

OFFICIALS

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



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

Planning & Zoning Commission Meeting
AGENDA
Tuesday October 12, 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 ITEMS LISTED 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.

- 1. Regular Planning and Zoning Commission Meeting Minutes Dated September 28, 2021
- 2. Findings of Fact & Conclusions of Law
 - 1. Case No. 21-11-AN (Annexation) East Kuna Industrial

3. PUBLIC HEARINGS: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

- A. Case Nos. 20-06-ZC (Rezone), 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-05-SUP (Special Use Permit) & 21-02-DA (Development Agreement) for Merlin Cottages Subdivision – Doug Hanson, Planner II

A Team Land Consultants on behalf of Merlin pointe, LLC, requests planned unit development approval for an approximately 6.61-acre site, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the approximate 6.61-acres into 72 total lots (60 residential, 6 common, and 6 commercial). The subject site is located at 115 N Sailer Avenue, Kuna, ID 83634, within Section 24, Township 2 North, Range 1 West; (APN: R5672430020 R5672430040, R5672430060).

Staff requests this item be table to a date certain of October 26, 2021 pending additional review.

- B. Case Nos. 21-04-AN (Annexation), 21-03-ZC (Rezone), 21-01-PUD (Planned Unit Development), 21-03-S (Preliminary Plat), 21-04-SUP (Special Use Permit), 21-01-DA (Development Agreement) & 21-26-DR (Design Review) for Sabino’s Rocky Ridge Subdivision – Doug Hanson, Planner II

Providence Properties LLC requests Planned Unit Development approval for approximately 136.17 acres, with C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-8 (High Density Residential) zoning district classifications. The applicant requests Pre-Plat

approval in order to subdivide the approximate 136.17 acres into 697 total lots (619 single family, 76 common, and 2 commercial). The subject site is located at 3250 W Hubbard Road, Kuna, ID 83634, within Section 10, Township 2 North, Range 1 West; (APNs: S1310314800, S1310346805, S1310427810, S1310449300).

Staff requests this item be tabled to a date certain of November 9, 2021 pending additional review.

C. Case No. 21-03-CPF (Combination Preliminary & Final Plat) for Arbor Ridge Villas – Troy Behunin, Senior Planner

Dave Crawford with B & A Engineers, Inc., on behalf of Challenger Development, requests approval to Re-Subdivide Lots 17, 18 and 19, Block 15 of Arbor Ridge No. 5 Subdivision, using the Combined Preliminary and Final Plat process in order to create 8 buildable lots for eight already approved buildings, over 2.10 +/- acres. Section 14, Township 2 North, Range 1 West.

Procedure:

Open Public Hearing

Receive Testimony

Commission presents questions they may have

Close Public Hearing

Potential Motions:

Option 1: Recommend Approval to City Council of Case No. 21-03-CPF (Combination Preliminary & Final Plat) for Arbor Ridge Villas.

Option 2: Recommend Denial to City Council of Case No. 21-03-CPF (Combination Preliminary & Final Plat) for Arbor Ridge Villas.

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 4th Street, Kuna, Idaho 83634

Planning & Zoning Commission Meeting
MINUTES
Tuesday September 28, 2021

6:00 PM REGULAR MEETING

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

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:04:50)

COMMISSION MEMBERS PRESENT:

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

CITY STAFF PRESENT:

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

2. CONSENT AGENDA: ALL OF THE ITEMS LISTED 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, a 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 00:05:09)

City Attorney Bill Gigray entered the meeting via Zoom but was experiencing technical difficulties with his audio.

(Timestamp 00:07:55)

1. Regular Planning and Zoning Commission Meeting Minutes Dated September 28, 2021

2. Findings of Fact & Conclusions of Law
None

(Timestamp 00:07:56)

Motion To: Approve Consent Agenda.
Motion By: Commissioner Gealy
Motion Seconded: Vice Chairman Hennis
Further Discussion: None

Voting No: None

Absent: 1

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

3. PUBLIC HEARINGS: ALL OF THE ITEMS LISTED ARE ACTION ITEMS

(Timestamp 00:08:14)

- A. *Tabled from September 14, 2021* Case No. 21-11-AN (Annexation) East Kuna Industrial – Jace Hellman, Planning & Zoning Director

KC Gardner Company, LC, represented by The Land Group, Inc., requests approval to annex nine (9) properties totaling approx. 1,088 acres, into Kuna City Limits with M-1 (Light Manufacturing/Industrial) & M-2 (Heavy Manufacturing/Industrial) zoning district classifications. Additionally, a Development Agreement is proposed to accompany the Annexation request. The nine (9) properties are located generally north & south of Kuna-Mora Road & east of Cole Road (APNs: S1531233600, S1531300000, S2006121115, S2006121150, S2006417205, S2006417265, S2006417500, S2007111100 and S2007111200).

(Timestamp 00:08:23)

Planning & Zoning Director Jace Hellman presented an overview of the request, he also reminded the Commission they were not the decision-making body on the Development Agreement but he wanted to ensure the Commission was aware there was a Development Agreement in the works.

(Timestamp 00:10:17)

City Attorney Bill Gigray re-entered the meeting via Zoom in a second attempt to resolve his audio issues. Mr. Gigray was not able to resolve the issue.

(Timestamp 00:11:08)

Mr. Hellman continued his presentation then stood for questions.

(Timestamp 00:11:33)

Chairman Young asked the Commission if there were any questions; there were not. Chairman Young requested the Applicant proceed to the podium for his presentation.

(Timestamp 00: 11:54)

Geoffrey Wardle, 251 E Front Street, Suite 310, Boise, Idaho, 83701 appeared as the Applicant's representative. Mr. Wardle presented a slideshow touching on their Annexation request and the economic development opportunities they have been pursuing in the area. He confirmed himself and his client were in agreement with Staffs recommendations. Mr. Wardle explained their zoning designations followed the Comprehensive Plan and why they had requested the heavier Industrial/Manufacturing uses to be on the southern portion (i.e., railroad spur). He then explained the Development Agreement assures the City of Kuna that the infrastructure will be provided and scaled when/how appropriate; the fiscal considerations imposed by House Bill 389 would be fully addressed; and the development requirements for specific uses. Mr. Wardle explained there was not a development plan associated with the Annexation so they could work with potential users/interested parties to ensure each individual development was done in the correct zone and located in the appropriate location for their use. He stated they were in agreement with Ada County Highway Districts (ACHD) Staff Report and their requirements for

improvements to be made, setbacks, and dedication of rights-of-way. Mr. Wardle then stood for questions.

(Timestamp 00:23:56)

Chairman Young asked the Commission if they had any questions for the Applicant's Representative; there were not. Chairman Young then opened the Public Hearing and reviewed the testimony time limit and rebuttal time limit, as laid out by Open Meeting law. He also polled the audience to ensure that any individuals who did not get a chance to sign-up to testify were afforded the opportunity to do so; there were none.

Support:

None

Against:

Elver Miller, 16900 S Curtis Road, Kuna, Idaho, 83634 - Testify

Neutral:

None

(Timestamp 00:25:18)

Elver Miller testified his property laid directly east of the proposed Annexation and expressed his history of living in that area for 20 years, with a specific purpose, explaining he had open range livestock. He addressed concerns regarding the potential for additional wells depleting the water table and stated previous well drilling caused him to incur damages & additional costs from having to repeatedly replace his well pump and multiple fixtures within his home. Mr. Miller also expressed his concern with current buildings, stating he did not find them safe; he was also concerned with depleting farmland areas and what he viewed as the destruction of Idaho with too much building.

(Timestamp 00:28:32)

Chairman Young thanked Mr. Elver for his testimony and proceeded to invite Mr. Wardle to rebut.

(Timestamp 00:28:56)

Mr. Wardle expressed their sensitivity to Water Rights for neighboring landowners and commented they would be acquiring Water Rights with the land they have purchased as well. Mr. Wardle stated the Idaho Department of Water Resources (IDWR) would perform what they needed to do & would make determinations accordingly. He also addressed Mr. Millers concerns regarding his quality of life and stated he did not anticipate a large impact on him due to their Annexation area not being developed into a residential neighborhood or office park, it would be continuing the industrial uses in the immediate vicinity. Mr. Wardle then stood for questions.

(Timestamp 00:30:00)

Commissioner Gealy asked Mr. Wardle what additional industrial uses he anticipated. Mr. Wardle commented they had been in talks with a variety of users & there was an industrial user contemplating the southwest corner of the Annexation area where the former Tyson facility was. He said users would be low intensity, low impact users where their facilities would be significantly buffered from adjoining property owners. Mr. Wardle further explained that part of the reason the Annexation area is so large was to provide the opportunity to provide the necessary

buffering as each user came forward. Commissioner Gealy then asked if he was not able to be specific in regards to the users; Mr. Wardle was not able to be at this time. Commissioner Gealy asked Mr. Wardle about a possible lagoon & why it was specified. Mr. Wardle explained said they recognize that there are needs in the area with respect to wastewater, wastewater treatment & water storage; there is an existing lagoon in the area they are acquiring but not Annexing, to assist with satisfying the future needs of users. The Applicant and their team recognize the need to work with the City on placement of wastewater treatment and ensuring adequate water is available to service the properties. Commissioner Gealy thanked Mr. Wardle.

(Timestamp 00:33:24)

Chairman Young directed the Commission into their discussion period. Commissioner Gealy discussed Ada County Highway Districts (ACHD) future plans for Kuna-Mora Road & the potential for bikeways & pathways. Chairman Young asked Commissioner Gealy if she was specifically referring to within the project or along Kuna-Mora Road itself; she answered both. She discussed ACHD's plan of Kuna-Mora Road having five (5) lanes in the future. Vice Chairman Hennis touched on Kuna-Mora Road's future improvements being in ACHD's plan for a number of years but the project dates kept shifting & provided some area history as well; he referenced the project had been pushed out as there had not been cause but it would be addressed as the area was developed. Commissioner Gealy noted ACHD had already requested the setbacks necessary along the corridor; she expressed it was hard to imagine sidewalks/bikeways along Kuna-Mora Road. Chairman Young felt those specifics would be addressed as applications for development came forward. The Commission discussed Kuna-Mora Road easements & rights-of-way further in regards to sidewalks/bikeways.

(Timestamp 00:38:02)

Commissioner Gealy shifted the conversation to "the island" in the middle of the proposed Annexation area wondering what it was. An audience member answered that it was BLM (Bureau of Land Management) land; Mr. Hellman confirmed that was correct. Chairman Young shared his thoughts on the proposed zoning designation areas & how they were separated into the two sections; he also felt it was an appropriate area & a good continuation of the existing industrial area. Vice Chairman Hennis agreed & speculated that it sounded as, from the information provided by Mr. Wardle, the potential uses seemed as though they would be low water users, especially compared to a residential development. Vice Chairman Hennis found it appropriate to have industrial uses close to the railroad spur. Commissioner Gealy also agreed with it being an appropriate area for industrial; she appreciated the M-2 zone being further removed and closer to the rail line. Vice Chairman Hennis brought up Mr. Wardle's comment that they intended to buffer the uses as much as possible from the neighbors; he liked that the Applicant & their team was aware & cognizant of that need. Chairman Young agreed and pointed out that buffers would be addressed specifically as the development application(s) came in.

(Timestamp 00:42:40)

Chairman Young closed the Public Hearing. Mr. Elver made comments from the audience & the Chairman apologized & explained the testimony period had been closed.

(Timestamp 00:43:10)

Commissioner Gealy requested clarification on whether the Commission needed to make a Motion on the Development Agreement (DA). Mr. Hellman explained the Commission was not

the decision-making body on the DA per Kuna City Code Title 1, Chapter 14, Section 3.
Commissioner Gealy thanked Mr. Hellman.

(Timestamp 00:43:46)

Motion To: Recommend Approval to the City Council of Case No. 21-11-AN (Annexation) East Kuna Industrial, with the Conditions as outlined in the Staff Report.

Motion By: Commissioner Gealy

Motion Seconded: Vice Chairman Hennis

Further Discussion: None

Voting No: None

Absent: 1

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

(Timestamp 00:44:40)

City Attorney Bill Gigray made a point of clarification regarding the Motion to specifically include Annexation & Zoning; Mr. Hellman confirmed this.

(Timestamp 00:46:42)

Motion To: Recommend Approval to the City Council of Case No. 21-11-AN (Annexation) East Kuna Industrial, with the Zoning listed within the Staff Report, as well as being subject to the Conditions as outlined in the Staff Report.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Gealy

Further Discussion: None

Voting No: None

Absent: 1

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

(Timestamp 00:47:22)

Chairman Young proceeded to continue with the Agenda, Mr. Hellman requested a short recess to allow individuals in attendance for the first Public Hearing to file out. Commissioner Gealy reminded the audience the Case would be heard again before the City Council.

Motion To: Recess for two (2) minutes.

Motion By: Commissioner Gealy

Motion Seconded: Vice Chairman Hennis

Further Discussion: None

Voting No: None

Absent: 1

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

(Timestamp 00:49:36)

Motion To: Reconvene the regular Planning & Zoning Meeting.

Motion By: Commissioner Gealy

Motion Seconded: Commissioner Garten

Further Discussion: None

Voting No: None

Absent: 1

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

(Timestamp 00:49:58)

- B.** Case No. 21-04-ZC (Rezone), 21-05-S (Preliminary Plat) and 21-12-DR (Design Review) for Ewing Meadows Subdivision – Doug Hanson, Planner II

Sterling Land Development Inc requests a rezone for approximately 80.715 total acres to from an A (Agriculture) to an R-6 (Medium Density Residential) zone. The applicant also requests preliminary plat approval in order to subdivide the approx. 80.715 acres into 319 total lots (298 buildable lots, 21 common lots). The site is located in Section 15, Township 2 north, Range 1 West (APN: S1315212403, S13155214551, S1315244600).

(Timestamp 00:50:13)

Chairman Young noted Staff requested the item be tabled to a date certain of October 26, 2021 due to not receiving critical agency comments.

(Timestamp 00:50:28)

Motion To: Table Case Nos. 21-04-ZC (Rezone), 21-05-S (Preliminary Plat) & 21-12-DR (Design Review) for Ewing Meadows, to a date certain of October 26, 2021.

Motion By: Commissioner Gealy

Motion Seconded: Vice Chairman Hennis

Further Discussion: None

Voting No: None

Absent: 1

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

(Timestamp 00:50:44)

- C.** Case No. 21-04-S (Preliminary Plat) & 21-14-DR (Design Review) Falcon Crest Golf Villages – Troy Behunin, Senior Planner

Wendy Shrief of JUB Engineers, on behalf of M3 ID Valor Golf Villages, LLC requests approval to subdivide approx. 86.03 ac. into 291 residential lots, 18 common driveway lots and 43 common lots. The subject site was annexed into Kuna City on February 5, 2019 (18-03-AN & 18-02-PUD). The site is currently zoned R-6 (Med. Den. Res.) and R-12 (High Den. Res.). The subject site is located near the northeast corner of Cloverdale and Kuna Road, Kuna, ID 83642, within Section 22, Township 2 North, Range 1 East; (APN: S1422110300).

(Timestamp 00:51:00)

Chairman Young noted Staff requested this item to be tabled to a date uncertain pending additional review.

(Timestamp 00:51:11)

Motion To: Table Case Nos. 21-04-S (Preliminary Plat) & 21-14-DR (Design Review) for Falcon Crest Golf Villages to a date uncertain.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Gealy

Further Discussion: None

Voting No: None

Absent: 1

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

(Timestamp 00:51:25)

City Attorney Bill Gigray made a point of procedure to confirm the Case would be renoticed once Staff had it rescheduled. Chairman Young confirmed with Mr. Hellman that the Case would be renoticed.

4. BUSINESS ITEMS:

(Timestamp 00:52:00)

Chairman Young asked the Commissioners & Staff if there were any items to address. Vice Chairman Hennis stated he may not be present at the October 12, 2021 meeting; he would confirm as soon as possible.

(Timestamp 00:52:55)

Mr. Hellman notified the Commission there would be an upcoming Sewer Workshop with Council & he would notify them of the date as soon as it was solidified. He also let them know the Bylaws re-write was still in the works. Mr. Hellman introduced Economic Development Director Morgan Treasure in case any of the Commissioners had not had the chance to meet her in person.

(Timestamp 00:54:54)

Commissioner Gealy asked Planning Services Specialist Jessica Reid clarifying questions about a letter received by the Commissioners. Ms. Reid explained the letter was addressed to most of the Planning & Zoning Commissions, City Councils & Mayors in the Treasure Valley, as well as State Legislatures; she explained that once the Council was able to review the letter, she would touch base with the City Clerk to learn what the plan of action was. Commissioner Gealy requested that the addressee be thanked for her correspondence; she and Commissioner Garten requested Staff retain their copies of the letter.

5. ADJOURNMENT:

(Timestamp 00:56:18)

Motion To: Adjourn.

Motion By: Vice Chairman Hennis

Motion Seconded: Commissioner Gealy

Further Discussion: None

Voting No: None

Absent: 1

Motion Passed: 4-0-1, Commissioner Damron 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

September 28, 2021 – Planning and Zoning Commission Public Hearing

Case Name: East Kuna Industrial Annexation

Case No: 21-11-AN (Annexation) & 21-03-DA (Development Agreement)

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"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input checked="" type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____ Print Name		_____ Print Name		<i>Elvior Miller</i> Print Name	
_____ Print Address		_____ Print Address		<i>116700 S. Curtis</i> Print Address	
City	State, Zip	City	State, Zip	City	State, Zip
				<i>Kuna Id. 83634</i>	
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City State, Zip

**Case No. 21-11-AN (Annexation)
21-03-DA (Development Agreement)**

GARDNER COMPANY

**CLARK
WARDLE**

Property

1088 Acres

- Adjacent to UPRR
- West of Curtis
- East of Cole Road

North of Kuna Mora
– Adjacent to BPD
Property

GARDNER COMPANY



**CLARK
WARDLE**

Property

Gardner Company is acquiring all of the property

Focus is on meeting needs of existing and future industrial users

An opportunity to comprehensively address industrial development in Kuna and in accordance with Comprehensive Plan

GARDNER COMPANY



**CLARK
WARDLE**

Property

Propose Two Zoning Classifications

M-1 (Light
Manufacturing/Industrial)
North of Barker Road

M-2 (Heavy
Manufacturing/Industrial)
South of Barker Road

GARDNER COMPANY



CLARK
WARDLE

Property

Propose Two Zoning Classifications

- Reflective of Existing Uses
- Reflective of Existing UPRR Access
- Reflective of Historic Uses
- Economic Development Opportunities



GARDNER COMPANY

**CLARK
WARDLE**

Property

Property is Contiguous
to the City of Kuna
Boundaries

Adjoining City Annexed
Property SE of
Intersection of
Cole and Kuna Mora
Road



GARDNER COMPANY

CLARK
WARDLE

Staff Report

Appreciate Staff's Work on this Application

Agree with Staff's Findings

- 7.1 Based on the evidence contained in Case Nos. 21-11-AN, this proposal *does/does not* generally comply with the City Code.

Staff Finding: The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with Kuna City Code Title 5.

- 7.3 Based on the evidence contained in Case Nos. 21-11-AN, this proposal *does/does not* generally comply with the Comprehensive Plan.

Staff Finding: The Comprehensive Plan designates the future land use designation of the proposed subject site as Agriculture and Heavy and Light Industrial. The applicant is requesting M-1(Light Manufacturing/Industrial) and M-2 (Heavy Manufacturing/Industrial) zoning district classification.

- 7.5 The proposed project lands are eligible for annexation into Kuna City Limits.

Staff Finding: The parcels to be annexed have a contiguous touch to Kuna City Limits to the west.

GARDNER COMPANY

CLARK
WARDLE

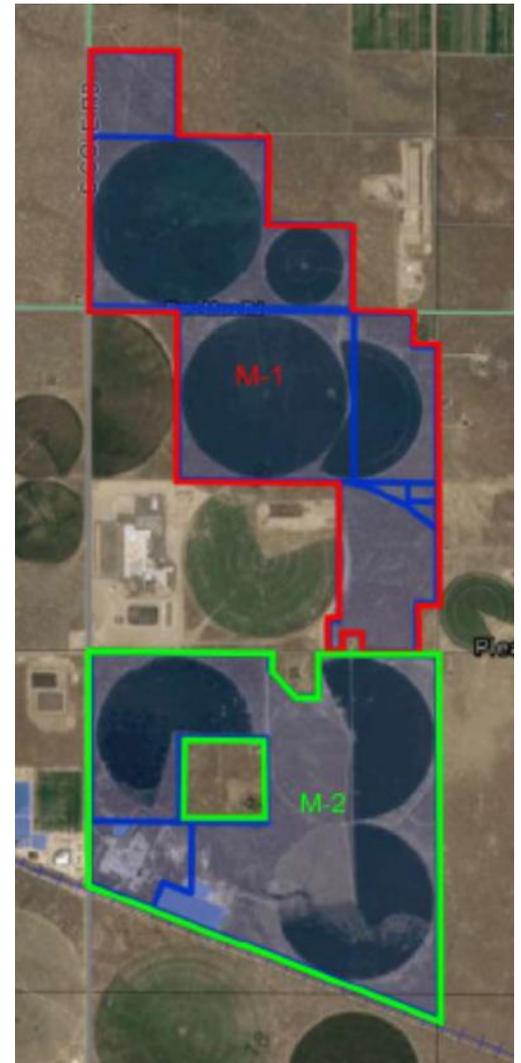
Development Agreement

Idaho Code 65-6511A

Have proposed two separate agreements relating to each of the zoned areas – provides future flexibility

Governs future development applications

GARDNER COMPANY



**CLARK
WARDLE**

Development Agreement

Development Agreements Assure Kuna

- Required infrastructure will be provided and scaled as appropriate
- Fiscal considerations will be addressed
- Future project applications will address development requirements of specific uses

GARDNER COMPANY

**CLARK
WARDLE**

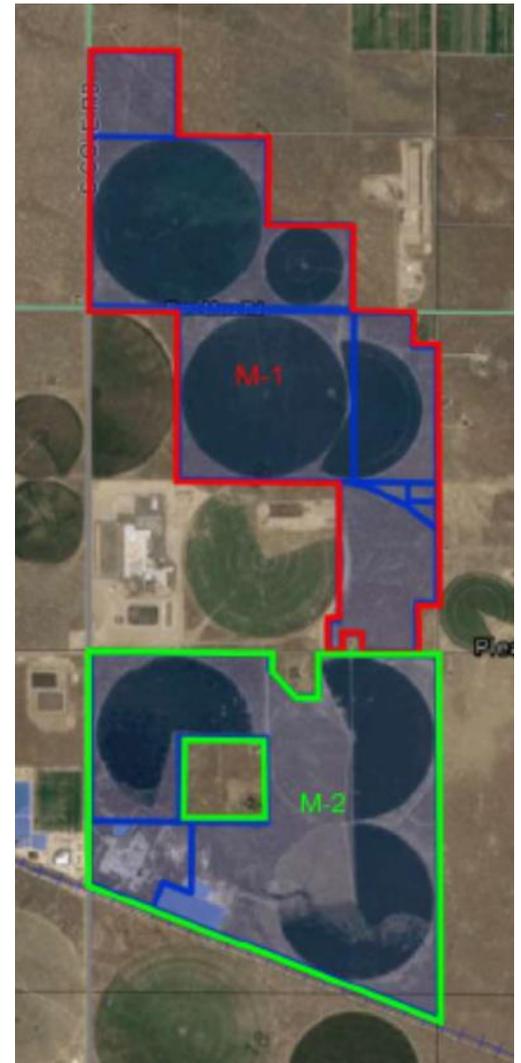
Conclusion

Request Recommendation
of Approval to City Council

Agreement with Conditions
of Approval

We will continue working
with staff on

GARDNER COMPANY



**CLARK
WARDLE**

2.4	Legal Description – Whole Area			X
2.5	Vicinity Map			X
2.6	Warranty Deed – S1531233600			X
2.7	Warranty Deed – S2006121150			X
2.8	Warranty Deed – S2006417205 & 2006417265			X
2.9	Quit Claim Deed – S1531300000, S2006121115 & S2007111200			X
2.10	Quit Claim Deed – S2006417500			X
2.11	Quit Claim Deed – S2007111100			X
2.12	Affidavit of Legal Interest - Montierth			X
2.13	Affidavit of Legal Interest – Pleasant Valley			X
2.14	Neighborhood Meeting Certification			X
2.15	Neighborhood Meeting Sign-in			X
2.16	Commitment to Property Posting			X
2.17	Development Agreement Application			X
2.18	Development Agreements			X
2.19	Request for Agency Comment			X
2.20	Central District Health Department Comments			X
2.21	Nampa & Meridian Irrigation District Comments			X
2.22	Ada County Development Services Comments			X
2.23	Community Planning Association of Southwest Idaho comments			X
2.24	City of Kuna Public Works Department Comments			X
2.29	Ada County Highway District Comments			X
2.31	Kuna Economic Development Director Comments			X
2.25	Planning and Zoning Commission Proof of Posting			X
2.26	Planning and Zoning Commission Legal Notice Mailer			X
2.27	Planning and Zoning Commission Website Notice			X
2.28	Planning and Zoning Commission Newspaper Legal Notice			X
2.30	Planning and Zoning Commission Courtesy Mailer			X

1.2 Hearings

1.2.1 The Planning and Zoning Commission heard this on September 28, 2021. The FCO’s have been requested to go to the Planning and Zoning Commission on October 12, 2021.

1.3 Witness Testimony

1.3.1 Those who testified at the Planning and Zoning Commission’s September 28, 2021 hearing are as follows, to-wit:

- 1.3.1.1 City Staff:
Jace Hellman, Planning and Zoning Director
- 1.3.1.2 Appearing for the Applicant:
Geoffrey Wardle, 251 E Front Street, Suite 310, Boise, ID 83701
- 1.3.1.3 Appearing in Favor:
None
- 1.3.1.4 Appearing Neutral:
None
- 1.3.1.5 Appearing Against:
Elver Miller, 16900 S Curtis, Kuna, ID 83634 – Testified

**II
DECISION**

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

**III
FINDINGS OF FACT**

3.1 Findings Regarding Notice

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

3.1.2 Notice Provided

3.1.2.1 Notice was published for the September 14, 2021 hearing on the East Kuna Industrial Annexation in the *Kuna Melba News*, the official City of Kuna newspaper, which has general circulation within the boundaries of the City, Ada County and Canyon County.

<i>Newspaper</i>	<i>Date Published</i>
<i>Kuna Melba News</i>	August 25, 2021

3.1.2.2 Notice for the September 14, 2021 hearing containing the legal description of the property proposed to be annexed, was mailed on August 25, 2021 to all known and affected property owners within three

hundred (300) feet of the boundaries of the area described in the application.

- 3.1.2.3 Notice for the September 14, 2021 hearing was posted on a sign in accordance with Kuna City Code 5-1A-8 on September 1, 2021. A Proof of Property Posting was provided to staff on September 2, 2021.
- 3.1.2.4 Notice for the September 14, 2021 hearing was posted in conspicuous places within City Hall on the Foyer Bulletin Boards and City Website.
- 3.1.2.5 A courtesy notice informing affected property owners within three (300) feet of the boundaries of the area described in the application that the hearing was tabled to a date certain of September 28, 2021, and was mailed on September 16, 2021.
- 3.1.2.6 Notice for the September 28, 2021 hearing was posted in conspicuous places within City Hall on the Foyer Bulletin Boards and City Website.

3.2 Findings Regarding Annexation

3.2.1 The land for proposed Annexation is comprised of nine (9) parcels totaling approximately 1088 acres. The parcels are as follows:

- 3.2.1.1 S1531233600
Owner: Ray Montierth
Parcel Size: Approximately 42.92 acres
Current Zoning: RP (Rural Preservation)
Proposed Zoning: M-1 (Light Manufacturing/Industrial)
- 3.2.1.2 S1531300000
Owner: Ray Montierth
Parcel Size: Approximately 205.12 acres
Current Zoning: RP (Rural Preservation)
Proposed Zoning: M-1 (Light Manufacturing/Industrial)
- 3.2.1.3 S2006121115
Owner: Ray Edward Montierth
Parcel Size: Approximately 163.1 acres
Current Zoning: RP (Rural Preservation)
Proposed Zoning: M-1 (Light Manufacturing/Industrial)
- 3.2.1.4 S2006121150
Owner: Pleasant Valley Agriculture LLC
Parcel Size: Approximately 74.42 acres
Current Zoning: RP (Rural Preservation)
Proposed Zoning: M-1 (Light Manufacturing/Industrial)

3.2.1.5 S2006417205
Owner: Ray Montierth
Parcel Size: Approximately 3 acres
Current Zoning: RP (Rural Preservation)
Proposed Zoning: M-1 (Light Manufacturing/Industrial)

3.2.1.6 S2006417265
Owner: Ray Montierth
Parcel Size: Approximately 6.38 acres
Current Zoning: RP (Rural Preservation)
Proposed Zoning: M-1 (Light Manufacturing/Industrial)

3.2.1.7 S2006417500
Owner: Ray Edward Montierth
Parcel Size: Approximately 77.17 acres
Current Zoning: RP (Rural Preservation)
Proposed Zoning: M-1 (Light Manufacturing/Industrial)

3.2.1.8 S2007111100
Owner: Ray Edward Montierth
Parcel Size: Approximately 475.6 acres
Current Zoning: RP (Rural Preservation)
Proposed Zoning: M-2 (Heavy Manufacturing/Industrial)

3.2.1.9 S2007111200
Owner: Ray Edward Montierth
Parcel Size: Approximately 40 acres
Current Zoning: RP (Rural Preservation)
Proposed Zoning: M-2 (Heavy Manufacturing/Industrial)

3.2.2 All property owners have consented to the annexation and signed Affidavits of Legal Interest to allow KC Gardner Company LC to submit the annexation request to the City of Kuna on their behalf.

3.2.3 The annexation proposal generally complies with the Future Land Use Map (FLUM). The FLUM identifies the approximately 1088 acres as Heavy and Light Manufacturing/Industrial and Agriculture.

3.2.4 The annexation proposal generally complies with the following goals, objectives and policies of the Comprehensive Plan:

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

- Goal 1.A.: Ensure land use in Kuna will support economic development.

- Objective 1.A.3.: Utilize industrial land use designations to encourage development and expansion of industrial businesses in key locations.
 - Policy 1.A.3.a.: Designate a sufficient quantity of land on the Future Land Use Map for industrial use.
 - Policy 1.A.3.b.: Identify a large tract of land in proximity to the Union Pacific Railroad Line that is sufficient in size and scope to accommodate a variety of light and heavy industrial land uses that will also have adequate access to Meridian Road/ Highway 69 and Kuna-Mora Road and I-84.
 - Policy 1.A.3.f.: Inventory and identify other key parcels for industrial development and poise them to be shovel-ready for development, with access to the City’s public facilities, utilities and services.
 - Policy 1.A.3.h.: Inventory and identify key parcels for industrial development/use and pose them to be shovel ready for agritourism, agri-tainment, healthcare, technology and manufacturing development, with access to the City’s public facilities, utilities and services.

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

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

3.2.5 The existing land uses and zoning designations for lands surrounding the subject parcel is as follows:

North	RP	Rural Preservation – Ada County
South	RR	Rural Residential – Ada County
East	RP	Rural Preservation– Ada County
West	M-1	Light Manufacturing/Industrial – Kuna City
	RP	Rural Preservation – Ada County

3.2.6 Parcel numbers S1531233600, S1531300000, S2006121115, S2006121150, S2006417205, S2006417265, S2006417500 and S2007111100 contain vegetation consistent with dry-grazing fields and active irrigated Ag land. Parcel Number S2007111200 contains an abandoned poultry processing facility.

3.2.7 The proposed annexation area has an estimated average slope of 1.5% to 5.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be between 20 and 40 inches throughout the majority of the proposed annexation area. Some areas directly southwest of the Kuna-Mora and Curtis Road “T” intersection and along Barker Road appear to have an estimated bedrock depth of ten (10) inches to twenty (20) inches, while others south of Barker Road show an estimate of greater than 60 inches.

3.2.8 The proposed parcels are outside of the nitrate priority area. Staff in not aware of any environmental issues, health or safety conflicts.

3.2.9 Currently, there is no development applications included with this application. The Ada County Highway District (ACHD) has provided comments detailing what would be required as a part of future development applications.

3.2.10 Kuna Mora Road is currently improved with two (2) travel lanes and no curb, gutter or sidewalk abutting site. There is currently approximately 49-feet of right-of-way existing along the portions of Kuna Mora Road that front the proposed annexation area. On June 20, 2007, the ACHD Commission approved the Kuna Mora Road Interim Policy, which is included as an exhibit of the ACHD report (exhibit 2.29). This policy identified Kuna Mora Road as a future expressway and established criteria for right-of-way preservation, setback, drainage, intersections and access. With future development applications along Kuna Mora Road, applicants, at a minimum, will be required to dedicate a total of 100-feet from the centerline of Kuna Mora Road abutting the site and set all structures back 150-feet from the centerline of Kuna Mora Road. Additionally, pavement will be required to be widened at least 17-feet from the centerline plus a three (3) foot wide gravel shoulder adjacent to the entire site. ACHD policy requires a five (5) foot wide

detached concrete sidewalk. Kuna City Code requires a ten (10) foot wide sidewalk within a minimum of a thirty (30) foot wide landscape buffer. The sidewalk will be required to be placed within a public use easement and located a minimum of fifteen (15) feet from the property, and ninety-three (93) feet from the centerline of the roadway. The construction of sidewalk in these locations may be waived, deferred or alternatives may be provided on a case-by-case basis.

3.2.11 The portion of Cole Road (approximately 3,962 ft) and Barker Road are currently classified as Residential Arterial roadways per the ACHD Master Street Map. The identified portion of Cole Road is improved with two (2) travel lanes and no curb, gutter or sidewalk abutting site. There is currently approximately 50-feet of right-of-way for Cole Road. Barker Road is improved with two (2) travel lanes and no curb, gutter or sidewalk abutting the site. Approximately fifty-one (51) feet of right-of-way exists along Barker Road. Future development applications fronting both Cole Road and Barker Road will be required to dedicate additional right-of-way to total 35-feet from the centerline. Both roads will be required to widen the portion of Cole Road and Barker Road a total of 17-feet from centerline. ACHD policy requires a five (5) foot wide detached sidewalk along residential arterials. It should be noted that Kuna City Code would require an eight (8) foot wide detached sidewalk. This sidewalk would need to be located within the public right-of-way and separated by a four (4) to eight (8) foot wide landscaped planter strip. However, the construction of sidewalk in these locations may be waived, deferred or alternatives may be provided on a case-by-case basis.

3.2.12 Approximately 3,590 feet of Cole Road (south of Barker Road) is improved with two (2) travel lanes and no vertical curb, gutter or sidewalk. There is approximately fifty-seven (57) feet of right-of-way existing for this portion of Cole Road. Curtis Road is improved with two (2) travel lanes, there is currently no vertical curb, gutter or sidewalk along the approximately 3,974 feet of Curtis Road that abuts the proposed annexation area. Fifty (50) feet of right-of-way exists for Curtis Road. Future development applications fronting Cole Road south of Barker Road and Curtis Road, will be required to improve these sections of Cole Road and Curtis Road as ½ of a forty (40) foot industrial street section with vertical curb and gutter. ACHD policy requires a minimum five (5) foot wide attached, or detached sidewalk. It should be noted that Kuna City Code requires an eight (8) foot wide detached sidewalk within the public right-of-way, separated from public vertical curb by a four (4) to eight (8) foot wide landscaped planter strip in order to comply with Kuna City Code. However, the construction of sidewalk in these locations may be waived, deferred or alternatives may be provided on a case-by-case basis.

3.2.13 The future development of new public and private industrial roads and intersections will need to comply with Kuna City Code and ACHD policy. Future driveway access will be required to adhere to district policy and may require an access analysis to determine if an access will be available. It should be noted that driveway access on to Kuna Mora Road will be required to comply with all policies and guidelines established as part of the 2007 adoption of the Kuna Mora Interim

Policy. Direct access to Kuna Mora Road is limited and may be considered temporary. In the event access is proposed onto Kuna Mora Road, future applicants will be required to submit a traffic analysis to the ACHD that shows access onto Kuna Mora Road is necessary to serve the site.

3.3 Testimony of the City Planner

3.3.1 Conclusions: The City Planner, in a staff report to the Planning and Zoning Commission dated September 28, 2021 confirmed that a review of the site and records on file at the City of Kuna has been completed with the following conclusions:

3.3.1.1 The applicant held a neighborhood meeting with residents within 300 ft of the proposed project area on June 29, 2021, there were six (6) attendees. Minutes of that neighborhood meeting have been provided as a part of the record (exhibit 2.14).

3.3.1.2 All nine (9) properties, consisting of approximately 1,088 acres, are currently zoned RP (Rural Preservation) within unincorporated Ada County. The applicant is proposing to annex the approximately 1,088 acres with both M-1 (Light Manufacturing/Industrial) and M-2 (Heavy Manufacturing/Industrial) zoning district classification, as indicated in section 4.5 of this report. The properties are adjacent to Kuna City Limits, which makes it eligible for consideration of annexation.

3.3.1.3 Idaho Statutes §50-222 grants cities the authority to annex lands which are reasonably necessary to assure the orderly development of Idaho's cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable the orderly development of private lands which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocate the costs of public services in management of development on the urban fringe.

3.3.1.4 Developments Agreements for the properties to be zoned M-1 and M-2 are proposed with this application for annexation. Per Kuna City Code Title 5, Chapter 14 and Idaho State Code Title 67, Chapter 65, § 67-6511A, the City of Kuna is permitted to require, as a condition of rezoning, that an owner or developer make a written commitment concerning the use or development of a subject real property. The development agreement will run with the proposed subject real properties and shall be applicable to all successors, unless modified, or modified to terminate, by the City Council. The Development Agreements list out uses allowed on the proposed subject properties, which includes all uses typically permitted within the M-1 and M-2 zoning districts as specified by the Land Use Table within Kuna City

Code. However, the Development Agreement specific to the property to be zoned M-1 indicates the potential development of Data Processing Facilities, which are recognized by Kuna City Code as an allowed use with the M-1 Zoning District, as a potential project to be constructed if the annexation is approved. Furthermore, within the agreements staff has included clauses directly related to the State Legislations' passing of House Bill 389. Future developments within the proposed annexation area will be subject to an analysis of City Property Tax Supported Services, reasonably anticipated to be provided during the construction and subsequent possession and allowed use by the owner of those improvements, which will be negatively impacted by the property tax limitations imposed upon the City by House Bill 389. The analysis and payment imposed upon the owner, if it is determined to be required, will be applied as a Condition of Approval on all applicable future applications within the proposed annexation area.

3.3.1.5 Staff has determined the applicant's annexation request is in compliance with Idaho Statutes §50-222, and the goals and policies set in Kuna's Comprehensive Plan. Staff recommends that the Planning and Zoning Commission recommend approval of Case No. 21-11-AN to the City Council subject to the Conditions of Approval listed in section "IX" of this report, as well as any additional conditions designated by the Planning and Zoning Commission.

3.3.2 Staff Recommendations: As a result of the review, Planning and Zoning Director, Jace Hellman, recommended that the Planning and Zoning Commission recommends approval of Case No. 21-11-AN (Annexation) to the City Council, subject to the following conditions of approval:

3.3.2.1 Upon future development the applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

3.3.2.1.1 The City Engineer shall approve the sewer connections.

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

3.3.2.1.3 Central District Health Department recommends the plan be designed and constructed in conformance with standards

contained in, “Catalog for Best Management Practices for Idaho Cities and Counties”.

- 3.3.2.1.4** The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Rural Fire District are required.
- 3.3.2.1.5** The Kuna Municipal Irrigation System (KMIS) and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
- 3.3.2.1.6** Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permit(s).
- 3.3.2.1.7** All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
- 3.3.2.2** Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2.
- 3.3.2.3** Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- 3.3.2.4** When required, submit a petition to the City (as necessary, confirmed with the City Engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the KMIS of the City.
- 3.3.2.5** The developer/owner/applicant, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
- 3.3.2.6** Owner/developer/applicant, and any future assigns having an interest in any of the subject properties shall be subject to all provisions required within the applicable Development Agreement.

- 3.3.2.7** For all future development, the owner/developer/applicant and any future assigns having interests in any of the subject properties shall be subject to applicable processes required in Kuna City Code, unless otherwise provided for within the applicable Development Agreement.
- 3.3.2.8** Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
- 3.3.2.9** Developer/owner/applicant shall comply with all local, state and federal laws

3.4 Other Testimony

- 3.4.1** 9/28/2021 Public Hearing – Geoffrey Wardle, 251 E Front St, Suite 310, Boise, ID 83701 – Introduced himself as the legal council for Gardner Company. Mr. Wardle discussed the length at which this project has been in the works, the reasoning for application for zoning districts. It was explained that the proposed zoning is in compliance with the City’s Comprehensive Plan and that they agreed with Staff’s findings and Conditions of Approval. Additionally, Mr. Wardle discussed the information included in the Development Agreement that will be presented to the City Council.
- 3.4.2** 9/28/2021 Public Hearing – Elver Miller, 16900 S Curtis Rd, Kuna, Idaho 83634 – expressed that he has spent years getting away from Kuna and Boise, and has concerns of his open range livestock, protections of his water rights, declining aquafer and fleeing farm land.
- 3.4.3** 9/28/2021 Public Hearing – Geoffrey Wardle, 251 E Front St, Suite 310, Boise, ID 83701 – In his rebuttal, Mr. Wardle stated that they were sensitive to water rights and assured priority will be protected. It was emphasized that they anticipate the current quality of life of residents in the area will be impacted minimally. Future industrial users will compatible to users currently existing in the area and buffered appropriately.

IV

CONCLUSIONS OF LAW

RE: POWERS AND DUTIES OF THE PLANNING AND ZONING COMMISSION

- 4.1** City of Kuna is a duly formed Municipal Corporation organized and existing by virtue of the laws of the State of Idaho and is organized, existing and functioning pursuant to Chapter 1, Title 50, Idaho Code.
- 4.2** The power of the City of Kuna lies in the Planning and Zoning Commission to hear this matter as provided in Idaho Code §50-222 and Kuna City Code 1-14-3.

V
CONCLUSIONS OF LAW
RE: APPLICATION FOR ANNEXATION

- 5.1** The City of Kuna has authority to annex lands into its boundaries pursuant to I.C. §50-222.
- 5.2** I.C. §50-222(1) provides that:
- [C]ities of the state should be able to annex lands which are reasonably necessary to assure the orderly development of Idaho’s cities in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable the orderly development of private lands which benefit from the cost-effective availability of municipal services in urbanizing areas and to equitably allocated the costs of public services in management of development on the urban fringe.
- 5.3** The proposed Annexation is a Category A Annexation as described in I.C. §50-222(3)(a), because the private landowner of the parcel at issue has consented to the proposed Annexation.

VI
ORDER OF RECOMMENDING APPROVAL OF APPLICATION FOR ANNEXATION

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

- 6.1** Recommend approval to City Council of the Annexation application (Case No. 21-11-AN).

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 12th day of October, 2021.

Lee Young, Chairman
Kuna Planning and Zoning Commission

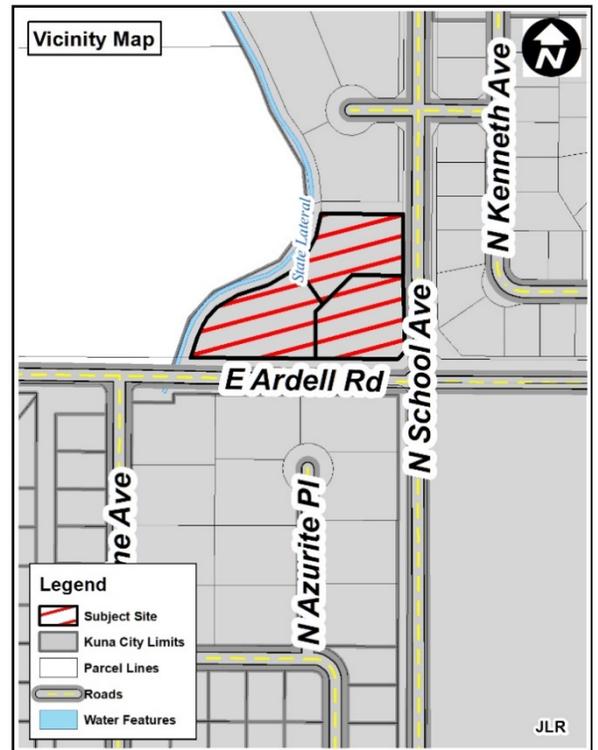
**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA**

IN THE MATTER OF THE APPLICATION OF) **Case No. 21-03-CPF (Combo Preliminary
& Final Plat – Short Plat)**
)
CENTURION ENGINEERS, INC.)
(Formerly Known as B & A Engineers,)
Inc.)) **STAFF REPORT FOR THE ARBOR
RIDGE VILLAS COMBINATION
PRELIMINARY/FINAL PLAT
APPLICATION.**

Combo Preliminary/Final Plat for the
Arbor Ridge Villas Subdivision

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7. Proposed Findings of Fact and Conclusions of Law
8. Proposed Comprehensive Plan Analysis
9. Commission’s Recommendation to Council



**I
EXHIBIT LIST**

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

1.1 Exhibits:

<i>DESCRIPTION OF EVIDENCE</i>		Withdrawn	Refused	Admitted
1	Staff Report for Commission			X

2	Application Coversheet			X
3	Preliminary & Final Plat Application			X
4	Letter of Intent			X
5	Vicinity & Aerial Map			X
6	Affidavit of Legal Interest			X
7	Preliminary Plat			X
8	Final Plat			X
9	Legal Descriptions			X
10	Neighborhood Meeting Certification			X
11	Subdivision Name Reservation			X
12	Agency Transmittal			X
13	Public Works/City Engineer Comments			X
14	ACHD Comments			X
15	Boise Project Board of Control (BPBC)			X
16	Central District Health Department (CDHD)			X
17	Department of Environmental Quality (DEQ)			X
18	Kuna Melba News Legal Notice Publication for P&Z			X
19	Photograph of Property Posting			X
20	Proof of Property Posting			X
21	Legal Notice Mailer & Confirmation of Mailing (300' Mailer)			X
22	Kuna Melba News Affidavit of Publication			X

II PROCESS AND NOTICING

2.1 In accordance with Kuna City Code (KCC) Title 1, Chapter 14, Section 3, Combination plat (Preliminary and Final) applications are designated as *public hearings*, with the Planning and Zoning Commission as the recommending body, and City Council as the decision-making body. These land use applications were given proper public notice and have followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).

2.1.1 Notifications

- | | | |
|--------------|--------------------------------|------------------------------|
| 2.1.1 | Neighborhood Meeting: | May 17, 2021 (two attendees) |
| 2.1.2 | Agency Comments Request: | August 23, 2021 |
| 2.1.3 | 300 FT Property Owners Notice: | September 23, 2021 |
| 2.1.4 | Kuna Melba News Newspaper: | September 22, 2021 |
| 2.1.5 | Site Posted: | September 22, 2021 |
| 2.1.6 | City Web Site | September 23, 2021 |

**III
APPLICANTS REQUEST**

3.1 B & A Engineers, Inc. on behalf of Challenger Development, LLC requests approval to subdivide three (3) existing lots within Arbor Ridge Sub No. 5, into eight (8) total lots using the Combination Plat process, for a site located at the northwest corner of School Ave. and Ardell Road, Kuna, Idaho.

**IV
GENERAL PROJECT FACTS**

4.1 Site History

4.1.1 The property is currently zoned C-1 (Neighborhood Commercial), and the site is fully improved with sidewalks, curb and gutter along both frontages, a parking lot and is ready for site development of multi-family units.

4.2 Surrounding Land Uses

North	R-4 RR	Medium Density Residential – Kuna City Rural Residential – Ada County
South	R-4	Medium Density Residential – Kuna City
East	R-4	Medium Density Residential – Kuna City
West	RR	Rural Residential – Ada County

4.3 Parcel Size(s), Current Zoning and Parcel Numbers

Current Zoning	Approx. Size	Parcel Numbers	Lot & Block In Arbor Ridge No. 5
C-1	.62 ac	R0501710340	L 17 & B 15
C-1	.65 ac	R0501710360	L 18 & B 15
C-1	.77 ac.	R0501710380	L 19 & B 15

4.4 Services

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

4.5 Existing Structures, Vegetation, and Natural Features

4.5.1 There are no existing structures on site. Both frontages (School and Ardell) are fully improved, and there is an existing parking lot for multi-family units. Vegetation is typical of an empty lot waiting for development.

4.6 Environmental Issues

4.6.1 With the exception the site is within the Nitrate Priority Ares, staff is not aware of any environmental issues, health or safety conflicts at this time.

4.8 Comprehensive Plan Future Land Use Map

4.8.1 The Future Land Use Map (FLUM) identifies this site as Medium Density Residential (MDR). This site was entitled through previous annexation, preliminary plat and design review applications for the Arbor Ridge Subdivision Planned Unit Development (PUD). While this use may not be consistent with the current Comprehensive Plan or the City's FLUM, at the time of original approvals it was an allowed use.

4.9 Agency Responses

Agency	Exhibit No.
Assistant City Engineer, Catherine Feistner – Kuna City Public Works	2.12
ACHD – Dawn Battles	2.13
Kuna School District	2.14
DEQ	2.15
Nampa Meridian Irrigation Dist.	2.16

V TRANSPORTATION AND CONNECTIVITY

5.1 The subject site is located near the northwest corner of School Ave. and Ardell Road within the previously approved Arbor Ridge Sub. PUD. Ingress/egress will be taken from improved access points on School Avenue and Ardell Road previously approved by ACHD.

In their staff level approval for this project, ACHD has recommended the applicant adhere to the following guidelines for their Combined preliminary and final plat request:

- Comply with Conditions of Approval of Arbor Ridge Subdivision/KPP-01-03 for the frontage improvements for Ardell and School Avenue.
- Construct one 24 foot-wide curb return type driveway onto Ardell Road 300 feet west of School Avenue.
- Construct one 24 foot-wide curb return type driveway onto School Avenue 200 feet north of Ardell Road.
- Submit civil plans to ACHD DEV Services for review and approval

VI STAFF ANALYSIS

6.1 Applicant intends to develop these three (3) parcels into eight (8) new lots to be used for multi-family residential purposes.

In accordance with KCC 6-2-3-B: Preliminary Plat. an applicant may request an application to be processed as both preliminary and final so long as the request meets the following criteria;

- The application does not exceed 10 lots,
- No new street dedication or widening is involved, and
- No special development considerations are involved.

The applicants request fulfills the listed criteria and is therefore eligible to make the request.

While this use may not be consistent with the current Comprehensive Plan or the City's FLUM, at time of original approvals it was an allowed use. After the approvals were obtained in January

2003, the land use matrix, Comprehensive Plan and FLUM changed, and now this use/site is considered a non-conforming use. As such, the Comp Plan nor the FLUM will agree with zone or the use. However, staff views the use to be consistent with the uses the site was originally approved for in 2003.

The subject site is currently a vacant lot, fully improved and ready for development. This application is within Phase No. 5 of the previously approved and nearly built out Arbor Ridge PUD which included annexation, preliminary plat, and design review for the common area landscaping and multi-family buildings.

Upon complete review, staff has no concerns with the Case and has determined this application complies with Title 6-2-3 and 6-2-4 of KCC, and while it does not follow the current FLUM, at original PUD approvals in 2003, it was compliant and Idaho Code. Staff recommends the Planning and Zoning Commission pass on a recommendation of approval to Council for Case No. 21-03-CPF, with the applicant subject to the recommended Conditions of Approval listed in Section nine (IX) of this report.

6.2 Applicable Standards

- 6.2.1 City of Kuna Subdivisions Code, Title 6
- 6.2.2 City of Kuna Comprehensive Plan FLUM
- 6.2.3 Idaho Code, Title 67, Chapter 65 – Local Land Use Planning Act
- 6.2.4 Idaho Code, Title 39, Chapter 11 – Health and Safety

VII PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 21-03-CPF (Combination Preliminary and Final Plat), including the Comprehensive Plan, Kuna City Code, Staff’s Memorandums, the exhibits, and the testimony during the Public Hearing; the Kuna Planning and Zoning Commission hereby recommends ***Approval/Conditional Approval/Denial*** of the Findings of Fact and Conclusions of Law, and Conditions of Approval for Case No. 21-03-CPF, a request from B&A Engineers to subdivide the subject property into eight (8) total lots.

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

- 7.1 Based on the evidence contained in Case No. 21-03-CPF, this proposal ***does/does*** not generally comply with Kuna City Code.

Staff Finding: *The Applicant has submitted a complete application, and following staff review for technical compliance, the application appears to be in general compliance with Kuna City Code Title 6.*

- 7.2 Based on the evidence contained in Case No. 21-03-CPF, this proposal ***does/does*** not generally comply with the Comprehensive Plan.

Staff Finding: *The Comprehensive Plan designates the future land use designation of the proposed subject site as MDR; as this was an approved use when originally approved, staff views this as consistent with the Comp Plan.*

- 7.3 The Combination Plat *does/does not* request more than 10 lots, is not dedicating new streets, is not widening streets, and requires no special consideration.

Staff Finding: According to KCC 6-2-3-B, this short plat follows the requirements of the subdivision ordinance and its zoning district.

- 7.4 The public notice requirements have been met and the Neighborhood Meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: Neighborhood Meeting notices were mailed to residents within 300 feet of the proposed subject site and the meeting was held on May 17, 2021. A Legal Notice was published in the Kuna Melba News Newspaper on September 22, 2021 as well as a Legal Notice being mailed by the City to residents within 300 feet, on September 23, 2021. The Applicant posted a sign on the property on September 22, 2021.

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

Comment: The proposed application adheres to the applicable requirements of KCC Title 6.

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

Comment: The 2.10 acre (approx.) subject site is suitable for the proposed development.

- 7.7 The Combination Plat *is/is not* likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

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

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

- 7.9 The utility services currently being installed are/will be suitable and adequate for the proposed use.

Comment: Utility services are suitable and adequate for the proposed development

VIII PROPOSED COMPREHENSIVE PLAN ANALYSIS

The Kuna Planning and Zoning Commission may *accept/reject* the Comprehensive Plan components, and shall determine if the proposed Combination Plat request for the site *is/is not* consistent with the following Comprehensive Plan components as described below:

- 8.1 Goal Area 2: Kuna will be a healthy, safe community.
- Goal 2.A.: Maintain and expand an interconnected greenbelt, pathways and trail system.
 - Objective 2.A.2.: Maintain and expand the pathway and trail network with a focus on building connectivity to key activity and population centers that serve all areas of Kuna.

- Policy 2.A.2.d: Work with private developers and landowners to direct expansion of the trails and pathways system throughout Kuna, including:
 - Ensure appropriate polices and ordinances are in place to incentivize and require construction of new pathways and trails infrastructure as development and redevelopment occurs.
 - Require all new neighborhood and subdivision developments to incorporate pathway connectivity within the neighborhood and tie into existing or anticipated pathways and trails.
 - Clearly identify locations where trails and pathways infrastructure should be publicly accessible, and who will be responsible to provide regular maintenance for these areas.

8.2 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.
 - Objective 3.D.2: Create strong neighborhoods through preservation, new development, connectivity and programming.
 - Policy 3.D.2.d: Work to ensure 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: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
 - Policy 3.G.1.c: Ensure 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.

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

- 8.3.1** 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.2.b: 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.

8.3.2 Goal 4.C.: Increase pathway, trail and on-street bicycle facilities.

- Objective 4.C.1: Maintain and enhance existing pathways, trails and on-street bicycle facilities.
 - Policy 4.C.1.a: Expand the bicycle network as identified in the Kuna Pathways Master Plan and ACHD Roadways to Bikeways Plans through land use developments and capital improvement projects.
 - Policy 4.C.1.e: Coordinate with developers to connect to and/or enhance bicycle facility connections, including pathways, non-motorized canal crossings, road bridges and wayfinding signage.
- Objective 4.C.2: Ensure expansion of pathways, trails and on-street bicycle routes.
 - Policy 4.C.2.b: Promote the installation of off-system bicycle pathways to create neighborhood connections and reduce non-motorized transportation route lengths.

IX PROPOSED KUNA CITY CODE ANALYSIS

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

Comment: The proposed application adheres to the applicable requirements of KCC Title 6.

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

Comment: The 2.10 acre (approx.) subject site is suitable for the proposed development.

9.3 The Combination Plat *is/is not* likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

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

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

9.5 The utility services currently being installed are/will be suitable and adequate for the proposed use.

Comment: Utility services are suitable and adequate for the proposed development.

X
COMMISSIONS RECOMMENDATION TO COUNCIL

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

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends **Approval/Conditional Approval/Denial** of Case No. 21-03-CPF (Combination Plat), a request from B&A Engineers, for approval to subdivide the subject property into eight (8) total lots using the combination Plat process, for a site located near the northwest corner of School Avenue and Ardell Road, Kuna, Idaho.

- 10.1** 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:
- 10.1.1** The City Engineer shall approve all sewer connections and grading plans.
 - 10.1.2** The City Engineer shall approve drainage and grading plans.
 - 10.1.3** Central District Health Department requires the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 - 10.1.4** No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan by the City engineer.
 - 10.1.5** The Kuna Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - 10.1.6** The Boise Project Board of Control shall approval all modifications to the existing irrigation system.
 - 10.1.7** No public street construction may be commenced without approval and permit from Ada County Highway District and Idaho Transportation Department.
 - 10.1.8** All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District.
- 10.2** Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.
- 10.3** 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.
- 10.4** When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex

the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System (KMIS) of the City.

- 10.5 Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The Applicant shall conform to all corresponding Master Plans.
- 10.6 Applicant shall work with staff to provide street lights in locations required by Kuna City Code.
- 10.7 Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices
- 10.8 Fencing within and around the site shall comply with Kuna City Code (unless specifically approved otherwise and permitted).
- 10.9 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.
- 10.10 Landscaping cannot 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.
- 10.11 If any revisions are made, they are subject to Administrative Determination to rule if the revision is substantial. Applicant shall provide Planning Staff with a revised copy.
- 10.12 The Land Owner/Applicant/Developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
- 10.13 Developer/Owner/Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
- 10.14 *It is the responsibility of the developer or his engineer to coordinate and design to the stricter requirement between agencies and the City of Kuna standards.*
- 10.15 *Developer/Owner/Applicant/Contractors are all hereby notified of Kuna's working hours. Construction of any kind shall only be conducted within the hours specified in KCC. Noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.*
- 10.16 *Developer/owner/applicant is hereby notified of Kuna's weed control policies and requirements (KCC 8-1-3). Weeds, grasses, vines or other growth which endanger property or are over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed throughout all seasons.*
- 10.17 The Applicant shall follow all staff and agency recommendations.
- 10.18 The Applicant shall comply with all local, state and federal laws.

DATED this ____ day of _____, 2021.



Planning & Zoning Application Coversheet

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



****Office Use Only****

File No.(s): 21-03-CPF

Project Name: Arbor Ridge Villas

Date Received: 06.25.2021

Date Accepted as Complete: 06.28.2021

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 checked="" 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: Challenger Development, LLC

Address: 21977 E Overland RD Meridian, ID 83642-6649

Phone: _____ Email: _____

Applicant (Developer) Information

Name: David Crawford - B&A Engineers, Inc.

Address: 5505 W. Franklin Rd Boise, ID 83705

Phone: (208) 343-3381 Email: dacrawford@baengineers.com

Engineer/Representative Information

Name: David Crawford - B&A Engineers, Inc.

Address: 5505 W. Franklin Rd Boise, ID 83705

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: 8

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

Single-Family Townhomes Duplexes Multi-Family

Other: _____

Minimum square footage of structure(s): 4,413

Gross Density (Dwelling Units ÷ Total Acreage): 15.68

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 15.68

Percentage of Open Space provided: _____ Acreage of Open Space: 41,895 SF

Type of Open Space provided (i.e. public, common, landscaping): Common area with landscaping: concrete pathway with a bench and a concrete patio, picnic table and a BBQ.

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: _____

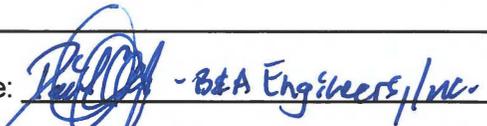
Regular parking spaces: _____ Dimensions: _____

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:  - B&A Engineers, Inc. Date: 5/20/21



Combination Preliminary Plat & Final Plat Application

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



Combo 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): 21-03-CPF

Project Name: Arbor Ridge Villas

Date of Pre-Application Meeting: _____ Valid for three (3) months

Date Received: 06.25.2021

Date Accepted as Complete: 06.28.2021

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.*)
- Plat Plans (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.
- Pressurized Irrigation Plan
- Plat Plans (8.5" x 11"): Drawn to a scale of 1" = 100' (or similar)
- Phasing Plan
- Approved final engineering construction drawings for streets, water, sewer, sidewalks, pressure irrigation & other public improvements.
- Statement of Conformance with the following: Preliminary Plat meets all requirements or conditions; and Preliminary Plat meets acceptable engineering practices and local standards.
- Landscape Plan for subdivision entrances, buffers, common areas, etc.
- Homeowners Maintenance Agreement for the care of landscaped common areas, & any proposed restrictive covenants and/or deed restrictions, and Homeowners Association documents.

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).

B & A Engineers, Inc.

Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Ph. 208-343-3381 Fax 208-342-5792

May 25, 2021

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

Subject: **Preliminary and Final Plat Approval Request Narrative For: Arbor Ridge Villas Subdivision**

Council and Staff:

We are pleased to present this request for approval of a Preliminary Plat for a re-subdivision of Lots 17, 18, & 19, Block 15 of Arbor Ridge Subdivision No. 5.

Site Data

The entire site consists of a total of 2.04 acres of vacant land. It is located within the Kuna City Limits, and zoned C-1. The project consists of the following lands:

- 938 West Ardell Road, Lot 19, Block 15 Arbor Ridge Subdivision No. 5. Parcel Number R0501710380, 0.77 Acres.
- 2415 North School Avenue, Lot 18, Block 15 Arbor Ridge Subdivision No. 5. Parcel Number R0501710360, 0.65 Acres.
- 2459 North School Avenue, Lot 17, Block 15 Arbor Ridge Subdivision No. 5. Parcel Number R0501710360, 0.62 Acres.

Warranty Deed

The plat of Arbor Ridge Subdivision No. 5 was recorded on May 6th, 2020. The county assessor applies the ownership of the lots pursuant to the plat when it was recorded. No deeds have been recorded modifying ownership of the subject lots since the recording of Arbor Ridge Subdivision No. 5.

Existing Site Use

The site is currently fully developed and is progressing towards building permit issuance for construction of the 8 multifamily dwellings.

Current Development

All City services necessary to provide City service for sanitary sewer, domestic water, pressure irrigation have been constructed during the development of Arbor Ridge Subdivision No. 5.

Uses and Zoning.

The current preliminary plat for Arbor Ridge Subdivision was approved for 3 lots zoned C-1. The City of Kuna Zoning Ordinance at the time of the zoning, multifamily uses are an allowed within the C-1 Zone.

The proposal does not expand the use, rather it allows for each structure to exist on an individual



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lot rather than multiple structures on a lot.

Landscaping

The attached landscape plan provides for the required vegetated buffers adjacent to School Street and Ardell Roads consistent with the requirements of Kuna Code. The Landscaping will be maintained by the owner's association responsible for the development. The CC&R's has been attached with this application.

Preliminary Plat Purpose

Arbor Ridge Subdivision No. 5 has been platted in accordance with the original approval, consisting of 3 commercial lots. The purpose of the proposed Arbor Ridge Villas preliminary plat is to provide for additional lots working in concert with the proposed buildings. The purpose of the re-subdivision is to create 8 lots around the 8 new buildings by re-subdividing the 3 lots into 8.

A previous application for this development was submitted to the City of Kuna in 2018. The owner of the property determined at the time to wait until the Arbor Ridge Subdivision No. 5 Plat was completed, which would allow for the infrastructure to be installed for the development.

Arbor Ridge Subdivision No. 5 was recorded and the infrastructure necessary to service the buildings has been installed. The owner now feels it time to submit the preliminary and final plat application for the development.

The project is anticipated to be constructed in a single phase of development.

Pre-application Meeting

A pre-application meeting was held at the City Planning and Zoning office on Wednesday, March 21, 2018 at 3:00 pm. The development application requirements were discussed.

Neighborhood Meeting

A neighborhood meeting was held for the proposed project on Monday May 17, 2021 at 6:00 PM at the 2415 North School Avenue. The neighborhood sign in sheet has been included within the application.

One neighbor attended the neighborhood meeting. He voiced his concerns with the development related to increased traffic, potential for crime and perceived depreciation in value on his home. Additionally, it was indicated that the since the previous application for the re-subdivision was tabled in 2018, that the project should not move forward now.

Proximity to City Services

This development is located near the intersection of School Street and Ardell Road. All City facilities necessary to serve the project exist and were fully constructed with the development of Arbor Ridge Subdivision No. 5. This includes all public streets, sanitary sewer lines, domestic water, and pressure irrigation systems.

B & A Engineers, Inc.

Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Ph. 208-343-3381 Fax 208-342-5792

Summary

Based on the information provided within this application we respectfully request approval of the preliminary plat for the development. The preliminary plat attached is in conformance with the applicable City Codes and ordinances, and is consistent with the land uses shown on the comprehensive plan.

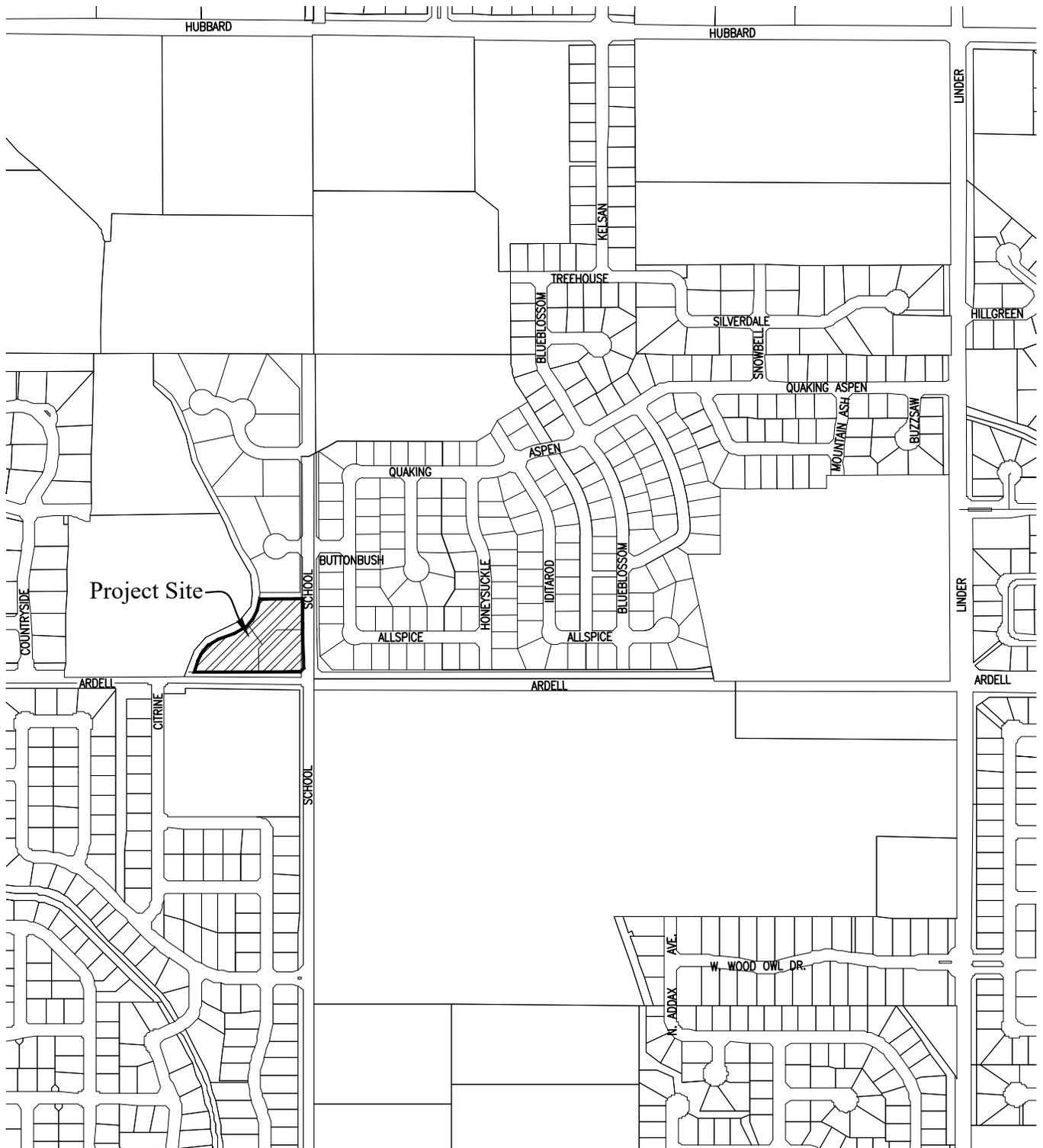
Based on the information provided we believe that this development will be an attractive asset to the City of Kuna and respectfully request approval of the preliminary and final plat application as proposed.

Sincerely,



David Crawford
B&A Engineers, Inc.

Arbor Ridge Villas Vicinity Map



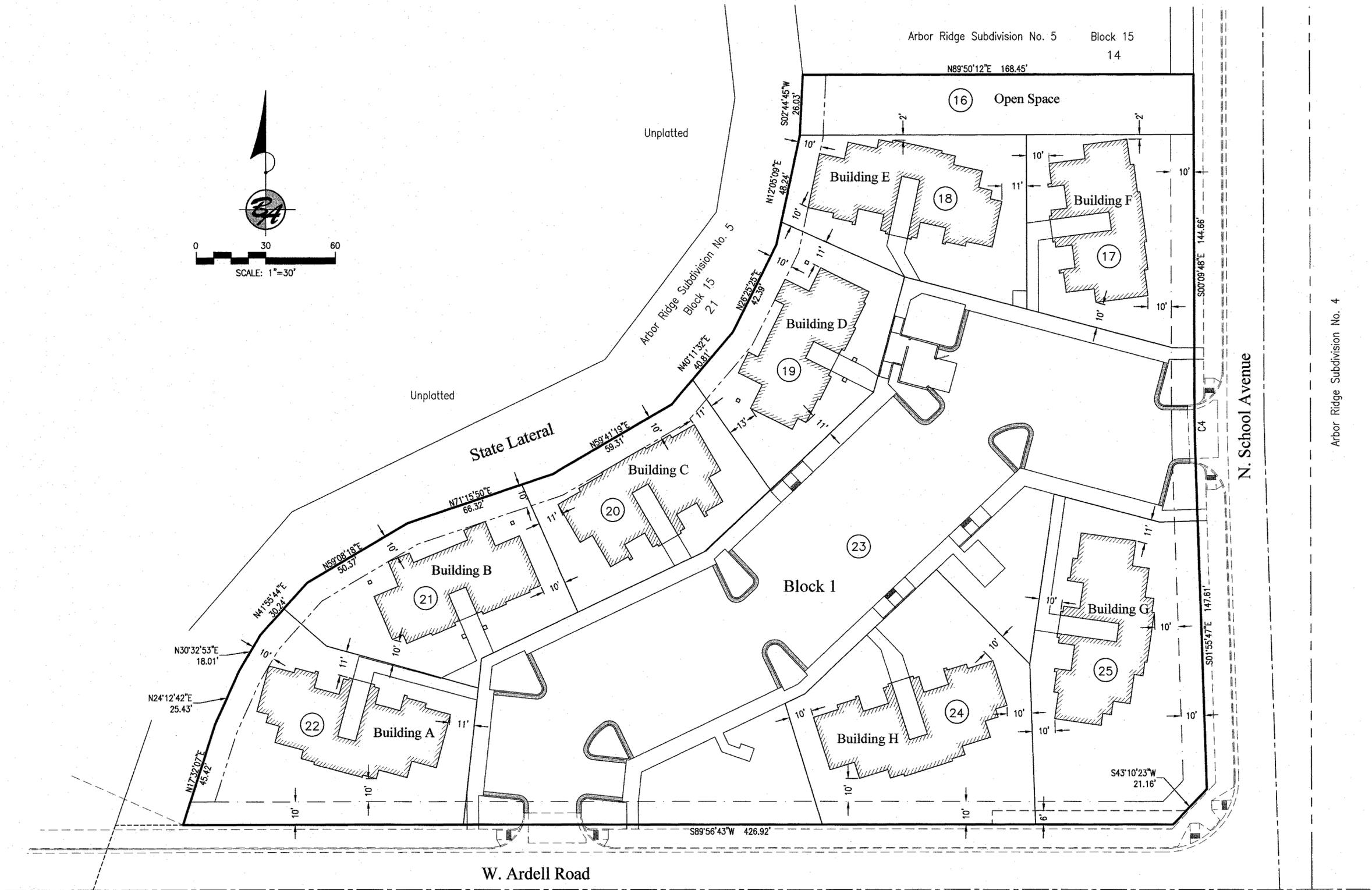
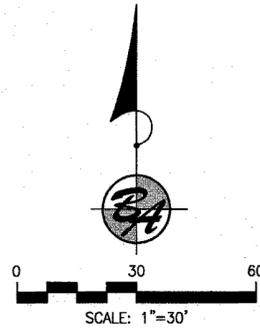
B&A Engineers, Inc.
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(208) 343-3381



NORTH
NOT TO SCALE

Arbor Ridge Villas Site Plan

LOTS 16, 17, 18 AND 19, BLOCK 15, OF ARBOR RIDGE SUBDIVISION NO. 5 AS SHOWN ON THE OFFICIAL PLAT THEREOF IN BOOK 118 OF PLATS, AT PAGES 10891 THROUGH 10894, RECORDS OF ADA COUNTY, IDAHO, BEING SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO



Mineral Springs Subdivision No. 2

Mineral Springs Subdivision No. 3

Arbor Ridge Subdivision No. 4



B&A Engineers, Inc.

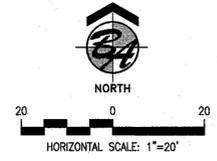
Consulting Engineers, Surveyors & Planners
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(208) 343-3381

Vicinity Map



Legend

- PROJECT / PROPERTY BOUNDARY
- LOT LINE
- STREET CENTERLINE
- ADJOINING PROPERTY LINE
- 10' WIDE LANDSCAPE EASEMENT
- EXISTING ACHD STORM DRAINAGE EASEMENT
- EXISTING 6" VERTICAL CURB AND GUTTER
- PROPOSED 6" VERTICAL CURB, NO GUTTER
- PROPOSED SIDEWALK
- EXISTING SANITARY SEWER MAIN LINE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MAIN LINE, SIZE NOTED
- EXISTING WATER MAIN LINE
- EXISTING FIRE HYDRANT
- PROPOSED 8" C-900 PVC WATER MAIN LINE
- EXISTING PRESSURE IRRIGATION LINE, SIZES NOTED ON SHEET 3.3
- PROPOSED PRESSURE IRRIGATION LINE, SIZES NOTED ON SHEET 3.3
- EXISTING FENCE LINE
- PROPOSED SEDIMENT TANK PER ACHD BMP-01 WITH MANHOLE FRAME AND COVER PER I.S.P.W.C. SD-616 AND SD-617
- PROPOSED AMCOR 48" FLAT BOTTOM MANHOLE WITH 2' SUMP OR EQUAL, PER ISFWC STANDARD DRAWING SD-611
- LOT NUMBER
- EXISTING STREET LIGHT
- EXISTING UTILITY POLE
- FOUND 1/2" PIN WITH CAP LABELED "LS 4116"
- FOUND 5/8" PIN WITH PLASTIC CAP LABELED "LS 4116", UNLESS OTHERWISE NOTED
- FOUND 1/2" PIN LS 4116, RESET 5/8" WITH PLASTIC CAP LABELED "LS 4116"
- SET 1/2"x24" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 4116", UNLESS OTHERWISE NOTED
- CALCULATED POINT, NOT FOUND OR SET
- CENTER SECTION 14 FOUND ALUMINUM CAP PLS 4116 CP&F NO. 2021-079393
- EAST QUARTER CORNER SECTION 14, FOUND ALUMINUM CAP CP&F NO. 2019-055195
- WEST QUARTER CORNER SECTION 14, FOUND BRASS CAP CP&F NO. 2019-004535



Underground Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATIONS(S).

Owner/Applicant

ENDURANCE HOLDINGS, LLC
1977 E. OVERLAND RD.
MERIDIAN, ID 83642

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



Notes

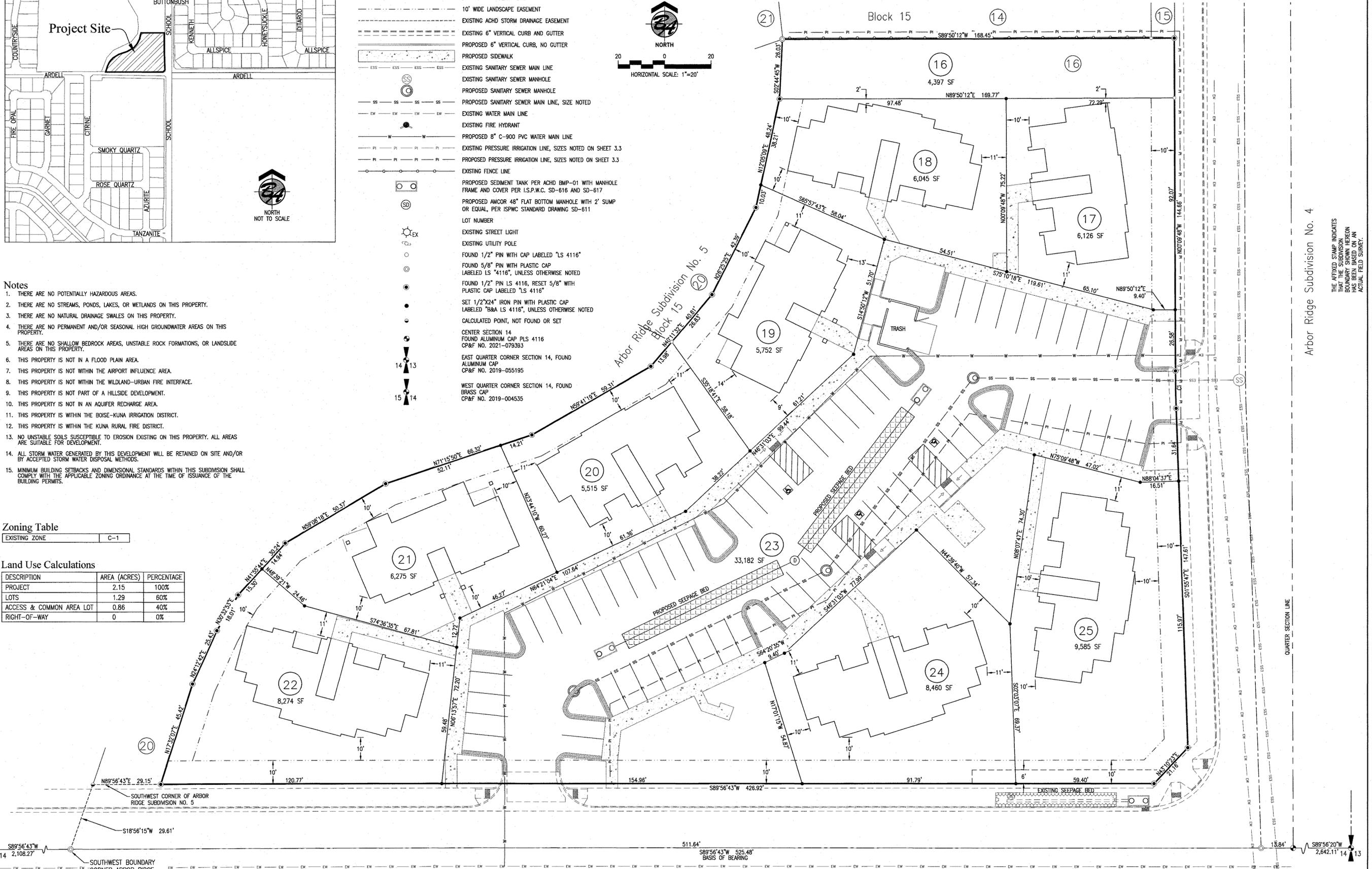
1. THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
2. THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
3. THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
4. THERE ARE NO PERMANENT AND/OR SEASONAL HIGH GROUNDWATER AREAS ON THIS PROPERTY.
5. THERE ARE NO SHALLOW BEDROCK AREAS, UNSTABLE ROCK FORMATIONS, OR LANDSLIDE AREAS ON THIS PROPERTY.
6. THIS PROPERTY IS NOT IN A FLOOD PLAN AREA.
7. THIS PROPERTY IS NOT WITHIN THE AIRPORT INFLUENCE AREA.
8. THIS PROPERTY IS NOT WITHIN THE WILDLAND-URBAN FIRE INTERFACE.
9. THIS PROPERTY IS NOT PART OF A HILLSIDE DEVELOPMENT.
10. THIS PROPERTY IS NOT IN AN AQUIFER RECHARGE AREA.
11. THIS PROPERTY IS WITHIN THE BOISE-KUNA IRRIGATION DISTRICT.
12. THIS PROPERTY IS WITHIN THE KUNA RURAL FIRE DISTRICT.
13. NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXISTING ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
14. ALL STORM WATER GENERATED BY THIS DEVELOPMENT WILL BE RETAINED ON SITE AND/OR BY ACCEPTED STORM WATER DISPOSAL METHODS.
15. MINIMUM BUILDING SETBACKS AND DIMENSIONAL STANDARDS WITHIN THIS SUBDIVISION SHALL COMPLY WITH THE APPLICABLE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS.

Zoning Table

EXISTING ZONE	C-1
---------------	-----

Land Use Calculations

DESCRIPTION	AREA (ACRES)	PERCENTAGE
PROJECT	2.15	100%
LOTS	1.29	60%
ACCESS & COMMON AREA LOT	0.86	40%
RIGHT-OF-WAY	0	0%



Arbor Ridge Subdivision No. 4

Mineral Springs Subdivision No. 2

Mineral Springs Subdivision No. 3

Preliminary Plat
Arbor Ridge Villas Subdivision
A PORTION OF THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA
CITY, ADA COUNTY, IDAHO.

REV.	DESC.	DATE/BY

SCALE SHOWN
DATE: JUNE 9, 2021
DRAWN BY: K.M. KETTELLE
CHECKED BY: J.D. CANNING
PROJECT NO.: J619-A
DRAWING FILE NAME: L619-A/Arbor Ridge Villas PrelimPlat.dwg

SHEET NO:
1

Arbor Ridge Villas Subdivision

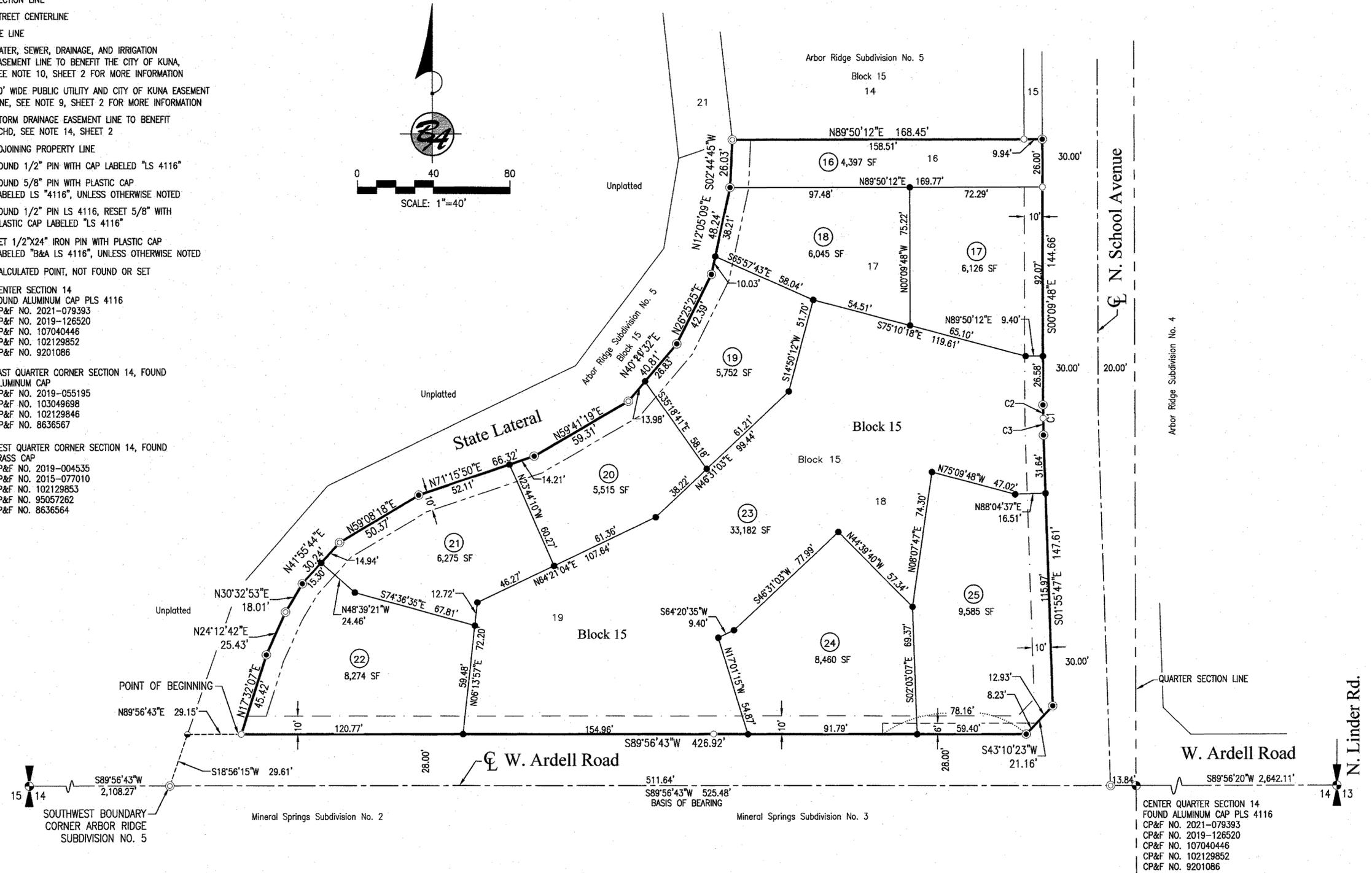
A RE-SUBDIVISION OF LOTS 16, 17, 18 AND 19, BLOCK 15, OF ARBOR RIDGE SUBDIVISION NO. 5 AS SHOWN ON THE OFFICIAL PLAT THEREOF IN BOOK 118 OF PLATS, AT PAGES 10891 THROUGH 10894, RECORDS OF ADA COUNTY, IDAHO, BEING SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO

2021

Legend

-  SUBDIVISION BOUNDARY LINE
-  LOT LINE
-  SECTION LINE
-  STREET CENTERLINE
-  TIE LINE
-  WATER, SEWER, DRAINAGE, AND IRRIGATION EASEMENT LINE TO BENEFIT THE CITY OF KUNA, SEE NOTE 10, SHEET 2 FOR MORE INFORMATION
-  10' WIDE PUBLIC UTILITY AND CITY OF KUNA EASEMENT LINE, SEE NOTE 9, SHEET 2 FOR MORE INFORMATION
-  STORM DRAINAGE EASEMENT LINE TO BENEFIT ACHD, SEE NOTE 14, SHEET 2
-  ADJOINING PROPERTY LINE
-  FOUND 1/2" PIN WITH CAP LABELED "LS 4116"
-  FOUND 5/8" PIN WITH PLASTIC CAP LABELED LS "4116", UNLESS OTHERWISE NOTED
-  FOUND 1/2" PIN LS 4116, RESET 5/8" WITH PLASTIC CAP LABELED "LS 4116"
-  SET 1/2"x24" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 4116", UNLESS OTHERWISE NOTED
-  CALCULATED POINT, NOT FOUND OR SET
-  CENTER SECTION 14
-  FOUND ALUMINUM CAP PLS 4116
-  CP&F NO. 2021-079393
-  CP&F NO. 2019-126520
-  CP&F NO. 107040446
-  CP&F NO. 102129852
-  CP&F NO. 9201086
-  EAST QUARTER CORNER SECTION 14, FOUND ALUMINUM CAP
-  CP&F NO. 2019-055195
-  CP&F NO. 103049698
-  CP&F NO. 102129846
-  CP&F NO. 8636567
-  WEST QUARTER CORNER SECTION 14, FOUND BRASS CAP
-  CP&F NO. 2019-004535
-  CP&F NO. 2015-077010
-  CP&F NO. 102129853
-  CP&F NO. 95057262
-  CP&F NO. 8636564

See Sheet 2 For NOTES, Curve and Line Tables, and Certificate of Owner



B&A Engineers, Inc.

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

Arbor Ridge Villas Subdivision

Notes

- THIS PROPERTY LIES WITHIN THE BOISE-KUNA IRRIGATION DISTRICT AND THE KUNA MUNICIPAL IRRIGATION SYSTEM. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO ASSESSMENTS. IRRIGATION WATER WILL BE PROVIDED BY THE KUNA MUNICIPAL IRRIGATION SYSTEM IN COMPLIANCE WITH IDAHO CODE SECTION §31-3805(1)(B).
- THE OWNERS OF LOTS 1 THROUGH 4, BLOCK 1, JOINTLY, WITHIN THIS SUBDIVISION ARE SUBJECT TO THE ARBOR RIDGE VILLAS HOMEOWNER'S ASSOCIATION.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION AND MAY REQUIRE AMENDMENT OF THE DEVELOPMENT AGREEMENT.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AND CONDITIONS OF THE STAFF REPORT FOR ARBOR RIDGE SUBDIVISION.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- LOT 1, BLOCK 1 IS DESIGNATED AS A COMMON AREA LOT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION (HOA), ITS OWNERSHIP, AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT EXPRESS WRITTEN CONSENT FROM THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO THE FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVE(S) MUNICIPAL IRRIGATION, AS DETERMINED BY THE CITY OF KUNA. IF THE ASSESSMENT IS NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LIEN FOR NON-PAYMENT.
- NO EASEMENT SHOWN OR DESIGNATED HEREON SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HARD-SURFACED DRIVEWAYS, LANDSCAPING (EXCEPT TREES), PARKING, OR OTHER SUCH NON-PERMANENT IMPROVEMENTS.
- ALL EASEMENTS ARE PARALLEL (OR CONCENTRIC) TO THE LINES (OR ARCS) THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.
- PUBLIC UTILITY EASEMENT IS HEREBY RESERVED AS FOLLOWS:
 - 10- FEET WIDE ALONG PUBLIC RIGHTS-OF-WAYS.
- WATER, SEWER, DRAINAGE, AND IRRIGATION EASEMENTS ARE HEREBY RESERVED FOR THE CITY OF KUNA FOR THE INSTALLATION AND MAINTENANCE OF LINES AS SHOWN HEREON (UNLESS OTHERWISE DIMENSIONED).
 - 10- FEET WIDE ALONG THE EXTERIOR BOUNDARY OF LOTS 2 AND 4, BLOCK 1.
- DIRECT LOT ACCESS TO W. ARDELL ROAD AND N. SCHOOL AVENUE IS PROHIBITED.
- MAINTENANCE OF ANY IRRIGATION, DRAINAGE PIPE, OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION §22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- LOT 1, BLOCK 1, AND A PORTION OF LOT 3, BLOCK 1, ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT, RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION §40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- LOT 1, BLOCK 1 IS SUBJECT TO A BLANKET EASEMENT TO THE CITY OF KUNA FOR WATER, SEWER, IRRIGATION AND DRAINAGE PURPOSES.
- LOTS 2, 3 AND 4, BLOCK 1 ARE SUBJECT TO A WATER, SEWER, DRAINAGE AND IRRIGATION EASEMENT TO BENEFIT THE CITY OF KUNA AND AN INGRESS/EGRESS EASEMENT TO BENEFIT LOTS 2, 3 AND 4, BLOCK 1, AS SHOWN HEREON.
- THIS DEVELOPMENT IS SUBJECT TO A DEVELOPMENT AGREEMENT, INSTRUMENT NO. 114016814.
- THIS DEVELOPMENT IS SUBJECT TO A LICENSE AGREEMENT WITH THE ADA COUNTY HIGHWAY DISTRICT, INSTRUMENT NO. 2020-026360.
- THIS DEVELOPMENT AREA IS SUBJECT TO KUNA CITY ORDINANCE INSTRUMENT NO. 2020-027422, ANNEXING THE AREA INTO THE KUNA MUNICIPAL IRRIGATION SYSTEM.

Line Table		
LINE	BEARING	DISTANCE
L1	N40°11'32"E	14.11'
L2	S32°40'21"E	10.30'
L3	S41°40'50"W	14.31'
L4	S41°40'50"W	6.22'
L5	N0°09'49"W	11.82'
L5	N40°11'32"E	14.11'

Curve Table					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DIST
C1	1°45'59"	530.00'	16.34'	S1°02'48"E	16.34'
C2	0°46'59"	530.00'	7.24'	S0°33'18"E	7.24'
C3	0°59'00"	530.00'	9.10'	S1°26'17"E	9.10'

Survey Narrative

PURPOSE: THE PURPOSE IS TO CREATE A SUBDIVISION WITH 3 BUILDABLE LOTS AND 1 OPEN SPACE LOT.

BOUNDARY ESTABLISHMENT: THE BOUNDARY WAS ESTABLISHED PER ARBOR RIDGE SUBDIVISION NO. 5.

RECORDS USED: (ALL WITHIN ADA COUNTY, IDAHO)

CP&F'S SECTION 14

2019-055195 EAST QUARTER CORNER
2021-079393 CENTER QUARTER CORNER
2019-004535 WEST QUARTER CORNER

SUBDIVISION PLATS

ARBOR RIDGE SUBDIVISION NO. 5, BOOK 118, PAGES 18091-18094

Certificate of Owner

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED DOES HEREBY CERTIFY THAT IT IS THE OWNER OF A CERTAIN TRACT OF LAND TO BE KNOWN AS ARBOR RIDGE VILLAS SUBDIVISION, AND THAT IT INTENDS TO INCLUDE THE FOLLOWING DESCRIBED LAND IN THIS PLAT:

A RE-SUBDIVISION OF LOTS 16, 17, 18 AND 19, BLOCK 15 OF ARBOR RIDGE SUBDIVISION NO. 5, AS SHOWN ON THE OFFICIAL PLAT THEREOF IN BOOK 118 OF PLATS, AT PAGES 10891 THROUGH 10894, RECORDS OF ADA COUNTY, IDAHO, SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 14; THENCE S89°56'43"E, 2,108.27 FEET ALONG THE CENTERLINE OF WEST ARDELL ROAD AND THE EASTERLY BOUNDARY OF THE NORTHEAST QUARTER OF SAID SECTION 14 TO THE SOUTHWEST BOUNDARY CORNER OF SAID ARBOR RIDGE SUBDIVISION NO. 5; THENCE N18°56'15"E, 29.61 FEET ALONG THE NORTHWESTERLY BOUNDARY OF SAID ARBOR RIDGE SUBDIVISION NO. 5 TO THE SOUTHWEST CORNER OF LOT 20 OF SAID ARBOR RIDGE SUBDIVISION NO. 5; THENCE N89°56'43"E, 29.15 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 20 TO THE POINT OF BEGINNING:

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 20:

N17°32'07"E, 45.42 FEET;
N24°12'42"E, 25.43 FEET;
N30°32'53"E, 18.01 FEET;
N41°55'44"E, 30.24 FEET;
N59°08'18"E, 50.37 FEET;
N71°15'50"E, 66.32 FEET;
N59°41'19"E, 59.31 FEET;
N40°11'32"E, 40.81 FEET;
N26°25'25"E, 42.39 FEET;
N12°05'09"E, 48.24 FEET;
N02°44'45"E, 26.03 FEET TO THE NORTHWEST CORNER OF LOT 16 OF SAID ARBOR RIDGE SUBDIVISION NO. 5;

THENCE N89°50'12"E, 168.45 FEET ALONG THE NORTHERLY BOUNDARY OF SAID LOT 16 TO THE NORTHEAST CORNER OF SAID LOT 16 AND TO THE WESTERLY RIGHT-OF-WAY OF NORTH SCHOOL AVENUE;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE WESTERLY RIGHT-OF-WAY OF SAID NORTH SCHOOL AVENUE:

S00°09'48"E, 144.66 FEET;
16.34 FEET ALONG A TANGENT CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 530.00 FEET A CENTRAL ANGLE OF 01°45'59", A LONG CHORD BEARING OF S01°02'48"E, AND A LONG CHORD DISTANCE OF 16.34 FEET;
S01°55'47"E, 147.61 FEET;
S43°10'23"W, 21.16 FEET TO THE NORTHERLY RIGHT-OF-WAY OF WEST ARDELL ROAD;

THENCE S89°56'43"W, 426.92 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING.

COMPRISING 2.15 ACRES, MORE OR LESS.



B&A Engineers, Inc.

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

Arbor Ridge Villas Subdivision

Certificate of Owner (Continued)

The public streets shown on this plat are hereby dedicated to the public; the easements shown on this plat are not dedicated to the public, but the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon. The lots within this subdivision are eligible to receive water service from the City of Kuna; and the City of Kuna has agreed in writing to serve all of the lots within this subdivision.

In witness whereof: I have hereunto set my hand on this _____ day of _____, _____.

Corey D. Barton, President
Challenger Development, Inc. Date

Certificate of Surveyor

I, JOSEPH D. CANNING, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of ARBOR RIDGE VILLAS SUBDIVISION, as described in the Certificate of Owners and as shown on the attached plat, was drawn from an actual survey made on the ground under my supervision, and accurately and correctly represents the points platted thereon, and is in conformance with the State of Idaho Code relating to plats and surveys.

Joseph D. Canning, P.L.S. No. 4116



Approval of City Council

I, the undersigned, City Clerk in and for the City of Kuna, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the _____ day of _____, _____, this plat was duly accepted and approved.

Kuna City Clerk

Acknowledgment

State of Idaho)
)ss
County of _____)

On this ____ day of _____, in the year of _____, before me the undersigned, a Notary Public in and for said state, personally appeared Corey D. Barton, known or identified to me to be the President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

Notary Public for Idaho
Residing in Boise, Idaho
My Commission Expires _____

Approval of Central District Health Department

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Central District Health Department, EHS Date

Certificate of County Surveyor

I, the undersigned, Professional Land Surveyor for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

Ada County Surveyor Date

Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the _____ day of _____, _____.

Commission President
Ada County Highway District

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

Ada County Treasurer Date

Approval of City Engineer

I, the undersigned, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this ____ day of _____, _____, hereby approve this plat.

Kuna City Engineer

Certificate of County Recorder

State of Idaho)
)ss Instrument No. _____
County of Ada)

I hereby certify that this instrument was filed at the request of _____ at _____ minutes past _____ o'clock __M., this ____ day of _____, _____, in my office, and was recorded in Book _____ of Plats at Pages _____ through _____. Fee: _____

Ex-Officio Recorder: Phil McGrane
Deputy: _____



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



B & A Engineers, Inc.
Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Phone. 208-343-3381 Facsimile 208-342-5792

Arbor Ridge Villas Subdivision Boundary Description

September 19, 2018

A portion of the southeast quarter of the northwest quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the northeast corner of said Section 14, thence $S00^{\circ}19'50''E$, 2,643.85 feet along the centerline of North Linder Road and the easterly boundary of the northeast quarter of said Section 14 to the southeast corner of the northeast quarter of said Section 14 and to the centerline of West Ardell Road; thence $S89^{\circ}56'20''W$, 2,642.11 feet along the southerly boundary of the northeast quarter of said Section 14 and the centerline of West Ardell Road to the southwest corner of the northeast quarter of said Section 14; thence $S89^{\circ}56'43''W$, 525.51 feet along the southerly boundary of the northwest quarter of said Section 14 and the centerline of West Ardell Road; thence $N18^{\circ}56'15''E$, 29.61 feet; thence $N89^{\circ}56'43''E$, 23.91 feet along a line 28-feet northerly of and parallel with the southerly boundary of the northwest quarter of said Section 14 to the **Point of Beginning**:

Thence $N17^{\circ}32'07''E$, 47.29 feet;

Thence $N24^{\circ}12'42''E$, 26.00 feet;

Thence $N30^{\circ}32'53''E$, 18.79 feet;

Thence $N41^{\circ}55'44''E$, 31.50 feet;

Thence $N59^{\circ}08'18''E$, 51.66 feet;

Thence $N71^{\circ}15'50''E$, 66.34 feet;

Thence $N59^{\circ}41'19''E$, 57.95 feet;

Thence $N40^{\circ}11'32''E$, 39.34 feet;

Thence $N26^{\circ}25'25''E$, 41.16 feet;

Thence $N12^{\circ}05'09''E$, 46.52 feet;

Thence $N89^{\circ}50'12''E$, 174.89 feet;

Thence $S00^{\circ}09'48''E$, 118.66 feet along a line 50-feet westerly of and parallel with the easterly boundary of the northwest quarter of said Section 14;

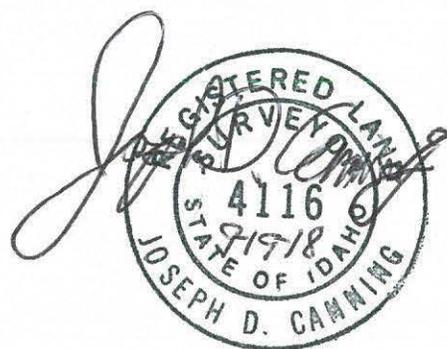
Thence 16.34 feet along a tangent curve deflecting to the left, having a radius of 530.00 feet a central angle of $01^{\circ}45'59''$, a long chord bearing of $S01^{\circ}02'48''E$, and a long chord distance of 16.34 feet;

Thence $S01^{\circ}55'47''E$, 147.61 feet;

Thence $S43^{\circ}10'23''W$, 21.16 feet;

Thence $S89^{\circ}56'43''W$, 456.07 feet along a line 28-feet northerly of and parallel with the southerly boundary of the northwest quarter of said Section 14 to the **Point of Beginning**.

Comprising 2.10 acres more or less





Neighborhood Meeting Certification

PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | 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: W. Ardell RD.

Parcel No(s): Portion of S1314244201

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: Challenger Development, LLC

Address: 1977 E. Overland Rd Meridian, ID 83642

Contact Person

Name: David Crawford

Business Name (if applicable): B&A Engineers, Inc

Address: 5505 W. Franklin Rd Boise, ID 83705

Phone: (208) 343-3381 Email: dacrawford@baengineers.com

Applicant

Name: David Crawford - B&A Engineers, Inc.

Address: 5505 W. Franklin Rd. Boise, ID 83705

Phone: (208) 343-3381 Email: dacrawford@baengineers.com

I, David Crawford, 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:  B&A Engineers, Inc. Date: 5/20/21



B & A Engineers, Inc.

Consulting Engineers & Surveyors
5505 W. Franklin Rd. Boise, Id. 83705
Phone. 208-343-3381 Facsimile 208-342-5792

April 28, 2021

Dear Neighbor:

We would like to inform you of an opportunity to be present at a neighborhood meeting for a new subdivision development called Arbor Ridge Villas Subdivision. As I am sure you are aware the Arbor Ridge Subdivision is an ongoing planned unit development in the City of Kuna.

The Arbor Ridge Villas Subdivision is for an eight (8) lot multifamily residential development and is consistent with the land use zone. The application will for a preliminary plat to re-subdivide the existing 3 lots into 8 total lots. This will allow for each structure to exist on its own lot. No new buildings will be added beyond those that are currently under construction.

The purpose of this letter is to invite you to a brief presentation about the development and to answer questions you may have. We invite you to attend a neighborhood meeting to discuss the project, at the project site.

The meeting will be held on Monday May 17, 2021 at 6:00 pm at the following address:

2415 North School Avenue, Kuna, Idaho.

This is located at the northwest corner of North School Avenue and West Ardell Road.

Please find attached a map of the project area and a sketch showing the layout of the anticipated development.

Prior to the meeting should you have any questions or concerns please contact me. Should you not be able to attend the meeting and wish to share your comments with us in writing, please remit them to the following address;

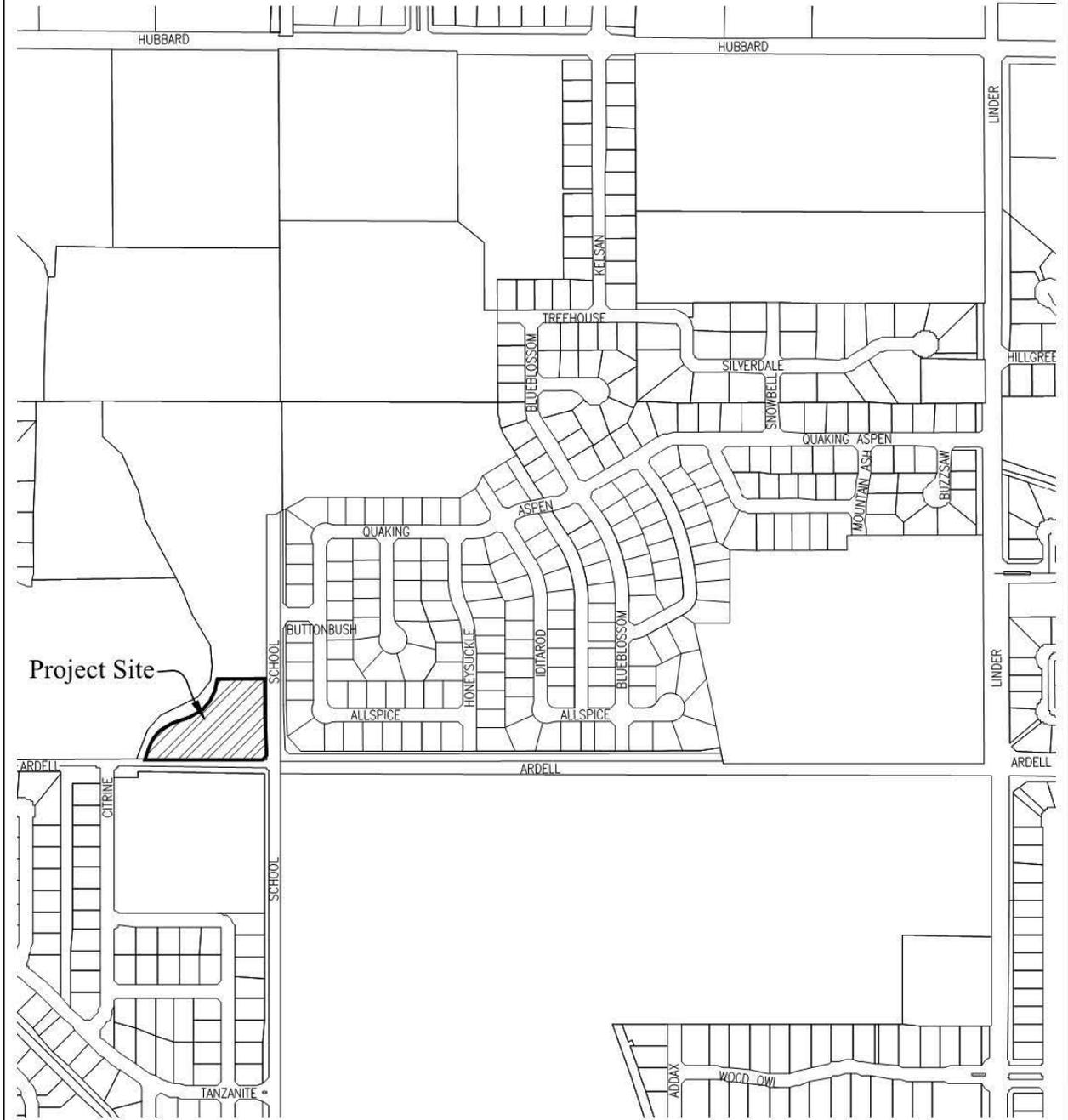
David Crawford
B&A Engineers, Inc.
5505 W. Franklin Rd.
Boise, Idaho 83705

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Crawford', is written over a light blue circular stamp.

David Crawford
Project Manager
B&A Engineers, Inc.

Arbor Ridge Villas Vicinity Map



B&A Engineers, Inc.

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



NORTH
NOT TO SCALE

VICINITY MAP



AERIAL MAP



SITE DATA

LOT 16-18 GROSS AREA:	91,337 S.F.
	2.10 ACRES

SITE DEVELOPMENT

PROPOSED LOT AREA:	
LOT 1:	8,492 S.F.
LOT 2:	8,414 S.F.
LOT 3:	5,638 S.F.
LOT 4:	5,722 S.F.
LOT 5:	6,267 S.F.
LOT 6:	6,408 S.F.
LOT 7:	8,402 S.F.
LOT 8:	7,716 S.F.
PARKING / COMMON AREA LOT:	35,270 S.F.

ZONING

PROPOSED ZONING:	C-1
MAXIMUM HEIGHT:	35 FT.
STREET FRONTAGE:	0 FT.
ROOF VARD SETBACK - LOCAL ROAD:	20 FT.
ROOF VARD SETBACK - INTERNAL COLLECTOR:	20 FT.
FRONT YARD SETBACK:	5 FT.
INTERIOR SIDE YARD SETBACK:	8 FT.
STREET PARKING SETBACK:	10 FT.
MAXIMUM LOT COVERAGE:	100%
MINIMUM LOT SIZE:	2,000 S.F.

BUILDING DEVELOPMENT

PROPOSED BUILDINGS:	8
PROPOSED STORIES:	2
PROPOSED RESIDENTIAL UNITS PER BUILDING:	4
PROPOSED NUMBER OF RESIDENTIAL UNITS:	32
2-BEDROOM / 2-BATH-ROOM UNITS:	16
3-BEDROOM / 2-BATH-ROOM UNITS:	16
15.23 UNITS PER ACRE:	
BUILDING FOOTPRINT:	19,958 S.F. 22%
PARKING LOT:	38,341 S.F. 37%
LANDSCAPING:	43,048 S.F. 47%

PARKING

PARKING REQUIRED:	46
PARKING RATIO:	1.5 STALLS PER UNIT
TOTAL PARKING STALLS PROPOSED:	64
STANDARD OPEN STALLS:	29
ACCESSIBLE OPEN STALLS:	2
STANDARD CARPORT STALLS:	32
ACCESSIBLE CARPORT STALLS:	1
*CARPORTS ARE AN OWNER OPTION	
PARKING RATIO:	2.0 STALLS PER UNIT



PROJECT
ARBOR RIDGE
 W. ADELLE RD. &
 N. SCHOOL AVE.
 KUNA, IDAHO

SEAL
PRELIMINARY

This document is the property of THE ARCHITECTS OFFICE, PLLC and it is to be displayed without further authorization.
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 FILE
 DATE: MARCH 15, 2018
 TITLE: 17-538 SD4.1
 DRAWN: MATT PHIBBS
 REVISIONS

1 SITE PLAN
SCALE: 1" = 200'

W. ARDELL ROAD



SHEET
SD4.1
 SITE PLAN

Tamee L. Bilbo

From: David Crawford
Sent: Tuesday, June 8, 2021 10:56 AM
To: Tamee L. Bilbo
Subject: FW: Arbor Ridge Villas Subdivision Name
Attachments: Arbor Ridge Villas Sub.pdf

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Tuesday, June 8, 2021 10:50 AM
To: David Crawford <dacrawford@baengineers.com>
Cc: Joseph Canning <jdcanning@baengineers.com>
Subject: RE: Arbor Ridge Villas Subdivision Name

June 8, 2021

Joseph Canning, B&A Engineers
David Crawford, B&A Engineers

RE: Arbor Ridge Villas Subdivision Name Confirmation

David;

The name ARBOR RIDGE VILLAS was reserved for a future re-subdivision of a portion of the Arbor Ridge Subdivision No 5 development on 4/4/2018.

The name is still reserved (copy attached), and may be used for the re-subdivision of Parcels R0501710340, R0501710360 & R0501710380 (Lots 17 through 19, Block 15) in Arbor Ridge Subdivision No 5.

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: David Crawford <dacrawford@baengineers.com>
Sent: Tuesday, June 8, 2021 8:41 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] RE: Arbor Ridge Villas

Glen,
Please see the following:

Lots 17, 18, & 19, Block 15 of Arbor Ridge Subdivision No. 5.

- 938 West Ardell Road, Lot 19, Block 15 Arbor Ridge Subdivision No. 5. Parcel Number R0501710380, 0.77 Acres.
- 2415 North School Avenue, Lot 18, Block 15 Arbor Ridge Subdivision No. 5. Parcel Number R0501710360, 0.65 Acres.
- 2459 North School Avenue, Lot 17, Block 15 Arbor Ridge Subdivision No. 5. Parcel Number R0501710360, 0.62 Acres.

Sincerely,
David Crawford
B&A Engineers, Inc.
208.343.3381
dacrawford@baengineers.com

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Tuesday, June 8, 2021 5:20 AM
To: David Crawford <dacrawford@baengineers.com>
Subject: RE: Arbor Ridge Villas

Dave;

In the original 2018 reservation for Arbor Ridge Villas (Parcel S1314244201), you indicated that the development would be a portion of Arbor Ridge Sub No 5 (also Parcel S1314244201), which recorded 5/6/2020, and that timing was an issue.

Please provide me with the new parcel numbers of all of the parcels that will be included in the Arbor Ridge Villas plat.



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

From: David Crawford <dacrawford@baengineers.com>
Sent: Monday, June 7, 2021 4:40 PM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] Arbor Ridge Villas

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.

Ada County,

We have been required to provide confirmation to the City of Kuna that the name Arbor Ridge Villas is still available for us to use on the project.

The subdivision name was reserved in 2018. The project was subsequently put on hold.

We are requesting confirmation that we are still able to use the name as reserved.

Please advise.

Sincerely,

David Crawford

B&A Engineers, Inc.

208.343.3381

dacrawford@baengineers.com



Planning & Zoning Department

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

Agency Notification

August 23, 2021

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

File Number & Case Name:	21-03-CPF (Combo Pre & Final Plat) – Arbor Ridge Villas Subdivision (<i>Short Plat</i>)
Project Description	Dave Crawford with B & A Engineers, Inc., on behalf of Challenger Development, requests approval to Re-Subdivide Lots 17, 18 and 19, Block 15 of Arbor Ridge Sub No. 5, using the Combined Preliminary and Final Plat process in order to create 8 buildable lots for eight already approved buildings, over 2.10 +/- acres in the Arbor Ridge Subdivision No. 5 development. Section 14, Township 2 North, Range 1 West.
Site Location	On the Northwest Corner (NWC) of School Ave. and Ardell Roads, Kuna 83634.
Applicant	Challenger Development 1977 E Overland Road Meridian, ID. 63642
Representative	B & A Engineers, Inc. David Crawford 5505 W Franklin Rd. Boise, ID 83705 208.343.3381 dacrawford@baengineers.com
Tentative Public Hearing Date	Tuesday, October 5, 2021 6:00 PM Council Chambers within Kuna City Hall, located at 751 W. 4 th Street, Kuna, ID 83634
Staff Contact	Troy Behunin, Planner III Kuna P&Z Department 208.922.5274 TBehunin@kunaid.gov
Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you. If your agency needs additional time for review, please let our office know as soon as possible. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i>	



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

Catherine Feistner, E.J.T.
Assistant Kuna City Engineer

Brady Barroso
Engineering Technician I

COMBO PRELIMINARY AND FINAL PLAT MEMORANDUM

To: Jace Hellman - Planning and Zoning Director
From: Brady Barroso - Engineering Technician I
Catherine Feistner - Assistant City Engineer
Date: 15 September 2021
RE: Public Works Comments
Arbor Ridge Villas Subdivision – 21-03-CPF (Combo Pre & Final Plat)

The Arbor Ridge Villas Subdivision, located on the northwest corner of W Ardell Rd and N School Ave, dated 23 August 2021 has been reviewed. The applicant's proposed development has been formatted to comply with the intended City of Kuna (City) C-1 (neighborhood commercial district) zone requirements when the applicant initially applied. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Public Works staff supports the approval of the combination preliminary and final plat. The plat may be officially approved after all conditions are met.

Comments may be expanded or refined in connection with the future land-use actions.

1) Inspection & Fees

- a) 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 if applicable, to provide accurate as-built drawings to the City.

2) General

- a) The development site consists of 2.15 acres. The applicant requests to divide the parcel into ten (10) lots: 8 multifamily lots, 1 access lot, and 1 common lot.
- b) Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. There is 8 multifamily lots with 4 residential units each, resulting in 32 resident units total. The resultant projected population for this subdivision is approximately 102.
- c) The preliminary plat shows two (2) total accesses to the subdivision, one (1) access to W Ardell Rd and one (1) access to N School Ave.

- d) At least two access point are required in Phase I per Kuna Rural Fire District (KRFD) or no more than thirty (30) certificates of occupancy will be issued.
- e) Areas for outside activities are incorporated into the project. Connection to the City of Kuna pathways presents a long-term goal that should be considered.
- f) A plan approval letter will be required if this project affects any local irrigation districts.
- g) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- h) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
- i) All positional information shall be from the most recent state plane coordinate system.
- j) Provide engineering certification on all final engineering drawings.
- k) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrance of the subdivision, at intersections, and at every 250' interval. Streetlights should coincide with Fire Hydrants whenever possible.
- l) Kuna Rural Fire District (KRFD) requires fire hydrants at 500' 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, or its representative, 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 Connection

- 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-B.14 requires the subdivision to connect to the City sewer system. City code 5-16-3-B.2 states public sewer utilities shall be extended to each parcel when sewer is available within three hundred (300) feet of the parcels.
- b) The infrastructure needed for this project has been installed.
- c) All sewer infrastructure must meet or exceed City of Kuna requirements.
- d) Sewer connection fees apply to each lot containing a home or other facility.
- e) 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 Connection

- 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-B.23 requires the subdivision to connect to the City water system. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels.

- b) The infrastructure needed for this project has been installed.
- c) All water infrastructure must meet or exceed City of Kuna requirements.
- d) Water connection fees apply to each lot containing a home or other facility.
- e) Fire hydrants are required in a layout acceptable to the KRFD.

6) Pressurized Irrigation

- a) The applicant's property is not connected to the City's pressurized irrigation system. Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
- b) The infrastructure needed for this project has been installed.
- c) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
- d) Annexation into the municipal irrigation district and pooling of water rights is a requirement of the final plat approval.
- e) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
- f) All residential, common lots, and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection fee.

7) Grading and Storm Drainage

- a) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
- b) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
- c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.

8) As-Built Drawings

- a) As-built (record) 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.
- b) *Correct and verified as-built (record) drawings will be required before occupancy or final plat approval is granted.*

9) Exhibits

- a) Due to previous approvals for this project, no maps are needed or included to support Public Works comments.



Kent Goldthorpe, President
Dave McKinney, Vice-President
Jim D. Hansen, Commissioner
Mary May, Commissioner
Alexis Pickering, Commissioner

September 13th, 2021

To: Challenger Development
1977 E Overland Road
Meridian, ID 83642

Representative: David Crawford
B & A Engineers, Inc.
5505 W Franklin Road
Boise, ID 83705

Subject: KPP21-0013/ 21-03-CPF/ Arbor Ridge Villas
Re-subdivide 3 lots into 8 on 2.1 acres

This is a staff level approval of a preliminary plat for Arbor Ridge Villas. On October 1st, 2018 the Ada County Highway District reviewed and approved this site as part of 18-29-DR. The site specific conditions of approval also apply to 21-03-CPF/ Arbor Ridge Villas.

The applicant will be required to pay all applicable platting and review fees prior to final approval.

If you have any questions, please contact me at (208) 387-6132.

Sincerely,

Kelly Bruner
Planner
Development Services

cc: City of Kuna (Troy Behunin, via email)
Challenger Development

Request for Appeal of Staff Decision

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.



Sara M. Baker, President
Rebecca W. Arnold, Vice President
Jim D. Hansen, Commissioner
Kent Goldthorpe, Commissioner
Paul Woods, Commissioner

October 1, 2018

To: Tim Eck
6152 W. Half Moon Lane
Eagle, ID 83616

Subject: 18-29-DR
Arbor Ridge Villas
32 Multi-family dwelling units

In response to your request for comment, the Ada County Highway District has reviewed the submitted application and site plan for the item referenced above. On August 30, 2002, the Ada County Highway District approved Arbor Ridge Subdivision /KPP-01-03. The site specific conditions of approval also apply to Arbor Ridge Villas/18-29-DR. Additionally, it has been determined that ACHD has site specific conditions of approval for this application.

A. Findings of Fact

1. Driveways

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

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

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

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

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7206.4.6, the applicant should be required to pave the driveway its full width and at least

30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7206.4.6.

- b. Applicant's Proposal: The applicant has proposed to construct two 24-foot wide driveways. One onto Ardell Road located approximately 300-feet west of School Avenue and one onto School Avenue located approximately 200-feet north of Ardell Road.
- c. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved, as proposed. The applicant should be required to construct the driveways as curb return type driveways.

2. Other Access

- a. Ardell Road and School Avenue are classified as collector roadways. Other than access specifically approved as part of this application direct lot access is prohibited to Ardell Road and School Avenue.

B. Site Specific Conditions of Approval

1. Comply with the conditions of Arbor Ridge Subdivision /KPP-01-03 for the frontage improvements for Ardell Road and School Avenue.
2. Construct one 24-foot wide curb return type driveway onto Ardell Road located 300-feet west of School Avenue.
3. Construct one 24-foot wide curb return type driveway onto School Avenue located 200-feet north of Ardell Road.
4. 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.
5. A Traffic Impact Fee will be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
6. Plans shall be submitted to the ACHD Development Services Department for plans acceptance, and impact fee assessment (if an assessment is applicable).
7. Comply with the Standard Conditions of Approval as noted below.

C. Traffic Information

Trip Generation

This development is estimated to generate 234 vehicle trips per day; and 18 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

Condition of Area Roadways: *Traffic Count is based on Vehicles per hour (VPH)*

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
School Street	275-feet	Collector	153	Better than "D"

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

Average Daily Traffic Count (VDT): *Average daily traffic counts are based on ACHD's most current traffic counts*

- The average daily traffic count for School Street north of Deer Flat Road was 2,588 on 5/15/18.

D. Attachments

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

If you have any questions, please feel free to contact me at (208) 387-6178.

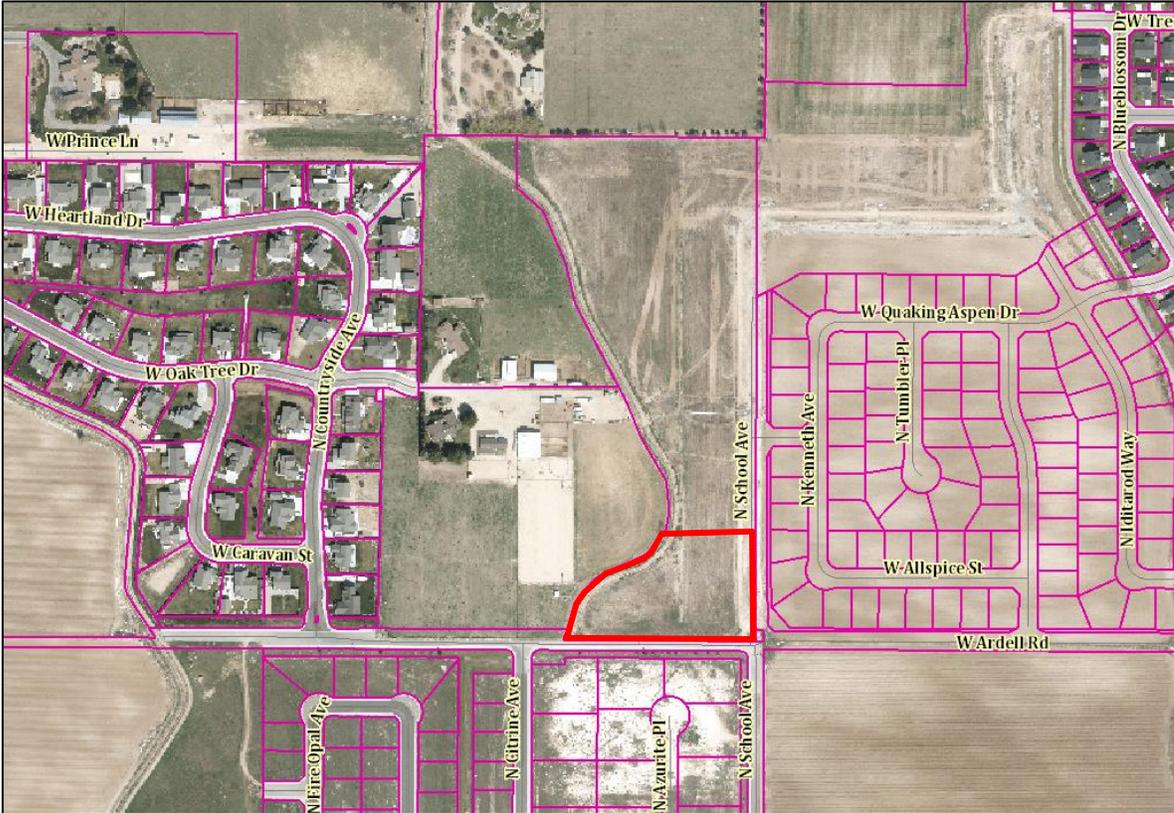
Sincerely,



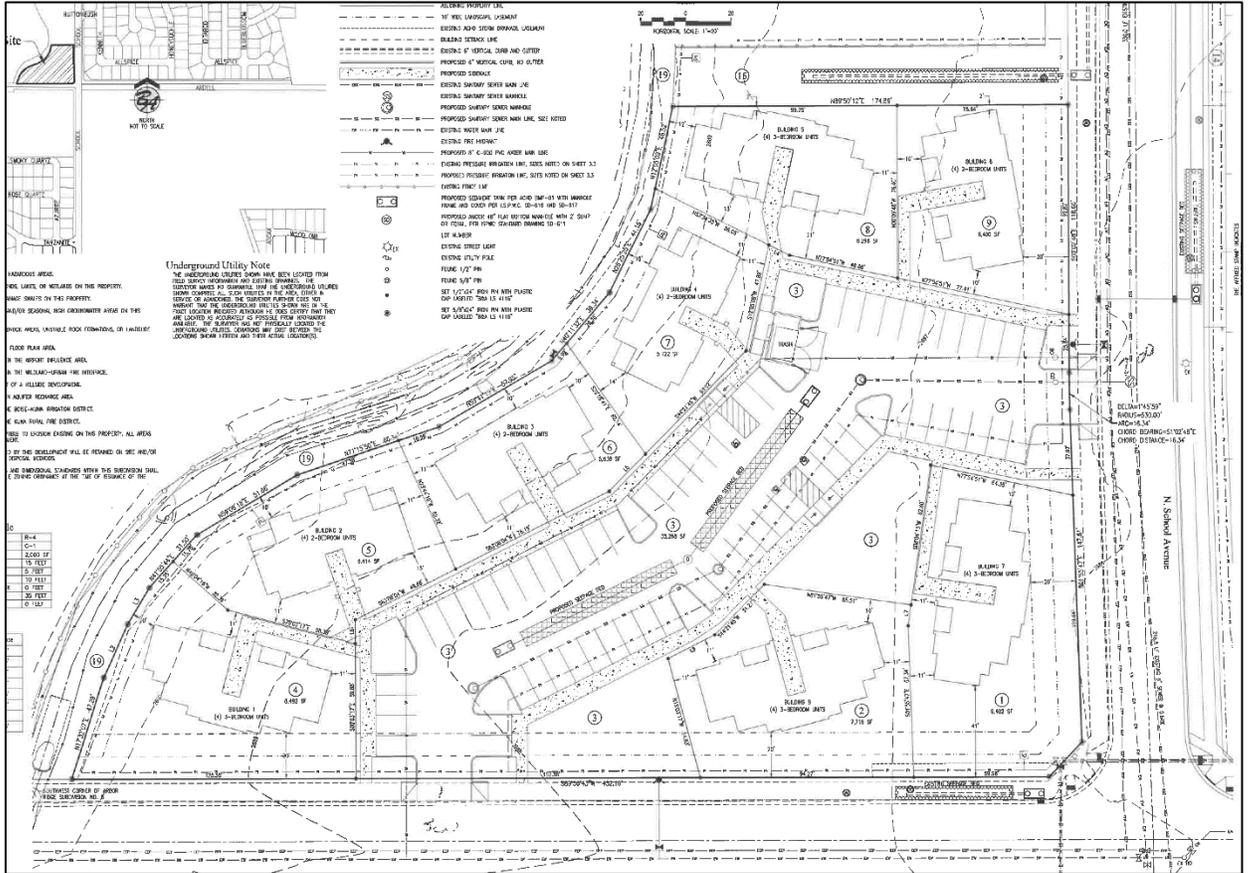
Mindy Wallace, AICP
Planner III
Development Services

cc: City of Kuna
The Architect Office - Matt Rhees

VICINITY MAP



SITE PLAN



Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

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

RECEIVED

AUG 26 2021

CITY OF KUNA

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

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

24 August 2021

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

RE: Arbor Ridge Villas **21-04-S**
W Ardell Rd, Kuna
B & A Engineers
Boise-Kuna Irrigation District **BK-1401**
State Lateral 14+90
Sec. 14, T2N, R1W, BM.

Troy Behunin, Planner III:

The United States' State Lateral lies within the boundary of the above-mentioned location. The easement for this lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert this federal easement 20 feet east and 20 feet west of the lateral's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

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

Any fencing or pathways, as may be required, must be constructed off of any Boise Project Easements.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be located outside of these easements.

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.

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

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

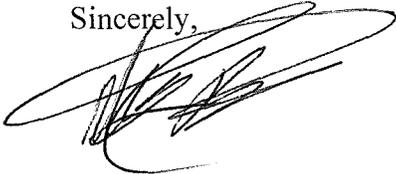
The proposed irrigation system for Arbor Ridge Villas must be constructed in accordance to the standards set by the City of Kuna as it will be operated and maintained by the city of Kuna. Thus, the proposed system must provide for the delivery of irrigation water to each lot in a manner we find acceptable

We request a copy of the recorded final plat and/or record of survey (to include instrument, book and page numbers) be sent to the Boise Project Board of Control so we may track this project to closure.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

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

Sincerely,



Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Clint McCormick Watermaster, Div. 2 BPBC
Alicia Flavel Secretary – Treasurer, BKID
File



Ada County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 21-03-CPF

Arbor Ridge Villas

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

Reviewed By: *[Signature]*
 Date: 9/10/21



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

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

Brad Little, Governor
Jess Byrne, Director

September 2, 2021

By e-mail: TBehunin@Kunald.Gov

City of Kuna
751 W. 4th Street
Kuna, ID 83634

Subject: Arbor Ridge Villas Subdivision, 21-04-S

Dear Mr. Behunin:

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: <https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

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: <https://www.deq.idaho.gov/water-quality/drinking-water/>). 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 an Idaho Pollution Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ 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.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- 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 <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> 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

September 2, 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#: 2021AEK173



Kuna-Melba News Classifieds

AGRICULTURE & AUCTIONS

Farm Equipment

TRACTOR



1996 Kubota B20 Backhoe with loader 4x4, 20 HP, 455 hours, \$1700, 208-800-5559

Balewagons:

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

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

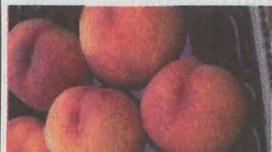
Farm Products & Produce



SYMMS FRUIT RANCH, INC

OPEN Monday-Friday 9am-4:30pm Saturday 9am-Noon

PEACHES AVAILABLE NOW



14068 Sunny Slope Rd. Caldwell

(208)459-4821

MERCHANDISE

Firearms

Marsing Gun Show

October 2, 3, 2021

Saturday 9-5 and Sunday 9-3

126 N. Bruneau Hwy Marsing, Idaho

Admission \$5, Seniors \$4 Free admission Sunday with Saturday handstamp

American Legion Post 128 Fundraiser Info (208) 350-3915

Firewood

FIREWOOD - RED FIR

\$300.00 PER CORD, SPLIT AND DELIVERED. PLEASE CALL: NEIL KERSEY 208-963-1974 or 614-327-1706

Free

1780's OLD SHEFFIELD PLATE, small piece \$50 (620)266-6764

(2) blue jeans size 34x30 \$2.00 per pair, 208-615-1007

CRAFTSMAN LAWN EDGER

\$100 208-989-4212

Household Goods

TV FOR SALE

32" TV Westinghouse Flatscreen. Great Shape. \$215.00 (208) 846-9686

Miscellaneous

AFFORDABLE MUSIC LESSONS!

Piano, Guitar, Violin, Fiddle or Ukulele. All ages & levels. Private & fun! Covid free studio. Call (208)283-5750

RETIRED ACTIVE DUTY & VETS!

USN, USMC, or USCG WWW.FRA382.ORG (208) 629-0863

Tools

LANDSCAPE RAKE 36" wide, new condition \$15 208-866-6667

Wanted

Wanted Buying old and scrap farm equipment, cars, buses, trucks, combines, balers, free scrap cleanup. Will pay for good scrap. (208)870-1260

PETS & SUPPLIES

Pets/Pet Supplies & Equipment

NEW TODAY

AKC BLACK LAB PUPPIES Hunters and Family Dogs

AKC Black Lab puppies Available weekend of September 24, 2021 4 girls and 2 boys available. Dewclaws removed, had first shots, 2/4/6 weeks wormed. 208-401-8822 - \$1500 each

Pets/Pet Supplies & Equipment

NEW TODAY

Yorkies



Absolutely Beautiful, Tiny Yorkies with papers and champion bloodlines. 8 weeks old, 1st shots, dew claws and tails docked. \$1500 - \$2800 503-812-9738

PUPPIES

AKC German Shorthaired Pointers.

Champion Bloodlines. 1 Male, and 2 Females left. Shots & Dew clawed. 4 1/2 months old. \$350 Call/Text Steve @ 208-914-5474



REDUCE, REUSE, RECYCLE

NEW TODAY

Wanted: Chow Chow (208) 869-9671



Save time & money selling!

TRANSPORTATION

Autos for Sale



PUBLIC AUCTION

Bid as soon as the vehicles are unveiled Friday, September 24th at 5:00 PM

5 minute soft close rule applies. Vehicles receiving a bid in the last 5 minutes of bidding will extend the bidding on that item by 5 minutes.

Vehicles, Equipment & other items from: State of Idaho Department of Fish & Game, State of Idaho Department of Corrections, State of Idaho Department of Health & Welfare, City of Boise, Idaho Department of Water Resources, Idaho Soil and Water Conservation Commission, Boise State University, Idaho Department of Agriculture, Idaho Department of Environmental Quality, Idaho Lottery Commission, Idaho Industrial Commission, Idaho State Police, Idaho Department of Finance, Idaho Commission for Libraries, plus independent consignment

For more information, register and bid online at: <http://idaaid.automarketers.com>

Preview: Monday, September 27th from 10am to 4pm

Information Subject to Change Brought to you by: Dealers Auto Auction of Idaho 3323 Port St Nampa, ID 83687 208-463-9250 www.deaaidaho.com

LEGALS

Government

LEGAL NOTICE

Case Nos. 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-06-ZC (Rezoning) & 20-05-SUP (Special Use Permit) for Merlin Cottages

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission is scheduled to hold a public hearing on Tuesday,

Government

October 12, 2021, at 6:00 PM, (or as soon as can be heard); in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, in connection with Merlin Cottages. A Team Boise requests Planned Unit Development approval for approx. 6.61-acres with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts. In addition, Applicant requests Preliminary Plat approval to subdivide the parcel into 72 total lots (60 single family, 6 common & 6 commercial). The subject site is located at 115 N Sailer Avenue, Kuna, ID, 83634, within Section 24, Township 2 North, Range 1 West; (APNs: R5672430020, R5672430040, R5672430060)

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; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

September 22, 2021

149041

LEGAL NOTICE

Case Nos. 21-01-PUD (Planned Unit Development), 21-04-AN (Annexation), 21-03-ZC (Rezoning), 21-03-S (Preliminary Plat), & 21-04-SUP (Special Use Permit) for Sabino's Rocky Ridge Subdivision

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission is scheduled to hold a public hearing on Tuesday, October 12, 2021, at 6:00 PM, (or as soon as can be heard); in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, in connection with Sabino's Rocky Ridge. Providence Properties LLC requests Planned Unit Development approval for approximately 136.17 acres, with C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-8 (High Density Residential) zoning district classifications. The applicant requests Pre-Plat approval in order to subdivide the approximate 136.17 acres into 697 total lots (619 single family, 76 common, and 2 commercial). The subject site is located at 3250 W Hubbard Road, Kuna, ID 83634, within Section 10, Township 2 North, Range 1

Government

West; (APNs: S1310314800, S1310346805, S1310427810, S1310449300).

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; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

September 22, 2021

147704

LEGAL NOTICE

Case No. 21-03-CPF (Combination Preliminary & Final Plat) for Arbor Ridge Villas

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission is scheduled to hold a public hearing on Tuesday, October 12, 2021, at 6:00 PM, (or as soon as can be heard); in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, in connection with Arbor Ridge Villas. Dave Crawford with B & A Engineers, Inc., on behalf of Challenger Development, requests approval to Re-Subdivide Lots 17, 18 and 19, Block 15 of Arbor Ridge Sub No. 5, using the Combined Preliminary and Final Plat process in order to create 8 buildable lots for eight already approved buildings, over 2.10 +/- acres in the Arbor Ridge Subdivision No. 5 development. Section 14, Township 2 North, Range 1 West.

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; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning Department

September 22, 2021

147696

RECEIVED

SEP 29 2021

21880 147696 CITY OF KUNA
1 KUNA, CITY OF

P.O. BOX 13
KUNA, ID 83634

LEGAL NOTICE

Case No. 21-03-CPF
(Combination Preliminary
& Final Plat) for
Arbor Ridge Villas

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission is scheduled to hold a public hearing on Tuesday, October 12, 2021, at 6:00 PM, (or as soon as can be heard); in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, in connection with Arbor Ridge Villas. Dave Crawford with B & A Engineers, Inc., on behalf of Challenger Development, requests approval to Re-Subdivide Lots 17, 18 and 19, Block 15 of Arbor Ridge Sub No. 5, using the Combined Preliminary and Final Plat process in order to create 8 buildable lots for eight already approved buildings, over 2.10 +/- acres in the Arbor Ridge Subdivision No. 5 development, Section 14, Township 2 North, Range 1 West.

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; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning
Department

September 22, 2021
147696

AFFIDAVIT OF PUBLICATION
STATE OF IDAHO

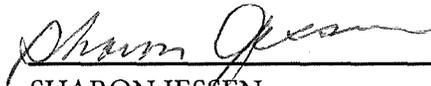
County of Ada

SHARON JESSEN

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

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

That said notice was published the following: 09/22/2021



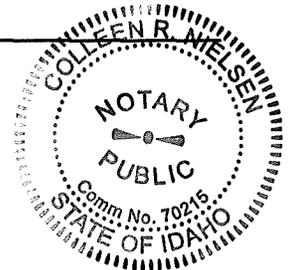
SHARON JESSEN
STATE OF IDAHO
County of Canyon and Ada

On this 23rd day of September, in the year of 2021 before me a Notary Public, personally appeared. SHARON JESSEN, known or identified to me to be the person whose name is subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledge to me that he/she executed the same.



Notary Public of Idaho
My commission expires

6/28/23



**CITY OF KUNA
PUBLIC HEARING NOTICE**

Kuna, a Planning and Zoning Commission
THE CITY OF KUNA will hold a public hearing on October 12, 2021 at 6:00pm in the Kuna City Hall, 751 W. 400 St, Kuna, HI 91024.
PURPOSE: Preliminary and Final Plan Application for a new bridge over the Subdivision. A re-subdivision of 2.04 Acres of land, creating 8 total lots from existing Lots 17, 18 & 19 of Arden Ridge Subdivision No. 3.
LOCATION: The southeast corner of North School and West Island Road, 1415, 1417 North School Avenue, 750 West Island Road.
APPLICATION BY: B&B Engineers, Inc.
CONTACT: City of Kuna, 208-922-1274

CBH
NEW HOMES
ARBOR RIDGE
208.779.1540
cbhhomes.com

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning and Zoning Commission

THE CITY OF KUNA will hold a public hearing on October 12, 2021 at 6:00pm the Kuna City Hall - 751 W. 4th St. Kuna, Id 83634

PURPOSE: Preliminary and Final Plat Application for Arbor Ridge Villas Subdivision. A re-subdivision of 2.04 Acres of land. Creating 8 total Lots from 3 existing Lots 17, 18 & 19 of Arbor Ridge Subdivision No. 5.

LOCATION: The northwest corner of North School and West Ardell Road. 2415, 2459 North School Avenue, 938 West Ardell Road

APPLICATION BY: B&A Engineers, Inc.

CONTACT: Troy Behunin, City of Kuna, 208-922-5274



CITY OF KUNA PUBLIC HEARING NOTICE

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Proof of Property Posting

PO Box 13 | 751 W 4th Street | Kuna, ID 83634

(208) 922-5274 | www.KunaCity.ID.gov



This form shall confirm that the Public Hearing Notice for 21-03-CPF Case No. _____
Arbor Ridge Villas was posted, as required per Kuna City Code
5-1A-8, on 09/22/2021 Date _____. This form and associated photos shall be returned
to the Planning & Zoning department no later than seven (7) days prior to the Public Hearing.

Signs shall be removed from the site within three (3) days after the Public Hearing.

DATED this 22nd day of September, 2021.

Signature: [Signature] Owner B&A Engineers, Inc.

State of Idaho)
) ss
County of Ada)

On this 22nd day of September, 2021, before me, the
Undersigned, a Notary Public in and for said State, personally appeared before me
(Owner/Developer).

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

Print Name _____
Residing at: Boise, ID
City State ZIP

My Commission expires: 1-13-2022

[Signature]
Signature



Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning & Zoning Commission** is scheduled to hold a Public Hearing on **October 12, 2021 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

**Case No. 21-03-CPF
(Combination Preliminary & Final Plat)
Arbor Ridge Villas**

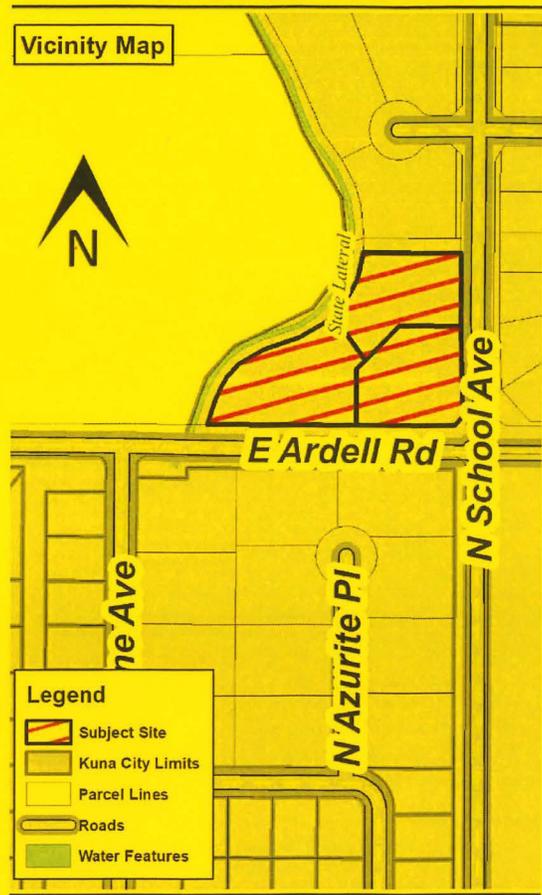
Dave Crawford of B&A Engineers, Inc. on behalf of Challenger Development, requests approval to re-subdivide Lots 17, 18 & 19, Block 15 of Arbor Ridge No. 5, in order to create eight (8) buildable lots over approx. 2.10 acres, for the previously approved buildings. The subject sites are located on the northwest corner of W Ardell & N School Roads (APNs: R0501710360, R0501710340, R0501710380), Section 14, Township 2 North, Range 1 West.

The public is invited to provide written or oral testimony; various methods have been provided. Contact Planning & Zoning at (208) 922-5274 for more information.

Written testimony received by close of business on **October 6, 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 09.23.2021

LEGAL NOTICE



Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning & Zoning Commission** is scheduled to hold a Public Hearing on **October 12, 2021 at 6:00 PM** (or as soon as can be heard), in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, on the following case:

**Case No. 21-03-CPF
(Combination Preliminary & Final Plat)
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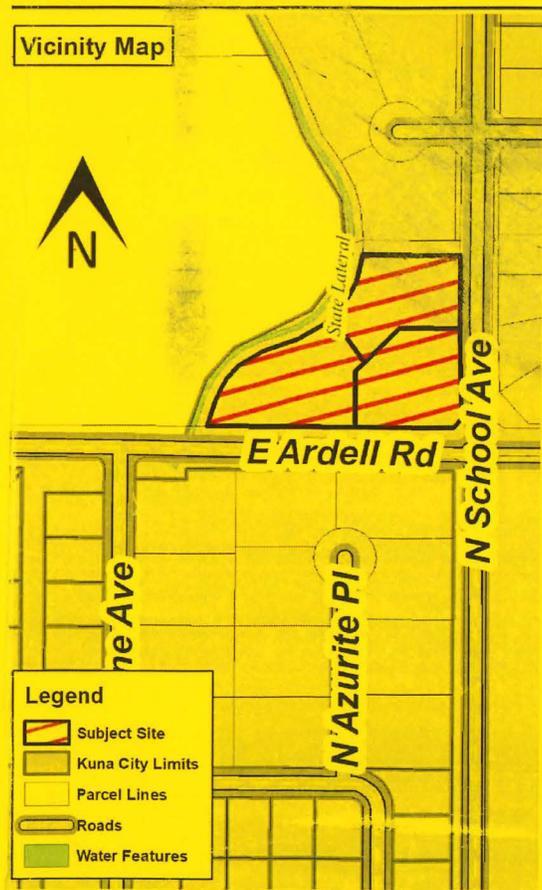
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MAILED 09.23.2021

LEGAL NOTICE





ADVERTISING PROOF

c/o ISj Payment Processing Center
 PO Box 1570,
 Pocatello, ID 83204
 Ph. (208) 465-8129 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
09/16/21	21880

LEGAL NOTICE

**Case No. 21-03-CPF
 (Combination Preliminary
 & Final Plat) for
 Arbor Ridge Villas**

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission is scheduled to hold a public hearing on Tuesday, October 12, 2021, at 6:00 PM, (or as soon as can be heard); in City Hall Council Chambers, 751 W 4th Street, Kuna, ID, 83634, in connection with Arbor Ridge Villas. Dave Crawford with B & A Engineers, Inc., on behalf of Challenger Development, requests approval to Re-Subdivide Lots 17, 18 and 19, Block 15 of Arbor Ridge Sub No. 5, using the Combined Preliminary and Final Plat process in order to create 8 buildable lots for eight already approved buildings, over 2.10 +/- acres in the Arbor Ridge Subdivision No. 5 development. Section 14, Township 2 North, Range 1 West.

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; the City of Kuna is providing alternative ways for the community to submit comments at Public Hearings if they do not wish to testify in person at the hearing, please contact the Kuna Planning & Zoning Department at (208) 922-5274 for more information.

Kuna Planning & Zoning
 Department

September 22, 2021
 147696

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
147696	21-03-CPF - ARBOR RI	09/22/21	09/22/21	1	\$47.92

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount:	\$0.00	Gross:	\$47.92
Surcharge:	\$0.00	Paid Amount:	\$0.00
Credits:	\$0.00		

Amount Due: \$47.92

We Appreciate Your Business!