

**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 July 27, 2021**

**6:00 PM REGULAR MEETING**

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

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

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

*All items listed under the Consent Agenda are considered to be routine and are acted on with one (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 July 13, 2021
- B. Findings of Fact & Conclusions of Law  
None

**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. *Continued from July 13, 2021* 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).

*Procedure:*  
*Receive Testimony*  
*Close Public Hearing and proceed into deliberation*

Potential Motions:

Option 1: Recommend Approval to City Council of Case Nos. 21-01-ZC (Rezone), 21-01-S (Preliminary Plat), & 21-05-DR (Design Review) Circinae Valley Subdivision

Option 2: Recommend Denial to City Council of Case Nos. 21-01-ZC (Rezone), 21-01-S (Preliminary Plat), & 21-05-DR (Design Review) Circinae Valley Subdivision

- B.** Continued from July 13, 2021 Case No. 21-02-CPF (Combination Preliminary & Final Plat) Falcon Crest Clubhouse – Troy Behunin, Senior Planner **ACTION ITEM**

Wendy Shrief of JUB Engineers, on behalf of M3 ID Falcon Crest, LLC, requests approval for a Combined Preliminary and Final Plat in order to create a buildable lot for a Clubhouse, 1 commercial lot, 1 common lot and 1 private road lot over 12.42 acres at the Falcon Crest Golf Course development. Section 22, Township 2 North, Range 1 East.

*Staff requests this item be tabled to a date certain of August 10, 2021 pending additional review.*

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

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

*Staff requests this item be tabled to a date certain of August 10, 2021, to provide staff proper time to discuss DEQ (Department of Environmental Quality) regulations with the Applicant and other City Departments.*

**4. BUSINESS ITEMS:**

None

**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 July 13, 2021**

**6:00 PM REGULAR MEETING**

*Limited Quorum Notice to Applicants and the Public: All Public Hearings will be opened and then continued to the July 27, 2021 Planning and Zoning Commission meeting. This is due to the fact only three (3) of the five (5) Commissioners will be in attendance. In addition, one (1) of the three (3) Commissioners will only be available to attend the first thirty (30) minutes of this meeting, at which time the Commission will lose a quorum to do business.*

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

**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 – Via Phone  
Commissioner Tyson Garten – Absent

**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.*

*(Timestamp 00:00:15)*

- A. Regular Planning and Zoning Commission Meeting Minutes Dated June 22, 2021
- B. Findings of Fact & Conclusions of Law
  - 1. Case No. 21-01-SUP (Special use Permit) 273 E Screech Owl In-home Daycare – Jessica Reid, Planning Services Specialist
  - 2. Case No. 21-07-DR (Design Review) Journey’s End No. 3 – Doug Hanson, Planner II
  - 3. Case No. 21-09-DR (Design Review) Falcon Crest Fencing Alternative Compliance – Troy Behunin, Senior Planner

**Motion To:** Approve Consent Agenda.  
**Motion By:** Commissioner Gealy  
**Motion Seconded:** Commissioner Hennis  
**Further Discussion:** None  
**Voting No:** None  
**Absent:** 2  
**Motion Passed:** 3-0-2, Commissioner Damron and Garten were 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.*

*(Timestamp 00:01:04)*

- A. *Continued from June 22, 2021* 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).

*(Timestamp 00:01:31)*

Chairman Young opened the Public Hearing and explained that due to an imminent loss of Quorum, it was requested the Public Hearing be continued to July 27, 2021.

*(Timestamp 00:01:51)*

City Attorney Bill Gigray provided information to the Commission as a point of consideration. He suggested the Chairman confirm if anyone was present who wished to testify, that would not be able to attend the July 27, 2021 meeting.

*(Timestamp 00:02:20)*

Chairman Young confirmed if there was anyone present in person or via Zoom that wished to testify. Planning Services Specialist Jessica Reid confirmed there were none.

*(Timestamp 00:02:40)*

**Motion To:** Continue the Public Hearing for Case Nos. 21-01-ZC (Rezone), 21-01-S (Preliminary Plat) and 21-05-DR (Design Review) for Circinae Valley Subdivision to July 27, 2021.

**Motion By:** Commissioner Gealy  
**Motion Seconded:** Commissioner Hennis  
**Further Discussion:** None  
**Voting No:** None  
**Absent:** 2  
**Motion Passed:** 3-0-2, Commissioner Damron and Garten were absent

(Timestamp 00:03:11)

- B. Case No. 21-02-CPF (Combination Preliminary & Final Plat) Falcon Crest Clubhouse – Troy Behunin, Senior Planner **ACTION ITEM**

Wendy Shrief of JUB Engineers, on behalf of M3 ID Falcon Crest, LLC, requests approval for a Combined Preliminary and Final Plat in order to create a buildable lot for a Clubhouse, 1 commercial lot, 1 common lot and 1 private road lot over 12.42 acres at the Falcon Crest Golf Course development. Section 22, Township 2 North, Range 1 East.

(Timestamp 00:03:30)

Chairman Young opened the Public Hearing and confirmed if anyone was present that wished to testify, who would not be able to attend the July 27, 2021 meeting. Ms. Reid confirmed there were not.

(Timestamp 00:03:53)

**Motion To:** Continue the Public Hearing for Case No. 21-02-CPF (Combination Preliminary and Final Plat) for the Falcon Crest Clubhouse to July 27, 2021.

**Motion By:** Commissioner Hennis

**Motion Seconded:** Commissioner Gealy

**Further Discussion:** None

**Voting No:** None

**Absent:** 2

**Motion Passed:** 3-0-2, Commissioner Damron and Garten were absent

**4. BUSINESS ITEMS:**

None

**5. ADJOURNMENT:**

(Timestamp 00:04:44)

**Motion To:** Adjourn.

**Motion By:** Commissioner Hennis

**Motion Seconded:** Commissioner Gealy

**Further Discussion:** None

**Voting No:** None

**Absent:** 2

**Motion Passed:** 3-0-2, Commissioner Damron and Garten were 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



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
	Exhibit List
1.1	Staff Report
1.2	Planning and Zoning Commission Meeting Minutes 6/22/2021
1.3	Planning and Zoning Commission Sign in Sheet 6/22/2021
2.1	Planning and Zoning Application Coversheet
2.2	Rezone Application
2.3	Preliminary Plat Application
2.4	Design Review Application
2.5	Affidavit of Legal Interest
2.6	Deed
2.7	Legal Description
2.8	Vicinity Map
2.9	Letter of Intent
2.10	Subdivision Name Reservation
2.32	Preliminary Plat (7/20/2021 Submittal)
2.33	Landscape Plan (7/20/2021 Submittal)
2.34	Color Rendering (7/20/2021 Submittal)
2.30	Preliminary Plat (6/16/2021 Submittal)
2.12	Preliminary Plat (Original Submittal)
2.13	Landscape Plan (Original Submittal)
2.11	Color Rendering (Original Submittal)
2.14	Lot Maintenance Agreement
2.15	Commitment to Property Posting
2.16	Neighborhood Meeting Certification
2.17	Neighborhood Meeting Letter
2.18	Site Photos
2.19	Agency Notification
2.20	Kuna Rural Fire District
2.21	Boise Project Board of Control
2.22	Central District Health Department
2.23	Department of Environmental Quality
2.24	Nampa and Meridian irrigation District
2.25	City Engineer
2.35	Additional City Engineer Comments 7/20/2021
2.31	Ada County Highway District
2.26	Planning and Zoning Commission Kuna Melba News
2.27	Planning and Zoning Commission Mailer

2.29

Planning and Zoning Commission Proof of Posting



# 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

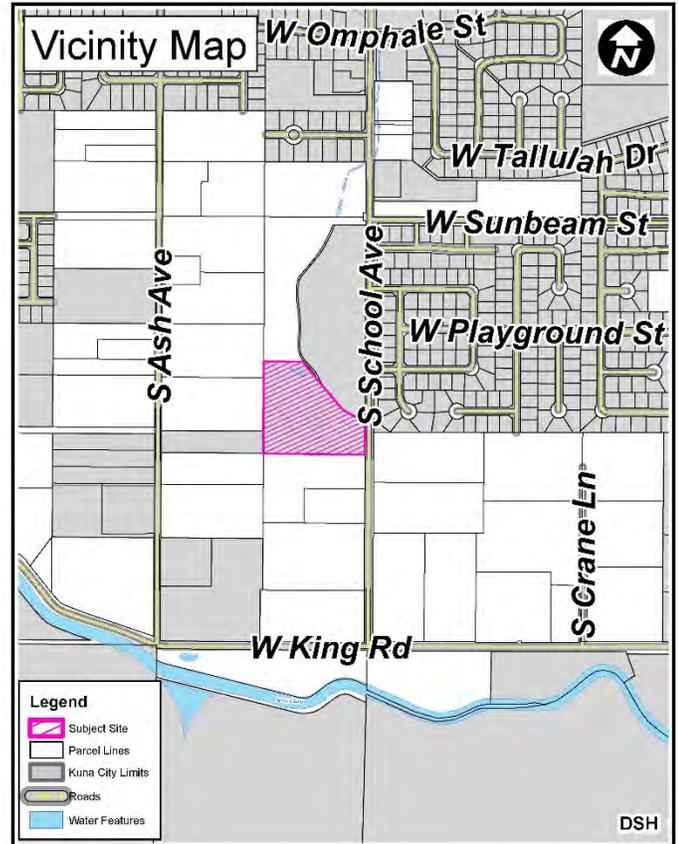
**Planner:** Doug Hanson, Planner II

**Hearing Date:** June 22, 2021  
**Continued to:** **July 27, 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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**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
- Addition City Engineer Comments ..... Exhibit 2.35

**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.

At the request of the Planning and Zoning Commission from the public hearing on June 22, 2021 the applicant has provided a revised preliminary plat with larger lots on the southern boundary of the proposed subdivision for better transition. The revised preliminary plat proposes 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. 0.49 acres, or 7.7% 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 7.7% 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 Pressure 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 27<sup>th</sup> day of July, 2021.

# Aerial Map



W Omphale St

W Tallulah Dr

W Sunbeam St

W Playground St

S Ash Ave

S School Ave

S Crane Ln

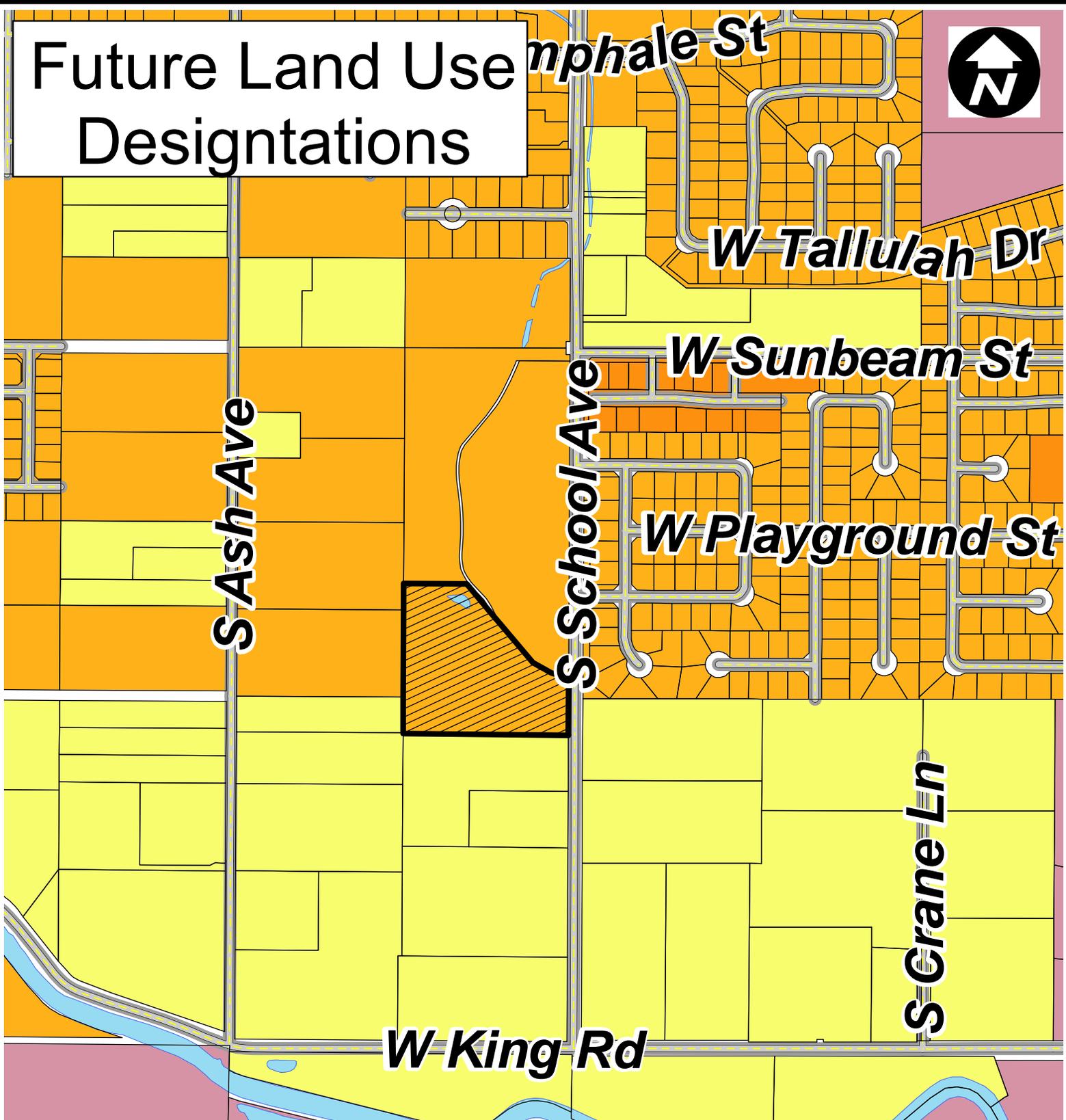
W King Rd

Mora Canal

**Legend**

-  Subject Site
-  Roads
-  Water Features

# Future Land Use Designations



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

Mora Canal

**Legend**

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

**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 22, 2021**

**6:00 PM REGULAR MEETING**

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

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

**COMMISSION MEMBERS PRESENT:**

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

**CITY STAFF PRESENT:**

Bill Gigray, City Attorney – Via Zoom  
Jace Hellman, Planning & Zoning Director – In Person  
Troy Behunin, Senior Planner – In Person  
Doug Hanson, Planner II – In Person  
Jessica Reid, Planning Services Specialist – In Person

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

*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.*

*(Timestamp 00:00:57)*

**A. Regular Planning and Zoning Commission Meeting Minutes Dated June 8, 2021**

**Motion To:** Approve Consent Agenda.

**Motion By:** Commissioner Gealy

**Motion Seconded:** Commissioner Damron

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

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

Against:

None

Neutral:

None

*(Timestamp 00:11:09)*

Chairman Young closed the Public Hearing and the Commission proceeded into their discussion.

Commissioner Hennis felt it was a straightforward application; all concerns had been addressed and Conditions were either met or in the process of being met. Commissioner Hennis had no objections.

Chairman Young agreed. Commissioner Gealy had no other concerns.

*(Timestamp 00:12:00)*

**Motion To:** Approve Case No. 21-01-SUP (Special Use Permit) 273 E Screech Owl In-home Daycare with the Conditions as outlined in the staff report.

**Motion By:** Commissioner Gealy

**Motion Seconded:** Commissioner Hennis

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

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

*(Timestamp 00:12:48)*

- 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).

Planner II Doug Hanson presented an overview of the proposed project. Mr. Hanson pointed out a change to Condition No. 21 to reflect that the Applicant would not request Final Plat approval until the City Engineer had issued the Will Serve Letter.

Chairman Young asked if the Commission had any questions for staff; there were none.

*(Timestamp 00:15:26)*

Applicant Randy Wall explained he nor his client had any objections to the Conditions listed in the staff report and requested approval of the proposed project.

Commissioner Gealy asked if there was there had been discussion of creating a Homeowners Association (HOA); Mr. Wall confirmed there would be. Commissioner Gealy then stated she would like to add a Condition that an HOA would be created as well as be responsible for maintenance of the projects landscaping and common areas.

(19) sewer hook-ups for the proposed project site; the previous owner of the proposed project site had indicated his intent to subdivide into four (4) 1.5 acre lots; finally, the new owners of the property had indicated the intent to subdivide into twenty-two (22) lots but had applied for thirty (30). Mr. Theobald expressed his opinion of lot sizes in subdivisions close-by versus the proposed lot sizes for the proposed project. He also expressed his concern of the size of homes that would be built on the lots, as well as the additional traffic. Mr. Theobald requested that fencing maintenance be included within the HOA requirements then expressed concern with Emergency Services. In conclusion, Mr. Theobald expressed concerns with irrigation.

*(Timestamp 00:30:56)*

Ed Mumford addressed additional concerns with irrigation, the largest being the irrigation waters are not impeded so they could continue to flow to the drainage ditch. Mr. Mumford went into detail of the drainage ditch and it's use.

*(Timestamp 00:33:00)*

Mr. Wall provided rebuttal to the concerns of those present who testified. He explained an ACHD traffic study had been performed and ACHD had not identified any concerns. Mr. Wall agreed and assured there would only be traditional single-family homes within the subdivision. He went on to explain that the proposed project had been dropped from 30 lots to 27 lots and an R-6 (Medium Density Residential) zoning had been requested, and how it was the transition zoning between High and Low Density. Mr. Wall explained that typically fencing for common areas is maintained by the HOA and individual lot fencing is maintained by the homeowner. In regards to irrigation and drainage, Mr. Wall stated they had been working closely with the Boise Project Board of Control; he also addressed that state law has specific requirements on how to deal with irrigation.

Commissioner Damron asked how water draining off the subject site and damaging a neighboring property was going to be mitigated. Mr. Wall explained the ditch was only a drain and did not carry water on a usual basis. Commissioner Damron re-explained his question. Mr. Wall referred to the retention pond designed into the subdivision that would contain any regular waters; he further explained as he was not an attorney, other unexpected issues and their outcomes were not within his wheelhouse. Mr. Wall then explained the retention pond was designed based on historical flows of the drainage ditch.

Mr. Hanson asked Mr. Gigray if he was able to expand on the subject at hand. Mr. Gigray provided additional information. He also notified the Commission they could add a Condition that proper irrigation and drainage be fully addressed with a Final Platting request.

Chairman Young confirmed the project would be connecting to the Kuna Municipal Irrigation System (KMIS); Mr. Hanson expanded on how the project would be required to annex their water rights for the property into the KMIS.

Mr. Gigray closed with direction that the City Engineer would be able to address any irrigation and/or drainage issues during the Final Plat process. Chairman Young also pointed out the City Engineer Memo addressed irrigation water, grading, and drainage. Mr. Wall added a comprehensive drainage report for the property would be provided to the City Engineer.

*(Timestamp 00:46:57)*

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

Commissioner Hennis asked if the lots on the southern boundary would be able to meet the dimensional standards of an R-4.

Commissioner Gealy rebutted an R-6 zone indicated six (6) was the most you could put there, but it did not mean the least. She said requesting an R-4 would require the lots meet those dimensional standards, however, if the Commission requested something with a lower density similar to an R-4, they would not.

The Commission continued to debate Commissioner Gealys point.

Mr. Hanson commented that even if the underlying zone was an R-6 and the Commission requested an R-4 density for the south, those lots would still be required to adhere to the R-4 dimensional standards.

Chairman Young had an additional question for Mr. Wall.

Mr. Gigray suggested the Public Hearing be reopened to receive additional information.

*(Timestamp 01:04:45)*

**Motion To:** Reopen Public Hearing for Case Nos. 21-01-ZC (Rezone) and 21-01-S (Preliminary Plat) for the Circinae Valley Subdivision.

**Motion By:** Commissioner Gealy

**Motion Seconded:** Commissioner Damron

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

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

*(Timestamp 01:05:10)*

Chairman Young asked if Mr. Wall would be against adjusting the southern lot sizes.

Mr. Wall stated he was willing and suggested getting the project closer to four (4) Dwelling Units Per Acre (DUA).

Mr. Gigray suggested if a reconfiguration of the Preliminary Plat was required in order to garner approval, then the Commission continue the Public Hearing as to be able to review the reconfiguration prior to making any decisions. Based on this information, Mr. Wall requested a continuation until the next available agenda.

*(Timestamp 01:09:41)*

As the Public Hearing had been reopened, Chairman Young addressed the audience to confirm if anyone wished to provide additional comments; only comments on the information received after reopening the Public Hearing would be received.

*(Timestamp 01:10:00)*

Roger Theobald chose to provide additional comments; he appreciated the Commissions recommendation to increase the lot sized on the southern boundary of the project. Mr. Theobald then began to address separate items that did not adhere to the Chairman's direction; Chairman Young redirected Mr. Theobald to the topics at hand.

requesting the southern lots be limited to four (4) DUA as it presented a major difference in the requirements/dimensional standards that would need to be met.

*(Timestamp 01:23:31)*

**Motion To:** Continue the Public Hearing for Case Nos. 21-01-ZC (Rezone) and 21-01-S (Preliminary Plat) for the Circinae Valley Subdivision until July 13, 2021, with a request the Applicant work with staff to provide R-4 (Medium Density Residential) sized lots within the R-6 (Medium Density Residential) zoning designation on the southern boundary.

*(Timestamp 01:26:20)*

Mr. Hellman re-explained the difference between limiting the southern boundary to four (4) DUA and limiting to an R-4 zoning designation.

*(Timestamp 01:26:53)*

**Motion To:** Continue the Public Hearing for Case Nos. 21-01-ZC (Rezone) and 21-01-S (Preliminary Plat) for the Circinae Valley Subdivision, to July 13, 2021 as to review an amended Preliminary Plat with lot sizes similar to an R-4 designation; to receive testimony from the City Engineer in regards to neighboring property owners concerns with irrigation and drainage; to receive additional information regarding a Homeowners Association and their maintenance agreement for fencing and landscaping; and to update Condition No. 21 in the staff report.

**Motion By:** Commissioner Gealy

**Motion Seconded:** Commissioner Damron

**Further Discussion:** None

**Voting No:** None

**Absent:** 1

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

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

*(01:28:30)*

**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.

Planner II Doug Hanson presented an overview of the proposed project.

*(Timestamp 01:30:15)*

Applicant Steve Arnold addressed the Commission, explaining the layout of the project and specific amenities provided; he also stated the Homeowners Association (HOA) would maintain landscaping and common areas. In conclusion, Mr. Arnold expressed he was in agreement with the Conditions of Approval outlined in the staff report, then stood for questions.

Commissioner Gealy confirmed the HOA would maintain the landscaping between the units and not the patios provided; Mr. Arnold stated that was correct.

Commissioner Damron asked if he was correct that a balcony was provided over the garage and on the side of each unit; Mr. Arnold confirmed he was correct.

*(Timestamp 01:42:50)*

City Attorney Bill Gigray provided the Commission with a progress report in working with the Meridian Fire Department and Kuna Rural Fire District in updating any applicable City Code to adhere to current Fire Codes.

*(Timestamp 01:44:12)*

**Motion To:** Adjourn.

**Motion By:** Commissioner Damron

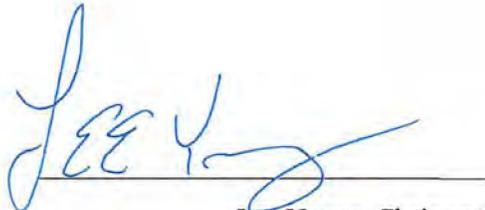
**Motion Seconded:** Commissioner Hennis

**Further Discussion:** None

**Voting No:** None

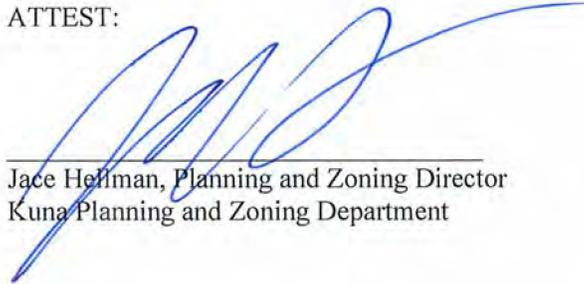
**Absent:** 1

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



Lee Young, Chairman  
Kuna Planning and Zoning Commission

ATTEST:



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



CITY OF KUNA

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

SIGN-UP SHEET

June 22, 2021 – Planning and Zoning Commission Public Hearing

Case Name: Circinae Valley

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

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

IN FAVOR	NEUTRAL	IN OPPOSITION
<input type="checkbox"/> Testify <input checked="" type="checkbox"/> Not Testify <u>MIKE EARLY</u> Print Name <u>10718 W BLACKHAWK DR</u> Print Address <u>BOISE ID 83709</u> City                      State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City                      State, Zip	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> Not Testify <u>Lee Carter</u> Print Name <u>1335 S School St</u> Print Address <u>Kuna ID 83634</u> City                      State, Zip
<input checked="" type="checkbox"/> Testify <input type="checkbox"/> Not Testify <u>Randy Wall</u> Print Name <u>5636 N. Portsmouth Ave</u> Print Address <u>BOISE ID 83714</u> City                      State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City                      State, Zip	<input checked="" type="checkbox"/> Testify <input checked="" type="checkbox"/> Not Testify <u>VERNA ROBINSON</u> Print Name <u>1220 S ASH AVE</u> Print Address <u>KUNA ID 83634</u> City                      State, Zip
<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City                      State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City                      State, Zip	<input checked="" type="checkbox"/> Testify <input type="checkbox"/> Not Testify <u>Roger Theobald</u> Print Name <u>1331 S School</u> Print Address <u>KUNA ID 83634</u> City                      State, Zip
<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City                      State, Zip	<input type="checkbox"/> Testify <input type="checkbox"/> Not Testify _____ Print Name _____ Print Address _____ City                      State, Zip	<input checked="" type="checkbox"/> Testify <input checked="" type="checkbox"/> Not Testify <u>ID MUMFORD</u> Print Name <u>1375 S. SCHOOL</u> Print Address <u>KUNA ID 83634</u> City                      State, Zip

**IN FAVOR**

**NEUTRAL**

**IN OPPOSITION**

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City                      State, Zip



# 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 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 (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

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

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



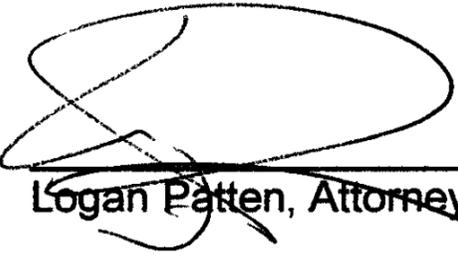
### QUITCLAIM DEED

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

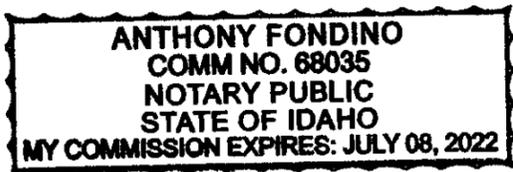


Exhibit A

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;

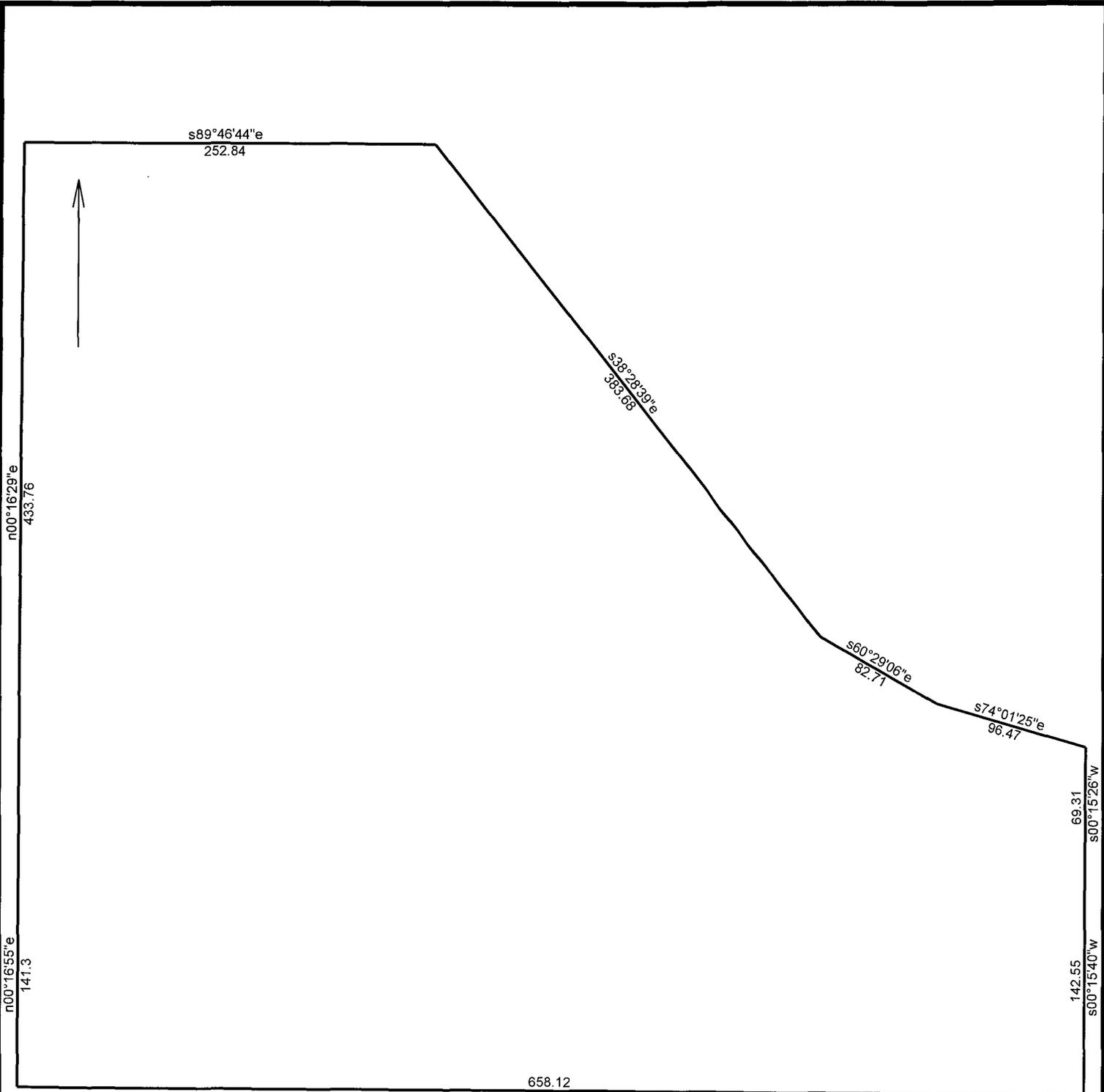
Thence along said East line, South 00°15'26" West, a distance of 69.31 feet to the **POINT OF BEGINNING**.

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





3/8/2021

Scale: 1 inch= 85 feet

File: PATTON-KUNA SUB OVERALL BOUNDARY.ndp

Tract 1: 6.6016 Acres (287566 Sq. Feet), Closure: n37.3152w 0.01 ft. (1/370789), Perimeter=2261 ft.

- 01 s00.1540w 142.55
- 02 n89.3135w 658.12
- 03 n00.1655e 141.3
- 04 n00.1629e 433.76
- 05 s89.4644e 252.84
- 06 s38.2839e 383.68
- 07 s60.2906e 82.71

- 08 s74.0125e 96.47
- 09 s00.1526w 69.31

# 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**

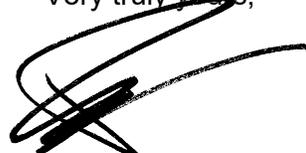
Every effort has been made to design the project to comply with the Kuna City Code. Professional Engineering Services (PES) has processed two Pre-Application Reviews with the City of Kuna, the first on July 23, 2020, and the second on February 3, 2021. The Applicant appreciates the reviews and feedback 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 top and a horizontal line extending to the right.

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)

---

**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*

---

**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

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 4500 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: 5636 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:

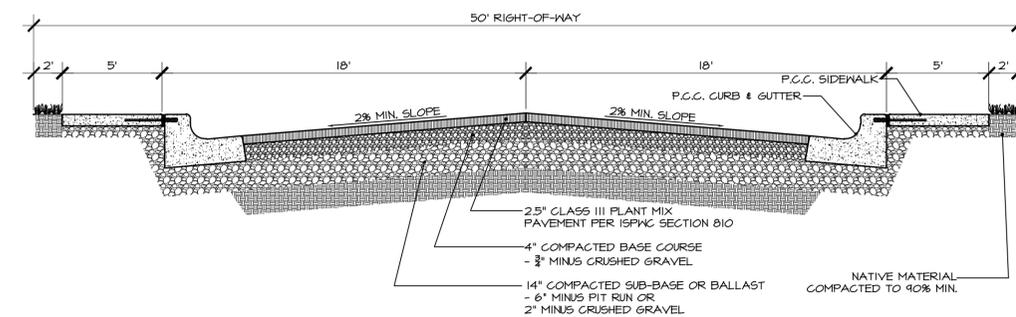
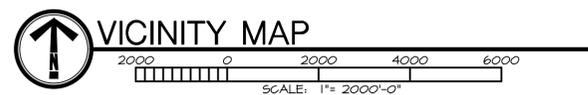
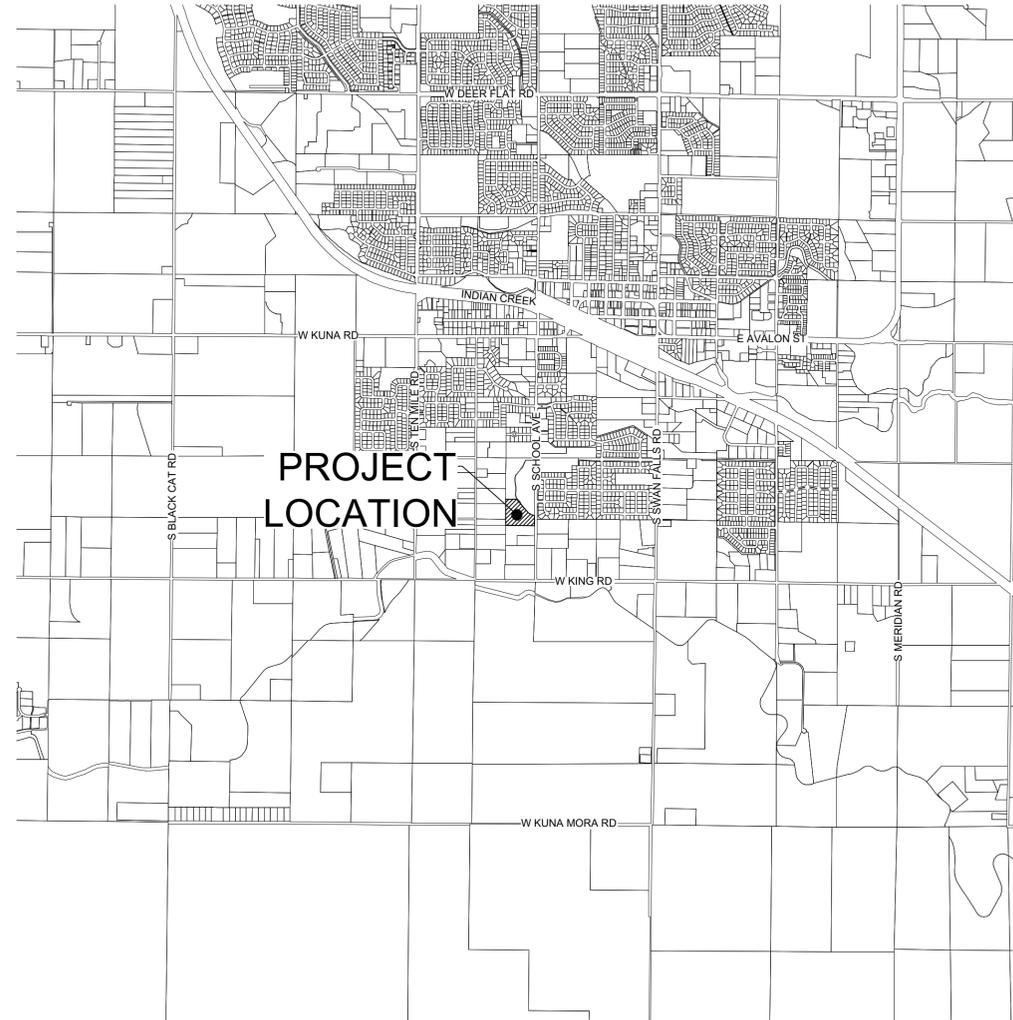
OPEN SPACE PROVIDED TOTAL 21,716 SF (1.1%)

## DRAWING INDEX:

SHEET NUMBER	SHEET TITLE
PPI.0	COVER
PPI.1	PRELIMINARY PLAT
PPI.2	PRELIMINARY UTILITY PLAN
L1.0	LANDSCAPE PLAN
L1.5	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 DRIVENWAYS 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.



1 50' RIGHT-OF-WAY  
 STREET SECTION

Scale: NTS

[DATE: 7/16/2021 8:52 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
	2	RW	07/16/21	UPDATED LAYOUT

SHEET INFO	HC	DATE
DRAWN		7/16/2021
CHECKED		7/16/2021
APPROVED		
LAST EDIT		
PLOT DATE		
SUBMITTAL		

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

SHEET NUMBER  
 PP1.0

[DATE: 7/16/2021 8:52 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]

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

R5070501215  
RODRIGO & JUANITA  
GALVEZ  
1170 S ASH AVE  
KUNA, ID 83634

R5070501193  
VERNA ROBINSON  
1220 S ASH AVE  
KUNA, ID 83634

R5070501194  
JEFFREY B COX  
1270 S ASH AVE  
KUNA, ID 83634

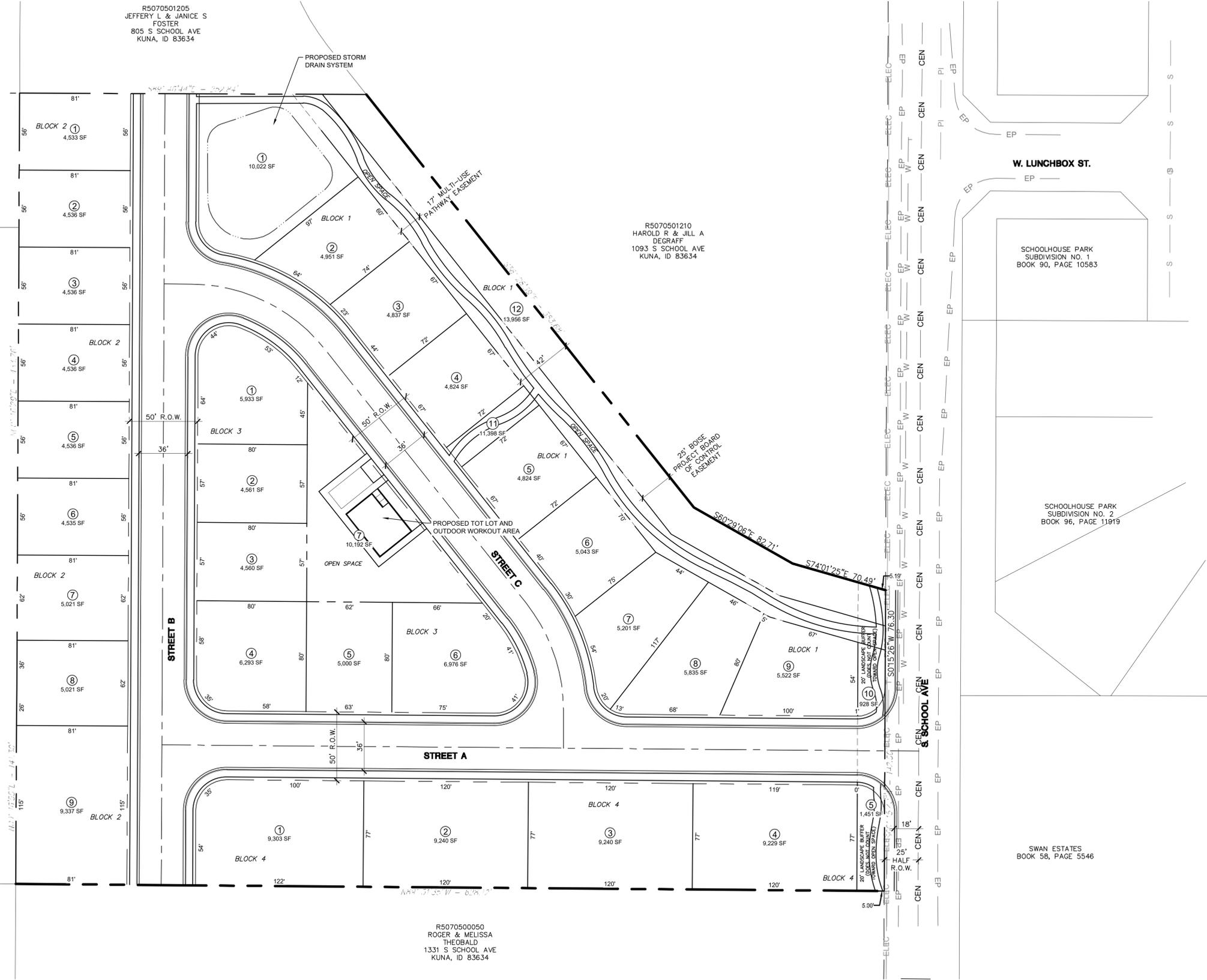
R5070501205  
JEFFERY L & JANICE S  
FOSTER  
805 S SCHOOL AVE  
KUNA, ID 83634

R5070501210  
HAROLD R & JILL A  
DEGRAFF  
1093 S SCHOOL AVE  
KUNA, ID 83634

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

### PLAT LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTER LINE
- ⑤ LOT NUMBER AND SQUARE FOOTAGE
- BLOCK 1 BLOCK NUMBER



REVISIONS	NO.	BY	DATE	REMARKS
	0	RW	03/18/21	CITY OF KUNA SUBMITTAL
	1	RW	06/16/21	UPDATED RESIDENTIAL DENSITY
	2	RW	07/16/21	UPDATED LAYOUT

SHEET INFO	NO.	DATE	REVISIONS
DRAWN	HC		
CHECKED			
APPROVED			
LAST EDIT		7/16/2021	
PLOT DATE		7/16/2021	
SUBMITTAL			

CIRCINAE VALLEY SUBDIVISION  
KUNA, ID  
PROFESSIONAL ENGINEERING SERVICES

DRAWING FILE NAME: PRELIMINARY PLAT  
SCALE: PER DRAWING

SHEET NUMBER  
20-33  
PP1.1

[DATE: 7/16/2021 8:52 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: UTIL]

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

R5070501215  
RODRIGO & JUANITA  
GALVEZ  
1170 S ASH AVE  
KUNA, ID 83634

R5070501193  
VERNA ROBINSON  
1220 S ASH AVE  
KUNA, ID 83634

R5070501194  
JEFFREY B COX  
1270 S ASH AVE  
KUNA, ID 83634

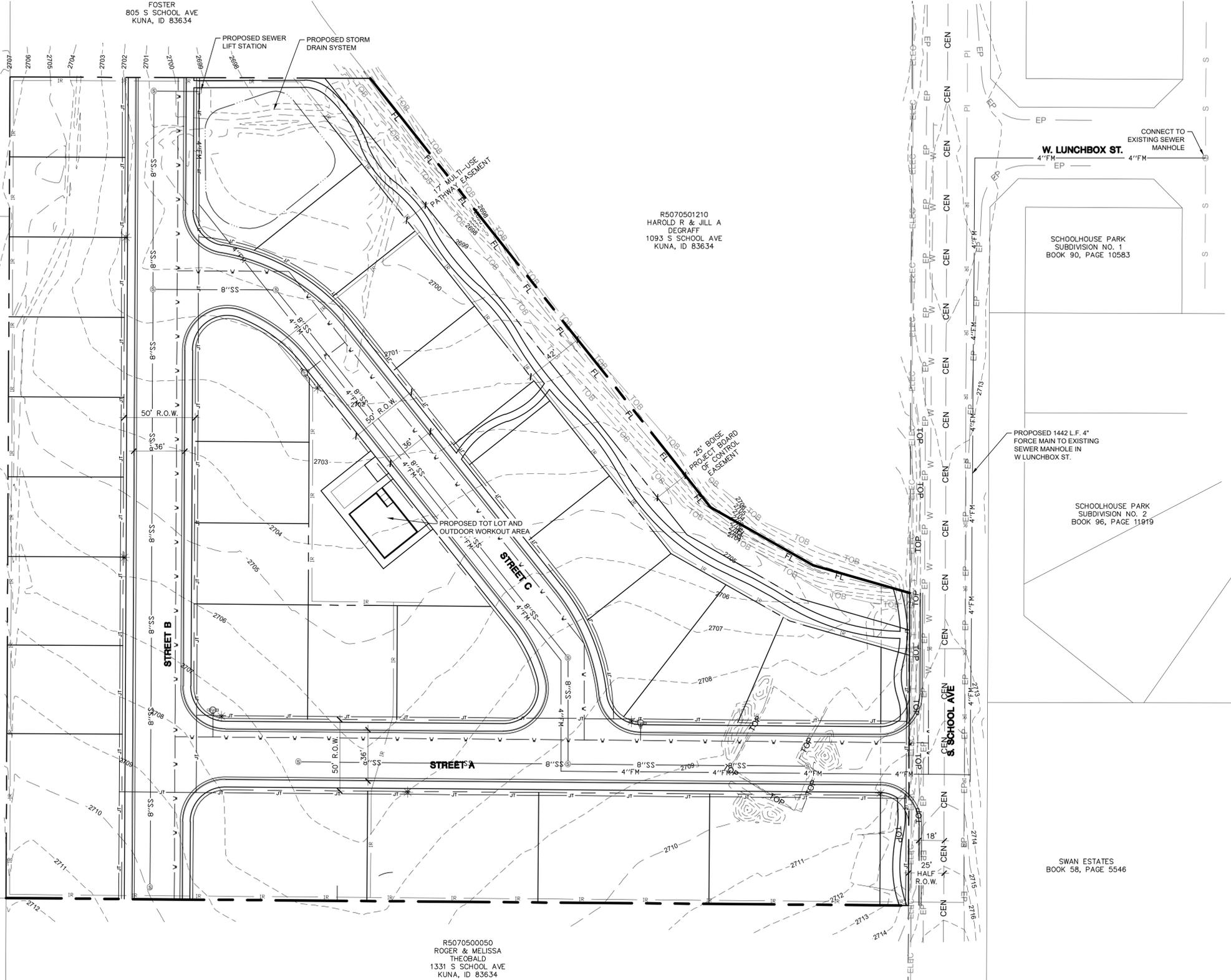
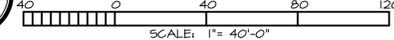
FOSTER  
805 S SCHOOL AVE  
KUNA, ID 83634

R5070501210  
HAROLD R & JILL A  
DEGRAFF  
1093 S SCHOOL AVE  
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
- IR --- PROPOSED PRESSURE IRRIGATION
- W --- W --- PROPOSED DOMESTIC WATER MAIN
- W --- W --- PROPOSED FIRE HYDRANT
- S --- S --- EXISTING SEWER MAIN
- 8\"/>
- 4\"/>
- JT --- JOINT TRENCH CONTAINING ELECTRIC, TELEPHONE, AND NATURAL GAS
- PI --- PI --- EXISTING IRRIGATION
- TOB --- TOB --- EXISTING TOP OF BANK
- -1050 --- EXISTING CONTOUR
- SEWER MANHOLE
- \* --- STREET LIGHT



SHEET INFO		REVISIONS			
DRAWN	HC	NO.	BY	DATE	REMARKS
CHECKED		0	RW	03/18/21	CITY OF KUNA SUBMITTAL
APPROVED		1	RW	06/16/21	UPDATED RESIDENTIAL DENSITY
LAST EDIT		2	RW	07/16/21	UPDATED LAYOUT
PLOT DATE	7/16/2021				
SUBMITTAL	7/16/2021				

CIRCINAE VALLEY SUBDIVISION  
KUNA, ID  
PROFESSIONAL ENGINEERING SERVICES

DRAWING FILE NAME: PRELIMINARY PLAT  
SCALE: PER DRAWING

PROJECT NUMBER: 20-33

SHEET NUMBER  
**PP1.2**

PROPOSED 1442 L.F. 4\"/>

SCHOOLHOUSE PARK  
SUBDIVISION NO. 2  
BOOK 96, PAGE 11919

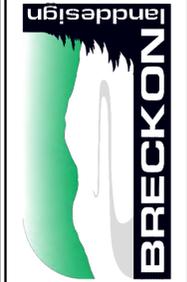
SWAN ESTATES  
BOOK 58, PAGE 5546

W. LUNCHBOX ST.  
4\"/>

SCHOOLHOUSE PARK  
SUBDIVISION NO. 1  
BOOK 90, PAGE 10583



Breckon Land Design, Inc.  
 6687 North Glenwood Street  
 Garden City, Idaho 83714  
 Phone: 208-376-5188  
 Fax: 208-376-5189  
 www.breckonlanddesign.com



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



REVISIONS		
No.	Date	Description
1	7/14/2021	CITY COMMENTS

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

SHEET NUMBER  
 L1.0

PRELIMINARY PLAN

### PLANT SCHEDULE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>CONIFER TREES</b>					
12	PF	<i>Pinus flexilis</i> 'Vanderwolf'	Vanderwolf Pine	6'-8" Ht., B4B	20' HT X 10" W
<b>DECIDUOUS SHADE TREES</b>					
8	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
6	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>Evonymus 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

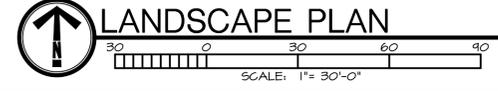
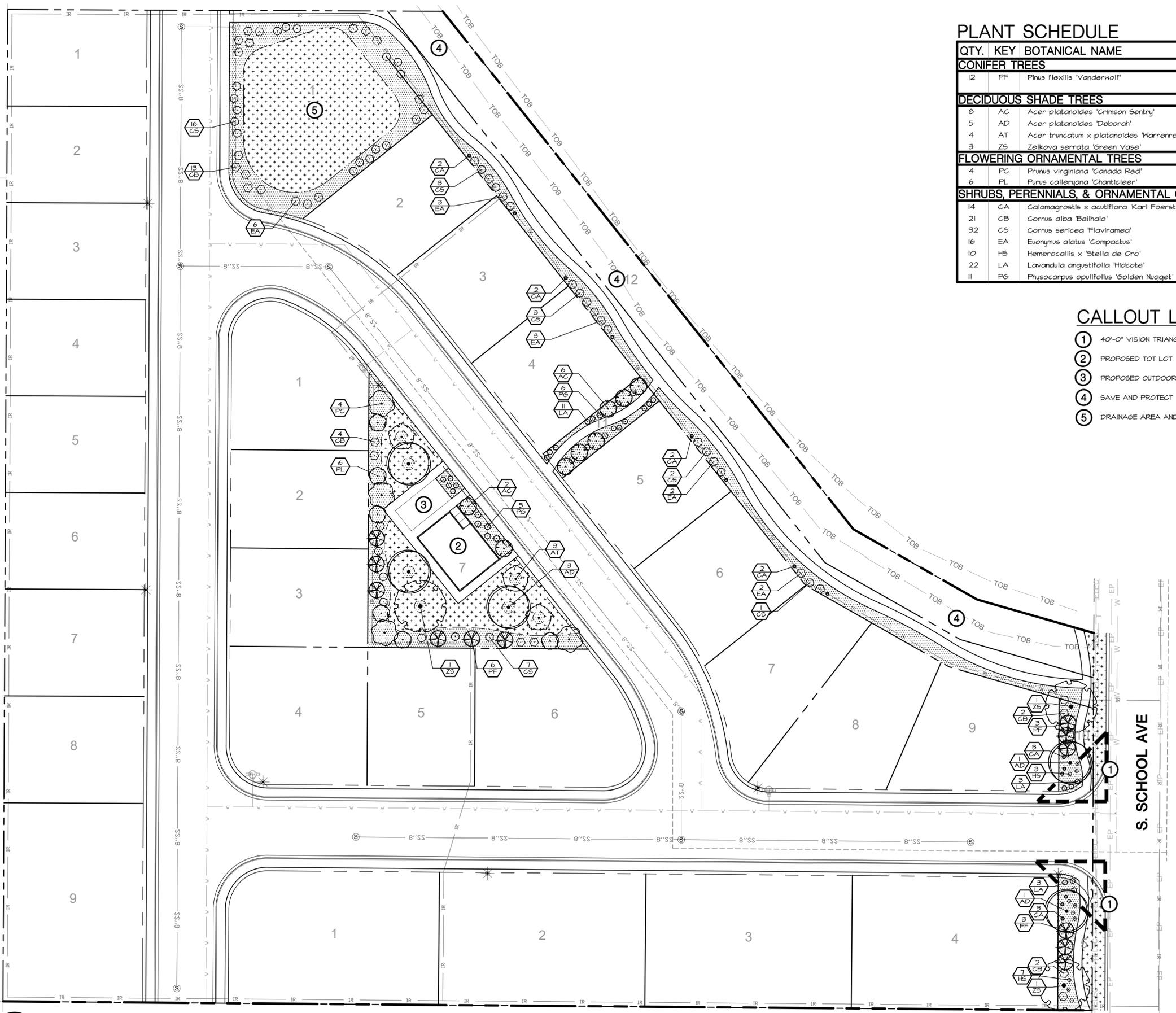
- ① 40'-0" VISION TRIANGLE
- ② PROPOSED TOT LOT
- ③ PROPOSED OUTDOOR WORKOUT AREA
- ④ SAVE AND PROTECT EXISTING DITCH
- ⑤ DRAINAGE AREA AND LIFT STATION

### 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 -	42
TOTAL NUMBER OF TREE SPECIES PROVIDED -	7
DECIDUOUS SHADE TREES:	20, CONIFERS: 12, ORNAMENTAL TREES: 10
TOTAL NUMBER OF RESIDENTIAL LOTS:	30
TOTAL STREET TREES REQUIRED: 10 (COLLECTOR)	
TOTAL STREET TREES PROVIDED:	10
COMMON AREA	
TOTAL AREA OF SITE:	282,011 S.F. (6.48 AC)
TOTAL QUALIFIED OPEN SPACE PROVIDED:	1.7% = 21,116 S.F. (0.50 AC)
TOTAL QUALIFIED OPEN SPACE REQUIRED:	7% (28 LOTS) = 19,153 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:	27
OPEN SPACE TREES PROVIDED:	19 (DECIDUOUS), 6 (CONIFEROUS), 10 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	
<b>NOTES:</b>	
LINEAR FEET OF BUFFER EXCLUDES VISION TRIANGLES.	
KUNA CITY CODE DOES NOT REQUIRE LOCAL STREET TREES.	
STREET BUFFERS SHOWN SATISFY CITY TREE REQUIREMENTS.	
LANDSCAPING WITHIN STREET BUFFERS WILL FILL BUFFERS AT FULL PLANT MATURITY. ADDITIONAL PLANTINGS ARE NOT RECOMMENDED.	



S:\Projects\2020\20138\_gibbert\_sub\_kuna\CAD\Sheets\Preliminary Plot\_Landscape\20138\_land\_pp.dwg plotted by: Tyler Chambers on Wed, July 14, 2021 at 09:27 PM.

### 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 10" 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 A TOPSOIL AS A PERFORM SOIL TEST/ ANALYSIS 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 AN A.C.H.D. SIDEWALK.
- SEWERAGE PIPES AND OTHER STORM DRAINAGE 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 MATERIALS HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
- 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 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 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 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:

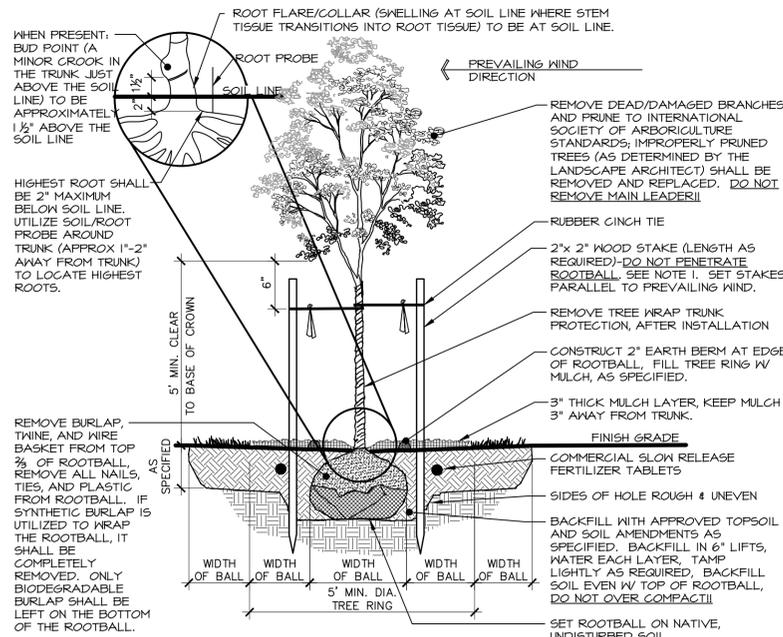
- ALL AREAS TO BE PLANTED OR HYDROSEEDING SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
- CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH ROUND-UP (CONTACT HERBICIDE) OR APPROVED EQUAL.
- DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE 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 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.
- NEWLY 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 OVER LOOSENED SUBGRADE.
- REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD.
- 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 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:

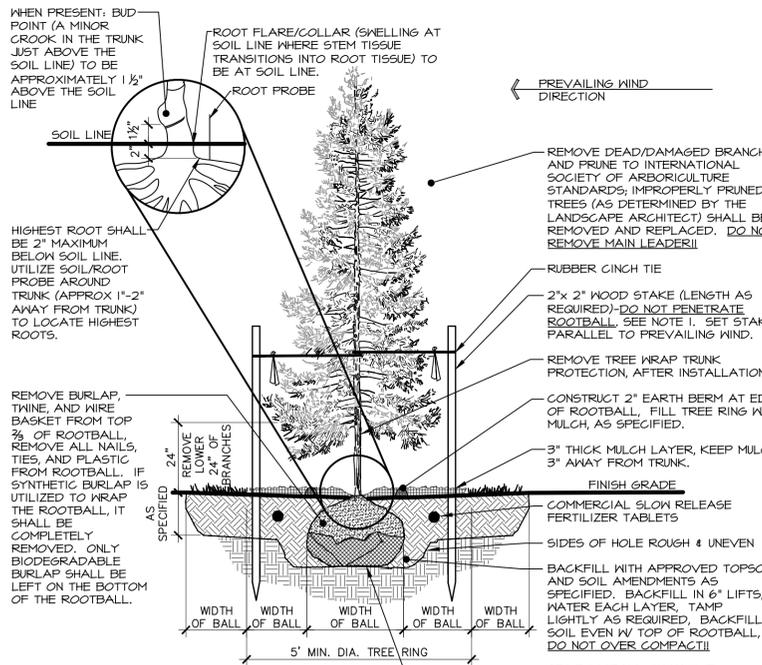
- LIMIT TURF SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
- NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
  - GRADES AFTER 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. 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 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.
- 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 (DEEPTRO #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.

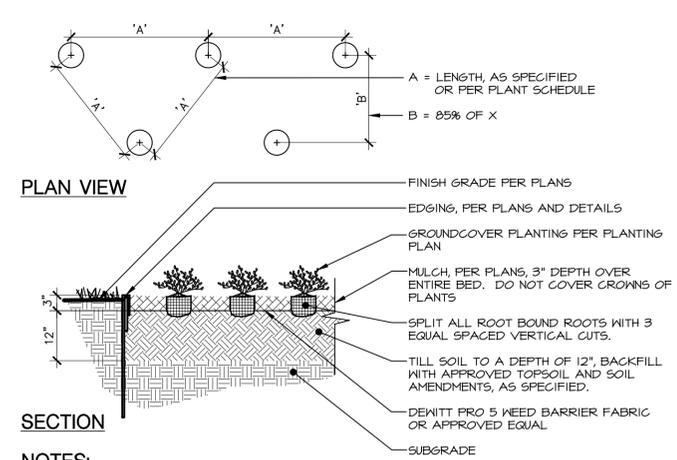
### 1 DECIDUOUS TREE PLANTING



#### 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 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.
- WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
- IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

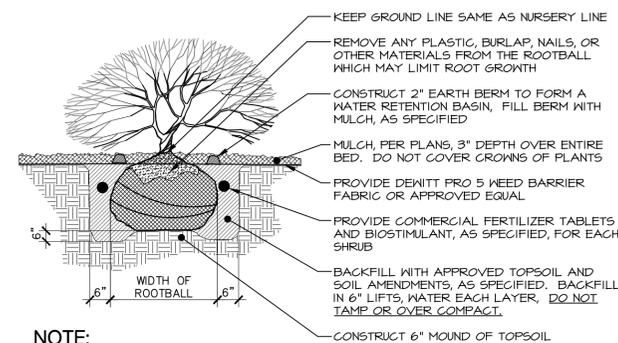
### 2 CONIFEROUS TREE PLANTING



#### 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.

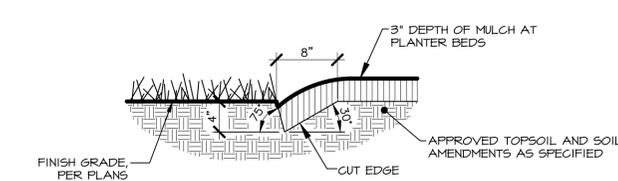
### 3 PERENNIAL & GROUNDCOVER PLANTING



#### 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



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 Land Planning



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

811  
 Know what's below.  
 Call before you dig.  
 CALL 8 BUSINESS DAYS  
 BEFORE YOU DIG. GRADE OR  
 EXCAVATE FOR THE  
 UNDERGROUND  
 MEMBER UTILITIES

REVISIONS		
No.	Date	Description
1	7/14/2021	CITY COMMENTS

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

SHEET NUMBER  
**L15**

PRELIMINARY PLAN

S:\Projects\1020202038 gibbert sub\_kuna\CADD\Sheets\Preliminary Plot\_Landscape\102038\_tend pp.dwg plotted by: Tyler Chambers on Wed, July 14, 2021 at 03:15 PM



CIRCINAE VALLEY SUBDIVISION  
 S. SCHOOL AVENUE  
 KUNA, IDAHO 83634

SCALE: 1"=30'-0"



S. SCHOOL AVENUE

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 Garden City, Idaho 83714

- Civil Engineering
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- 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.  
 NAMP, ID 83651  
 208-465-5687  
 EMAIL: DAGEE@TIMBERLINESURVEY.COM

## OPEN SPACE CALCULATIONS:

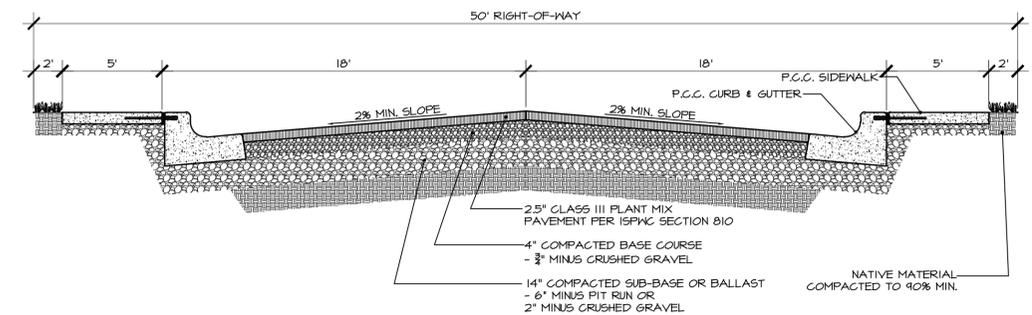
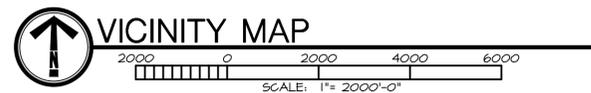
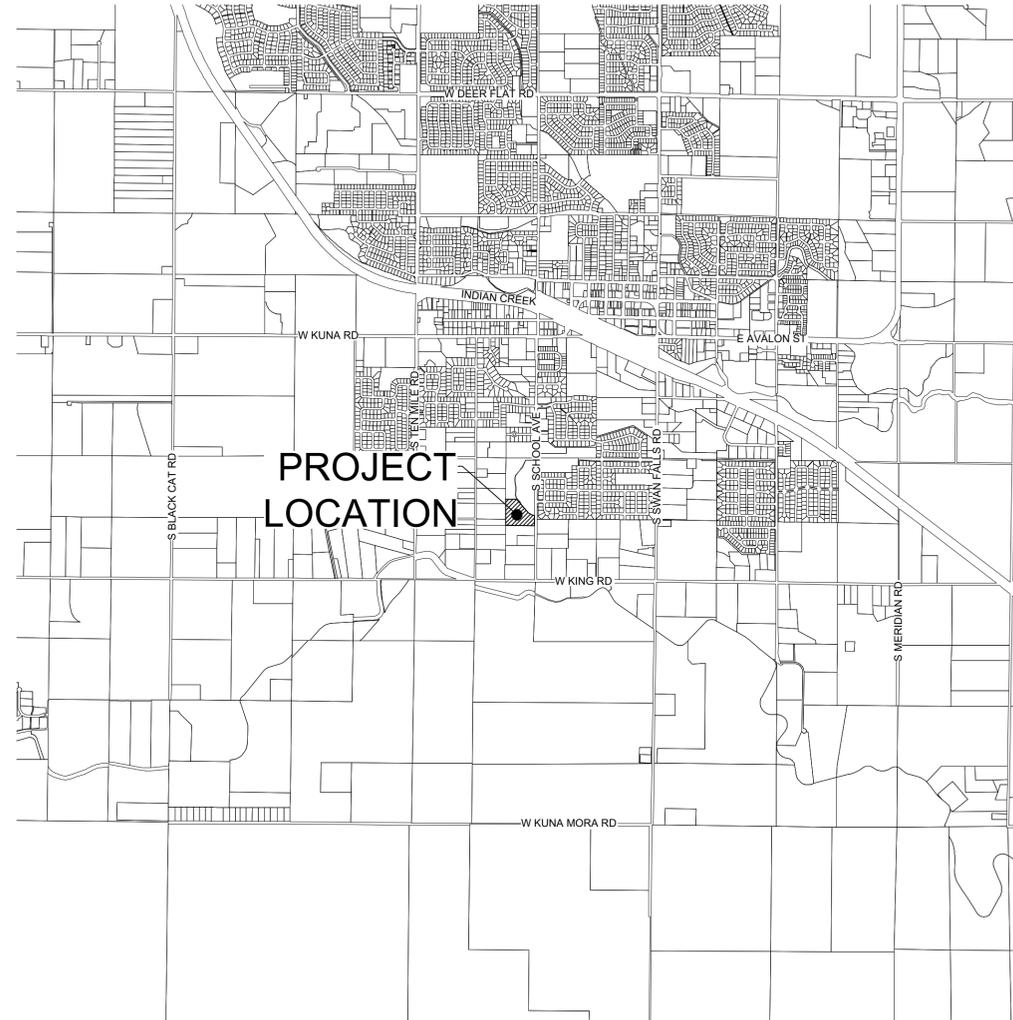
OPEN SPACE REQUIRED	21,170 SF (1.5%)
OPEN SPACE PROVIDED	
BLOCK 1, LOT 4 (PORTION)	4,214 SF
BLOCK 1, LOT 10 (MULTI-USE PATH)	0,491 SF
BLOCK 3, LOT 7 (TOT LOT)	10,341 SF
TOTAL	23,051 SF (6.2%)

## 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.
- 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]

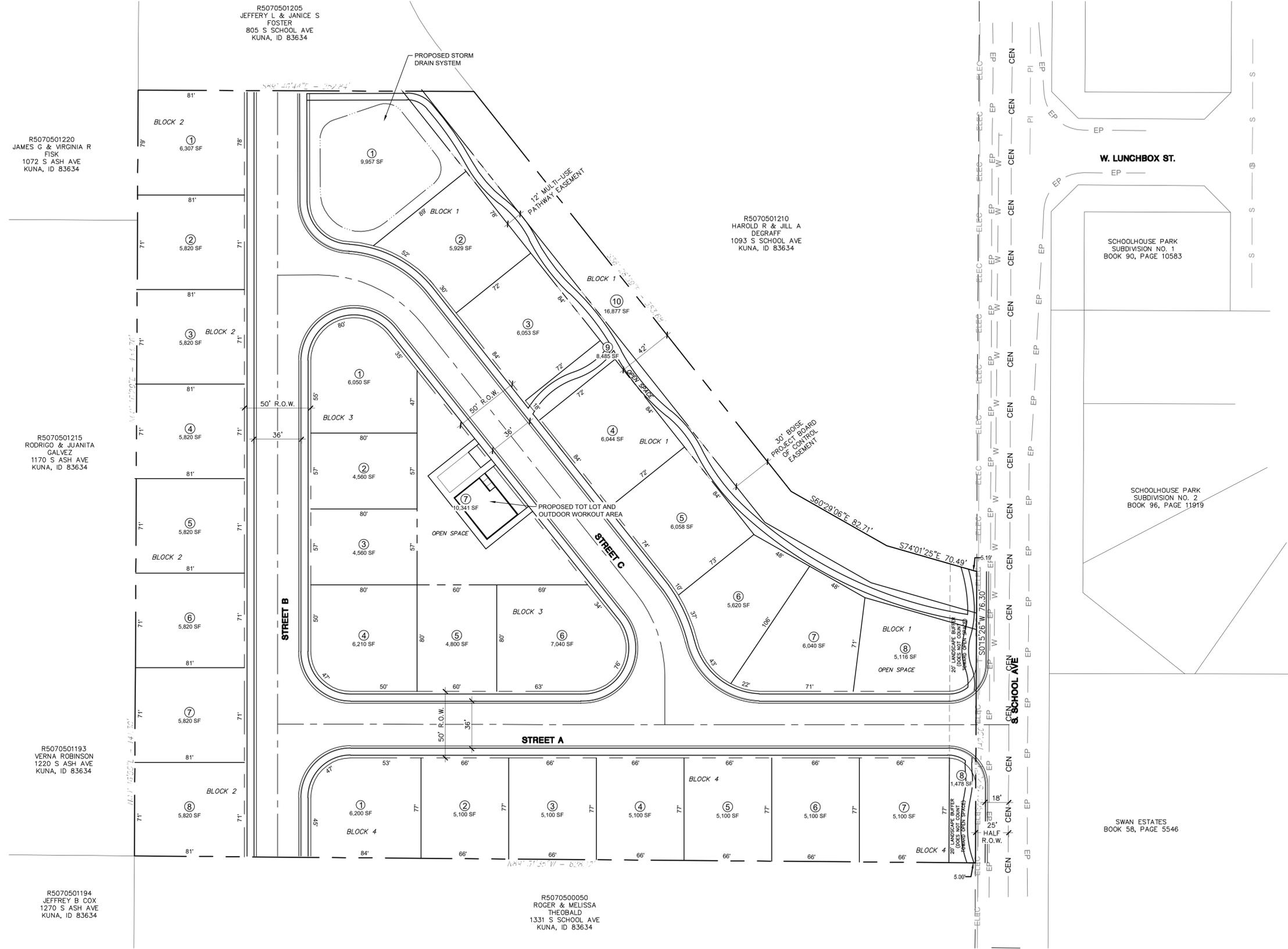
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	1	RW	06/16/21	UPDATED RESIDENTIAL DENSITY

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

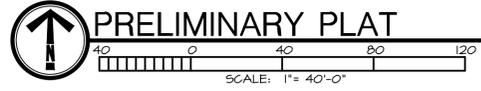
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[DATE: 6/16/2021 11:46 AM] [AUTHOR: csmarda] [PLOTTER: \_Autocad PDF (General Documentation).pc3] [STYLE: BLD Bw.ctb] [PATH: s:\projects\2020\20138 gilbert sub kuna\CAD\Sheets\Preliminary Plat\20138 PP.dwg] [LAYOUT: PREPLAT]



**PLAT LEGEND**

---	EXISTING PROPERTY BOUNDARY
---	PROPOSED LOT LINE
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED CENTER LINE
⑤	LOT NUMBER AND SQUARE FOOTAGE
BLOCK 1	BLOCK NUMBER



**PROFESSIONAL ENGINEERING SERVICES**

PRELIMINARY NOT FOR CONSTRUCTION

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

SHEET INFO	NO.	DATE	REVISIONS
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

[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: UTIL]

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

R5070501215  
RODRIGO & JUANITA  
GALVEZ  
1170 S ASH AVE  
KUNA, ID 83634

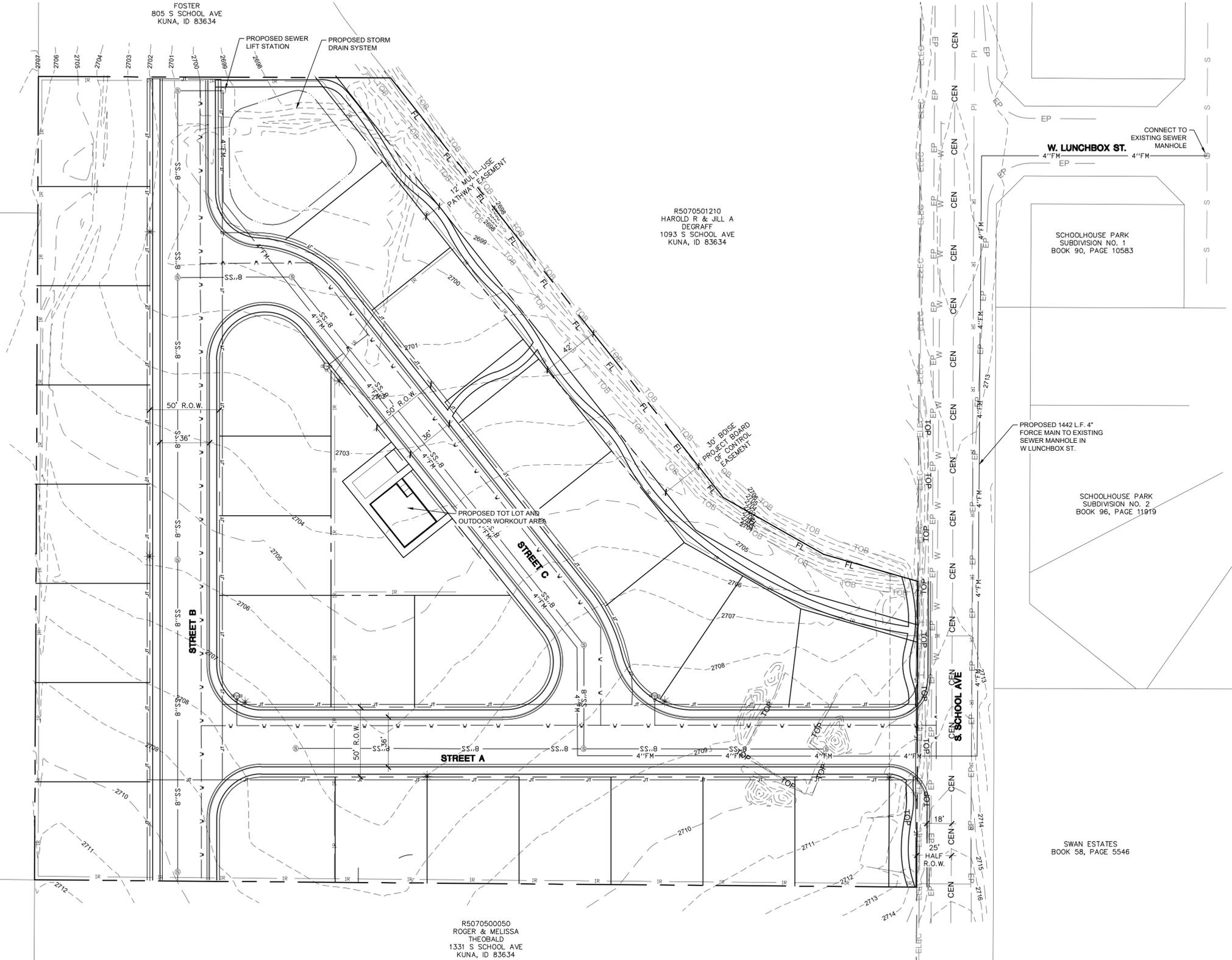
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VERNA ROBINSON  
1220 S ASH AVE  
KUNA, ID 83634

R5070501194  
JEFFREY B COX  
1270 S ASH AVE  
KUNA, ID 83634

FOSTER  
805 S SCHOOL AVE  
KUNA, ID 83634

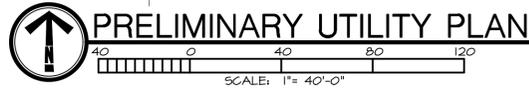
R5070501210  
HAROLD R & JILL A  
DEGRAFF  
1093 S SCHOOL AVE  
KUNA, ID 83634

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



### 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
		1	RW	06/16/21	UPDATED RESIDENTIAL DENSITY

SHEET INFO		NO.	DATE	REMARKS
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  
**PP1.2**

# 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 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:

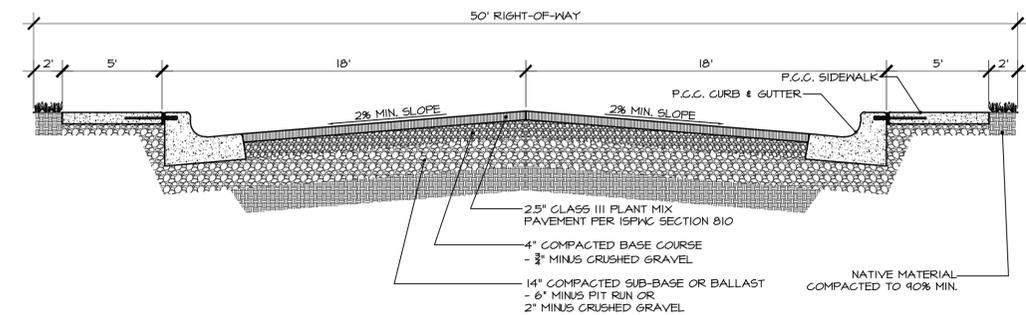
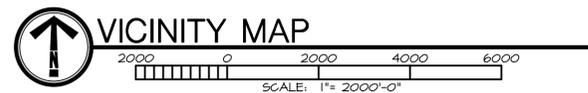
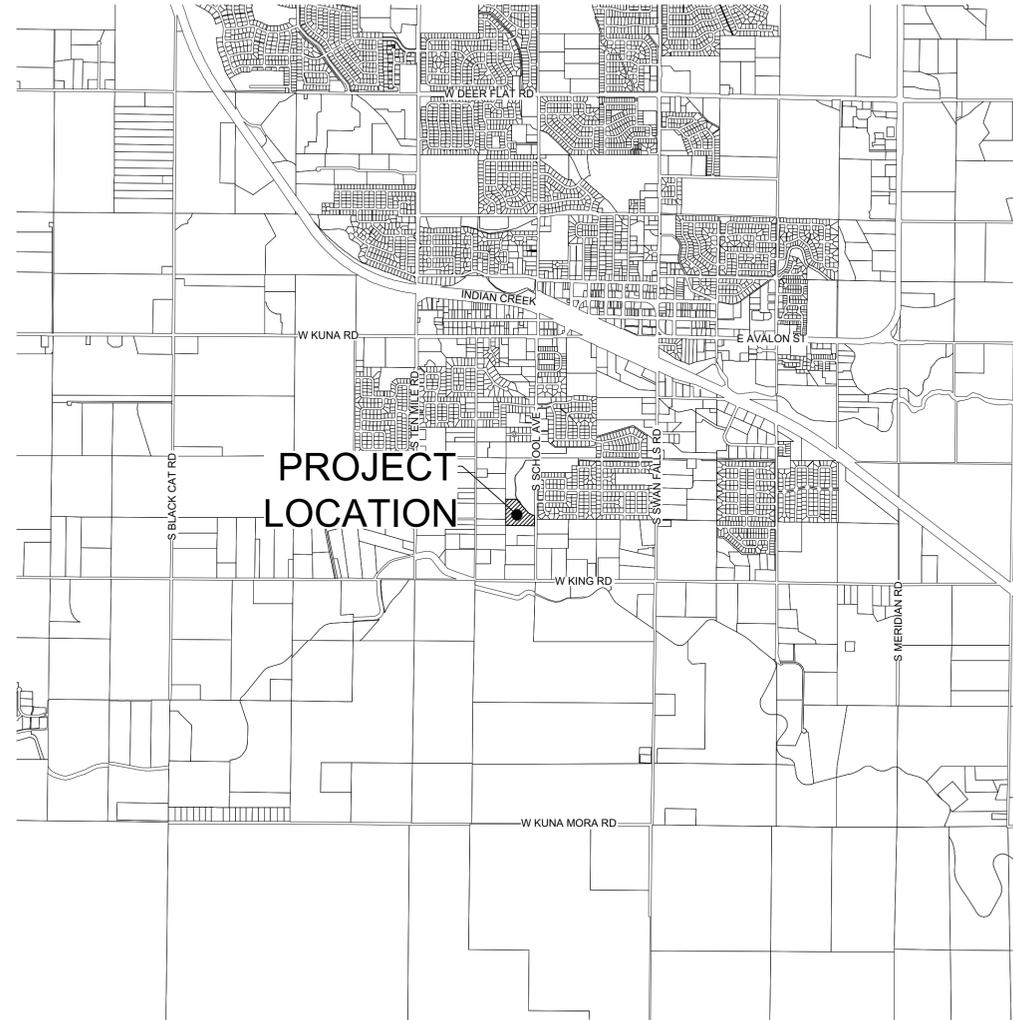
OPEN SPACE REQUIRED 21,170 SF (1.5%)  
 OPEN SPACE PROVIDED  
 BLOCK 1, LOT 4 (PORTION) 4,214 SF  
 BLOCK 1, LOT 10 (MULTI-USE PATH) 8,491 SF  
 BLOCK 3, LOT 7 (TOT LOT) 10,341 SF  
 TOTAL 23,051 SF (6.2%)

## 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.



1 50' RIGHT-OF-WAY  
 STREET SECTION

Scale: NTS

DATE: 3/22/2021 9:42 AM [AUTHOR: csmarda] [PLOTTER: \_AutoCAD PDF (General Documentation).pc3] [STYLE: BLD\_Bw.ctb]  
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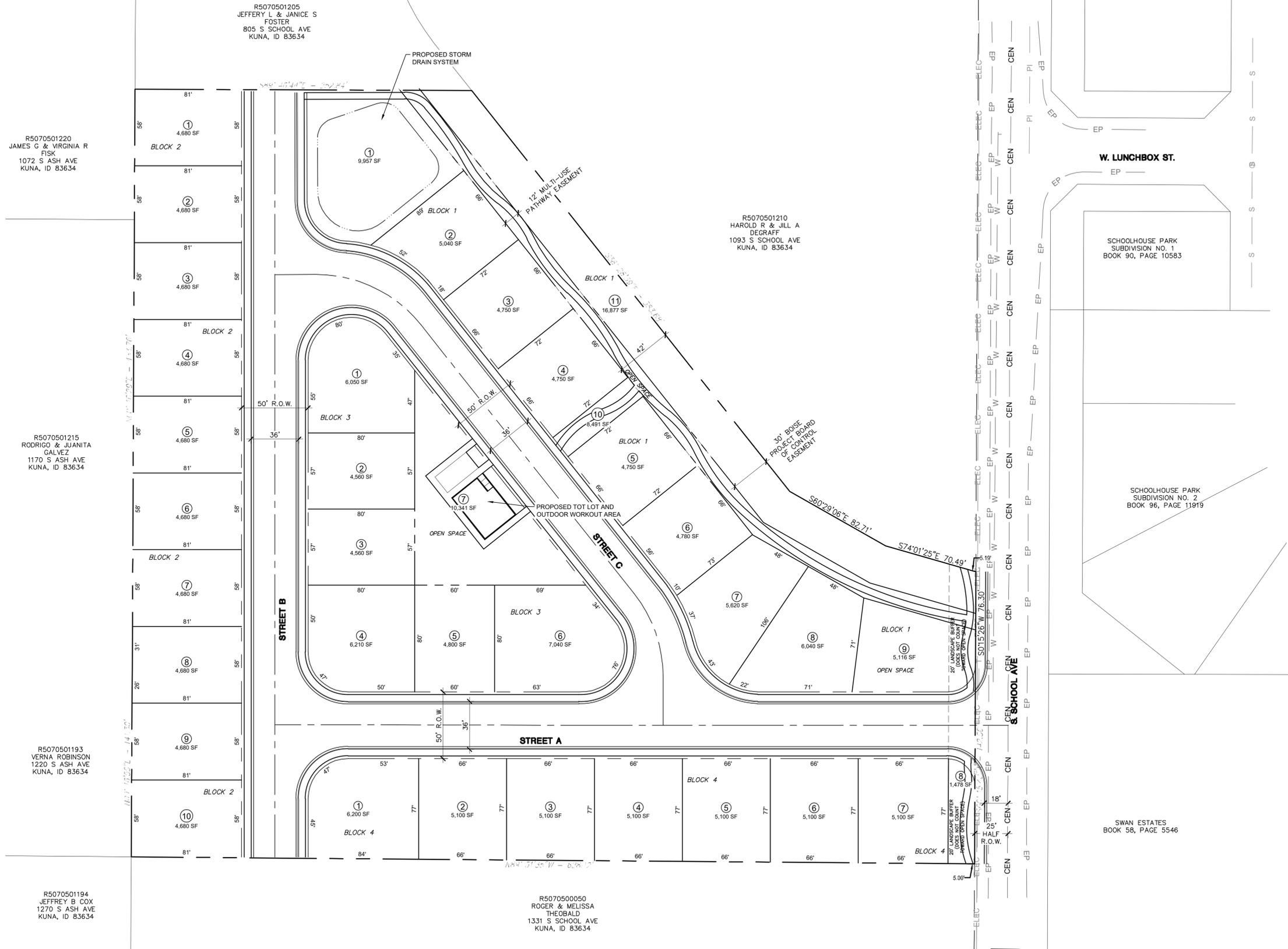
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SHEET INFO	HC	APPROVED	LAST EDIT	PLOT DATE	SUBMITTAL
			3/22/2021	3/22/2021	

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

SHEET NUMBER  
**PP1.0**

[DATE: 3/22/2021 9:42 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]

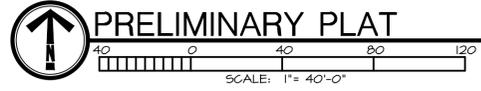


**PLAT LEGEND**

- 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  
LICENSED  
PRELIMINARY  
NOT FOR  
CONSTRUCTION  
BY  
RANDY P. WALL

REVISIONS		NO.	BY	DATE	REMARKS
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PLOT DATE		3/22/2021		
SUBMITTAL				

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

DRAWING FILE NAME: PRELIMINARY PLAT  
SCALE: PER DRAWING

PROJECT NUMBER: 20-33

SHEET NUMBER: PP1.1

[DATE: 3/22/2021 9:42 AM] [AUTHOR: csmarda] [PLOTTER: \_AutoCAD PDF (General Documentation).pc3] [STYLE: BLD Bw.ctb] [PATH: s:\projects\2020\20136 gilbert sub kuna\CAD\Sheets\Preliminary Plat\20136 PP.dwg] [LAYOUT: UTIL]

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1220 S ASH AVE  
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R5070501194  
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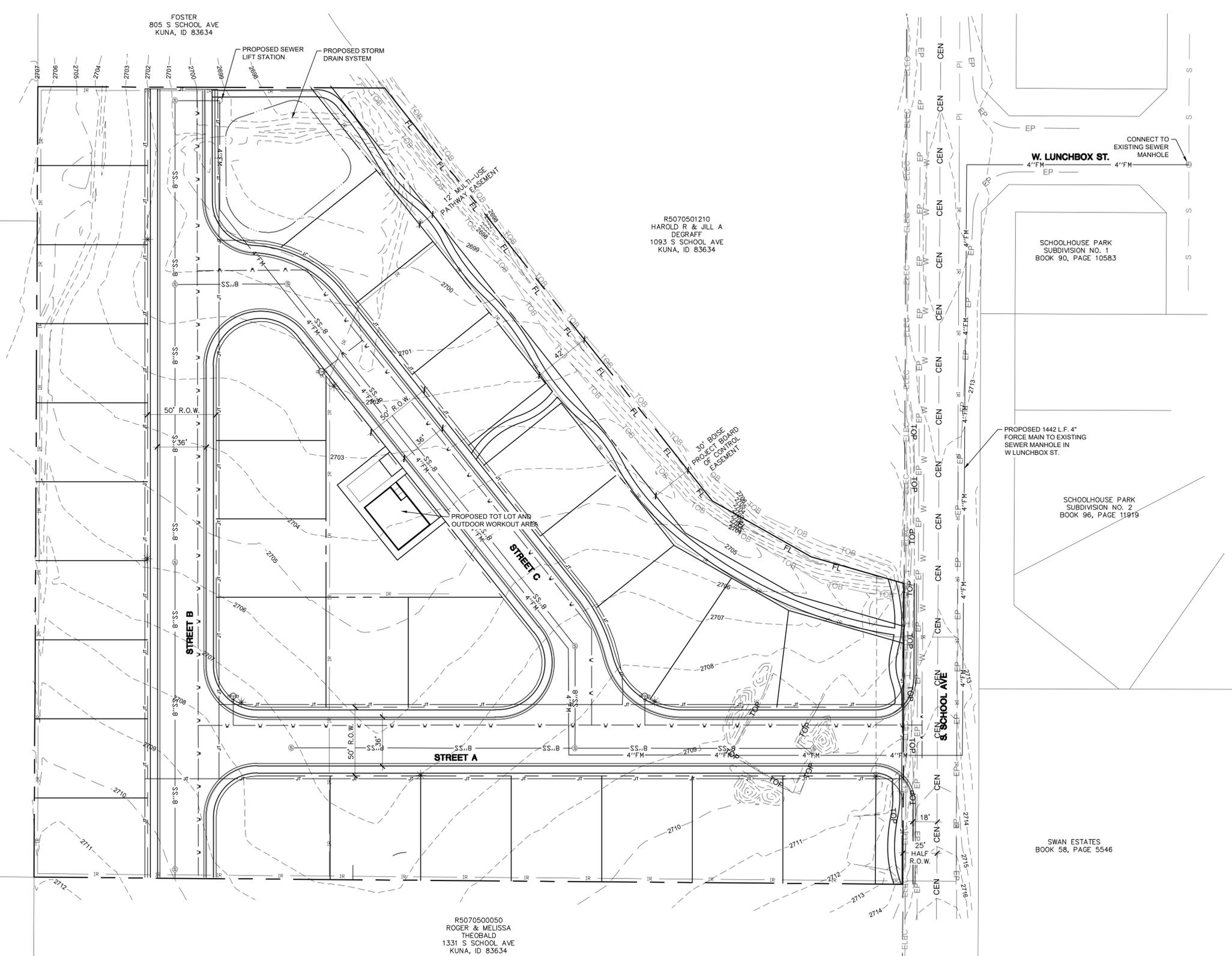
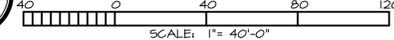
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KUNA, ID 83634

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
- IR --- PROPOSED PRESSURE IRRIGATION
- W --- W --- PROPOSED DOMESTIC WATER MAIN
- ⊕ --- PROPOSED FIRE HYDRANT
- W --- W --- EXISTING WATER MAIN
- S --- S --- EXISTING SEWER MAIN
- 8"SS --- PROPOSED SEWER MAIN
- 4"FM --- PROPOSED FORCE MAIN
- JT --- JOINT TRENCH CONTAINING ELECTRIC, TELEPHONE, AND NATURAL GAS
- PI --- PI --- EXISTING IRRIGATION
- TOB --- TOB --- EXISTING TOP OF BANK
- - - -1050- - - EXISTING CONTOUR
- ⊙ --- SEWER MANHOLE
- \* --- STREET LIGHT

**PROFESSIONAL ENGINEERING SERVICES**

---

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

REVISIONS		NO.	BY	DATE	REMARKS
		0	RW	03/18/21	CITY OF KUNA SUBMITTAL

SHEET INFO		NO.	DATE	REMARKS
DRAWN	HC			
CHECKED				
APPROVED				
LAST EDIT		3/22/2021		
PLOT DATE		3/22/2021		

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  
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 www.breckonlanddesign.com  
 Phone: 208-376-5183  
 6661 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**

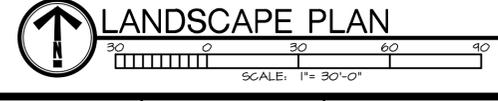
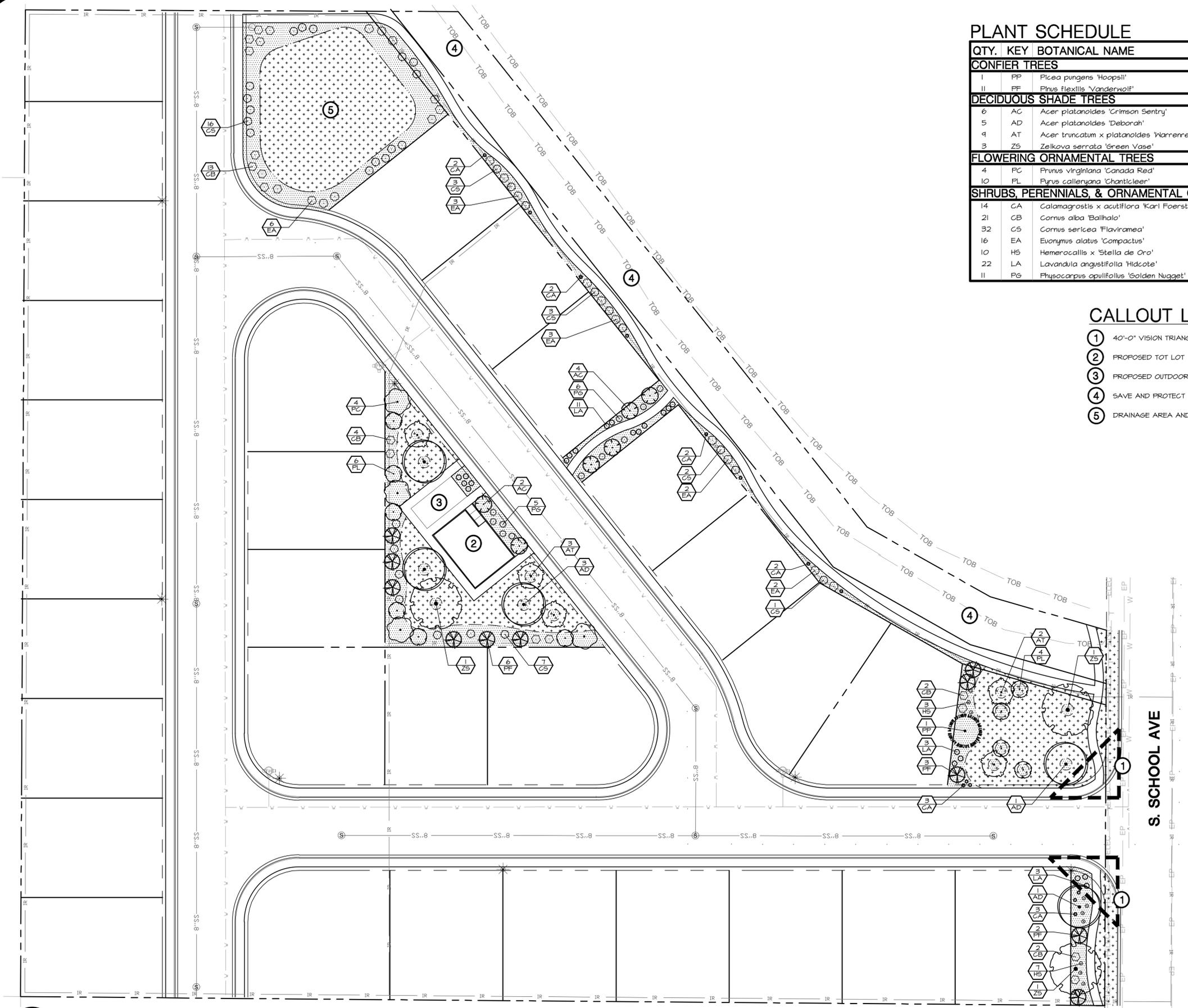
- ① 40'-0" VISION TRIANGLE
- ② PROPOSED TOT LOT
- ③ PROPOSED OUTDOOR WORKOUT AREA
- ④ SAVE AND PROTECT EXISTING DITCH
- ⑤ DRAINAGE AREA AND LIFT STATION

**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.



S:\projects\2020\20138\_gilbert\_sub\_kurco\CAD\Sheets\Preliminary Plot\_Landscape\20138\_land\_pp.dwg plotted by: Claire Smaranda on Fri, March 19, 2021 at 08:03 AM





CIRCINAE VALLEY SUBDIVISION  
 S. SCHOOL AVENUE  
 KUNA, IDAHO 83634

SCALE: 1"=30'-0"



S. SCHOOL AVENUE

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- Graphic Communication
- Irrigation Design
- Land Planning

## 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. School 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.

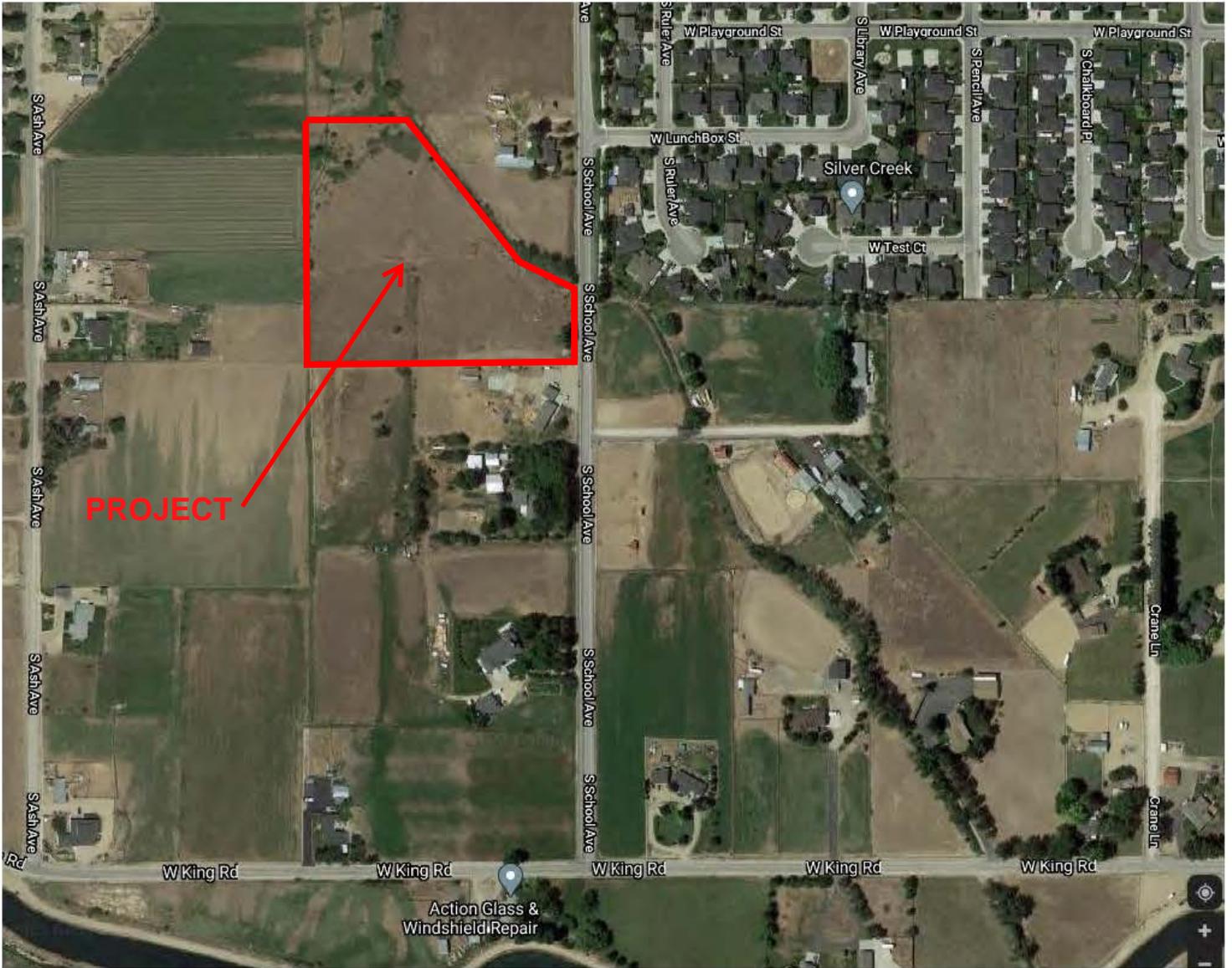
The Zoom meeting identification and password are contained on the enclosed map. You can also join the meeting by phone; the phone numbers are shown on the enclosed map. If you cannot attend the Zoom meeting, please submit written comments to the address shown on the enclosed map or by email (see my email 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=148,150 SQ FT

## Neighborhood Meeting

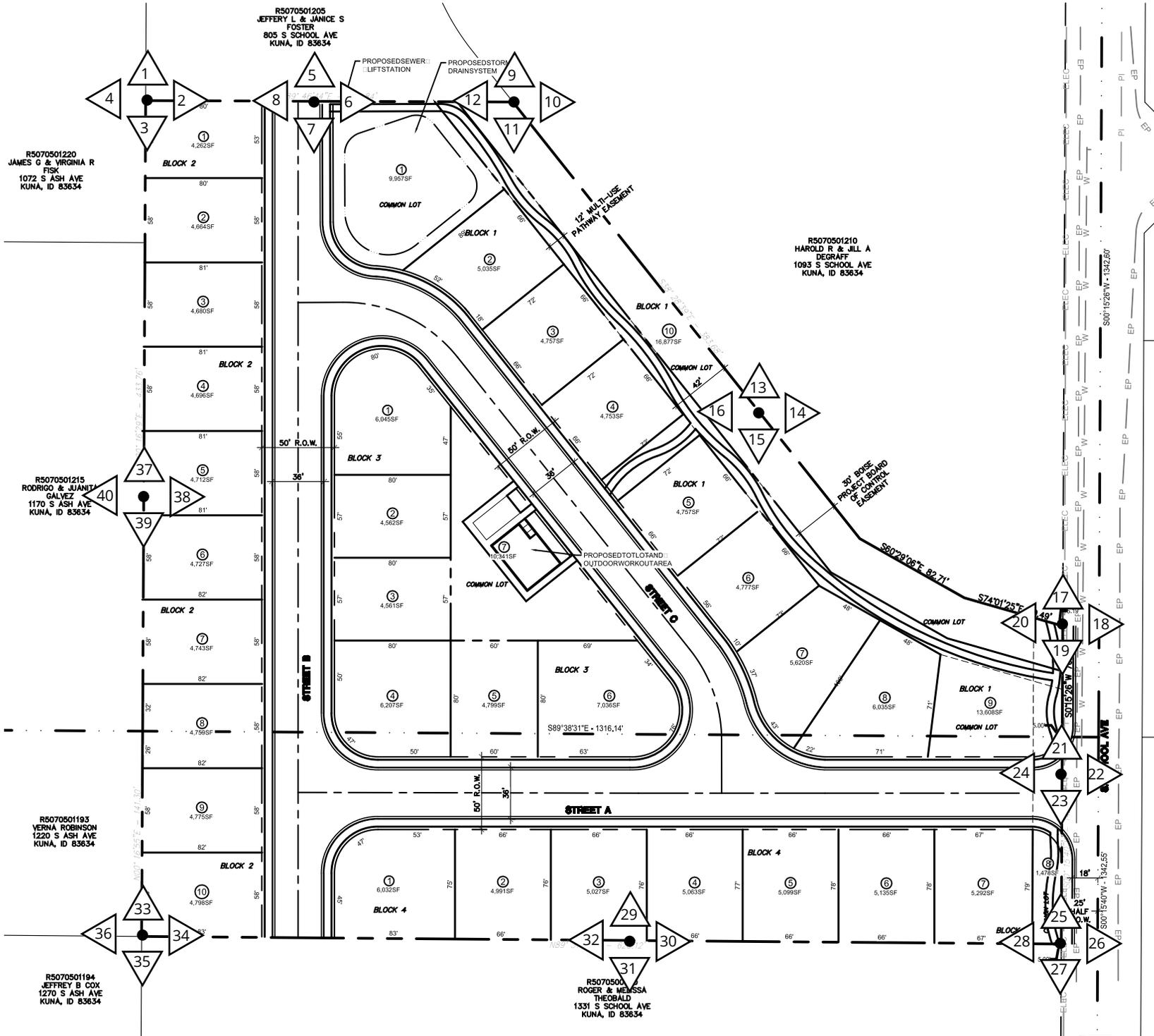
**Zoom Meeting**  
 Thursday March 4, 2021 at 6:30 pm  
 Meeting ID: 868 9274 9027  
 Password: 198163

**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



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



Picture Legend for:

# Circinae Valley Subdivision

Gross Acreage: 6.48

March 2021

# 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>

<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>June 22, 2021</b> ( <i>Tentative Date</i> ) 6:00 P.M.
<b>STAFF CONTACT</b>	Doug Hanson <a href="mailto:DHanson@Kunald.Gov">DHanson@Kunald.Gov</a> Phone: 208.287.1771 Fax: 922.5989
<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

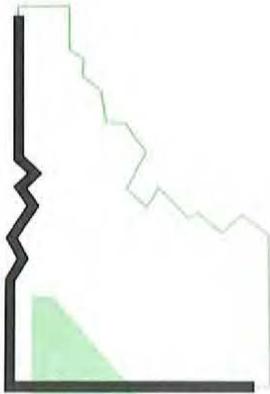
We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

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

## Doug Hanson

---

**From:** Catherine Feistner  
**Sent:** Tuesday, July 20, 2021 10:31 AM  
**To:** Doug Hanson  
**Subject:** 21-01-ZC, 21-01-S and 21-05-DR Circinae Valley Subdivision

Good morning Doug,

The developer planning Circinae Valley Subdivision must protect all existing drainage and irrigation delivery rights in order to receive Public Works approval for construction. Additionally, these rights are protected by Idaho Code 42-902 which states:

“INJURING DITCH OR HEADGATE — TRIPLE DAMAGES. Any person who, without the consent of the watermaster of the district, diverts any water from the ditch or channel where it was placed, or caused, or left to run by the watermaster or his deputies, or who shuts or opens any ditch, gate or dam with intent so to divert any water, and thereby deprive any person of the use of the same during any part of the time he is entitled to such use, or who, without the consent of the watermaster, cuts any ditch or the banks thereof, or breaks or destroys any gate or flume, is liable in a civil action to any person injured thereby in three times the actual damage sustained in consequence of any such wrongful act or acts.”

If these rights are not adequately protected in the construction drawings, they will not receive Public Works approval for construction.

Best,  
*Cat Feistner, EIT*  
**CITY OF KUNA — ASST. CITY ENGINEER**  
**OFFICE: 208-639-5347**



**751 W 4TH ST**  
**PO Box 13**  
**KUNA, ID 83634**



**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

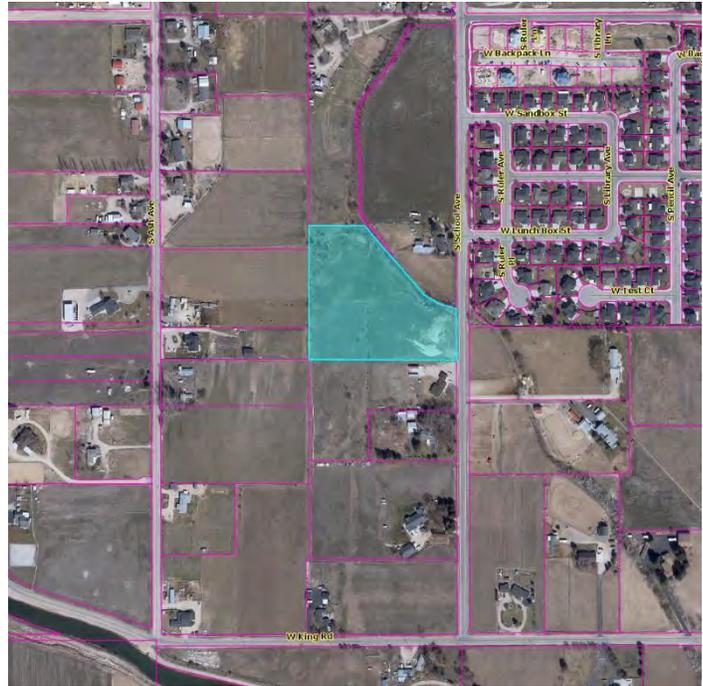
**Staff Approval:** June 17<sup>th</sup>, 2021

**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.

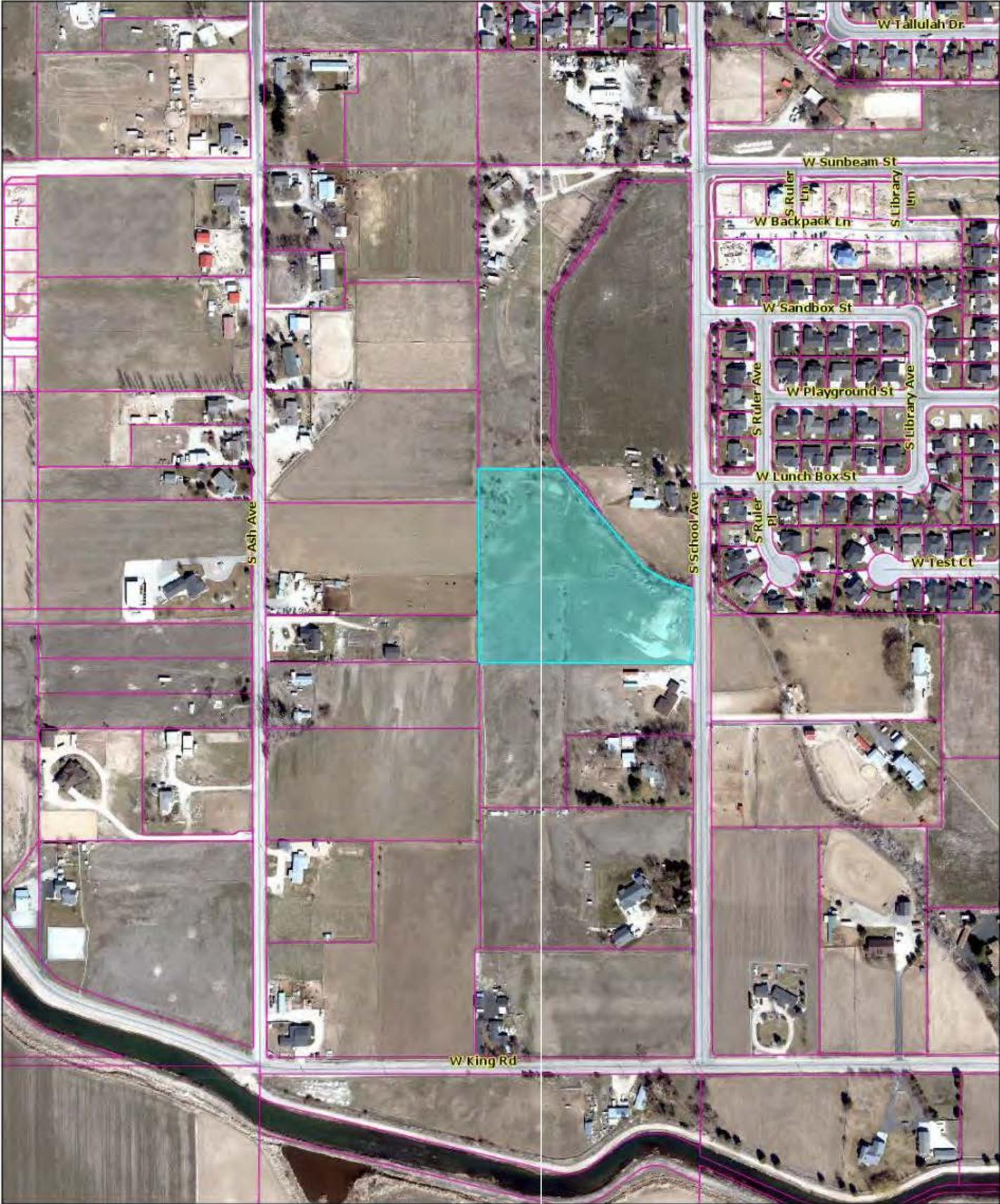
## **F. Conclusions of Law**

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.

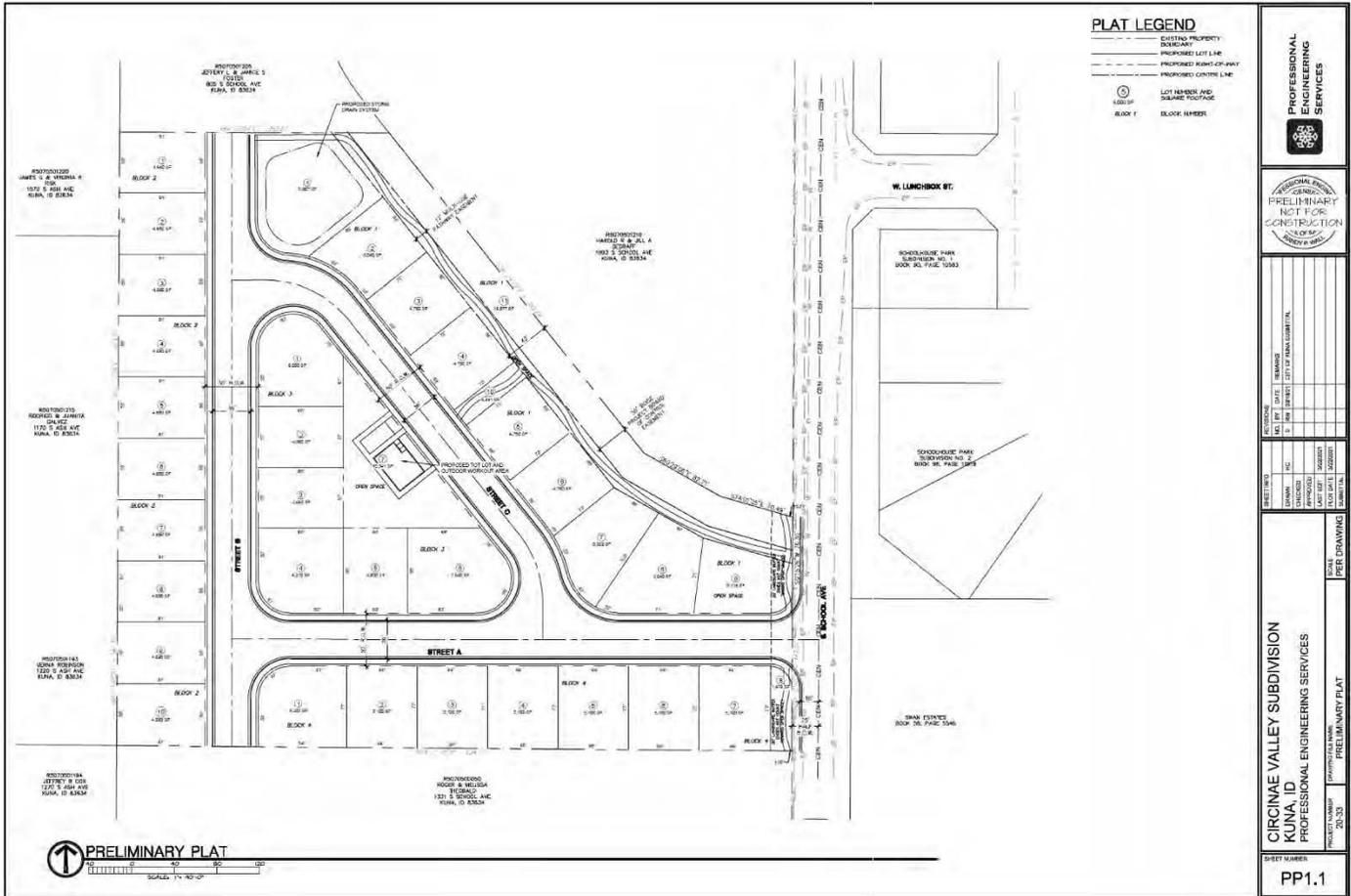
## **G. Attachments**

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

VICINITY MAP



# SITE PLAN



# Ada County Utility Coordinating Council

## Developer/Local Improvement District Right of Way Improvements Guideline Request

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

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

**Notification to the Ada County UCC can be sent to:** 50 S. Cole Rd. Boise 83707, or Visit [iducc.com](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
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Discount: **\$0.00**  
 Surcharge: **\$0.00**  
 Credits: **\$0.00**

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

**Amount Due: \$50.14**

*We Appreciate Your Business!*

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**

# LEGAL NOTICE



## 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

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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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Circinae Valley Subdivision - 6.46 acres, 30-single-family  
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Professional Engineering Services