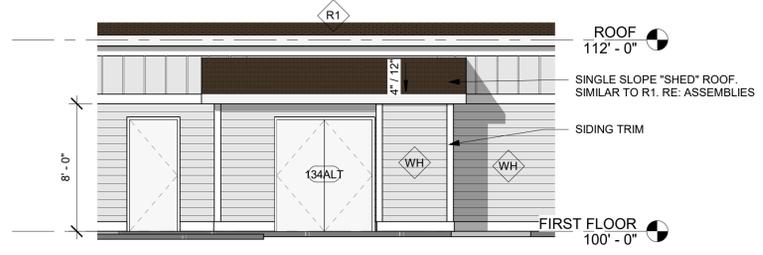
2 NORTH
A2.1 3/16" = 1'-0"



3 SOUTH
A2.1 3/16" = 1'-0"



4 WEST
A2.1 3/16" = 1'-0"



6 EAST - ALTERNATE #1
A2.1 3/16" = 1'-0"



5 3D FRONT VIEW
A2.1

EXTERIOR MATERIAL LEGEND

	WS - ENGINEERED SIDING - SHAKES LP SMARTSIDE - CEDAR TEXTURE SHAKES SIDING PAINT TO MATCH BEHR 'BWC-13 SMOKY WHITE'
	WV - ENGINEERED SIDING - BOARD AND BATTEN LP SMARTSIDE - CEDAR TEXTURE VERTICAL SIDING W/ BATTENS PAINT TO MATCH BEHR 'BWC-13 SMOKY WHITE'
	WH - ENGINEERED SIDING - HORIZONTAL LAP LP SMARTSIDE CEDAR TEXTURE LAP SIDING PAINT TO MATCH BEHR 'BWC-13 SMOKY WHITE'
	SIDING TRIM - WHITE LP SMARTSIDE TRIM - CEDAR TEXTURE
	WF - MANUFACTURED STONE ENVIRONMENTAL STONEWORKS NEW ENGLAND SOUTHERN LEDGESTONE
	R1 - ASPHALT SHINGLE ROOFING

ELEVATION GENERAL NOTES

- BUILDING ELEVATIONS SHOWN ARE TO HELP CLARIFY OVERALL DESIGN INTENT. REFER TO FLOOR PLANS, REFLECTED CEILING PLANS, ROOF PLANS, WALL SECTIONS, ETC. FOR SPECIFIC DESIGN INFORMATION NOT EXPRESSLY DEFINED HEREIN.
- EXTERIOR FINISH MATERIALS AND TREATMENTS ARE NOT NOTED IN ALL LOCATIONS. WHERE A MATERIAL, SURFACE, OR SYSTEM IS DEFINED THE BALANCE SHALL BE CONSIDERED AS REPETITION.
- REFER TO REFLECTED CEILING PLANS AND ELECTRICAL DRAWINGS FOR SPECIFIC TYPE AND SIZE OF EXTERIOR WALL AND CEILING MOUNTED LIGHT FIXTURES.
- REFER TO REFLECTED CEILING PLANS FOR HEIGHT OF SPRING POINTS AND TOP OF ARCHES IN EXTERIOR WALLS.
- GRADE LINES INDICATED ON ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL DRAWINGS FOR FINISH GRADE CONTOURS.
- EXPOSED EXTERIOR WOOD MEMBERS SHALL BE STAINED, SANDBLASTED, AND RE-STAINED TO ACHIEVE ARCHITECT - APPROVED FINISH, U.N.O.
- PROVIDE SPECIFIED WATERPROOFING ON WALLS BELOW GRADE.
- REFER TO APPROPRIATE SCHEDULES FOR SIZES AND CONFIGURATIONS OF DOORS, WINDOWS, STOREFRONTS, LOUVERS, SHUTTERS, ETC.
- ALL EXPOSED EXTERIOR STEEL TO BE HOT-DIP GALVANIZED.

PRELIMINARY - NOT FOR CONSTRUCTION

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PROJ. NO: 19220

DRAWN BY: ADO

CHECKED BY: BRH

ISSUE SCHEDULE

NO.	DESCRIPTION	DATE
1	DESIGN REVIEW	2/26/21

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
-----	-------------	------

EXTERIOR ELEVATIONS

A2.1



MANUFACTURED STONE
 MANUF: ENVIRONMETAL STONWORKS
 STYLE: NEW ENGLAND SOUTHERN
 LEDGESTONE



VERTICAL, HORIZONTAL, & SHAKE SIDING
 MANUF: LP SMARTSIDING
 STYLE: VERTICAL BOARD & BATTEN,
 HORIZONTAL LAP, & SHAKES SIDING
 COLOR: PAINT TO MATCH 'BEHR SMOKY WHITE -BWC13'



FASCIA, SOFFIT, & SIDING TRIM
 MANUF: VARIES
 COLOR: WHITE



ROOFING
 MANUF: CERTAINTEED
 STYLE: PRESIDENTIAL SOLARIS
 COLOR: AUTUMN BLEND

OUTDOOR LUMINAIRE SCHEDULE

TYPE	MANUFACTURER	MODEL	DESCRIPTION	ELECTRICAL		KEYED NOTE	NOTES
				VOLT	INFO		
DS	CONTECH	CMR2635KC-WHT	6" LED SURFACE CAN (BOX MOUNT)	120	15 W / 950 lm		INSTALL ON STANDARD J-BOX
K	CONTECH	CYL6235KMVDX-MCLR-BZ	DOWN LED WALL SCONCE	UNV	14 W / 1400 lm		
SP	RAB	ALED4T78N/PS4-11-20D2/ABK4-11	LED PARKING LOT LIGHT & POLE	UNV	78 W / 9804 lm		20' POLE - EXTENDED POLE BASE
W	RAB	WPLED26N	LED WALLPACK FIXTURE	UNV	26 W / 2415 lm		

Statistics			
Description	Avg	Max	Min
Parking	1.7 fc	7.0 fc	0.1 fc
Property Line	0.4 fc	1.0 fc	0.0 fc
SITE	1.9 fc	12.2 fc	0.0 fc

PLAN NOTES:

- ALL SITE LIGHTING TO BE FED WITH #10 COPPER IN PVC.
- INSTALL SITE LIGHTING ON BASES AS DETAILED ON THIS SHEET.
- ALL EXTERIOR LIGHTING TO BE CONTROLLED VIA PROGRAMMABLE LIGHTING CONTROL PANEL, PROVIDED BY ELECTRICAL CONTRACTOR.
- MONUMENT SIGN TO BE CONTROLLED WITH SEPARATE LIGHTING CONTROL.



1550 WILLMAR AVENUE S.E.
WILLMAR, MINNESOTA 56201
320.235.1664 FAX 320.235.3137

PET CARE CLINIC OF KUNA
366 E.AVALON ST.
KUNA, ADA COUNTY, ID

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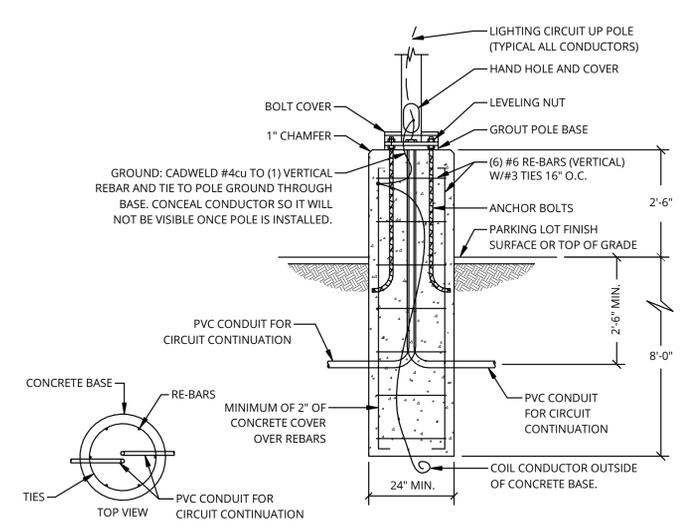
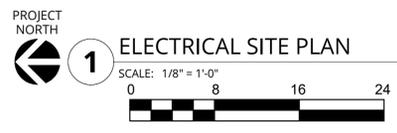
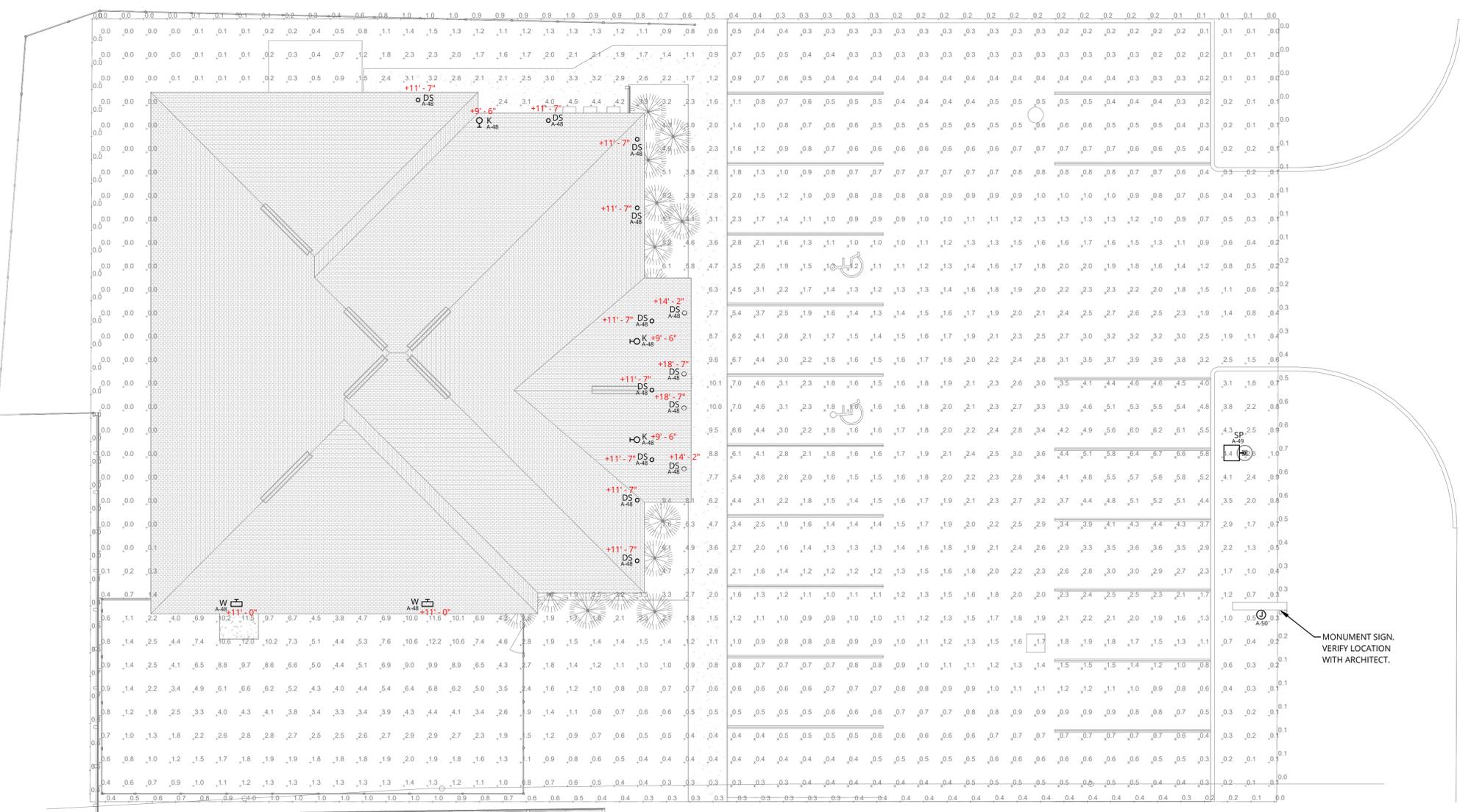
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PROJ. NO: 19220
DRAWN BY: DRS
CHECKED BY: CML
ISSUE SCHEDULE
NO. DESCRIPTION DATE
2 DDA2 01-25-2021

REVISION SCHEDULE
NO. DESCRIPTION DATE

ELECTRICAL SITE PLAN

E0.3

Sheet #: 3 of 7



DETAIL NOTES:

- LEVELING NUTS SHALL BE USED. POLE BEARING PLATE SHALL NOT BE SHIMMED AGAINST CONCRETE.
- VERIFY BOLT PATTERN AND ORIENTATION WITH FIXTURE SHOP DRAWINGS.
- POLE AND BOLT COVER SHOWN IS GENERIC AND NOT NECESSARILY SPECIFIC TO THIS JOB.

2 EXTENDED POLE BASE DETAIL

SCALE: NTS

Specifications/Features

Fixture

CMR2 low profile LED surface mount disk lights provide the seamless look of traditional recessed downlights in a no maintenance energy efficient package.

The thin aesthetic design includes an opaque polycarbonate diffuser delivering soft, even illumination.

These LED lights are designed to surface mount onto 4" octagonal junction boxes. Optional recess mount kits allow for retrofit into existing recessed downlights.

Lamp/Electrical

Multiple LED array for uniform illumination

4" Disk Light: 12.5W

540 Lumen output (2700K)

570 Lumen output (3000K)

6" Disk Light: 15W

920 Lumen output (2700K)

940 Lumen output (3000K)

950 Lumen output (3500K)

Direct 120VAC design – no driver needed

90 CRI

Available in 2700K and 3000K color temperatures

50,000 Hour rated life

Compatible with most TRIAC and ELV dimmers

Warranty

This fixture is covered by ConTech's full five (5) year replacement guarantee after date of purchase.

Labels/Usage

cCSAus certified to UL standards. Suitable for wet location.

Suitable for use in closets when installed in accordance with NFPA® 70, NEC® Section 410.16.

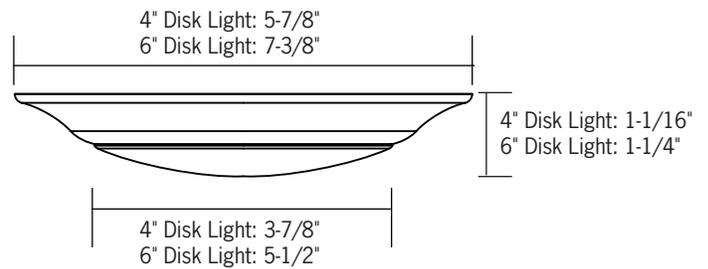
Energy Star Listed.



4" Disk Light



6" Disk Light



Ordering Information

Example Order:

Fixture	Size	Color Temp	CRI	Recess Mount Kit (Optional)	Trim Finish

CMR2 - Surface Mount LED Disk Light	4 - 4"/12.5W 6 - 6"/15W	27K - 2700K 30K - 3000K 35K - 3500K (6" Only)	C - 90 CRI	Leave Blank - J-Box Mount E - Recess Mount Kit with E26 Adapter G - Recess Mount Kit with GU24 Adapter	WHT - Matte White
--	--	---	-------------------	---	--------------------------

CYL6

6" Integrated LED Indoor and Outdoor Cylinders

Specifications/Features

Specification grade 6" diameter aluminum housing for indoor and outdoor applications.
 Four mounting options available: ceiling, flexible cable, pendant, or wall mount. Wall mount option is available in an up light, down light, or an up/down light version.
 Driver canopy for flexible cable option is 16 gauge steel.
 Ceiling, pendant, Up/down, wall mount down light, and wall mount up light versions are available in either dry/damp (indoor) or wet (outdoor) location types. Flexible cable version is only available in dry/damp location type.
 Wet location type cylinders feature a silicone sealed clear glass lens in a gasketed die-cast trim ring to ensure unit is watertight. Available in matte white, matte black, matte silver, and satin bronze finishes. Black flexible cable with black or bronze cylinders, white with white and gray with silver.
 Optical system employs either a clear or platinum reflector. Clear reflector is available in narrow (36°), medium (54°) and wide (80°) beam distributions. Platinum is only available in a single beam distribution (57°).
 Wall Wash and Pencil Beam optic accessories are also available on select models.

Mounting

Ceiling and Pendant cylinders provide a hang support for hands-free wiring.
 For Pendant mount cylinders, Stem Kit must be ordered separately (includes Slope Ceiling Canopy and selected Stem length). Slope Ceiling Canopy is for use on ceilings with up to a 45-degree slope. Stem thread: 1/4-18NPS. Pendant mount max length is 8'6". Consult factory for longer lengths.
 Wall mount cylinders employ a bracket which provides support for hands-free wiring.
 Flexible cable mount cylinders include 120" of field adjustable cable.

Lamp/Electrical

Light engine consists of a passive heat sink with a high output multi-chip LED array arranged into a single LED package, enabling precise optical control without requiring lensing to diffuse multiple LED sources.
 Excellent fixture-to-fixture color consistency within a 3-step MacAdam Ellipse tolerance.
 System designed and rated for 50,000 hours at 70% lumen maintenance.
 UL8750 and Class 2 compliant: RoHS compliant, U.S. only. Output over voltage, over current and short circuit protected. Flexible cable cylinder utilizes 18/3 SJTOW cable.

Dimming

All CL6 cylinders are available for non-dimming and dimming applications. For a list of compatible dimmers, refer to Dimming Specification sheet.

Warranty

This complete fixture is covered by ConTech's full five (5) year replacement guarantee after date of purchase.

Labels/Usage

cCSAus Certified for use in the U.S. and Canada.
 Ceiling, Pendant, Up/down, and Wall mount models available as Damp/Dry or Wet location models. Flexible Cable mount only available as Damp/Dry location model. Wet location models must be installed per specific product installation instructions and all appropriate National Electrical Codes.
 Energy Star Certified for all mounting options except the Up/Down Wall Mount, Pencil Beam, and Wall Wash Trims Assembled in the U.S.A



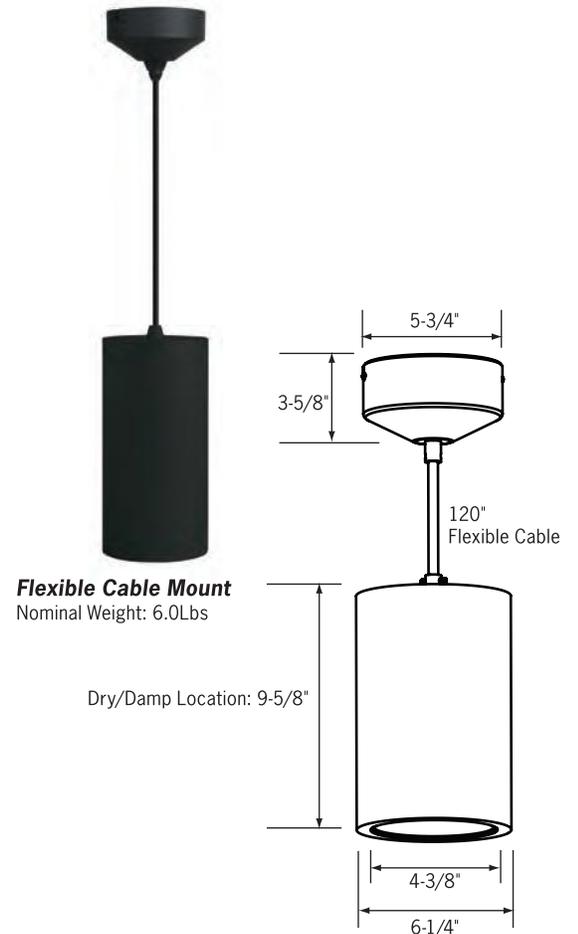
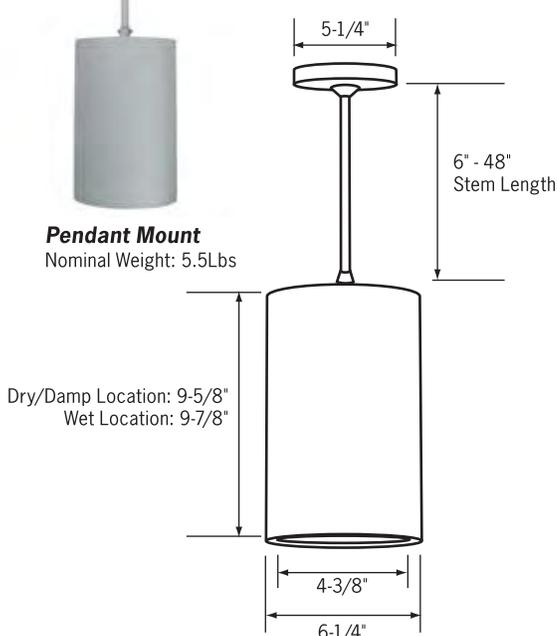
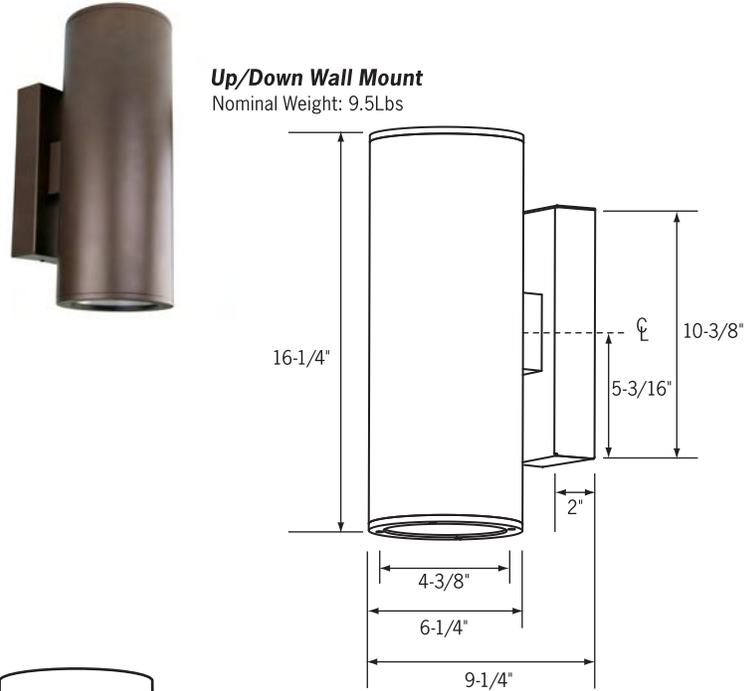
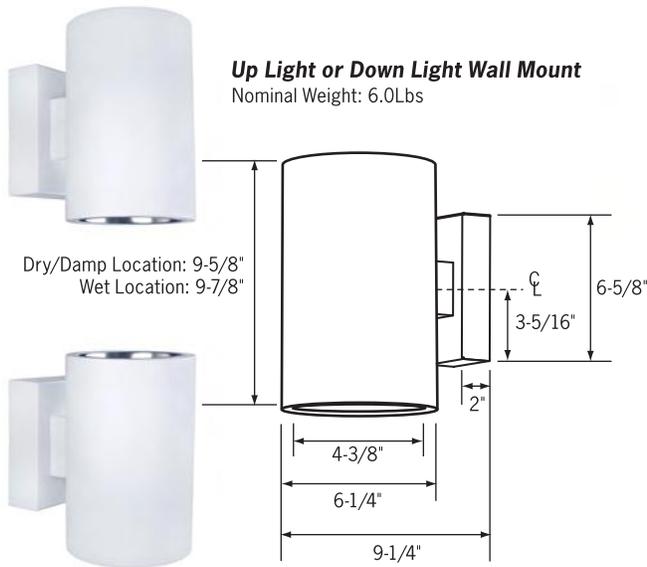
Wall Mount
All model dimensions on page 2

	Series 1	Series 2	Series 3	Series 4	Series 5	Series 6
Input Wattage (W)	10	14	20	28	37	43
Input Current (A) 120/277	.08/.04	.12/.06	.17/.08	.23/.11	.31/.14	.36/.17
Input Voltage						
Dimming (Triac, ELV, 0-10V)	120V AC, 50/60Hz 277V AC, 50/60Hz					
Lutron HiLume® Dimming	120V AC, 50/60Hz					
Lutron Eco-System® Dimming	120V AC, 50/60Hz 277V AC, 50/60Hz					
eldoLED ECOdrive/SOLOdrive	120V AC, 50/60Hz 277V AC, 50/60Hz					
Color Temp	2700K/3000K/3500K/4000K					
CRI Standard/High	83 (80min) / 90+					
Driver						
Power Factor	> 0.90					
THD	< 20%					
Dimming						
Triac, ELV, 0-10V	10-100%					
Lutron®	1-100%					
eldoLED ECOdrive	1-100%					
eldoLED SOLOdrive	0.1-100%					

CYL6

6" Integrated LED Indoor and Outdoor Cylinders

Dimensions



CYL6

6" Integrated LED Indoor and Outdoor Cylinders

Type **K**

Project **VETERINARY**

Ordering Information

Example Order: -

Fixture	Color Temp	Driver/Dimming	Mounting	Mounting Location	Reflector	Finish	Battery and Remote Enclosure
CYL62	35K	MVD	UD	X	MCLR	BZ	
CYL61 - 10W/ 1000lm	27K - 2700K 30K - 3000K	MVD - 120V-277V TRIAC, ELV, 0-10V Dimming	C - Ceiling Mount FC ¹ - Flexible Cable	- Interior Dry/ Damp	NCLR - 36° Narrow, Clear Alzak	B - Matte Black BZ - Satin Bronze	- None, Leave Blank
CYL62 - 14W/ 1400lm	35K - 3500K 40K - 4000K	34D2 - 347V, 0-10V Dimming	P ² - Pendant Mount W - Down Light	(Leave Blank) X - Exterior/Wet	MCLR - 54° Medium, Clear Alzak	P - Matte White S - Matte Silver CC ⁷ - Custom Color	RDB ⁸ - Remote Driver & Battery Pack
CYL63 - 20W/ 2000lm	50K - 5000K 27KC - 2700K, 90+ CRI	12D3 - Lutron Hi-lume 1% 2-Wire LED Driver (120V Forward Phase Only)	U - Up Light Wall Mount		WCLR - 80° Wide, Clear Alzak		
CYL64 - 28W/ 2600lm	30KC - 3000K, 90+ CRI	MVD4 - Lutron Hi-lume 1% EcoSystem LED Driver with Soft-on, Fade-to-Black	UD ³ - Up/Down Wall Mount		PL - 57° Platinum WW ⁵ - Wall Wash PB ^{5,6} - Pencil Beam		RD - Remote Driver Enclosure
CYL65 - 37W/ 3200lm	35KC - 3500K, 90+ CRI		TFC ⁴ - Track Mount				
CYL66 - 43W/ 3600lm	40KC - 4000K, 90+ CRI						
		MVD6 - eldoLED ECODrive, 0-10V, 1% Dimming MVD7 - eldoLED ECODrive, DALI, 1% Dimming MVD8 - eldoLED SOLOdrive, 0-10V, 0.1% Dimming MVD9 - eldoLED SOLOdrive, DALI, 0.1% Dimming MDMX - eldoLED POWERdrive, DMX <1% Dimming					

Stem Kit
(Includes Slope Ceiling Canopy [for use on ceilings with up to a 45° slope] and selected Stem Length)
MUST BE ORDERED SEPERATELY WITH ANY PENDANT (P) MOUNTING



- CSK6-(B,BZ,P,S)** - 6" Stem Kit
- CSK12-(B,BZ,P,S)** - 12" Stem Kit
- CSK18-(B,BZ,P,S)** - 18" Stem Kit
- CSK24-(B,BZ,P,S)** - 24" Stem Kit
- CSK30-(B,BZ,P,S)** - 30" Stem Kit
- CSK36-(B,BZ,P,S)** - 36" Stem Kit
- CSK48-(B,BZ,P,S)** - 48" Stem Kit

1. Flexible Cable versions are only available in dry/damp location type.
2. Pendant Mount requires a Stem Kit, ordered separately.
3. Consult factory when different beams, color temperatures, or lumen packages are required in a single Up/Down cylinder.
4. Track Mount option only available with MVD Driver Option wired to 120V; TRIAC/ELV Dimming capable. BZ Finish comes with black track adapter.
5. Wall Wash (WW) and Pencil Beam (PB) valid on all models except Up/Down cylinder with series 5 or 6 LED module (leave reflector designation blank).
6. Pencil Beam (PB) optic limited to exterior mount ("X") location style.
7. Custom finish colors available. Consult factory for pricing, minimum order quantities and lead time.
8. Consult factory for RDB options on Up/Down (UD) luminaires. RDB Option only available with MVD driver option. RDB Enclosure must be installed in a Dry/Damp location.

DRIVER AVAILABILITY MATRIX

Highest wattage for each driver style that will fit inside the luminaire

Driver**:	MVD 120V-277V TRIAC, ELV	12D3 Lutron Hi-lume	MVD4 Lutron EcoSystem	MVD6 eldoLED ECODrive	MVD7 eldoLED ECODrive	MVD8 eldoLED SOLODrive	MVD9 eldoLED SOLODrive	MDMX eldoLED POWERdrive	34D2 347V 0-10V
Mounting									
C	All Series	All Series	All Series	Thru Series 5	Thru Series 5	Thru Series 5	Thru Series 5	N/A	All Series
FC	All Series	All Series	All Series	Thru Series 5	Thru Series 5	Thru Series 5	Thru Series 5	N/A	All Series
P	All Series	All Series	All Series	Thru Series 5	Thru Series 5	Thru Series 5	Thru Series 5	N/A	All Series
W	All Series	All Series	All Series	All Series	All Series	All Series	All Series	All Series	All Series
U	All Series	All Series	All Series	All Series	All Series	All Series	All Series	All Series	All Series
U/D	All Series	All Series	All Series	Thru Series 5	Thru Series 5	Thru Series 5	Thru Series 5	N/A	All Series
TFC	All Series	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Driver sizes that do not fit in fixture may be ordered with a Remote Driver Housing (-RD)



Specification grade area lights available with IES Type IV distribution. Suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Patent pending management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs

Project:

Type:

SP

Prepared By:

Date:

Driver Info

Type: Constant Current
 120V: 0.66A
 208V: 0.41A
 240V: 0.35A
 277V: 0.30A
 Input Watts: 76W
 Efficiency: N/A

LED Info

Watts: 78W
 Color Temp: 4000K
 Color Accuracy: 72 CRI
 L70 Lifespan: 100000
 Lumens: 9,804
 Efficacy: 129 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
 DLC Product Code: P0000179W

Optical

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

BUG Rating:

B1 U0 G2

Replacement:

Replaces 250W Metal Halide.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 0.75

Ambient Temperature:

Suitable for use in 104° F (40° C) ambient temperatures.

Cold Weather Starting:

Minimum starting temperature is -40° F (-40° C)

Thermal Management:

Superior heat sinking with external Air-Flow fins.

Housing:

Die cast aluminum housing, lens frame and mounting arm.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High temperature silicone gaskets.

Finish:

Formulated for high-durability and long lasting color.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

LED Characteristics

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Electrical

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

4.4% at 120V, 12.8% at 277V

Surge Protection:

4kV

Technical Specifications (continued)

Electrical

Surge Protector:

ALED78 is available with a 6kV surge protector (SP6). SP6 available .

Other

California Title 24:

See ALED4T78/D10, ALED4T78/BL, ALED4T78/PCS, ALED4T78/PCS2, or ALED4T78/PCT for a 2013 California Title 24 compliant product. Any additional component requirements will be listed in the Title 24 section under technical specifications on the product page.

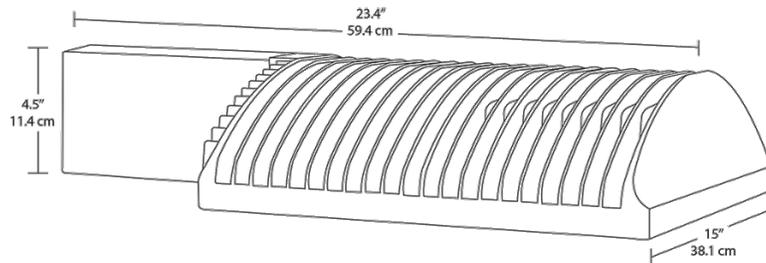
Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:

The ALED design is protected by patents in the U.S. Pat. 668,370, Canada Pat. 144956, China ZL201230100154.X, and Mexico Pat. 38423. Pending patents in Taiwan.

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type IV distribution
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Bi-Level
ALED									
	2T = Type II	360 = 360W	Blank = Arm	Blank = 5000K (Cool)	Blank = Bronze	Blank = 120-277V	Blank = No Photocell	Blank = No Dimming	Blank = No Bi-Level
	3T = Type III	260 = 260W	SF = Slipfitter	Y = 3000K (Warm)	W = White	/480 = 480V (Only 360W & 260W)	/PC = 120V Button	/D10 = Dimmable	/BL = Bi-Level
	4T = Type IV	150 = 150W		N = 4000K (Neutral)	RG = Gray		/PC2 = 277V Button		
		125 = 125W					/PCS = 120V Swivel		
		105 = 105W					/PCS2 = 277V Swivel		
		78 = 78W					/PCT = 120-277V Twistlock		
							/PCS4 = 480V Swivel		
							/PCT4 = 480V Twistlock		



LED 26W Wallpacks. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.

Color: Bronze

Weight: 7.5 lbs

Project:	Type: W
Prepared By:	Date:

Driver Info		LED Info	
Type:	Constant Current	Watts:	26W
120V:	0.26A	Color Temp:	4000K
208V:	0.16A	Color Accuracy:	83 CRI
240V:	0.14A	L70 Lifespan:	100000
277V:	0.12A	Lumens:	2,415
Input Watts:	30W	Efficacy:	81 LPW
Efficiency:	88%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.

DLC Product Code: P0000175P

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Finish:

Formulated for high-durability and long lasting color.

Ambient Temperature:

Suitable for use in 104° F (40° C) ambient temperatures.

Cold Weather Starting:

Minimum starting temperature is -40° F (-40° C)

Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The LPACK is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

Green Technology:

Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Electrical

Driver:

Multi-chip 26W high output long life LED Driver Constant Current, 720mA, Class 2, 6kV Surge Protection, 100V-277V, 50-60 Hz, 100-240V.4 Amps.

THD:

8.4% at 120V, 10.7% at 277V

Other

California Title 24:

See WPLED26/PC for a 2013 California Title 24 compliant model.

Patents:

The WPLED design is protected by U.S. Pat. D634878, Canada Pat 134878, China Pat. CN301649064S.

Country of Origin:

Designed by RAB in New Jersey and assembled in Taiwan.

Trade Agreements Act Compliant:

This product is a product of Taiwan and a "designated country" end product that complies with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Equivalency:

Equivalent to 175W Metal Halide.

Optical

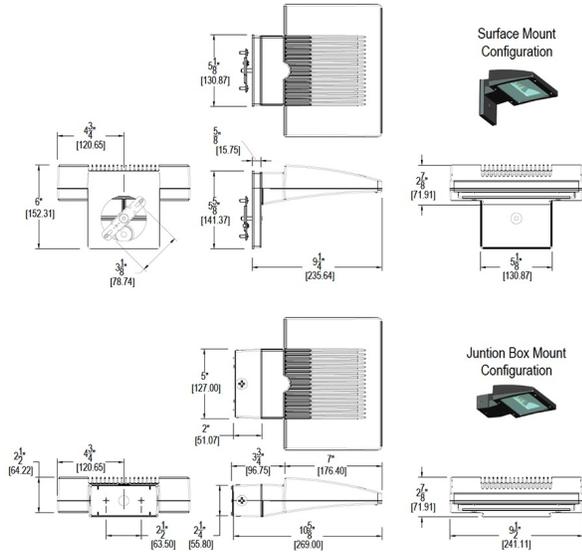
BUG Rating:

B1 U0 G0

BUG Rating:

B1 U0 G0

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 100 up to 277 Volts
- 5-year warranty

Ordering Matrix

Family	Watts	Color Temp	Sensor	Finish	Photocell	Dimming
WPLED	26 = 26W	Blank = 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	Blank = No Sensor MS = Mini Sensor	Blank = Bronze W = White	Blank = No Photocell /PC = 120V Button /PCS = 120V Swivel /PC2 = 277V Button	Blank = No Dimming /D10 = Dimmable



1550 Willmar Ave SE
Willmar, MN 56201

Phone: 320.235.1664
Fax: 320.235.3137
Toll Free: 800.478.4892
www.twcinc.com

March 28th, 2021

City of Kuna
Planning & Zoning Department
751 West 4th Street
Kuna, ID 83634

Request for an Alternate Method of Compliance: Landscape Plantings

To Whom it may concern:

The intent of this letter is to achieve an alternative compliance approval for the Landscape Planting requirements that are stated in the City of Kuna Code. The project (Pet Care Clinic of Kuna) under review is located at 366 East Avalon Street, Kuna, ID 83634.

The proposed project is a new Veterinary Clinic that will replace the current Veterinary Clinic Building on site today. The new building will be offset further back from the road compared to the existing structure to allow for parking and better access from East Avalon. This site is quite small and has a few challenges to accomplish the required plantings / buffers. Currently the Landscape requirements associated with this site are as follows:

1. Avalon is listed as a Minor Arterial which requires an 8 ft sidewalk & a 20 ft landscape buffer along the property frontage (Kuna City Code 5-17-13)

The components restricting the Landscape Buffer are as follows:

1. A 5'-0" wide public sidewalk is currently in place at the parcel to the East of this property.
2. ACHD is requiring a minimum of 41'-0" from Centerline of the Right of Way to the start of the public sidewalk. The public sidewalk should also be within the Right of Way if possible.
3. Parking lot size to accommodate the adequate number of stalls for clients and employees.

Due to these circumstances, we are proposing the following design (See attached Site Plan Documents). This design aligns a new 5'-0" wide public sidewalk that starts 41'-0" from the centerline of East Avalon, while connecting to the parcel on the East side of our property. The design allows for a small 2'-3' planting buffer strip between the sidewalk and parking lot. Within this buffer strip, we will be providing plantings appropriate for that location and environment. We have also incorporated a large number of plantings on the South side of our building to help buffer and beautify the site. In addition, there will be plantings on the North side of our site to create a buffer as required by City of Kuna Code.

We feel this Landscape Planting design, along with the Architecture proposed for this site will enhance the visual appeal for East Avalon for years to come. We look forward to your feedback on this alternate compliance for Landscape Plantings. Please let us know if there are any additional questions we can answer.

Sincerely,

A handwritten signature in blue ink that reads "Brady Hickcox".

Brady Hickcox, AIA



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

April 7, 2021

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

FILE NUMBER:	21-04-DR (Design Review) – Pet Care Clinic Kuna
PROJECT DESCRIPTION	Applicant Brady Hickcox of TerWisscha Construction, Inc., on behalf of his client Dr. Roberta Konzek, requests Design Review approval for the proposed construction of a new one-story, 3,600 SF veterinary office, associated landscaping with an alternative compliance request, and parking lot. The current facility will remain open for business during construction and then will transition into the new facility, at which time the old facility will be demolished and the parking lot finished. In addition, the Applicant notes a 1.5” waterline will be required to service the new facility. The proposed project is located at 366 E Avalon Street (APN: R0615001165), 2N1W24.
SITE LOCATION	366 E Avalon Street, Kuna, Idaho, 83634
REPRESENTATIVE	Brady Hickcox TerWisscha Construction, Inc. 1550 Willmar Ave SE Willmar, MN 56201 320.894.1676 bhickcox@twcinc.com
SCHEDULED HEARING DATE	Tuesday, April 27, 2021. 6:00 P.M.
STAFF CONTACT	Jessica Reid 208.387.7731 jreid@kunaid.gov

Per Kuna City Code 5-4, Design Reviews do not require formal noticing, however, there are potential impacts on which your agency may wish to comment. Please provide comments no later than close of business Monday, April 19, 2021. 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. 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 address. If your agency needs additional time for review, please let our office know ASAP.



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

Design Review Memorandum

TO: Jace Hellman - Planning and Zoning Director
FROM: Catherine Feistner, E.I.T. - Assistant Kuna City Engineer
RE: Public Works Comments for Pet Care Clinic at 366 E Avalon Street
21-04-DR (Design Review)
DATE: 16 April 2021

The Pet Care Clinic, located at 366 E Avalon Street Design Review with Planning and Zoning acceptance date of April 7, 2021 has been reviewed. The applicant's proposed development has been formatted to comply with City of Kuna (City) C-2 (area commercial) zone requirements. Review of civil design drawings is accomplished separately, when received.

1. Inspection Fees

- a. If applicable, the Kuna Rural Fire District's current hydrant flow testing and plat base fees are \$300.00 and \$75.00 respectively for a total of \$375.00. Payment is due and payable in-person prior to the pre-construction meeting.

2. General

- a. The applicant requests a Design Review of a 3,625 square feet building located on 0.35 acres.
- b. The landscape plan proposes using the one (1) existing access to the project to the south at E Avalon St.
- c. Provide engineering certification on all final engineering drawings as applicable.
- d. Fire suppression must be shown and approved by KRFD. A fire line or sprinkler connection may be required to provide adequate fire suppression.

3. Right-of-Way

4. Sanitary Sewer

- a. This property is already connected to City sewer facilities.
- b. A connection fee will be charged based on the difference between the existing connection and proposed connection.
- c. All sewer infrastructure must meet or exceed City of Kuna requirements.
- d. Sewer connection fees apply to each lot containing a home or other facility.
- e. It is suggested the applicant verify sewer pipe size and material quality to address any aging issues while they are in the process of construction.

5. Potable Water

- a. This property is already connected to City water facilities.
- b. The new property proposes constructing a new 1.5-in. water service.
- c. A connection fee will be charged based on the difference between the existing connection and proposed connection.
- d. All water infrastructure must meet or exceed City of Kuna requirements.
- e. The KRFD Deputy Fire Marshal, or its representative, must approve fire access to the project before, during, and after construction.
- f. Fire hydrants are required in a layout acceptable to the KRFD.

6. Pressurized Irrigation

- a. The applicant's property is connected to the City's pressurized irrigation system.
- b. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-I.
- c. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.

7. Grading and Storm Drainage

- a. Sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, may be required in connection with property development.
- b. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
- c. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- d. Private stormwater disposal systems are reviewed by the City. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for the design of private storm water disposal systems. On-site stormwater retention shall be reviewed in conjunction with the City's Design Review of the associated project. Provide a stormwater 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 applicant'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 landscaping plan and supporting documents as part of the application.



Kent Goldthorpe, President
Dave McKinney, Vice-President
Jim D. Hansen, Commissioner
Mary May, Commissioner
Alexis Pickering, Commissioner

April 22nd, 2021

To: TerWisscha Construction, Inc.
Brady Hickcox
1550 Willmar Avenue
Willmar, MN 56201

Subject: KUNA21-0003 / 21-04-DR
366 E Avalon Street
Pet Care Clinic of Kuna

The applicant is requesting a design review application for the approval of a veterinary office on 0.32 acres.

A. Findings of Fact

1. Avalon Street

a. **Existing Conditions:** Avalon Street is improved with 2-travel lanes, 38 to 46-feet of pavement (17-feet from centerline), and no curb, gutter, or sidewalk abutting the site. There is 81-feet of right-of-way for Avalon Street (44-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.

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

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

- c. **Applicant Proposal:** The applicant is proposing to construct a 5-foot wide sidewalk located 41-feet from the centerline of Avalon Street (measured centerline to front of sidewalk).
- d. **Staff Comments/Recommendations:** The applicant's proposal to construct a 5-foot wide detached sidewalk meets District policy, however the sidewalk should be located 42-feet from the centerline of Avalon Street abutting the site.

The applicant should dedicate additional right-of-way to total 48-feet from the centerline of Avalon Street, consistent with the MSM. Avalon Street is not listed in the Capital Improvements Plan; therefore the applicant will not be compensated for the additional right-of-way dedication.

This area is within the 2021 chipseal zone.

2. Driveways

2.1 Avalon Street

- a. **Existing Conditions:** There is an existing 20-foot wide paved driveway onto Avalon Street located approximately 27-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.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 25 MPH to align or offset a minimum of 330-feet from any existing or proposed driveway.

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.

- c. **Applicant's Proposal:** The applicant is proposing to reconstruct the existing driveway onto Avalon Street as a 25-foot wide driveway.

Staff Comments/Recommendations: The applicant's proposal should be approved, as proposed, as this is an existing driveway and the use of the site is not proposed to change. The driveway should be constructed as curb return type driveway.

3. Other Access

Avalon Street 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.

B. Site Specific Conditions of Approval

1. Dedicate 48-feet of right-of-way from the centerline of Avalon Street abutting the site.
2. Construct 5-foot wide detached sidewalk located a minimum of 42-feet from the centerline of Avalon Street abutting the site.
3. Reconstruct the existing driveway as a 25-foot wide curb return type driveway located 32-feet west of the site's east property line.
4. Direct lot access to Avalon Street, other than access specifically approved with this application, is prohibited and should be noted on the final plat.
5. A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
6. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
7. Comply with the Standard Conditions of Approval as noted below.

C. Traffic Information

Trip Generation

This development is estimated to generate 78 additional vehicle trips per day; and 13 additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

Condition of Area Roadways: *Traffic Count is based on Vehicles per hour (VPH)*

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Avalon Street	100-feet	Arterial	629	"F"

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

* Acceptable level of service for a five-lane minor arterial is "E" (1,540 VPH)

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

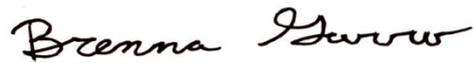
- The average daily traffic count for Avalon Street east of Linder Road was 12,517 on 04/10/19.

D. Attachments

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

If you have any questions, please feel free to contact me at (208) 387-6346.

Sincerely,

A handwritten signature in black ink that reads "Brenna Garro". The signature is written in a cursive, flowing style.

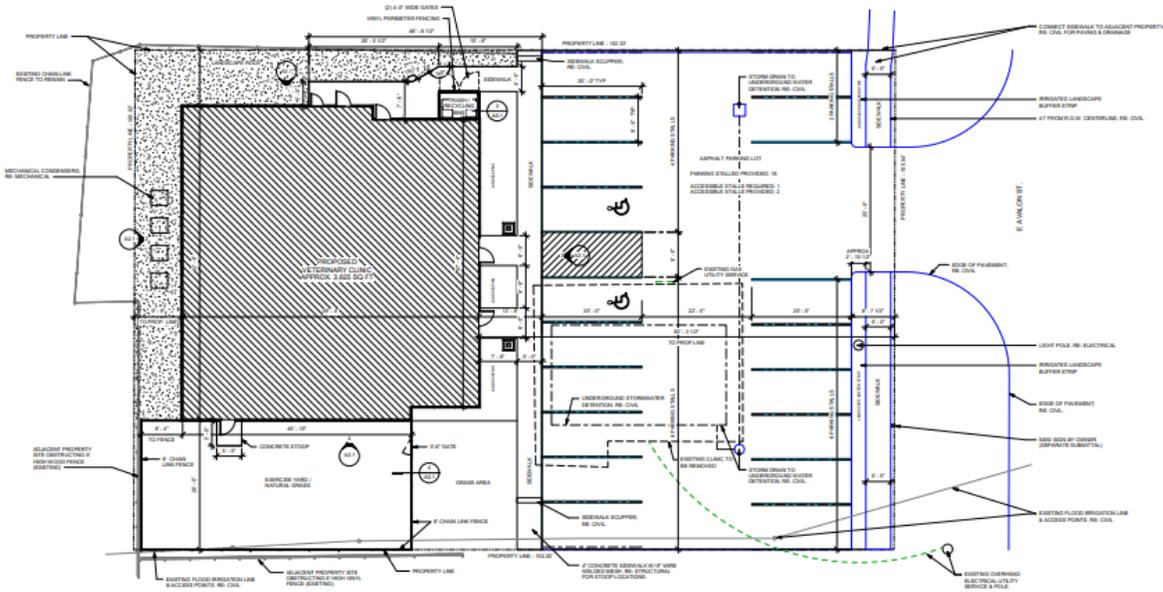
Brenna Garro
Planner 1
Development Services

cc: City of Kuna (Jessica Reid), via email
Pet Care Clinic of Kuna (Dr. Roberta Konzek), via email

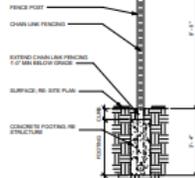
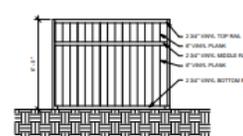
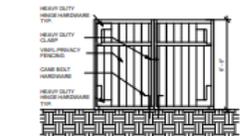
VICINITY MAP



SITE PLAN



SITE INFORMATION		
ITEM	REQUIRED	PROPOSED
FRONT YARD	5'	8' - 3 1/2"
SIDE YARD	5'	20' - 7 1/2" - 4'
REAR YARD	5'	8' - 8"
PROPERTY SIZE	15,231 SQ.FT. (APPROX.)	
BUILDING SIZE	3,888 SQ.FT.	



2 TRASH ENCLOSURE VINYL - GATE
AS1 30' x 10'

3 TRASH ENCLOSURE VINYL - SIDE
AS1 30' x 10'

4 FENCING CHAIN LINK
AS1 10' x 10'

SITE PLAN GENERAL NOTES

- SEE CIVIL FOR ALL SITE DRAINAGE, UTILITIES & RELATED DETAILS.
- SEE LANDSCAPE FOR TREE PROTECTION & RELATIONSHIP SCHEDULES, TREE PROTECTION, HEDGEROW, VISIBILITY & PROTECTION SITE & LANDSCAPE LIGHTING.

EXISTING SITE GENERAL NOTES

- COORDINATE WITH CIVIL & UTILITY DIVISION TO VERIFY & LOCATE ALL UTILITIES. PROTECT UTILITIES SCHEDULED TO REMAIN DURING SITE WORK, DEMOLITION & CONSTRUCTION.
- COORDINATE WITH CIVIL FOR EXTENTS OF UTILITIES SCHEDULED TO BE REMOVED OR RELOCATED.
- COORDINATE WITH OWNER FOR OPERATIONAL PROCEDURES, DEMOLITION SCHEDULE, CONSTRUCTION TO REMAIN, AND OPERATIONAL & MAINTENANCE SCHEDULES. VERIFY ALL WORK IS PROTECTED BEFORE DEMOLITION & CONSTRUCTION.
- COORDINATE WITH OWNER FOR OPERATIONAL PROCEDURES, DEMOLITION SCHEDULE, CONSTRUCTION TO REMAIN, AND OPERATIONAL & MAINTENANCE SCHEDULES. VERIFY ALL WORK IS PROTECTED BEFORE DEMOLITION & CONSTRUCTION.
- COORDINATE WITH OWNER FOR DIRECTION ON BALANCING MATERIALS & FURNITURE, FURNITURE & EQUIPMENT.



PET CARE CLINIC OF KUNA
366 E. AVALON ST., KUNA, ID 83634

19-02-028
ADD
BSH

NO. DESCRIPTION DATE

Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

Request for Appeal of Staff Decision

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