

**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 4<sup>th</sup> Street, Kuna, Idaho 83634

**Planning & Zoning Commission Meeting**  
**AGENDA**  
**Tuesday June 22, 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 (1) 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 June 8, 2021

**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 June 8, 2021 Case No. 21-01-SUP (Special Use Permit) 273 E Screech Owl In-home Daycare – Jessica Reid, Planning Services Specialist* **ACTION ITEM**

Pierre Kamegeri requests Special Use Permit approval to operate an In-Home Daycare, not to exceed twelve (12) children, Monday through Friday from 6:00 AM to 6:00 PM, at 273 E Screech Owl Drive.

B. Case Nos. 21-01-ZC (Rezone), 21-01-S (Preliminary Plat), & 21-05-DR (Design Review) Circinae Valley Subdivision - Doug Hanson, Planner II **ACTION ITEM**

Randy Wall requests a rezone for approximately 6.46 acres from A (Agriculture) to R-6 (Medium Density Residential) and to subdivide the 6.46 acres into 33 total lots (27 residential lots and six (6) common lots). The subject site is located approximately 1,200 feet North of W King Road on S School Avenue, Kuna, ID 83634, within Section 26, Township 2 North, Range 1 West; (APN: R5070500080).

#### **4. BUSINESS ITEMS:**

- A.** Case No. 21-07-DR (Design Review) Journey's End No. 3 – Doug Hanson, Planner II  
**ACTION ITEM**

Steve Arnold, requests Architectural Design Review approval for 20 townhomes located within phase 3 of Journey's End Subdivision (APNs: R0615252205 & R0615251805), Section 25, Township 2 North, Range 1 West.

- B.** Case No. 21-09-DR (Design Review) Falcon Crest Fencing Alternative Compliance – Troy Behunin, Senior Planner **ACTION ITEM**

JUB, on behalf of their client, M3 Companies, requests Design Review Committee approval for Alternative Compliance to Kuna City Code (KCC) 5-4-6-B-3; required perimeter fencing for the large Planned Unit Development (PUD) known as the Falcon Crest Golf Course Community. Applicant desires to install a consistent and unique fence throughout each of their phases in their 20+ year buildout, as described in *KCC 5-4-6-B-3*. The project is located on the Northeast Corner of Cloverdale and Kuna Roads, Kuna, ID 83634.

#### **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 4<sup>th</sup> Street, Kuna, Idaho 83634

**Planning & Zoning Commission Meeting**  
**MINUTES**  
**Tuesday June 8, 2021**

**6:00 PM REGULAR MEETING**

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

*Due to technical difficulties, there is no recording available for this meeting date; all minutes transcribed from notes taken by the meeting clerk.*

**1. CALL TO ORDER & ROLL CALL:**

**COMMISSION MEMBERS PRESENT:**

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

**CITY STAFF PRESENT:**

Bill Gigray, City Attorney – Via Zoom  
Jace Hellman, Planning & Zoning Director – In Person  
Jessica Reid, Planning Services Specialist – In Person

**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 (1) 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 May 25, 2021

**B.** Findings of Fact and Conclusions of Law

**I.** Case No. 21-06-DR (Design Review) Kuna Baptist Church Metal Building – Jessica Reid, Planning Services Specialist

**Motion To:** Approve Consent Agenda.

**Motion By:** Commissioner Gealy

**Motion Seconded:** Vice Chairman Hennis

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 4-0-1, Commissioner Damron was absent

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. Case No. 21-01-SUP (Special Use Permit) 273 E Screech Owl In-home Daycare – Jessica Reid, Planning Services Specialist **ACTION ITEM**

Applicants Pierre Kamageri & Kashembe Chibichibi, request Special Use Permit approval to operate an In-Home daycare with six (6) or less children, Monday through Friday from 6:00 AM to 6:00 PM.

*Staff requests to table this item until June 22, 2021 due to a noticing error.*

**Motion To:** Table Case No. 21-01-SUP (Special Use Permit) for 273 E Screech Owl In-home Daycare to June 22, 2021.

**Motion By:** Commissioner Gealy

**Motion Seconded:** Commissioner Garten

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 4-0-1, Commissioner Damron was absent

4. **BUSINESS ITEMS:**

- A. Meridian Fire Department Staff Report Presentation – Joe Bongiorno, Deputy Fire Chief

Meridian Fire Department Deputy Chief Joe Bongiorno presented a slide show presentation to the Commission and those individuals in attendance in the audience. The slide show was an overview/explanation of the Staff Report provided by Deputy Chief Bongiorno upon request for comments from the city.

Deputy Chief explained the Meridian Fire Departments fire response time goal and provided an example of potential comments that could be provided within his report. Additionally, a map of the coverage area was provided with explanation that Meridian Fire's jurisdiction overlaps into Kuna City Limits.

Deputy Chief continued through his review of staff report layout and comments regarding resource reliability; risk identification; accessibility; specialty/resource needs; water supply; and briefly touched on Fire Code (IFC 2015).

In closing, Deputy Chief provided a map of the current fire stations service areas as well as the location of future fire stations.

The Commission asked general questions regarding services areas and how Meridian Fire and Kuna Rural Fire District (KRFD) cooperated on calls. Deputy Chief explained that generally,

calls are dispatched to the station closest, sometimes regardless of jurisdiction, as public safety is the primary concern. In addition, he stated that he has been working closely with KRFD Battalion Chief T.J. Lawrence and will continue to do so.

The Commission also asked questions regarding accessibility requirements as they wanted to be sure what items to be aware of. Deputy Chief addressed items such as rolled curbs, roadway widths, turning radius', types of traffic calming acceptable to Fire services, signage, and truck access (see slides titled "Accessibility" and "Accessibility Cont.").

Deputy Chief thanked the Commission for their time and the Commission thanked the Deputy Chief for his presentation and helpful information.

#### **5. ADJOURNMENT:**

**Motion To:** Adjourn.

**Motion By:** Commissioner Gealy

**Motion Seconded:** Vice Chairman Hennis

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

**Motion Passed:** 4-01, Commissioner Damron was absent

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Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:

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

# The Meridian Fire Department Staff Report

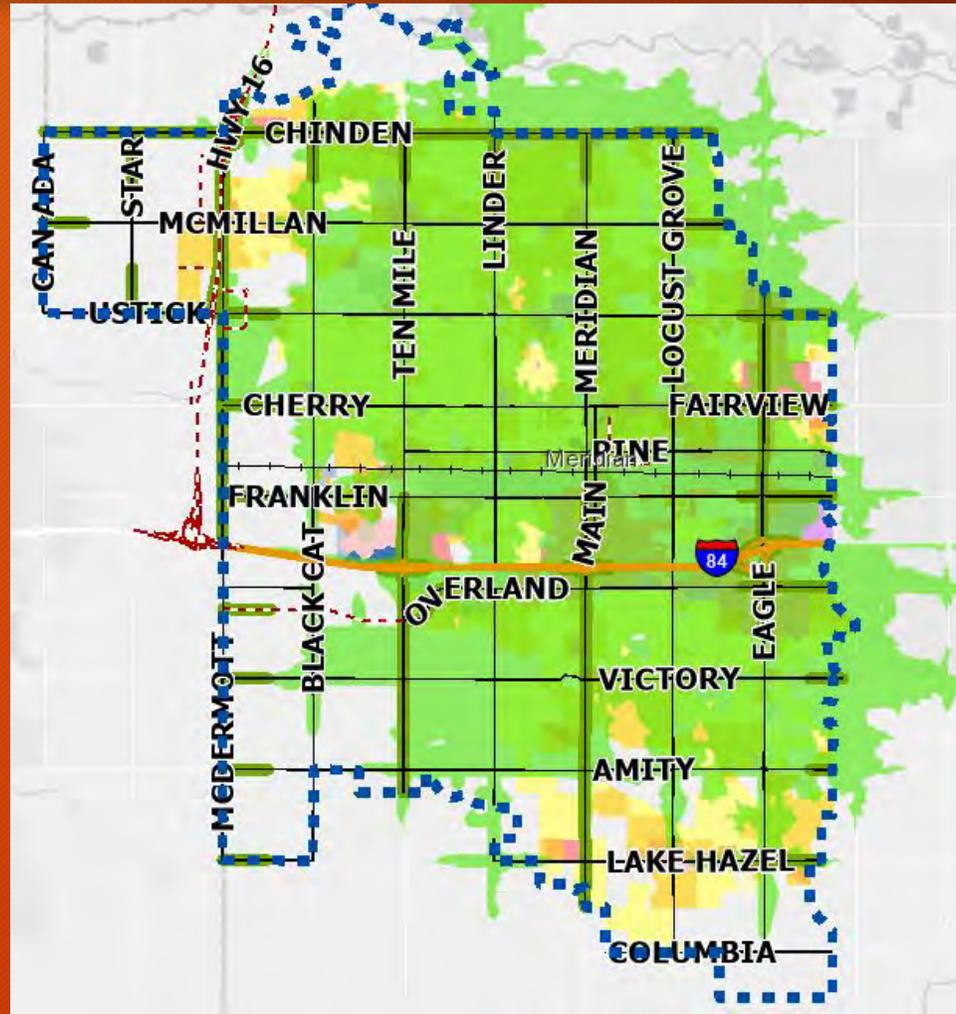
What does it mean?

Deputy Chief Joe Bongiorno

# Fire response Time

- Fire Response Time Travel time from nearest fire station (level of service expectation goal = 5 minutes)
- (EXAMPLE): This development is 6:00 minutes (under ideal conditions) from the nearest fire station - Fire Station 1. This fire station is approximately X miles from the project. If approved, the Fire Department cannot meet the response time goals.

# Fire response Time (Cont.)



# Resource Reliability

- Resource reliability Current reliability of closest fire station (Reliability Goal is 80% or greater)
- (EXAMPLE): This development is closest to Fire Station #1. Current reliability is 63% from this station and does not meet the targeted goal of 80% or greater.

# Resource Reliability (Cont.)

March 2020 to March 2021

MFD Station 31	895	657	73%
MFD Station 32	1184	1016	86%
MFD Station 33	1358	1090	80%
MFD Station 34	1223	964	79%
MFD Station 35	864	736	85%
MFD Station 36	649	507	78%

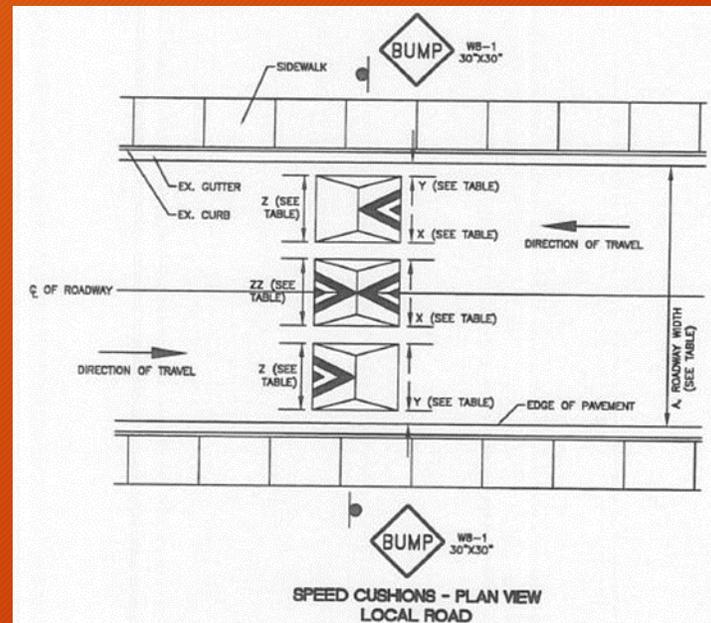
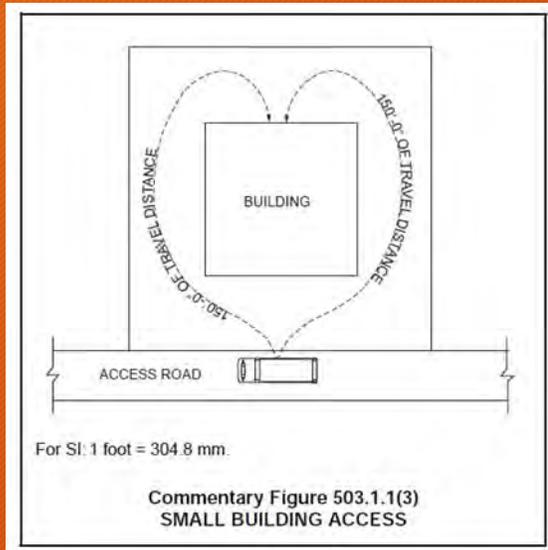
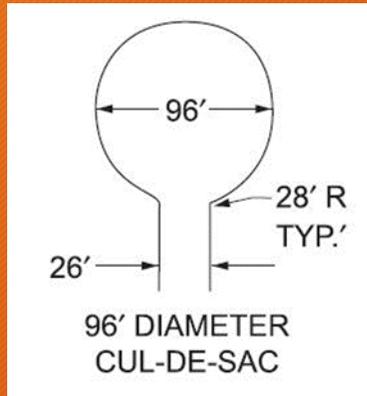
# Risk Identification

- Risk Identification Risk Factor (1=residential, 2=residential with hazards, 3=commercial, 4=commercial with hazards, 5=industrial)
- (EXAMPLE): This proposed commercial development has a risk factor of 4, in which current resources would not be adequate to supply service to this propose project. Risk factors include fire fighting in multi-story buildings and a large gathering of people in a single location. This entails a greater risk for the occupants as well as first responders. Fire, life safety systems and occupant training are critical for this development. Other hazards may be found once the development is completed.

# Accessibility

- Accessibility Roadway Access, traffic
- (EXAMPLE): This project meets all required access, road widths and turnarounds.
- Typical issues found:
  - Cul-d-sacs are not proper size - 48' Radius minimum
  - Block Lengths are too long
  - Over 30 homes with only one access
  - Over 200 apartments with one access
  - Accesses too close together - need  $\frac{1}{2}$  the diagonal of the property apart

# Accessibility (Cont.)



**D103.6 Signs.** Where required by the *fire code official*, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

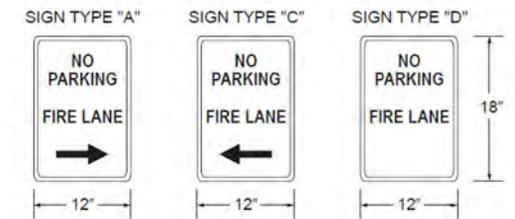


FIGURE D103.6  
FIRE LANE SIGNS



# Specialty/Resource Needs

- Specialty/Resource needs

- Aerial device needed for development (more than 30' in height)?
  - If yes, is one available within a 12 minute travel time goal
- (EXAMPLE): This proposed project will require an aerial device. The closest truck company is 6 minutes travel time (under ideal conditions) to the proposed development, and therefore the Fire Department can meet this need in the required timeframe if a truck company is required. This fire station is approximately 1.5 miles from the project
- Other specialty needs (water rescue, hazmat, and technical rescue)?
  - If yes, is one available within a 5 minute travel time?
- In the event of a hazmat event, there will need to be mutual aid required for the development. In the event of a structure fire an additional truck company will be required. This will require additional time delays as they are not available in the city.

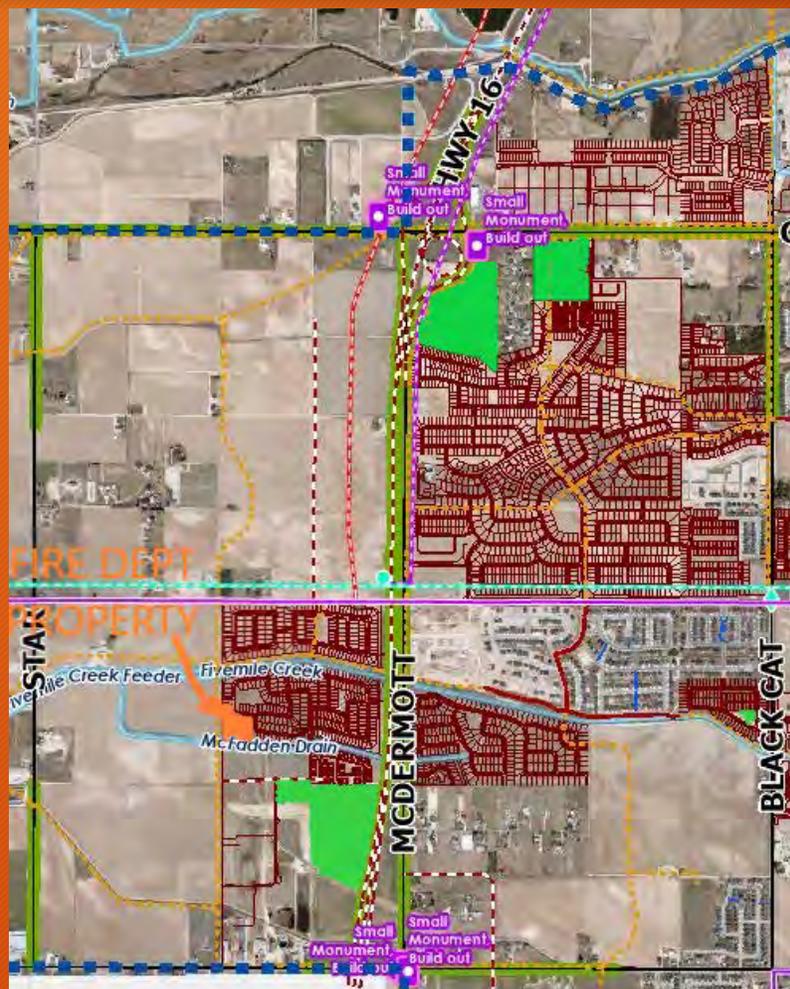
# Water Supply

- Water Supply (list expectations)
- (EXAMPLE): Water supply for this proposed development requires 1500 gallons per minute for two hours. (Approximate - see appendix B of the 2015 International Fire Code) The fire flow requirements may be less if the building is fully sprinklered.

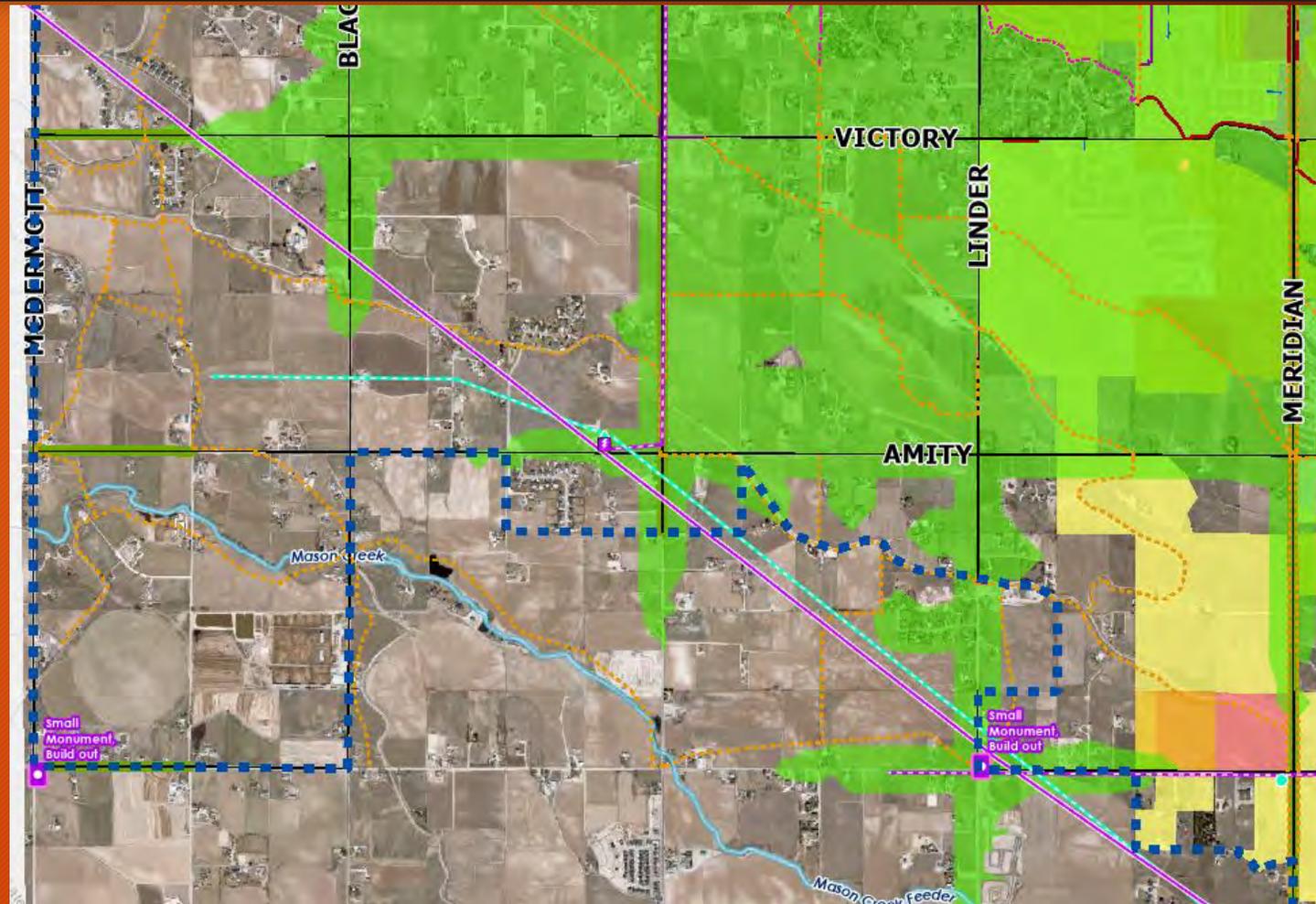
# Other Comments

- Project specific comments are listed below.
- \*\*\*All IFC code sections per 2015 IFC or as noted\*\*\*

# Station 7/8



# FUTURE FIRE STATION



Questions?





751 W 4<sup>th</sup> Street | Kuna, ID | 83634  
(208) 922-5274 | [www.kunacity.id.gov](http://www.kunacity.id.gov)  
**EXHIBIT CHECKLIST**



Case Name: 273 E Screech Owl In-home Daycare  
Case No.(s): 21-01-SUP (Special Use Permit)

Exhibit No.	EXHIBITS	Page No.
	Exhibit List	1
1.1	Staff Report	2
2.1	Childcare Special Use Permit Application	10
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2.8	Evacuation Plan	26
2.9	Neighborhood Meeting Certification	27
2.10	Commitment to Property Posting	31
2.12	Public Works Memo	32
2.14	Proof of Property Posting	33
2.17	Legal Notice Publication – Kuna Melba News Newspaper 06.02.2021	38
2.15	Legal Notice Mailer & Confirmation of Mailing 06.02.2021	39

**BEFORE THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATIONS OF ) Case No. 21-01-SUP (Special Use Permit)  
 )  
**PIERRE KAMAGERI** )  
 )  
 For a Special Use Permit for 273 E ) **STAFF REPORT FOR THE 273 E**  
 Screech Owl ) **SCREECH OWL IN-HOME**  
 ) **DAYCARE APPLICATION.**

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3. Applicants Request
4. Site History
5. General Project Facts
6. Staff Analysis
7. Applicable Standards
8. Proposed Findings of Fact and Conclusions of Law
9. Proposed Comprehensive Plan Analysis
10. Proposed Kuna City Code Analysis
11. Commission’s Recommendation



**I  
EXHIBIT LIST**

The exhibits of the above-referenced matter consist of the following, to-wit:

**1.1 Exhibits:**

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
<b>1</b>	Staff Report 06.22.2021			X
<b>2</b>	Child Care Special Use Permit Application			X
<b>3</b>	Narrative			X
<b>4</b>	Vicinity & Aerial Map			X

5	Warranty Deed			X
6	Proof of Idaho Health & Welfare Application in Process			X
7	Site Plan			X
8	CPR & First Aid Certifications			X
9	Evacuation Plan			X
10	Neighborhood Meeting Certification			X
11	Commitment to Property Posting			X
12	Agency Transmittal			X
13	Public Works Comments			X
14	Kuna Melba News Legal Notice Publication Request for P&Z			X
15	Proof of Property Posting			X
16	Legal Notice Mailer & Confirmation of Mailing			X
17	Kuna Melba News Affidavit of Publication			X

## II PROCESS AND NOTICING

**2.1** In accordance with Kuna City Code (KCC) 5-3-2: Zoning District Regulations, and 5-6: Special Uses, operating an In-home Daycare requires a Special Use Permit. In addition, it states Special Use Permits are designated as Public Hearings, with the Planning and Zoning Commission as the decision-making body. This land use application was given proper public notice and followed the requirements set forth in Idaho Code Chapter 65, Local Land Use Planning Act.

**2.1.1** A noticing error occurred for the originally scheduled June 8, 2021 Public Hearing. Per KCC 5-1A-4, Legal Notice must be made fifteen (15) days prior to the hearing; the Legal Publication in the Kuna Melba News Newspaper was not made until June 2, 2021, thus only providing five (5) days. Therefore, staff requested the hearing be tabled to a date certain of June 22, 2021; this provided well over fifteen (15) days' notice.

**2.2** In accordance with KCC 5-3-6, the Applicant seeks approval of a Special Use Permit (SUP) for an In-Home Daycare at the subject site which allows for no more than twelve (12) children at any one time, on a regularly scheduled basis; staff notes the total number of children permitted will be determined upon inspection performed by the Fire Marshall. SUP applications require a Public Hearing be held in front of the Planning and Zoning Commission with formal notification and site posting required.

### **2.2.1 Notifications**

**2.2.1.1** Neighborhood Meeting: March 21, 2021 (4 Attendees)

**2.2.1.2** Agency Comments Request: April 27, 2021

**2.2.1.3** 300 FT Property Owners Notice: June 2, 2021

**2.2.1.4** Kuna Melba News Newspaper: June 2, 2021

**2.2.1.5** Site Posted: May 26, 2021

**III**  
**APPLICANTS REQUEST**

**3.1** Pierre Kamegeri requests Special Use Permit approval to operate in In-Home Group Childcare, not to exceed twelve (12) children, Monday through Friday from 6:00 AM to 6:00 PM, at 273 E Screech Owl Drive.

**IV**  
**GENERAL PROJECT FACTS**

**4.1 Site History**

**4.1.1** The property is currently zoned R-6 (Medium Density Residential), the existing dwelling has been used as a single-family residence since its construction.

**4.2 Surrounding Land Uses**

<b>North</b>	R-6	Medium Density Residential – Kuna City
<b>South</b>	R-6	Medium Density Residential – Kuna City
<b>East</b>	R-6	Medium Density Residential – Kuna City
<b>West</b>	R-6	Medium Density Residential – Kuna City

**4.5 Parcel Sizes, Current Zoning and Parcel Numbers**

**4.5.1** Approximately 0.216 acres

**4.5.2** R-6 (Medium Density Residential)

**4.5.3** R1789260370

**4.6 Services**

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

**4.7 Existing Structures, Vegetation, and Natural Features**

**4.7.1** A two-story single-family residence, estimated to be approximately 1,600 SF per the Ada County Assessor, as well as a patio and fenced back yard. On-site landscaping is consistent with residential use.

**4.8 Environmental Issues**

**4.8.1** Apart from being within the Nitrate Priority Area, staff is not aware of any environmental issues, health or safety conflicts at this time.

#### 4.9 Comprehensive Plan Future Land Use Map

4.9.1 The Future Land Use Map (FLUM) identifies the subject site as Medium Density Residential. Staff vies this proposed Special Use Permit request to be consistent with the surrounding properties as designated on the FLUM.

#### 4.10 Agency Responses

Agency	Exhibit No.
Assistant City Engineer, Catherine Feistner – Kuna City Public Works	2.12

### V

#### TRANSPORTATION AND CONNECTIVITY

5.1 The subject site is approximately 0.17 miles from N Linder Road within the Birds of Prey (FKA December) Subdivision. Two ingress/egress points are available from N Linder Road and the subject site is accessed directly from E Screech Owl Drive.

### VI

#### STAFF ANALYSIS

6.1 In order to operate an In-Home Childcare Facility, a Special Use Permit (SUP) is required per Kuna City Code (KCC) 5-3-1: Zoning Districts and Definitions. In-home Group Childcare allows for seven (7) to twelve (12) children to be cared for throughout the day, with the appropriate staff to child ratio according to Idaho Code §39-1109(4)(a) & (b). The Childcare Facility proposes to operate Monday through Friday, from 6:00 AM to 6:00 PM.

Childcare facilities require a minimum of 40 Square Feet of useable indoor space per child, and 80 Square Feet of useable outdoor space per child. The Applicant will be required to comply with Idaho Code §39-1109.

The Applicant and his wife, Kashembe Chibichibi, are the only proposed employees and have followed the requirement of obtaining their CPR and First Aid Certifications. In addition, the Applicant has worked with Amanda Mills, University of Idaho Child Development Resource Specialist and partner with IdahoSTARS, in completing the Idaho Child Care Licensing application.

The subject site contains a single-family, home with a fully fenced back yard, with the fence being constructed of wood. There is mature landscaping and sod typical to an established subdivision. The front porch/patio is also fenced in, with a gate directly adjacent to the front door. The existing driveway provides two (2) parking spaces in addition to a fully graveled side yard that could provide an additional one (1) to two (2) parking spaces.

Upon complete review, staff has no concerns with the Case and has determined this application complies with Title 5 of Kuna City Code; Comprehensive Plan Future Land Use Map; and Idaho Code. Staff would recommend to the Planning and Zoning Commission they Approve Case No. 21-01-SUP, with the Applicant be subject to the recommended Conditions of Approval listed in Section X (10) of this report.

## 6.2 Applicable Standards

- 6.2.1 City of Kuna Zoning Ordinance, Title 5
- 6.2.2 City of Kuna Comprehensive Plan FLUM
- 6.2.3 Idaho Code, Title 67, Chapter 65 – Local Land Use Planning Act
- 6.2.5 Idaho Code, Title 39, Chapter 11 – Health and Safety

## VII PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 21-01-SUP (Special Use Permit), including the Comprehensive Plan, Kuna City Code, Staff’s Memorandums, the exhibits, and the testimony during the Public Hearing; the Kuna Planning and Zoning Commission hereby *Approves/Denies* the Findings of Fact and Conclusions of Law, and Conditions of Approval for Case No. 21-01-SUP, a request from Pierre Kamageri for Special Use Permit approval to operate in In-Home Daycare, not to exceed twelve (12) children, Monday through Friday from 6:00 AM to 6:00 PM, at 273 E Screech Owl Drive.

*If the Planning and Zoning Commission wishes to Approve, Deny or modify specific parts of the Findings of Fact and Conclusions of Law as detailed below, those changes must be specified.*

- 7.1 Based on the evidence contained in Case No. 21-01-SUP, this proposal *does/does* not generally comply with Kuna 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.*

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

*Staff Finding: The Comprehensive Plan designates the future land use designation of the proposed subject site as R-6 (Medium Density Residential); the subject site is currently dedicated as such.*

- 7.3 The in-home daycare *does/does not* constitute a special use as established in the Official Schedule of District Regulations for the zoning district involved.

*Staff Finding: According to the official schedule of district regulations, an In-home Daycare does constitute a special use for the R-6 (Medium Density Residential) zoning district.*

- 7.4 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 Meeting notices were mailed to residents within 300 feet of the proposed subject site and the meeting was held on March 21, 2021. A Legal Notice was published in the Kuna Melba News Newspaper on June 2, 2021 as well as a Legal Notice being mailed to residents within 300 feet, on June 2, 2021. The Applicant posted a sign on the property on May 26, 2021; the Case was tabled from June 8, 2021 to a date certain of June 22, 2021.*

## VIII PROPOSED COMPREHENSIVE PLAN ANALYSIS

The Kuna Planning and Zoning Commission may *accept/reject* the Comprehensive Plan components, and shall determine if the proposed Special Use Permit request for the site *is/is not* consistent with the following Comprehensive Plan components:

**8.1 Goal Area 1: Kuna will be economically diverse and vibrant.**

**8.1.1 Goal 1.C:** Attract and encourage new and existing businesses.

**8.1.1.1 Objective 1.C.2:** Create an environment that is friendly to business creation, expansion and relocation.

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

**8.2.1.1 Objective 3.G.1:** Ensure land use policies, restrictions, and fees do not violate private property rights.

**8.2.1.1.1 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.

## IX PROPOSED KUNA CITY CODE ANALYSIS

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

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

**9.2** The site *is/is not* physically suitable for the proposed use.

*Comment: The 0.216-acre subject site is suitable for an in-home daycare.*

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

*Comment: The subject site is not used as wildlife habitat and lies within a well-established subdivision. Roadways, structures and open space already exist and will therefore cause no environmental damage or loss of habitat.*

**9.4** The application *is/is not* likely to cause adverse public health problems known at this time.

*Comment: There are no adverse public health problems known at this time.*

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

*Comment: Utility services are suitable and adequate for the in-home daycare.*

**X**  
**COMMISSIONS ORDER OF DECISION**

*Note: The motion is for the Approval, Conditional Approval, or Denial of the Special Use Permit application. However, if the planning and Zoning Commission wishes to Approve/Deny specific parts of the requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby **Approves/Denies** of Case No. 21-01-SUP (Special Use Permit), a request from Pierre Kamegeri for Special Use Permit approval to operate in In-Home Daycare, not to exceed twelve (12) children, Monday through Friday from 6:00 AM to 6:00 PM, at 273 E Screech Owl Drive, subject to the following Conditions of Approval:

- 10.1** As requested by the Applicant, the in-home daycare shall be permitted to operate between the hours of 6:00 AM to 6:00 PM, Monday through Friday, with some variation to accommodate special circumstances.
- 10.2** Applicant shall provide care for the number of children determined appropriate after Fire Marshall inspection, as based upon the staff to child ratio provided in Idaho Code §39-1109(4)(a); the number of children determined will include proprietors' children.
- 10.3** The Applicant shall provide protection or supervision for less than 24-hours per day, per Kuna City Code (KCC) 5-1-6.
- 10.4** The Applicant shall not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property or general welfare by reason of excessive production of traffic or noise per KCC 5-6-3:G.
- 10.5** Applicant shall provide off-street parking and/or off-street drop off/pick up area for all patrons.
- 10.6** Applicant shall maintain an approved fire extinguisher on site at all times.
- 10.7** Applicant shall install safety locks on doors and cabinets where chemicals are stored.
- 10.8** Applicant shall install safety devices on all electrical outlets accessible to children.
- 10.9** Applicant shall install a door chime on the front door to indicate opening.
- 10.10** Fire District and Central District Health Department inspections are required for final sign off; Applicant shall provide Kuna Planning and Zoning with copies of said inspections before applying for their Kuna City Home Occupation Business License.
- 10.11** In the event the uses or the building located on this parcel is enlarged, expanded upon or altered in anyway (even for temporary purposes), the Applicant and any future assigns having interest in the subject property, shall seek an amendment to the approvals of this Special Use Permit through the Kuna Planning and Zoning Department.
- 10.12** This Special Use Permit is valid only if the Conditions of Approval are adhered to continuously. In the event the conditions are not followed, the Special Use Permit approval may be revoked.

- 10.13** The Special Use Permit shall follow the proposed intent provided on the application and divest when the Applicant not longer operates an in-home daycare and/or no longer has any interest in the property, or the business is discontinued for more than one (1) year. The Applicant is obligated to advise the City of any changes in ownership pr leasing agreements which would affect business operation.
- 10.14** The Applicant shall acquire a Kuna Childcare Business License in accordance with KCC 3-10, through the Kuna City Clerk’s office once all Conditions of the Special Use Permit are met, and shall maintain said license through the renewal process during the entirety of the time business is in operation.
- 10.15** The Special Use Permit is not transferable from one parcel to another.
- 10.16** The Applicant shall follow all staff and agency recommendations.
- 10.17** The Applicant shall comply with all local, state and federal laws.
- 10.18** The Applicant shall provide the City with a copy of the Childcare License issued by the State of Idaho Health and Welfare Department within 30 days after approval and signing of the City’s Findings of Fact and Conclusions of Law for the Special Use Permit or the approvals may be revoked.
- 10.19** The Applicant shall provide a copy of all subsequent license renewals, Central District Health Department and Fire inspections to the Kuna Planning and Zoning Department.

**DATED** this 22<sup>nd</sup> day of June, 2021.



# In-Home/Child Care Facility Special Use Permit Application

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)

FEE: \$330.00 - In-Home/Group Care; \$800.00 - Center  
to children or less



21-01-SUP

**Kuna City Code (KCC) 5-1-6** defines Child Care Facilities as: Any home, structure, or place where nonmedical care, protection or supervision is regularly provided to children under twelve (12) years of age, for periods less than twenty-four (24) hours per day, while the parents or guardians are not on the premises. Any facility providing child care is required to have a Special Use Permit and a State of Idaho basic day care license. There are three (3) types of facilities:

- A. **Home Child Care:** A child care facility which provides care for six (6) or fewer children throughout the day.
- B. **Group Child Care:** A child care facility which provides care for seven (7) to twelve (12) children throughout the day.
- C. **Child Care Center:** A child care facility which provides care for more than thirteen (13) children throughout the day. It should be noted that, in determining the type of child care facility that is being operated, the total number of children cared for during the day and not the number of children at the facility at any one time, is determinative. (NOTE: Child Care Centers are subject to the Design Review process).

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

**KCC 5-6-4 Supplementary Conditions and Safeguards:**

In granting any Special Use, the Planning and Zoning Commission may prescribe appropriate conditions, bonds and safeguards in conformity with this title. Violations of such conditions, bonds or safeguards, when made a part of the terms under which the Special Use is granted, shall be deemed a violation of this title.

**KCC 5-6-5 Procedure for Hearing Notice:**

Prior to granting a Special Use Permit, at least one (1) Public Hearing in which interested persons shall have an opportunity to be heard shall be held. At least fifteen (15) days prior to the hearing, notice of time and place and a summary of the proposal shall be published in the official newspaper of general circulation within the jurisdiction. Notice may also be made available to other newspapers, radio and television stations serving the jurisdiction for use as a public service announcement. Notice shall also be provided to property owners and residents within three hundred (300) feet of the external boundaries of the land being considered, and any additional area that may be substantially impacted by the proposed Special Use as determined by the Commission. When notice is required to two hundred (200) or more property owners or residents, in lieu of mailing notice, two (2) additional hearing notices shall be provided.

**KCC 5-1A-8 Sign Posting Procedures:**

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

**KCC 5-6-6 Action by Commission:**

Withing thirty (30) days after the Public Hearing, the Planning and Zoning Commission shall either approve; conditionally approve; or disapprove the applications as presented. If the application is approved or approved with modifications, the Commission shall direct the Planning and Zoning Director to issue a Special Use Permit, listing the specific conditions specified by the Commission for approval.

**Application Submittal Requirements**

*(This application will not be accepted unless the following items are submitted in full.)*

**Application shall contain one (1) copy of the following (digital documents preferred):**

- ✓• Complete Special Use Permit application form. *(It is the applicant's responsibility to use the most current application.)*
- Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with the Special Use conditions.
- ✓• One (1) Vicinity Map: 8.5" x 11" at a 1" = 300' scale (or similar). Label the location of the property and adjacent streets.
- ✓• One (1) Aerial Photo: 8.5" x 11" depicting proposed site, street names, and surrounding parcels within five-hundred (500) feet. *(The purpose of the aerial map is to view the site for existing features and adjacent sites.)*
- ✓• Copy of Deed; **and**, if the applicant is not the owner, an *original* Affidavit of Legal Interest from the owner (and ALL interested parties) stating the applicant is authorized to submit the application.
- ✓• Provide proof that you have begun the daycare license application process with Idaho Health & Welfare.
- ✓• Detailed Site Plan 8.5" x 11" or larger:
  - Size of Parcel (acres or square feet)
  - ✓○ Indicate existing structures (i.e. home, buildings, storage sheds, etc.)
    - Indicate existing and proposed uses (i.e. play areas, kitchen, etc.)
  - Indicate existing and proposed lighting
  - Indicate existing and proposed landscaping
  - Indicate sidewalks, fencing (include type, height, gates), retaining walls or berms. *(NOTE: All gates are required to be locked during business hours.)*
  - Indicate off-street child drop-off/pick-up location and circulation, driveway location, and garage door width(s)
  - Existing and proposed landscaping
  - Dimensions of useable outdoor and indoor play areas
- ✓• Copy of CPR & First Aid training Certification for applicant & all employees - still need ✓/47 Kashembe
- ✓• Emergency Evacuation Plan and diagram
- ✓• Neighborhood Meeting Certification
- ✓• Commitment of Property Posting form signed by applicant/agent

Indicate type of Child Care Facility which you are applying for:  
 Family Child Care In-Home  Group Child Care In-Home  Child Care Center

**Applicant Information**

Name: Pierre Kamegeri And Kashembe Chibichibi

Address: 273 E Screech Owl Dr, Kuna, Idaho 83634

Phone: 203 963 0188 Email: pierre.kamegeri@gmail.com

**Owner Information**

*If same as above, skip this section.*

Name: same

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Representative**

*If same as Applicant, skip this section.*

Name: Rene Kamengele

Address: 273 E Screech Owl Dr, Kuna, Idaho 83634

Phone: 203 963 0976 Email: rene.kamengele@gmail.com

**Subject Property Information**

Site Address: 273 E Screech Owl

Nearest Cross Streets: N Sparrow Hawk Ave

Parcel #(s): R1789260370

Zoning: R-6

Gross Square Footage: 1,600

Livable Square Footage (not for Child Care use): Approx. 900 (upstairs)

Is this address your principal residence? YES NO

(KCC 5-5-4.3b requires that a person(s) must reside within the premises in order to be considered an In-Home child care facility.)

Will you be hiring and employees who will NOT reside on the premises? YES NO

If Yes, how many? \_\_\_\_\_

Are there smoke detectors in every living area, except the bedrooms and bathrooms? YES NO

Are locks installed on all doors to the outside? YES NO

Are door chimes installed on the front door to indicate any opening? YES NO

Is a fire extinguisher installed in the kitchen? YES NO

Is the child care facility located on an Arterial or Collector street? YES NO

If Yes, there must be an on-site pick-up area designed to prevent vehicles from backing into the roadway; include a diagram.

Are there any indoor and/or outdoor pools? YES NO

If Yes, what measures have been taken to protect children from the pool area? Attach plan to your application.

### Additional Information

Days and hours of operation. Provide the ours of operation for each day you will be open:

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Hours	6:00am — 6:00pm						

(KCC 5-1-6-2 Childcare Facilities, does not allow 24-hour childcare facilities.)

Do you have an Emergency Evacuation Plan? YES NO

An Emergency Evacuation Plan is required, attach plan to application.

Do you have a "Sick Child" Plan/Policy? YES NO

A "Sick Child" Plan/Policy is required, please attach plan to application.

Are there stairs inside/outside of your site? YES NO

If Yes, is a barrier/gate installed? YES NO

Are electrical outlets covered with safety devices? YES NO

### Standard Conditions for In-Home & Group Child Care Only

The following conditions must be met as a minimum, additional conditions may be required by Staff, Kuna Rural Fire District or the Planning and Zoning Commission.

- Site shall meet International Fire Code (IFC). (NOTE: If you are uncertain about a particular code and its utilization, it is the Applicant's responsibility to seek that knowledge.)
- Site shall maintain fire safety standards and Kuna City Code (KCC) standards.

- Smoke detectors shall be installed on ceilings of each story of site; in front of doors; to stairways; and separated by a maximum of 30-feet in corridors or at other distances required by IFC.
- Flame source utilities shall not be accessible to children.
- A carbon monoxide detector shall be located within proximity of the flame source and shall remain operable at all times.
- Storage areas shall be inaccessible to children and free of excessive combustibles or highly flammable materials.
- At least two (2) unblocked, outside exits that remain unimpeded at all times shall be provided. Exits shall be marked appropriately; staff and parents shall be advised where these exits are located.
- Shall provide corridors, stairs and entryways/exits that are a minimum of 36" wide.
- Shall provide gates at stairs so children cannot access them.
- Bathroom and closet doors shall be designed as to be unlocked from the outside.
- Site address shall be numbered; illuminated; mounted on the street frontage side; and be readily visible from the street.
- A flashlight and other emergency supplies shall be provided on-site in anticipation of a power outage; supplies shall be readily accessible and maintained in good/working order.
- All dishes; utensils; serving items; storage areas; and equipment shall be properly cleaned, rinsed, sanitized and air dried.
- All food preparation; serving items; storage areas; equipment; and utensils shall be kept in good repair and kept out of reach of children.
- All perishable foods shall be stored in a covered container, in an operating refrigerator, at a maximum of 40 degrees.
- All deep freezers or other refrigeration type units shall not be able to be opened from the outside and shall be locked or stored in a locked room.
- Home-canned foods shall not be served to children.
- A minimum of 40-square feet of habitable indoor dwelling area shall be provided for each child; city staff shall review and determine which areas of the building are considered habitable.
- A minimum of 80-square feet of outdoor play space shall be provided for each child; city staff shall review and determine which areas meet this requirement.
- All cleaning agents and other poisonous substances that pose a danger to children, shall be kept in locked storage or preferably removed from premises.
- Storage of chemicals underneath/over/near a sink shall be avoided as many chemicals are affected by moisture and may become hazardous through chemical change.
- Child care rooms shall be kept clean and dry.
- All floors, walls, ceilings, and furniture shall be kept in good repair.
- All floors shall be swept and mopped daily with a sanitizing solution.
- Carpeted areas shall be vacuumed daily.
- Facility shall be free of exposed, lead-based paint surfaces that are chipped, flaking or peeling. If the residence has lead-based paint, the applicant shall advise city staff of this fact.
- A telephone shall be maintained onsite at all times and remain in operable condition.
- Emergency contact information including Fire, Rescue, Police (or 911 or local equivalent), Poison Control Center, as well as the City of Kuna Planning and Zoning Department (208-922-5274) shall be displayed in a prominent location.

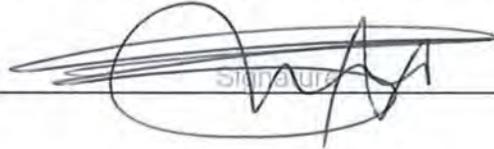
- All play materials; equipment; furnishings; and toys shall be kept in good repair; sturdy; stable; free of hazards and shall not possess any sharp edges/surfaces; lead-based paint; protrusions; and pinch or crush points.
- Outdoor play areas shall be fenced with safe, sight obstructing, sturdy fencing and shall not possess any sharp or jagged edges/surfaces. Fence shall be constructed of approved building materials to a minimum of five (5) feet but not to exceed six (6) feet; fence shall include a minimum of two (2) operating exits; and fences shall not have openings exceeding 1 ¾" in width.
- Children shall not be permitted to play on outdoor equipment that is hot to the touch; stationary outdoor equipment greater than eighteen (18) inches shall be installed over a protective service; play equipment shall be placed at least six (6) feet away from buildings, fences and trees; swing sets shall be made of plastic, soft, or flexible materials; and outdoor play areas shall adjoin or be safely accessible to indoor areas.
- All upright angles shall be greater than 55 degrees as to prevent child entrapment or entanglement.
- All doors opening to the outside shall be self-closing (except for sliding glass doors), and all ventilating windows shall have locking screens.
- All heating, ventilating and lighting facilities shall meet KCC/International Building Code (IBC)/IFC.
- All child accessible electrical outlets shall be covered with safety caps and have ground fault interrupters or have safety outlets installed that meet KCC/IBC/IFC.
- All refuse shall be collected, stored and disposed of in appropriate containers that do not attract rodents/insects; containers shall be placed in a City approved location; and refuse shall be collected with a minimum weekly solid waste pickup or disposal service.
- Site grounds shall be kept neat and clean and free from rodents; hazards; and other perils.
- Smoking shall be prohibited in all areas of the facility during its hours of operation.
- Any ill children shall be excluded from the general population and sent home as soon as possible in order to minimize exposure to other children. Any health-related concerns (i.e. COVID-19, Hand/Foot/Mouth, etc.) shall be reported to Idaho Health and Welfare.
- All sleeping areas, play areas, and fixtures shall be maintained in sanitary condition. Children shall not share bedding and all bedding shall be washed at least once a week or after soiling.
- Exterior balconies, porches and stairs shall be of stable construction and any space under porches shall be closed off in such a manner as to guard against children's curiosity.
- Vertical offsets such as outside basement window wells, stairways or retaining walls shall have guardrails or approved screening.
- Wells, tool sheds, and other hazards shall be fenced or closed off.
- Areas inhabited by children shall be kept free of animal waste and debris and any poisonous plants, berries or mushrooms shall be removed.
- Sandbox or sand play areas shall be completely covered when not in use.
- Outdoor water features, including but not limited to pools, spas, ponds, fountains, and cisterns, shall not be accessible to children.
- Child care facilities shall not be permitted next to an open body of water without City approved fencing.
- The child care owner/operator shall ensure that firearms, other types of weapons, weapon accessories and ammunition are kept in locked storage. Firearms shall be kept

unloaded at all times and ammunition shall be stored separately from the firearm(s). Parents and Guardians shall be notified of weapons kept on premises and advised of how they are secured.

- All child care facilities are required to be inspected by the Central District Health Department for compliance with Idaho Code §39-1110. The child care owner/operator shall practice acceptable public health practices in order to curtail the spread of communicable diseases and maintain sanitary conditions.

I, Pierre Kamengeri, understand and agree to the above listed Standard Conditions and am aware that additional conditions of approval may be required.

Applicant Signature: \_\_\_\_\_

A handwritten signature in black ink, appearing to be 'Pierre Kamengeri', written over a horizontal line. The signature is stylized and somewhat cursive.

Date: \_\_\_\_\_

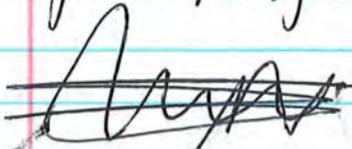
03/09/2021

Hey Dear,

My Name is Pierre Kamegeri, and I'm located at 273 E screech owl Dr, Kuna, Idaho. I am writing this letter because of asking the permission to open a daycare at my house. I always want to open local business like a children's day care in future, and that is why I am requesting for the permission to have one to my current house. I would be appreciated if I get a chance to open a local business like a daycare. I and my wife (Kashembe Chibichibi) we will be the Owners of our children daycare. I am looking forward to hear from you, and thank you so much for taking a time to read my daycare opening request.

Have a great day!!

Pierre Kamegeri



**Aerial & Vicinity Map**



- Legend**
-  273 E Screech Owl
  -  Parcel Lines
  -  Roads
  -  Water Features

AFTER RECORDING MAIL TO:

Pierre Kamegeri and Kashembe Chibichibi  
273 East Screech Owl Drive  
Kuna, ID 83634

ELECTRONICALLY RECORDED - DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT.

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## WARRANTY DEED

File No.: **4101-3224621 (TK)**

Date: **April 18, 2019**

For Value Received, **Cody R. Mitchell and Paige N. Mitchell, husband and wife**, a corporation duly organized and existing under the laws of the State of Idaho, Grantor, does hereby grant, bargain, sell and convey unto **Pierre Kamegeri and Kashembe Chibichibi, husband and wife**, Grantee, whose address is **273 East Screech Owl Drive, Kuna, ID 83634**, the following described real estate, to wit:

**LEGAL DESCRIPTION:** Real property in the County of Ada, State of Idaho, described as follows:

**Lot 11 in Block 5 of DECEMBER SUBDIVISION NO. 2, according to the plat thereof, filed in Book 80 of Plats at Pages 8679 and 8680, Records of Ada County, Idaho.**

APN: **R1789260370**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.



**From:** [Mills, Amanda \(amills@uidaho.edu\)](mailto:amills@uidaho.edu)  
**To:** [Jessica Reid](#)  
**Subject:** RE: Pierre Kamegeri  
**Date:** Tuesday, April 27, 2021 1:28:57 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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Yes, I have met with Pierre and Kashembe several times. They are in the process of completing both their State License Application checklist and their ICCP (Idaho Child Care Program) Checklist. Please let me know if you have any specific questions regarding the process.

I am unfamiliar with the Kuna Special Use Permit. Can you give me an idea of the process (for future work with child care providers in the area) or direct me to where I could find more information?

Thanks for connecting with me!

Take care and be well, Amanda

**AMANDA MILLS**

Child Development Resource Specialist

**College of Education, Health and Human Sciences**

Center on Disabilities and Human Development

[amills@uidaho.edu](mailto:amills@uidaho.edu)

[www.idahostars.org](http://www.idahostars.org)

2-1-1 Idaho Careline

4355 Emerald St. | Boise ID 83706 | United States



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**From:** Jessica Reid <jreid@kunaid.gov>  
**Sent:** Tuesday, April 27, 2021 1:13 PM  
**To:** Mills, Amanda (amills@uidaho.edu) <amills@uidaho.edu>  
**Subject:** Pierre Kamegeri  
**Importance:** High

Good Afternoon Amanda,

My name is Jessica & I am in charge of processing the Kuna In-Home Child Care Special Use Permit application submitted by Pierre Kamageri & Kashembe Chibichibi. They have currently submitted their application & most of the required attachments but I am trying to confirm they have began the licensing process with the State. Would you have any information confirming they have begun? I appreciate any assistance you can offer.

Sincerely,

*Jessica Reid*

Planning Services Specialist

751 W 4<sup>th</sup> Street • Kuna, ID 83634

[jreid@kunaid.gov](mailto:jreid@kunaid.gov) • Ph: (208) 387-7731



**Pediatric**  
CPR, AED, and First Aid

Pierre Kamogeri  
has successfully completed and competently performed  
the required knowledge and skill objectives for this program.

Child, Infant, and Adult       Child and Infant  
*Card is void if more than one box is checked.*



Jeanne Wafe

Authorized Instructor (Print Name)

41577

Registry No.

2/9/21

Class Completion Date

2/9/23

Expiration Date

939.586.24

Training Center Phone No.

CPRI13

Training Center I.D.

This card certifies the above named individual has successfully completed the required knowledge and hands-on skill objectives to the satisfaction of a currently authorized ASHI Instructor. This program meets national standards for pediatric first aid and CPR training by conforming with *Caring for Our Children: National Health and Safety Performance Standards; Guidelines for Early Care and Education Programs*, the 2015 AHA Guidelines Update for CPR and ECC and the 2015 AHA and ARC Guidelines Update for First Aid. Expiration date may not exceed two years from month of class completion.

**Pediatric**  
CPR, AED, and First Aid

KASHIEMBE CHIBICHIBI

has successfully completed and competently performed the required knowledge and skill objectives for this program.

Child, Infant, and Adult       Child and Infant

*Card is void if more than one box is checked.*



Jeanette Ware

Authorized Instructor (Print Name)

61577

Registry No.

2/9/21

Class Completion Date

2/9/23

Expiration Date

939-8624

Training Center Phone No.

CR2113

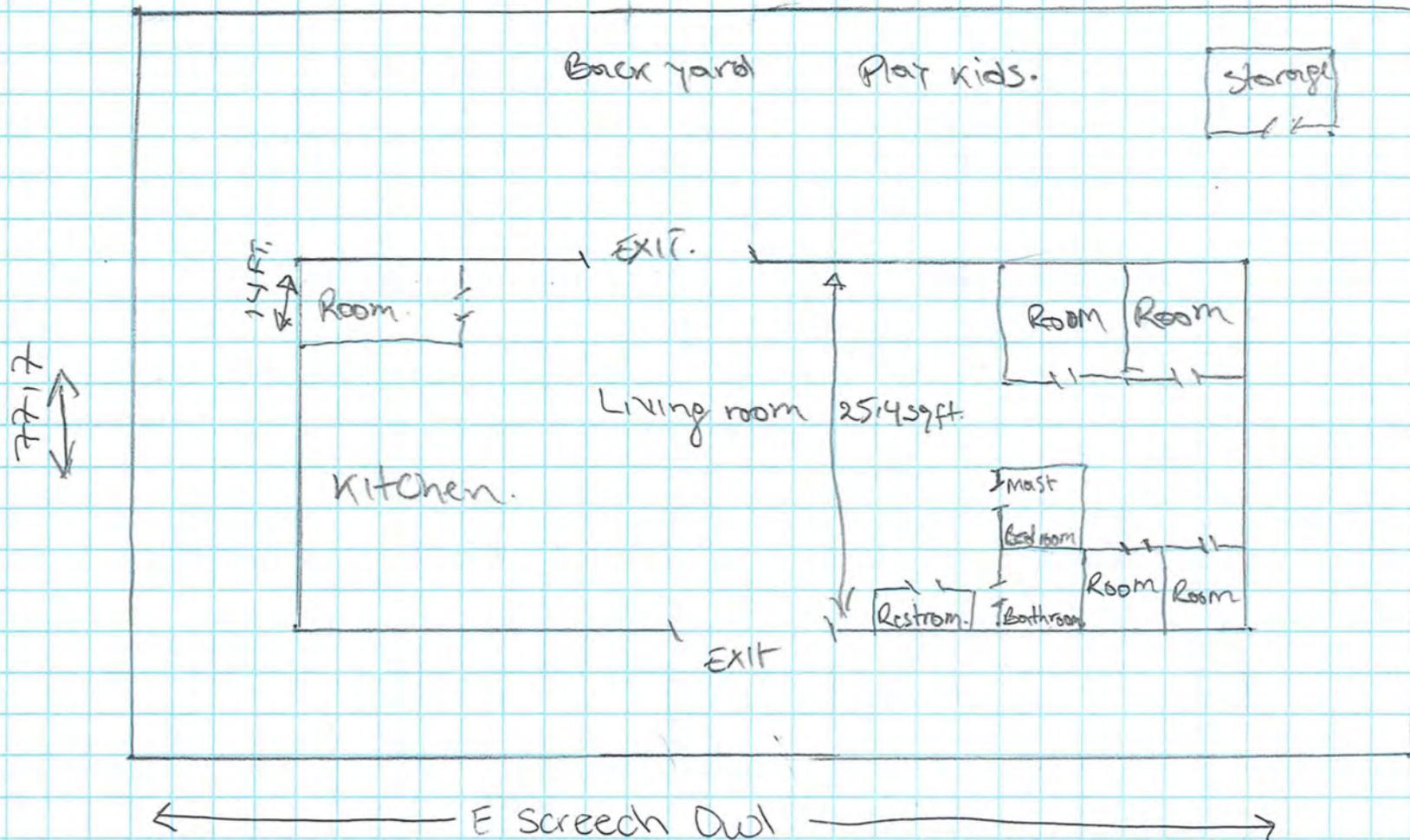
Training Center I.D.

This card certifies the above named individual has successfully completed the required knowledge and hands-on skill objectives to the satisfaction of a currently authorized ASHI instructor. This program meets national standards for pediatric first aid and CPR training by conforming with *Caring for Our Children: National Health and Safety Performance Standards; Guidelines for Early Care and Education Programs*, the 2015 AHA Guidelines Update for CPR and ECC and the 2015 AHA and ARC Guidelines Update for First Aid. Expiration date may not exceed two years from month of class completion.

# House Measurement.

273 E Screenshot Owl Dr, Kuna, ID: 83634

95.459 ft.

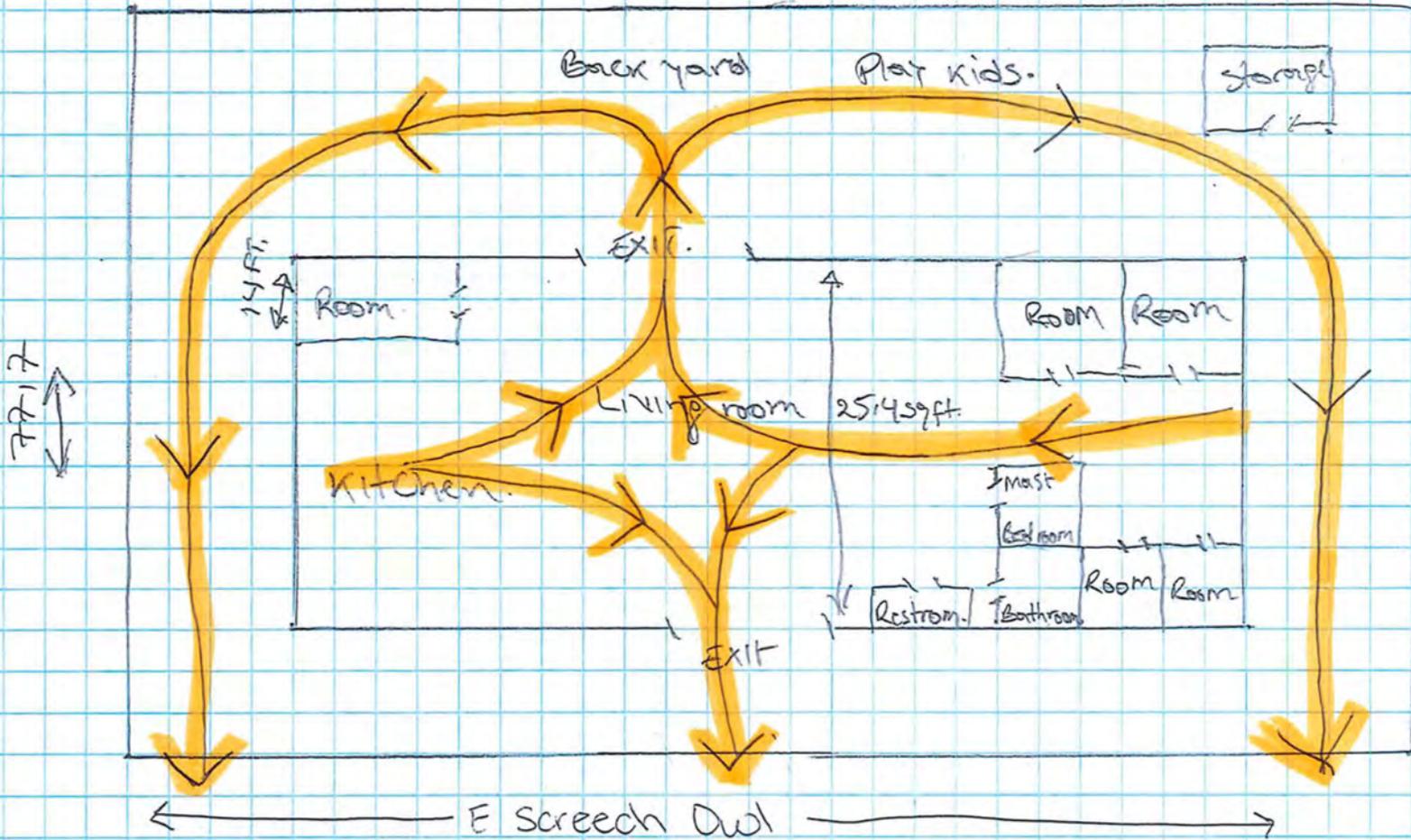


# Evacuation Plan

House Measurement.

273 E Sereech owl Dr, Kuna, ID: 83634

95.459 ft.





# Neighborhood Meeting Certification

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



You **must** conduct a Neighborhood Meeting **prior** to submission of an application for Annexation; Rezone; Special Use Permit; Subdivision; and Variance. Please see Kuna City Code 5-1A-2 for more information or contact the Planning & Zoning Department at (208) 922-5274.

The Neighborhood Meeting Certification packet includes the following:

- Neighborhood Meeting Certification – This acts as quick reference information regarding your project.
- Sign-in Sheet – This provides written record of who attended your Neighborhood Meeting.
- Neighborhood Meeting Minutes – Provides space in which to record the items discussed and any concerns attendees may have.

A Neighborhood Meeting cannot take place more than two (2) months prior to acceptance of the application and an application will not be accepted before the meeting is conducted. You are required to mail written notification of your meeting, allowing at least fourteen (14) days before your meeting for property owners to plan to attend. **Contacting and/or meeting individually with property owners will not fulfill Neighborhood Meeting requirements.** You may request a 300' property owners mailing list by completing the Neighborhood Meeting Mailing List Request form located under Forms & Applications on the City of Kuna website.

Neighborhood Meetings must be held on either a weekend between 10:00 Am & 7:00 PM, or a weekday between 6:00 PM & 8:00 PM. The meeting **cannot** be conducted on holidays, holiday weekends, or the day before/after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- Subject property;
- Nearest available public meeting place (i.e. Libraries, Community Centers, etc.); or
- An office space within a one (1) mile radius of the subject property.

Once you have held your Neighborhood Meeting, please complete this certification form and include with your application along with the Sign-in Sheet, Neighborhood Meeting Minutes & a copy of the notification mailed to attendees.

Description of proposed project: In-Home Daycare for 6 children (TBD upon Fire Inspection)

Date of Meeting: 3-21-21 Time: 5:00 pm

Meeting Location: 273 E Screech Owl Drive, Kuna

### Site Information

Location: 2NW13 Quarter — Section 13 Township 2N Range 1W Total Acres 0.216

Subdivision Name: Birds of Prey (December No2) Lot 11 Block 5

Address: 273 E Screech Owl Drive

Parcel No(s): R 1789260370

*Include ALL addresses and parcel numbers for your application.*

**Current Property Owner**

Name: Pierre Kamegeri + Kashembe Chibichibi

Address: 273 E Screech Owl

**Contact Person**

Name: Same

Business Name (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Applicant**

Name: Same

Address: \_\_\_\_\_

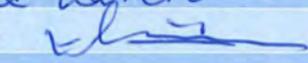
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Pierre Kamegeri, certify that a Neighborhood Meeting was conducted at the time and location noted on this form in accordance with Kuna City Code 5-1A-2.

Applicant Signature:  \_\_\_\_\_ Date: 03/22/21

# SIGN-IN SHEET

Project Name: In-Home Daycare-273 E Screech Owl

	Name	Address	Phone
1	Richard C. Facente	268 E. Screech Owl Dr Kuna	562 577 8827
2	Marcia A. Davis	281 Screech Owl Dr.	Kuna 83634
3	Denise Wenzel	255 E Screech Owl Dr	Kuna 83634
4	MUTZ 	W	" "
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## NEIGHBORHOOD MEETING MINUTES

Meeting Date: 3-21-21 Number of Attendees: 4

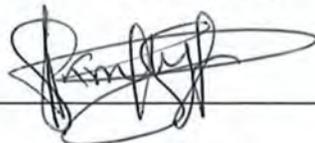
Location: 273 E Screech Owl Drive

Project Description: In-Home Daycare

Attendee Comments or Concerns: None

I, Pierre - Komegen hereby certify the above information and the information provided within these forms is true, complete and correct to the best of my knowledge.

Applicant Signature: \_\_\_\_\_



Date: 3-21-21



# COMMITMENT TO PROPERTY POSTING

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



Per Kuna City Code (KCC) 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; all posting must be in substantial compliance.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City of Kuna Planning and Zoning Department 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 signs shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.**

Print Name: Pierre - Kamegeni

Signature: [Handwritten Signature] Date: 03/22/21



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

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

---

## Special Use Permit Application Memorandum

TO: Jace Hellman - Planning and Zoning Director  
FROM: Catherine Feistner, E.I.T. - Assistant Kuna City Engineer  
RE: Pre-Application Comments  
273 E Screech Owl Dr In-Home Daycare  
DATE: 12 May 2021

---

The 273 E Screech Owl Dr In-Home Daycare application dated 27 April 2021 has been reviewed. A site plan of the home was provided. The following narrative is limited to the Special Use Permit (SUP) request as applicable to public works infrastructure.

### 1. Inspection Fees

- a. No Public Works inspection fees should be generated as a result of this SUP.

### 2. General

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

### 3. Right-of-Way

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

### 4. Sanitary Sewer, Potable Water, Pressurized Irrigation, Storm Drainage

- a. Additional services should not be necessary.

### 5. As-Built Drawings

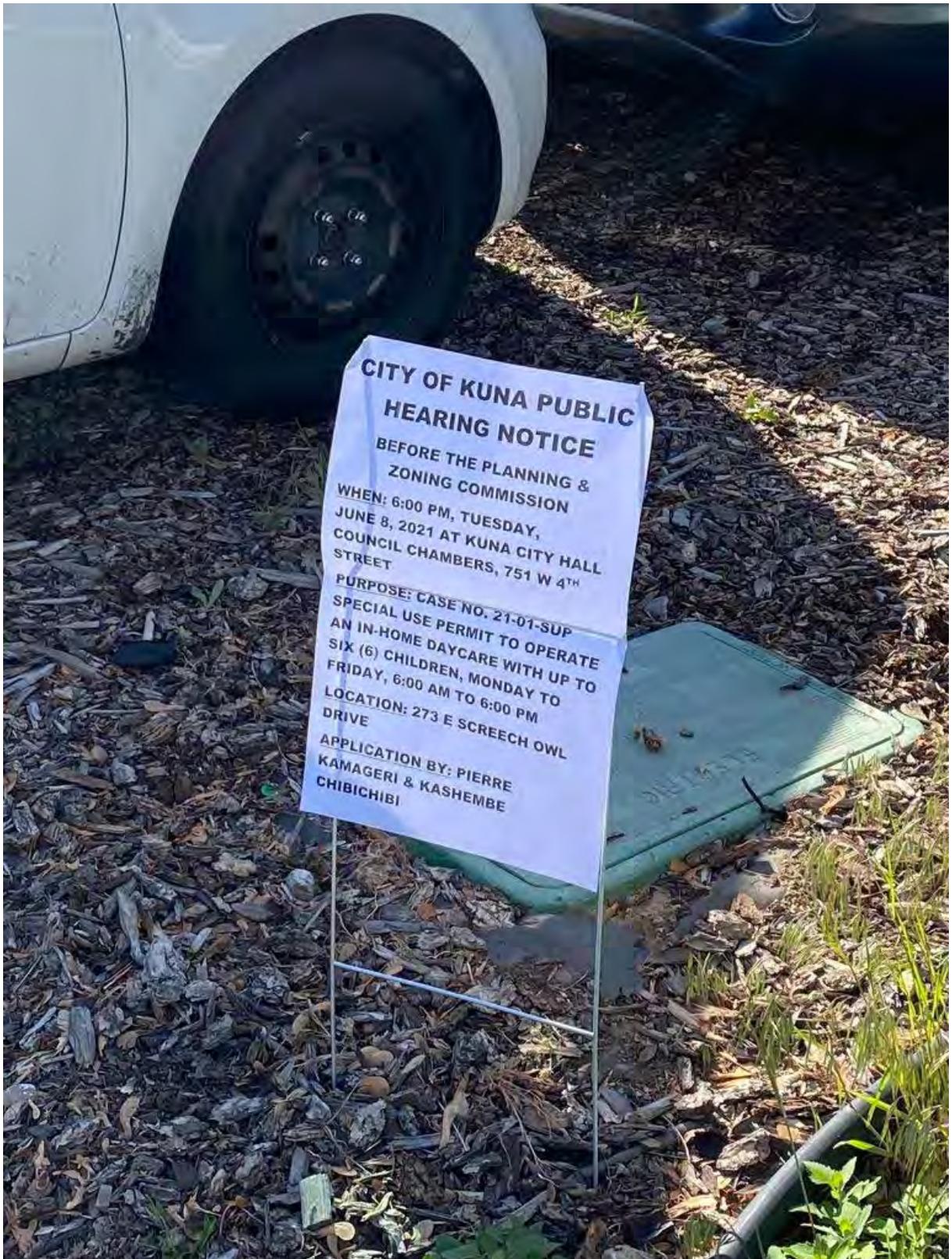
- a. As-built drawings are not required.

### 6. Property Description

- a. The applicant provided a site plan and a cover letter.
- b. A vicinity map and an aerial photo were also provided.



**From:** [Pierre Kamegeri](#)  
**To:** [Jessica Reid](#)  
**Subject:** The pictures of the sign every corner.  
**Date:** Thursday, May 27, 2021 9:39:37 AM





**CITY OF KUNA PUBLIC  
HEARING NOTICE**  
BEFORE THE PLANNING &  
ZONING COMMISSION  
8:00 AM - 5:00 PM, TUESDAY,  
JUNE 8, 2021 AT KUNA CITY HALL,  
COUNCIL CHAMBERS, 711 W 4<sup>TH</sup>  
STREET  
PURPOSE: CARE NO. 21-01-SUP  
SPECIAL-USE PERMIT TO OPERATE  
AN IN HOME DAYCARE WITH UP TO  
SIX (6) CHILDREN, MONDAY TO  
FRIDAY, 6:00 AM TO 6:00 PM  
LOCATION: 373 E SCREECH OWL  
DRIVE  
APPLICATION BY: PENE  
KAWAGAMI & RASHMEEK  
CHIBICHI



**CITY OF KUNA PUBLIC  
HEARING NOTICE**

**BEFORE THE PLANNING &  
ZONING COMMISSION**

**WHEN: 6:00 PM, TUESDAY,  
JUNE 8, 2021 AT KUNA CITY HALL  
COUNCIL CHAMBERS, 751 W 4<sup>TH</sup>  
STREET**

**PURPOSE: CASE NO. 21-01-SUP  
SPECIAL USE PERMIT TO OPERATE  
AN IN-HOME DAYCARE WITH UP TO  
SIX (6) CHILDREN, MONDAY TO  
FRIDAY, 6:00 AM TO 6:00 PM**

**LOCATION: 273 E SCREECH OWL  
DRIVE**

**APPLICATION BY: PIERRE  
KAMAGERI & KASHEMBE  
CHIBICHIBI**



**CITY OF KUNA PUBLIC  
HEARING NOTICE**

**BEFORE THE PLANNING &  
ZONING COMMISSION**

**WHEN: 6:00 PM, TUESDAY,  
JUNE 8, 2021 AT KUNA CITY HALL  
COUNCIL CHAMBERS, 751 W 4<sup>TH</sup>  
STREET**

**PURPOSE: CASE NO. 21-01-SUP  
SPECIAL USE PERMIT TO OPERATE  
AN IN-HOME DAYCARE WITH UP TO  
SIX (6) CHILDREN, MONDAY TO  
FRIDAY, 6:00 AM TO 6:00 PM**

**LOCATION: 273 E SCREECH OWL  
DRIVE**

**APPLICATION BY: PIERRE  
KAMAGERI & KASHEMBE  
CHIBICHIBI**



**KMN**  
KUNA MELBA NEWS

# Kuna-Melba News Classifieds

## AGRICULTURE & AUCTIONS

### Farm Equipment

Balewagons:

NH pull-type & self propelled models/parts/tires/manuals. Buy/Sell/Trade/Finance

Call Jim anytime  
(208)880-2889  
www.balewagon.com

## MERCHANDISE

### Firearms

### GUN SHOW

Nampa, Idaho  
June 5 & 6

**FORD IDAHO CENTER**  
16200 Idaho Center Blvd.,  
Nampa, ID - Exit 38  
Sat 9-6 & Sun 9-3  
Info. 208-746-5555

Sponsor:  
Lewis Clark Trader

## Miscellaneous

### RETIRED ACTIVE DUTY & VETS!

USN, USMC, or USCG  
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(208) 629-0863

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Set of 3, \$25.  
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## Wanted

### WANTED:

I buy black walnut and American Elm logs. We remove them.  
Call Anthony Hess at River Valley Woodworks  
(208)559-1651

## PETS & SUPPLIES

### Pets/Pet Supplies & Equipment



**Pet Sitter in Your Home**  
Bonded and insured to come in your home with a suitcase.  
Text or phone (208) 562-7586

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## TRANSPORTATION

### Autos for Sale



**1972 F250 Camper Special**  
360 Engine 100,560 Miles. runs great, classic tag, make offer.  
diehltony@yahoo.com

## Autos for Sale



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**33,780**  
**2016 CADILLAC XTS PREMIUM**

3.6 Automatic  
**ALL WHEEL DRIVE**  
Backup camera/Navigation,  
Leather interior  
(Heated & Air cond. leather seats), New all season radials, battery, light tan/biscuit interior, 18/28 MPG,  
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Nice condition **LOADED!**  
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Wholesale priced  
Price to sell at  
**First \$19,995 CASH**  
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## Motorcycles, ATVs

### As new Honda C 125 Super Cub Motorcycle

With ABS and fuel-injection. Full speed semi-automatic transmission with chrome carrier. 4.9 total miles. Paid \$4408, sell \$3800.  
(208) 861-0991

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#### Idaho's Largest Consignment RV Dealer

Motor homes, 5th wheel trailers, truck campers and pull trailers in stock and ready to go.  
**Now offering RV repair and service.**  
No pressure No hassle shopping. All units are open for inspection and priced to sell.  
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(208)318-5535

## SERVICE DIRECTORY

### Irrigation

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Irrigation and commercial  
(208) 591-9431

## LEGALS

### Government

#### LEGAL NOTICE

Case Nos. 21-01-ZC (Rezoning) & 21-01-S (Preliminary Plat):  
Circinae Valley Subdivision

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing **Tuesday, June 22, 2021, at 6:00 PM**, or as soon as can be heard; in connection with a Rezoning (ZC) & Preliminary Plat (S) request for the Circinae Valley Subdivision. Randy Wall of Professional Engineer-

## Government

ing Services, on behalf of his client Luke Gilbert of Open House Boise, requests approval to Rezone approx. 6.46 total acres from A (Agriculture) to R-6 (Medium Density Residential). The applicant also requests Preliminary Plat approval in or to subdivide the approx. 6.46 acres into 36 total lots (30 residential lots and 6 common lots). The subject site is located approx. 1,200 feet north of the W King Road & S School Avenue intersection, within Section 26, Township 2 North, Range 1 West (APN: R5070500080).

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

June 2, 2021 105851

#### LEGAL NOTICE

**Case No. 21-01-SUP (Special Use Permit):**  
273 E Screech Owl In-home Daycare

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission will hold a public hearing **Tuesday, June 22, 2021,**

## Government

at **6:00 PM**, or as soon as can be heard; in connection with a Special Use Permit (SUP) request for an in-home daycare located at 273 E Screech Owl. Applicants Pierre Kamageri & Kashembe Chibichibi request Special Use Permit approval to operate an In-home Daycare with six (6) or less children, Monday through Friday from 6:00 AM to 6:00 PM.

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

June 2, 2021 105862



**Save time & money selling!**

## Suggestions for Testifying at Public Hearings:

### Be Informed...

Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at [www.kunacity.id.gov](http://www.kunacity.id.gov) >City Government >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, actual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes. The Developer/Representative is given additional time for rebuttal.

### If you do not wish to speak, write...

Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.



Planning & Zoning

PO BOX 13

Kuna, ID 83634

EPOPOST

FIRST-CLASS MAIL

6/02/2021

US POSTAGE

\$000.00



ZIP 83834

041M1 1460992

JR 6-2-21

JA 6-2-21

City of Kuna

2.15

# LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning & Zoning Commission** is scheduled to hold a Public Hearing on **June 22, 2021 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4<sup>th</sup> Street, Kuna, ID, 83634, on the following case:

**Case No. 21-01-SUP (Special Use Permit)**  
**273 E Screech Owl In-home Daycare**

Applicants Pierre Kamageri & Kashembe Chibichibi request Special Use Permit approval to operate an In-home Daycare with six (6) or less children, Monday through Friday from 6:00 AM to 6:00 PM.

The public is invited to provide written or oral testimony. Due to current health precautions associated with COVID-19, alternative methods have been provided. Contact Planning & Zoning at (208) 922-5274 for more information.

Written testimony received by close of business on **June 16, 2021** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.

**MAILED 06.02.2021**





751 W 4<sup>th</sup> Street | Kuna, ID | 83634  
(208) 922-5274 | [www.kunacity.id.gov](http://www.kunacity.id.gov)  
**EXHIBIT CHECKLIST**



Case Name: Circinae Valley Subdivision

Case No.(s): 21-01-ZC (Rezone), 21-01-S (Preliminary Plat) and 21-05-DR (Design Review)

Exhibit No.	EXHIBITS	Page No.
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# City of Kuna

## Planning and Zoning Commission

### Staff Report

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

**To:** Planning and Zoning Commission  
**Case Numbers:** 21-01-S (Preliminary Plat),  
21-01-ZC (Rezone) and  
21-05-DR (Design Review) –  
**Circinae Valley Subdivision.**

**Site Location:** S School Avenue  
Kuna, ID 83634

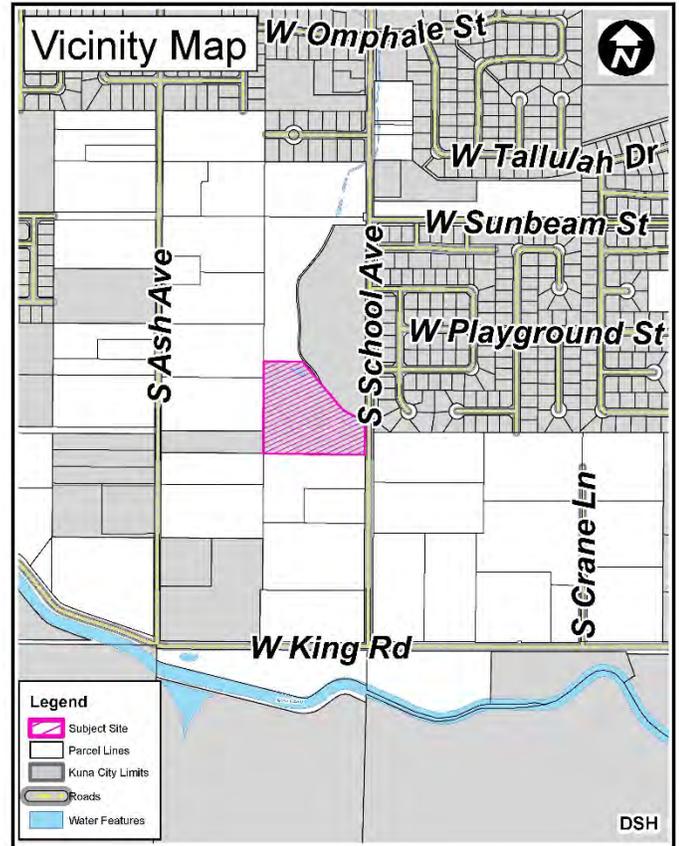
**Planner:** Doug Hanson, Planner II

**Hearing Date:** June 22, 2021

**Owners:** Michael David Early  
10718 W Blackhawk Drive  
Boise, ID 83709-3905  
208.477.9365  
[1earlymike@gmail.com](mailto:1earlymike@gmail.com)

**Applicant:** Luke Gilbert  
1065 S Allante Place  
Boise, ID 83709  
208.304.1227  
[luke@openhouseboise.net](mailto:luke@openhouseboise.net)

**Representative:** Randy Wall  
5636 N Portsmouth Avenue  
Boise, ID 83714  
208.972.4670  
[randy@pe-services.biz](mailto:randy@pe-services.biz)



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| <ul style="list-style-type: none"> <li>A. Process and Noticing</li> <li>B. Applicants Request</li> <li>C. Site History</li> <li>D. General Project Facts</li> <li>E. Staff Analysis</li> <li>F. Applicable Standards</li> </ul> | <ul style="list-style-type: none"> <li>G. Proposed Findings of Fact and Conclusions of Law</li> <li>H. Proposed Comprehensive Plan Analysis</li> <li>I. Proposed Kuna City Code Analysis</li> <li>J. Commission’s Proposed Recommendation</li> </ul> |
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**A. Process and Noticing:**

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that Design Reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body; and that Preliminary Plats and Rezones 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 Land Use Planning Act.

**a. Notifications**

- i. Neighborhood Meeting March 4, 2021

- ii. Agency Comment Request                      April 13, 2021
- iii. 300' Property Owners Notice              June 2, 2021
- iv. Kuna Melba Newspaper                      June 2, 2021
- v. Site Posted    June 3, 2021

**B. Applicant's Request:**

Randy Wall requests a rezone for approximately 6.46 acres from A (Agriculture) to R-6 (Medium Density Residential) and to subdivide the 6.46 acres into 33 total lots (27 residential lots and six (6) common lots). The subject site is located approximately 1,200 feet North of W King Road on S School Avenue, Kuna, ID 83634, within Section 26, Township 2 North, Range 1 West; (APN: R5070500080).

**C. Site History:**

Historically this parcel has been used 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 identifies the approximately 6.46-acre site as Medium Density Residential.
2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map does not indicate a future pathway or trail through the subject site. A bike route is planned along the site's frontage on S School Avenue.

3. **Surrounding Land Uses:**

<b>North</b>	RUT R-6	Rural Urban Transition – Ada County Medium Density Residential – Kuna City
<b>South</b>	RUT	Rural Urban Transition – Ada County
<b>East</b>	RUT R-6	Rural Urban Transition – Ada County Medium Density Residential – Kuna City
<b>West</b>	RUT R-6	Rural Urban Transition – Ada County Medium Density Residential – Kuna City

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

Property Owner	Parcel Size:	Current Zone:	APN:
Michael David Early	6.46	A (Agriculture)	R5070500080

5. **Services:**

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

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

The proposed project site has no existing structures. Vegetation on-site is consistent with that of natural vegetation and grasses. The site has an estimated average slope of 1% to 7.4%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 inches to greater than 60 inches across the proposed development area.

**7. Transportation / Connectivity:**

The applicant proposes to improve the Mid Mile Collector, School Road along the property’s eastern frontage. School Road is classified as a North-South Major Collector on the City of Kuna Street Circulation Map. The applicant has proposed to improve School Road with pavement widening to total 18-feet from centerline, curb, gutter, 5-foot-wide detached meandering sidewalk, and a 20-foot-wide landscape buffer. The pavement widening, curb, gutter and landscape buffer are compliant with Kuna City Code and ACHD Policy. In accordance with ACHD Policy and KCC standards, the applicant shall be required to install an 8-foot-wide detached sidewalk constructed parallel to the roadway, meandering sidewalks are discouraged due to issues associated with ADA compliance.

Internal local streets are proposed as 36-foot street sections within 50-feet of right of way with curb, gutter and 5-foot-wide sidewalks in accordance with ACHD Policy and KCC standards. Two (2) stub streets have been proposed to the North and South property lines for future connection. The applicant shall install a sign at the terminus of each of the stub streets stating that, “This road will be extended in the future.”

**8. Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts other than that of the project being within the Nitrate Priority Area. The 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:

- Kuna Rural Fire District ..... Exhibit 2.20
- Boise Project Board of Control ..... Exhibit 2.21
- Central District Health Department ..... Exhibit 2.22
- Department of Environmental Quality ..... Exhibit 2.23
- Nampa & Meridian irrigation District ..... Exhibit 2.24
- City Engineer ..... Exhibit 2.25
- Ada County Highway District ..... Exhibit 2.31

**E. Staff Analysis:**

On February 3, 2021 staff held a pre-application meeting with the applicant to discuss the project. The applicant held a virtual neighborhood meeting on March 4, 2021 there five (5) attendees. Neighborhood meeting minutes as well as mailed materials have been provided as a part of this application.

The applicant is proposing to rezone approximately 6.46 acres from A (Agriculture) to R-6 (Medium Density Residential). The applicant initially proposed to subdivide the 6.46 acres into 36 total lots (30 residential lots and six (6) common lots), with a gross density of the 4.63 dwelling units per acre (DUA) and a net density is 6.4 DUA which did not meet the net density standard established in KCC. On June 16, 2021 the applicant provided staff a revised preliminary plat proposing 33 total lots (27 residential lots and six (6) common lots), with a gross density of the 4.17 DUA and a net density is 5.86 DUA, in accordance with the R-6 zoning district in KCC.

0.53 acres, or 8.2% of the project, is considered useable open space, as defined by Kuna City Code (KCC) 5-1-6-2. Included in the useable open space is a tot lot with workout area and pathway along the canal. KCC 5-17 requires developments with a range of 7 to 50 homes/dwelling units to devote 7.00% of the development area to useable open space. Staff views the 8.2% useable open space provided to be in compliance with KCC.

The Circinae Valley Subdivision is located within the Ten Mile Lift Station Basin. Comments from the City Engineer in exhibit 2.25 state that at this time the Ten Mile Lift Station Basin has capacity to serve the 27 proposed EDU’s. The applicant is proposing a temporary lift station until the sewage can flow through the northern property if and when it develops at a later date, temporary lift stations are ineligible for reimbursement.

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

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

Staff has reviewed the proposed rezone and preliminary plat for technical compliance with KCC, and finds the pre-plat and landscape plan are in compliance 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 Nos. 21-01-ZC (Rezone) and 21-01-S (Preliminary Plat) and approves Case No. 21-05-DR (Design Review), the applicant be subject to the conditions of approval listed in section "J" of this report, as well as any additional conditions requested by the Planning and Zoning Commission.

**F. Applicable Standards:**

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

**G. Proposed Findings of Fact and Conclusions of Law:**

Based upon the record contained in Case Nos. 21-01-ZC, 21-01-S and 21-05-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Planning and Zoning Commission hereby **approves/conditionally approves/denies** Case No. 21-05-DR and **recommends approval/denial** of the Findings of Fact and Conclusions of Law, and conditions of approval for Case Nos. 21-01-ZC and 21-01-S, a request to rezone approximately 6.46 acres from A (Agriculture) to R-6 (Medium Density Residential) and to subdivide the 6.46 acres into 33 total lots (27 residential lots and six (6) common lots).

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

1. Based on the evidence contained in Case Nos. 21-01-ZC, 21-01-S and 21-05-DR, this proposal **does/does not** generally comply with the City Code.

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

2. The public notice requirements **have/have not** been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

**Staff Finding:** The applicant held a neighborhood meeting on March 4, 2021, a total of five (5) people attended the meeting. Neighborhood Notices were mailed out to residents within 300-FT of the proposed project site on June 2, 2021 and a legal notice was published in the Kuna Melba News on June 2, 2021. The applicant posted sign on the property on June 3, 2021.

3. Based on the evidence contained in Case Nos. 20-11-S, 20-08-ZC and 20-27-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 proposes R-6 (Medium Density Residential) zones, the Comp Plan Map designates the property as Medium Density Residential.

4. The contents of the proposed preliminary plat and rezone applications **do/do not** contain all of the necessary requirements as listed in Kuna City Code.

**Staff Finding:** Review by staff of the proposed rezone and preliminary plat confirms all technical requirements listed in KCC were provided.

5. The availability of existing and proposed public services and streets **can/cannot** accommodate the proposed development.

**Staff Finding:** Correspondence from ACHD confirms that the streets are suitable and adequate for this project. Per Kuna City Engineer comments (Exhibit 2.25), the Ten Mile Lift Station Basin currently has capacity to serve the 27 proposed EDU's.

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, Park and Ada County Highway District), and property taxes will be collected, therefore satisfying the financial capability to provide supporting services.

8. The proposed project **does/does not** 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 may (accept or reject) the Comprehensive Plan components, and shall determine if the proposed rezone and preliminary plat requests for the site ***are/are not*** consistent with the following Comprehensive Plan components as described below:

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

- Goal 2.B: Maintain and expand parks and public gathering spaces.
  - Objective 2.B.1 Maintain and expand the parks system
    - Policy 2.B.1.b: Continue to require neighborhood park development through the subdivision development process.

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

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

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

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

#### I. **Proposed Kuna City Code Analysis:**

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

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

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

**Comment:** The 6.46-acre (approximate) site **(does/does not)** appear to be suitable for the proposed development.

3. The rezone, preliminary plat and design review requests **(are/are not)** likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

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

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

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

**Comment:** The preliminary plat, rezone and design review requests consider the location of the property and adjacent uses. The adjacent uses are medium density residential (Kuna City), agriculture (Kuna City) and rural residential (Ada County).

#### **J. Commission's Proposed 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 rezone and preliminary plat application to the City Council. However, if the Planning and Zoning Commission wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby **recommends (approval/conditional approval/denial)** of Case Nos. 21-01-ZC (Rezone) and 21-01-S (Preliminary Plat), a request to rezone approximately 6.46 acres from A (Agriculture) to R-6 (Medium Density Residential) and to subdivide the 6.46 acres into 33 total lots (27 residential lots and six (6) common lots); AND **(approves/conditionally approves/denies)** Case No. 21-05-DR (Design Review), subject to the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
  - a. The City Engineer shall approve the sewer hook-ups.
  - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
  - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
  - d. The Kuna Fire 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 Pressurized Irrigation system of the City (KMID).
5. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform all corresponding Master Plans.
6. The Developer/owner/applicant shall be required to participate, as determined by the City Engineer, in the development of additional sewer 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/Developer shall install a sign at the terminus of every proposed stub street stating these roads will continue in the future. Applicant/Developer shall obtain proper language from Ada County Highway District.
9. Applicant shall work with staff in order to provide final locations of street lights as required by Kuna City Code.
10. Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
11. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
12. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
13. Landscaping shall not be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves and/or ACHD underground facilities and must honor all vision triangles.
14. The applicant shall install sod wherever the landscape plan (dated March 17, 2021) identifies "sod".
15. All signage within/for the project shall comply with Kuna City Code, and shall be approved through the applicable sign approval process listed in KCC 5-10.
16. If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.
17. Any revisions of the plat are subject to administrative determination to rule if the revision is substantial.
18. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
19. Developer/owner/applicant shall follow staff, City Engineer and other agency recommended requirements as applicable.
20. Developer/owner/applicant shall comply with all local, state and federal laws.
21. Applicant shall not request final plat approval until the City's Public Works Director issues the Will-Serve Letter to the applicant that states the City's Memory Ranch 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 22<sup>nd</sup> day of June, 2021.

# Aerial Map



W Omphale St

W Tallulah Dr

W Sunbeam St

W Playground St

S Ash Ave

S School Ave

S Crane Ln

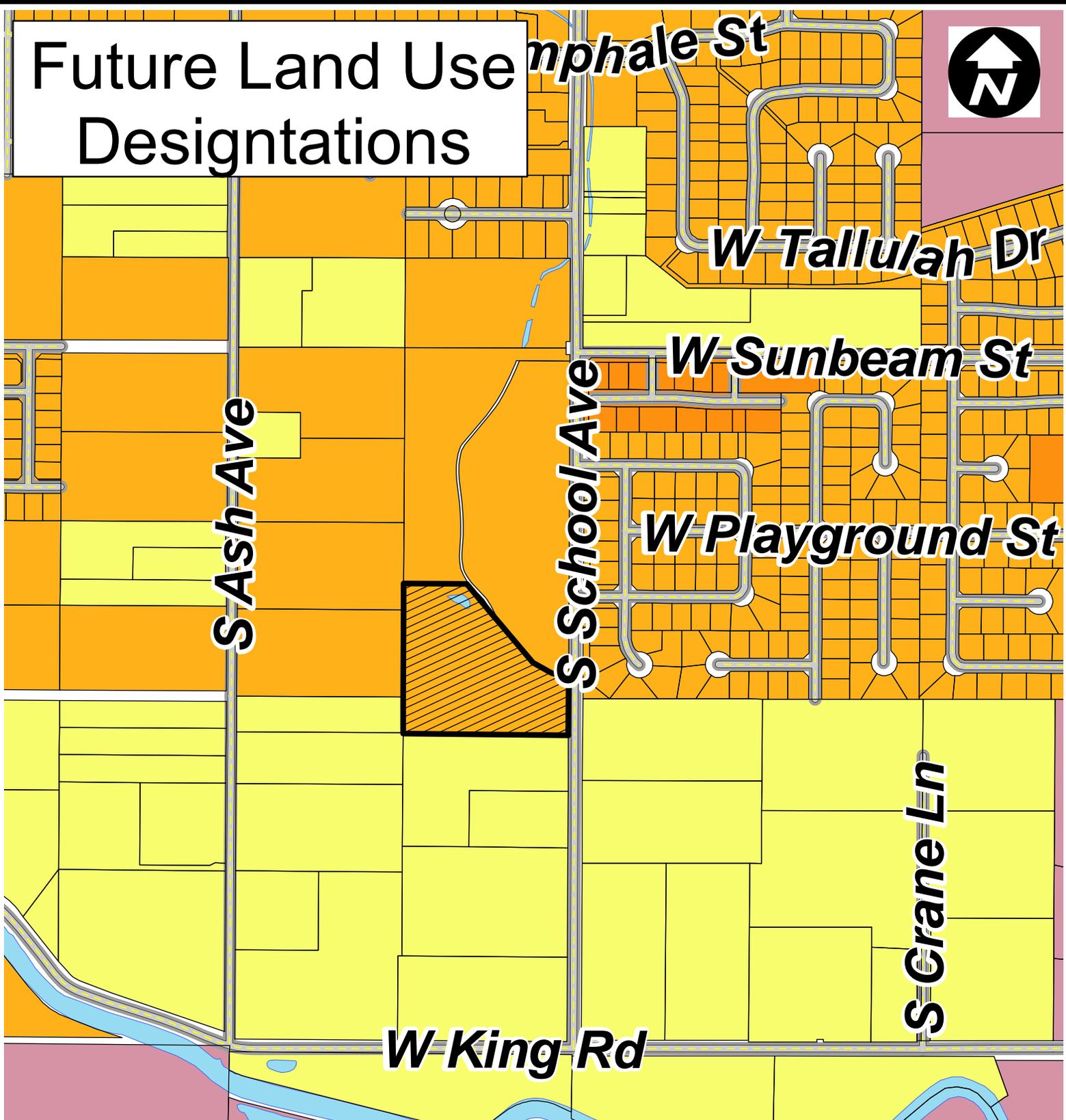
W King Rd

Mora Canal

**Legend**

-  Subject Site
-  Roads
-  Water Features

# Future Land Use Designations



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

# Pathways Map

Omphale St



W Tallulah Dr

W Sunbeam St

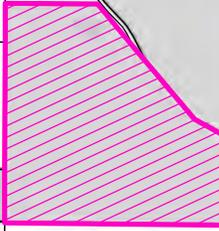
W Playground St

S Ash Ave

S School Ave

S Crane Ln

W King Rd



**Legend**

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



# Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



**\*\*Office Use Only\*\***

**File No.(s):** 21-01-ZC, 21-01-S & 21-05-DR

**Project Name:** Circinae Valley Subdivison

**Date Received:** 3-18-2021

**Date Accepted as Complete:** 4-13-2021

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: \_\_\_\_\_



# Rezone Application

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



**Rezoning requires Public Hearings with both the Planning & Zoning Commission and City Council. Public Hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available.**

**\*\*Office Use Only\*\***

Case No(s): 21-01-ZC, 21-01-S & 21-05-DR

Project Name: Circinae Valley Subdivison

Date of Pre-Application Meeting: 2-3-2021 or three (3) months

Date Received: 3-18-2021

Date Accepted as Complete: 4-13-2021

**Application shall contain one (1) copy of the following (digital documents preferred):**

- Complete Planning & Zoning Application Coversheet.
- Complete Rezone Application.
- Detailed narrative or justification for the application, describing the reasons for the proposed Rezone.
- Digital Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Legal Description of Annexation Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Development Agreement & complete Development Agreement Application (*if applicable*).
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.*)
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.

*This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.*

**Information to Note:**

The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).

Complete applications shall be reviewed within sixty (60) days of date of acceptance (KCC 5-1A-5A).



# Preliminary Plat Application

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



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

**\*\*Office Use Only\*\***

Case No(s): 21-01-ZC, 21-01-S & 21-05-DR

Project Name: Circinae Valley Subdivison

Date of Pre-Application Meeting: 2-3-2021 bid for three (3) months

Date Received: 3-18-2021

Date Accepted as Complete: 4-13-2021

**Application shall contain one (1) copy of the following:**

- Complete Planning & Zoning Application Coversheet
- Complete Preliminary Plat Application
- Detailed narrative or justification for the application, describing the project, design elements, serviceability, amenities, and how the project complies with the requirements found within Kuna City Code.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Legal Description of Preliminary Plat Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. *(One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.
- A letter or email from the Ada County Engineer showing the subdivision name reservation. *(A name change needs to be submitted and approved by the Planning & Zoning Director & Ada County Engineer.)*
- Preliminary Plat (24" x 36"): Drawn to a scale of 1" = 100' (or similar), showing
  - Topography at 2' intervals
  - Land uses (location, layout, types & dimensions) of Residential, Commercial & Industrial
  - Street right-of-way (ROW) including dimensions of ROW dedication for all roadways, street sections, improvements, etc.
  - Easements/common space such as utility easements, parks, community spaces, etc.
  - Layout & dimensions of lots

- Improvements drawing showing water, sewer, drainage, electricity, irrigation, telephone, gas, proposed street lighting, proposed street names, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.
- Preliminary Plat (8.5" x 11"): Drawn to a scale of 1" = 100' (or similar), with the same items as listed in the "Preliminary Plat".
- Phasing Plan
- Landscape Plan for subdivision entrances, buffers, common areas, etc.
- Homeowners Maintenance Agreement for the care of landscaped common areas.

**If the Preliminary Plat includes 100 lots or more, a Traffic Impact Study is required.**

*This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.*

Information to Note:

The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).

Complete applications shall be reviewed within sixty (60) days of date of acceptance (KCC 5-1A-5A).



# DESIGN REVIEW APPLICATION

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



**\*\*Office Use Only\*\***

Case No(s).: 21-01-ZC, 21-01-S & 21-05-DR

Project Name: Circinae Valley Subdivison

Date of Pre-Application Meeting: 2-3-2021 valid for three (3) months

Date Received: 3-18-2021

Date Accepted as Complete: 4-13-2021

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# City of Kuna AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho) ) ss.  
County of Ada)

I, Michael David Early 10718 W. Blackhawk Dr.  
Name Address  
Boise ID 83709-3905  
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 Luke Gilbert 1065 S. Allante Pl., Boise, ID 83709  
Name Address

to submit the accompanying application pertaining to that property.

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

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

Dated this 25 day of February, 2021

Michael David Early  
Signature

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

Lilie Montano  
Notary Public for Idaho

Lilie Montano  
Commission Number: 20191951  
Notary Public  
State of Idaho  
My Commission Expires: 09/23/2025

Residing at: Boise, Idaho  
My commission expires: 09-23-2025



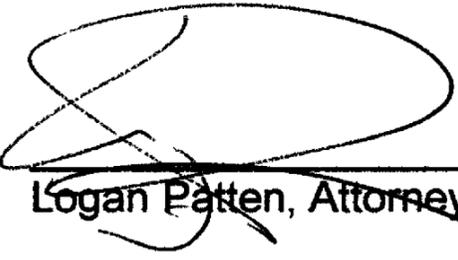
### QUITCLAIM DEED

FOR VALUE RECEIVED, LV15 LLC and KOLO LLC do hereby convey, release, remise and forever quit claim unto INHIRA LLC whose current address is: 10718 W Blackhawk Drive, Boise, ID 83709 the following described premises:

Parcel #R5070500080, Legal Description: a part of lots 8 and 9 of Kuna Orchard Tracts as recorded in Book 6 of Plats at Page 291 of Ada County records, in the southeast quarter of the southwest quarter and the northeast quarter of the southwest quarter of section 26, township 2 north, range 1 West of the Boise Meridian in Ada County, Idaho. *See attached.*

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

Date: 8/16/19

By:  [Grantor's Name]  
Logan Patten, Attorney-in-fact, LV15, LLC

State of Idaho )  
County of Ada ) S.S.

On this 3 day of September, in the year of 2019, before me Anthony Fondino, personally appeared Logan Patten, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged that he (she)(they) executed the same.



Notary Public  
My Commission Expires on 07/08/2022

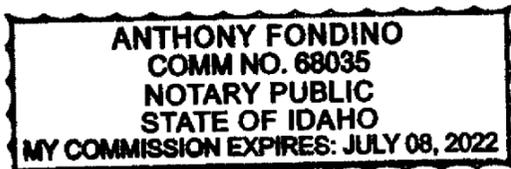


Exhibit A

A part of Lots 8 and 9 of Kuna Orchard Tracts as recorded in Book 6 of Plats at Page 291 of Ada County records, in the Southeast Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest quarter of Section 26, Township 2 North, Range 1 West of the Boise Meridian in Ada County, Idaho, more particularly described to wit:

Commencing at the Southeast corner of the Southeast Quarter of the Southwest Quarter of Section 26, Township 2 North, Range 1 West of the Boise Meridian; thence North  $0^{\circ}23'20''$  East 1,200.09 feet, along the East line of the said Southeast Quarter of the Southwest Quarter, said line also being parallel to and 25 feet East of the East line of Lots 1 and 8 of said Kuna Orchard Tracts to the INITIAL POINT OF THIS DESCRIPTION; thence North  $89^{\circ}22'45''$  West 658.17 feet to a point on the West line of the East Half of the said Southeast Quarter of the Southwest Quarter said point also being on the West line of said Lot 8; thence North  $0^{\circ}24'32''$  East 574.99 feet along the West line of the East Half of the said Southeast Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest quarter, said line also being the West line of said Lots 8 and 9; thence South  $89^{\circ}35'44''$  East 236.16 feet to a point on the centerline of a drain ditch known as Waste Ditch No. 1; thence meandering along said centerline South  $40^{\circ}14'05''$  East 394.19 feet; thence South  $60^{\circ}21'30''$  East 82.71 feet; thence South  $73^{\circ}53'50''$  East 96.60 feet, to a point on the East line of the said Northeast Quarter of the Southwest Quarter; thence leaving said centerline South  $0^{\circ}23'20''$  West 69.13 feet along the said East line to the Southeast corner of the said Northeast Quarter of the Southwest Quarter, said corner also being the Northeast corner of the said Southeast Quarter of the Southwest Quarter; thence continue South  $0^{\circ}23'20''$  West 142.68 feet along the East line of the said Southeast Quarter of the Southwest Quarter, said line also being parallel to and 25 feet East of the East line of said Lot 8 to the INITIAL POINT OF THIS DESCRIPTION.

EXCEPT the road right of way over the East 25 feet, which is shown as a street on said plat.

**LEGAL DESCRIPTION FOR  
INHIRA LLC  
KUNA SUB BOUNDARY**

A portion of lots 8 and 9 of the Kuna Orchard Tracts, located in the Northeast 1/4 of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho. Being further described as follows:

**BASIS OF BEARING:**

*The East line of the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 2 North, Range 1 East, Boise Meridian, derived from found monuments and taken as South 00°16'26" West with the distance between monuments found to be 1342.60 feet.*

**BEGINNING** at the Center South 1/16 Corner of said Section 26, Township 2 North, Range 1 East, Boise;

Thence along the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 26, South 00°15'40" West, a distance of 142.55 feet;

Thence leaving said East line, North 89°31'35" West, a distance of 658.12 feet;

Thence North 00°16'55" East, to a point on the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 26, a distance of 141.30 feet;

Thence leaving said South line, North 00°16'29" East, a distance of 433.76 feet;

Thence South 89°46'44" East, to a point on the Centerline of a Drainage Ditch, a distance of 252.84 feet;

Thence along said Centerline of a Drainage Ditch the following three (3) courses;

South 38°28'39" East, a distance of 383.68 feet;

South 60°29'06" East, a distance of 82.71 feet;

South 74°01'25" East, to a point on the East line of the Northeast 1/4 of the Southwest 1/4 of said Section 26, a distance of 96.47 feet;

Thence along said East line, South 00°15'26" West, a distance of 69.31 feet to the **POINT OF BEGINNING**.

Said Parcel containing 287,564 square feet or 6.60 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895  
Timberline Surveying  
847 Park Centre Way, Suite 3  
Nampa, Idaho 83651  
(208) 465-5687





# Vicinity Map for Circinae Valley Subdivision

Preliminary Plat, Rezone, and Design Review Applications

## Legend

-  Feature 1
-  S School Ave

**PROJECT**





**PROFESSIONAL  
ENGINEERING  
SERVICES**

March 19, 2021

Mr. Doug Hanson  
Planner II  
City of Kuna  
751 W. 4<sup>th</sup> St.  
Kuna, ID 83634

**Re: *Narrative for Circinae Valley Subdivision***

Dear Mr. Hanson,

The purpose of this letter is to provide the City of Kuna with a narrative for the proposed Circinae Valley Subdivision. This narrative will describe the project, design elements, serviceability, amenities, and how the project complies with the requirements found within Kuna City Code.

**Project Description**

The Circinae Valley Subdivision is a 30-lot single family residence subdivision of approximately 6.46 acres located on the west side of S. School Ave. approximately 1/8-mile south of W. LunchBox St. in the City of Kuna. The Future Land Use designation per the City's Comprehensive Plan map is Medium Density Residential, and the current zoning for the parcel is Agriculture (A).

The project is proposing to create 30-lots for detached single family residences. To accomplish this, the project is proposing to rezone the property to R-6 consistent with the Comprehensive Plan Land Use designation. The proposed density for the project equals approximately 4.6 dwelling units (DU's) per acre, which is less than the proposed R-6 zoning.

**Design Elements**

The project is designed with internal circulation, as well as stub roads to accommodate future development of the parcels to the south and the north. The roads will be designed and constructed in accordance with ACHD standards, with a 50-foot right-of-way, 36-foot section, curb, gutter, and attached sidewalk on both sides. The frontage along S. School St. will be improved with curb and gutter, a 20-foot buffer with irrigated landscaping, and a detached sidewalk.

All lots are designed to conform to the dimensional standards for the R-6 zoning district per the Kuna City Code. The average lot size equals approximately 4,950 s.f., and all lots are greater than the minimum lot size of 4,500 s.f.

The Boise Project Board of Controls (BPBC) Moore #1 Wasteway canal runs along the east edge of the property. The centerline of the canal is located along the property line, and there is a 30-foot BPBC easement on each side of the centerline of the canal. The 30-foot BPBC easement is shown

on the preliminary plat. According to Tom Ritthaler of BPBC, the Moore #1 Wasteway is an overflow drain that is used on an intermittent basis. The project is proposing to construct a multi-use path adjacent to the canal easement, that will provide connectivity to S. School Ave., the park within the project, and the property to the north. Furthermore, the easement and the path will enhance the serviceability of the canal.

The project is proposing to install a sewer lift station at the northeast corner of the project and a force main to connect to the existing manhole in W. LunchBox St. (see enclosed preliminary utility plan). The City of Kuna Master Sewer Plan shows the future sewer main for this project and the basin to the south and west will gravity flow to manhole M941 near the intersection of W. Recess Way and S. School Ave. When the property to the north of the project develops, the lift station will be decommissioned and the sewer main will be extended to the north. In the meantime, the project is open to the City participating in adding capacity to the lift station and associated facilities to provide sewer capacity to the basin to the south and west of the project.

### **Serviceability**

The design of the roads within the project will provide ease of access for emergency services and the City infrastructure within the project. This will also enhance the serviceability of the improvements within the project.

### **Amenities**

The amenities proposed by the project include enhanced irrigated landscaping and open space at the north side of the project's access to S. School Ave., a ¼-acre landscaped park at the center of the project with a tot lot and workout area, and a multi-use trail along the BPBC canal that provides connectivity to S. School Ave., the property to the north, and the park at the center of the project. The stormwater management facility will have non-irrigated turf and side slopes of 3:1 or flatter to provide additional open space (the portion of which will be determined through the City approval process).

### **Compliance with Kuna City Code**

Every effort has been made to design the project to comply with the Kuna City Code. Professional Engineering Services (PES) has processed two Pre-Application Reviews with the City of Kuna, the first on July 23, 2020, and the second on February 3, 2021. The Applicant appreciates the reviews and feedback from the City, and PES has integrated the comments received from the City of Kuna and other agencies into the design of the project.

MARCH 19, 2021  
MR. DOUG HANSON  
SHEET 3 OF 3

**Conclusion**

We look forward to working with the City of Kuna on the review and approval of the Circinae Valley Subdivision. Please let me know if you have any questions, or if you need any further information.

Very truly yours,

A handwritten signature in black ink, appearing to read "Randy P. Wall". The signature is stylized with a large, sweeping loop at the end.

Randy P. Wall, PE  
Principal

## Randy Wall

---

**From:** Sub Name Mail <subnamemail@adacounty.id.gov>  
**Sent:** Tuesday, February 23, 2021 5:18 AM  
**To:** Randy Wall  
**Cc:** Kenneth Cook  
**Subject:** RE: Circinae Valley Subdivision Name Reservation

February 23, 2021

Ken Cook, Timberline Surveying  
Randy Wall, Professional Engineering Services

RE: Subdivision Name Reservation: **CIRCINAE VALLEY SUBDIVISION**

At your request, I will reserve the name **Circinae Valley 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:** Randy Wall <randy@pe-services.biz>  
**Sent:** Monday, February 22, 2021 5:54 AM  
**To:** Sub Name Mail <subnamemail@adacounty.id.gov>  
**Subject:** [EXTERNAL] RE: 20-33 Subdivision Name Request - City of Kuna

Hi Glen,

Here is the information you require.

- Proposed name: Circinae Valley Subdivision
- Parcel numbers: R5070500080
- Owner: INHIRA, LLC, Michael David Early, 10718 W. Blackhawk Dr., Boise, ID 83709
- Developer: Luke Gilbert, Open House Boise Realty, 1065 S. Allante Pl., Boise, ID 83709, (208) 304-1227
- PLS: Ken Cook with Timberline Surveying, 847 Parkcentre Way, Suite 3, Nampa, ID 83651

- Firm in charge: Randy P. Wall, PE, Professional Engineering Services, 5636 N. Portsmouth Ave., Boise, ID 83714, (208) 972-4670

Hopefully this provides all the information you require.

Thanks Glen.

Sincerely,

**Randy P. Wall, PE, MPA**

Principal  
(208) 972-4670



[\[pe-services.biz\]](http://pe-services.biz)

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**From:** Sub Name Mail <[subnamemail@adacounty.id.gov](mailto:subnamemail@adacounty.id.gov)>  
**Sent:** Wednesday, February 17, 2021 4:30 AM  
**To:** Randy Wall <[randy@pe-services.biz](mailto:randy@pe-services.biz)>  
**Subject:** RE: 20-33 Peregrine Valley Subdivision - City of Kuna

Randy;

The primary name "Peregrine" has previously been recorded and does not meet our policy requirements for this location.

Please choose another name.

In addition, the following information is also required prior to reserving a name;

- The Parcel Numbers of all of the parcels to be included in the Subdivision
- The name and contact information for the Owner
- The name and contact information for the Developer
- The name of the Professional Land Surveyor and firm that will be in responsible charge of the plat

A link to the Ada County Subdivision Naming Policy is included below as a guide to what is allowed.

A link is also included below to a search function on the Ada County Surveyors website which will assist you in weeding out names that cannot be reserved. The search is more accurate if fewer words are used in the search for a primary name. Rule of thumb is that if you can find the primary name, chances are that it cannot be used.

Name Search: [https://adacounty.id.gov/developmentservices/wp-content/uploads/sites/37/Plat\\_Naming\\_Policy\\_Ada\\_County\\_Surveyor.pdf](https://adacounty.id.gov/developmentservices/wp-content/uploads/sites/37/Plat_Naming_Policy_Ada_County_Surveyor.pdf)

Policy: <https://apps.adacounty.id.gov/developmentservices/dsSubSearch/>



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

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**From:** Randy Wall <[randy@pe-services.biz](mailto:randy@pe-services.biz)>  
**Sent:** Tuesday, February 16, 2021 3:55 PM  
**To:** Sub Name Mail <[subnamemail@adacounty.id.gov](mailto:subnamemail@adacounty.id.gov)>  
**Subject:** [EXTERNAL] 20-33 Peregrine Valley Subdivision - City of Kuna

**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.

Dear Engineering & Surveying,

The purpose of this email is to reserve the name of a proposed subdivision in the City of Kuna. Per the directions on your web site, here is the required information.

- Proposed name: Peregrine Valley Subdivision
- Parcel number: R5070500080

Please let me know if the proposed subdivision name can be reserved.

Thank you!

**Randy P. Wall, PE, MPA**  
Principal  
(208) 972-4670



[\[pe-services.biz\]](http://pe-services.biz)



CIRCINAE VALLEY SUBDIVISION  
 S. SCHOOL AVENUE  
 KUNA, IDAHO 83634

SCALE: 1"=30'-0"



S. SCHOOL AVENUE

www.breckonlanddesign.com  
 Fax: 208-376-6588  
 Phone: 208-376-5153  
 6661 North Glenwood Street  
 Garden City, Idaho 83714

- Civil Engineering
- Landscape Architecture
- Erosion & Sediment Control
- Graphic Communication
- Irrigation Design
- Land Planning

# CIRCINAE VALLEY SUBDIVISION

A PORTION OF LOTS 8 & 9 OF THE KUNA ORCHARD TRACTS,  
 LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE  
 SW 1/4 OF SECTION 26, T. 2N., R 1E., B.M., ADA COUNTY, IDAHO  
 MARCH 2021



## PRELIMINARY PLAT DEVELOPMENT FEATURES:

TOTAL ACRES	6.48 AC
EXISTING ZONING	A-AGRICULTURAL
PROPOSED ZONING	R-6
ADJACENT ZONING	R-6
TOTAL LOTS	33 LOTS
TOTAL SINGLE FAMILY LOTS	27 LOTS - 3.41 AC
COMMON AREA LOTS	6 LOTS - 1.20 AC
RESIDENTIAL GROSS DENSITY	4.17 (DWELLING UNITS/ TOTAL ACRES)
RESIDENTIAL NET DENSITY	5.86 (DU/NET ACRES)
DIMENSIONAL STANDARDS OF PROPOSED R-6 ZONING: (STANDARDS PER CITY OF KUNA CODE 5-3 UNLESS INDICATED)	
MAXIMUM BUILDING HEIGHT	35 FT
FRONT SETBACK	20 FT
REAR SETBACK	15 FT
INTERIOR SIDE SETBACK	5 FT
STREET SIDE SETBACK	20 FT
MINIMUM LOT SIZE	4,500 SF
MINIMUM STREET FRONTAGE	45 FT
MAXIMUM LOT COVERAGE	40%

## APPLICANT

CONTACT: LUKE GILBERT  
 ADDRESS: 1065 S ATLANTE PL.  
 BOISE, ID 83709  
 208-304-1227  
 PHONE: LUKE@OPENHOUSEBOISE.NET  
 EMAIL:

## AGENT

CIVIL ENGINEER  
 PROFESSIONAL ENGINEERING SERVICES  
 CONTACT: RANDY WALL  
 ADDRESS: 5638 N PORTSMOUTH AVE.  
 BOISE, ID 83714  
 208-972-4670  
 EMAIL: RANDY@PE-SERVICES.BIZ

## SURVEYOR

TIMBERLINE SURVEYING  
 CONTACT: DAVID AGEE  
 ADDRESS: 847 PARKCENTRE WAYSUITE 3.  
 Nampa, ID 83651  
 208-465-5687  
 EMAIL: DAGEE@TIMBERLINESURVEY.COM

## OPEN SPACE CALCULATIONS:

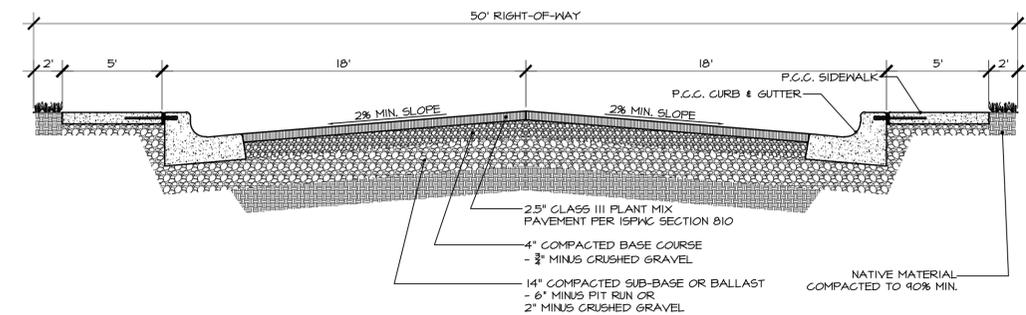
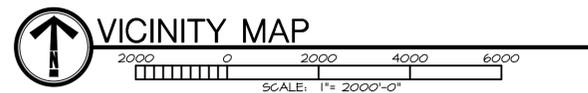
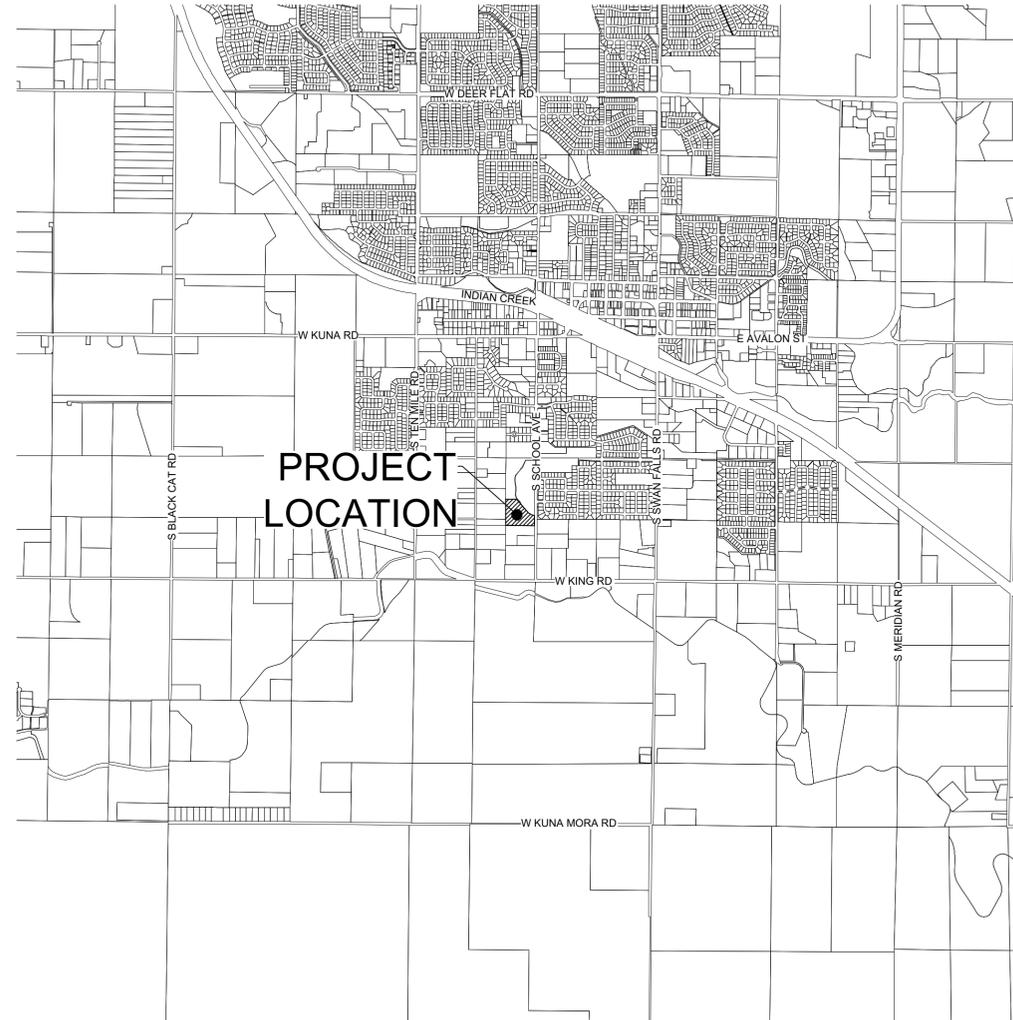
OPEN SPACE REQUIRED	21,170 SF (1.5%)
OPEN SPACE PROVIDED	
BLOCK 1, LOT 4 (PORTION)	4,214 SF
BLOCK 1, LOT 10 (MULTI-USE PATH)	8,491 SF
BLOCK 3, LOT 7 (TOT LOT)	10,341 SF
TOTAL	23,051 SF (6.2%)

## DRAWING INDEX:

SHEET NUMBER	SHEET TITLE
PP1.0	COVER
PP1.1	PRELIMINARY PLAT
PP1.2	PRELIMINARY UTILITY PLAN
LI.0	LANDSCAPE PLAN
LI.5	LANDSCAPE DETAILS

## NOTES

- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A TEN-FOOT (10') WIDE PERMANENT PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACE DRIVEWAYS FROM THE PUBLIC RIGHT-OF-WAY TO EACH LOT.
- THE INTERIOR SIDE YARD LOT LINE SHALL HAVE A FIVE-FOOT (5') WIDE PERMANENT CITY OF KUNA UTILITY, DRAINAGE, AND IRRIGATION EASEMENT.
- ALL REAR LOT LINES SHALL HAVE A TEN-FOOT (10') WIDE CITY OF KUNA UTILITIES, DRAINAGE AND IRRIGATION EASEMENT.
- DOMESTIC WATER FOR THE PROPOSED LOTS SHALL BE PROVIDED BY KUNA CITY WATER.
- SANITARY SEWAGE DISPOSAL FOR EACH PROPOSED LOT SHALL BE PROVIDED BY KUNA CITY SEWER FACILITIES.
- POST DEVELOPMENT STORM WATER RUNOFF SHALL BE DETAINED ON SITE THROUGH THE USE OF INFILTRATION FACILITIES.
- PRESSURE IRRIGATION TO BE PROVIDED.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF KUNA ZONING ORDINANCE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOOD PLAIN.



1 50' RIGHT-OF-WAY  
 STREET SECTION  
 Scale: NTS

[DATE: 6/16/2021 11:46 AM] [AUTHOR: csmarda] [PLOTTER: \_AutocAD PDF (General Documentation).pc3] [STYLE: BLD Bw.ctb] [PATH: s:\\_projects\2020\20138 gilbert sub kuna\CAD\Sheets\Preliminary Plat\20138 PP.dwg] [LAYOUT: COVER]

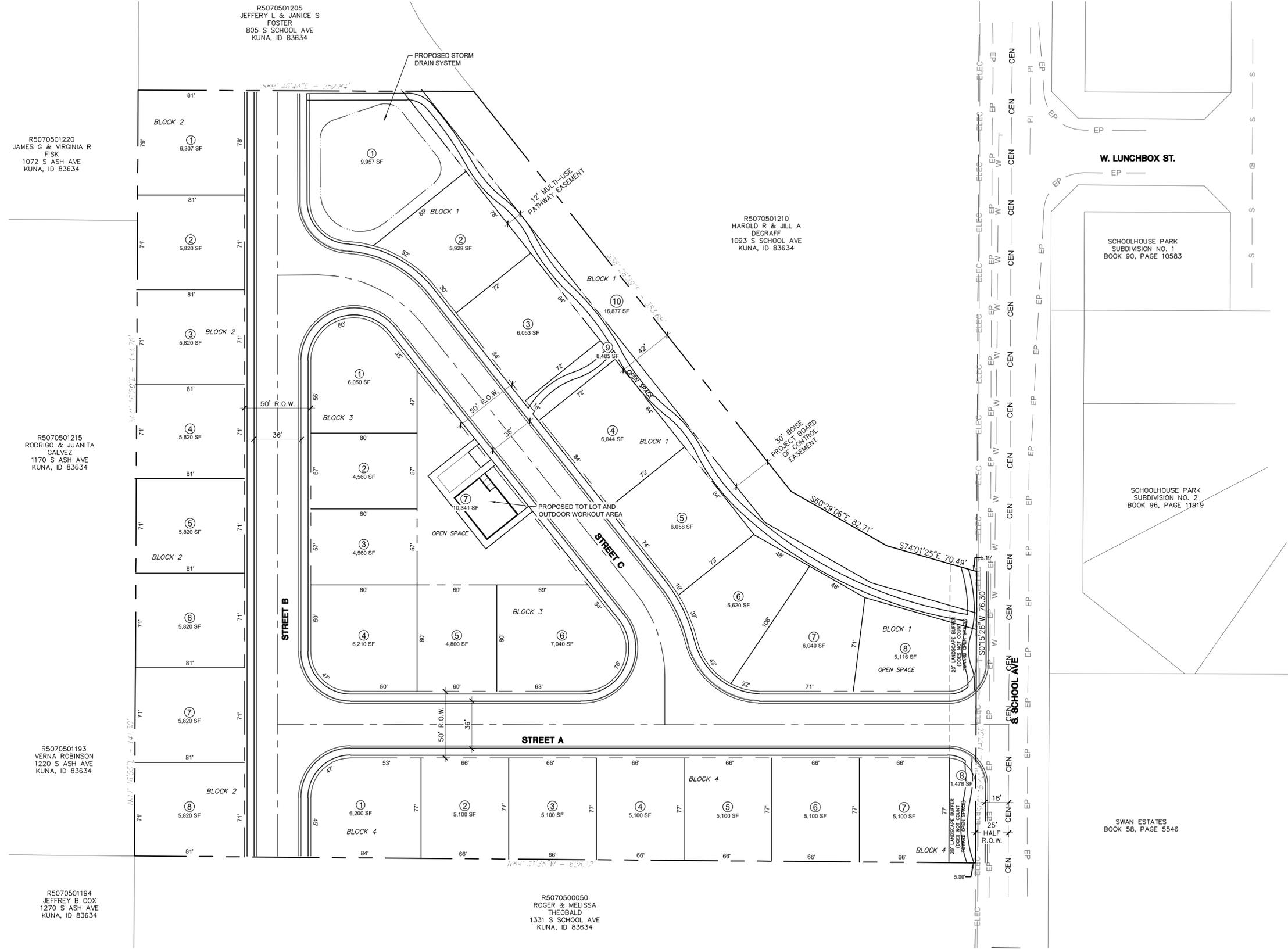
REVISIONS	NO.	BY	DATE	REMARKS
	0	RW	03/18/21	CITY OF KUNA SUBMITTAL
	1	RW	06/16/21	UPDATED RESIDENTIAL DENSITY

SHEET INFO	HC	6/16/2021	6/16/2021
DRAWN			
CHECKED			
APPROVED			
LAST EDIT			
PLOT DATE			
SUBMITTAL			

CIRCINAE VALLEY SUBDIVISION  
 KUNA, ID  
 PROFESSIONAL ENGINEERING SERVICES  
 DRAWING FILE NAME  
 PRELIMINARY PLAT  
 PROJECT NUMBER  
 20-33  
 SCALE  
 PER DRAWING

SHEET NUMBER  
**PP1.0**

[DATE: 6/16/2021 11:46 AM] [AUTHOR: csmarda] [PLOTTER: \_Autocad PDF (General Documentation).pc3] [STYLE: BLD Bw.ctb] [PATH: s:\projects\2020\20138 gilbert sub kuna\CAD\Sheets\Preliminary Plat\20138 PP.dwg] [LAYOUT: PREPLAT]

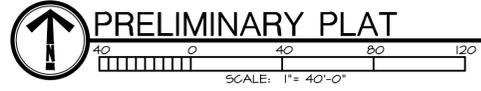


**PLAT LEGEND**

- EXISTING PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTER LINE

⑤  
6,000 SF  
BLOCK 1

LOT NUMBER AND SQUARE FOOTAGE  
BLOCK NUMBER



**PROFESSIONAL ENGINEERING SERVICES**

PROFESSIONAL ENGINEER  
LICENSE  
PRELIMINARY  
NOT FOR  
CONSTRUCTION  
RANDY P. WALL

REVISIONS	NO.	BY	DATE	REMARKS
	0	RW	03/18/21	CITY OF KUNA SUBMITTAL
	1	RW	06/16/21	UPDATED RESIDENTIAL DENSITY

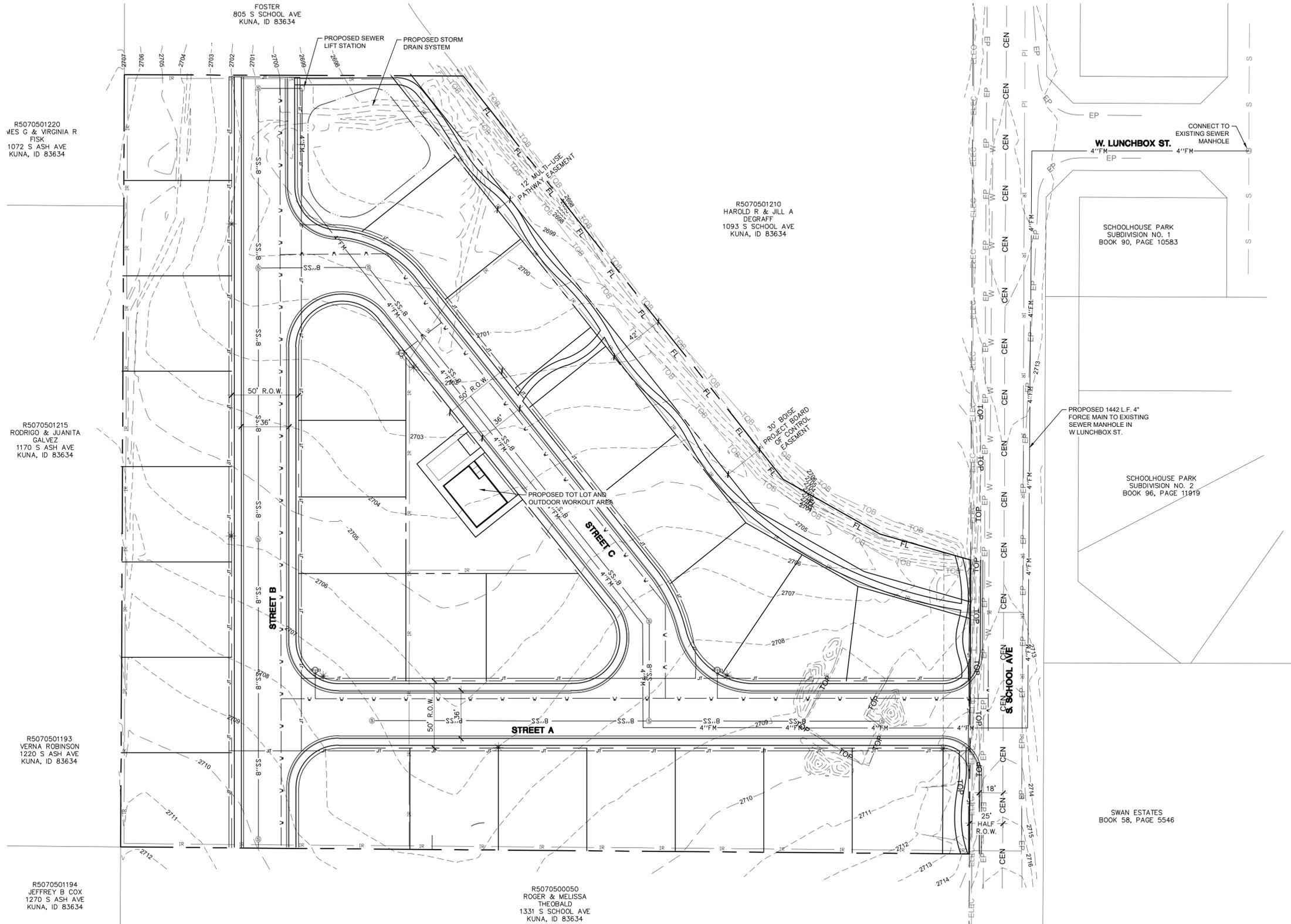
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DRAWN	HC		
CHECKED			
APPROVED			
LAST EDIT		6/16/2021	
PLOT DATE		6/16/2021	
SUBMITTAL			

**CIRCINAE VALLEY SUBDIVISION  
KUNA, ID  
PROFESSIONAL ENGINEERING SERVICES**

PROJECT NUMBER: 20-33  
DRAWING FILE NAME: PRELIMINARY PLAT  
SCALE: PER DRAWING

SHEET NUMBER: PP1.1

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R5070501220  
MES G & VIRGINIA R  
FISK  
1072 S ASH AVE  
KUNA, ID 83634

R5070501215  
RODRIGO & JUANITA  
GALVEZ  
1170 S ASH AVE  
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R5070501193  
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HAROLD R & JILL A  
DEGRAFF  
1093 S SCHOOL AVE  
KUNA, ID 83634

FOSTER  
805 S SCHOOL AVE  
KUNA, ID 83634

W. LUNCHBOX ST.  
4" FM

PROPOSED 1442 L.F. 4" FORCE MAIN TO EXISTING SEWER MANHOLE IN W LUNCHBOX ST.

SCHOOLHOUSE PARK  
SUBDIVISION NO. 1  
BOOK 90, PAGE 10583

SCHOOLHOUSE PARK  
SUBDIVISION NO. 2  
BOOK 96, PAGE 11919

SWAN ESTATES  
BOOK 58, PAGE 5546

**LEGEND**

- EXISTING PROPERTY LINE (VERIFY)
- PROPOSED LOT LINE
- PROPOSED BACK OF CURB
- PROPOSED FRONT OF CURB
- PROPOSED CONCRETE SIDEWALK
- IR --- PROPOSED PRESSURE IRRIGATION
- W --- PROPOSED DOMESTIC WATER MAIN
- W --- PROPOSED FIRE HYDRANT
- W --- EXISTING WATER MAIN
- S --- EXISTING SEWER MAIN
- 8"SS --- PROPOSED SEWER MAIN
- 4"FM --- PROPOSED FORCE MAIN
- JT --- JOINT TRENCH CONTAINING ELECTRIC, TELEPHONE, AND NATURAL GAS
- PI --- EXISTING IRRIGATION
- TOB --- EXISTING TOP OF BANK
- 1050 --- EXISTING CONTOUR
- ⊙ --- SEWER MANHOLE
- \* --- STREET LIGHT

**PROFESSIONAL ENGINEERING SERVICES**

PROFESSIONAL ENGINEER  
NOT FOR CONSTRUCTION  
RANDY P. WALL

REVISIONS		NO.	BY	DATE	REMARKS
0	RW	03/18/21			CITY OF KUNA SUBMITTAL
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SHEET INFO		HC	DATE
DRAWN	CHECKED	APPROVED	LAST EDIT
6/16/2021	6/16/2021		

**CIRCINAE VALLEY SUBDIVISION  
KUNA, ID  
PROFESSIONAL ENGINEERING SERVICES**

DRAWING FILE NAME: PRELIMINARY PLAT  
SCALE: PER DRAWING  
PROJECT NUMBER: 20-33

SHEET NUMBER  
**PP1.2**

**PRELIMINARY UTILITY PLAN**

SCALE: 1" = 40'-0"

# CIRCINAE VALLEY SUBDIVISION

A PORTION OF LOTS 8 & 9 OF THE KUNA ORCHARD TRACTS,  
 LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE  
 SW 1/4 OF SECTION 26, T. 2N., R 1E., B.M., ADA COUNTY, IDAHO  
 MARCH 2021

PROFESSIONAL  
 ENGINEERING  
 SERVICES



PROFESSIONAL ENGINEER  
 LICENSE  
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 NOT FOR  
 CONSTRUCTION  
 C. OF ID.  
 RANDY P. WALL

## PRELIMINARY PLAT DEVELOPMENT FEATURES:

TOTAL ACRES 6.48 AC  
 EXISTING ZONING A-AGRICULTURAL  
 PROPOSED ZONING R-6  
 ADJACENT ZONING R-6

TOTAL LOTS 36 LOTS  
 TOTAL SINGLE FAMILY LOTS 30 LOTS - 3.41 AC  
 COMMON AREA LOTS 6 LOTS - 1.20 AC  
 RESIDENTIAL GROSS DENSITY 4.63 (SINGLE FAMILY UNITS/TOTAL ACRES)

DIMENSIONAL STANDARDS OF PROPOSED  
 R-6 ZONING: (STANDARDS PER CITY OF KUNA  
 CODE 5-3 UNLESS INDICATED)  
 MAXIMUM BUILDING HEIGHT 35 FT  
 FRONT SETBACK 20 FT  
 REAR SETBACK 15 FT  
 INTERIOR SIDE SETBACK 5 FT  
 STREET SIDE SETBACK 20 FT  
 MINIMUM LOT SIZE 4,500 SF  
 MINIMUM STREET FRONTAGE 45 FT  
 MAXIMUM LOT COVERAGE 40%

## OPEN SPACE CALCULATIONS:

OPEN SPACE REQUIRED 21,170 SF (1.5%)  
 OPEN SPACE PROVIDED  
 BLOCK 1, LOT 4 (PORTION) 4,214 SF  
 BLOCK 1, LOT 10 (MULTI-USE PATH) 8,491 SF  
 BLOCK 3, LOT 7 (TOT LOT) 10,341 SF  
 TOTAL 23,051 SF (6.2%)

## DRAWING INDEX:

SHEET NUMBER SHEET TITLE  
 PFI.0 COVER  
 PFI.1 PRELIMINARY PLAT  
 PFI.2 PRELIMINARY UTILITY PLAN  
 LI.0 LANDSCAPE PLAN  
 LI.5 LANDSCAPE DETAILS

## NOTES

- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A TEN-FOOT (10') WIDE PERMANENT PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACE DRIVEWAYS FROM THE PUBLIC RIGHT-OF-WAY TO EACH LOT.
- THE INTERIOR SIDE YARD LOT LINE SHALL HAVE A FIVE-FOOT (5') WIDE PERMANENT CITY OF KUNA UTILITY, DRAINAGE, AND IRRIGATION EASEMENT.
- ALL REAR LOT LINES SHALL HAVE A TEN-FOOT (10') WIDE CITY OF KUNA UTILITIES, DRAINAGE AND IRRIGATION EASEMENT.
- DOMESTIC WATER FOR THE PROPOSED LOTS SHALL BE PROVIDED BY KUNA CITY WATER.
- SANITARY SEWAGE DISPOSAL FOR EACH PROPOSED LOT SHALL BE PROVIDED BY KUNA CITY SEWER.
- POST DEVELOPMENT STORM WATER RUNOFF SHALL BE DETAINED ON SITE THROUGH THE USE OF INFILTRATION FACILITIES.
- PRESSURE IRRIGATION TO BE PROVIDED.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF KUNA ZONING ORDINANCE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOOD PLAIN.

## APPLICANT

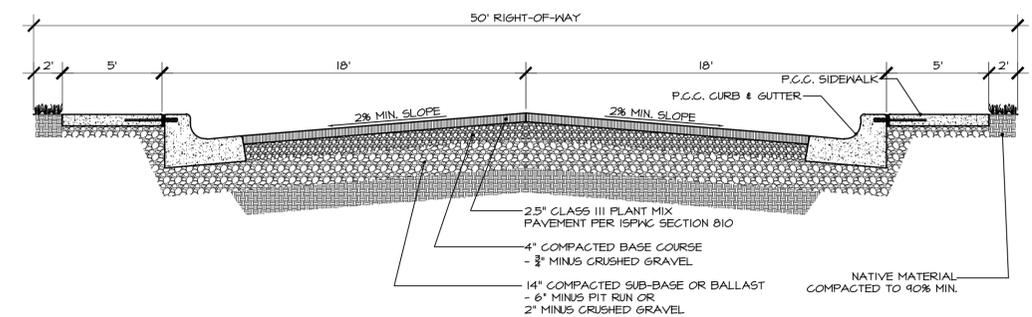
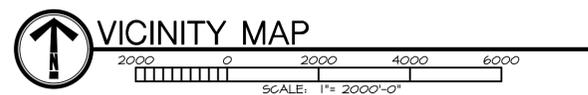
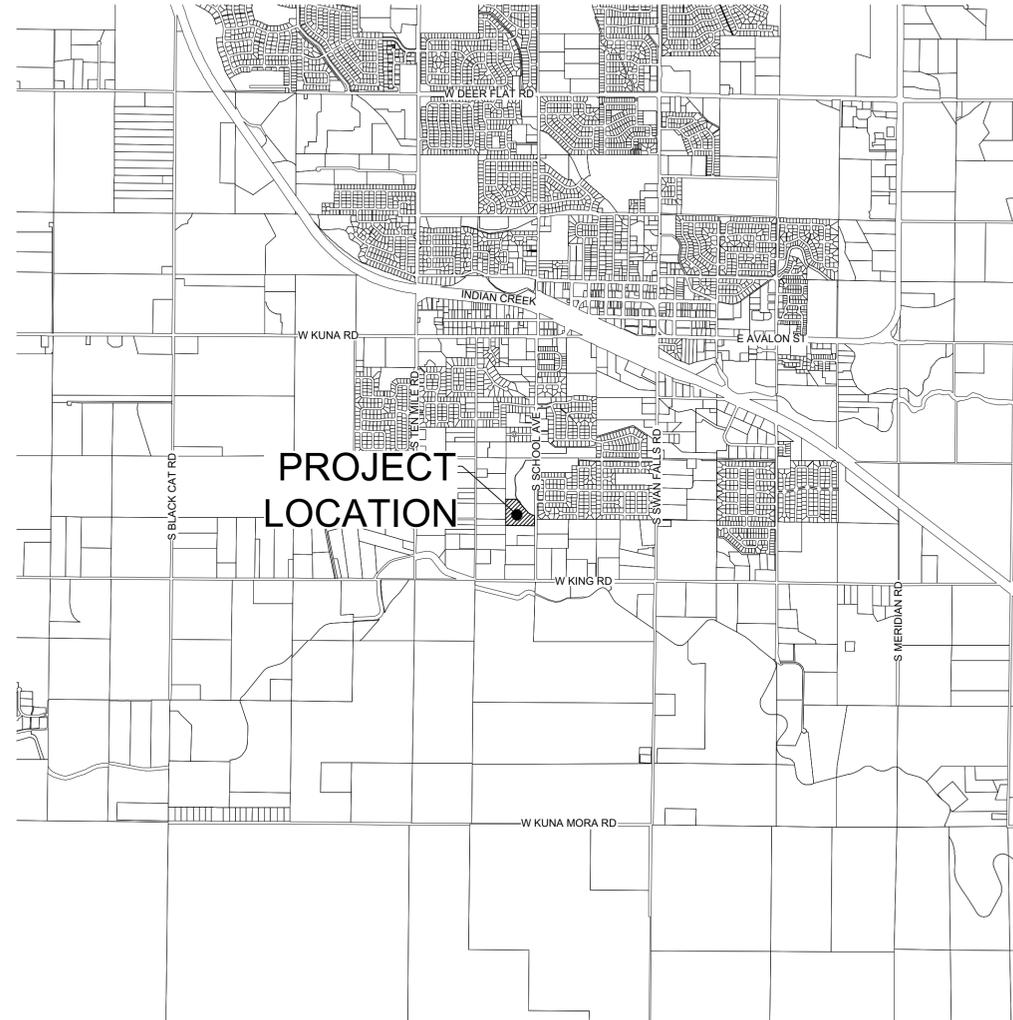
CONTACT: LUKE GILBERT  
 ADDRESS: 1065 S ATLANTE PL.  
 BOISE, ID 83709  
 PHONE: 208-304-1227  
 EMAIL: LUKE@OPENHOUSEBOISE.NET

## AGENT

CIVIL ENGINEER  
 PROFESSIONAL ENGINEERING SERVICES  
 CONTACT: RANDY WALL  
 ADDRESS: 5636 N PORTSMOUTH AVE.  
 BOISE, ID 83714  
 PHONE: 208-972-4670  
 EMAIL: RANDY@PE-SERVICES.BIZ

## SURVEYOR

TIMBERLINE SURVEYING  
 CONTACT: DAVID AGEE  
 ADDRESS: 847 PARKCENTRE WAYSUITE 3.  
 NAMPA, ID 83651  
 PHONE: 208-465-5687  
 EMAIL: DAGEE@TIMBERLINESURVEY.COM



① 50' RIGHT-OF-WAY  
 STREET SECTION  
 Scale: NTS

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REVISIONS	NO.	BY	DATE	REMARKS
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SHEET INFO	HC	APPROVED	LAST EDIT	PLOT DATE	SUBMITTAL
			3/22/2021	3/22/2021	

CIRCINAE VALLEY SUBDIVISION  
 KUNA, ID  
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 PROJECT NUMBER 20-33  
 DRAWING FILE NAME PRELIMINARY PLAT  
 SCALE PER DRAWING

SHEET NUMBER  
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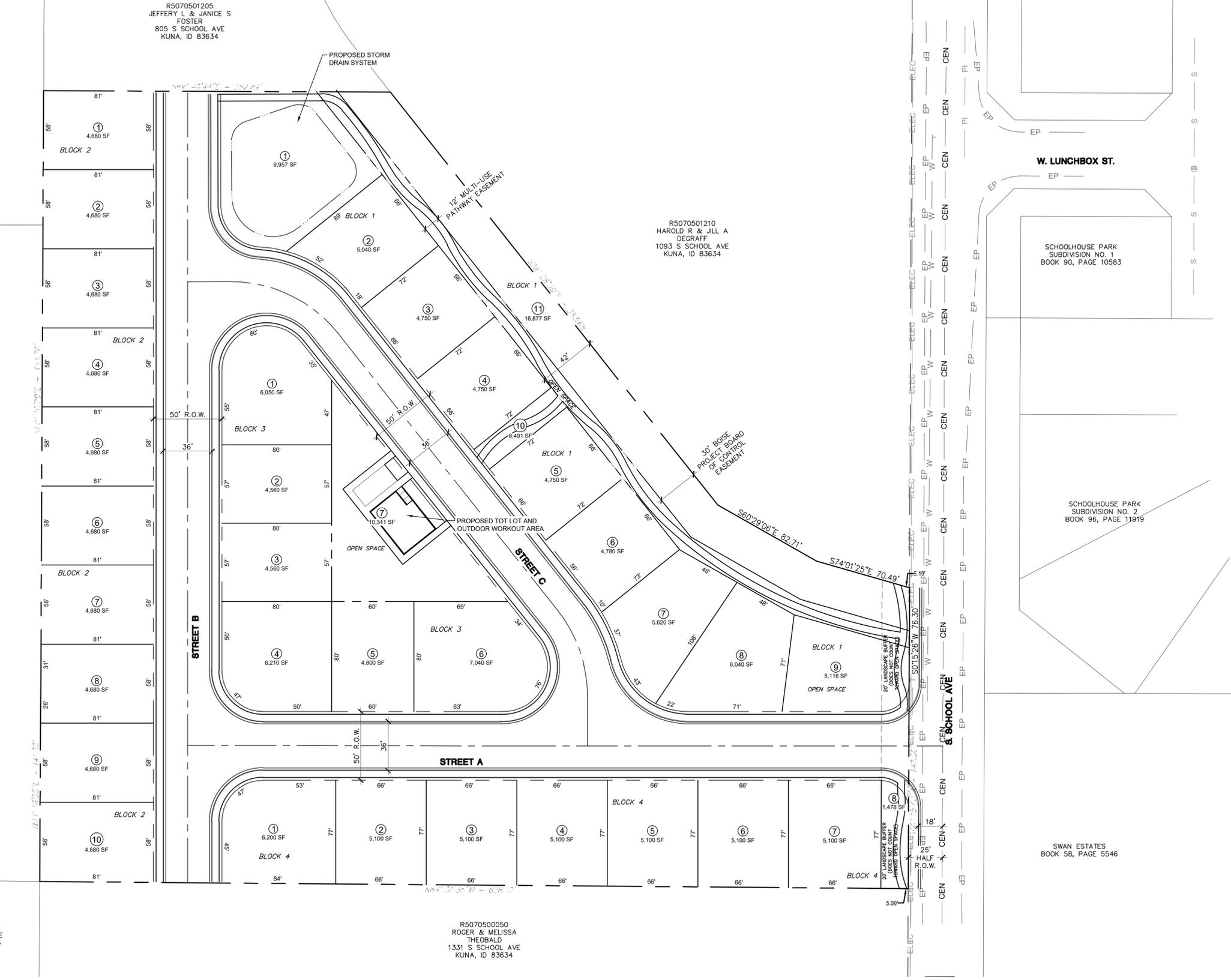
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R5070501205  
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R5070500050  
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### PLAT LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTER LINE

⑤  
6,000 SF  
BLOCK 1

LOT NUMBER AND SQUARE FOOTAGE  
BLOCK NUMBER

**PRELIMINARY PLAT**

SCALE: 1" = 40'-0"

**PROFESSIONAL ENGINEERING SERVICES**

PROFESSIONAL ENGINEER  
LICENSED  
PRELIMINARY  
NOT FOR  
CONSTRUCTION  
BY  
RANDY P. WALL

REVISIONS		NO.	BY	DATE	REMARKS
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APPROVED				
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SUBMITTAL				

**CIRCINAE VALLEY SUBDIVISION**  
**KUNA, ID**  
**PROFESSIONAL ENGINEERING SERVICES**

SCALE  
**PER DRAWING**

PROJECT NUMBER  
20-33

DRAWING FILE NAME  
PRELIMINARY PLAT

SHEET NUMBER  
**PP1.1**

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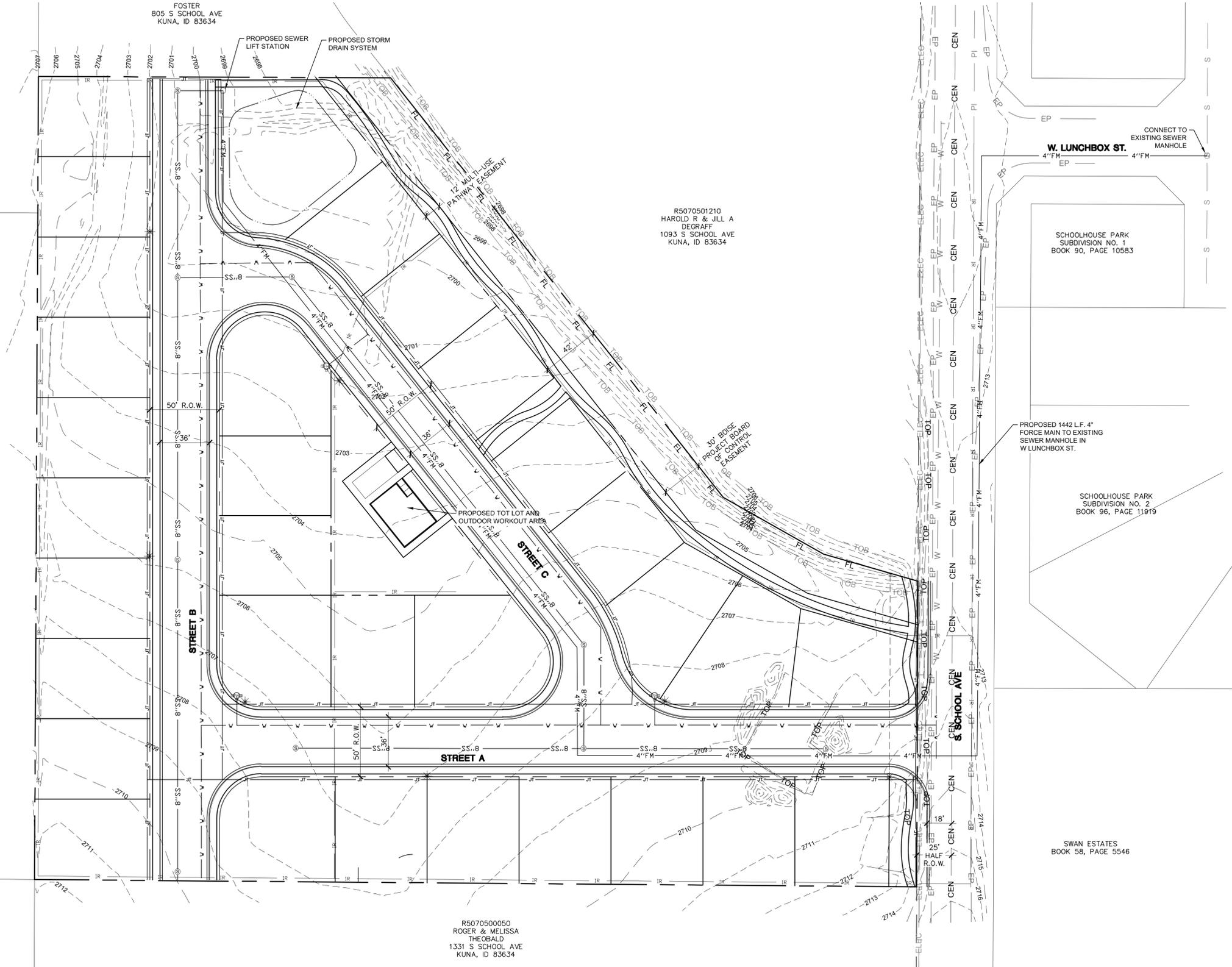
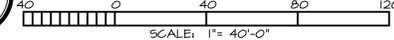
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KUNA, ID 83634

R5070500050  
ROGER & MELISSA  
THEOBALD  
1331 S SCHOOL AVE  
KUNA, ID 83634



**PRELIMINARY UTILITY PLAN**



**LEGEND**

- --- EXISTING PROPERTY LINE (VERIFY)
- --- PROPOSED LOT LINE
- --- PROPOSED BACK OF CURB
- --- PROPOSED FRONT OF CURB
- --- PROPOSED CONCRETE SIDEWALK
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- W --- W --- PROPOSED DOMESTIC WATER MAIN
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- \* --- STREET LIGHT

**PROFESSIONAL ENGINEERING SERVICES**



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PROFESSIONAL ENGINEER  
NOT FOR CONSTRUCTION  
BY OF ID  
RANDY P. WALL

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CIRCINAE VALLEY SUBDIVISION  
KUNA, ID  
PROFESSIONAL ENGINEERING SERVICES

PRELIMINARY PLAT

PROJECT NUMBER  
20-33

DRAWING FILE NAME  
PRELIMINARY PLAT

SCALE  
PER DRAWING

SHEET NUMBER  
**PP1.2**



Civil Engineering  
 Landscape Architecture  
 Erosion & Sediment Control  
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 Land Planning  
 www.breckonlanddesign.com  
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 6681 North Greenwood Street  
 Garden City, Idaho 83714



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CIRCINAE VALLEY SUBDIVISION  
 S. SCHOOL AVE.  
 KUNA, IDAHO 83634  
 LANDSCAPE PLAN



REVISIONS		
No.	Date	Description

PROJECT NO.:  
**20138**  
 DRAWN BY:  
**TC**  
 CHECKED BY:  
**JB**  
 DATE:  
**3/17/2021**

SHEET NUMBER  
**L1.0**

PRELIMINARY PLAT

### PLANT SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>CONIFER TREES</b>					
1	PP	<i>Picea pungens</i> 'Hoopsii'	Hoopsi Blue Spruce	6'-8" Ht., B4B	30' HT X 15' W
1	PF	<i>Pinus flexilis</i> 'Vanderwolf'	Vanderwolf Pine	6'-8" Ht., B4B	20' HT X 10' W
<b>DECIDUOUS SHADE TREES</b>					
6	AC	<i>Acer platanoides</i> 'Crimson Sentry'	Crimson Sentry Maple	2" Cal. B4B	30' HT X 10' W, Class II
5	AD	<i>Acer platanoides</i> 'Deborah'	Deborah Norway Maple	2" Cal. B4B	40' HT X 30' W, Class II
4	AT	<i>Acer truncatum</i> x <i>platanoides</i> 'Warrenred'	Pacific Sunset Maple	2" Cal. B4B	30' HT X 20' W, Class II
3	ZS	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	2" Cal. B4B	60' HT X 40' W, Class II
<b>FLOWERING ORNAMENTAL TREES</b>					
4	PC	<i>Prunus virginiana</i> 'Canada Red'	Canada Red Chokecherry	2" Cal. B4B	20' HT X 20' W, Class I
10	PL	<i>Pyrus calleryana</i> 'Chanticleer'	Chanticleer Callery Pear	2" Cal. B4B	25' HT X 15' W, Class I
<b>SHRUBS, PERENNIALS, &amp; ORNAMENTAL GRASSES</b>					
14	CA	<i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Foerster'	Feather Reed Grass	#1	4' HT X 2' W
21	CB	<i>Cornus alba</i> 'Ballhalo'	Ivory Halo Dogwood	#5	5' HT X 5' W
32	CS	<i>Cornus sericea</i> 'Flaviramea'	Yellow Twig Dogwood	#5	5' HT X 5' W
16	EA	<i>Euonymus alatus</i> 'Compactus'	Compact Burning Bush	#5	5' H X 5' W
10	HS	<i>Hemerocallis</i> x 'Stella de Oro'	Stella de Oro Daylily	#1	2' HT X 2' W
22	LA	<i>Lavandula angustifolia</i> 'Hidcote'	English Lavender	#3	3' HT X 3' W
11	PG	<i>Physocarpus opulifolius</i> 'Golden Nugget'	Golden Nugget Ninebark	#5	5' HT X 5' W

### CALLOUT LEGEND

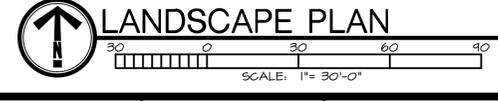
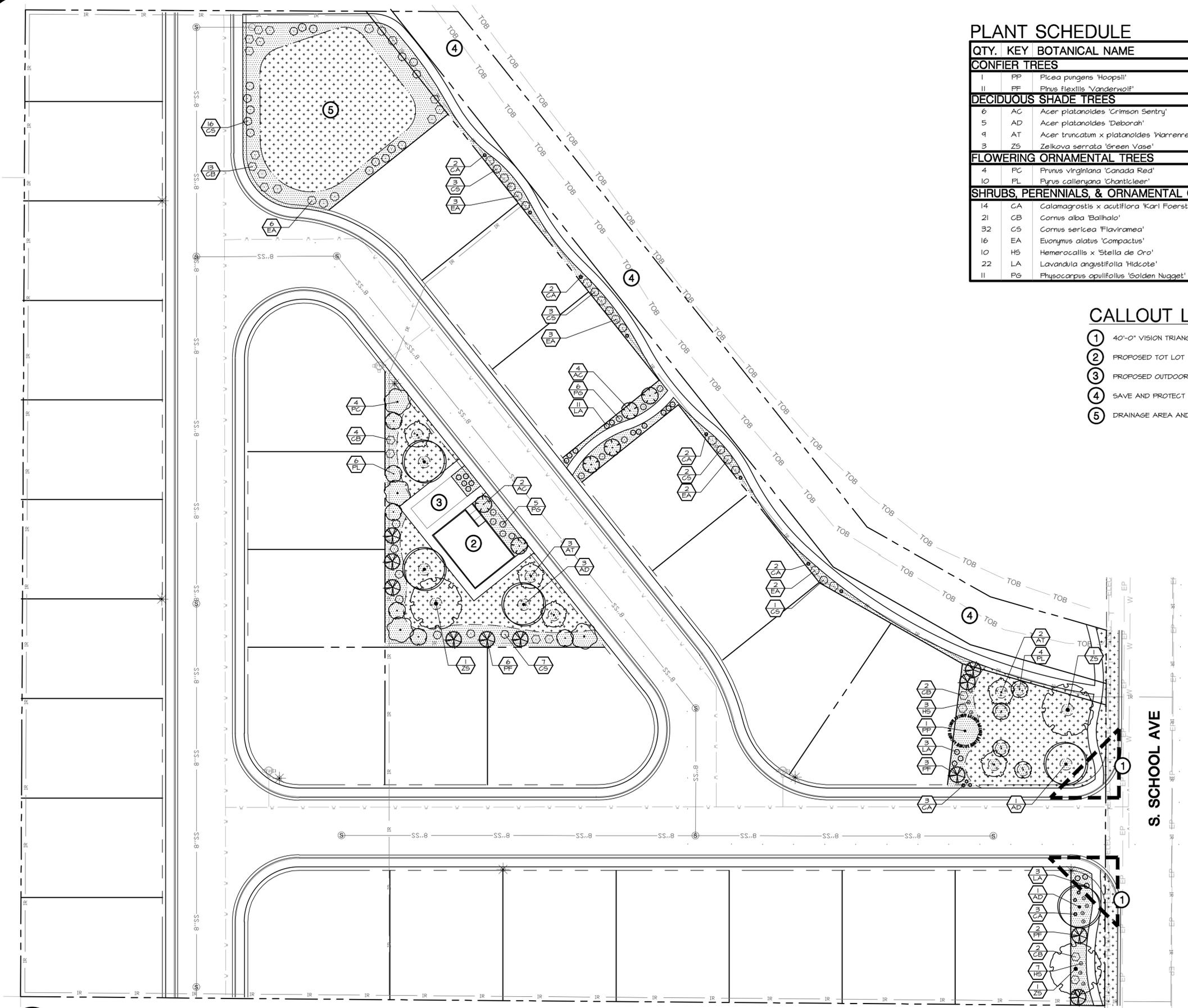
- ① 40'-0" VISION TRIANGLE
- ② PROPOSED TOT LOT
- ③ PROPOSED OUTDOOR WORKOUT AREA
- ④ SAVE AND PROTECT EXISTING DITCH
- ⑤ DRAINAGE AREA AND LIFT STATION

### LANDSCAPE LEGEND

- PLANTS TO BE INSTALLED
- CUT EDGE AS DETAILED
- VISION TRIANGLE
- PROPERTY LINE (VERIFY)
- TURF SOD OVER APPROVED TOPSOIL
- THREE INCH DEPTH OF MULCH OVER APPROVED TOPSOIL

### LANDSCAPE REQUIREMENTS

LANDSCAPE GENERAL
TOTAL TREES PROVIDED - 45 TOTAL NUMBER OF TREE SPECIES PROVIDED - 8 DECIDUOUS SHADE TREES: 14, CONIFERS: 12, ORNAMENTAL TREES: 14 TOTAL NUMBER OF RESIDENTIAL LOTS: 30 TOTAL STREET TREES REQUIRED: 10 (COLLECTOR) TOTAL STREET TREES PROVIDED: 10
COMMON AREA
TOTAL AREA OF SITE: 282,081 S.F. (6.48 AC) TOTAL QUALIFIED OPEN SPACE PROVIDED: 8.2% = 23,236 S.F. (0.53 AC) TOTAL QUALIFIED OPEN SPACE REQUIRED: 7% (30 LOTS) = 19,753 S.F. (0.45 AC) 1 DECIDUOUS SHADE TREE PER 800 S.F. OF OPEN SPACE. HALF OF REQUIRED SHADE TREES MAY BE SUBSTITUTED ON A 2:1 BASIS WITH ORNAMENTAL AND EVERGREEN TREES. OPEN SPACE TREES REQUIRED: 25 OPEN SPACE TREES PROVIDED: 15 (DECIDUOUS), 6 (CONIFEROUS), 14 ORNAMENTAL.
STREET BUFFER REQUIREMENTS
<b>BUFFER REQUIREMENTS:</b> 2 DECIDUOUS SHADE TREES, 3 EVERGREEN TREES, 12 SHRUBS PER 100 LINEAR FEET. <b>BUFFERED STREETS:</b> S. SCHOOL AVENUE: 15 L.F. MINIMUM BUFFER WIDTH, 100 LINEAR FEET. TREES REQUIRED: 4 DECIDUOUS, 6 EVERGREEN TREES PROVIDED: 4 DECIDUOUS, 6 EVERGREEN SHRUBS REQUIRED: 23 SHRUBS PROVIDED: 26 *LINEAR FEET OF BUFFER DOES NOT INCLUDE VISION TRIANGLES. *LOCAL STREETS DO NOT HAVE TREE REQUIREMENTS AND ARE NOT INCLUDED.



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### LANDSCAPE NOTES:

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF MULCH, SUBMIT SAMPLE FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
- AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
- FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM 12" DEPTH OF TOPSOIL. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
- REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL THROUGH LABORATORY TESTING AND PROVIDE ADDITIONAL AMENDMENT AS DETERMINED BY SOIL TESTS.
- TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND HAVE A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
  - PROVIDE APPROVED IMPORTED TOPSOIL, OR
  - IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
  - OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
  - REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE = PH. 5.5 TO 7.6.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL A.C.H.D. STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF ANY A.C.H.D. SIDEWALK.
- SEWER, GAS, AND OTHER UNDERGROUND FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

### TOPSOIL NOTES:

- TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
- TOPSOIL SOURCE: STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
- PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
- COMPACTED TOPSOIL THICKNESS AT THE FOLLOWING AREAS:
  - LAWN AREAS: 12 INCHES MINIMUM OR AS NECESSARY TO ACHIEVE EVEN GRADES WITH SURROUNDING LAWN AREAS.
  - PLANTER BEDS: 18 INCHES MINIMUM
- FINE GRADE TOPSOIL TO A SMOOTH SURFACE WITH LOOSE, UNIFORM FINE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. FINISH GRADE OF TOPSOIL SHALL BE 2" BELOW FINISH GRADE OF PAVEMENTS AREAS FOR SOD AND 1" FOR SEED.
- TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
- ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.

### WEED ABATEMENT NOTES:

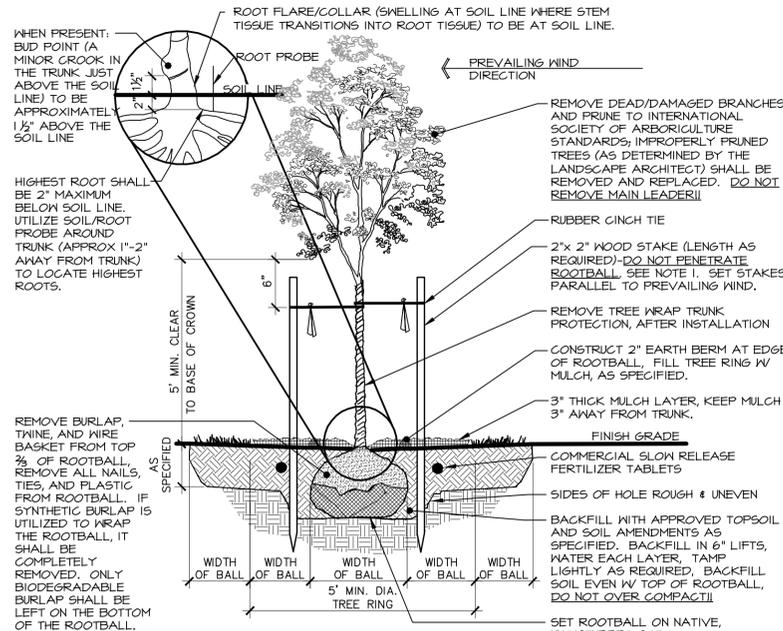
- ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH ROUND-UP (CONTACT HERBICIDE) OR APPROVED EQUAL.
- DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
- CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
- APPLY SECOND APPLICATION OF ROUND-UP TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
- IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
- AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED CAPS.

### TURF AREA PREPARATION NOTES:

- LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEILY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- SPREAD PLANTING SOIL TO A DEPTH OF 12 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED PROPERTY.
- GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
- REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD OR SEED.
- UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
  - REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
  - LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
  - APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
  - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEOUS MATTER.
  - LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

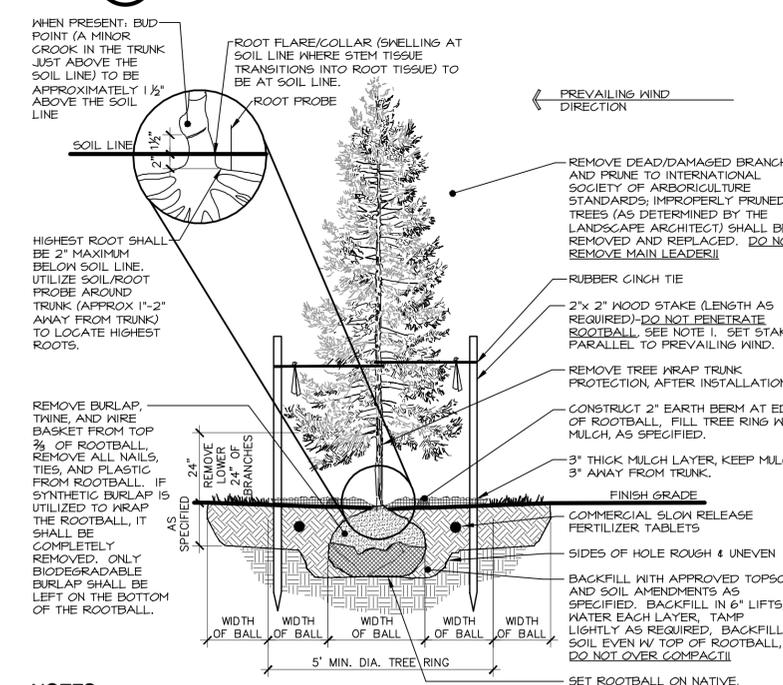
### LANDSCAPE AREA PREPARATION NOTES:

- LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEILY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
  - SPREAD PLANTING SOIL TO A DEPTH OF 12 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED PROPERTY.
  - SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
  - REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD OR SEED.
- UNCHANGED SUBGRADES: IF TURF IS TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
  - REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
  - LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE WEED ABATEMENT PROCEDURE. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING TO PLANTING SOIL MIX PROPORTIONS AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
  - APPLY SOIL AMENDMENTS DIRECTLY TO SURFACE SOIL BEFORE LOOSENING.
  - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, TRASH, AND OTHER EXTRANEOUS MATTER.
  - LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
- FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING, OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
- DO NOT SOW IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55 F AND 95 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.



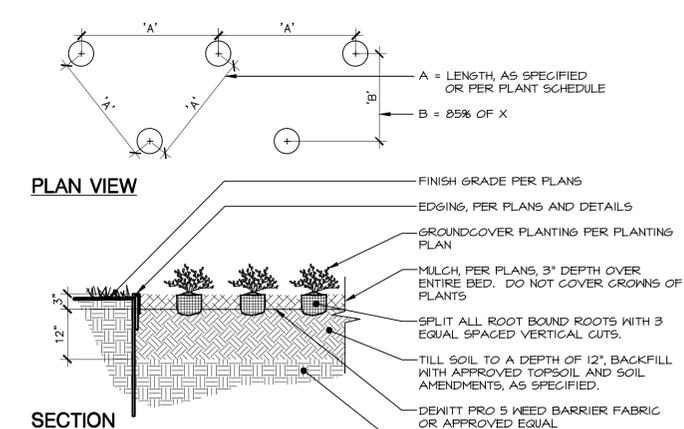
- NOTES:**
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
  - IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
  - LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
  - WRAP RUBBER GINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
  - WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
  - IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
  - FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

### 1 DECIDUOUS TREE PLANTING



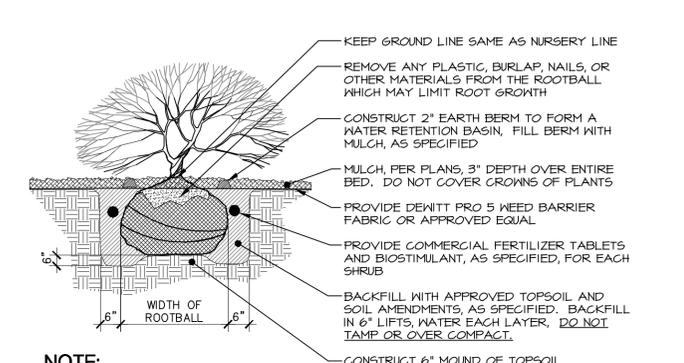
- NOTES:**
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
  - IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
  - LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
  - WRAP RUBBER GINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
  - WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
  - IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

### 2 CONIFEROUS TREE PLANTING



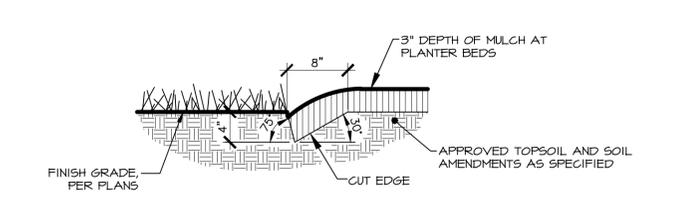
- NOTES:**
- ALL GROUND COVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
  - APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUND COVER BEDS.

### 3 PERENNIAL & GROUND COVER PLANTING



- NOTE:**
- WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
  - APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUND COVER BEDS.

### 4 SHRUB PLANTING



### 5 PLANTER BED CUT EDGE



www.breckonlandscaping.com  
 8661 North Glenwood Street  
 Garden City, Idaho 83714  
 Phone: 208-376-5183



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 criminal prosecution.

CIRCINEAE VALLEY SUBDIVISION  
 S. SCHOOL AVE.  
 KUNA, IDAHO 83634  
 LANDSCAPE DETAILS

811  
 Know what's below.  
 Call before you dig.  
 CALL 2 BUSINESS DAYS BEFORE YOU DIG OR YOU MAY BE RESPONSIBLE FOR THE UNDERGROUND MEMBER UTILITIES

REVISIONS		
No.	Date	Description

PROJECT NO.: 20138  
 DRAWN BY: TC  
 CHECKED BY: JB  
 DATE: 3/17/2021

SHEET NUMBER  
 L15

PRELIMINARY PLAN

S:\Projects\2020\20200318\_gilbert\_sub\_kunacad\Sheets\Pre\20200318\_landscape\20138\_landscape.dwg plotted by: Claire Smaranda on Fri, March 19, 2021 at 08:03 AM

## Lot Maintenance Agreement

This service agreement is made and effective on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

BETWEEN

Homeowner's Association (HOA): \_\_\_\_\_,

Located at \_\_\_\_\_

AND

Homeowner: \_\_\_\_\_,

Located at \_\_\_\_\_

In consideration for the mutual promises set forth below, the parties agree as follows:

1. The landowner agrees to maintain landscaping of the common lot properties identified by the HOA. Homeowner shall be responsible for the following:
  - Removing all litter, trash, dead vegetation, refuse and waste
  - Lawn mowing so lawn is no higher than 6"
  - Tree and shrub pruning
  - Watering landscaped areas
  - Keeping exterior lighting in working order
  - Keeping lawn and garden areas alive, free of weeds, and attractive
  - Keeping driveways in good repair
  - Repairing exterior damages to all improvements (home, garage, outside storage, etc.)
  - Keeping right of way areas on the front and side streets of individual lots maintained
  
2. If the HOA determines that the proper care of the property is not being maintained, the landowner will be asked to address specific issues within a given time period as determined by the HOA.

I the landowner / authorized landowner's representative agree to the conditions detailed above.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



# COMMITMENT TO PROPERTY POSTING

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



Per Kuna City Code (KCC) 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; all posting must be in substantial compliance.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City of Kuna Planning and Zoning Department 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 signs shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.**

Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# Neighborhood Meeting Certification

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



You **must** conduct a Neighborhood Meeting **prior** to submission of an application for Annexation; Rezone; Special Use Permit; Subdivision; and Variance. Please see Kuna City Code 5-1A-2 for more information or contact the Planning & Zoning Department at (208) 922-5274.

The Neighborhood Meeting Certification packet includes the following:

- Neighborhood Meeting Certification – This acts as quick reference information regarding your project.
- Sign-in Sheet – This provides written record of who attended your Neighborhood Meeting.
- Neighborhood Meeting Minutes – Provides space in which to record the items discussed and any concerns attendees may have.

A Neighborhood Meeting cannot take place more than two (2) months prior to acceptance of the application and an application will not be accepted before the meeting is conducted. You are required to mail written notification of your meeting, allowing at least fourteen (14) days before your meeting for property owners to plan to attend. **Contacting and/or meeting individually with property owners will not fulfill Neighborhood Meeting requirements.** You may request a 300' property owners mailing list by completing the Neighborhood Meeting Mailing List Request form located under Forms & Applications on the City of Kuna website.

Neighborhood Meetings must be held on either a weekend between 10:00 Am & 7:00 PM, or a weekday between 6:00 PM & 8:00 PM. The meeting **cannot** be conducted on holidays, holiday weekends, or the day before/after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- Subject property;
- Nearest available public meeting place (i.e. Libraries, Community Centers, etc.); or
- An office space within a one (1) mile radius of the subject property.

Once you have held your Neighborhood Meeting, please complete this certification form and include with your application along with the Sign-in Sheet, Neighborhood Meeting Minutes & a copy of the notification mailed to attendees.

Description of proposed project: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Meeting: \_\_\_\_\_ Time: \_\_\_\_\_

Meeting Location: \_\_\_\_\_

### Site Information

Location: Quarter \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Total Acres \_\_\_\_\_

Subdivision Name: \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Address: \_\_\_\_\_

Parcel No(s): \_\_\_\_\_

*Include ALL addresses and parcel numbers for your application.*

**Current Property Owner**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

**Contact Person**

Name: \_\_\_\_\_

Business Name (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Applicant**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

*I, \_\_\_\_\_, certify that a Neighborhood Meeting was conducted at the time and location noted on this form in accordance with Kuna City Code 5-1A-2.*

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# SIGN-IN SHEET

Project Name: \_\_\_\_\_

	Name	Address	Phone
1		See Attached Meeting Minutes	
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# NEIGHBORHOOD MEETING MINUTES

Meeting Date: \_\_\_\_\_ Number of Attendees: \_\_\_\_\_

Location: \_\_\_\_\_

Project Description: \_\_\_\_\_

Attendee Comments or Concerns: \_\_\_\_\_

\_\_\_\_\_ See Attached Meeting Minutes \_\_\_\_\_

*I, \_\_\_\_\_, hereby certify the above information and the information provided within these forms is true, complete and correct to the best of my knowledge.*

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Circinae Valley Subdivision - Neighborhood Meeting Roster**

Neighborhood Meeting on Zoom - March 4, 2021 at 6:30 pm

Invitee	Invitee - 2	Street Address	City/State/Zip	Attended?	Comments
CARTER LEE J	CARTER AMY	1335 S SCHOOL AVE	KUNA, ID 83634-1745	Y	Had questions about the CC&R's. like who would enforce and maintain the landscaping areas; would like to see bicycle parking in the park, and perhaps an amenity that does not require a lot of maintenance, like a sport court, etc.; an open field with shaded seating would be nice; privacy fencing?
COX JEFFREY B		PO BOX 96	KUNA, ID 83634-0096	N	
DEGRAFF HAROLD R	DEGRAFF JILL A	7940 STONE RIVER DR	FRISCO, TX 75034	N	
FISK JAMES G JR	FISK VIRGINIA R	1072 S ASH AVE	KUNA, ID 83634-0000	N	
FOSTER JEFFERY L		805 S SCHOOL AVE	KUNA, ID 83634-1745	N	
GALVEZ RODRIGO	GALVEZ JUANITA	962 W OMPHALE ST	KUNA, ID 83634-0000	N	
INHIRA LLC	Michael David Early	10718 W BLACKHAWK D	BOISE, ID 83709-0000	Y	No comments
KESSINGER BRET	KESSINGER HOLLY	PO BOX 856	KUNA, ID 83634-0856	N	
LASATER EARL JESSE	LASATER DOROTHY JEAN	1173 S RULER PL	KUNA, ID 83634-0000	N	
LASHLEY TAYLOR	PACKHAM CAMERON	1198 S RULER PL	KUNA, ID 83634-0000	N	
MENDES JESSICA L	MENDES KENNETH J	1336 S SCHOOL AVE	KUNA, ID 83634-0000	N	
MILLER FAMILY LIVING TRUST	MILLER ANTHONY HEBER TRUS	10597 W KUNA MORA R	KUNA, ID 83634-0000	N	
MILLER JACK E	MILLER CAROL A	940 S ASH AVE	KUNA, ID 83634-1728	N	
MINER COREY	MINER JENIFER M	1252 S SCHOOL AVE	KUNA, ID 83634-1744	Y	Jennifer stated the traffic in the area is a concern; turning movement onto Avalon in the morning and afternoon commute times are difficult; the traffic impacts at the RR tracks are also a concern; the RR tracks also create concerns regarding public and emergency services on the south side of the tracks; Corey stated the S. School Subdivision made promises regarding fencing and maintenance of the discharge canal through their property

MOBUS ROBERT	MOBUS DUANE	1157 S RULER PL	KUNA, ID 83634-0000	N	Duane Mobis called 2/26/21 at 9:39 am and left voice mail; interested in the development; returned her call to (208) 629-7694 on 3/1/21 at 9:20 am; emailed her Luke Gilbert's contact information at clovisrabbit@yahoo.com to answer her questions; she wants a quality development, not "junk"; she does not want condos or townhouses on the property; she would like to see single family residences on the property
ROBINSON VERNA		1220 S ASH AVE	KUNA, ID 83634-0000	Y	Concerned with the size of the lots; worried about small lots and density; lives on the property contiguous to the west; feels that her view and traffic in the neighborhood may be impacted; also shares traffic impacts due to the RR tracks
SCHOOL HOUSE PARK SUB H		3313 W CHERRY LN # 6	MERIDIAN, ID 83642	N	
SCHOOLHOUSE PARK HOA		PO BOX 1090	MERIDIAN, ID 83680	N	
SLAGLE DAVID L JR	SLAGLE BARBARA L	1083 S RULER PL	KUNA, ID 83634-0000	N	
THEOBALD ROGER	THEOBALD MELISSA	1331 S SCHOOL AVE	KUNA, ID 83634-0000	N	
Mumford, Ed		1375 S. School Ave.	Kuna, ID 83634	Y	Has been a Kuna resident since 1978; the property has been in the family prior; the ditch has to remain untouched; is concerned about the density of the project, would like to see larger lots; struggling to understand how the density can be 4.6 units/acre; a nice bus shelter an S. Scool Ave. would be a good idea; asked about the detention facility, it will be maintained by the HOA since ACHD will not be accepting the roads into their system; maintained grass that can be mowed would be nice

**General meeting notes:**

1. Opened the Zoom meeting at 6:20 p.m.
2. Extended the invitation to everyone at the meeting to contact me if they had any questions during the permitting process.
3. Made sure all of the attendees had my contact information.
4. Ended the meeting at 7:35 p.m.



**PROFESSIONAL  
ENGINEERING  
SERVICES**

## **Neighborhood Meeting Announcement**

February 22, 2021

Dear Neighbors,

The purpose of this letter is to invite you to the Neighborhood Meeting for the proposed S. School Avenue Subdivision. Due to pandemic concerns, the meeting will be held on Zoom at 6:30 pm on Thursday March 4, 2021.

The proposal is the subdivision of approximately 6.46 acres into 30-lots averaging about 4,800 s.f. in size. Project amenities include open space and landscaping along the project frontage, a multi-use trail along the existing canal, and a park located at the center of the project. The vicinity map and project layout are enclosed.

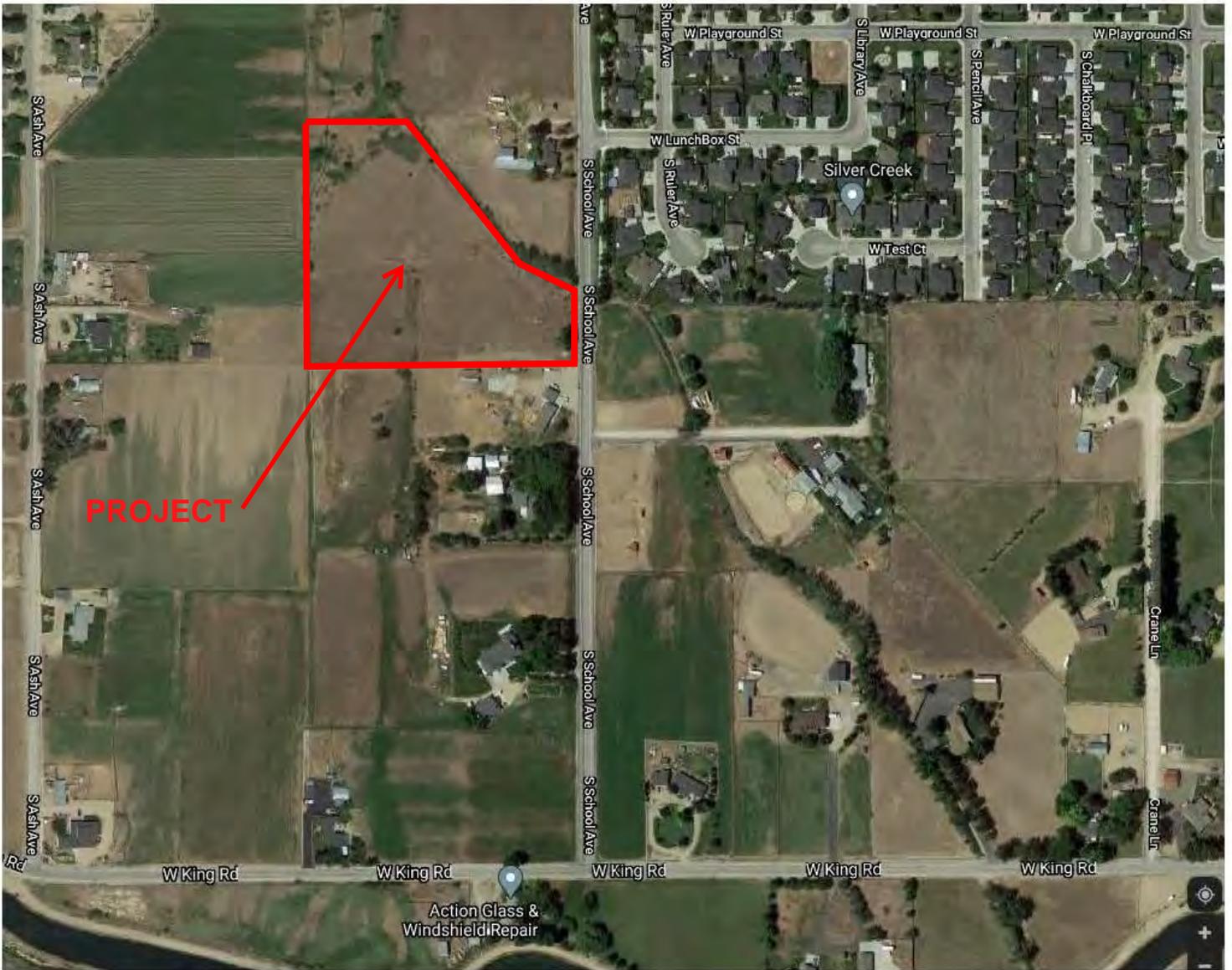
The Zoom meeting identification and password are contained on the enclosed map. You can also join the meeting by phone; the phone numbers are shown on the enclosed map. If you cannot attend the Zoom meeting, please submit written comments to the address shown on the enclosed map or by email (see my email address below).

We hope you can attend the Neighborhood Meeting on Thursday March 4, 2021 at 6:30 pm.

Very truly yours,

Randy P. Wall, PE  
Principal

Enclosures: Vicinity Map  
Proposed Project Map



## S. School Ave. Subdivision Vicinity Map



**PROJECT DATA**  
 PARCEL SIZE: 282,300 SQ FT  
 PROPOSED ZONING=R-6  
 PROPOSED DENSITY=4.6 LOTS/ACRE

**DESIGN OPEN SPACE:**  
 PARK 1=10,200 SQ FT  
 ● SOUTH SCHOOL AVE=9,060 SQ FT  
 MULTI-USE PATH AND  
 CORRIDOR=9,000 SQ FT  
 TOTAL=28,260 SQ FT

**RIGHT-OF-WAY AREA= 78,300 SQ FT**

**LOTS**  
 MIN. LOT SIZE=4,600 SQ FT  
 MAX. LOT SIZE=5,700 SQ FT  
 AVERAGE LOT SIZE=4,800 SQ FT  
 TOTAL LOT AREA=148,750 SQ FT

## Neighborhood Meeting

**Zoom Meeting**  
 Thursday March 4, 2021 at 6:30 pm  
 Meeting ID: 868 9274 9027  
 Password: 198163

**Join by phone**  
 (253) 215-8782 or (669) 900-6833  
 Meeting ID: 868 9274 9027  
 Password: 198163

**Submit written comments by 3/4/21**  
 Professional Engineering Services  
 5636 N. Portsmouth Ave.  
 Boise, ID 83714  
 (208) 972-4670



**WWW.PE-SERVICES.BIZ**  
**(208) 972-4670**



# Pictures for Commission & Council Review Application



**Picture 1**



**Picture 2**

## Pictures for Commission & Council Review Application



**Picture 3**



**Picture 4**

## Pictures for Commission & Council Review Application



**Picture 5**



**Picture 6**

**Pictures for Commission & Council Review Application**



**Picture 7**



**Picture 8**

## Pictures for Commission & Council Review Application



**Picture 9**



**Picture 10**

## Pictures for Commission & Council Review Application



**Picture 11**



**Picture 12**

## Pictures for Commission & Council Review Application



**Picture 13**



**Picture 14**

**Pictures for Commission & Council Review Application**



**Picture 15**



**Picture 16**

## Pictures for Commission & Council Review Application



**Picture 17**



**Picture 18**

## Pictures for Commission & Council Review Application



**Picture 19**



**Picture 20**

## Pictures for Commission & Council Review Application



**Picture 21**



**Picture 22**

## Pictures for Commission & Council Review Application



**Picture 23**



**Picture 24**

## Pictures for Commission & Council Review Application



**Picture 25**



**Picture 26**

## Pictures for Commission & Council Review Application



**Picture 27**



**Picture 28**

## Pictures for Commission & Council Review Application



**Picture 29**



**Picture 30**

## Pictures for Commission & Council Review Application



**Picture 31**



**Picture 32**

**Pictures for Commission & Council Review Application**



**Picture 33**



**Picture 34**

## Pictures for Commission & Council Review Application



**Picture 35**



**Picture 36**

## Pictures for Commission & Council Review Application



**Picture 37**



**Picture 38**

**Pictures for Commission & Council Review Application**



**Picture 39**



**Picture 40**

**- END OF PICTURES -**

## Doug Hanson

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**From:** Doug Hanson  
**Sent:** Tuesday, April 13, 2021 3:36 PM  
**To:** Ada County Engineer; Ada County Highway District; Adam Ingram; Beky Rone (Kuna USPS Addressing); Bobby Withrow; Boise Project Board of Control; Brent Moore (Ada County); Cable One TV; Catherine Feistner; Central District Health Department; Chief Fratusco; COMPASS; David Reinhart; DEQ; Eric Adolfsen; Idaho Power Easements; Idaho Power Easements 2; Intermountain Gas; ITD; J&M Sanitation; Jace Hellman; Judy Gerhart; Julie Stanley (Regional Address Management); Krystal Hinkle; Lisa Holland; Marc Boyer (Kuna Postmaster); Megan Leatherman; Nampa Meridian Irrigation District; New York Irrigation; Paris Dickerson; Paul Stevens; Planning Manager (Ada County Development Services); Robie Reno  
**Subject:** 21-01-ZC & 21-01-S Circinae Valley Subdivision City of Kuna Request for Comment  
**Attachments:** 21-01-ZC & 21-01-S Circinae Valley Sub Agency Transmittal Packet.pdf

April 13, 2021

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

<b>FILE NUMBER:</b>	21-01-ZC (Rezone) and 21-01-S (Preliminary Plat), for the proposed Circinae Valley Subdivision.
<b>PROJECT DESCRIPTION</b>	The applicant requests a rezone for approx. 6.46 total acres from A (Agriculture) to R-6 (Medium Density Residential). The applicant also requests preliminary plat approval in order to subdivide the approx. 6.46 ac into 36 total lots (30 residential lots, six (6) common lots). The subject site is located approximately 1,200 feet north of W King Road and S School Avenue, within Section 26, Township 2 North, Range 1 West (APN: R5070500080).
<b>SITE LOCATION</b>	Approximately 1,200 feet north of W King Road and S School Avenue, Kuna, Idaho, 83634.
<b>OWNER</b>	<b>Michael David Early</b> 10718 W Blackhawk Drive Boise, ID, 83709-3905 <a href="mailto:1earlymike@gmail.com">1earlymike@gmail.com</a>
<b>APPLICANT</b>	<b>Luke Gilbert</b> 1065 S Allante Place Boise, ID 83709 208.304.1227 <a href="mailto:luke@openhouseboise.net">luke@openhouseboise.net</a>
<b>REPRESENTATIVE</b>	<b>Randy P. Wall</b> 5636 N Portsmouth Avenue Boise, ID 83714 208.972.4670 <a href="mailto:randy@pe-services.biz">randy@pe-services.biz</a>

<p><b>SCHEDULED HEARING DATE</b></p>	<p>Tuesday, <b>June 22, 2021</b> (<i>Tentative Date</i>) 6:00 P.M.</p>
<p><b>STAFF CONTACT</b></p>	<p>Doug Hanson <a href="mailto:DHanson@Kunald.Gov">DHanson@Kunald.Gov</a> Phone: 208.287.1771 Fax: 922.5989</p>
<p>Enclosed is information to assist you with your consideration and response. <b><i>No response within 15 business days will indicate you have no objection or comments for this project.</i></b> 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. 4<sup>th</sup> Street, Kuna, ID 83634. Please contact staff with questions. <b><i>If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, included their email as well.</i></b> If your agency needs additional time for review, please let our office know ASAP.</p>	

Best,

Doug Hanson  
Planner II  
City of Kuna  
751 W 4<sup>th</sup> St  
Kuna, ID 83634  
[dhanson@kunaid.gov](mailto:dhanson@kunaid.gov)  
208.287.1771





# Kuna Rural Fire District

150 WEST BOISE STREET  
PO BOX 607 KUNA IDAHO 83634  
Kunafire.com

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**Date:** 4/15/2021  
**From:** Kuna Rural Fire District  
**Regarding:** Circinae Valley Subdivision  
21-01-ZC & 21-01-S  
Kuna, ID

**Comments:**

A proposed residential subdivision consisting of approximately 30 single family properties. The Fire District can support the proposed subdivision plan for future residential development with the following conditions:

- Fire Apparatus Access:  
Approved fire apparatus access roads shall be provided and comply with the requirements of the Idaho Fire Code and IDAPA 18.08.01. Roads and driveways shall extend to within 150 feet of all portions of future residential buildings, as measured by an approved route around the exterior of the building. Dead-end roads and driveways greater than 150 feet shall have an approved fire apparatus turn around area. Traffic calming devices shall be prohibited, unless approved by the Fire Code Official.
- Fire Fighting Water Supply:  
Water supplies shall comply with the Idaho Fire Code section 507, appendix B, and IDAPA 18.08.01. Future residences shall be within 600 feet of a fire hydrant located along the roadway, as measured around the exterior of the building.

No modification or changes are required at this time.

Prior to final approval of residential subdivisions, the Fire District shall be included in the inspection and approval process for the above conditions.

Regards,

Kuna Rural Fire District  
150 W Boise Street  
Kuna, ID 83634 / 1.208.922.1144

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

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

RECEIVED  
APR 16 2021  
CITY OF KUNA

14 April 2021

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

RE: Circinae Valley Sub  
S. School Ave. Kuna, ID  
Boise-Kuna Irrigation District  
Mora Canal 512+00 B  
Sec. 26, T2N, R1E, BM.

21-01-ZC, 21-01-S

BK-1300 H

Doug Hanson:

The United States' Mora Canal Wasteway #1 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 wasteway. We assert the federal easement 25 feet both directions of the wasteway's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

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

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

Please note the appropriate easements on all future preliminary/final plats.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho 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.

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

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

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

NO DISCHARGE into any live irrigation system is permitted.

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

**This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a full-size hard copy of the irrigation and drainage plans.**

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

**Boise Project Board of Control must receive a written response from the Boise-Kuna Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.**





**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 21-01-S

Circinae Valley

- 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: \_\_\_\_\_

Rowena  
 Date: 4/16/21



**STATE OF IDAHO**  
DEPARTMENT OF  
ENVIRONMENTAL QUALITY

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

Brad Little, Governor  
Jess Byrne, Director

April 23, 2021

By e-mail: [dhanson@Kunald.Gov](mailto:dhanson@Kunald.Gov)

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

Subject: Circinae Valley Subdivision, 21-01-ZC/21-01-S

Dear Mr. Hanson:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: [deq.idaho.gov/assistance-resources/environmental-guide-for-local-govts](http://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.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

## **2. WASTEWATER AND RECYCLED WATER**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

## **3. 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: [deg.idaho.gov/water-quality/drinking-water.aspx](http://deg.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

- 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. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** 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 (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards

- **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.
- **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](http://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.

Response to Request for Comment

April 23, 2021

Page 5

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,

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

Aaron Scheff  
Regional Administrator  
DEQ-Boise Regional Office

EDMS#: 2021AEK67



RECEIVED  
APR 30 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

April 26, 2021

Doug Hanson, Planner I  
City of Kuna  
751 W. 4<sup>th</sup> Street  
Kuna, ID 83634

**RE: 21-01-ZC & 21-01-S/ Rezone**

Dear Doug:

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Sincerely,

David T. Duvall  
Asst. Water Superintendent  
Nampa & Meridian Irrigation District  
DTD/ gnf

Cc:

Office/ file  
T. Ritthaler, Board of Control



APPROXIMATE IRRIGABLE ACRES  
RIVER FLOW RIGHTS - 23,000  
BOISE PROJECT RIGHTS - 40,000



**CITY OF KUNA**  
P.O. BOX 13  
KUNA, ID 83634  
[www.kunacity.id.gov](http://www.kunacity.id.gov)

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

## 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 Circinae Valley Subdivision  
21-01-ZC (Rezone), 21-01-S (Preliminary Plat), 21-05-DR (Design Review)  
DATE: 16 April 2021

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The Circinae Valley Subdivision, located 1300' north of the intersection of S. School Ave and W King Road, preliminary plat and rezone with Planning and Zoning acceptance date of April 13, 2021 has been reviewed. The applicant's proposed development has been formatted to comply with City of Kuna (City) R-6 (medium density residential) zone requirements. The rezone request rests with the Planning and Zoning Department. Review of civil design drawings is accomplished separately, when received.

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

### 1. Inspection Fees

- a. An inspection fee will apply to inspect the final construction of water, sewer and irrigation facilities associated with this development.
- b. The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.
- c. The developer's engineer and the City's inspector are permitted to coordinate inspections. The current inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation pipe. *Payment is due and payable prior to the pre-construction meeting.*
- d. The Kuna Rural Fire District's current hydrant flow testing and plat base fee are \$300.00 and \$75.00 respectively for a total of \$375.00. *Payment is due and payable prior to the pre-construction meeting.*

### 2. General

- a. The development site consists of 6.46 acres with City of Kuna A- (Agriculture) zoning designation.
- b. The applicant requests the entire development site be rezoned from A- (Agriculture) to R-6 (medium density residential) for 36 lots.
- c. The applicant requests 30 lots for single family residential lots.
- d. Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 95.4. This makes the realized

density approximately 15 people/acre. A commensurate impact on the City of Kuna's street infrastructure, pressurized irrigation, sewer, and water utilities will result.

- e. The preliminary plat shows three (3) total accesses to the subdivision, one (1) off of S. School Ave. There are two (2) potential future accesses to the north and south.
- f. At least two access points are required in Phase I per Kuna Rural Fire District (KRFD). An emergency access may be required.
- g. A plan approval letter will be required if this project affects any local irrigation districts.
- h. Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
- i. All positional information shall be from the most recent state plane coordinate system.
- j. Provide engineering certification on all final engineering drawings.
- k. The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible. The streetlight standards drawing detail is K-1116 and can be located at <http://www.kunacity.id.gov/408/Engineering>
- l. KRFD requires fire hydrants at 500-foot intervals.

### **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 or located on the backs or 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 and any traffic calming measures.
- f. Roads must continue to and through to the next road connection to promote connectivity throughout the City.

### **4. Sanitary Sewer**

- a. The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected sewer load. City Code 6-4-2-O requires the subdivision to connect to the City sewer system.
- b. The applicant is proposing to install a temporary sewer lift station until the sewage can flow through the northern property when/if it develops at a later date. *Temporary lift stations are ineligible for reimbursement.*
- c. The City maintains temporary lift stations due to certificate requirements. To pay for maintenance and power, a maintenance fee may apply.
- d. Any sewer odors are the responsibility of the HOA.
- e. The proposed Circinae Valley Subdivision is located in the Ten Mile Lift Station Sewage Basin. Ten Mile Lift Station has capacity to serve the 30 proposed EDUs.
- f. All sewer infrastructure must meet or exceed City of Kuna requirements.
- g. Sewer flow models will be required to verify pipe sizes. The applicant will be required to pay for this service.
- h. Sewer connection fees apply to each lot containing a home or other facility.

- i. 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.
- j. 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. A 10-in. water mainline runs to the property site on S. School Ave. The applicant shall design and construct the water mainline to the edge of the southern property frontage.
- 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. The applicant will be required to pay for this service.
- 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 possesses irrigation water rights and may connect to City’s PI services.
- b. The applicant shall design and construct the PI mainline to the edge of the southern property frontage.
- c. The City would like to discuss the possibility of adding a pressurized irrigation pump and pond addition to the subdivision’s open space.
- d. A 12-in. PI mainline is located east of S School Ave. The applicant shall design and construct the PI mainline to the edge of the southern property frontage.
- e. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-I.
- f. All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- g. Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
- h. Pressurized irrigation flow model will be required to verify adequate pressurized irrigation supply. The applicant will be required to pay for this service.
- i. This application shall be conditioned to conform to the Pressure Irrigation Master Plan where applicable.

## **7. Grading and Storm Drainage**

- a. Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
- c. Sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.

- d. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
- e. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- f. Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

**8. As-Built Drawings**

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

**9. Property Description**

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



**Project/File:** **Circinae Valley Subdivision / KPP21-0008 / 21-01-ZC / 21-01-S**  
 This is a rezone and preliminary plat application to allow for the development of 36-lots on 6.46 acres.

**Lead Agency:** City of Kuna

**Site address:** West side of School Avenue north of King Road

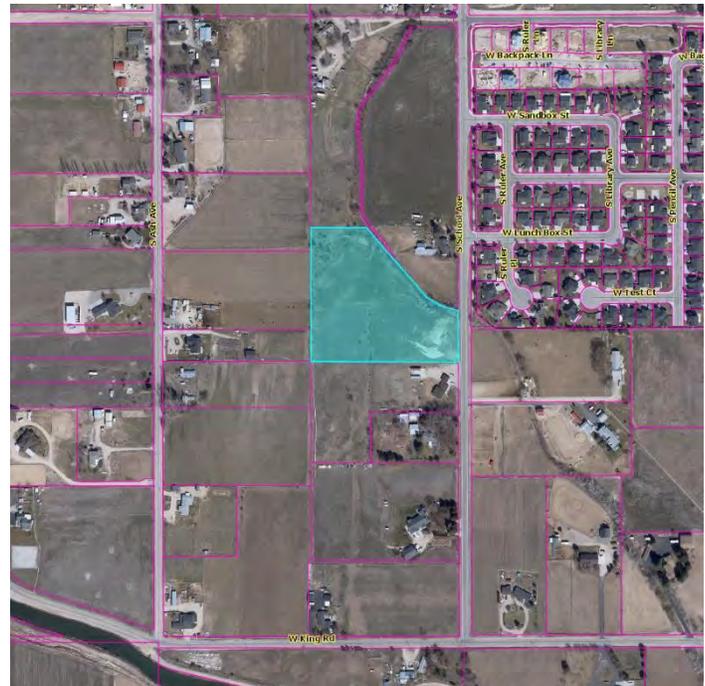
**Staff Approval:** June 17<sup>th</sup>, 2021

**Applicant:** Luke Gilbert  
 1065 S Allante Place  
 Boise, ID 83709

**Representative:** Randy Wall  
 5636 N Portsmouth Avenue  
 Boise, ID 83714

**Owner:** Michael David Early  
 10718 W Blackhawk Drive  
 Boise, ID 83709

**Staff Contact:** Brenna Garro  
 Phone: 387-6346  
 E-mail: [bgarro@achdidaho.org](mailto:bgarro@achdidaho.org)



## A. Findings of Fact

- Description of Application:** The applicant is requesting approval of rezone from A (agriculture) to R-6 (Medium Residential) and preliminary plat to allow for the development of 30 single family residential lots and 6 common lots on 6.46 acres.

The City of Kuna's Future Land Use Map designates this area as Medium Density Residential.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Medium Density Residential	R-6 / RUT
South	Low Density Residential	RUT
East	Medium Density Residential / Low Density Residential	R-6 / RUT
West	Medium Density Residential / Low Density Residential	R-6 / RUT

- 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:
- ACHD approved Willa Fields Subdivision, a 2-lot subdivision, to the east of the site on 03/19/2021.

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 0.3 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):**

- School Avenue is improved scheduled in the IFYWP to be improved with wayfinding and bikeway signage from King Road to Deer Flat Road in 2025.

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 School Avenue as an existing Level 1 facility

## **B. Traffic Findings for Consideration**

1. **Trip Generation:** This development is estimated to generate 283 additional vehicle trips per day; 30 additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 10<sup>th</sup> edition.

2. **Condition of Area Roadways**

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification
School Avenue	221-feet	Collector

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

3. **Average Daily Traffic Count (VDT)**

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

- There are no current traffic counts for this portion of School Avenue.

**C. Findings for Consideration**

1. **School Avenue**

a. **Existing Conditions:** School Avenue is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 55-feet of right-of-way for School Avenue (25-feet from centerline).

b. **Policy:**

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

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

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

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

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

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

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

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

**ACHD Master Street Map:** ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of School Avenue is designated in the MSM as a Residential Collector.

- c. **Applicant Proposal:** The applicant is proposing to improve School Avenue with pavement widening to total 18-feet from centerline, curb, gutter, 5-foot wide detached meandering sidewalk, and a 20-foot wide landscape buffer.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved as proposed. However, meandering sidewalks are discouraged due to issues associated with ADA compliance. The detached sidewalk should be constructed to be parallel to roadway.

The applicant should provide a permanent right-of-way easement for sidewalks located outside the dedicated right-of-way.

## 2. Internal Local Streets

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

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

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

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

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail and deliveries.

- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

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

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

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

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

- c. **Applicant’s Proposal:** The applicant is proposing to construct the internal local streets a 36-foot street sections with curb, gutter, and 5-foot wide sidewalks within 50-feet of right-of-way. The applicant is proposing three local streets labeled in the preliminary plat as Street A, Street B, and Street C.
- d. **Staff Comments/Recommendations:** The applicant’s proposal meets District policy and should be approved, as proposed.

### 3. Roadway Offsets

- a. **Existing Conditions:** There are no public roadways within the site.
- b. **Policy:**  
**Collector Offset Policy:** District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).
- c. **Applicant’s Proposal:** The applicant is proposing to construct Street A to intersect School Avenue located 104-feet north of the site’s south property line (measured property line to centerline).
- d. **Staff Comments/Recommendations:** The applicant’s proposal meets District policy and should be approved, as proposed.

### 4. Stub Streets

- a. **Existing Conditions:** There are no existing public roadways within 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. **Applicant Proposal:** The applicant is proposing to stub Street B to the north and south property lines located approximately 108-feet east of the site's west property line.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved as proposed. The applicant should install a sign at the terminus of each of the stub streets stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

A temporary turn around is not required as the stub streets are less than 150-feet in length.

## 5. Tree Planters

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

## 6. Landscaping

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

## 7. Other Access

School Avenue classified as collector roadway. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

## D. Site Specific Conditions of Approval

1. Construct School Avenue as ½ a 36-foot collector street section with pavement widening to total 18-feet from centerline, curb, gutter, 5-foot wide detached concrete sidewalk located a minimum of 25.5-feet from the centerline of School Avenue, and a 20-foot wide landscape buffer, as proposed.
2. Provide a permanent right-of-way easement for sidewalks located outside the dedicated right-of-way.

3. Construct the internal local streets a 36-foot street sections with curb, gutter, and 5-foot wide sidewalks within 50-feet of right-of-way, as proposed.
4. Construct Street A to intersect School Avenue 104-feet north of the site's south property line, as proposed.
5. Construct one stub street to north and south property lines, Street B, located approximately 108-feet east of the site's west property line, as proposed.
6. Install a sign at the terminus of each stub street stating, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
7. Direct access to School Avenue is prohibited, other than access specifically approved with this application.
8. 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.
9. Payment of impact fees is due prior to issuance of a building permit.
10. 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.

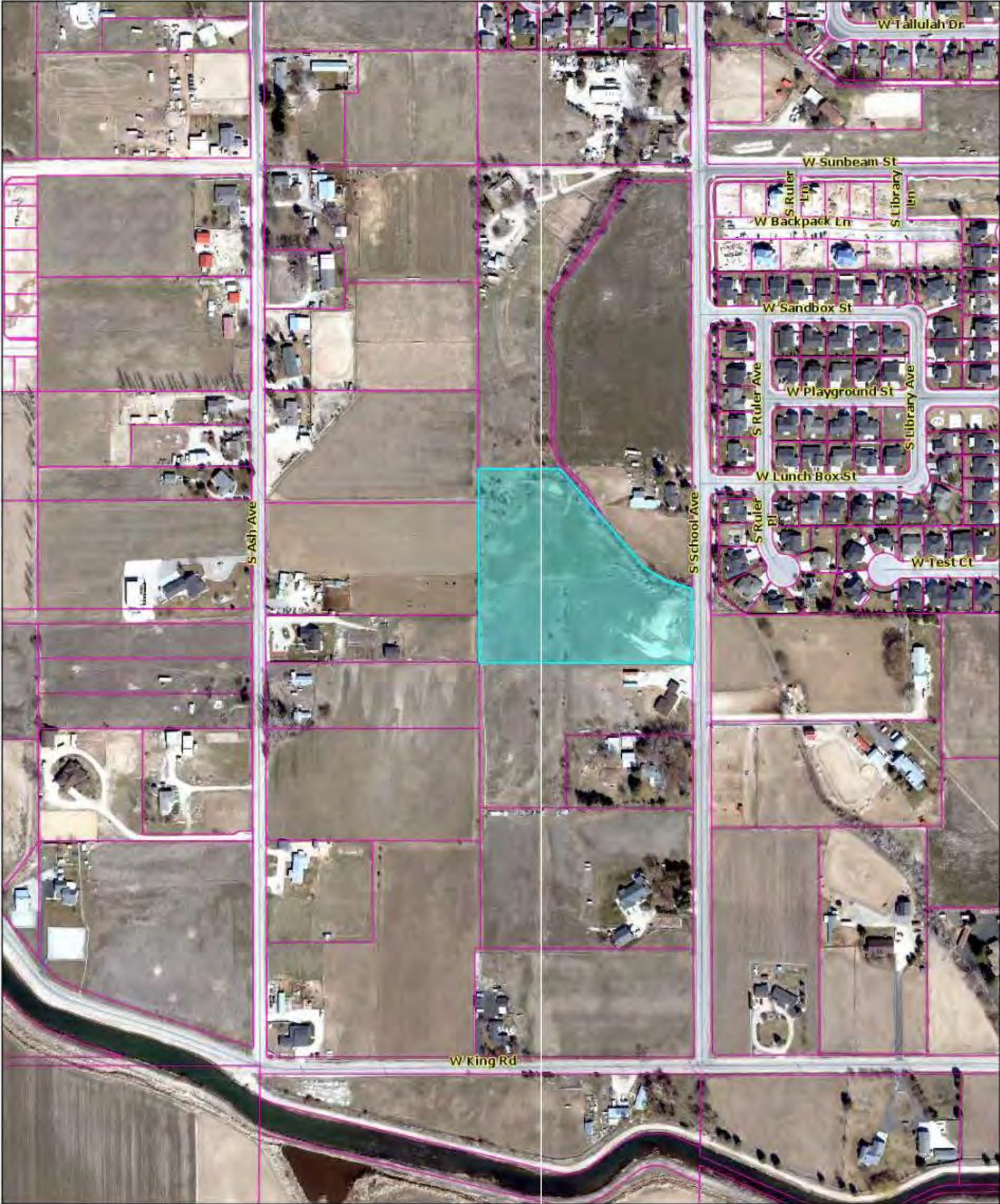
## **F. Conclusions of Law**

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





# 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](http://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.



# 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:
05/27/21	21880

## LEGAL NOTICE

Case Nos. 21-01-ZC (Rezone)  
 & 21-01-S (Preliminary Plat):  
 Circinae Valley Subdivision

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, June 22, 2021, at 6:00 PM**, or as soon as can be heard; in connection with a Rezone (ZC) & Preliminary Plat (S) request for the Circinae Valley Subdivision. Randy Wall of Professional Engineering Services, on behalf of his client Luke Gilbert of Open House Boise, requests approval to Rezone approx. 6.46 total acres from A (Agriculture) to R-6 (Medium Density Residential). The applicant also requests Preliminary Plat approval in or to subdivide the approx. 6.46 acres into 36 total lots (30 residential lots and 6 common lots). The subject site is located approx. 1,200 feet north of the W King Road & S School Avenue intersection, within Section 26, Township 2 North, Range 1 West (APN: R5070500080).

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  
 June 2, 2021 105851

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
105851	CIRCINAE VALLEY SUBD	06/02/21	06/02/21	1	\$50.14

## Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
------	--------	-----------	---------------	-------	--------

Discount: **\$0.00**  
 Surcharge: **\$0.00**  
 Credits: **\$0.00**

Gross: **\$50.14**  
 Paid Amount: **\$0.00**

**Amount Due: \$50.14**

*We Appreciate Your Business!*

# LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning & Zoning Commission** is scheduled to hold a Public Hearing on **June 22, 2021 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4<sup>th</sup> Street, Kuna, ID, 83634, on the following case:

**Case Nos. 21-01-ZC (Rezone) &  
21-01-S (Preliminary Plat)  
Circinae Valley Subdivision**

Randy Wall of Professional Engineering Services, on behalf of his client Luke Gilbert of Open House Boise, requests approval to Rezone approx. 6.46 total acres from A (Agriculture) to R-6 (Medium Density Residential). The applicant also requests Preliminary Plat approval in or to subdivide the approx. 6.46 acres into 36 total lots (30 residential lots and 6 common lots). The subject site is located approx. 1,200 feet north of the W King Road & S School Avenue intersection, within Section 26, Township 2 North, Range 1 West (APN: R5070500080).

The public is invited to provide written or oral testimony. Due to current health precautions associated with COVID-19, alternative methods have been provided. Contact Planning & Zoning at (208) 922-5274 for more information.

Written testimony received by close of business on **June 16, 2021** will be included with the packet distributed to the governing body prior to the hearing; late submissions will be provided at time of hearing.

**MAILED 06.02.2021**



**Suggestions for Testifying at Public Hearings:**

**Be Informed...**

Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at [www.kunacity.id.gov](http://www.kunacity.id.gov) >City Government >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 & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes. The Developer/Representative is given additional time for rebuttal.

**If you do not wish to speak, write...**

Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.



Planning & Zoning  
PO BOX 13  
Kuna, ID 83634

GOPOST FIRST-CLASS MAIL  
06/02/2021  
US POSTAGE \$000.00<sup>00</sup>  
ZIP 83634  
041M11460992



JR 6-2-21  
JH 6-2-21

City of Kuna



# City of Kuna Public Hearing Notice

## Kuna Planning and Zoning Commission

The City of Kuna will hold a public hearing on  
on June 22, 2021 at the Kuna City Hall, at 6:00 p.m.

**PURPOSE:** Rezone R-6, Preliminary Plat, and Design Review -  
Circinae Valley Subdivision - 6.46 acres, 30-single-family  
dwelling lots; 6-common space lots; landscaped park & entry

**LOCATION:** On the west side of S. School Ave., about  
430 ft. south of W. Lunchbox St.

**APPLICATION:** Randy P. Wall, PE  
Professional Engineering Services

# City of Kuna Public Hearing Notice

## Kuna Planning and Zoning Commission

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**APPLICATION:** Randy P. Wall, PE  
Professional Engineering Services



751 W 4<sup>th</sup> Street | Kuna, ID | 83634  
(208) 922-5274 | [www.kunacity.id.gov](http://www.kunacity.id.gov)  
**EXHIBIT CHECKLIST**



Case Name: Journey's End No. 3  
Case No.(s): 21-07-DR (Design Review)

Exhibit No.	EXHIBITS	Page No.
	Exhibit List	1
1.1	Staff Report	2
2.1	Planning and Zoning Application Coversheet	7
2.2	Design Review Application	10
2.3	Letter of Intent	15
2.4	Vicinity Map	17
2.5	Aerial Map	18
2.6	Warranty Deed	19
2.7	Affidavit of Legal Interest	21
2.8	Elevations and Renderings	22
2.9	Site Plan	28
2.10	Public Works Memo	31



# City of Kuna

## Planning and Zoning Commission Staff Report

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

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

**Case:** 21-07-DR (Design Review)  
Journey's End No. 3

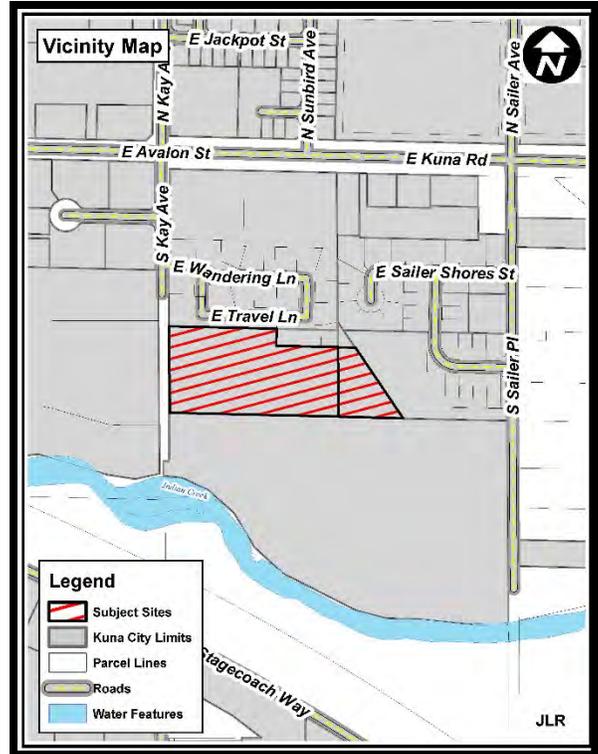
**Location:** S Kay Avenue  
Kuna, ID 83634

**Planner:** Doug Hanson, Planner II

**Meeting Date:** June 22, 2021

**Owner:** Black Creek LLP  
PO Box 690  
Meridian, ID 83680  
208.514.4909  
[lindabootstfi@gmail.com](mailto:lindabootstfi@gmail.com)

**Applicant:** Steve Arnold – A Team Land Consultants  
1785 Whisper Cove Avenue  
Boise, ID 83709  
208.871.7020  
[steve@ateamboise.com](mailto:steve@ateamboise.com)



**Table of Contents:**

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

**A. Process and Noticing:**

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

**a. Notifications**

- i. Completeness Letter May 24, 2021
- ii. Agency Notifications May 24, 2021
- iii. Agenda June 22, 2021

**B. Applicant's Request:**

Steve Arnold, requests Architectural Design Review approval for 20 townhomes located within phase 3 of Journey's End Subdivision (APNs: R0615252205 & R0615251805), Section 25, Township 2 North, Range 1 West.

**C. General Projects Facts:**

1. **Comprehensive Plan Designation:** The Comprehensive Plan Future Land Use Map identifies this project location as High Density Residential.

2. **Surrounding Land Uses:**

<b>North</b>	C-1	Neighborhood Commercial – Kuna City
<b>South</b>	R-6	Medium Density Residential – Kuna City
<b>East</b>	R-6	Medium Density Residential – Kuna City
<b>West</b>	C-1	Medium Density Residential – Kuna City

3. **Property Size, Current Zoning, Parcel Numbers:**

- 3.69 (approximate) acres
- R-6 (Neighborhood Commercial)
- Parcel Nos. R0615252205, R0615251805

4. **Services:**

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

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

There are currently no structures situated on the subject site. The land is being prepped for development.

6. **Transportation / Connectivity:**

Vehicle ingress/egress will be made available via common drives from E Odyssey Street, which is accessed from S Kay Avenue.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the Nitrate Priority Area.

**D. Staff Analysis:**

The Journey’s End Townhomes are planned for Phase 3 of the Journey’s End Subdivision, approved by City Council on January 19, 2016. The townhomes will be a mixture of earth tones, with asphalt roof shingles and have a proposed building height of approximately 30 feet. Staff finds that the proposed building height and masonry generally appear to conform to Kuna City Code Title 5, Chapter 4, Design Review Overlay District.

Each townhome will have a two-car garage and driveway to serve as off street parking. No parking will be permitted on the common drives, the local road E Odyssey Street is designed as a 36 foot street section providing sufficient width for on street parking.

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

Staff has determined that the application generally complies with Title 5 of KCC; Idaho Code; the Comprehensive Plan and the Future Land Use Map; Staff recommends that if the Planning and Zoning Commission approves Case No. 21-07-DR that the applicant be subject to the recommended Conditions of Approval listed in section “G” of this report.

**E. Applicable Standards:**

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

**F. Proposed Findings:**

Based upon the record contained in Case No. 21-07-DR including the Comprehensive Plan, Kuna City Code, Staff’s Memorandums, including the exhibits, the Kuna Planning and Zoning Commission hereby **approves/conditionally approves/denies** the Findings of Fact and Conclusions of Law, and Conditions of Approval for Case No. 21-07-DR (Design Review), a Design Review request for the townhomes to be located within Phase 3 of the Journey’s End Subdivision.

1. Based on the evidence contained in Case No. 21-07-DR, this proposal generally **does/does not** 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 **does/does not** contain all of the necessary requirements as listed in Kuna City Code 5-4-9: - Design Review Application Required.

***Staff Finding:** Review by Staff and the Commission of the proposed Design Review confirms all applicable requirements listed in KCC 5-4-9 were provided.*

3. The parking design **does/does not** provide safe vehicle parking and safe access.

***Staff Finding:** Per the submitted plans, each townhome will have a two-car garage and driveway to serve as off street parking.*

4. The proposed project **does/does not** conform to the Kuna Architecture Guidelines.

***Staff Finding:** Per the submitted application, the maximum building height is approximately 30 feet. The building height and proposed building materials conform to the Kuna Architecture guidelines.*

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

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

Based on the facts outlined in staff’s report, case file and testimony at the public meeting, the Planning and Zoning Commission of Kuna, Idaho, hereby **approves/ conditionally approves/ denies** Case No. 21-07-DR, a Design Review request for the townhomes to be located within Phase 3 of the Journey’s End Subdivision, with the following Conditions of Approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
  - a. The City Engineer shall approve the sewer hook-ups.

- b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
  - c. The applicant shall provide the subsurface seepage bed design with supporting calculations to the City Engineer's office prior to commencement of construction. Storm Water shall be managed on site.
  - d. The Kuna Rural Fire District shall approve fire flow requirements. Installation of fire protection facilities as required by Kuna Fire District are required.
  - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid *prior to issuance* of any building permit(s).
2. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Sky practices.
3. If any revisions to the landscape plan are desired the applicant shall request a change from the Planning and Zoning Department and it will be determined if the change will be required to go to the Planning and Zoning Commission for approval.
4. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately or as the planting season permits, as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with a license agreement from the public and/or private entities owning the property.
5. The developer/owner/applicant and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Planning and Zoning Commission, or seek amending them through the design review process.
6. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements.
7. Developer/owner/applicant shall comply with all local, state and federal laws.

**DATED** this 22<sup>nd</sup> day of June, 2021





# Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)

# KUNA

Planning & Zoning

**\*\*Office Use Only\*\***

File No.(s): 21-07-DR  
Project Name: Journeys End No. 3  
Date Received: 5.10.21  
Date Accepted as Complete: \_\_\_\_\_

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 checked="" 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: Black Creek LLP  
Address: PO Box 690  
Meridian Idaho 83680  
Phone: 208-514-4909 Email: lindabootstfi@gmail.com

**Applicant (Developer) Information**

Name: A Team Land Consultants  
Address: 1785 Whisper Cove Avenue  
Boise Idaho, 83709  
Phone: 208-871-7020 Email: steve@ateamboise.com

**Engineer/Representative Information**

Name: A Team Land Consultants, Steve Arnold  
Address: 1785 Whisper Cove Avenue

Boise Idaho 83709

Phone: 208-871-7020

Email: steve@ateamboise.com

**Subject Property Information**

Site Address: S KAY AVE & 987 E KUNA RD KUNA, ID 83634

Nearest Major Cross Streets: Kay Street and Avalon Road

Parcel No.(s): R01615252032, R01615252200

Section, Township, Range: SECTION 25, T.2N., R.1W

Property Size: \_\_\_\_\_

Current Land Use: Vacant

Proposed Land Use: Residential

Current Zoning: C-1 and R-6

Proposed Zoning: No Change

**Project Description**

Project Name: Journey's End No. 3

General Description of Project: 20 Townhouse lots as previously approved in the preliminary plat.

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: Pathways and common landscape areas.

**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: 20

No. of Building Lots: 20

No. of Common Lots: 4 No. of Other Lots: N/A

Type of dwelling(s) proposed (check all that apply):

Single-Family  Townhomes  Duplexes  Multi-Family

Other: \_\_\_\_\_

Minimum square footage of structure(s): 1,500 s.f

Gross Density (Dwelling Units ÷ Total Acreage): 14.49/acre

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 19.41/acre

Percentage of Open Space provided: 14-percent Acreage of Open Space: 0.19

Type of Open Space provided (i.e. public, common, landscaping): \_\_\_\_\_

Common areas and pathways  
\_\_\_\_\_  
\_\_\_\_\_

#### 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: Steve Arnold Digitally signed by Steve Arnold  
DN: C=US, E=steve@stevearnold.com, O=A  
Team Land Consultants, CN=Steve Arnold  
Date: 2021.05.10 10:01:29-08'00' Date: 5/10/2021



# DESIGN REVIEW APPLICATION

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)

# KUNA

Planning & Zoning

## \*\*Office Use Only\*\*

Case No(s): 21-07-DR  
Project Name: Journeys End No. 3  
Date of Pre-Application Meeting: N/A  
Date Received: 5.10.21  
Date Accepted as Complete: \_\_\_\_\_

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.*)

- 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: Black Creek LLP

Address: PO Box 690  
Meridian Idaho 83680

Phone: 208-514-4909      Email: lindatfi@gmail.com

6. Number and use(s) of all structures: 20 Townhomes

7. Building Height: 35' max

8. Number of Stories: 2

*(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:  
90 percent

### Exterior Building Materials and Colors

	Material	Color
Roof:	ASPHALT SHINGLE	
Walls: (include percentage of wall coverage of each material)		Earth tones see attached
% of Wood Application:	COLLINS TRUWOOD 50.1%	Earth tones see attached
% EIFS: (Exterior Insulation Finish System)		
% Masonry:	ROCK 11.47%	Earth tones see attached
% Face Block:		
% Stucco:		
Other:	CORRUGATED METAL 20%	GALVANIZED
Windows/Doors:	VINYL/WOOD/ALUMINUM	See attached
Soffits and Fascia:	COLLINS TRUWOOD	See attached
Trim, etc.:	HARDI TRIM	See attached

### Mechanical Units

Please identify mechanical unit(s) size and placement: Rear of building, 3'x3'

Proposed screening method? 4' vinyl fence

### Trash Enclosures

Please identify trash enclosure location, size, and construction materials: Individual

### 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? City

What is the proposed method of on-site drainage retention/detention? Subsurface

### Fencing

Is there any existing fencing that will remain? YES NO

If Yes, what is the fencing material, size and location? New 6' Vinyl

What is the fencing material for all new fencing? Vinyl

*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?	44.93%	
% of site devoted to landscaping? (Include landscaped rights-of-way)	44.20%	Square Footage: 26571.6 SQ FT
% of site that is hard surface? (paving, driveways, walkways)	.15%	Square Footage: 6534 SQ FT
% of site devoted to other uses:		Describe:

### Landscaping

Please provide dimensions of landscaped areas within public rights-of-way: No

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.)*

N/A

### 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: N/A

What is the proposed method of screening? N/A

**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: Pathways

**Parking**

Total number of parking spaces? N/A Dimensions? 24x30 garages

Total number of ADA accessible spaces? N/A Dimensions? \_\_\_\_\_

Total number of compact spaces (8' x 17')? N/A

**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: 8' Rear: 2' Alley load Side: 0 Side: 8'

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: Steve Arnold Digitally signed by Steve Arnold  
DN: C=US, E=steve@steambolse.com, O=A Team  
Land Consultants, CN=Steve Arnold  
Date: 2021.05.10 10:20:19-0600' Date: 5/10/2021

**Additional Information**

Please indicate/explain/provide any additional information deemed relevant to this application:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



May 10, 2021

Mr. Doug Hanson, Planner I  
City of Kuna  
751 W. 4<sup>th</sup> Street  
Kuna, Idaho 83634

Dear Doug:

Subject: Journey's End No. 3 Design Review Narrative

On behalf of Black Creek LLP, A Team Land Consultants presents to the City of Kuna, a Design Review Application for the third phase of Journey's End Subdivision. The subject property is located on the east side of Kay Avenue, approximately 400-feet south of State Highway 69. This total phase contains 8.18 acres.

### **Project Summary**

The applicant is proposing 20 townhome buildings, 6 four plex lots and 19 single family lots within this phase of the development. The design review request is for the townhomes only, the four plex units have been previously approved in a previous design review submittal. Each of the townhouse buildings will be platted so that they may be sold individually.

### **Access Roads and Connectivity**

Three common drive isle will connect the townhouse units to Odyssey Street. Those drive isles will be maintained by an association of the townhomes.

### **Proposed Townhome Buildings**

As part of the application, we are submitting color photographs of the proposed buildings. The color combination for the buildings will be a mixture of earth tones as shown on the submitted pictures. The fascia and trim will be designed in such a way as to better accent the earth tones. Variations in wall panels and rooflines are provided to add architectural amenities to the buildings appearance. All of the buildings will be constructed to a high energy efficiency standard, which in turn allows the mechanical units to be constructed smaller. Two-foot fencing will be provided to screen the mechanical units.

The buildings and the facades are architecturally attractive and help function to promote a higher end townhome. Each of the units are two stories with its entrance off the drive isle and garage off the drive isle to promote an alley loaded

feel to the building. The front yards will have low maintenance landscaping and have four foot open rail fencing to allow for small animals and a private yard yet it will have an open feel to the area, much like a paseo or mew.

### **Utilities, Irrigation, Storm Drainage and Parking Facilities**

There are existing wet and dry utilities adjacent to this site's west and north property line. The developer is proposing to extend both sewer and water from the west into this site. Dry utilities will also be extended into this site to all building lots. Portions of the common areas will be utilized for storm drain; subsurface seepage beds will dispose of the storm water. Pressurized irrigation is proposed to all common areas. All storm drain will be designed to accommodate the 100-year event. During the construction of the site, a storm water pollution prevention plan will be provided and best management practices will be implemented. All the parking has been designed to City standards. Half of the parking will be covered. Bike racks are also being provided in addition Bike closets are provided for each unit. This will allow for alternatives to vehicular traffic.

### **Vision Statement**

Our vision is to promote a residential development with a variety of building products to which in turn gives buyers more housing choices within the City of Kuna. Several amenities are provided to enhance the livability of this development and promote a sense of being.

The mix of development product will enhance the subdivision and provide value to the subdivision years after it has been developed. This development will enhance the community and the project will be an asset to the City.

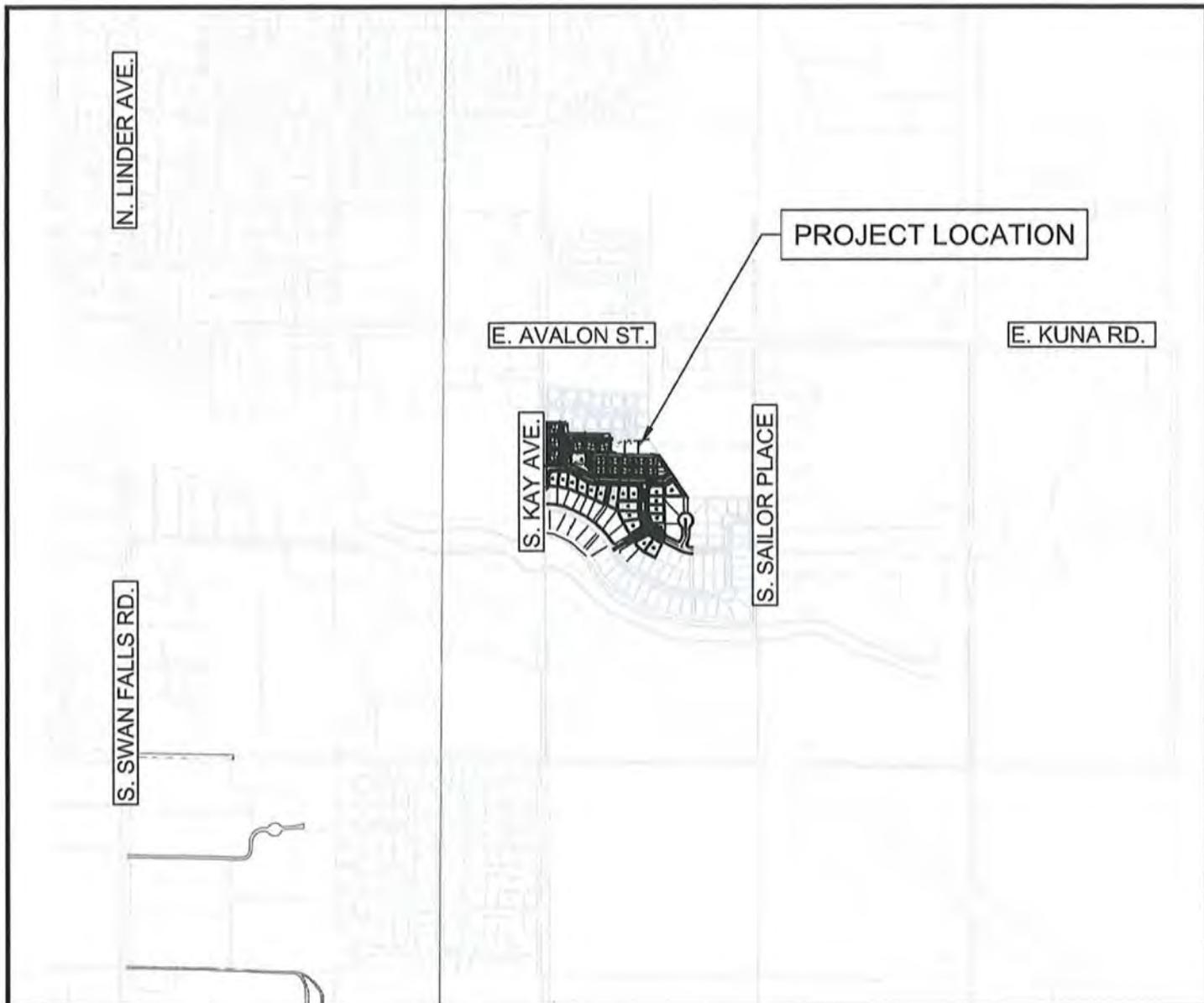
It is anticipated that the application is in compliance with all applicable plans and codes adopted by the City. Please notify us as early as possible if you should need additional clarification or information regarding this application. The proposed development will be a great addition to the City. I look forward to working with the City as this development moves forward in the process.

Sincerely,  
A Team Land Consultants



Steve Arnold  
Project & Real Estate Manager

Cc: Tom Nicholson  
Scott Nicholson  
Linda Boots



***VICINITY MAP***

**SCALE: 1:1000**



***OWNER / DEVELOPER***

**BLACK CREEK LLC  
P.O. BOX 690  
MERIDIAN, ID 83680**

***PLANNER / CONTACT***

**STEVE ARNOLD  
A-TEAM LAND CONSULTANTS  
1785 WHISPER COVE AVE.  
BOISE, ID 83709 PH. 208-871-7020**

***JOURNEY'S END NO. 3 VICINITY MAP***

**SECTION 25, T.2N., R.1W., B.M.  
CITY OF KUNA, ADA COUNTY, IDAHO**





## ***AERIAL MAP***

**SCALE: 1:500**



### ***OWNER / DEVELOPER***

**BLACK CREEK LLC  
P.O. BOX 690  
MERIDIAN, ID 83680**

### ***PLANNER / CONTACT***

**STEVE ARNOLD  
A-TEAM LAND CONSULTANTS  
1785 WHISPER COVE AVE.  
BOISE, ID 83709 PH. 208-871-7020**

## ***JOURNEY'S END NO. 3 AERIAL MAP***

**SECTION 25, T.2N., R.1W., B.M.  
CITY OF KUNA, ADA COUNTY, IDAHO**



WARRANTY DEED

THOMAS T. NICHOLSON and DIANA R. NICHOLSON, husband and wife, Grantors, hereby convey, grant and warrant to BLACKS CREEK LIMITED PARTNERSHIP, Grantee, whose address is P.O. Box 690, Meridian, ID 83680, for the issuance of additional units in the Grantee partnership, and other good and valuable consideration, the following described real property, to-wit:

IN Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho.

Section 25: SW 1.40 ac. In Lot 5 in NW4NE4, NW4NW4NE4, Lot 6 in NW4NE4, SW4NE4 North of Indian Creek SW4NE4 North of railroad and South of Indian Creek, NW4NW4NE4 (all in Avalon Orchard Tracts), S2S2NW4NE4

Section 25: 4.66 acres Northeast of railroad right-of-way in SE4NW4

Approximately 67.06 acres + or -.

Subject to taxes and assessments for the year 1996 and all subsequent years, together with all existing easements, rights-of way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the property herein described.

The Grantors covenant to the Grantee that they are the owners in fee simple of said premises; that the premises are free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that they will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 27<sup>th</sup> day of December, 1995.

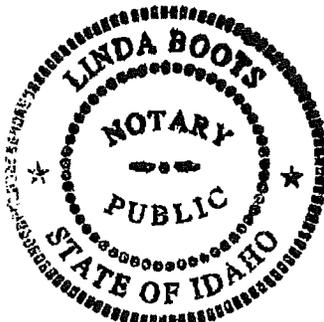
Thomas T. Nicholson (signature) Thomas T. Nicholson

Diana R. Nicholson (signature) Diana R. Nicholson

State of Idaho )
County of Ada ) ss

95094748 Tom Nicholson ADA CO. RECORDER J. DAVID NAVARRO BOISE ID

On this 27<sup>th</sup> day of December, 1995, before me, Linda Boots, a Notary Public, personally appeared THOMAS T. NICHOLSON and DIANA R. NICHOLSON, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledge to me that they executed the same.



'95 DEC 27 PM 12:59 Linda Boots (signature) Notary Public for Idaho FEE 3.00 Commission Expires 5/31/96 RECORDED AT THE REQUEST OF Residing in Meridian, ID

A Parcel of land all located in the  
West 1/2 of the Northeast 1/4 of Section 25,  
T. 4N., R. 1W., B.M., Ada County, Idaho  
1987

C & T RANCHES, INC.  
INDIAN CREEK PROPERTY

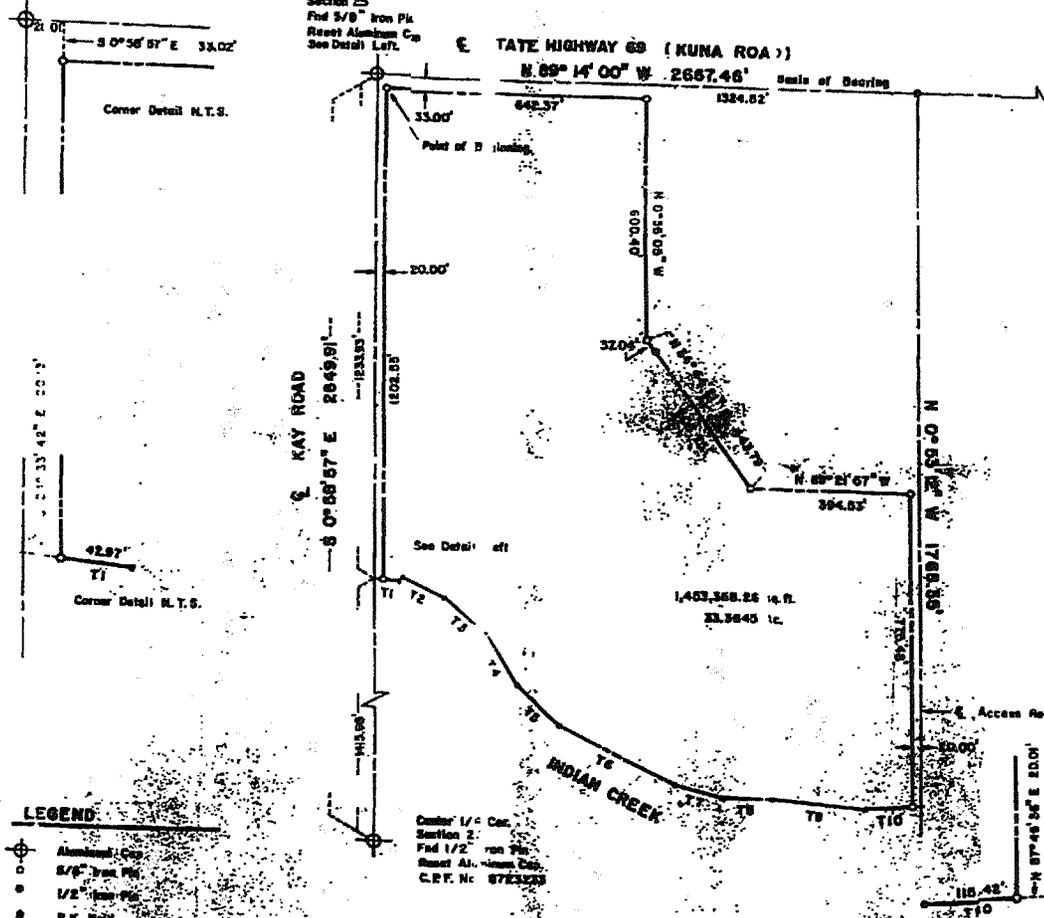
Note: According to the Acreed Plat of part of the Avalon Orchard Tracts, in Book 73 and page 254 of Plats in the Ada County Records, this 1/2 Corner of Section 25 is located at the intersection of the line extending from the intersection of the presently existing county road, west to section relative to current occupation.

Idaho; filed was to Sections only in the Ada County Records.

C.P.F. No. 8723232  
North 1/4 Cor.  
Sec. 25

North 1/4 Cor.  
Section 25  
Fed 5/8" Iron Pin  
Reset Aluminum Cap  
See Detail Left.

Found Aluminum Cap  
C.P.F. No. 7907146



Tangent No.	Bearing	Distance
1	S 84° 35' 42" E	42.97'
2	S 65° 22' 20" E	112.88'
3	S 49° 48' 52" E	129.78'
4	S 3° 25' 02" E	149.70'
5	S 4° 22' 45" E	144.11'
6	S 12° 34' 16" E	318.00'
7	S 7° 32' 02" E	116.64'
8	S 21° 57' 10" E	123.10'
9	S 21° 58' 35" E	228.72'
10	E 6° 46' 36" E	116.42'

**CERTIFICATE OF SURVEY**  
I, Wade Porter, do hereby certify that I am a Land Surveyor, licensed by the State of Idaho, and that this map was drawn from an actual survey of the ground under my direct supervision, and accurately represents the points measured, and is in conformity with the Statutes of Idaho relating to land surveys, and the County Records Act, Idaho Code.



- LEGEND**
- Aluminum Cap
  - 5/8" Iron Pin
  - 1/2" Iron Pin
  - P.K. Nail
  - Point not shown
  - County Line
  - Boundary Line

Center 1/4 Cor.  
Section 25  
Fed 1/2" Iron Pin  
Reset Aluminum Cap  
C.P.F. No. 8723232

ORDER OF RECORD  
COUNTY OF ADA  
Filed for record at the request of \_\_\_\_\_ and \_\_\_\_\_  
at \_\_\_\_\_ Min. to \_\_\_\_\_ Clerk of this \_\_\_\_\_  
County, Idaho, on \_\_\_\_\_ 19\_\_\_\_  
JAMES H. \_\_\_\_\_ RECORDER  
By \_\_\_\_\_ Dep'y

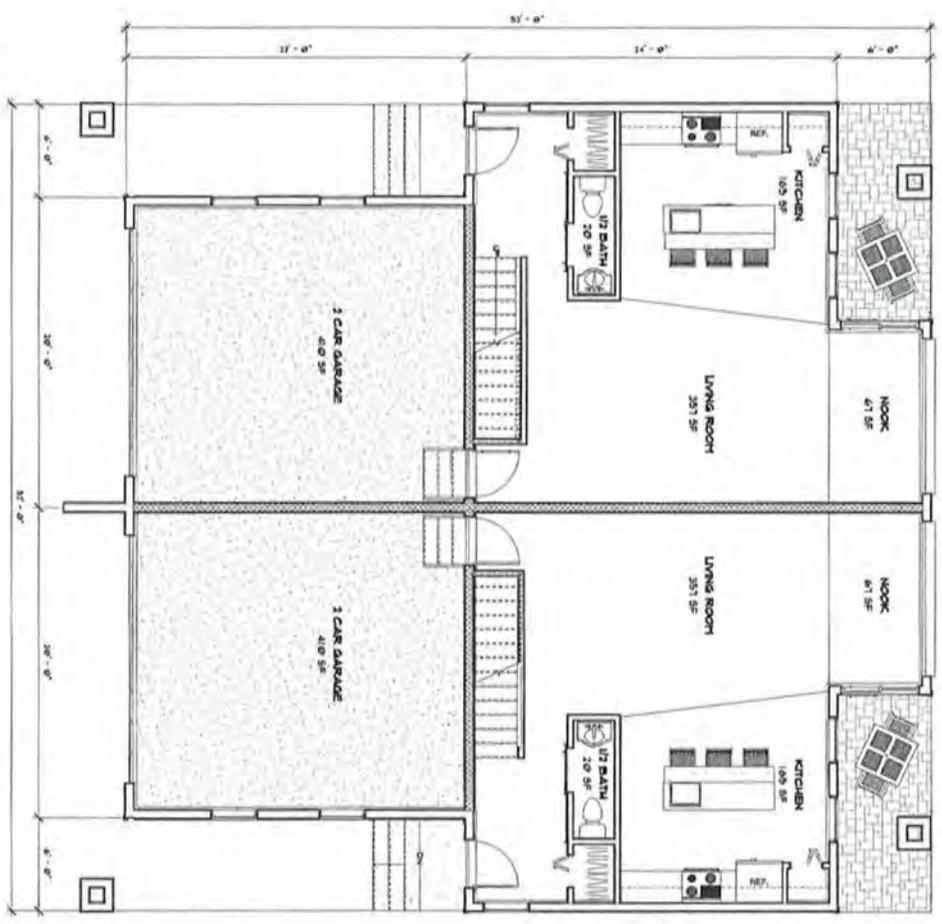
PORTER'S LAND SURVEYING  
Surveying  
Boise, Idaho







① FIRST FLOOR  
1/4" = 1'-0"



**WHITE CLOUD  
STUDIOS**

SEE IT, HOLD IT, BEFORE YOU BUILD IT  
301 N. 27TH ST., BOISE, ID 83702  
580 VALLEY CREEK RD., STANLEY, ID 83278  
(208) 343-2596 Boise Office  
(208) 774-4343 Stanley Office  
(208) 412-8949 Cell  
whitecloudstudios@gmail.com

JOURNEY'S END  
LOT XX BLOCK XX  
KUNA, ID 83634

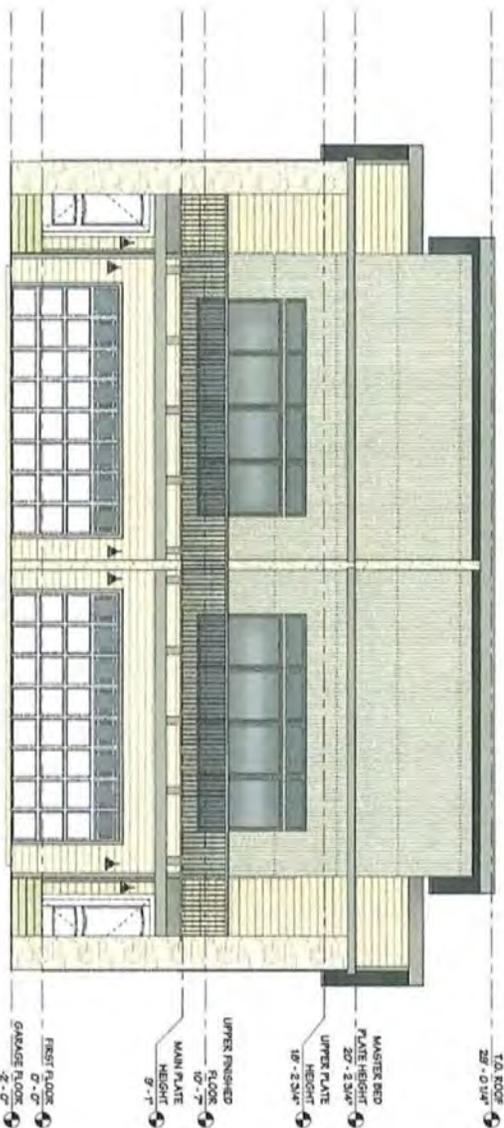


**FIRST FLOOR**

PROJECT NUMBER: 23-04-001  
DATE: 03/01/2023  
DRAWN BY: CJ LAMBERTSON  
CHECKED BY: S. ANGLIC  
SCALE: 1/4" = 1'-0"

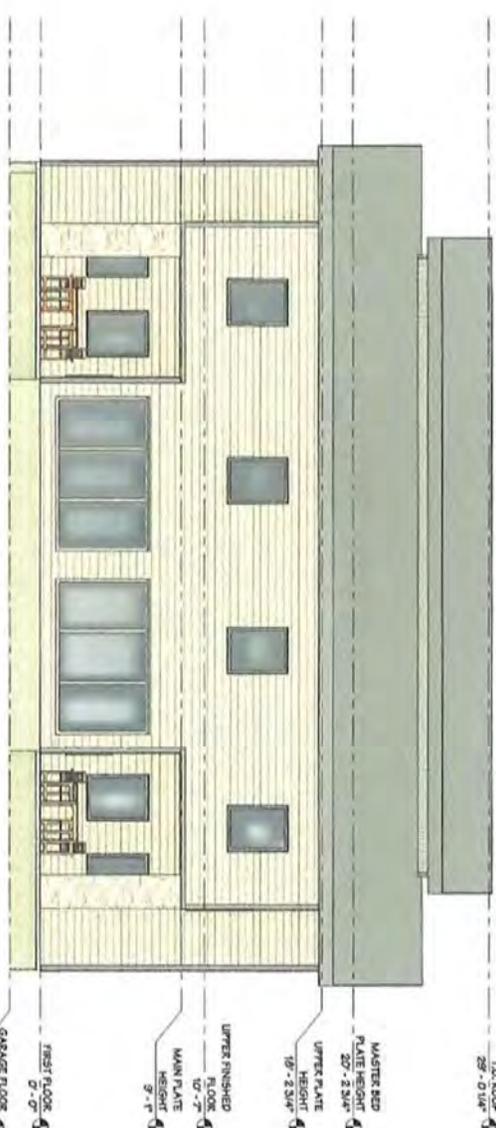
NO. \_\_\_\_\_ Date \_\_\_\_\_  
Description \_\_\_\_\_





② FRONT ELEVATION  
1/4" = 1'-0"

T.O. ROOF  
25' - 0 3/4"  
MASTER BED  
PLATE HEIGHT  
20' - 2 3/4"  
UPPER PLATE  
HEIGHT  
18' - 2 3/4"  
UPPER FINISHED  
FLOOR  
15' - 7"  
MAIN PLATE  
HEIGHT  
9' - 1"  
FIRST FLOOR  
0' - 0"  
GARAGE FLOOR  
-2' - 0"



① REAR ELEVATION  
1/4" = 1'-0"

T.O. ROOF  
25' - 0 1/4"  
MASTER BED  
PLATE HEIGHT  
20' - 2 3/4"  
UPPER PLATE  
HEIGHT  
15' - 2 3/4"  
UPPER FINISHED  
FLOOR  
0' - 7"  
MAIN PLATE  
HEIGHT  
9' - 1"  
FIRST FLOOR  
0' - 0"  
GARAGE FLOOR  
-2' - 0"

**WHITE CLOUD  
STUDIOS**

SEE IT. HOLD IT. BEFORE YOU BUILD IT  
301 N. 27TH ST., BOISE, ID 83702  
590 VALLEY GREEN RD., STANFORD, ID 83726  
(208) 345-2265 Boise Office  
(208) 774-0343 Stanley Office  
(208) 452-8343 Cell

CJ SHERLOCK  
whiteloudstudios@gmail.com

JOURNEY'S END  
LOT XX BLOCK XX  
KUNA, ID 83634



**ELEVATIONS**

PROJECT NUMBER	AD 201
DATE	ISSUE DATE
DRAWN BY	CJ SHERLOCK
CHECKED BY	S. ANTONIO

A 201

1/4" = 1'-0"

**WHITE CLOUD  
STUDIOS**

SEE IT, HOLD IT, BEFORE YOU BUILD IT  
 301 N. 27TH ST., BOISE, ID 83702  
 500 VALLEY CREEK RD., STANLEY, ID 83278  
 (208) 343-2885 Boise Office  
 (208) 774-4300 Stanley Office  
 (208) 482-9945 Cell  
 whitecloudstudios@gmail.com

JOURNEY'S END  
 LOT XX BLOCK XX  
 KUNA, ID 83634



**ELEVATIONS**

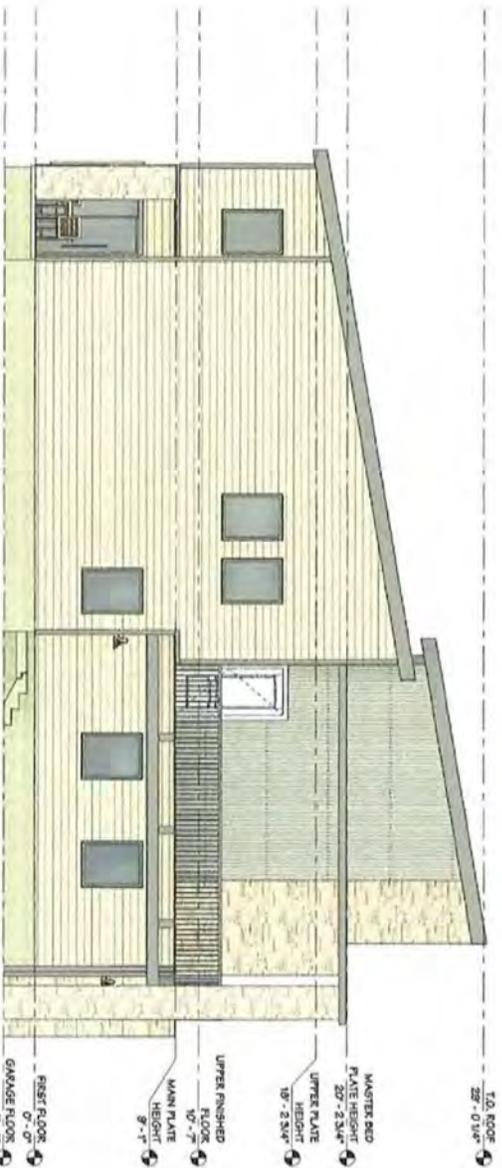
PROJECT NUMBER: 2019-01-01  
 DATE: 03/15/2019  
 DRAWN BY: CJ HENRIKSON  
 CHECKED BY: S. JENSEN

**A 202**

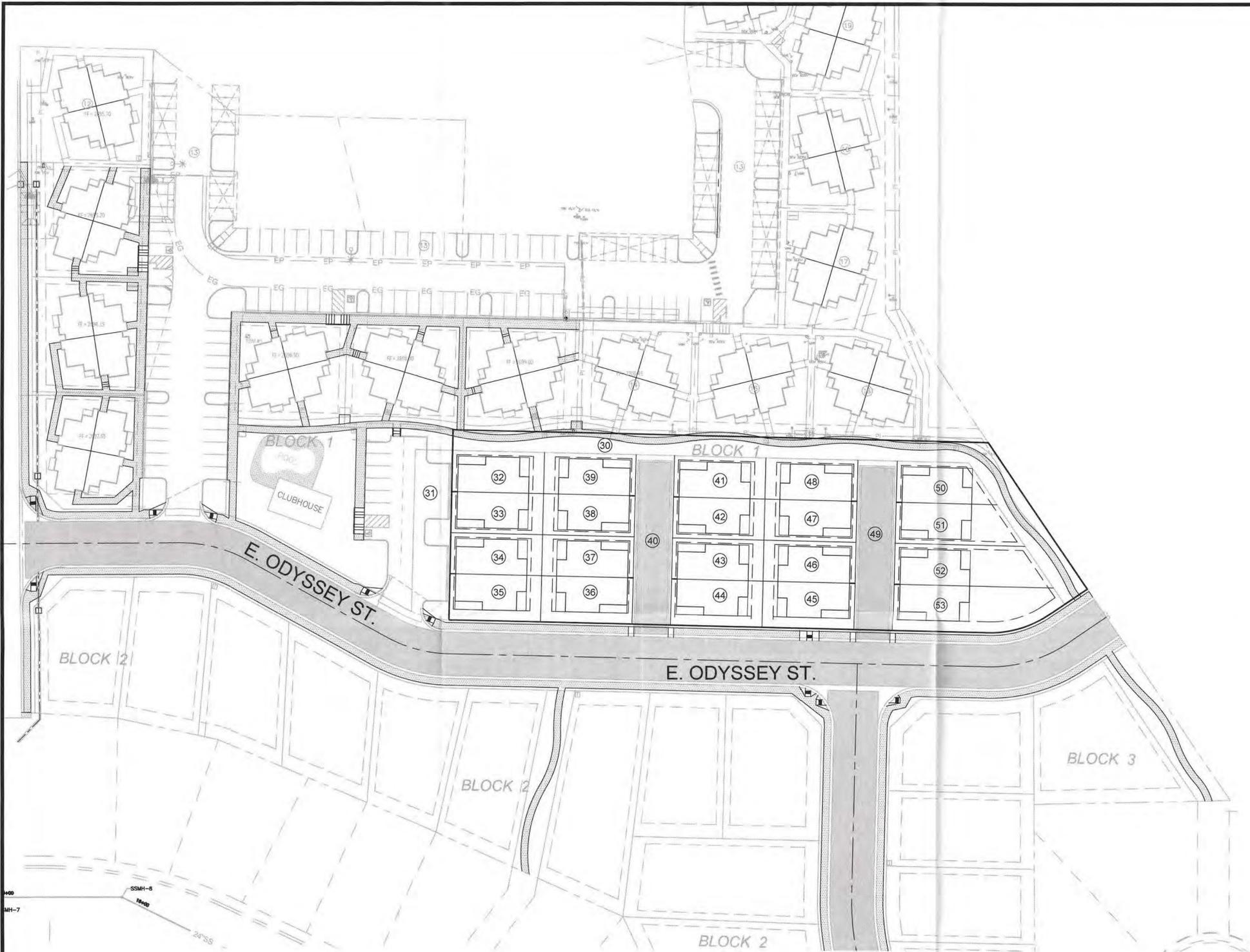
SCALE: 1/4" = 1'-0"



① REAR ELEVATION  
1/4" = 1'-0"

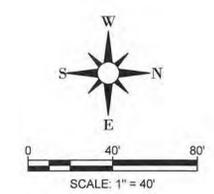


② LEFT ELEVATION  
1/4" = 1'-0"



**PRELIMINARY DEVELOPMENT FEATURES**

PARCEL NO's:	R01615252032 R01615252200 R01615251800 R01615252800
ADDRESSES:	S KAY AVE & 987 E KUNA RD KUNA, ID 83634
ZONING	
C-1 (EXISTING)	4.72 AC.
R-6 (EXISTING)	24.07 AC.
PROPERTY SIZE:	28.79 AC.
DUPLEX PROPERTY SIZE:	1.38 AC.
BUILDABLE LOTS:	
TOTAL:	20
DENSITY:	14.49 UNITS/ACRE
SITE DETAILS:	
COMMON LANDSCAPE AREA	.19 AC.
DUPLEX:	1.03 AC.
PRIVATE DRIVE ISLE AREA:	.16 AC.
PARKING REQUIREMENTS:	
REQUIRED:	40
PROVIDED:	40
ADA PARKING:	0
COVERED PARKING:	100%
SETBACKS:	
FRONT:	3'
REAR:	8'
SIDE:	0'
SITE AMENITIES:	CLUBHOUSE, POOL, PLAYGROUND, PATHWAYS, LANDSCAPE BUFFERS



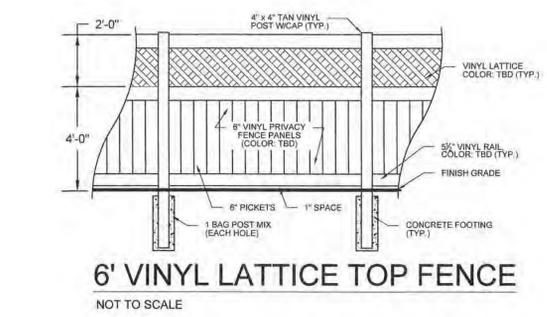
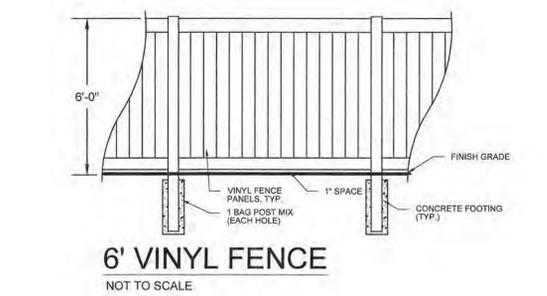
<b>OWNER/DEVELOPER</b> BLACK CREEK LLP P.O. BOX 690 MERIDIAN, ID 83680	<b>JOURNEY'S END 3 DR</b> <b>SITE PLAN</b> SECTION 25, T.2N., R.1W., B.M. CITY OF KUNA, ADA COUNTY, IDAHO	
	<b>PLANNER / CONTACT</b> STEVE ARNOLD A-TEAM LAND CONSULTANTS 1785 WHISPER COVE AVE. BOISE, ID 83709 208-871-7020	

# LANDSCAPE & IRRIGATION NOTES:

- CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
- NEW CONIFER AND DECIDUOUS TREE PLANTING, SEE DETAIL B AND C.L1.0. CONTRACTOR SHALL STAKE ALL TREES DEEMED NECESSARY, I.E., FROM BEING BLOWN OVER, PLANTED WITH LOOSE ROOT BALL, ETC. CONTRACTOR'S OPTION.
- NEW SHRUB PLANTING, SEE DETAIL A.L1.0.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" OF SMALL (1" MINUS) BARK CHIPS. SUBMIT FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FINISH GRADES TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN.
- IN ALL PLANTER BED AND LAWN AREAS, THE TOP 6 INCHES OF TOPSOIL WILL BE AMENDED AT A RATIO OF 3 CUBIC YARDS OF ORGANIC MATTER PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
- FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 18" OF TOPSOIL. LAWN AREAS SHALL HAVE A MINIMUM OF 12" TOPSOIL. SPREAD, COMPACT AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW SURFACE OF WALKS AND CURBS IN PLANTING BED AREAS, 1 1/2" AT SOD LAWN AREAS, AND 1" AT SEED LAWN AREAS.
- REUSE EXISTING SURFACE TOPSOIL STOCKPILED ON THE SITE. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL MEETING REQUIREMENTS AND AMEND WHEN NECESSARY. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: A) PROVIDE APPROVED IMPORTED TOPSOIL, OR B) IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY LANDSCAPE ARCHITECT. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS AND OTHER EXTRANEIOUS MATERIALS HARMFUL TO PLANT GROWTH. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
- OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES.
  - REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE ARCHITECTS REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ADDITIONAL ALKALINITY RANGE - PH: 5.5 TO 7.8.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
- POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEMS OR POP-UP SPRAY SYSTEMS. ANNUALS, PERENNIALS, GROUND COVERS OR SHRUB MASSINGS SHALL HAVE A POP-UP SPRAY SYSTEM.
- ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
  - PRECISE INDIVIDUAL STATION TIMING
  - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
  - AT LEAST ONE PROGRAM FOR EACH HYDROZONE
  - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
  - POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
- ALL EXISTING COTTON WOOD TREES TO BE REMOVED.

# PLANT SCHEDULE:

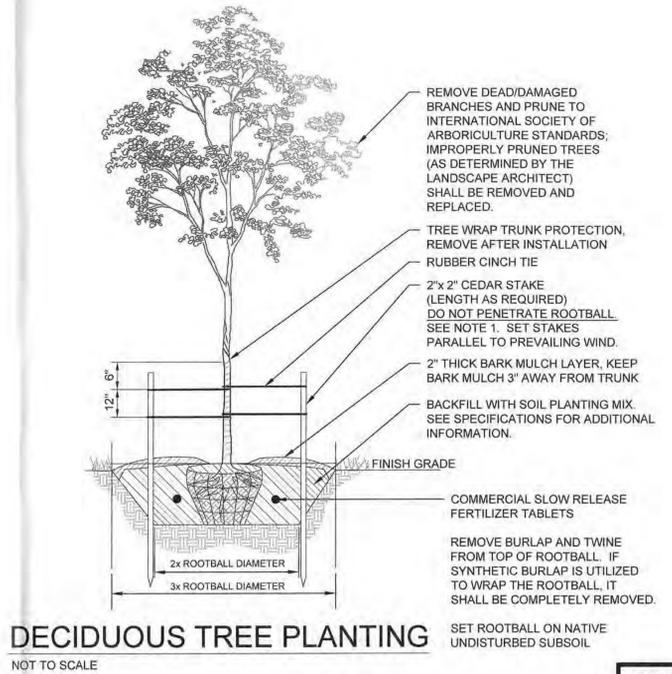
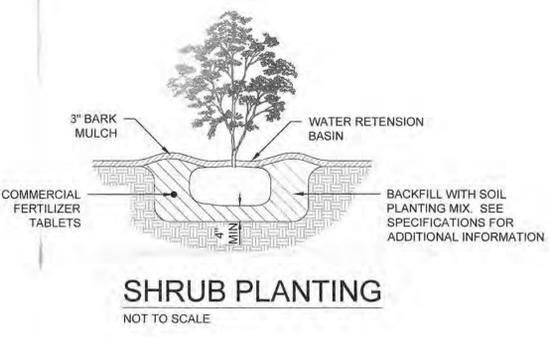
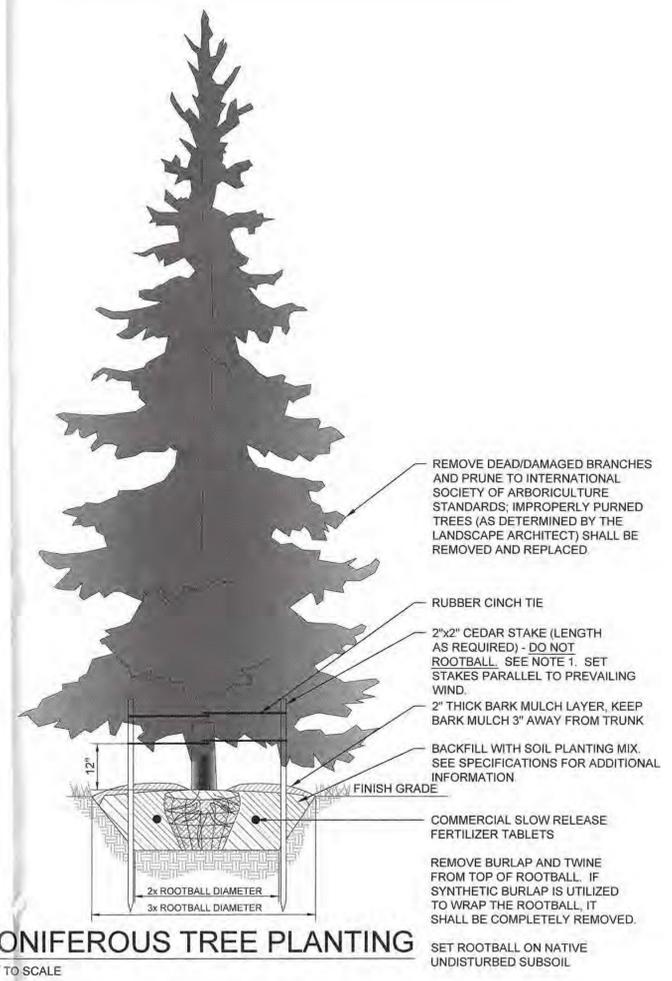
TREES (GRADE #1)				SHRUBS			
KEY	COMMON/BOTANICAL NAME	PLANTING SIZE	CLASS	KEY	COMMON/BOTANICAL NAME	PLANTING SIZE	CLASS
AA	COLUMNAR NORWAY MAPLE <i>Acer Platanoides 'Columnar'</i>	2" B&B	I	DWARF BURNING BUSH <i>Euroyonia Alata 'Compactus'</i>		2 Gal.	
AR	ROYAL RED MAPLE <i>Acer Platanoides 'Royal Red'</i>	2" B&B	II	CRIMSON PYGMY JAPANESE BARBERRY <i>Crimson Pygmy Japanese Barberry</i>		2 Gal.	
BN	RIVER BIRCH <i>Betula Nigra</i>	2" B&B	II	IVORY HALO DOGWOOD <i>Cornus Alba 'Sailor'</i>		2 Gal.	
CC	GOLD DEODAR CEDAR <i>Cedrus Deodara 'Aurea'</i>	5'-6"ht. B&B	Conifer	BLUE CHIP JUNIPER <i>Juniperus Horizontalis 'Blue Chip'</i>		2 Gal.	
FP	CIMMAMON ASH <i>Fraxinus Pennsylvanica 'Cim�am'</i>	2" B&B	II	GOLD STAR POTENTILLA <i>Potentilla Fruticosa 'Gold Star'</i>		2 Gal.	
GT	SKYLINE HONEYLOCUST <i>Gleditsia Triancanthos Inermis 'Skycole'</i>	2" B&B	II	EMERALD ARBORVITAE <i>Thuja Occidentalis 'Emerald'</i>		4'-6" B&B	
MR	RED BARRON CRABAPPLE <i>Malus X 'Red Barron'</i>	2" B&B	I	WHITE GROUNDCOVER ROSE <i>Rosa X 'Naoschine'</i>		2 Gal.	
MS	RED JEWEL CRABAPPLE <i>Malus X 'Jewelcote'</i>	2" B&B	I	MERLOT FLOWER CARPET ROSE <i>Rosa X 'Flower Carpet'</i>		2 Gal.	
PB	BACHER SPRUCE <i>Picea Pungens 'Bacher'</i>	5'-6"ht. B&B	Conifer	NEON FLASH SPIRAEA <i>Spiraea Japonica 'Neon Flash'</i>		2 Gal.	
	BLUE SHAG EASTERN WHITE PINE <i>Pinus Strobus 'Blue Shag'</i>	5 Gal.	Conifer				
	Dwarf Globe Blue Spruce <i>Picea Pungens 'Globosa'</i>	5 Gal.	Conifer				
PP	COLUMNAR SARGENT CHERRY <i>Prunus Sargentii 'Columnar'</i>	2" B&B	I				
	COLORADO BLUE SPRUCE <i>Picea Pungens 'Glauca'</i>	6" B&B	Conifer				
TC	GREENSPIRE LINDEN <i>Tilia Cordata 'Greenspire'</i>	2" B&B	II				



# TREE PLANTING NOTES

- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
- REMOVAL OF BURLAP AND TWINE FROM TOP OF ROOTBALL MAY BE POSTPONED FOR 90 DAYS AT CONTRACTOR'S OPTION.
- IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
- WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
- DEEP SOAK TREE TWICE WITHIN THE FIRST 24 HOURS.
- IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

# LANDSCAPE LEGEND



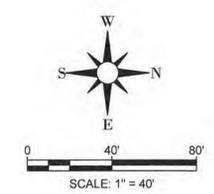
<b>OWNER/DEVELOPER</b> BLACK CREEK LLP P.O. BOX 680 MERIDIAN, ID 83680	<b>JOURNEY'S END 3 DR</b> <b>LANDSCAPE PLAN</b> SECTION 25, T.2N., R.1W., B.M. CITY OF KUNA, ADA COUNTY, IDAHO	SHEET 1 OF 2 DRAWN BY: CJ SHERLOCK DATE: April 30, 2021 FILE: E3DR_LSCAPE PLAN COVER.dwg





**PRELIMINARY DEVELOPMENT FEATURES**

PARCEL NO's:	R0161525032 R01615252200 R01615251800 R01615252800
ADDRESSES:	S KAY AVE & 987 E KUNA RD KUNA, ID 83634
ZONING	
C-1 (EXISTING)	4.72 AC.
R-6 (EXISTING)	24.07 AC.
PROPERTY SIZE:	28.79 AC.
DUPLEX PROPERTY SIZE:	1.38 AC.
BUILDABLE LOTS:	
TOTAL:	20
DENSITY:	14.49 UNITS/ACRE
SITE DETAILS:	
COMMON LANDSCAPE AREA	.19 AC.
DUPLEX:	1.03 AC.
PRIVATE DRIVE ISLE AREA:	.16 AC.
PARKING REQUIREMENTS:	
REQUIRED:	40
PROVIDED:	40
ADA PARKING:	0
COVERED PARKING:	100%
SETBACKS:	
FRONT:	3'
REAR:	8'
SIDE:	0'
SITE AMENITIES:	CLUBHOUSE, POOL, PLAYGROUND, PATHWAYS, LANDSCAPE BUFFERS



<p><b>OWNER/DEVELOPER</b> BLACK CREEK LLP P.O. BOX 690 MERIDIAN, ID 83680</p>	<p><b>JOURNEY'S END 3 DR</b> <b>LANDSCAPE PLAN</b> SECTION 25, T.2N., R.1W., B.M. CITY OF KUNA, ADA COUNTY, IDAHO</p>
<p><b>LANDSCAPE DESIGNER</b> THE 3 BROTHERS LANDSCAPING CO. 2565 W TARGEE ST BOISE, ID 83705 (208) 899-2108</p>	<p><b>PLANNER / CONTACT</b> STEVE ARNOLD A-TEAM LAND CONSULTANTS 1765 WHISPER COVE AVE. BOISE, ID 83709 208-871-7020</p>



SHEET 2 OF 2  
DRAWN BY: CJ SHERLOCK  
DATE: April 30, 2021  
FILE: JESDR\_LSCAPE PLAN.dwg



**CITY OF KUNA**  
P.O. BOX 13  
KUNA, ID 83634  
[www.kunacity.id.gov](http://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  
21-07-DR (Design Review) Journey's End Subdivision No. 3  
DATE: 26 May 2021

---

The Journey's End Subdivision No. 3 is located on the east side of Kay Avenue and 400-ft south of State Highway 69. The associated Design Review with Planning and Zoning acceptance date of March 10, 2021 has been reviewed. The applicant's proposed development has been formatted to comply with City of Kuna (City) R-6 and C-1 (medium density residential) zone requirements. Review of civil design drawings is accomplished separately, when received.

### 1. Inspection Fees

- a. Public Works Inspection fees have already been paid.

### 2. General

- a. The applicant requests a Design Review of the subdivision.
- b. Provide engineering certification on all final engineering drawings as applicable.
- c. Fire suppression must be shown and approved by KRFD. A fire line or sprinkler connection may be required to provide adequate fire suppression.
- d. Building official must review and approve all building plans.

### 3. Right-of-Way

- a. The Design Review does not affect planned Right-of-Way.

### 4. Sanitary Sewer

- a. The applicant already has plans to connect to City sewer facilities. The Design Review is not expected to modify the current plans.

### 5. Potable Water

- a. The applicant already has plans to connect to City water facilities. The Design Review is not expected to modify the current plans.
- a. The KRFD Deputy Fire Marshal, or KRFD representative, must approve fire access to the project before, during, and after construction.
- b. Fire suppression shall be approved by KRFD.

**6. Pressurized Irrigation**

- a. The applicant already has plans to connect to City pressurized irrigation facilities. The Design Review is not expected to modify the current plans.
- b. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-I.

**7. Grading and Storm Drainage**

- a. 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.
- b. Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- c. 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 general plan and supporting documents as part of the application.



751 W 4<sup>th</sup> Street | Kuna, ID | 83634  
(208) 922-5274 | [www.kunacity.id.gov](http://www.kunacity.id.gov)  
**EXHIBIT CHECKLIST**



Case Name: Falcon Crest Alternative Fencing Request  
Case No.(s): 21-09-DR (Design Review)

EXHIBITS		Page No.
1	Exhibit List	1
2	Staff Report	2
3	Letter of Intent – Applicant Narrative	5
4	Design Review Application	6
5	Fencing Renderings and Examples	13
6	M3 CC&R's and Maintenance Declaration	22



# City of Kuna

## Planning & Zoning Commission

### Staff Report

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

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

**File Numbers:** 21-09-DR (Design Review)  
Alternative Fence Request

**Location:** Falcon Crest Golf Comm.  
Cloverdale and Kuna Roads  
Kuna, ID 83634

**Planner:** Troy Behunin  
Planner III

**Meeting Date:** June 22, 2021

**Owner & Applicant:** M3 Companies  
**Travis Jeffers**  
1087 W. River Street Ste 310  
Boise, ID 83702  
208.939.6263  
[tjeffers@m3companiesllc.com](mailto:tjeffers@m3companiesllc.com)

**Representative:** J-U-B Engineering  
**Wendy Shrief**  
2760 W. Excursion Ln, Ste 400  
Meridian, ID 83642  
208.559.1760  
[Wshrief@jub.com](mailto:Wshrief@jub.com)



**Table of Contents:**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>A. Course Proceedings</li> <li>B. Applicants Request</li> <li>C. General Project Facts</li> <li>D. Staff Analysis</li> </ul> | <ul style="list-style-type: none"> <li>E. Applicable Standards</li> <li>F. Proposed Findings of Fact</li> <li>G. Proposed Decision by the Commission</li> </ul> |
|---|---|

**A. Course of Proceedings:**

1. According to Kuna City Code (KCC) Title 5, Chapter 4, Section 2 and Section 6 (Design Review & Alternative Compliance); all proposed Design Review Alternative compliance requests are required to submit an application for review by the Planning & Zoning Commission. As a public meeting item, this action requires no formal public noticing actions.

**a. Notifications**

- |                        |               |
|------------------------|---------------|
| i. Completeness Letter | May 17, 2021  |
| ii. Agenda             | June 22, 2021 |

**B. Applicants Request:**

JUB, on behalf of their client, M3 Companies requests Design Review Committee approval for Alternative Compliance to Kuna City Code (KCC) 5-4-6-B-3; required perimeter fencing for the large

Planned Unit Development (PUD) known as the Falcon Crest Golf Course Community. Applicant desires to install a consistent and unique fence throughout each of their phases in their 20+ year buildout, as described in *KCC 5-4-6-B-3-f*. The project is located on the Northeast Corner of Cloverdale and Kuna Roads, Kuna, ID 83634.

**C. General Projects Facts:**

**1. Surrounding Land Uses:**

<b>North</b>	R-1, RR	1 acre Residential & Rural Residential - Ada County
<b>South</b>	Ag, RR	Agriculture – Kuna City and Rural Residential – Ada County
<b>East</b>	RR	Rural Residential – Ada County
<b>West</b>	RR	Rural Residential – Ada County

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

- Approximately 1,022.59 acres
- Zoning: PUD (Varies, includes R-6, R-12 and C-1)
- Parcel No’s: See Application.

**3. Services:**

Sanitary Sewer – City of Kuna  
 Potable Water – City of Kuna  
 Irrigation – Developer Built and Owned/Maintained  
 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:**

The site has multiple structures that are typically associated with a golf course including maintenance facilities and vegetation, and other Agricultural uses. The site has varying slopes. Generally speaking, slopes are less than 3 %. According to the USDA Soil Survey for Ada County, bedrock depth for the site is estimated to be 20 – 40 inches.

**5. Transportation/Connectivity:**

The subject site is adjacent to S. Cloverdale Road with approx. 7,425 feet of frontage. The site is also adjacent to W. Kuna Road with approx. 8,000 feet of frontage. The Planned Unit Development will have several access points into the Subdivision on Cloverdale and on Kuna Roads. Several “Falcon Crest” subdivisions have either been approved for those access points, or are under current consideration.

**6. Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts.

**D. Staff Analysis:**

The subject site (known as Falcon Crest Golf Course Community) is a Master Planned Community and was granted a PUD status February 5, 2019. The general purpose of a PUD is to create a community within Kuna showcasing features that make it unique. The PUD is a development tool authorized by Council to give developers flexibility and additional tools to bring innovative communities to Kuna.

The applicant is requesting alternative fence compliance for the (perimeter) fencing throughout the subdivision phases as they develop. With this request, the applicant seeks consistent fencing throughout the community using a style of fencing that will last through the extended development timeline of the overall project, and will not be subject to variations in manufacturing or other proprietary constraints.

The applicant proposes to use alternative materials to construct the perimeter fencing for the project, which is allowed with Commission's approval (through the DRC process), in sub-section 3-f: *Other fence building materials may be utilized on a case-by-case basis.*

Staff has reviewed the request for Alternative Compliance, and after review of the proposal, the materials and developers ongoing commitment to regular maintenance of the fence by the HOA, staff would recommend approval of the applicants' request.

Staff has determined that this application appears to comply with Kuna City Code as presented; Comprehensive Plan; Future Land Use Map; and Idaho Code. Staff recommends if the Planning and Zoning Commission approves Case No. 21-09-DR, 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, Chapter 4 Design Review Overlay District;
2. City of Kuna Comprehensive Plan;
3. Kuna's Planned Unit Development Code;
4. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

**F. Proposed Findings of Fact:**

Based upon the record contained in Case No. 21-09-DR (Design Review), including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, and the exhibits, the Planning and Zoning Commission hereby (**Approves/Approves Conditionally/Denies**) the Findings of Fact and Conclusions of Law, and Conditions of Approval for Case No. 21-09-DR (Design Review), a request for Design Review approval by M3 Companies for (Perimeter) Fencing Alternative Compliance.

*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. 21-09-DR, the design and relationship of exterior materials generally complies with Kuna City Code and is appropriate for the subject site.

*Staff Finding: The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with the design requirements listed in KCC Title 5, Chapter 4 and is an appropriate fit for the properties Mixed-Uses and residential zoning designation.*

2. The contents of the proposed Design Review application contain all of the necessary requirements as listed in KCC 5-4-9: - Design Review Application Required.

*Staff Finding: Review by Staff and the Commission of the proposed Design Review confirms all applicable requirements listed in KCC 5-4-9 were provided.*

**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/Conditionally Approves/Denies** Case No. 21-09-DR, a Design Review request by JUB Engineers, on behalf of their client, the M3 Companies for Alternative (perimeter) Fence Compliance.

1. This Design Review is subject to a Landscape Design Review Inspection(s); Design review inspection fees shall be paid *prior to* requesting staff inspection.
2. The landowner/Applicant/Developer and any future assigns having an interest in the subject property, shall fully comply with all conditions as approved by the Commission, or seek amending them through the Design Review process.
3. Applicant shall record their commitment to ongoing, perpetual maintenance by the H.O.A. for all fences affected by this alternative compliance within the recorded Covenants, Codes and Restrictions (CC&R's) for all subdivisions within this PUD project; and shall provide a recorded copy of the CC&R's to the City.
4. Applicant shall work with the City and Ada County Highway District (ACHD) in maintaining all Vision Triangle requirements for safe intersections.
5. Applicant shall follow staff, recommended requirements, as applicable.
6. Applicant shall comply with all local, state and federal laws.

**DATED** this \_\_\_ day of \_\_\_\_\_, 2021.

April 13, 2021

Jace Hellman  
Planning & Zoning Director  
751 W 4<sup>th</sup> Street  
Kuna, ID 83634

Re: Falcon Crest Fence Design Review & Alternate Compliance

Dear Mr. Hellman

The follow is a summary of our proposal for fencing standards for the property covered by the Falcon Crest Development Agreement with recording number 2019-111089. Falcon Crest master planned community is approved for just over 2,300 residential units and will be constructed in phases over many years. The community will include a large age restricted, 55 and over, resort community, along with golf course villages and neighborhoods that are not age restricted.

It is our desire to have consistent fencing throughout the community. To accomplish this over the life of a community with a very long build out, it is important to use a fence that can be re-produced and is not proprietary. The vast majority of synthetic fences are proprietary and also have a tendency to fade and discolor over time. Replacement of sections of fence results in panels that may not match the color exactly or may become unavailable.

Regarding fencing, Kuna City Code is as follows:

**KCC 5-4-6-B-3:**

*B. Architectural requirements, building materials, fence and deck/patio materials, colors, and architectural appurtenance height limitation: If a material proposed for construction is not listed in this section it shall be upon the discretion of the approving authority to determine the appropriateness of such material.*

*3. Fences:*

*a. Vinyl;*

*b. Block masonry and stucco products;*

*c. Brick;*

*d. Wrought iron: Aluminum or steel;*

*e. Reserved.*

*f. Other fence building materials may be utilized on a case by case basis.*

*g. Alternative methods of compliance:*

*(1) Conditions: **The design review committee shall have authority to vary on a case-by-case basis the required fencing standards where an alternative requirement would address unique site conditions and allow design flexibility while still serving the intent of the design review ordinance.** Request for use of alternative fencing material schemes are justified only when one (1) or more of the following conditions apply:*

*(a) The site was subject to the conversion process of a residential dwelling becoming a commercial use;*

*(b) The site involves space limitations or unusually shaped parcels;*

*(c) Topography, vegetation or other site conditions are such that full compliance is impossible or impractical; or*

*(d) Safety considerations are involved.*



# DESIGN REVIEW APPLICATION

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



**\*\*Office Use Only\*\***

Case No(s): \_\_\_\_\_

Project Name: \_\_\_\_\_

Date of Pre-Application Meeting: \_\_\_\_\_ Valid for three (3) months

Date Received: \_\_\_\_\_

Date Accepted as Complete: \_\_\_\_\_

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: M3 Companies

Address: 1087 W River Street Suite 310  
Boise, ID 83702

Phone: 208-939-6263 Email: mtate@m3companiesllc.com

**Applicant Information**

Name: M3 Companies  
Address: 1087 W River Street Suite 310  
Boise, ID 83702  
Phone: 208-939-6263 Email: mtate@m3companiesllc.com

**Engineer/Representative**

Name: JUB Engineering - Wendy Shrief  
Address: 2760 W. Excursion Ln. Suite 400  
Meridian, ID 83642  
Phone: \_\_\_\_\_ Email: wshrief@jub.com

**Property Information**

Address: 2528 N. Cloverdale Road - Falcon Crest  
Parcel No(s): Multiple  
Closest Major Cross Streets: Kuna Rd / Cloverdale Road

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: Requesting approval of fencing materials for the Falcon Crest (Valor) Master Planned Community. Kuna City Code prohibits use of wood fencing, however, we are proposing an alternate compliance to use a combination metal and wood paneling that will be much nicer than typical vinyl fencing. See attached narrative for details.

2. Dimension of property: ~1025 Acres

3. Current land use(s): Golf Courses and Ag

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

North: Residential / Ag                      South: Residential  
East: Ag    West: Residential

5. Is the project intended to be phased? If so, what is the phasing time period?  
Yes, the community will be built over 10+ years

6. Number and use(s) of all structures: N/A

7. Building Height: N/A

8. Number of Stories: N/A

*(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:  
N/A

### 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? Combination of Metal and Wood - See Narrative

*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: The project will be constructed in many phases and landscaped areas will vary. The project will have significantly more landscaping than required under Kuna City Code.

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.)*

N/A - covered by DA and subdivision approvals

### 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: N/A - Covered by DA and subdivision approvals

\_\_\_\_\_

**Parking**

Total number of parking spaces? \_\_\_\_\_ Dimensions? \_\_\_\_\_

Total number of ADA accessible spaces? \_\_\_\_\_ Dimensions? \_\_\_\_\_

Total number of compact spaces (8' x 17')? \_\_\_\_\_

**Miscellaneous**

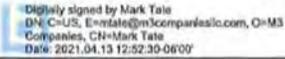
Will you be proposing setbacks different than those found in KCC 5-3-3? YES **NO**

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: 4-14-21

**Additional Information**

Please indicate/explain/provide any additional information deemed relevant to this application:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

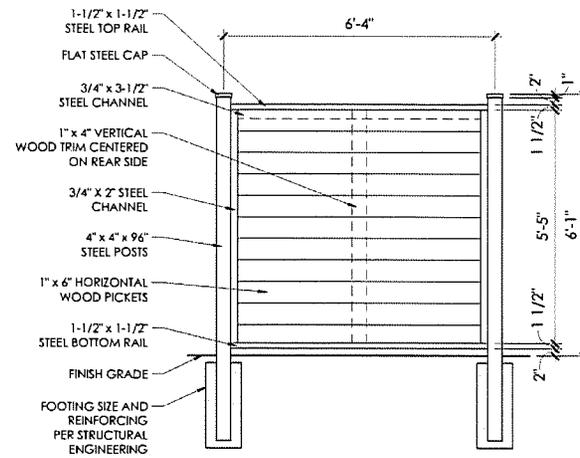
# Fence Proposal

Kuna, ID



# M<sub>3</sub> Fence Specifications

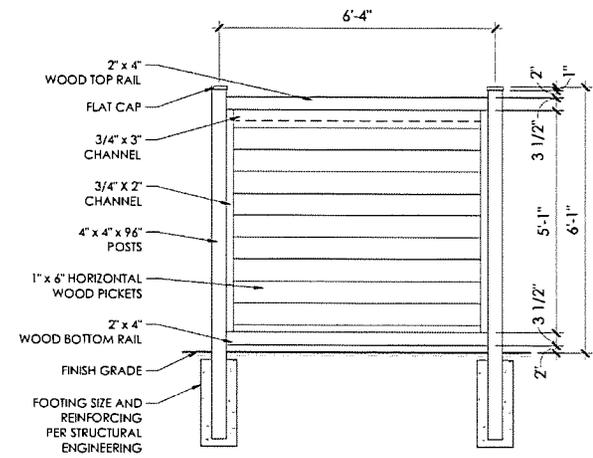
## Specs 1



### NOTES:

1. ALL METAL TO BE FINISHED WITH POWDER COAT COLOR "RUST TEXTURE TD91-BR47" BY CARDINAL.
2. ALL WOOD TO BE STAINED WITH STAIN COLOR "PECAN" BY READY-SEAL.

## Specs 2



### NOTES:

1. ALL METAL TO BE FINISHED WITH POWDER COAT COLOR "RUST TEXTURE TD91-BR47" BY CARDINAL.
2. ALL WOOD TO BE STAINED WITH STAIN COLOR "PECAN" BY READY-SEAL.



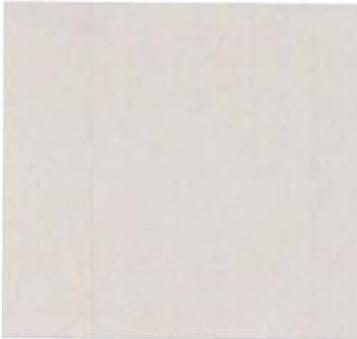
# Boulder Point



# Summit Ridge



# Summit Ridge





# Summit Ridge

# Riverstone





# Riverstone

(h) Manager. To retain and pay for the services of a person or firm (the "Manager"), which may include Declarant or any affiliate of Declarant, to manage and operate VMC, including its property, to the extent deemed advisable by the Board. Additional personnel may be employed directly by VMC or may be furnished by the Manager. To the extent permitted by Applicable Law, the Board may delegate any other duties, powers and functions to the Manager. In addition, the Board may adopt transfer fees or any other fees associated with the provision of management services to VMC or the Members. **THE MEMBERS HEREBY RELEASE THE DECLARANT, VMC AND THE MEMBERS OF THE BOARD FROM LIABILITY FOR ANY OMISSION OR IMPROPER EXERCISE BY THE MANAGER OF ANY SUCH DUTY, POWER OR FUNCTION SO DELEGATED.**

(i) Property Services. To pay for water, sewer, garbage removal, street lights, landscaping, security, cable, utility or telecommunication services, gardening, private or public recreational facilities, easements, roads, roadways, rights-of-ways, signs, parks, parkways, median strips, sidewalks, paths, trails, ponds, canals, and lakes and all other utilities, services, repair and maintenance for any portion of the Subject Property, Common Area or Benefited Common Area.

(j) Other Services and Properties. To obtain and pay for any other property and services, and to pay any other taxes or assessments that VMC or the Board is required or permitted to secure or to pay for pursuant to Applicable Law or under the terms of the Documents or as determined by the Board.

(k) Construction on Common Area and Benefited Common Area. To construct new Improvements or additions to Common Area and Benefited Common Area, subject to the approval of the Board and the Declarant until expiration or termination of the Development Period.

(l) Contracts. To enter into Bulk Rate Contracts or other contracts or licenses with Declarant or any third party on such terms and provisions as the Board will determine, to operate and maintain any Common Area, Benefited Common Area, Improvement, or other property, or to provide any service, including but not limited to cable, utility, or telecommunication services, or perform any function on behalf of Declarant, the Board, VMC, or the Members. During the Development Period, all Bulk Rate Contracts must be approved in advance and in writing by the Declarant.

(m) Property Ownership. To acquire, own and dispose of all manner of real and personal property, including habitat, whether by grant, lease, easement, gift or otherwise. During the Development Period, all acquisitions and dispositions of VMC hereunder must be approved in advance and in writing by the Declarant.