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

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

Planning & Zoning Commission Meeting
AGENDA
Tuesday March 8, 2022

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 February 22, 2022

2. Findings of Fact & Conclusions of Law
A. Case No. 21-08-SUP Essentials with Ashley

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

A. *Tabled from February 22, 2022* Case Nos. 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage – Jessica Reid, Planner I

Matt Sanchi of ZGA Architects, on behalf of his client Jason Papich, requests Special Use Permit & Design Review approval for an approx. 14.86-acre development which includes: Enclosed RV & self-storage; outdoor RV storage; self-storage office with second-floor living quarters; three (3) flex-space (office/warehouse) buildings; fire suppression tank/system; fencing; landscaping; and parking. The proposed project is to be completed in five (5) phases and be connected to a well & septic system until City Services are within 300 feet of the site. The subject site is located at 7370 S Meridian Road, #1 (APN: S1406325625) with a C-2 (Area Commercial) zone.

Staff requests this item be tabled to a date uncertain pending additional review with critical agencies.

B. Case Nos. 21-02-CPM (Comprehensive Plan Map Amendment), 21-08-AN (Annexation), 21-06-S (Preliminary Plat) & 21-18-DR (Design Review) for Rising Sun West Subdivision – Troy Behunin, Planner III

JUB Engineers, on behalf of M3 Companies, LLC, requests approval for a Comprehensive Plan Map Amendment to change the zoning designation for part of an approximately 42.04-acre site from solely Commercial, to R-8 (Medium Density Residential) and R-20 (High Density

Residential) zoning designations. Additionally, the Applicant requests Annexation of the parcels into Kuna City Limits, with 18.81-acres R-8 (Medium Density Residential), 13.29-acres R-20 (High Density Residential), and 9.94-acres C-1 (Neighborhood Commercial) zoning designations, as well as, Preliminary Plat approval to subdivide the parcels into 90 Single-Family lots, 8 Common Lots, 2 shared driveways and 1 multi-family lot (Future development) and 13 commercial lots. The site is located southeast of the N Meridian Road and E Kuna Road intersection (Parcel numbers; R0615251201, R0615250551, R0615250575).

Staff requests this item be tabled to a date certain of March 22, 2022, pending critical agency reports.

C. Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat), 20-05-SUP (Special Use Permit) & 20-01-DA (Development Agreement) for Merlin Cottages Subdivision– Doug Hanson, Planning & Zoning Director

A Team Land Consultants on behalf of Merlin pointe, LLC, requests Planned Unit Development approval for an approximately 7.04 (6.61 developable) acre site, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the property into 66 total lots (54 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; (APNs: R5672430020, R5672430040, R5672430060).

D. Case No. 21-06-CPF (Combination Preliminary & Final Plat) for Skylar Ranch Subdivision – Doug Hanson, Planning & Zoning Director

Skylar Ranch LLC, requests approval for Annexation of 9.97 acres into Kuna City Limits with R-4 and R-6 (Medium Density Residential) zoning district classifications, and to subdivide the 9.97 acres into three (3) lots. The application will be accompanied by a Development Agreement. The subject site is located at 1113 W Oak Tree Drive, Kuna, ID 83634 (APN: S1314244739).

4. BUSINESS ITEMS:

A. Case No. 22-04-DR (Design Review) for Project Peregrine – Doug Hanson, Planning & Zoning Director

Brisbie LLC, represented by Parametrix, requests Design Review approval of a data center campus, including data halls, support buildings, parking, loading/unloading areas and landscaping. The subject site is located on the northeast corner of Kuna-Mora Road and Cole Road (APNs: S1531300000 & S1531233600).

5. ADJOURNMENT:

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

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

Planning & Zoning Commission Meeting
MINUTES
Tuesday February 22, 2022

6:00 PM REGULAR MEETING

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

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:24)
COMMISSION MEMEBERS PRESENT:
Chairman Lee Young – Via Zoom
Vice Chairman Dana Hennis
Commissioner Stephen Damron
Commissioner Tyson Garten
Vacant

CITY STAFF PRESENT:
Doug Hanson, Planning and Zoning Director
Morgan Treasure, Economic Development Director
Jessica Reid, Planner I

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

(Timestamp 00:00:38)
1. Regular Planning and Zoning Commission Meeting Minutes Dated February 8, 2022

2. Findings of Fact & Conclusions of Law
None

(Timestamp 00:00:40)
Motion To: Approve Consent Agenda.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 0
Motion Passed: 4-0-0

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

(Timestamp 00:00:55)
A. *Tabled from February 8, 2022* Case Nos. 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage – Jessica Reid, Planning Services Specialist

(Timestamp 00:01:28)
Motion To: Table Case Nos. 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage to a date certain of March 8, 2022.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 0
Motion Passed: 4-0-0

(Timestamp 00:01:58)
B. Case No. 21-08-SUP (Special Use Permit) for Essentials with Ashley – Jessica Reid, Planning Services Specialist

(Timestamp 00:02:08)
Planner I Jessica Reid presented an overview of the project.

(Timestamp 00:03:55)
Planner I Jessica Reid read into the record a statement from the Applicant as she was unable to attend.

(Timestamp 00:05:16)
Chairman Young opened the Public Hearing. Seeing no names on the testimony sign-in sheet, Chairman Young asked if there was anyone present who wished to testify but had not gotten a chance to sign up; there were none.

(Timestamp 00:05:31)
Chairman Young closed the Public Hearing and the Commission proceeded into deliberation.

(Timestamp 00:05:44)
Vice Chairman Hennis asked a clarifying question regarding the Staff Report.

None of the other Commissioners had concerns regarding the request.

(Timestamp 00:07:47)
Motion To: Approve Case No. 21-08-SUP (Special Use Permit) for Essentials with Ashley, with the Conditions as outlined in the Staff Report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 0
Motion Passed: 4-0-0

(Timestamp 00:08:10)

C. Case Nos. 21-08-AN (Annexation), 21-06-S (Preliminary Plat) & 21-18-DR (Design Review) for Rising Sun West Subdivision – Troy Behunin, Planner III

(Timestamp 00:08:40)

Motion To: Table Case Nos. 21-08-AN (Annexation), 21-06-S (Preliminary Plat) & 21-18-DR (Design Review) for Rising Sun West Subdivision to a date certain of March 8, 2022.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 0
Motion Passed: 4-0-0

4. BUSINESS ITEMS:

None

5. ADJOURNMENT:

(Timestamp 00:09:25)
Motion To: Adjourn.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 0
Motion Passed: 4-0-0

_____

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

_____

Doug Hanson, 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

February 22, 2022 – Planning & Zoning Commission Public Hearing

Case Name: Essentials with Ashley Home Occupation Business

Case No: 21-08-SUP (Special Use Permit)

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
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE
CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF **ASHLEY & LAKE PHOTHALE** For Special Use Permit at 1904 N Duck Hawk Avenue.	))))))))	**Case No. 21-08-SUP (Special Use Permit)** **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER OF APPROVAL OF SPECIAL USE PERMIT APPLICATION.**

THESE MATTERS came before the Planning and Zoning Commission for review and Approval or Denial on February 22, 2022. It was heard February 22, 2022 for receipt and consideration by the Planning and Zoning Commission of these recommended Findings of Fact, Conclusions of Law and Order of Decision for the above referenced Application. The Planning and Zoning Commission does now hereby make and set forth the Record of Proceedings, and these Findings of Fact, Conclusions of Law, and Order of Decision.

I
RECORD OF PROCEEDINGS

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1	Staff Report			X
2	P&Z Application Coversheet			X
3	Special Use Permit Application			X
4	Narrative			X
5	Warranty Deed & Legal Description			X
6	Vicinity Map			X
7	Aerial Map			X
8	Neighborhood Meeting Certification			X
9	Commitment to Property Posting			X

10	Public Works Memo			X
11	KMN Legal Publication			X
12	Legal Notice Mailer for Landowners within 300-ft			X
13	Proof of Property Posting			X
14	Public Testimony Sign-in Sheet for 02.22.2022 P&Z Hearing			X

1.2 Public Hearing

1.2.1 The Planning and Zoning Commission heard this on February 22, 2022. The FCO's have been requested to go to the Commission March 8, 2022.

1.3 Testimony

1.3.1 Those who testified at the Commissions February 22, 2022 meeting are as follows, to-wit:

1.3.1.1 City Staff:
Jessica Reid, Planner I

1.3.1.2 Appearing for the Applicant:
Ashley Phothale via written statement read into the record by staff

1.3.1.3 Neighboring Property Owners appearing in Favor:
None

1.3.1.4 Neighboring Property Owners appearing Neutral:
None

1.3.1.5 Neighboring Property Owners appearing in Opposition:
None

II
DECISION

WHEREUPON THE PLANNING AND ZONING COMMISSION being duly informed upon the premises and having reviewed the record, evidence, and testimony received and being fully advised in the premises, DO HEREBY MAKE THE FOLLOWING 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 Kuna City Code and Idaho Statutes.

3.1.2 Notice Provided

3.1.2.1 Notice was published for the February 22, 2022 hearing on the Special Use Permit for 1904 N Duck Hawk Avenue, in the *Kuna Melba News Newspaper*, the official City of Kuna newspaper, which has general circulation within the boundaries of the city, Ada County and Canyon County.

Newspaper	***Date Published***
Kuna Melba News	*February 2, 2022*

3.1.2.2 Notice for the February 22 2022 hearing containing the description of the proposed use of the property, was mailed February 1, 2022 to all known and affected Property Owners within three-hundred (300) feet of the boundaries of the area described in the application.

3.1.2.3 Notice for the February 22, 2022 hearing was posted on a sign in accordance with Kuna City Code 5-1A-8 on February 10, 2022. A Proof of Property Posting form and photos were provided to staff on February 11, 2022.

3.1.2.4 Notice for the February 22, 2022 hearing was posted in a conspicuous place on the city website.

3.2 Findings Regarding Special Use Permit

3.2.1 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.

3.2.2 The current zone for the subject site is R-6 (Medium Density Residential), the Comprehensive Plan Future Land Use Map designated the subject site a s Medium Density Residential.

3.2.3 According to the Official Schedule of District Regulations, a home esthetics business is permitted with a Special Use Permit for an R-6 zone.

3.2.4 The esthetic business will take an average of four (4) clients per day and client parking needs will be met off-street within the subject sites' driveway. Additionally, the proposed use does not produce any undue noise or emissions.

3.2.5 The Applicant held a Neighborhood Meeting on December 28, 2021; three were no attendees. Legal Notices were mailed out to landowners within 300-feet of the subject site on February 1, 2022, and legal notice was published in the Kuna Melba Newspaper on February 2, 2022. The Applicant posted a sign on the property on February 10, 2022. Upon staff review, this meets all noticing requirements to hold a Public Hearing.

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 February 22, 2022, 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 previously operated a Commercial business called "Ash's Lashes and Spa" in downtown Kuna from August 2017 to July 2020. Due to

the pandemic, the Applicant chose to downsize and moved the business to Meridian. After some time, the Applicant and her clients both felt the business returning to Kuna would be optimal, as such, the Applicant has since decided to change direction and operate her business from her home.

3.3.1.2 As a business offering esthetic services such as waxing, facials and eyelash extensions, Kuna City Code (KCC) 5-1-6 classifies the use a s a Beauty Parlor. Based on the Land Use Table in KCC 5-3-2, a Special Use Permit is required to operate within an R-6 (Medium Density Residential) zone.

3.3.1.3 The Applicants have converted a spare bedroom into an office in which to provide their services. An entrance into the service area via a side door on the left side of the home, directly in front of the gate, is proposed as the major business ingress/egress. During the application period, the Applicant had planned on offering permanent makeup tattooing in addition to the previously listed services, however, staff determined that was not an allowable use. The Applicant averages up to four (4) clients per day with parking for clients met off-street within the existing driveway.

3.3.1.4 Per City Engineer's comments, Public Works can support this Special Use Permit request.

3.3.1.5 Staff has determined the Applicants Special Use Permit request is in compliance with Kuna City Code Title 5, Comprehensive Plan and Idaho Code. Staff recommended the Applicant be subject to the Conditions of Approval listed in Section 3.3.2.

3.3.2 Staff Recommendations: As a result of the review, Planner I, Jessica Reid, recommended approval of the application with the following Conditions:

3.3.2.1 The Applicant shall obtain applicable building permit(s) for any and all modifications, remodeling or additions to the existing structure, prior to construction (Mechanical, Plumbing and/or Electrical modifications are considered modifications under this Condition).

3.3.2.2 The Applicant shall acquire and maintain a Kuna City Home Occupation Business License through the City Clerk's office once the Special Use Permit has been acquired.

3.3.2.3 Signs, banners, flags or means to advertise, attract attention, or identify the site as a business are not permitted in accordance with Kuna City Code 5-5-4(K)(3)(d).

3.3.2.4 Parking on site shall comply with Kuna City Code 5-5-4(K)(3)(g).

3.3.2.5 The Special Use Permit is non-transferrable between parcels.

3.3.2.6 This Special Use Permit shall be valid only if the Conditions of Approval are adhered to continuously. In the event the Conditions are not continuously met, the Special Use Permit Approval may be revoked.

3.3.2.7 The Applicant shall follow all staff and agency recommendations.

3.3.2.8 The Applicant shall comply with all local, state and federal laws.

3.3.2.9 Applicant shall install a door chime on the front door to indicate opening.

IV
CONCLUSIONS OF LAW

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 Kuna Planning and Zoning Commission has the decision-making authority over all Legislative Special Use Permit applications as provided in Kuna City Code §1-14-3.

4.3 Kuna City Code §5-6 provides that:

> It is recognized that an increasing number of new kinds of uses are appearing daily, and that many of these and some other more conventional uses possess characteristics of such unique and special nature relative to location, design, size, method of operation, circulation and public facilities that each specific use must be considered individually.
>
> The Planning and Zoning Commission shall hold a public hearing on each special use permit application as specified in the official schedule of district regulations. The Commission may approve, conditionally approve or deny a special use permit under the conditions as herein specified and considering such additional safeguards as will uphold the intent of this title.

V
ORDER OF APPROVAL OF APPLICATION FOR SPECIAL USE PERMIT

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

5.1 Case No. 21-08-SUP (Special Use Permit) to operate a Beauty Parlor/Salon at 1904 N Duck Hawk Avenue is Approved.

BY ACTION OF THE PLANNING AND ZONING COMMISSION of the City of Kuna at its regular meeting held on the 8th day of March 2022.

_____

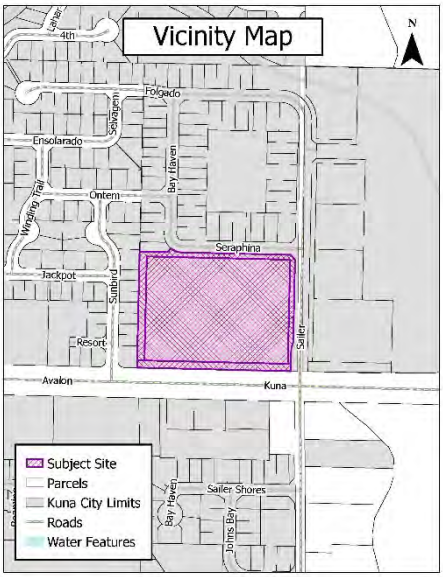
Lee Young, Chairman

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF **MERLIN POINTE, LLC** *For a Planned Unit Development, Rezone, Preliminary Plat, Special Use Permit and Design Review for 115 N Sailer Avenue.*	)	**Case No. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat), 20-05-SUP (Special Use Permit) and 20-22-DR (Design Review)** **STAFF REPORT FOR THE MERLIN POINTE SUBDIVISION APPLICATION.**

TABLE OF CONTENTS

1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. General Project Facts
5. Transportation and Connectivity
6. Staff Analysis
7. Proposed Findings of Fact and Conclusions of Law
8. Proposed Comprehensive Plan Analysis
9. Commission's Recommendation



I
EXHIBIT LIST

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.10	Staff Report			X
1.3	Planning and Zoning Commission Sign in Sheet 10.26.2021			X

1.5	Planning and Zoning Commission Sign-in-Sheet 11.09.2021			X
1.6	Planning and Zoning Commission Meeting Minutes 10.26.2021			X
1.7	Planning and Zoning Commission Meeting Minutes 11.09.2021			X
1.8	Planning and Zoning Commission Meeting Minutes 12.14.2021			X
1.9	Planning and Zoning Commission Meeting Minutes 01.11.2022			X
2.1	Planning and Zoning Application Coversheet			X
2.2	Planned Unit Development Application			X
2.3	Rezone Application			X
2.4	Preliminary Plat Application			X
2.5	Special Use Permit Application			X
2.34	Design Review Application			X
2.6	Letter of Intent			X
2.7	Vicinity Map			X
2.8	Warranty Deed			X
2.9	Affidavit of Legal Interest			X
2.10	Commitment to Property Posting			X
2.11	Common Area Maintenance Agreement			X
2.12	Neighborhood Meeting Certification			X
2.13	Subdivision Name Reservation			X
2.14	Merlin Cottages Legal Description			X
2.62	Merlin Cottages Legal Description Updated			X
2.15	Merlin Pointe Subdivision Legal Description			X
2.17	Planned Unite Development Site Plan			X
2.57	Updated Planned Unite Development Site Plan			X
2.18	Preliminary Plat			X
2.58	Updated Preliminary Plat			X
2.19	Landscape Plan			X
2.59	Updated Landscape Plan			X
2.36	Cottage Elevations			X
2.23	Agency Transmittal			X
2.24	Boise Project Board of Control			X
2.25	Kuna School District			X
2.26	Nampa and Meridian Irrigation District			X
2.27	Department of Environmental Quality			X
2.28	Central District Health Department			X
2.29	COMPASS			X

2.31	Ada County Highway District			X
2.33	City Engineer			X
2.51	City Engineer Addendum			X
2.55	Ada County Highway District Road Layout Changes			X
2.64	Ada County Highway District Updated Staff Report			X
2.56	Kuna Rural Fire District			X
2.65	Kuna School District			X
2.66	Idaho Transportation Department			X
2.30	Planning and Zoning Commission Proof of Property Posting			X
2.32	Planning and Zoning Commission Kuna Melba News			X
2.35	Planning and Zoning Commission Mailer			X
2.38	Planning and Zoning Commission Mailer Re-notice			X
2.39	Planning and Zoning Commission Kuna Melba News Re-notice			X
2.54	Planning and Zoning Commission Proof of Posting Sign Update			X
2.67	Planning and Zoning Commission Kuna Melba News 02.16.2022			X
2.68	Planning and Zoning Commission Proof of Property Posting 02.15.2022			X
2.69	Planning and Zoning Commission Mailer 02.16.2022			X
2.20	Roberta Sailer Public Comment			X
2.21	Lon Morgan Public Comment			X
2.22	Donna Gerhart Public Comment			X
2.37	Lon Morgan Public Comment 9.13.2021			X
2.40	Lon Morgan Public Comment 9.27.2021			X
2.41	Tami Morgan Public Comment			X
2.42	Shelley Kamps Public Comment			X
2.43	Rosa Barrera Public Comment			X
2.44	Kathleen McVey Public Comment			X
2.45	Roger and Joanne Tofslie Public Comment			X
2.46	Deb Rippy Public Comment			X
2.47	Charolette Busbee Public Comment			X
2.48	Richard Gerhart Public Comment			X
2.49	Sheri Welsh Public Comment			X
2.50	Donna Gerhart Public Comment			X
2.52	Camellia Riegel Public Comment			X
2.53	James & Lonna Kowalski			X
2.60	Roger and Joanne Tofslie Public Comment 10.20.2021			X
2.61	Patty Hugli Public Comment			X

2.63	Lon Morgan Public Comment 10.25.2021			X

II
PROCESS AND NOTICING

2.1 Kuna City Code (KCC), Title 1, Chapter 14, Section 3 that Planned Unit Developments, Rezones Preliminary Plats and Special Use Permits are designated as public hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

2.1.1 Notifications

2.1.1.1 Neighborhood Meeting: July 20, 2020 (14 Attendees)

2.1.1.2 Agency Comments Request: June 28, 2021

2.1.1.3 300 FT Property Owners Notice: February 16, 2022

2.1.1.4 Kuna Melba News Newspaper: February 16, 2022

2.1.1.5 Site Posted: February 15, 2022

III
APPLICANTS REQUEST

3.1 A Team Land Consultants on behalf of Merlin pointe, LLC, requests planned unit development approval for an approximately 7.04 (6.61 developable) acre site, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the property into 66 total lots (54 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).

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The subject site was annexed into Kuna City Limits in 2013 with a C-1 (Neighborhood Commercial) zoning district on November 6, 2013 as a part of the Merlin Pointe Commercial Subdivision. Prior to 2013 the site was used primarily for agricultural purposes.

4.2 Surrounding Land Uses

North	C-1	Neighborhood Commercial – Kuna City
South	C-2	Area Commercial – Kuna City
	R-6	Medium Density Residential
	R-1	Estate Residential – Ada County
East	C-1	Neighborhood Commercial – Ada County

West	R-6	Medium Density Residential – Kuna City

4.5 Parcel Numbers, Owner, Parcel Size and Current Zoning

4.5.1 R5672430020

4.5.1.1 Merlin Pointe, LLC

4.5.1.2 Approximately 0.436 acres

4.5.1.3 C-1 (Neighborhood Commercial)

4.5.2 R5672430040

4.5.2.1 Merlin Pointe, LLC

4.5.2.2 Approximately 5.83 acres

4.5.2.3 C-1 (Neighborhood Commercial)

4.5.3 R5672430060

4.5.3.1 Merlin Pointe, LLC

4.5.3.2 Approximately 0.778 acres

4.5.3.3 C-1 (Neighborhood Commercial)

4.6 Services

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

4.7 Existing Structures, Vegetation, and Natural Features

4.7.1 The proposed project site contains no existing structures. Vegetation on site has been cleared. The site has an estimated average slope of 2% to 2.9%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 to 40 inches across the proposed development area.

4.8 Environmental Issues

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

4.9 Comprehensive Plan Future Land Use Map

4.9.1 The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the city. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approximately 7.04-acres as Mixed Use.

4.10 Recreation and Pathways Map

4.10.1 The Recreation and Pathways Master Plan Map does not indicate a future pathway, trail or bike route through the subject site.

4.11 Agency Responses

Agency	Exhibit No.
Boise Project Board of Control	2.24
Kuna School District	2.25
Nampa and Meridian Irrigation District	2.26
Department of Environmental Quality	2.27
Central District Health Department	2.28
COMPASS	2.29
Ada County Highway District	2.31
City Engineer	2.33
City Engineer Addendum	2.51
Ada County Highway District Road Layout Changes	2.55
Kuna Rural Fire District	2.56

V
TRANSPORTATION AND CONNECTIVITY

5.1 Kuna Road runs the southern frontage of the subject site. Kuna Road is listed as a principal arterial on the City of Kuna Master Street Map (MSM). Kuna Road is improved with a planter strip, detached sidewalk and landscape buffer. The applicant proposes to use an existing driveway for access to the six (6) commercial lots fronting Kuna Road, the driveway was approved by the Idaho Transportation Department (ITD) as part of the Merlin Pointe Subdivision approved on November 19, 2013.

Sailer Avenue runs the eastern frontage of the site. Sailer Avenue is listed as a local road on the MSM, which calls for a 36-foot street section within 50 feet of right-of-way (ROW). It is improved with two travel lanes, vertical cub, gutter and five (5) foot wide sidewalk within 60 feet of ROW in compliance with ACHD Policy and KCC standards. Seraphina Street runs the northern frontage of the site. Seraphina Street is listed as a local road on the MSM. It is improved with two travel lanes, vertical cub, gutter and five (5) foot wide sidewalk within 50 feet of ROW in compliance with ACHD Policy and KCC standards. The existing driveways on both Sailer Avenue and Seraphina Street will be closed and relocated. The closed driveways shall be replaced with curb, gutter and five (5) foot wide sidewalk in accordance with ACHD Policy and KCC standards.

The applicant proposes to construct the internal local road, Cottage Street as a 36-foot street section within 50 feet of ROW, with curb, gutter and five (5) foot wide attached sidewalk. The

applicant proposes to construct the internal local road Merlin Avenue as a 36-foot street section within 50 feet of ROW with curb, gutter and five (5) foot wide attached sidewalk. Both internal local roads are in compliance with KCC standards and ACHD Policy.

A 20-foot alley is proposed to serve two rows of alley loaded homes located in the northeast corner of the subject site. This does meet ACHD's policy as proposed as an alley cannot provide sole access. ACHD recommends that the alley instead be constructed as a private road.

A private street is proposed to run north -south on the western side of the subject site. The private street is proposed to be 28 feet in width and fully paved in conformance with KCC standards.

Idaho Transportation Department (ITD) comments were provided to staff on February 3, 2022. Per exhibit 2.66, The Traffic Impact Study for Phase 1 of the Merlin Cottages Subdivision was accepted in October of 2018. At full buildout of Phase 1 the Developer will collect traffic counts for Sailer Place and submit a right turn lane warrant to ITD. Should the warrant identify the need for a right turn lane, the applicant will need to design and construct the required mitigation to ITD standards.

VI
STAFF ANALYSIS

6.1 The applicant held a neighborhood meeting with residents within 300 ft of the proposed project area on July 14, 2020. There were a total of fourteen (14) residents who attended the meeting. Neighborhood meeting minutes have been provided as a part of this application. The application initially came before the Planning and Zoning Commission on December 8, 2020. The applicant requested that the public hearing be tabled to a date uncertain. After time spent working with the Planning and Zoning Department, Public Works and Emergency Services the applicant submitted updates to the application. The proposed application has been noticed to all property owners within 300 feet and shared in the Kuna Melba News.

The property is currently zoned C-1 (Neighborhood Commercial) within Kuna City Limits. The applicant is proposing planned unit development for an approximately 7.04 (6.61 developable) acre site, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the property into 66 total lots (54 residential, 6 common, and 6 commercial).

The overall gross density of the project is 7.67 dwelling units per acre (DUA), the net density is 9.20 DUA. The proposed gross density for the residential portion of the project of the project is 9.35 DUA, the net density is 13.27 DUA. Per KCC 5-7-3-D. to assure development flexibility, the Planning and Zoning Commission may recommend increasing the residential density up to fifteen (15) percent of the allowable number of dwelling units according to the zone's underlying zoning density. The proposed net density of 13.27 DUA falls within the allowable 15 percent increase.

KCC 5-7-2-C allows for development and dimensional standard modifications to be made to the underlying zone through the PUD process with the Commission's recommendation and City Council's approval and provided the PUD application is in accordance with the city's adopted comprehensive plan. The minimum lot size proposed with the project is 1,758 square feet in place of the KCC 5-3-3 established minimum lot size within an R-12 zone of 2,200 square feet.

Minimum square footage of structures is 1,300 square feet which would cover approximately 73 percent of the 1,758 square foot lots. KCC 5-3-3 establishes the maximum lot coverage in an R-12 zone at 60 percent. Reduced setbacks are requested for the "cottage" lots proposed. The "cottage" lots propose a 10-foot front setback, three (3) foot side setback and three (3) foot rear setbacks. The "cottage" lots will have a 15-foot front setback along public streets. While not required, the applicant has provided elevations of the cottages which can be seen as *Exhibit 2.36* in the packet. All residential units will be single family on individually platted lots.

The applicant has proposed 1.93 acres, or 29% of the project to be open space. KCC 5-1-11-A requires that a minimum 10% of the developments gross land area shall be set aside for open space purpose and mutually exclusive of required residential buffers. 1.40 acres or 21% open space has been proposed exclusive of the required residential buffers. Staff views the open space to be in compliance with KCC.

The Merlin Cottages Subdivision application represents approximately 54 residential sewer connections. Per City Engineer comments in *Exhibit 2.33 and 2.51* the original concept plan approved with the Merlin Pointe Subdivision approved on November 6, 2013 specified a number of lots intended for commercial uses. The public infrastructure was designed, constructed and made operational from this original concept plan. By rezoning this parcel to R-12, the demand on public infrastructure increases. If Merlin Cottages is approved, other lots and phases within the Merlin Pointe Subdivision must decrease demand to accommodate the Merlin Pointe Cottages Subdivision. With the proposed project, the applicant will need to increase the sewer pipe size for an estimated length of 1300 ft to accommodate their proposed use. Wastewater from the proposed development is anticipated to flow to the Orchard Lift Station Sewage Basin.

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

A design review application for common area landscaping and open space was included as a part of the overall application. Staff will require the applicant to comply with KCC 5-5-5-F and install "see-through" fencing along all residential buildable lot property lines that abut pathways. Staff finds the proposed landscaping, buffers and common space to be in compliance with Kuna City Code. Additionally, staff notes that if this project is approved, at the time of civil plan development, landscaping cannot be placed within ten (10) feet of any and all meter pits, pressurized irrigation valves, and ACHD underground facilities. In the event that locations of landscaping are within the locations listed above, the landscaping in that area must be moved to an alternate location, and an updated landscape plan must be provided to staff prior to scheduling a final landscape inspection.

The developer, owner and/or applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to signature on the final plat.

Staff has reviewed the proposed preliminary plat for technical compliance with KCC, the preliminary plat and landscape plan comply with Title 5 and Title 6 of Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan if infrastructure improvement recommendations from Public Works are complied with. The applicant will be required to work with Kuna's staff, Ada County Highway District (ACHD), the Kuna Rural Fire District (KRFD)

and any other applicable agencies to ensure conformance to each agency's requirements. Staff recommends if the Planning and Zoning Commission recommends approval of Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) and 20-05-SUP (Special Use Permit) and approves Case No. 20-22-DR (Design Review) as proposed the applicant shall be subject to the conditions of approval listed in section "IX" of this memo, as well as any additional conditions requested by the Planning and Zoning Commission.

6.2 Applicable Standards

6.2.1 City of Kuna Zoning Ordinance, Title 5

6.2.2 City of Kuna Subdivision Ordinance Title 6.

6.2.3 City of Kuna Comprehensive Plan.

6.2.4 Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

VII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) and 20-05-SUP (Special Use Permit) including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Planning and Zoning Commission hereby recommends (approval/conditional approval/denial) of Case Nos. 20-01-PUD, 20-06-ZC, 20-08-S and 20-05-SUP, a request from Merlin Pointe, LLC and A Team Boise for planned unit development approval for approximately 7.04 (6.61 developable) acres, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the property into 66 total lots (54 residential, 6 common, and 6 commercial).

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 Nos. 20-01-PUD, 20-06-ZC, 20-08-S and 20-05-SUP, this proposal *does/does not* generally comply with the City Code.

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

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

Staff Finding: *The applicant held a neighborhood meeting on July 20, 2020. A total of fourteen (14) residents attended the meeting. The meeting was initially noticed for a hearing date of December 8, 2020 and tabled to a date uncertain. After time spent working with the Planning and Zoning Department, Public Works and Emergency Services the applicant submitted updates to the application and the project was re-noticed and. Neighborhood Notices were mailed out to residents within 300-FT of the proposed project site on February 16, 2022 and a legal notice was published*

in the Kuna Melba Newspaper on February 16, 2022. The applicant posted sign on the property on February 15, 2022..

7.3 Based on the evidence contained in Case Nos. 20-01-PUD, 20-06-ZC, 20-08-S and 20-05-SUP, this proposal *does/does* not generally comply with the Comprehensive Plan.

Staff Finding: *The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic group in Kuna, as well as the installation of pathways and open space. The proposed zoning districts are C-1 and R-12. The Comp Plan Map designates the property as Mixed Use.*

7.4 The contents of the proposed preliminary plat application *do/do not* contain all of the necessary requirements as listed in Kuna City Code 6-2-3: - Preliminary Plat.

Staff Finding: *Review by Staff of the proposed preliminary plat confirms all technical requirements listed in KCC 6-2-3 will be provided infrastructure improvement recommendations from Public Works are complied with.*

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

Staff Finding: *Per City Engineer comments in Exhibit 2.33 and 2.51 the original concept plan approved with the Merlin Pointe Subdivision approved on November 6, 2013 specified a number of lots intended for commercial uses. The public infrastructure was designed, constructed and made operational from this original concept plan. By rezoning this parcel to R-12, the demand on public infrastructure increases. If Merlin Cottages is approved, other lots and phases within the Merlin Pointe Subdivision must decrease demand to accommodate the Merlin Pointe Cottages Subdivision. With the proposed project, the applicant will need to increase the sewer pipe size for an estimated length of 1300 ft to accommodate their proposed use. Wastewater from the proposed development is anticipated to flow to the Orchard Lift Station Sewage Basin. Correspondence from ACHD confirms that streets can accommodate the proposed development. Per exhibit 2.66, The Traffic Impact Study for Phase 1 of the Merlin Cottages Subdivision was accepted in October of 2018. At full buildout of Phase 1 the Developer will collect traffic counts for Sailer Place and submit a right turn lane warrant to ITD. Should the warrant identify the need for a right turn lane, the applicant will need to design and construct the required mitigation to ITD standards.*

7.6 The proposed development *is/is not* continuous with Master Utility Plans (Sewer/Water/Pressurized Irrigation).

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

7.7 The public *does/does not* have the financial capability to provide supporting services to the proposed development.

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

7.8 The proposed project *does/ does not* consider health and safety of the public and the surrounding area's environment.

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

7.9 The site landscaping *does/does not* minimize the impact on adjacent properties through the use of screening.

Staff Finding: *Per the submitted landscape Plan, the applicant is proposing a 20-foot landscape buffer along Kuna Road. A six-foot vinyl fence is proposed along the west property line.*

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

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

VIII
PROPOSED COMPREHENSIVE PLAN ANALYSIS

The Kuna Planning and Zoning may *accept/reject* the Comprehensive Plan components, and shall determine if the proposed Planned Unit Development, Rezone, Preliminary Plat, Special Use Permit and Design Review requests for the site *are/are not* consistent with the following Comprehensive Plan components:

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

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

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.
    - Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
  - Objective 3.D.2.: Create strong neighborhoods through preservation, new development, connectivity and programming.
    - Policy 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.

- 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.

IX
COMMISSION'S RECCOMENDATION

Note: These motions are for the approval, conditional approval or denial of the design review application and the recommendation of approval, conditional approval or denial of the planned unit development, rezone, preliminary plat and special use applications to the City Council. However, if the planning and Zoning Commission wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby *recommends* (*approval/conditionally approval/denial*) Case Nos. *20-01-PUD (Planned Unit Development, 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) and 20-05-SUP (Special Use Permit)*, request from A Team Land Consultants for planned unit development approval of for approximately 7.04 (6.61 developable) acre site, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the property into 66 total lots (54 residential, 6 common, and 6 commercial); and (*approves/conditionally approves/denies*) Case No. 20-22-DR (Design Review), subject to the following conditions of approval:

9.1 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:

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

9.1.2 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.

9.1.3 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".

9.1.4 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.

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

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

9.1.7 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.

9.2 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.

9.3 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.

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

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

9.6 The Developer/Owner/Applicant shall be required to participate, as determined by the City Engineer, in the development of additional lift station capacity.

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

9.8 Developer/owner/applicant shall work with Ada County Highway District and the City of Kuna to complete all required traffic mitigation improvements to the surrounding roadways and intersections as detailed in the Ada County Highway District staff report.

9.9 Applicant shall obtain written approval from the Kuna Rural Fire District regarding proposed alley widths.

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

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

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

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

9.14 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.

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

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

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

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

9.19 All developer activities shall not commence during the City quiet hours of 11:00 pm to 7:00 am.

9.20 All weeds, grass, vines or other growth which endanger property or are liable to be fired, or weeds over twelve (12) inches in height shall be continuously cut down, weeded out, sprayed, burned, removed or destroyed.

9.21 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.

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

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

9.24 Developer/owner/applicant shall not request final plat approval until the City's Public Works Director issues the Will-Serve Letter to the applicant that states the City's Orchard Lift Sation or some other City appurtenance has capacity to accept the wastewater discharged from the proposed subdivision.

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

9.26 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.

9.27 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.

9.28 Developer/owner/applicant shall at full buildout of Phase 1, collect traffic counts for Sailer Place and submit a right turn lane warrant to ITD. Should the warrant identify the need for a right turn lane, the required mitigation shall be designed and constructed to ITD standards.

DATED this 8th day of March, 2022.

CITY OF KUNA

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Fax: (208) 922-5989 • www.Kunacity.Id.gov

SIGN-UP SHEET

October 26, 2021 – Planning and Zoning Commission Public Hearing

Case Name: Merlin Cottages Subdivision

Case No: 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Subdivision), 20-05-SUP (Special Use Permit) and 20-22-DR (Design Review)

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

IN FAVOR	NEUTRAL	IN OPPOSITION
☒ Testify ☐ Not Testify Steve Arnold Print Name 1785 Whisper Cove Print Address Boise Id 83709 City State, Zip	☐ Testify ☐ Not Testify DAVID REINHART Print Name 7711 E PORTER Print Address KUNA ID 83634 City State, Zip	☒ Testify ☐ Not Testify Lon Morgan Print Name 1033 E Seraphina Print Address Kuna ID 83634 City State, Zip
☐ Testify ☐ Not Testify Lon Morgan Print Name Print Address City State, Zip	☐ Testify ☐ Not Testify Print Name Print Address City State, Zip	☐ Testify ☑ Not Testify Roger + Joanne Tofslie Print Name 233 N. Sailer Ave Print Address Kuna City State, Zip
☒ Testify ☐ Not Testify Greg Hathaway Print Name Print Address 6770 Elmlawn Nampa City ID 83687 State, Zip	☐ Testify ☐ Not Testify Print Name Print Address City State, Zip	☐ Testify ☑ Not Testify Mia Riegel Print Name 313 N. Sailer Av Print Address Kuna 83634 City State, Zip
☐ Testify ☒ Not Testify Bob Hathaway Print Name 20988 Quail Cove Print Address Nampa ID 83687 City State, Zip	☐ Testify ☐ Not Testify Print Name Print Address City State, Zip	☐ Testify ☑ Not Testify Donna + Dick Gerhart Print Name 1144 E. Seraphina Print Address Kuna ID 83634 City State, Zip

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☒ Not Testify
Print Name	Print Name	Shelley Kumps
Print Address	Print Address	297 N Sailer Ave
City State, Zip	City State, Zip	Kuna ID 83634
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☒ Not Testify
Print Name	Print Name	Tami Morgan
Print Address	Print Address	1088 E Sera Mesa St
City State, Zip	City State, Zip	Kuna Idaho 83634
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☒ Not Testify
Print Name	Print Name	ROGER D IVERSEN
Print Address	Print Address	233 N SAILER AVE
City State, Zip	City State, Zip	KUNA ID 83634
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☒ Not Testify
Print Name	Print Name	Charlotte Busbee
Print Address	Print Address	364 N Bay Haven Ave
City State, Zip	City State, Zip	Kuna ID 83634
☐ Testify ☐ Not Testify	☐ Testify ☒ Not Testify	☐ Testify ☒ Not Testify
Print Name	Lonne Kowalski	Jim KOWALSKI
Print Address	1110 E Folgado	1110 E FOLGADO ST
City State, Zip	Kuna 83634	KUNA 83634

IN FAVOR	NEUTRAL	IN OPPOSITION
☐ Testify ☐ Not Testify	☒ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name: Kathleen Thomason	Print Name
Print Address	Print Address: 308 N Bay Haven	Print Address
City State, Zip	City: Kuna ID 83634	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
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Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip

CITY OF KUNA

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SIGN-UP SHEET

November 9, 2021 – Planning and Zoning Commission Public Hearing

Case Name: Merlin Cottages Subdivision

Case No: 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Subdivision), 20-05-SUP (Special Use Permit) and 20-22-DR (Design Review)

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

IN FAVOR	NEUTRAL	IN OPPOSITION
☒ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☑ Testify ☐ Not Testify
Steve Arnold		Robbie Reno
Print Name	Print Name	Print Name
1785 Whisper Cove		711 E Porter
Print Address	Print Address	Print Address
Boise Id 83709		Kuna ID 83634
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
City State, Zip	City State, Zip	City State, Zip
☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify	☐ Testify ☐ Not Testify
Print Name	Print Name	Print Name
Print Address	Print Address	Print Address
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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 October 26, 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 00:01:22)
COMMISSION MEMBERS PRESENT:
Chairman Lee Young – Absent
Vice Chairman Dana Hennis – In Person
Commissioner Cathy Gealy – Absent
Commissioner Stephen Damron – In Person
Commissioner Tyson Garten – In Person

CITY STAFF PRESENT:
Bill Gigray, City Attorney – Via Zoom
Jace Hellman, Planning & Zoning Director – Via Zoom
Doug Hanson, Planner II – In Person
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, 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 October 12, 2021

2. Findings of Fact & Conclusions of Law
   1. Case No. 21-03-CPF Arbor Ridge Villas

(Timestamp 00:01:40)
Motion To: Approve Consent Agenda.
Motion By: Commissioner Damron
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-0-2, Commissioners Young and Gealy were absent.

(Timestamp 00:01:48)
City Attorney Bill Gigray suggested that as the Chairman was not present, the Commission add to the Motion the Vice Chairman may sign the Consent Agenda items in his stead. Vice Chairman Hennis thanked Mr. Gigray.

(Timestamp 00:02:24)
Motion To: Approve Consent Agenda and permit the Vice Chairman to sign the items due to the Chairman's absence.
Motion By: Commissioner Damron
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-0-2, Commissioners Young and Gealy were absent.

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

(Timestamp 00:02:48)

A. *Tabled from October 12, 2021* Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) & 20-05-SUP (Special Use Permit) 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 7.04 (6.61 developable) acre site, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the property into 66 total lots (54 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; (APNs: R5672430020, R5672430040, R5672430060).

(Timestamp 00:03:19)
Planner II Doug Hanson presented an overview of the project and notified the Commission that he had received word from Ada County Highway District (ACHD) that morning in regards to them making updates to their Staff Report as the road layout for this project had been amended per their direction. Mr. Hanson stated he would leave the decision to the Commission on whether to make a recommendation to City Council after the Public Hearing or to table the Case to a date certain pending their review of the amended ACHD Staff Report; he then stood for questions.

(Timestamp 00:05:02)
Commissioner Damron asked if ACHD had provided a timeline of when they anticipated to have the revised Staff Report complete. Mr. Hanson answered they had estimated two (2) weeks at the latest.

(Timestamp 00:05:20)
Vice Chairman Hennis asked Mr. Hanson what the proposed density was for the residential aspect of the project. Mr. Hanson stated the Net Density was 13.27 Dwelling Units Per Acre (DUA); Vice Chairman thanked Mr. Hanson.

(Timestamp 00:06:20)
Commissioner Damron expressed his preference to wait for the revised ACHD report prior to making a recommendation so as to have a complete overview of the project; Commissioner Garten agreed.

(Timestamp 00:06:47)
Vice Chairman Hennis was concerned with the fact the Public Hearing had previously been and stated he would like to receive testimony from those in attendance; Commissioner Damron agreed.

(Timestamp 00:08:20)
Steve Arnold of A Team Land Consultants provided additional information regarding the revised ACHD Staff Report and that he and the Developer agreed with their comments which they had been provided via email. Mr. Arnold expressed he would like to succeed some of his allotted time to the project Builder as there had been previous discussion and submitted testimony from the current residents of Merlin Pointe, regarding issues they had faced in their homes constructed by the same Builder. Mr. Arnold continued by showing a slideshow of the updated Preliminary Plat where the residential lot counts had been reduced and the commercial lots increased; he also commented he had calculated a Net Density of 7.6 DUA based on the revised Preliminary Plat. Mr. Arnold continued, stating there was 27% open space within the project and there were several building themes; the units along the public street, Cottage and Merlin Avenue were rear-loaded residences. He explained the craftsman style of Phase 1 of Merlin Cottages would continue into this Phase & the dwelling would range from 1,500 to 1,800 SF. Mr. Arnold explained the amenities of walking paths, green space and gazebos. He touched on the concern of existing residents that the proposed residences would be rentals, however, that was not the case and would be a for sale product. Additionally, he addressed the decrease in traffic as the project no longer incorporated the original box-store that was under contract in the past, and the proposed project reduced in lot count. An HOA would be put in place and would be responsible for maintaining common areas.

(Timestamp 00:14:15)
Commissioner Damron asked if it would be the same HOA. Mr. Arnold answered there would be two separate HOA's.

(Timestamp 00:14:24)
Mr. Arnold continued addressing the traffic, stating only 15% of the originally projected traffic would be generated by this project. He also addressed the issues they experience with their original landscaper and how they had remedied that issue and were continuing to address the remaining items. In summary, Mr. Arnold agreed with all staff and agency recommendations; reduced their original proposed density; and were providing a mix of housing types. He then stood for questions.

(Timestamp 00:17:00)
Commissioner Damron asked if the builder on the first Phase was the same for this one. Mr. Arnold stated that was correct and made a few comments on the interior finishes.

(Timestamp 00:17:20)
Vice Chairman Hennis questioned if the updated Preliminary Plat was in the packet. Mr. Hennis addressed Mr. Arnolds statement that the project followed Kuna City Code but was requesting

variance in the lot coverage and setbacks. Mr. Arnold explained that it was permitted by the Planned Unit Development (PUD) barring certain other items were done.

(Timestamp 00:18:32)
Mr. Hanson made a point of clarification and pointed out Exhibit 2.58 was the updated 54 lot Preliminary Plat and was title "Updated Preliminary Plat" in the packet. He then explained the overall density of the project was 9.02 but when looking at only the residential portion, the Net Density did total 13.27 DUA; he also explained Applicants are allowed up to a 15% increase in the underlying zoning density with a PUD. The Commission thanked Mr. Hanson.

(Timestamp 00:19:18)
Commissioner Damron asked if the 1,500 to 1,800 sf included the garages. Mr. Arnold said it did not, it was the living space only.

(Timestamp 00:19:42)
There were no other questions from the Commission and Mr. Arnold left the podium. Planning Services Specialist notified the Commission there was one minute and 28 seconds left of the Applicants allotted time for the Builder to use in addressing the Commission.

(Timestamp 00:20:03)
Greg Hathaway of Hathaway Homes (Builder) addressed the Commission and touched on the issues raised in written testimony submitted by residents of Phase 1. He said he did not like individuals to feel like work was inadequate and they stood by their warranty, however, there were additional issues with the grade they could not take care of; specifically, the amount of water applied after individuals had taken residence. Mr. Hathaway explained French drains had been installed to address water runoff issues. He also stated as grass seed had not taken originally, they had provided sod as a replacement in efforts to be fair. He also explained that as the project continued on, landscaping was not provided in the yards, therefore they did not add additional topsoil, it was up to the homeowner and stated that was common practice among development(s) throughout the area. In conclusion, Mr. Hathaway stated they make an effort to address issues reported by homeowners as soon as possible and schedule with homeowners for times that were convenient for them to perform repairs. Mr. Hathaway then stood for questions.

(Timestamp 00:21:59)
Vice Chairman Hennis asked if it was within the contract for homeowners to receive the backyards with additional topsoil or if that was dependent on the Phase. Mr. Hathaway stated it was dependent on the Phase; when it was a part, up to four (4) inches of topsoil was provided and it was graded to maintain the required grade. Vice Chairman thanked Mr. Hathaway and as there were no other questions, Mr. Hathaway left the podium.

(Timestamp 00:22:45)
Vice Chairman Hennis opened the Public Hearing.

Support:
1. Steve Arnold, A Team Land Consultants, 1785 Whisper Cove, Boise, ID, 83709 – Applicant, Testify
2. Greg Hathaway, Hathaway Homes, 6770 Elm Lane, Nampa, ID, 83687 – Builder, Testify
3. Bob Hathaway, Hathaway Homes, 10988 Quail Cove, Nampa, ID, 83687 – Builder, Not Testify

Neutral:

1. David Reinhart, Kuna Joint School District No. 3, 711 E Porter, Kuna, ID, 83634 – Testify
2. Lonna Kowalski, 1110 E Folgado, Kuna, ID, 83634 – Not Testify
3. Kathleen Thomason, 308 N Bay Haven, Kuna, ID, 83634 - Testify

Against:

1. Lon Morgan, 1033 E Seraphina, Kuna, ID, 83634 – Neighborhood Representative, Testify
2. Roger Tofslie, 233 N Sailer Avenue, Kuna, ID, 83634 – Not Testify
3. Joanne Tofslie, 233 N Sailer Avenue, Kuna, ID, 83634 – Not Testify
4. Mia Riegel, 313 N Sailer Avenue, Kuna, ID, 83634 – Not Testify
5. Donna Gerhart, 1144 E Seraphina, Kuna, ID, 83634 – Not Testify
6. Dick Gerhart, 1144 E Seraphina, Kuna, ID, 83634 – Not Testify
7. Shelly Kamps, 2967 N Sailer Avenue, Kuna, ID, 83634 – Not Testify
8. Tami Morgan, 1088 E Seraphina, Kuna, ID, 83634 – Not Testify
9. Roger Tofslie, 233 N Sailer Avenue, Kuna, ID, 83634 – Not Testify
10. Charlotte Busbee, 364 N Bay Haven Avenue, Kuna, ID, 83634 – Not Testify
11. Jim Kowalski, 1110 E Folgado, Kuna, ID, 83634 – Not Testify

(Timestamp 00:23:18)
David Reinhart explained no one project causes adverse effects to the School District (KSD) but all projects combined, that is why KSD was taking a new approach and requesting partnerships with Developers in which they provide land and/or voluntary impact fees. KSD had not yet discussed this with the Developer but would be reaching out.

(Timestamp 00:25:05)
Lon Morgan, speaking as a Neighborhood Representative, thanked the Commission for the opportunity to testify and for the information provided by the Applicant. He listed concerns regarding property values; traffic; home style and class. Mr. Morgan wished the Developer to mirror the existing home product and curb appeal. He expressed serious concerns with the amount of traffic coming around the "Kuna Curve" and how difficult it was to merge into the traffic that already existed; he questioned if turn lanes could be provided. Mr. Morgan discussed how Kuna was a very young City when it came to its residents median age and felt that due to this, the possible buyers attracted to the project would be first-time homebuyers. Mr. Morgan proposed some possible alternatives: mirror the existing home style in the new Phase; and possibly developing a City Park. Mr. Morgan thanked the Commission for their time.

(Timestamp 00:39:40)
Kathleen Thomason expressed her disagreement with her neighbors' opinions and how they had become upset when they were notified of the proposed continued development. Ms. Thomason stated she was made aware of the future development of the surrounding property when she purchased her home. She also expressed her opinion that the proposed homes that would not have yards would actually attract "older folks" as it was less to take care of.

(Timestamp 00:41:18)
In rebuttal, Mr. Arnold was flattered the existing residents cared so much for the neighborhood that they were trying to protect its future; he continued by assuring the existing residents that the next Phases would be even better than the first. He touched on feedback received that less landscaping be provided and instead an HOA maintained common area. Mr. Arnold stated he had

stressed to the realtor that marketed the first part of the project, that buyers were made aware that additional development was coming. Mr. Arnold reiterated that the original traffic study was performed with a big-box store in mind and by creating single-family development instead, it actually reduced the originally projected traffic. He then stood for any additional questions from the Commission.

(Timestamp 00:45:15)
Vice Chairman Hennis addressed public testimony regarding deceleration/turn lanes for the development and asked if there were any plans for that. Mr. Arnold stated that in their original discussions with Ada County Highway District (ACHD) regarding the development of the properties, they had requested a turn lane, however they would not allow it. Vice Chairman Hennis also pointed out that the Idaho Transportation Department (ITD) controlled Meridian Road to about Walgreens, that is why they were differentiating between the two agencies (ACHD & ITD); he explained the public may not know that information. Mr. Arnold took the opportunity to point out that ITD was intending to reduce the speed limit at the Kuna Curve down to 35, and reducing down from there for the following speed zones, to help with deceleration of speed. There were no further questions from the Commission.

(Timestamp 00:47:15)
Vice Chairman Hennis asked the Commission their thoughts on continuing the Public Hearing until the revised ACHD staff report was received. Commissioner Damron said he agreed with waiting as he was concerned with the traffic; since there could not be a deceleration lane, could there be a light. Vice Chairman Hennis stated he was not aware of a light planned at that location and hadn't seen any information from ACHD or ITD.

(Timestamp 00:49:52)
City Attorney Bill Gigray provided comment for consideration by the Commission explaining the hearing could be recessed and reconvened at the following meeting. He also suggested getting comments from not just ACHD but ITD as well; that would clear up which parts of the road are primary and secondary jurisdiction. Vice Chairman Hennis thanked Mr. Gigray and asked Mr. Hanson if comments had been received from ITD; there were none. Vice Chairman Hennis then asked if the information had been sent to ITD and Mr. Hanson confirmed the information had been provided along with the agency transmittal request for comments. Vice Chairman Hennis was surprised ITD did not provide comments and Commissioner Damron was curious if ITD had seen the traffic study like ACHD had. Mr. Hanson explained the Traffic Impact Study (TIS) was performed five (5) years prior when the project as a whole was presented for approvals; Vice Chairman Hennis pointed out that Mr. Arnolds comments on traffic reduction seemed appropriate as the original TIS included the big-box store, however, he still wanted additional information.

(Timestamp 00:54:35)
Mr. Gigray suggested asking the Applicant what negotiations and/or permits they may have received from ACHD or ITD since access permits are required to access the roadways. Mr. Arnold stated the access was fully under ITD and they had in fact submitted their TIS to both ITD and ACHD; ITD reviewed the impacts to their rights-of-way and ACHD reviewed the projected traffic on internal streets. Mr. Arnold guessed that since there was a reduction in traffic with the new proposed Phase, they did not deem it necessary to comment. He also pointed out there was a possible traffic light at Kay and Avalon, and there were plans to change the layout of the

Meridian Road and Kuna Road intersection, so an additional light at N Sailer and Avalon most likely would not be approved.

(Timestamp 00:59:50)
The Commission continued to discuss their desire for additional comments, Vice Chairman Hennis deferred to Mr. Hanson. Mr. Hanson stated there had been a request for comments from ITD on the original plat and the revised plat but none had been provided, however, he asked the Commission if they would like him to request specific comments regarding decelerations lanes or other specifics, before the next meeting. Commissioner Damron then asked if there was a light planned; Mr. Hanson explained a signalized intersection at Kay and Avalon was the City's number one line-item request from ACHD. Commissioner Damron requested Mr. Hanson to follow up with ITD on a possible traffic light.

(Timestamp 01:02:32)
Motion To: Recess Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) & 20-05-SUP (Special Use Permit) for Merlin Cottages Subdivision until November 9, 2021, pending additional comments from the Idaho Transportation Department.
Motion By: Commissioner Damron
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-0-2, Commissioners Young and Gealy were absent.

(Timestamp 01:04:08)
Motion To: Recess the meeting for few minutes to allow the individuals present for the previous hearing to vacate Chambers if they wished to.
Motion By: Commissioner Damron
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-0-2, Commissioners Young and Gealy were absent.

(Timestamp 01:12:18)
Motion To: Reconvene the meeting.
Motion By: Commissioner Damron
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-0-2, Commissioners Young and Gealy were absent.

(Timestamp 01:12:25)
B. *Tabled from September 28, 2021* Case Nos. 21-04-ZC (Rezone), 21-05-S (Preliminary Plat) & 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 01:12:41)
Planner II Doug Hanson presented an overview of the proposed project. Mr. Hanson notified the Commission it had been requested for the Applicant/Developer enter into a Development Agreement (DA) with the city, for any possible creative sewer solutions they may develop. He then stood for questions.

(Timestamp 01:14:10)
Vice Chairman Hennis asked if a DA had been presented yet; Mr. Hanson answered there was not as of yet. There were no other questions from the Commission.

(Timestamp 01:14:25)
Bonnie Layton thanked the Commission for their time and presented an overview of the proposed project. She informed the Commission of the project location and that Shayla Avenue would provide the connection through the development from Ardell to Hubbard. Ms. Layton explained the subject site had been Annexed into the city in 2006 with a zoning designation of Agriculture and they were requesting Medium Density Residential. She explained their project and others were working together to create a sewer serviceability solution with Public Works, such as a temporary lift station. Mrs. Layton discussed the sites topography and how the project had been designed with that it mind. She stated the project Net Density was 4.9 Dwelling Units Per Acre (DUA) with lots sizes ranging from 50 – 60+ feet wide in order to accommodate various floor plans. Ms. Layton talked about the proposed pathways and open spaces throughout the development, and how they were a great amenity for residents. She addressed the revisions requested in the ACHD Staff Report and stated they agreed with them and would be making those changes. She also explained they had been in contact with Kuna Joint School District No. 3 and were developing that partnership; she then stood for questions.

(Timestamp 01:25:24)
Commissioner Damron referenced Lots 6, 7, 9 and 10 and asked if they would be a green pathway; Ms. Layton confirmed they were. Vice Chairman asked about the proposed housing; Ms. Layton stated there would be a mix of one (1) and two (2) story homes with two (2) to three (3) car garages. Commissioner Damron asked about the average size of the homes; Ms. Layton stated they were anticipated to be a minimum of 1,800 sf and up to possibly 3,200 sf. Vice Chairman Hennis provided positive comments on how the open spaces were spread out through the development, then asked if they were going to be providing amenities like playgrounds. Ms. Layton explained they typically provide play structures, shade structures and various other items as part of all of their developments. Commissioner Damron asked if irrigation would be coming from the proposed pond; Ms. Layton said they would have pressurized irrigation but wished to defer any additional irrigation questions to their Engineer. Ryan Young, NV5 Engineer, addressed the Commission explaining the pond would be used as an irrigation reservoir for the City's irrigation system and irrigation for the subdivision came from the City's regular pressurized irrigation system. He also noted their pressurized irrigation was reviewed and approved by Public Works. As for stormwater drainage, there would be underground drainage built in. The Commission thanked Mr. Young.

(Timestamp 01:30:12)
Vice Chairman Hennis opened the public hearing.

Support:
None

Neutral:
1. David Reinhart, Kuna Joint School District No. 3, 711 E Porter Street, Kuna, ID, 83634 – Testify
2. Tuck Ewing, 1500 N Eldorado, Boise, ID, 83704 - Testify

Against:
1. Neil Durrant, 4000 W Hubbard Road, Kuna, ID, 83634 – Testify

(Timestamp 01:30:28)
David Reinhart of Kuna Joint School District No.3 (KSD), reviewed the projected number of students at buildout which totaled 220; though not all would attend KSD schools, a majority would. The Developer of the project was the first one to pledge voluntary impact/support fees to KSD to accommodate their impact; Crimson Point Elementary would need to add on.

(Timestamp 01:33:06)
Neil Durrant addressed the Commission and informed them the Developer had not reached out regarding the concerns he had raised during the Neighborhood Meeting; nothing on the Plat had been changed. He was concerned the Developer had not considered the impact to the 5-acre lots to the north and they fact they have equipment/trucks entering/exiting their properties. Mr. Durrant was concerned that he would face issues moving his farm equipment up and down Hubbard Road when construction on the sewer line began, especially because some of his equipment reached 20 feet wide and W Hubbard was a dead-end road. Per Mr. Durrant, he had attended the last Kuna Rural Fire District (KRFD) Commission meeting where they had discussed KRFD was responding to less than 75% of calls within the area, and they were relying heavily on the surrounding areas/cities to respond to the rest. He also addressed where it was stated in the Design Review application that there were no trees over four (4) inches; Mr. Durrant disagreed and stated there were actually many, including a large Poplar tree visited by hawks and other birds of prey. He explained he had to go directly to the Ada County Highway District (ACHD) to address his concerns about the N Shayla alignment since the Developer had not; if the alignment of the roadway had not been addressed, that Mid-Mile Collector would have lined up directly with his driveway. Mr. Durrant then referred to ACHD comments that N Ten Mile Road would face traffic issues once the 12th and 35th lot was developed due to lack of right-of-way; he also addressed the need for additional right-of-way from the southeast corner property owner and how that would further affect the N Shayla alignment. (Mr. Durrant's time elapsed and Vice Chairman Hennis requested he finish up). Mr. Durrant stated the site posting was not perpendicular to the roadway but were parallel. He also thanked the Developer for placing larger lots near his house but also requested the homes on those lots be limited to single-story. Mr. Durrant summarized that he was willing to work with the Developer and make compromises, however, the Developer needed to reach out. He then thanked the Commission and vacated the podium.

(Timestamp 01:37:18)
Vice Chairman Hennis invited the Applicant to rebut.

(Timestamp 01:37:48)
Ms. Layton discussed concerns brought up during their Neighborhood Meeting and how they were addressed: The alignment adjustment to N Shayla was requested by ACHD and they would make those revisions. She understood Mr. Durrants concerns and commented that they would communicate with ACHD and any other agencies on performing their construction in a way that would minimize impact. Mrs. Layton then stood for any additional questions.

(Timestamp 01:40:22)
Vice Chairman Hennis referenced the traffic mitigation efforts on N Ten Mile as the list from ACHD was extensive, and asked Ms. Layton if they were in agreeance with them since some of the items may not have a planned fix quite yet. She explained they had reviewed the mitigation requests and spoke with Mindy at ACHD regarding timelines of some of the items and the impacts of additional proposed subdivisions. She further explained that Mindy had said the neighboring subdivisions had been accounted for and the same requests had been made of them, it became a point of who got to that point in their development first; Ms. Layton stated they were coordinating with the other Developers and they would work together on those mitigations.

(Timestamp 01:41:50)
Commissioner Damron asked Ms. Layton if they were agreeable to keeping the homes on the lots next to Mr. Durrants property single-story. She responded Mr. Durrants home was across Hubbard from Mr. Durrant, not directly adjacent, but believed they were fine with that request.

(Timestamp 01:42:40)
Mr. Hanson deferred to City Attorney Bill Gigray for a point of clarification: Mr. Durrant stated the signs posting the property were parallel to the roadway and one sided, however, staff was in receipt of a Proof of Property Posting form with photos; Mr. Hanson further explained that short of staff visiting the site to confirm this, there was no way to prove either way. Would the property need to be reposted and continued? Mr. Gigray stated the most important thing was the property was posted, second was if the signs were two (2) sided and they had proof of that which the Commission could base their decision on. He explained the posting procedure would be controlled primarily by City Ordinance. Mr. Hanson referred to Kuna City Code (KCC) 5-1A-8 which states signs must be double sided and placed perpendicular to the roadway; an Affidavit of Posting (Proof of Posting) stating the signs were posted in accordance with KCC; and the photos were primarily used to confirm the verbiage of the sign. Mr. Gigray stated the Commission could inquire further with the Applicant who submitted the Affidavit, if they had personal knowledge the signs were posted correctly. Ms. Layton approached the podium and explained they contracted Forge Sign Works for the posting of the site and that company posts projects all over the valley, and had been the sign contractor NV5 had been using for a long time. She believed they were in compliance with posting the signs per KCC.

(Timestamp 01:45:55)
Mr. Gigray informed the Commission they could recess the hearing barring additional proof of the sign posting, from the sign company themselves, if they felt it was necessary. The Commission discussed that option amongst themselves, the options they had, and the legality of the posting. Commissioner Damron asked staff how many additional parcels there were further down Hubbard Road, Mr. Hanson stated he was not sure. Vice Chairman Hennis pointed out if there was signage along Ardell Road to the south, there were many more homes due to the Crimson Point Subdivision.

(Timestamp 01:49:11)
An audience member asked if the opportunity for public testimony was closed, Vice Chairman Hennis answered it was not. The Commission continued to discuss the matter amongst themselves. Mr. Gigray explained if the Commission wished to recess the hearing to the next meeting, they could limit the receipt of additional testimony in regards to the signs only, then make a decision. If it was determined at that meeting the posting was not correct, then the site would have to be reposted. The Commission thanked Mr. Gigray.

(Timestamp 01:52:02)
Commissioner Damron commented there was no blatant attempt to obscure the sign and the site was posted, he continued by stating if they wished to receive testimony from the sign company themselves, it could delay the hearing one (1) or two (2) meetings, thus pushing it into December. Commissioner Damron did not feel it was not on purpose and Vice Chairman Hennis commented that Ordinance was Ordinance. Mr. Gigray explained that the matter became on issue of due process if the posting was challenged.

(Timestamp 01:54:18)
Commissioner Damron pointed out the Commission could not prove the sign wasn't moved either. Vice Chairman Hennis requested the audience member who wished to testify to come forward.

(Timestamp 01:54:56)
Tuck Ewing of Yes Development addressed that Mr. Durrant did bring up a good point, then asked if this was a matter that Mr. Durrant wanted to address in court. Mr. Ewing stated he believed the signs were there, he just had not seen them himself. He further stated that if the signs were not posted correctly and did not meet KCC, Mr. Durrants concerns were legitimate and he understood the Commission would have to make the best decision they saw fit; he also felt that delaying the project and it turned out the signs were posted correctly, it was appropriate for some monetary recourse.

(Timestamp 01:56:35)
Commissioner Damron asked Mr. Durrant if the matter was a great enough issue to him to carry the matter to court? Mr. Durrant stated it was not a severe issue, he just wished to address it and referred to the photos provided with the Proof of Property Posting. He explained by looking at how the sign was set against the adjacent cornfield and gated pipe; it was evident they were not perpendicular. Mr. Durrant stated that as long as the Developer was willing to work with him on his concerns, it was not a matter that needed to go to court. Vice Chairman Hennis asked if his driveway was on Hubbard Road, Mr. Durrant confirmed it was. The Vice Chairman then asked Mr. Durrant if the shifting of N Shayla was adequate or still caused issue. Mr. Durrant explained the road would be immediately adjacent to his driveway and that raised safety concerns with him when it came to exiting his driveway.

(Timestamp 01:58:58)
Commissioner Damron asked Mr. Gigray what their recourse options were: legal recourse or a minor infraction where the complainant was not determined to push the matter to court and what the Commission could do. Mr. Gigray explained taking all of the information into account, if it was evidence they could rely on, the Commission could make a decision. Mr. Gigray also pointed out that there was no recourse from the Developer to Mr. Durrant in regards to Mr. Durrants right

to comment on the signs and did not believe the Developer had a right to threaten Mr. Durrant with costs for doing so; he continued by stating that the Developer would of course need to refer to his own attorneys in the matter. Mr. Gigray summarized that if the Commission was confident with the strength of the record, they could make a decision.

(Timestamp 02:02:03)
Commissioner Damron requested Ms. Layton approach the podium and asked that since Mr. Durrant did not see it as a huge issue if they worked with him on his concerns, would they be willing to do so? Ms. Layton stated it was a reasonable request and would work with Mr. Durrant and stressed they wanted to be good neighbors. The Commission thanked Ms. Layton then requested Mr. Durrant approach. Commissioner Damron asked Mr. Durrant if that was acceptable solution, he stated it was.

(Timestamp 02:04:17)
The Vice Chairman closed the hearing and the Commission proceeded into deliberation. Vice Chairman Hennis stated he was satisfied they had reached a solution and requested a Condition be added referring to it; he further commented the sewer improvements were a positive. The Chairman believed there was a solution to be had and Commissioner Damron agreed. Commissioner Garten commented he was appreciative the Developer was willing to work with KSD.

(Timestamp 02:06:04)
Motion To: Recommend Approval to City Council of Case Nos. 21-04-ZC (Rezone) & 21-05-S (Preliminary Plat) for Ewing Meadows Subdivision with the Conditions as outlined in the Staff Report, and the additional Conditions the Developer enter into a Development Agreement regarding sewer solutions and the Developer work with Mr. Durrant on his safety concerns.
Motion By: Commissioner Damron
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-0-2, Commissioners Young and Gealy were absent.

Motion To: Approve Case No. 21-12-DR (Design Review) for Ewing Meadows Subdivision with the Conditions as outlined in the Staff Report.
Motion By: Commissioner Damron
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-0-2, Commissioners Young and Gealy were absent.

(Timestamp 02:08:44)
C. *Tabled From September 28, 2021* Case Nos. 21-04-S (Preliminary Plat) & 21-14-DR (Design Review) Falcon Crest Golf Villages – Troy Behunin, Planner III

Wendy Shrief of JUB Engineers, on behalf of M3 ID Valor Golf Villages, LLC requests approval to subdivide approximately 86.90 acres 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 (Medium Density Residential) and R-12 (High Density Residential). The subject site is located near the northeast corner of Cloverdale and Kuna Road, within Section 22, Township 2 North, Range 1 East; (APN: S1422110300).

(Timestamp 02:09:00)
Planner II Doug Hanson stated staff requested the item be tabled to a date certain of November 9, 2021.

(Timestamp 02:09:36)
Motion To: Table Case Nos. 21-04-S (Preliminary Plat) & 21-14-DR (Design Review) Falcon Crest Golf Villages be tabled to a date certain of November 9, 2021.
Motion By: Commissioner Damron
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-0-2, Commissioners Young and Gealy were absent.

4. BUSINESS ITEMS:

(Timestamp 02:09:50)
The Vice Chairman asked staff if there were any items to address; there were not.

5. ADJOURNMENT:

(Timestamp 02:10:06)
Motion To: Adjourn.
Motion By: Commissioner Damron
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 2
Motion Passed: 3-0-2, Commissioners Young and Gealy were absent.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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

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

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

Planning & Zoning Commission Meeting
MINUTES
Tuesday November 9, 2021

6:00 PM REGULAR MEETING

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

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:26)
COMMISSION MEMBERS PRESENT:
Chairman Lee Young – In Person
Vice Chairman Dana Hennis – Via Zoom
Commissioner Stephen Damron – In Person
Commissioner Tyson Garten – Absent
Vacant

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

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

(Timestamp 00:00:56)
1. Regular Planning and Zoning Commission Meeting Minutes Dated October 26, 2021

2. Findings of Fact & Conclusions of Law
   1. Case Nos. 21-04-ZC (Rezone), 21-05-S (Preliminary Plat) & 21-12-DR (Design Review) Ewing Meadows Subdivision

(Timestamp 00:00:58)
Motion To: Approve Consent Agenda.
Motion By: Commissioner Damron
Motion Seconded: Vice Chairman Hennis
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 3-0-1, Commissioner Garten was absent.

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

(Timestamp 00:01:14)

A. *Recessed from October 26, 2021* Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) & 20-05-SUP (Special Use Permit) 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 7.04 (6.61 developable) acre site, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the property into 66 total lots (54 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; (APNs: R5672430020, R5672430040, R5672430060).

(Timestamp 00:02:05)
Planner II Doug Hanson stated he had sent a second request for comments to ITD (Idaho Transportation Department) per the Commission's request; ITD responded they would have comments but did not have them ready in time for the meeting. Mr. Hanson explained ACHD (Ada County Highway District) had provided an updated Staff Report (Exhibit 2.61). Additionally, KSD (Kuna Joint School District No. 3) had provided a late submittal that morning and a copy had been provided to the Commissioners; Mr. Hanson notified the Commission that KSD's late submittal would be entered into the record as Exhibit 2.65. Mr. Hanson proceeded to explain to the Commission a decision could be made that evening if they were comfortable with the updates regarding ACHD and ITD as provided, or they could continue the hearing once again in order to review updated comments once received; if the Commission wished to continue the hearing, Mr. Hanson requested the Case be continued to December 14, 2021. He then stood for questions.

(Timestamp 00:03:10)
Commissioner Damron asked if ITD had provided an estimated timeframe for when their comments would be submitted; they had not.

(Timestamp 00:03:23)
City Attorney Bill Gigray suggested the Chairman ask the applicant if they had been able to review the submitted ACHD and KSD comments. Chairman Young invited the applicant to the podium.

(Timestamp 00:03:46)
Applicant Steve Arnold addressed the Commission and confirmed they had been able to do so. Mr. Arnold stated they were in agreement with the requirements laid out by ACHD and explained he also had a traffic generation of the Wal-Mart proposed in the past, and the current potential count per 1,000 SF of living space; it resulted in approximately 600 trips per day due to the project. Mr. Arnold commented that ITD was currently understaffed and only had one individual reviewing applications. In regards to KSD comments, Mr. Arnold explained they felt that the standard taxes generated by the project already had the largest portion going to KSD, and did not agree with KSD's request. Additionally, they had offered to provide a school bus pull out as KSD was concerned the turning maneuver onto N Sailer was unsafe; Mr. Arnold did point out that school buses already made this turn and reiterated their willingness to provide an ample turnout. He then stood for questions.

(Timestamp 00:07:02)
Commissioner Damron asked Mr. Gigray if it was legal for KSD to request impact fees. Mr. Gigray explained school districts were not yet allowed to collect impact fees as they did not have Ordinance authority. Mr. Gigray stated the request may have been generated as a result of House Bill 389. He continued by stating he did not feel comfortable creating a Development Agreement that requested these additional fees either.

(Timestamp 00:10:35)
Chairman Young asked the Commissioners their thoughts on moving forward with the Case, or continuing the Case so they may receive and review ITD comments.

Vice Chairman Hennis felt there was more going on then previously received; he did want to review ITD's comments but he was also concerned with KSD's comments on it being unsafe for school buses even though buses were already accessing the subdivision. He felt safety of the school buses needed to be verified, especially because the proposed project was denser than usual (per Planned Unit Development).

Chairman Young asked Vice Chairman Hennis if he felt ITD comments were necessary in order for the Case to move forward.

Vice Chairman Hennis questioned if the turn onto N Sailer would be safe and wanted to see ITD's thoughts on that, especially since the concentration of traffic would be more centered around leaving and returning home times instead of spread throughout the day like with a box store.

(Timestamp 00:13:54)
Commissioner Damron agreed with Vice Chairman Hennis and was concerned about children safety. Vice Chairman Hennis stated he believed this issue needed to be looked into more.

(Timestamp 00:14:30)
Chairman Young asked the Commission if they wanted to continue the Public Hearing to December 14, 2021, pending ITD comments. Vice Chairman Hennis thought it would be fair to the project and make a properly informed recommendation to City Council. Chairman Young then stood for a Motion.

(Timestamp 00:15:18)
Motion To: Continue Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) & 20-05-SUP (Special Use Permit) for Merlin Cottages Subdivision to December 14, 2021.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 3-0-1, Commissioners Garten was absent.

(Timestamp 00:16:03)

B. *Tabled from October 12, 2021* 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).

(Timestamp 00:16:50)
Planner II Doug Hanson explained staff had not received comments from ACHD (Ada County Highway District), which was why the Case had been requested to be tabled to a date uncertain.

(Timestamp 00:17:00)
City Attorney Bill Gigray made a point of clarification that the Case would require re-noticing as the item was being tabled.

(Timestamp 00:17:27)
Motion To: Table 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 to a date uncertain.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 3-0-1, Commissioners Garten was absent.

(Timestamp 00:18:05)
C. Case No. 21-07-AN (Annexation) for Ledgestone South – Troy Behunin, Senior Planner

GEM State Planning, LLC on behalf of Trilogy Development, Inc. requests Annexation of approximately 99.78 acres into the City of Kuna and to zone approximately (approx.) 83.33 acres as R-6 Medium Density Residential (MDR), and 16.45 acres as R-8 MDR. The Applicant only requests Annexation at this time and will propose a Preliminary Plat in the future. The subject site is adjacent to Kuna City limits on the north and west side; and is currently zoned RR (Rural Residential) in Ada County. The subject site is located at 2425 N Locust Grove Road, Kuna, ID 83642, (APN's: S1418123460, S1418123496, S1418123498, S1418123490, S1418427800 & S1418417200).). Section 18, Township 2 North, Range 1 East.

(Timestamp 00:18:20)
Senior Planner Troy Behunin presented an overview of the project and reminded the Commission the Case was strictly for the Annexation, and that any development application would come forward in the future. He then stood for questions.

(Timestamp 00:19:46)
City Attorney Bill Gigray asked a clarifying question in regards to a Rezone & Mr. Behunin confirmed a Rezone was not part of the application because a zone must be indicated when requesting Annexation.

Planning and Zoning Director Jace Hellman further explained Rezone's are typically seen when a subject property was already part of City Limits and required a zone change as part of development, however, staff historically did not require a Rezone when only an Annexation was requested since the applicant is required to indicate a zone as part of their Annexation application.

Mr. Gigray thanked staff for their clarification.

(Timestamp 00:21:36)
Chairman Young recalled issues with the previous development application regarding services, and asked if that had been mitigated.

Mr. Behunin reiterated the application was strictly for Annexation and serviceability issues would be addressed at time of a development application. Additionally, Mr. Behunin explained a DA (Development Agreement) would be presented to the City Council which stated a development application would not come forward until services were available.

(Timestamp 00:23:47)
Jane Suggs of Gem State Planning presented an overview of the proposed project and some of the previous development applications history. She did expound that the development community was working with Kuna Public Works on addressing current sewer capacity issues and working towards solutions. Ms. Suggs stressed the application before the Commission was strictly for Annexation with an R-6 and R-8 zone. She agreed with the Conditions of Approval listed in the staff report and explained when the development application came forward in the future, that is when the serviceability would be addressed. Ms. Suggs the Annexation follows the FLUM (Future Land Use Map) within the Comprehensive Plan. She then stood for questions.

(Timestamp 00:27:20)
Vice Chairman Hennis asked if there were any major changes proposed as compared to the previous application. Ms. Suggs referenced the future development application would closely follow the layout and product the previous application but the application being heard was the Annexation with the R-6 and R-8 zones.

(Timestamp 00:28:44)
Chairman Young opened the Public Hearing.

Support:
1. Jane Suggs (Applicant), Gem State Planning, 9839 Cablecar Street, Boise, Idaho, 83709 – Testify
2. Charlotte Busbee, 364 N Bay Haven Avenue, Kuna, Idaho, 83634 – Not Testify

Neutral:
1. Roger Staff, 2303 N locust Grove Road, Kuna, Idaho, 83634 – Not Testify

Against:
None

(Timestamp 00:29:20)
As there were no individuals signed-in who wished to testify, Chairman Young asked if there was anyone who was present who would like to sign-in; there were not, so he closed the Public Hearing.

(Timestamp 00:29:52)
Commissioner Damron did not express any issues.

Vice Chairman Hennis touched on a few topics he had previously expressed.

Chairman Young did not express any concerns.

(Timestamp 00:30:45)
Motion To: Recommend Approval to City Council of Case No. 21-07-AN (Annexation) for Ledgestone South, with the Conditions as outlined in the staff report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 3-0-1, Commissioners Garten was absent.

4. BUSINESS ITEMS:

(Timestamp 00:31:16)
A. Case No. 21-25-DR (Design Review) for the Americool Buildings – Jessica Reid, Planning Services Specialist ACTION ITEM

Rick Bugatsch, on behalf of TLM, LLC, requests Design Review approval for a 3,300 SF metal building with office & warehouse space, associated parking lot and landscaping. The subject site is located at 707 W Avalon (APN: S1326120800) with an M-1 (Light Industrial/Manufacturing) zoning designation; Section 26, Township 2 North, Range 1 West.

(Timestamp 00:31:28)
Planning Services Specialist Jessica Reid presented an overview of the project then stood for questions.

(Timestamp 00:34:26)
Property owner Tony Martarano addressed the Commission, notifying them that they generally agreed with the staff report and Conditions; he explained he did have a few questions regarding the pressurized irrigation connection but would address those with staff. Mr. Martarano then stood for questions; there were none.

(Timestamp 00:35:38)
The Commission proceeded into discussion of the project.

Vice Chairman Hennis expressed the project was well designed; the trash enclosure met specifications; and the landscaping was appropriate. Commissioner Damron agreed.

(Timestamp 00:36:20)
Motion To: Approve Case No. 21-25-DR (Design Review) for the Americool Building, with the Conditions as outlined in the staff report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 3-0-1, Commissioners Garten was absent.

(Timestamp 00:36:58)
Ms. Reid requested a moment to speak with the Applicants before proceeding to the next Case as she was also operating as the meeting Clerk.

(Timestamp 00:37:22)
B. Case No. 21-27-DR (Design Review) Rising Sun Fencing Alternative Compliance Request – Troy Behunin, Senior Planner ACTION ITEM

M3 Companies, LLC requests Design Review (Alternative Compliance) approval for perimeter fencing for the subdivisions known as the Rising Sun Estates and Rising Sun Commons. The Applicant desires to install a consistent and unique fence throughout each of their multiple phases, as described in KCC 5-4-6-B-3-g-2. This project is located on the Southwest Corner (SWC) of Kuna Road and Stroebel Road, Kuna, ID.

(Timestamp 00:37:42)
Senior Planner Troy Behunin presented an overview of the project and stood for questions; there were none.

(Timestamp 00:39:18)
Travis Jeffers of M3 Companies presented their proposal for alternative fencing which was similar to another alternative compliance request at another project. Mr. Jeffers pointed out the fence maintenance plan which would be executed by the developments HOA (Homeowners Association); he then referenced images of their proposal.

(Timestamp 00:41:18)
City Attorney Bill Gigray asked if Vice Chairman Hennis was able to see the presentation images as he was attending via Zoom. Vice Chairman Hennis he was not but was able to review the presentation images submitted with the meeting packet.

(Timestamp 00:41:28)
Mr. Jeffers summarized his presentation and stood for questions; there were none.

(Timestamp 00:43:00)
The Commission proceeded into their discussion.

Chairman Young agreed it was an acceptable alternative and was aesthetically pleasing.

Commissioner Damron felt it was more aesthetically pleasing than the usual vinyl fencing.

Vice Chairman Hennis agreed, especially as there was such a strong maintenance plan.

(Timestamp 00:43:36)
Motion To: Approve Case No. 21-27-DR (Design Review) Rising Sun Fencing Alternative Compliance Request, with the Conditions as outlined in the staff report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 3-0-1, Commissioners Garten was absent.

5. *ADJOURNMENT:*

(Timestamp 00:44:06)
Chairman Young asked staff if there were any items to address as the rest of the agenda had been completed; there were not.

(Timestamp 00:44:22)
Motion To: Adjourn.
Motion By: Commissioner Damron
Motion Seconded: Vice Chairman Hennis
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 3-0-1, Commissioners Garten was absent.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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

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 December 14, 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 00:01:02)
COMMISSION MEMBERS PRESENT:
Chairman Lee Young – Via Zoom
Vice Chairman Dana Hennis – In Person
Commissioner Stephen Damron – Absent
Commissioner Tyson Garten – In Person
Vacant

CITY STAFF PRESENT:
Bill Gigray, City Attorney – Via Zoom
Troy Behunin, Senior Planner – In Person
Jessica Reid, Planning Services Specialist – In Person

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

(Timestamp 00:01:16)
1. Regular Planning and Zoning Commission Meeting Minutes Dated November 9, 2021

2. Findings of Fact & Conclusions of Law
- ***1.*** Case No. 21-25-DR (Design Review) for the Americool Building
- ***2.*** Case No. 21-17-DR (Design Review) Rising Sun Fencing Alternative Compliance

(Timestamp 00:01:18)
Motion To: Approve Consent Agenda.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 3-0-1, Commissioner Damron was absent.

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

(Timestamp 00:01:33)

A. *Continued from November 9, 2021* Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) & 20-05-SUP (Special Use Permit) 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 7.04 (6.61 developable) acre site, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the property into 66 total lots (54 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; (APNs: R5672430020, R5672430040, R5672430060).

(Timestamp 00:02:00)
Chairman Young commented Staff had requested the item be continued until a date certain of January 11, 2022 pending critical agency comments.

(Timestamp 00:02:15)
Motion To: Continue Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) & 20-05-SUP (Special Use Permit) for Merlin Cottages Subdivision to January 11, 2022.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 3-0-1, Commissioners Damron was absent.

(Timestamp 00:02:50)

B. Case Nos. 21-04-S (Preliminary Plat) for Falcon Crest Golf Villages Subdivision – Troy Behunin, Senior Planner

Wendy Shrief of J-U-B Engineers, on behalf of M3 Companies, LLC, requests preliminary plat approval to subdivide approximately 86.03 ac. into 291 residential lots, 43 common lots, and 18 common driveway lots, within an R-6 (Medium Density Residential) zone. (APN: S1422110300). Section 22, Township 2 North, Range 1 East.

(Timestamp 00:03:25)
Senior Planner Troy Behunin presented an overview of the proposed project and touched on additional Conditions of Approval listed within the staff report.

(Timestamp 00:07:34)
Mark Tate of M3 Companies spoke on the history of the Falcon Crest master planned community then provided a presentation (page 285 - 295 of the meeting packet). Mr. Tate asked the Commission for a caveat on Condition 9.26 within the staff report, requesting verbiage be added stating “if topography allows” due to a sever slope and ridge. He then explained their intent to modify hole 17, and additional details about the entrance and park. Mr. Tate then stood for questions.

(Timestamp 00:20:33)
Chairman Young asked a question regarding past concerns from neighboring landowners that their wells and/or water supply would be affected; he confirmed that water and sewer services would be provided by the City of Kuna and the developer would not be using wells to provide water to the future residences.

(Timestamp 00:21:12)
Mr. Tate confirmed that was correct; he explained there were existing wells which were used for Agricultural purposes and such but they had chosen to withdraw their water right request and bring domestic water in from the City of Kuna.

(Timestamp 00:22:24)
Chairman Young asked the Commission if there were any other questions; there were not. He then proceeded to open the Public Hearing.

Support:
None

Neutral:
None

Against:
1. Robbie Reno, Kuna Joint School District No. 3 (KSD), 711 E Porter Street, Kuna, Idaho, 83634 – Testify

(Timestamp 00:22:44)
As Chairman Young was attending via Zoom, Vice Chairman Hennis read the name of the only individual which had signed up to testify.

(Timestamp 00:23:02)
Robbie Reno addressed a letter dated December 9, 2021, which had been submitted to the Planning and Zoning Department (page 278 of meeting packet). Mr. Reno explained that at time of the letter's submission, the Developer had not reached out regarding discussion of a possible partnership, however, the Developer had reached out since and they were scheduled to meet Friday of that week to discuss a possible partnership. He then stood for questions; there were none.

(Timestamp 00:24:00)
Vice Chairman Hennis indicated there were no other individuals signed up to testify; he then asked if there was anything the Applicant would like to add. Mr. Tate confirmed they would be meeting and touched on the fact that a majority of the current project was 55+ communities and they would not be generating the same number of potential students as other developments.

(Timestamp 00:25:28)
Chairman Young closed the Public Hearing and the Commission proceeded into their discussion. The Chairman expressed the proposed project fit with the overall Development as well as expressing the landscaping and open space seemed adequate and consistent.

(Timestamp 00:26:45)
Vice Chairman Hennis agreed with the Chairman and additionally pointed out the good connectivity of the project. He also expressed his interest in seeing the high-end product which was proposed; he had no concerns.

(Timestamp 00:28:08)
Commissioner Garten also expressed interest in the fact the proposed project was a high-end product and that there were plans to improve the golf course.

(Timestamp 00:28:46)
Chairman Young asked if there were any other questions; being none, he asked for a Motion which also included working with the city on development of the requested pathways and possible topography issues.

(Timestamp 00:29:22)
Motion To: Recommend Approval of Case Nos. 21-04-S (Preliminary Plat) for Falcon Crest Golf Villages Subdivision with Conditions as outlined in the Staff Report, and the additional Conditions the Applicant work with the City of Kuna on pathway development dependent on topography; and the Applicant work with Kuna Joint School District No. 3 to ensure future potential students are served.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 3-0-1, Commissioners Damron was absent.

4. BUSINESS ITEMS:

(Timestamp 00:30:53)
A. Case Nos. 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage – Jessica Reid, Planning Services Specialist ACTION ITEM

Matt Sanchi of ZGA Architects, on behalf of his client Jason Papich, requests Special Use Permit & Design Review approval for an approx. 14.86-acre development which includes: Enclosed RV & self-storage; outdoor RV storage; self-storage office with second-floor living quarters; three (3) flex-space (office/warehouse) buildings; fire suppression tank/system; fencing; landscaping; and parking. The proposed project is to be completed in five (5) phases and be connected to a well & septic system until City Services are within 300 feet of the site. The subject site is located at 7370 S Meridian Road, #1 (APN: S1406325625) with a C-2 (Area Commercial) zoning designation; Section 06, Township 2 North, Range 1 East.
(Timestamp 00:31:10)
Chairman Young stated staff had requested the item be tabled to a date certain of January 25, 2022, pending critical agency comments.

(Timestamp 00:31:23)
Motion To: Table Case Nos. 21-06-SUP (Special Use Permit) & 21-20-DR (Design Review) for Meridian Mega Storage to January 25, 2022.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 3-0-1, Commissioners Damron was absent.

(Timestamp 00:32:05)

B. Case No. 21-33-DR (Design Review) for the Athleta Townhomes – Troy Behunin, Senior Planner ACTION ITEM

Pacific Rim Builders requests Design Review Modification approval for new townhome elevations for the Athleta Subdivision. This project is located on the northwest corner of N Ten Mile Road and W Crenshaw Street; Section 15, Township 2 North, Range 1 West.

(Timestamp 00:32:26)
Senior Planner Troy Behunin presented a history of the project and the current Design Review approval request. Mr. Behunin also addressed the fence which was currently installed against the sidewalk on N Ten Mile Road and the city's request for it to be moved or removed completely. He then stood for questions.

(Timestamp 00:34:50)
Chairman Young asked the Commission if there were any questions for staff.

Vice Chairman Hennis asked what the intention had been behind the request to remove the fence.

Mr. Behunin answered by explaining the fence was installed on the property line and was right against the sidewalk along N Ten Mile Road, which caused it to be imposing and uninviting to pedestrians.

Vice Chairman Hennis thanked Mr. Behunin.

(Timestamp 00:36:27)
Theo Hanson of Pacific Rim Builders discussed the history of the project they had purchased and the newly proposed Design Review. Mr. Hanson touched on the intent behind their design which provided the adequate square footage for a townhome and didn't cause the product to appear like an apartment, as well as their intent to sell the townhomes to individual buyers. He also expressed their intent to remove the fence along N Ten Mile Road; he then stood for questions.

(Timestamp 00:39:50)
Chairman Young and the Commission proceeded into their discussion with the Chairman expressing he felt the project was in the correct location, and the proposed design was aesthetically pleasing. He also pointed out that the plat and open spaces had not changed.

(Timestamp 00:41:05)
Vice Chairman Hennis agreed with the Chairman and felt the proposal looked good overall.

(Timestamp 00:41:46)
Commissioner Garten also agreed and was pleased the fence would be taken down.

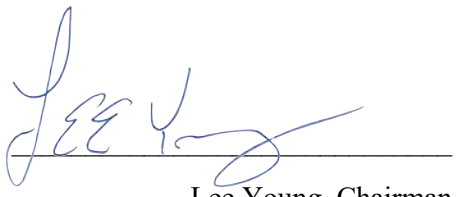
(Timestamp 00:42:06)
Motion To: Approve Case No. 21-33-DR (Design Review) for the Athleta Townhomes with the Conditions as outlined in the Staff Report, with the additional Condition the fence along N Ten Mile Road be removed in agreement with the Applicant.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 3-0-1, Commissioners Damron was absent.

5. ADJOURNMENT:

(Timestamp 00:42:46)
As the Chairman saw no other items listed on the agenda, he asked staff if there were any other items to add.

(Timestamp 00:43:00)
Planning Services Specialist Jessica Reid notified the Commission there was potential that the December 28, 2021 meeting would be canceled and would let the Commissioners know as soon as it was decided.

(Timestamp 00:43:30)
Motion To: Adjourn.
Motion By: Commissioner Garten
Motion Seconded: Vice Chairman Hennis
Further Discussion: None
Voting No: None
Absent: 1
Motion Passed: 3-0-1, Commissioners Damron was absent.



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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

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 January 11, 2022

6:00 PM REGULAR MEETING

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

1. CALL TO ORDER & ROLL CALL:

(Timestamp 00:00:18)
COMMISSION MEMBERS PRESENT:
Chairman Lee Young – Via Zoom
Vice Chairman Dana Hennis – In Person
Commissioner Stephen Damron – In Person
Commissioner Tyson Garten – In Person
Vacant

CITY STAFF PRESENT:
Matt Johnson, City Attorney – In Person
Morgan Treasure, Economic Development Director – In Person
Jace Hellman, Planning and Zoning Director – In Person
Doug Hanson, Planner II – In Person
Jessica Reid, Planning Services Specialist – In Person

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

(Timestamp 00:00:38)
1. Regular Planning and Zoning Commission Meeting Minutes Dated December 14, 2021

2. Findings of Fact & Conclusions of Law
   1. Case No. 21-07-AN (Annexation) for Ledgestone South

(Timestamp 00:00:42)
Motion To: Approve Consent Agenda.
Motion By: Commissioner Damron
Motion Seconded: Vice Chairman Hennis
Further Discussion: None
Voting No: None
Absent: 0
Motion Passed: 4-0-0

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

(Timestamp 00:01:02)

A. *Continued from December 14, 2021* Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat) & 20-05-SUP (Special Use Permit) 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 7.04 (6.61 developable) acre site, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts and to subdivide the property into 66 total lots (54 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; (APNs: R5672430020, R5672430040, R5672430060).

(Timestamp 00:01:40)

Motion To: Table Case Nos. 20-01-PUD (Planned Unit Development), 20-06-ZC (Rezone), 20-08-S (Preliminary Plat), and 20-05-SUP (Special Use Permit) for Merlin Cottages Subdivision to a date uncertain.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 0
Motion Passed: 4-0-0

(Timestamp 00:02:07)

B. Case No. 21-12-AN (Annexation) for Boise Basin/Markovetz – Doug Hanson, Planner II

Boise Basin Development LLC and Donald Markovetz, request approval to Annex two (2) parcels totaling approximately 51.67 acres, into Kuna City Limits with an R-4 (Medium Density Residential) zoning district classification. The subject site is located at 5055 E Kuna Road (APNs: S1428223050 and R5462680100).

(Timestamp 00:02:30)
Planner II Doug Hanson presented an overview of the Case.

(Timestamp 00:03:38)
Vice Chairman Hennis asked where the contiguous touch to Kuna City Limits was to the subject sites. Mr. Hanson answered Kuna City Limits were immediately East.

Chairman Young also asked about future connection to city services as the subject site was approximately 500-feet from the nearest connection point. Mr. Hanson explained the request was strictly for Annexation but should development occur in the future, connection to city water and sewer would be required. Chairman Young then asked about pressurized irrigation, Mr. Hanson explained that as the subject sites did not have water rights, any future development would be required to pool their water to serve as a private irrigation system.

(Timestamp 00:05:15)
Commissioner Damron asked if the existing residents would be required to vacate their private septic system when the subject site developed. Mr. Hanson explained that as the existing residents were not part of the Annexation application, they would not be required to do so.

(Timestamp 00:06:10)
Chase Craig provided additional information regarding their Annexation request. He specifically addressed their request for a lower density zone than what had been previously requested in a past application. Mr. Craig made points the requested zoning designation aligned with the Comprehensive Plan, and Annexation of their property followed orderly development requirements within Idaho state code. He also reiterated their desire to be good neighbors to the existing residents and had no intention to affect their private septic system but were also willing to work with the existing residents should they wish to connect to services upon development of the subject site. Mr. Craig explained the subject sites had also applied for water rights and they had been granted a total of 51-acres of water rights.

(Timestamp 00:11:00)
Technical difficulties were being experienced; adjustments were made and the meeting proceeded.

(Timestamp 00:11:58)
Mr. Craig quickly reviewed maps that were provided as part of the meeting packet. He agreed with staffs report then commented on the need for affordable housing since the current median home price was over $400,000. Mr. Craig stood for questions.

(Timestamp 00:13:52)
Vice Chairman Hennis asked if Mr. Craig had read all of the Conditions of Approval within the staff report and was in agreement. Mr. Craig confirmed.

(Timestamp 00:14:17)
Chairman Young opened the Public Hearing.

Support:
1. Michael Smith, 3521 E King Road, Kuna, Idaho, 83634 – Testify
2. Kathryn Rainwater, 145 S Marko Lane, Kuna, Idaho, 83634 – Not Testify
3. Dennis Rainwater, 145 S Marko Lane, Kuna, Idaho, 83634 – Not Testify
4. Norm Kreuger, 41 S Marko Lane, Kuna, Idaho, 83634 – Not Testify

Neutral:
None

Against:
None

(Timestamp 00:14:17)
As Chairman Young was attending via Zoom, Vice Chairman Hennis reviewed the testimony sign-in sheet and called forward the first individual that wished to testify.

(Timestamp 00:15:14)
Michael Smith expressed he was a property owner that had multiple parcels near the subject site. He expressed his support of developing the areas that do not have water rights and aren't fertile farmland; he felt it was appropriate to beautify properties along E Kuna Road as able.

(Timestamp 00:16:10)
Chairman Young closed the hearing and the Commission proceeded into their discussion.

(Timestamp 00:16:34)
Vice Chairman Hennis asked staff if the infrastructure would be overloaded upon development of the subject site.

Planning and Zoning Director Jace Hellman answered that upon development, infrastructure would be adequate and the sewer would flow into a sewer basin that was not overburdened. He also stated that if future development of the subject site caused stress upon the basin, the Developer would be responsible to contribute funds for upgrades to the affected Lift Station.

Vice Chairman Hennis thanked Mr. Hellman. He then expressed he felt the area was appropriate for the zone being requested and was glad to hear the Developer had worked with the existing neighbors.

(Timestamp 00:18:35)
Chairman Young agreed with Vice Chairman Hennis and felt the requested density was appropriate and followed the Comprehensive Plan.

Commissioner Garten also agreed with the comments of his fellow Commissioners.

(Timestamp 00:19:14)
Motion To: Recommend Approval to City Council of Case No. 21-12-AN (Annexation) for Boise Basin/Markovetz, with the Conditions as outlined in the Staff Report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Garten
Further Discussion: None
Voting No: None
Absent: 0
Motion Passed: 4-0-0

(Timestamp 00:19:50)
Planning Services Specialist Jessica Reid addressed those in the audience and announced if they were only in attendance for the Case just heard, they were welcome to vacate Chambers if they so wished; many attendees did so.

(Timestamp 00:21:20)
C. Case Nos. 21-02-ZC (Rezone) & 21-02-SUP (Special Use Permit) for First Choice Collision Repair – Doug Hanson, Planner II

Craig Kulchak, on behalf of Todd Goode and Emmett Partners, LLC requests approval to Rezone approximately 1.60 acres from its current zoning district classification of C-1 (Neighborhood Commercial) to C-3 (Service Commercial). The Applicant also requests Special Use Permit approval in order to operate an automobile repair shop. The subject site is located at 997 N Meridian Road (APN: R2404320014).

(Timestamp 00:21:45)
Planner II Doug Hanson presented an overview of the Case and explained future development of the subject site would be heard under a separate Design Review application.

(Timestamp 00:23:17)
Vice Chairman Hennis asked if the only requirements from DEQ (Department of Environmental Quality) were the oil/water separator and that Kuna City Code did not require more. Mr. Hanson confirmed that was correct.

(Timestamp 00:24:42)
Craig Kulchak, attending through Zoom via phone, expressed they were in agreement with Mr. Hanson's presentation and were in support of the staff report. He also expressed a Design Review for development of the subject site would be forthcoming.

(Timestamp 00:25:52)
Vice Chairman Hennis asked if the Applicant was in agreement with the Conditions of Approval listed in the staff report, the Applicant confirmed.

(Timestamp 00:26:34)
Vice Chairman opened the hearing.

Support:
None

Neutral:
None

Against:
None

(Timestamp 00:27:00)
As there were none, Chairman Young closed the hearing and the Commission proceeded into deliberation.

(Timestamp 00:27:24)
Chairman Young felt the Rezone request was appropriate and compatible for the area.

Vice Chairman Hennis agreed, as did Commissioner Garten, who further expressed the proposed type of business was needed for the community. Commissioner Damron agreed.

(Timestamp 00:29:05)
Motion To: Recommend Approval to City Council of Case No. 21-02-ZC (Rezone) for First Choice Collision Repair, with the Conditions as outlined in the Staff report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 0
Motion Passed: 4-0-0

(Timestamp 00:29:40)
Motion To: Approve Case No. 21-02-SUP (Special Use Permit) for First Choice Collision Repair, with the Conditions as listed in the Staff report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 0

(Timestamp 00:30:14)
Chairman Young accidentally overlooked the remaining Public Hearing agenda item and proceeded to Business agenda items; Vice Chairman redirected the Chairman.

(Timestamp 00:30:50)
D. Case No. 21-14-CPF (Combination Preliminary & Final Plat) for Ashville Acres – Troy Behunin, Senior Planner

Applicant requests approval for a Combined Preliminary & Re-Final Plat for Lots 3 & 4, Blk 12, Ashton Estates No. 2. Applicant's desires to divide these two (2) lots into four (4) total lots, thus providing another two (2) buildable lots, in the Ashton Estates No. 2, Commercial Subdivision within Kuna City. This is a request for re-subdivision.

(Timestamp 00:31:08)
Motion To: Table Case No. 21-14-CPF (Combination Preliminary & Final Plat) for Ashville Acres to a date uncertain.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 0

4. BUSINESS ITEMS:

(Timestamp 00:31:30)
A. Case No. 21-11-DR (Design Review) for Commercial Tire – Jessica Reid, Planning Services Specialist **ACTION ITEM**

David Blodgett of Rudeen Architects, on behalf of his client the Schwenkfelder's, requests Design Review approval for an approximately 10,022 Square Foot tire shop with mezzanine level office; a 1,965 Square Foot mercantile space; a 3,266 Square Foot open air truck/equipment bay; associated parking lot; and landscaping. The subject site is located at 997 N Meridian Road (APN: R2404340100) with a C-1 (Neighborhood Commercial) zoning designation; Section 24, Township 2 North, Range 1 West.

(Timestamp 00:31:45)
Planning Services Specialist Jessica Reid presented an overview of the project and stood for questions.

(Timestamp 00:34:12)
David Blodgett provided a presentation (included in the meeting packet) touching on various points and design in the project. He also expressed the proposed project was a great fit for the previously heard Case for First Choice Collision Repair and very compatible. Mr. Blodgett then stood for questions.

(Timestamp 00:39:38)
As there were no questions from the Commission, they moved into deliberation.

(Timestamp 00:39:46)
Chairman Young felt the design was appropriate and provided great variation. He also felt the setup of facing the service bays away from the main road was great design; he also felt the landscaping was appropriate.

(Timestamp 00:40:46)
Vice Chairman Hennis appreciated the appealing design and various materials used.

(Timestamp 00:41:15)
Commissioner Damron believed the location and being next to the proposed First Choice Collision Repair was a fabulous fit.

Commissioner Garten agreed and further expressed that both proposed businesses would be bringing jobs into Kuna. He was also satisfied the design satisfied the requirements.

(Timestamp 00:41:35)
Motion To: Approve Case No. 21-11-DR (Design Review) for Commercial Tire, with the Conditions as outlined in the staff report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Damron
Further Discussion: None
Voting No: None
Absent: 0

(Timestamp 00:42:05)
Chairman Young asked staff if there were any other items to address.

(Timestamp 00:42:22)
Planning and Zoning Director Jace Hellman notified the Commission staff was still actively searching for a new Commissioner to complete late Commissioner Gealys' term. Mr. Hellman also requested the Commissioners provide a schedule of any upcoming vacations so staff could be aware of any potential conflicts.

5. *ADJOURNMENT:*

(Timestamp 00:43:36)
Motion To: Approve Case No. 21-11-DR (Design Review) for Commercial Tire, with the Conditions as outlined in the staff report.
Motion By: Vice Chairman Hennis
Motion Seconded: Commissioner Damron

Further Discussion: None
Voting No: None
Absent: 0

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

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

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): 20-01-PUD, 20-06-ZC, 20-08-S, 20-05-SUP

Project Name: Merlin Cottages

Date Received: _____

Date Accepted as Complete: _____

Type of review requested (check all that apply); please submit all associated applications:

	Annexation		Appeal
	Comp. Plan Map Amendment		Combination Pre & Final Plat
	Design Review	✔	Development Agreement
	Final Planned Unit Development		Final Plat
	Lot Line Adjustment		Lot Split
	Ordinance Amendment	✔	Planned Unit Development
✔	Preliminary Plat	✔	Rezone
	Special Use Permit		Temporary Business
	Vacation		Variance

Owner of Record

Name: Merlin Pointe LLC

Address: PO Box 690

Meridian Idaho 83680

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

Applicant (Developer) Information

Name: A Team Land Consultants

Address: 1785 Whisper Cove Avenue

Boise Idaho, 83709

Phone: 208-871-7020 Email: steve@ateamboise.com

Engineer/Representative Information

Name: A Team Land Consultants, Steve Arnold

Address: 1785 Whisper Cove Avenue

Boise Idaho 83709

Phone: 208-871-7020 Email: steve@ateamboise.com

Subject Property Information

Site Address: 115 N Sailer Ave Kuna, ID 83634

Nearest Major Cross Streets: Sailer Road and Avalon Road

Parcel No.(s): R5672430040

Section, Township, Range: SECTION 24, T.2N., R.1W

Property Size: 5.83

Current Land Use: Vacant Proposed Land Use: Residential & Commercial

Current Zoning: C-1 Proposed Zoning: R-12 & C-1

Project Description

Project Name: Merlin Cottage Subdivision

General Description of Project: 60 cottage lots and 6 retail lots

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: Gazebos, Pathways and common landscape areas.

Residential Project Summary (If Applicable)

Are there existing buildings? YES NO

If YES, please describe:

Will any existing buildings remain? YES NO

No. of Residential Units: 60 No. of Building Lots: 60

No. of Common Lots: 6 No. of Other Lots: 6 Retail lots

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

☒ Single-Family ☐ Townhomes ☐ Duplexes ☐ Multi-Family

☒ Other: 6 Retail lots

Minimum square footage of structure(s): 1,300 s.f

Gross Density (Dwelling Units ÷ Total Acreage): 10.29/acre

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 13.5/acre

Percentage of Open Space provided: 33-percent Acreage of Open Space: 1.95

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

Common areas and pathways

Non-Residential Project Summary (If Applicable)

Number of building lots: 6 Other lots: n/a

Gross floor area square footage: 25-percent Existing (if applicable): n/a

Building height: 35-feet Hours of Operation: Will comply with code.

Total no. of employees: unknow Max no. of employees at one time: unknown

No. of and ages of students: unknown Seating capacity: unknown

Proposed Parking:

ADA accessible spaces: Dimensions:

Regular parking spaces: Dimensions:

Width of driveway aisle: 24-feet

Proposed lighting: LED Parking lot lighting

Is lighting “Dark Sky” compliant? YES NO

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

Landscape berms along all roadways and buffers along the west boundary.

Applicant Signature: Date: 6/22/2021

Planned Unit Development Application

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

****Office Use Only****

Case No(s).: _____

Project Name: Merlin Cottages

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

Date Received: 6.22.2021

Date Accepted as Complete: _____

KCC 5-1-6 defines a Planned Unit Development as, *"An area of land in which a variety of Residential, Commercial and Industrial uses under single ownership or control is developed for the purpose of selling individual lots or estates and are accommodated in a preplanned environment with more flexible standards, such as lot sizes and setbacks."*

The City of Kuna has adopted a Planned Unit Development (PUD) process whose purpose is to make Kuna a pleasant, comfortable place to live and work. This PUD process is based on standards and guidelines found in Kuna City Code (KCC) 6-5-2. KCC can be viewed at www.KunaCity.ID.gov.

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

- Complete Planning & Zoning Application Coversheet.
- Complete Planned Unit Development Application *(It is the applicant's responsibility to use current application.)*
- Detailed narrative or justification for the application, describing project, design elements and how the project complies with PUD standards; nature of the land use actions requested; proposed number of phases; number of lots for each applicable designation (i.e. Residential, Commercial, Common, etc.); Gross & Net density; Open Space percentage & amenities; roads; and parking.
- 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.
- Aerial Map 8.5" x 11": Color photo depicting the proposed site, street names, and surrounding area within 500'. (*The purpose of this photo is to view the existing features of the site & surrounding sites.*)
- Copy of Deed; **and**, if applicant is not the owner, an *original* Affidavit of Legal Interest from the owner (and ALL interested parties) stating the applicant is authorized to submit the application.
- 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.

- Preliminary Plat: Drawn to scale of 1" = 100' (or similar), displaying the following:
    - Name of project and date
    - Name of plan preparer with contact information
    - Names, addresses and phone numbers of the Controller & any others involved in the project (i.e. Architect, Landscape Architect, Designer, Engineer, Planner, Nurseryman, etc.)
    - North arrow
    - Property lines
    - Location of subdivision lines
    - Existing structures – Identify those which are relocated or removed
    - On-site and adjoining streets, alleys, private drives
    - Rights-of-way and their designation
    - Location and width of easements, canals and drainage ditches
    - On-site transportation circulation plan for motor vehicles, pedestrians and bicycles
    - Drainage location and method of on-site retention/detention
    - Existing and/or proposed utility services, any above ground utility structures and provide their location
    - Parking layout including spaces, driveways, curbs, cuts, circulation patterns, pedestrian walks and vision triangles
    - Location and dimensions of off-street parking
    - Location and size of any loading areas, docks, ramps and vehicle storage or service areas
    - Roofline and foundation plan of building and location onsite
    - Location of trash storage areas and exterior mechanical equipment; provide proposed method of screening
    - Sign locations *(A separate Sign Application must be submitted; this is a Staff level review.)*
    - Locations and uses of ***all*** Open Spaces
        - Location of public restrooms
    - Location, types and sizes of sound and visual buffers *(all buffers must be located outside the public right-of-way)*
    - Location of walls and fences; provide their height and material of construction
- Natural Features Map: showing an inventory of existing site features
    - Ground elevation shown by contour lines at 2' intervals or less
        - 5' intervals may be accepted for slopes greater than 10%
    - General soil types as documented by a soils engineer or engineering geologist
    - Hydrology:
        - Analysis of natural drainage patterns and water resources including an analysis of streams, natural drainage swales, wetlands, floodplain areas or other areas subject to flooding, poorly drained areas, permanent high ground water areas and seasonally high ground water areas as they may be located on site or be affected by on site activity
        - Proposed and existing storm water facilities
        - Water conveyance facilities
        - Water features *(i.e., ponds, wetlands and permanent/intermittent water courses*)
        - If any portion of property is subject to flooding, a FEMA Floodplain Development Permit Application is required
    - Trees, vegetation and ground cover, historic sites, major rock outcroppings, etc.

    - Sanitary sewer, storm drainage and water supply facilities (*If such facilities are not on or abutting the site, indicate the direction and distance to the nearest such facilities*)
    - Width, location and purpose of all existing easements of record on/and abutting site(s)
- Site Plan: Drawn to a scale of 1" = 100' (or similar)
    - Name of project
    - Signed and stamped by a licensed engineer, including date and contact information (*with the exception of concept drawings and residential structures that do not require a licensed engineer's review)*
    - North Arrow
    - Locations of all existing and proposed dwelling units and/or individual lots
    - Location of major streets
    - Proposed yard requirements or Single-Family homes for individual lots
    - Existing and proposed traffic circulation system serving the PUD including:
        - Off-street parking and maneuvering
        - Points of access to existing public rights-of-way
        - Ownership of streets (*i.e. Public or Private*)
        - Parking areas
    - Existing and proposed pedestrian & bicycle circulation system
    - Conceptual plans for all services, including their location; whether services will be publicly or privately owned & maintained; location of utility connections. (*Any services intended to be privately owner, such as sewer/water/streets, requires prior review & approval by the City Engineer.*)
    - Proposed location and design of any public or private common areas or structures including Open Space; parks or recreations areas; and school sites.
    - Proposed architectural styles
- Landscape Plan for subdivision entrances, buffers, common areas, etc.
- Development Schedule indicating the approximate date on which construction of all phases within the project can be expected to begin; if schedule is approved by the Commission, it shall become part of the final development plan.
- Environmental Assessment, Grading Plan or other studies as may be appropriate for the proposed site or any additional information as determined by the Planning & Zoning Director, City Engineer, etc.

<u>If the Preliminary Plat includes 100 lots or more, a Traffic Impact Study is required.</u>

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.

<u>Information to Note:</u>
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).

If the Planning & Zoning Director or Designee, the Commission and/or City Council determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing may be rescheduled by the City. Applicant/Representative must attend all scheduled meetings.

Owner Information

Name: Merlin Pointe LLC

Address: PO Box 690

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

Applicant Information

Name & Title: A Team Land Consultants

Address: 1785 Whisper Cove Avenue

Phone: 208-871-7020 Email: steve@ateamboise.com

Representative:

Name: A Team Land Consultants, Steve Arnold

Address: 1785 Whisper Cove Avenue

Phone: 208-871-7020 Email: steve@ateamboise.com

Property Information

Address: 115 N Sailer Ave Kuna, ID 83634

Parcel No(s).: R5672430040

Major Cross Streets: Sailer Road and Avalon Road

Distance from Major Cross Streets: They are at major cross streets

PUD Information

1. This PUD Application is a request to construct, add or change (briefly explain the nature of request):

   The PUD is a request to rezone a portion of a previously platted lot for the construction of 60 cottage units and 6 retail lots.

2. PUD Amenities (circle all that apply):

   Playground(s) Basketball/Tennis Court(s) Baseball Diamond Soccer/Rugby Field(s) Swimming Pool Natatoriums Walking/Running Paths Clubhouse School Sites Pedestrian/Bicycle Pathways (exclusive of required sidewalks adjacent to Public Rights-of-Way) Plaza's and Gazebos

3. Are there any proposed pedestrian amenities such as bike racks; trash receptacles; benches; drinking fountains; etc.? YES NO
   If Yes, please list: Trash receptacles for dogs/people.

4. Total number of parking spaces, including L x W? None at this time

5. What is the current land use? Vacant Commercial

6. What are the land uses of the adjoining properties?
   North: Town homes South: Comm/SF East: Vacant West: Single Family

7. If the development is intending to be phased, what is the phasing time period?
   No, one phase

8. Are there any irrigation ditches/canals on or adjacent to the property? YES NO
   If yes, who is the name of the irrigation or drainage provider?

9. What is the proposed method of on-site drainage retention/detention?
   Subsurface seepage beds.

10. % of site devoted to building coverage: N/A

11. % of site devoted to landscaping: 33-percent Sq. Ft: 1.95 acres

12. % of landscaping within parking lot(s): N/A

13. Provide dimensions of landscaped areas within public ROW: N/A

14. Are there any existing trees of 4-inch or greater in caliper? YES NO
    If Yes, please provide type, size & indicate location on Landscape Plan:

15. % of site that is hard surface: 24-percent Sq. Ft.: 1.4 acres

16. % of site devoted to other uses: 18-percent retail Please describe:
    Retail lots

The Ada County Highway District (ACHD) may also conduct public meetings regarding this application. If you have questions about the meeting date(s), please contact ACHD at (208) 387-6170.

Applicant Signature: _____ Date: 6/22/2021

Additional Information/Comments/Notes

From: noreply@civicplus.com
To: Jessica Reid; Doug Hanson
Subject: Online Form Submittal: Rezone
Date: Wednesday, September 30, 2020 2:06:25 PM

Rezone

Step 1

Please complete each section of application. Be aware that a file must be provided for each item marked with a red asterisk (*) in order to submit application.
NOTE: Engineering fees shall be paid by the applicant if required.

Contact/Applicant Information

Owner(s) of Record	Merlin Pointe LLC
Phone:	12088717020
Email:	steve@ateamboise.com
Address1	1785 Whisper Cove Ave
Address2	*Field not completed.*
City	Boise
State	ID
Zip	83709
Applicant (Developer):	Steve Arnold
Applicant (Developer) Company:	A Team Land Consultants
Phone:	12088717020
Email:	steve@ateamboise.com
Address1	1785 Whisper Cove Ave
Address2	*Field not completed.*
City	Boise
State	Idaho
Zip	83709

Engineer/Representative:	Steve Arnold
Engineer/Representative Company:	A Team Land Consultants
Phone:	12088717020
Email:	steve@ateamboise.com
Address1	1785 Whisper Cove Ave
Address2	*Field not completed.*
City	Boise
State	Idaho
Zip	83709
	(Section Break)
Subject Property Information	
Site Address:	115 N Sailer Avenue
Nearest Cross Streets:	Avalon Road
Parcel Number(s):	R5672430040, R5672430060
Section, Township, Range:	24, 2N 1W
Property Size:	5.83 acres
Current Land Use:	Vacant Lot
Current Zoning District:	C-1
Proposed Land Use:	Residential and Retail
Proposed Zoning District	C-1 and R-12
	(Section Break)
Project Description	
Project/Subdivision Name:	Merlin Pointe Cottages
General description of proposed	A preliminary plat for 71 single family homes 5 retail/commercial lots

project/request:	
Type of Use Proposed - Check all that apply:	Residential, Commercial
If Other has been selected, please provide a description:	*Field not completed.*
Amenities provided with this development:	Pathways, paseos, gazebos and sitting areas.
(Section Break)	
Residential Project Summary (if applicable):	
Are there existing buildings?	No
Please describe existing buildings:	*Field not completed.*
Any existing buildings to remain?	*Field not completed.*
Number of Residential Units:	71
Number of buildable lots:	71
Number of common lots and/or other lots:	12
Type of dwellings proposed - Check all that apply:	Single-Family
Minimum square footage of structures:	1,400 S.F
Gross Density (DU/Acre - Total Property):	12.2/acre
Net Density (DU/Acre - Excluding Roads):	13.7
% of Open Space provided:	37-percent
Acreage of Open Space:	2.19

Type of Open Space provided?	Parkways, paseos, common lots
(Section Break)	
Non-Residential Project Summary (if applicable):	
Number of building lots:	5
Other lots:	0
Gross floor area square footage:	*Field not completed.*
Existing:	*Field not completed.*
Hours of Operation:	*Field not completed.*
Building Height:	*Field not completed.*
Total Number of Employees:	*Field not completed.*
Max. Number of Employees at one time?	*Field not completed.*
Number & ages of students/children:	*Field not completed.*
Seating Capacity:	*Field not completed.*
Existing fencing? Type? Will it remain?	*Field not completed.*
Fencing type, size & location?	*Field not completed.*
Handicapped parking spaces:	*Field not completed.*
Total parking spaces:	*Field not completed.*
Width of driveway aisle:	*Field not completed.*
Proposed lighting:	*Field not completed.*
Proposed landscaping:	Landscape buffers.
Step 2	

Letter of Intent	Narrative_MC (002).pdf
Vicinity Map	MC_VICINITY MAP_08-22-2020.pdf
Legal Description	20-74 Legal Description - Merlin Cottages.pdf
Warranty Deed	Deed - Merlin Pointe.pdf
Proof of Ownership	Affidavit Signed_MC.PDF
Neighborhood Meeting Certification	Neighborhood Meeting Certification.pdf
Commitment of Property Posting	Commitment to Property Posting.pdf

Step 3

Development Agreement Checklist
The proposed Development Agreement (DA) shall include the following: 1) Specific use or uses of the parcel for which the DA is sought. 2) Allowed or conditional use in the conditional zone for which application has been made. 3) Concept plan of the project to be developed on the parcel. Concept plan shall include description of the density allowed or sought; and maximum height, size & location of any structures on the property. 4) Time required to begin the use on the property. 5) Statement by the Owner of the parcel that failure to comply with the commitments in the DA shall be deemed consent to rezone the use to the pre-existing zone; or in the case of an initial zone at annexation, a zone deemed appropriate by the Council. 6) Other matter mutually agreeable to the parties.

Development Agreement	CCRs-Merlin Pointe - Residential.doc ACHD.docx

Additional Requirements
DA Checklist requires additional forms (Commitment of Property Posting, Neighborhood Meeting Certification, Affidavit of Legal Interest), however, these forms were provided in previous section of application.

(Section Break)

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

First Name	Steve
Last Name	Arnold

Electronic Signature Agreement	I Agree
Date & Time	9/30/2020 2:00 AM
Step 4	
Reference	
Affidavit of Legal Interest Form	Click here
Commitment to Property Posting	Click here

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Jessica Reid; Doug Hanson
Subject: Online Form Submittal: Preliminary Plat
Date: Wednesday, September 2, 2020 4:59:12 PM

Preliminary Plat

Step 1

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

Contact/Applicant Information

Owner(s) of Record	Merlin Pointe LLC
Phone:	208-514-4909
Email:	steve@ateamboise.com
Address1	PO Box 690
Address2	*Field not completed.*
City	Meridian
State	ID
Zip	83680
Applicant (Developer):	Steve Arnold
Applicant (Developer) Company:	A Team Land Consultants
Phone:	208-871-7020
Email:	steve@ateamboise.com
Address1	1785 Whisper Cove Ave
Address2	*Field not completed.*
City	Boise
State	Idaho
Zip	83709
Engineer/Representative:	Steve Arnold

Engineer/Representative Company:	A Team Land Consultants
Phone:	2088717020
Email:	steve@ateamboise.com
Address1	1785 Whisper Cove Ave
Address2	*Field not completed.*
City	Boise
State	Idaho
Zip	83709

(Section Break)

Subject Property Information	
Site Address:	115 N. Sailer Avenue
Nearest Cross Streets:	Kuna Road
Parcel Number(s):	R5672430040, R5672430060
Section, Township, Range:	R2N T1W Sec. 24
Property Size:	5.83 acres
Current Land Use:	Vacant Commercial Lot
Current Zoning District:	C-1
Proposed Land Use:	Single Family and Commercial
Proposed Zoning District	C-1

(Section Break)

Project Description	
Project/Subdivision Name:	Merlin Cottages
General description of proposed project/request:	A request to re-plat an existing lot within Merlin Subdivision to residential and commercial uses.

Type of Use Proposed - Check all that apply:	Residential, Commercial
If Other has been selected, please provide a description:	*Field not completed.*
Amenities provided with this development:	Walking paths, gazebo/sitting area, open space corridor and street buffers

(Section Break)

Residential Project Summary (if applicable):

Are there existing buildings?	No
Please describe existing buildings:	*Field not completed.*
Any existing buildings to remain?	No
Number of Residential Units:	71
Number of buildable lots:	71
Number of common lots and/or other lots:	11 Common 5 Commercial
Type of dwellings proposed - Check all that apply:	Single-Family
Minimum square footage of structures:	1,450 s.f
Gross Density (DU/Acre - Total Property):	12.2/acre
Net Density (DU/Acre - Excluding Roads):	13.7
% of Open Space provided:	37-percent
Acreage of Open Space:	2.19
Type of Open Space	linear walking paths, gazebos/common amenity lots, and buffer

provided?	lots.

(Section Break)

Non-Residential Project Summary (if applicable):	
Number of building lots:	5
Other lots:	none
Gross floor area square footage:	Undetermined
Existing:	0-feet
Hours of Operation:	C-1 allowable hours
Building Height:	35
Total Number of Employees:	N/A
Max. Number of Employees at one time?	N/A
Number & ages of students/children:	N/A
Seating Capacity:	N/A
Existing fencing? Type? Will it remain?	Vinyl
Fencing type, size & location?	west boundary only
Handicapped parking spaces:	Undertermined
Total parking spaces:	Undertermined
Width of driveway aisle:	24-feet
Proposed lighting:	Attached to exterior
Proposed landscaping:	Street buffers, linear parks and pocket parks

(Section Break)

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

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

First Name	Steve
Last Name	Arnold
Electronic Signature Agreement	I Agree

Step 2

NOTE: A file MUST be provided for each item marked with a red asterisk (*) in order to be able to submit this application.
Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.

Vicinity Map	MC_VICINITY MAP_08-22-2020.pdf
Maintenance Agreement	CCRs-Merlin Pointe - Residential.doc ACHD.docx
Legal Description	Legal Description - NW Properties.pdf
Proof of Ownership	Deed - Merlin Pointe.pdf
Letter of Intent	Narrative_MC (002).pdf
Commitment of Property Posting	Commitment to Property Posting.pdf
Traffic Impact Study	*Field not completed.*
TIS Dropbox Link	*Field not completed.*
Subdivision Name Reservation	Merlin Pointe Sub Name Reservation.msg
Phasing Plan	MC_PREPLAT_08-27-2020.pdf
Landscape Plan	MC_LANDSCAPE_08-27-2020.pdf
Neighborhood Meeting Certification	Neighborhood Meeting Certification.pdf
8.5" x 11" Proposed Preliminary Plat	MC_PREPLAT_08-27-2020.pdf
24" x 36" Preliminary Plat	MC_PREPLAT_08-27-2020.pdf

Drawing	
(Section Break)	
Reference	
Affidavit of Legal Interest	Click here
Commitment to Property Posting	Click here

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Jessica Reid; Doug Hanson
Subject: Online Form Submittal: Special Use Permit
Date: Wednesday, September 30, 2020 2:14:01 PM

Special Use Permit

Step 1

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

Contact/Applicant Information

Owner(s) of Record	Merlin Pointe LLC
Phone:	208-871-7020
Email:	steve@ateamboise.com
Address1	1785 Whisper Cove Ave
Address2	*Field not completed.*
City	Boise
State	ID
Zip	83709
Applicant (Developer):	Steve Arnold
Applicant (Developer) Company:	A Team Land Consultants
Phone:	*Field not completed.*
Email:	steve@ateamboise.com
Address1	1785 Whisper Cove Ave
Address2	*Field not completed.*
City	Boise
State	Idaho
Zip	83709
Engineer/Representative:	*Field not completed.*

Engineer/Representative Company:	A Team Land Consultants
Phone:	12088717020
Email:	steve@ateamboise.com
Address1	1785 Whisper Cove Ave
Address2	*Field not completed.*
City	Boise
State	ID
Zip	83709

(Section Break)

Subject Property Information	
Site Address:	115 N Sailer Avenue
Nearest Cross Streets:	Avalon Road
Parcel Number(s):	R5672430040, R5672430060
Section, Township, Range:	24, 2N 1W
Property Size:	5.83 acres
Current Land Use:	Vacant Lot
Current Zoning District:	C-1
Proposed Land Use:	Residential and Retail
Proposed Zoning District	C-1 and R-12

(Section Break)

Project Description	
Project/Subdivision Name:	Merlin Pointe Cottages
General description of proposed project/request:	A preliminary plat for 71 single family homes 5 retail/commercial lots

Type of Use Proposed - Check all that apply:	Residential, Commercial
If Other has been selected, please provide a description:	*Field not completed.*
Amenities provided with this development:	Pathways, Paseos, sitting plaza and pic nic area

(Section Break)

Residential Project Summary (if applicable):

Are there existing buildings?	No
Please describe existing buildings:	*Field not completed.*
Any existing buildings to remain?	No
Number of Residential Units:	71
Number of buildable lots:	71
Number of common lots and/or other lots:	12
Type of dwellings proposed - Check all that apply:	Single-Family
Minimum square footage of structures:	1,400
Gross Density (DU/Acre - Total Property):	12.2/acre
Net Density (DU/Acre - Excluding Roads):	13.7
% of Open Space provided:	37-percent
Acreage of Open Space:	2.19
Type of Open Space	Landscaping, pathways, paseos, gazebo and pic nic area.

provided?

(Section Break)

Non-Residential Project Summary (if applicable):	
Number of building lots:	5
Other lots:	0
Gross floor area square footage:	*Field not completed.*
Existing:	*Field not completed.*
Hours of Operation:	*Field not completed.*
Building Height:	*Field not completed.*
Total Number of Employees:	*Field not completed.*
Max. Number of Employees at one time?	*Field not completed.*
Number & ages of students/children:	*Field not completed.*
Seating Capacity:	*Field not completed.*
Existing fencing? Type? Will it remain?	*Field not completed.*
Fencing type, size & location?	*Field not completed.*
Handicapped parking spaces:	*Field not completed.*
Total parking spaces:	*Field not completed.*
Width of driveway aisle:	*Field not completed.*
Proposed lighting:	*Field not completed.*
Proposed landscaping:	*Field not completed.*

(Section Break)

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

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

First Name	Steve
Last Name	Arnold
Electronic Signature Agreement	I Agree

Step 2

Note: A file MUST be provided for each item marked with a red asterisk (*) in order to be able to submit the application.
Once the application is deemed complete, City Staff will notify the applicant of the scheduled hearing date, fees, due, additional copies needed, etc.

Submittal Letter	Narrative_MC (002).pdf
Legal Description	20-74 Legal Description - Merlin Cottages.pdf
Proof of Ownership	Deed - Merlin Pointe.pdf
Vicinity Map	MC_VICINITY MAP_08-22-2020.pdf
Landscape Plan	MC_LANDSCAPE_08-27-2020.pdf
Site Development Plan	MC_PUD_08-31-2020.pdf
Commitment of Property Posting	Commitment to Property Posting.pdf
Neighborhood Meeting Certification	Neighborhood Meeting Certification.pdf

(Section Break)

Reference	
Affidavit of Legal Interest	Click here
Commitment to Property Posting	Click here

Email not displaying correctly? View it in your browser.

DESIGN REVIEW APPLICATION

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

****Office Use Only****

Case No(s).: _____

Project Name: _____

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

Date Received: _____

Date Accepted as Complete: _____

The City of Kuna has adopted a Design Review Overlay District whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in Kuna City Code 5-4. The Design Overlay District includes all of Kuna City Limits.

Design Review includes, but is not limited to:

- Commercial
- Industrial
- Institutional
- Office
- Multi-family Residential
- Common Areas
- Proposed Conversions
- Proposed changes in land and/or building use
- Exterior Remodeling/Restoration
- Enlargement or Expansion of existing buildings or sites

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

- Complete Planning & Zoning Application Coversheet
- Complete Design Review Application *(It is the applicant's responsibility to use the most current application.)*
- Detailed narrative or justification for the application, describing the project, design elements and how the project complies with Design Review standards.
- Vicinity Map: 8.5" x 11" at 1" = 300' scale (or similar). Label the location of the property and adjacent streets.
- Aerial Map: 8.5" x 11" color photo depicting proposed site, street names, and surrounding area within 500'.
- Recorded Warranty Deed
- Affidavit of Legal Interest if the individual submitting the application is not the property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Color rendering and material sample(s) specifically noting where each color and material is to be located on the structure. *(PDF or photo of materials acceptable).*

- Detailed Plans: Site Plan; Landscape Plan; Drainage Plan; and Elevations.

Detailed Site Plan Requirements

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Property Lines
- Existing structures – Identify those which are relocated or removed
- On-site and adjoining streets, alleys, private drives and rights-of-way
- Drainage location and method of on-site retention/detention
- Location of public restrooms
- Existing and/or proposed utility services; any above ground utility structures and provide their location
- Location and width of easements, canals and drainage ditches
- Location and dimensions of off-street parking
- Location and size of any loading areas, docks, ramps and vehicle storage or service areas
- Location of trash storage areas and exterior mechanical equipment; provide proposed method of screening
- Sign locations *(A separate Sign Application must be submitted; this is a Staff level review.)*
- On-site transportation circulation plan for motor vehicles, pedestrians and bicycles
- Locations and uses of ***all*** Open Spaces (*if applicable*)
- Location, types and sizes of sound and visual buffers *(all buffers must be located outside the public rights-of-way.)*
- Parking layout including spaces, driveways, curbs, cuts, circulation patterns, pedestrian walks and vision triangles
- Location and designation of subdivision lines *(if applicable)*, property lines, and rights-of-way
- Location of walls and fences; provide their height and material of construction
- Roofline and foundation plan of building and location onsite

Landscape Plan

The Landscape Plan need to be drawn by the Project Architect, Professional Landscape Architect, Landscape Designer, or qualified Nurseryman for developments possessing more than twelve thousand (12,000) square feet of private land. The Landscape Plan must be colored and drawn to a scale no smaller than 1" = 30', unless otherwise approved. The Planning & Zoning Director may require the preparation of a landscape plan for smaller developments by one of the noted individuals, if the lot(s) have unique attributes. (*See Kuna City Code 5-17 Landscaping Requirements*)

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Boundaries, property lines and dimensions
- Location and design of areas to be landscaped
- Location and labels for all proposed plants
- Existing vegetation identified by species & sizes, and if they are proposed to be relocated or removed (*Retention of existing trees required, see Kuna City Code 5-17-4*)

- Plant lists or schedules with the botanical common name, quantity, and spacing as well as the size of all proposed landscape materials at time of planting
- Location of automatic, underground irrigation systems (*See Kuna City Code 5-17-11*)
- Clearly identify pressurized irrigation lines and underground water storage
- Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fencings, fountains, street/pathway furniture, etc.
- Sign locations (a separate sign application must be submitted)
- Locations of open spaces (*if applicable*)
- Parking areas
- Location and designations of all sidewalks
- Engineered Grading and Drainage Plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved Design Review application, a detailed site grading and drainage plan prepared by a registered professional engineer (PE), shall be submitted to the City for review and approval by the City Engineer.

Building Elevations

- Detailed elevation plans, in color, of each side of any proposed building(s) or addition(s). Label associated elevations with North, South, East, West
- Color renderings of all proposed building materials and indication where each material and color application are to be located, in PDF or JPEG format.
- Screening of mechanical equipment
- Provide a cross-section of the building showing any rooftop mechanical units and their roof placement
- Detailed trash enclosure elevation plans showing the materials to be used in construction

Lighting Plan

- Exterior lighting, including detailed cut sheets and photometric plan *(pedestrian, vehicle, security, decoration, etc.)*
- Types and wattage of all light fixtures. *(NOTE: Lighting fixtures shall comply with "Dark Sky" policies.)*
- Placement of all light fixtures shown on elevations and landscaping plans

Owner Information

Name: Merlin Pointe LLC

Address: PO Box 690

Meridian Idaho 83680

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

Applicant Information

Name: A Team Land Consultants

Address: 1785 Whisper Cove Avenue

Boise Idaho, 83709

Phone: 208-871-7020 Email: steve@ateamboise.com

Engineer/Representative

Name: A Team Land Consultants, Steve Arnold

Address: 1785 Whisper Cove Avenue

Boise Idaho 83709

Phone: 208-871-7020 Email: steve@ateamboise.com

Property Information

Address: 115 N Sailer Ave Kuna, ID 83634

Parcel No(s).: R5672430040

Closest Major Cross Streets: Sailer Street and Avalon Street

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

☒ Building Design Review ☐ Design Review Modification

☒ Staff Level Application ☐ Subdivision/Common Area Landscape

1. Briefly explain the nature of the request: 60 cottage lots and 6 retail lots

2. Dimension of property: 430' x 530'

3. Current land use(s): Vacant

4. What are the land uses of the adjoining properties?

   North: Town homes South: Comm/SF

   East: Vacant West: Single Family

5. Is the project intended to be phased? If so, what is the phasing time period?

   No, one phase.

6. Number and use(s) of all structures: 60 Cottage and 6 retail lots

7. Building Height: 35' max

8. Number of Stories: 2

(The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use. Height and area standards can be found in Kuna City Code 5-5-3.)

9. What is the percentage of building space on the lot when compared to the total lot area:
90 percent

Exterior Building Materials and Colors

	Material	Color
Roof:	ASPHALT SHINGLE	
Walls: (include percentage of wall coverage of each material)		Earth tones see attached
% of Wood Application:	COLLINS TRUWOOD 50.13	Earth tones see attached
% EIFS: (Exterior Insulation Finish System)		
% Masonry:	ROCK 11.47%	Earth tones see attached
% Face Block:		
% Stucco:		
Other:	CORRUGATED METAL 20.2	GALVANIZED
Windows/Doors:	VINYL/WOOD/ALUMINUM	See attached
Soffits and Fascia:	COLLINS TRUWOOD	See attached
Trim, etc.:	HARDI TRIM	See attached

Mechanical Units

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

Proposed screening method? 4' vinyl fence

Trash Enclosures

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

Irrigation Ditches/Canals

Are there any irrigation ditches/canals on or adjacent to the property? YES NO

If Yes, what is the name of the irrigation/drainage provider? City

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

Fencing

Is there any existing fencing that will remain? YES NO

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

What is the fencing material for all new fencing? Vinyl

The City has regulations for fences, walls, and hedges (see Kuna City Code 5-5-5). A fence permit must but be acquired prior to installation of any fencing; a permit cannot be acquired until Design Review Application approval/denial.

Building Coverage

% of site devoted to building coverage?	44.93%	
% of site devoted to landscaping? (Include landscaped rights-of-way)	33.44%	Square Footage: 84,942 SQ FT
% of site that is hard surface? (paving, driveways, walkways)	24%	Square Footage: 1.4 acres
% of site devoted to other uses:		Describe:

Landscaping

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

Are there any existing trees of 4" or greater in caliper on the property? YES NO
If Yes, what type, size and general location? (*Please indicate location on site plan. NOTE: It is the city's goal to preserve such trees.)*

N/A

Dock Loading Facilities

Will there be any dock loading facilities? YES NO *(If Yes, please continue; if No, please skip this section.)*

No. of dock loading facilities and their location: N/A

What is the proposed method of screening? N/A

Pedestrian Amenities

Are there any proposed pedestrian amenities? (i.e. bike racks, trash receptacles, drinking fountains, benches, etc.) YES NO

If Yes, please indicate type, number of each type: Trash receptacles for dogs/people.

Parking

Total number of parking spaces? N/A Dimensions? _____

Total number of ADA accessible spaces? N/A Dimensions? _____

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

Miscellaneous

Will you be proposing setbacks different than those found in KCC 5-3-3? YES NO

If YES, please provide setbacks below, in feet:
Front: 10' Rear: 2' Alley load Side: 0 Side: 5

Is any portion of the property subject to flooding conditions? YES NO

The Ada County Highway District (ACHD) may also conduct a public meeting regarding this application. If you have questions about the meeting date, the traffic that this development may generate or the impact of that traffic on streets in the area, please contact ACHD at (208) 387-6170. In order to expedite your request, please have ready the file number indicated.

Applicant Signature: _____ Date: 6/22/2021

Additional Information

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

A TEAM
Land Development & Real Estate Services

June 22, 2021

Mr. Jace Hellman
Planning and Zoning Administrator
City of Kuna
751 W. 4th Street
Kuna, Idaho 83634

Dear Jace:

Subject: Revised Merlin Cottages Subdivision

On behalf of Merlin Pointe LLC, A Team Land Consultants presents to the City of Kuna, a Preliminary Plat and a Planned Unit Development application for the proposed Merlin Cottage Subdivision. The subject property is located on the northwest corner of Sailer Avenue and Kuna Road. The property contains 5.83 total acres. The property is identified as Ada County Assessor's Tax Parcel Number R5672430040, and R5672430060.

Project Summary

The applicant is proposing 60 cottage lots, 6 commercial lots and 6 common lots. The site is currently zoned C-1. The single family is being proposed within the C-1 zone, with a PUD application for a mixed use which is allowed within that zone. The commercial uses are not known at this time, but it is planned they will all have their own platted lot and will be subject to a design review when the use is determined. The single-family buildings will range from 1,400-1,800 square feet and all be alley loaded units with paseo's in the front of the units except for the lots facing Cottage Street in Block 3. All the landscaping is proposed to be maintained by the homeowner's association. The only fencing will be the existing 6-foot fence along the west boundary and between the commercial and the residential units. Any fencing of the internal lots will be restricted to four-foot-high wrought iron.

Access Roads and Connectivity

Primary access to the proposed development will be a road between Sailer Avenue and Seraphina Street. Common drive isles/alleys within the site will provide lots access to the internal and external roads. All the drive isles all meet the required 150-foot length or are continuous which meets fire requirements. We have met with the fire department and have their approval for the roadway system. The residential units will all be rear loaded, with common paseos in the front of each unit. The paseos will be maintained by the homeowner's association. A stub street was not provided to the west because that site has

been developed. There are numerous pathway connections to encourage pedestrian activity and mobility.

Proposed Buildings

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

The buildings and the facades are architecturally attractive and help function to promote a higher end home. The square footage of the buildings will range from 1,400 to 1,800 square feet. There will be a mix of 2- and 3-bedroom units. All the buildings are rear loaded with a two-car garage accessed by a drive isle off the new roads except for the lots in Block 3 facing Cottage Street. Those lots will be typical front loaded garage units. All the homes are two stories with balconies on the second floor and a patio at the ground level with its own individual entrance off the paseo. There will be varying facades for the buildings throughout the site to break up the front façade and this will also be done along the existing and proposed roadways.

Landscaping and Amenities

There is approximately 1.95 acres of open space being proposed. A landscape plan has been prepared in accordance with the City standards. The existing roadway buffers along the roads will be retained and additional paseos and linear open spaces are being proposed within the site. New pathways are proposed to connect to all the existing pathways within the subdivision. All the landscaping will be maintained by a subdivision homeowners association. Several gazebos and plaza/sitting areas are provided throughout the development, and linear and pocket parks are provided. Dog trash receptacles will be provided for dog waste. All residents will have equal use of the amenities in this phase and this phase will have access to the existing park.

Utilities, Irrigation, Storm Drainage and Parking Facilities

There are existing wet and dry utilities adjacent to this site's boundaries. The developer is proposing to extend both City sewer and water from the east and north into this site. Dry utilities will also be extended into all building lots. Portions of the common areas will be utilized for storm drain; subsurface seepage beds will dispose of the storm water. Pressurized irrigation is proposed to all common areas including the paseos. All storm drain will be designed to accommodate the 100-year event. During the construction of the site, a storm water pollution prevention plan will be provided, and best management practices will be implemented. All the parking has been designed to City standards.

Neighborhood Meetings

On July 14, 2020 there was a virtual neighborhood meeting conducted via Zoom prior to submitting this application. There were several adjacent landowners that attended that meeting. There were color versions of the buildings and architectural drawings that seemed to get a lot of good attention. A concern that people had was one of drive isles that was being extended to Seraphina Street so we removed it. The current plat reflects the change requested. Another concern was the new residents would be able to use the park adjacent to phase one. I explained that the park was meant to be used by all the lots, both commercial and residential uses in all of Merlin Subdivision. There was nothing that we could modify to address this concern and I believe that concern remains. For the most part the neighbors took the proposed development well.

Vision Statement

Our vision is to promote a residential development with a series of building styles to provide multiple housing choices within the City of Kuna. This site is centrally located in an area of the City that has been developed with residential and commercial uses. There are entertainment and employment centers in very close proximity to the proposed development. The landscaping and paseos provided throughout are very esthetic and are a very usable amenity. The amenities are provided to enhance the livability of this development and promote a sense of being.

The Developer is proposing several architectural styles of buildings within the subdivision that will provide a varied streetscape. This mix of development product will enhance the subdivision and provide value to the subdivision years after it has been developed. The landscaping and screening provide the residents of this development a more private sense than a typical site, and the neighboring uses will have little impact from this development. This development will enhance the community and the project will be an asset to the City.

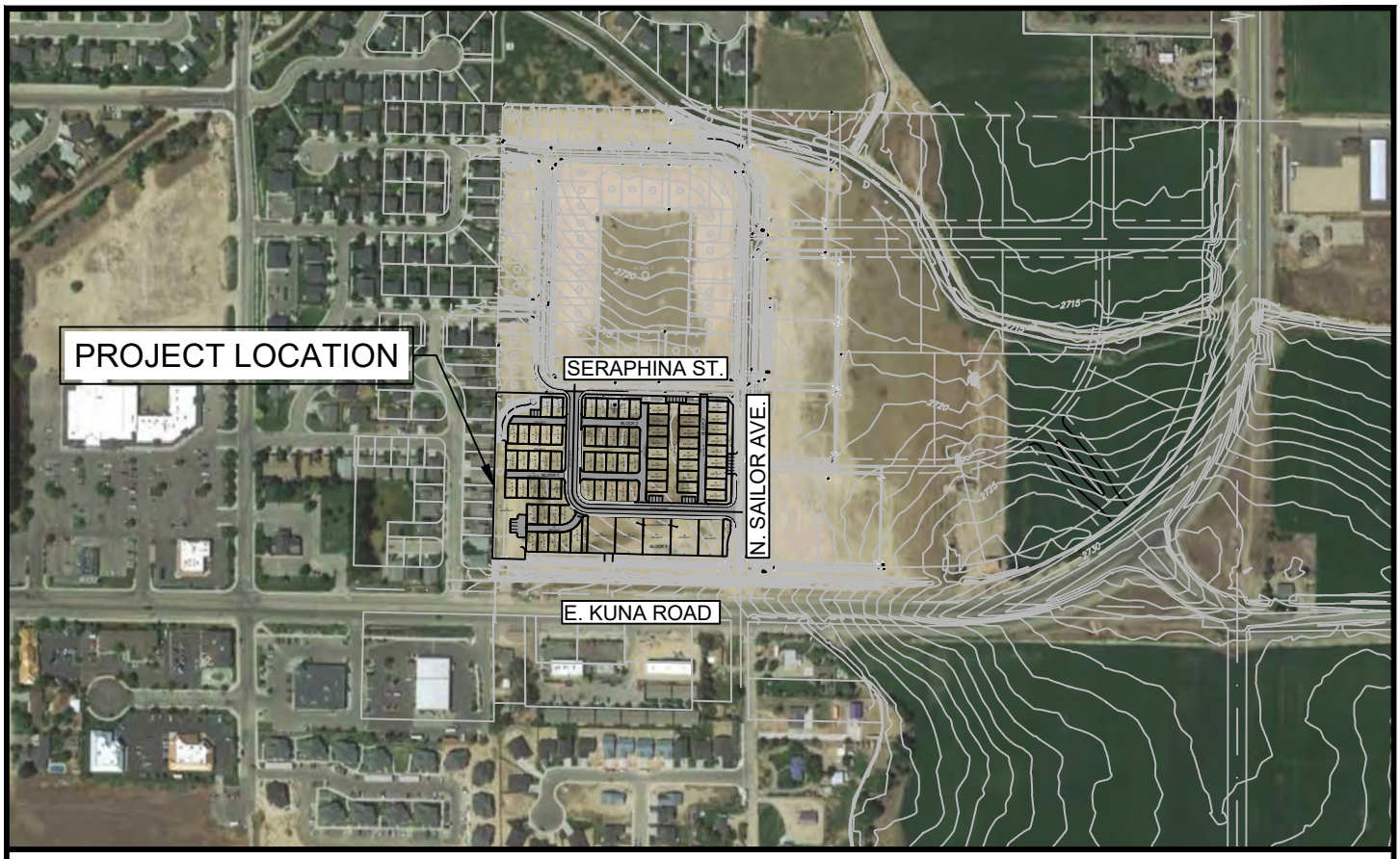
It is anticipated that the applications are in compliance with all applicable plans and codes adopted by the City. Please notify us as early as possible if you should need additional clarification or information regarding this application. The proposed development will be a great addition to the City.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

Sincerely,
A Team Land Consultants



Steve Arnold
Project & Real Estate Manager

Cc: Tom Nicholson
Scott Nicholson
Linda Boots



VICINITY MAP

SCALE: 1:500

N

OWNER/DEVELOPER

MERLIN POINTE, LLC.
P.O. BOX 690
MERIDIAN, ID 83680

PLANNER / CONTACT

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

MERLIN COTTAGES VICINITY MAP

SECTION 24
TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO

A TEAM
Land Development & Real Estate Services

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=2 VICTORIA BAILEY
BLACK CREEK L P

2019-022359
03/21/2019 01:52 PM
AMOUNT $15.00

00604064201900223590020022

Warranty Deed

For Value Received,

Black Creek Limited Partnership, an Idaho limited partnership, the Grantor, does hereby grant, bargain sell and convey unto, **Merlin Pointe, LLC, an Idaho limited liability company**, whose current address is **PO Box 690, Meridian, Idaho 83680-0690** the Grantee, the following described premises, in **Ada County, Idaho,** To Wit:

All Lots in All Blocks of Merlin Pointe Subdivision No. 1, according to the official plat thereof, filed in Book 115 of Plats at Page(s) 17375 through 17378, official records of Ada County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated:

Black Creek Limited Partnership, an Idaho limited partnership

By: Thomas T Nicholson
Thomas T. Nicholson, General Partner

State of Idaho, County of Ada, ss.

On this 20 day of March in the year of 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Thomas T. Nicholson, known or identified to me to be the General Partner of the partners in the limited partnership of Black Creek Limited Partnership, and the partner(s) who subscribed said partnership's name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

Linda Boots, Notary Public
Residing at: Idaho
My Commission Expires: 5/31/19
(seal)

LINDA BOOTS
COMM NO. 14855
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES: MAY 31, 2019

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

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

City of Kuna

AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss
County of Ada)

I, Merlin Pointe LLC , PO Box 690
Name **Address**

Meridian ID 83680 ,
City **State** **Zip Code**

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my

Permission to A Team Land Consultants 1785 Whisper Cove Ave. Boise ID 83709
Name Address
to submit the accompanying application pertaining to that property.

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

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

Dated this 27th day of August, 2020

Thomas F Nicholson
Signature

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

Notary Public for Idaho

Residing at: Boise

My commission expires: 2/17/2021

STEVE ARNOLD
NOTARY PUBLIC
My Comm Exp. Feb. 17, 2021
Comm No. 40017
STATE OF IDAHO

Authentisign ID: 0188D8EE-8F52-4D84-8380-866421823839

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

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

City of Kuna

COMMITMENT TO PROPERTY POSTING

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

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

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

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

Authentisign
Steven R Arnold
8/27/2020 4:09:04 PM MDT

Applicant/agent signature: _____ Date: 8/27/2020

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 the Ada County Highway District pursuant to Section 40-2302, Idaho Code. The Master Easement is for the operation and maintenance of the Storm Water Drainage System.

Section 2. Operation and Maintenance: Operation and maintenance of the storm water drainage facilities shall be governed by the Operation and Maintenance Manual of the Storm Water Drainage System in Merlin Pointe Subdivision prepared on May 2018, which manual may only be modified with the written approval of the Ada County Highway District.

Section 3. Inspection and Maintenance: The Ada County Highway District shall have the right at all times to inspect the storm water drainage facilities and perform any required maintenance and repairs.

Section 4. Assessment and Lien Rights: The Ada County Highway District shall be entitled to levy assessments to the Association for the reasonable costs of all required maintenance and repairs to the storm water drainage facilities and shall be entitled to a continuing lien against all Lots for such unpaid assessments for maintenance and repair to the storm water drainage facilities.

Section 5. Approval of Amendments: Any amendment of this Declaration, the Covenants, Conditions and Restrictions contained herein, or the manual referred to in Section 2, above, having any direct impact or affect on the Ada County Highway District's storm water drainage facilities shall be subject to prior review and approval by the Ada County Highway District.

Section 6. Grading: There shall be no interference with the established drainage pattern over any portion of the Properties, unless an adequate alternative provision is made for proper drainage and is first approved in writing by the Architectural Control Committee and ACHD. For the purposes hereof, "established" drainage is defined as the system of drainage, whether natural or otherwise, which exists at the time the overall grading of any portion of the Properties is completed by Declarant, or that drainage which is shown on any plans approved by the Architectural Control Committee and/or ACHD, which may include drainage from the Common Area over any Lot in the Properties.

ARTICLE VI: MAINTENANCE RESPONSIBILITY

Section 1. Association Responsibility: The Association shall provide maintenance to and be responsible for the Common Areas, the Irrigation Water Supply System and any other facilities and improvements described herein as being the Association's responsibility in a competent and attractive manner, including the watering, mowing, fertilizing and caring for shrubs and trees in perpetuity. In the event the need for maintenance or repair is caused through the willful or negligent act of an Owner, his family, guests, invitees, employees, agents or contractors the costs of such maintenance or repairs shall be assessed to such Owner as set forth in Article III, Section 4, Paragraph D, above. The Association reserves an easement for ingress, egress and maintenance as may be reasonably necessary to perform the maintenance duties of the Association.

Neighborhood Meeting Certification

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

GENERAL INFORMATION:

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

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

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

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

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

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

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

Description of proposed project: 71 single family lots and 5 retail lots

Date and time of neighborhood meeting: 7/14/2020 at 6:00 PM

Location of neighborhood meeting: Virtual Zoom Meeting

SITE INFORMATION:

Location: Quarter: SE Section: 24 Township: 2N Range: 1W Total Acres: 5.83

Subdivision Name: Merlin Pointe Subdivision No. 1 Lot: Block:

Site Address: 115 N Sailer Ave, Kuna, ID 83634 Tax Parcel Number(s): R5672430040

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

CURRENT PROPERTY OWNER:

Name: Merlin Pointe LLC

Address: PO Box 690 City: Meridian State: ID Zip: 83680

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

Name: Steve Arnold Business (if applicable): A Team Land Consultants

Address: 1785 Whisper Cove Ave. City: Boise State: ID Zip: 83709

PROPOSED USE:

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

Application Type	***Brief Description***
Annexation	The applicant is proposing 71 single family lots and five retail lots
Re-zone	
Subdivision (Sketch Plat and/or Prelim. Plat)	
Special Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: A Team Land Consultants, Steve Arnold

Address: 1785 Whisper Cove Avenue

City: Boise State: ID Zip: 83709

Telephone: 208-871-7020 Fax: 208-401-0977

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

Signature: (Applicant) Steve Arnold Date 7/20/2020

SIGN IN SHEET

PROJECT NAME: Merlin Cottages

Date: 7/14/2020

	Name	Address	Zip	Phone
1	Sue Peck	204 Bay Haven	83634	
2	Dale and Debby Rippy	1116 Seraphina St	83634	
3	Michael & Roberta Sailer	PO Box 82	83634	
4	Dallas & Rachel McCulloch	1165 E Folgado St	83634	
5	Jarid & Staci Sinkler	233 N. Sailer	83634	
6	Lon & Tami Morgan	1088 E Seraphina St	83634	
7	Richard & Donna Gerhart	1144 E Seraphina St	83634	
8	Dolores Hidalgo	1158 E Seraphina St	83634	
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 7/14/2020 Number of Attendees: 22 including myself

Meeting Location: Virtual Zoom Meeting

Description of Project Presented:

Re-plat of the existing commercial lot into 71 single family lots and five commercial lots.

Attendee's comments:

1. A number of residents commented about the new residents using the park.

2 Access out to Seraphina Street was a concern so we eliminate one of the drive isles

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

A Team Land Consultants, Steve Arnold

Printed Name

Steve Arnold

Signature

7/20/2020

Date

From: Jerry Hastings
To: "Steve Arnold"
Cc: "Clint Hansen"
Subject: Merlin Pointe Sub. Name Reservation
Date: Thursday, July 19, 2012 5:03:30 PM
Attachments: image001.jpg

July 19, 2012

Steve Arnold
A Team Land Consultants

RE: Subdivision Name Reservation: **"Merlin Pointe Subdivision"**

Dear Steve,

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

Sincerely,
Jerry Hastings, P.L.S.
County Surveyor
Ada County, Idaho
208-287-7912
287-7909 Fax
jhastings@adaweb.net

From: Steve Arnold [mailto:steve@ateamboise.com]
Sent: Thursday, July 19, 2012 3:49 PM
To: Jerry Hastings
Subject: RE: Name Reservation for Merlin Pointe Sub.

The owner that is listed is TFI Limited partnership, Tom Nicholson. I can get you the parcel numbers if needed. Clint Hanson is doing my surveying, he will be doing the Final Plat. It is a pretty big commercial site. I'm still here and kicking, and actually getting pretty busy. My wife and I also started a real estate business and that is doing well also; the market is on "fire" right now especially if you are a seller people are bidding on homes!

Parcel S1324449005
TFI LIMITED PARTNERSHIP

Description: ATeamLand 1

Steve Arnold
Project Manager

1785 Whisper Cove Avenue
Boise, ID 83709

(208) 871-7020 office
(208) 321-0525 fax

From: Jerry Hastings [mailto:jhastings@adaweb.net]
Sent: Thursday, July 19, 2012 3:42 PM
To: 'Steve Arnold'
Subject: RE: Name Reservation for Merlin Pointe Sub.

Hi Steve, good to hear you are still around. Choice Number 2 will work. The other names are already being used. Also, do you have a parcel number or the owner? Who will be preparing the plat (PLS)? Thanks, Jerry.

Jerry Hastings, P.L.S.
County Surveyor
Ada County, Idaho
208-287-7912
287-7909 Fax
jhastings@adaweb.net

From: Steve Arnold [mailto:steve@ateamboise.com]
Sent: Thursday, July 19, 2012 3:33 PM
To: Jerry Hastings
Subject: Name Reservation

Jerry,

I would like to reserve one of the following names in the priority listed below:

1. Sparrow hawk
2. Merlin Pointe
3. Trails End

The project is 115-acres down in Kuna, right on the bend.

Please let me know if you need additional information.

Thank you,

Description: ATeamLand 1

Steve Arnold
Project Manager

1785 Whisper Cove Avenue
Boise, ID 83709
(208) 871-7020 office

(208) 321-0525 fax

Legal Description
Merlin Cottages

A parcel being Lots 2 and 3 of Block 1 of the Plat of Merlin Pointe Subdivision No. 1, as shown in Book 115 of Plats on Pages 17375 through 17378, records of Ada County, Idaho, located in the SE ¼ of Section 24 of Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the southeast corner of said SE ¼, from which an Aluminum Cap monument marking the southwest corner of said SE ¼ bears N 88°38'59" W a distance of 2667.49 feet;

Thence N 88°38'59" W along the southerly boundary of said SE ¼ a distance of 2015.09 feet to a point;

Thence leaving said southerly boundary N 1°21'01" E a distance of 60.00 feet to a point marking the southwesterly corner of said Merlin Pointe Subdivision No. 1;

Thence along the westerly boundary of said subdivision, also being the easterly boundary of Sunbird Village Subdivision No. 1, as shown in Book 70 of Plats on Pages 7232 and 7233, records of Ada County, Idaho, N 1°17'30" E a distance of 30.00 feet to the southwesterly corner of said Lot 3, the **POINT OF BEGINNING**;

Thence along the westerly boundary of said Lot 3, also being a portion of the easterly boundary of said Sunbird Village Subdivision No. 1, and of the easterly boundary of Sunbird Village Subdivision No. 2, as shown in Book 89 of Plats on Pages 9407 and 9408, records of Ada County, Idaho, N 1°17'30" E a distance of 449.45 feet to the northwesterly corner of said Lot 3;

Thence along the northerly and easterly boundary of said Lot 3 the following courses and distances:

Thence S 88°42'30" E a distance of 115.40 feet to a point;

Thence N 40°59'50" E a distance of 21.01 feet to a point on a curve;

Thence a distance of 50.33 feet along the arc of a 75.50 foot radius non-tangent curve left, said curve having a central angle of 38°11'28" and a long chord bearing S 69°36'46" E a distance of 49.40 feet to a point of tangency;

Thence S 88°42'30" E a distance of 448.14 feet to a point;

Thence S 38°30'50" E a distance of 27.34 feet to a point;

Thence S 1°17'30" W a distance of 334.89 feet to a point of curvature;

Thence a distance of 16.45 feet along the arc of a 42.00 foot radius curve right, said curve having a central angle of 22°26'44" and a long chord bearing S 12°30'52" W a distance of 16.34 feet to a point of reverse curvature;

Thence a distance of 22.33 feet along the arc of a 57.00 foot radius curve left, said curve having a central angle of 22°26'44" and a long chord bearing S 12°30'52" W a distance of 22.19 feet to a point of tangency;

Thence S 1°17'30" W a distance of 56.41 feet to the southeasterly corner of said Lot 3;

Thence N 88°38'59" W along the southerly boundary of said Lot 3 and of said Lot 2 of Block 1 a distance of 633.64 feet to the **POINT OF BEGINNING.**

This parcel contains 6.61 acres.



Clinton W. Hansen, PLS
Land Solutions, PC
September 29, 2020

Legal Description
Merlin Cottages

A parcel being Lots 1, 2 and 3 of Block 1 of the Plat of Merlin Pointe Subdivision No. 1, as shown in Book 115 of Plats on Pages 17375 through 17378, records of Ada County, Idaho, located in the SE ¼ of Section 24 of Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the southeast corner of said SE ¼, from which an Aluminum Cap monument marking the southwest corner of said SE ¼ bears N 88°38'59" W a distance of 2667.49 feet;

Thence N 88°38'59" W along the southerly boundary of said SE ¼ a distance of 2015.09 feet to a point;

Thence leaving said southerly boundary N 1°21'01" E a distance of 60.00 feet to a point marking the southwesterly corner of said Merlin Pointe Subdivision No. 1 and the **POINT OF BEGINNING;**

Thence along the westerly boundary of said subdivision, also being a portion of the easterly boundary of Sunbird Village Subdivision No. 1, as shown in Book 70 of Plats on Pages 7232 and 7233, records of Ada County, Idaho, and the easterly boundary of Sunbird Village Subdivision No. 2, as shown in Book 89 of Plats on Pages 9407 and 9408, records of Ada County, Idaho N 1°17'30" E a distance of 479.45 feet to the northwesterly corner of said Lot 3;

Thence along the northerly and easterly boundary of said Lot 3 the following courses and distances:

Thence S 88°42'30" E a distance of 115.40 feet to a point;

Thence N 40°59'50" E a distance of 21.01 feet to a point on a curve;

Thence a distance of 50.33 feet along the arc of a 75.50 foot radius non-tangent curve left, said curve having a central angle of 38°11'28" and a long chord bearing S 69°36'46" E a distance of 49.40 feet to a point of tangency;

Thence S 88°42'30" E a distance of 448.14 feet to a point;

Thence S 38°30'50" E a distance of 27.34 feet to a point;

Thence S 1°17'30" W a distance of 334.89 feet to a point of curvature;

Thence a distance of 16.45 feet along the arc of a 42.00 foot radius curve right, said curve having a central angle of 22°26'44" and a long chord bearing S 12°30'52" W a distance of 16.34 feet to a point of reverse curvature;

Thence a distance of 22.33 feet along the arc of a 57.00 foot radius curve left, said curve having a central angle of 22°26'44" and a long chord bearing S 12°30'52" W a distance of 22.19 feet to a point of tangency;

Thence continuing along said easterly boundary and the easterly boundary of Lot 1 of said Block 1 S 1°17'30" W a distance of 86.41 feet to the southeasterly corner of said Lot 1;

Thence along the southerly boundary of said Lot 1 N 88°38'59" W a distance of 633.64 feet to the **POINT OF BEGINNING.**

This parcel contains 7.05 acres.



Clinton W. Hansen, PLS
Land Solutions, PC
Revised: October 20, 2021

Legal Description
Merlin Pointe Subdivision – NW Property

A parcel located in the SE ¼ of Section 24 of Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the southeast corner of said SE ¼, from which a Brass Cap monument marking the southwest corner of said SE ¼ bears N 88°38'59" W a distance of 2667.49 feet;

Thence N 0°04'29" E along the easterly boundary of said SE ¼ a distance of 1320.17 feet to a point marking the northeast corner of the SE ¼ of the SE ¼ of said Section 24;

Thence N 88°40'00" W along the northerly boundary of said SE ¼ of the SE ¼ a distance of 65.01 feet to a 5/8 inch diameter iron pin on the westerly right-of-way of S. Meridian Road and the **POINT OF BEGINNING;**

Thence S 0°04'29" W along said westerly right-of-way a distance of 484.59 feet to a 5/8 inch diameter iron pin;

Thence continuing along said westerly right-of-way a distance of 1200.47 feet along the arc of a 753.51 foot radius curve right, said curve having a central angle of 91°16'56" and a long chord bearing S 45°42'39" W a distance of 1077.48 feet to a 5/8 inch diameter iron pin on the northerly right-of-way of E. Kuna Road;

Thence S 89°25'45" W along said northerly right-of-way a distance of 149.15 feet to a 5/8 inch diameter iron pin;

Thence continuing along said northerly right-of-way N 88°38'59" W a distance of 348.53 feet to a 5/8 inch diameter iron pin;

Thence leaving said northerly right-of-way N 0°34'36" E a distance of 1259.56 feet to a 5/8 inch diameter iron pin on the northerly boundary of the S ½ of the SE ¼ of said Section 24;

Thence N 88°40'00" W along said northerly boundary a distance of 20.00 feet to a 5/8 inch diameter iron pin;

Thence leaving said northerly boundary S 0°34'36" W a distance of 1259.56 feet to a 5/8 inch diameter iron pin on the northerly right-of-way of E. Kuna Road;

Thence N 88°38'59" W along said northerly right-of-way a distance of 660.53 feet to a Brass Cap monument on the westerly boundary of Block 15 of the Amended Plat of Part of the Avalon Orchard Tracts as shown in Book 6 of Plats on Page 254, records of Ada County, Idaho;

Thence N 1°17'30" E along said westerly boundary a distance of 1259.25 feet to a 5/8 inch diameter iron pin on the northerly boundary of said S ½ of the SE ¼;

Thence S 88°40'00" E along said northerly boundary a distance of 1921.98 feet to the **POINT OF BEGINNING;**

This parcel contains 52.34 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
January 2, 2013



NOTES:

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4. STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE AND SUBSURFACE FACILITES AS APPROVED BY ACHD.
5. LOT 3 BLOCK 1, LOT 1 BLOCK 2, LOT 9 BLOCK 3, LOT 1 BLOCK 4, LOT 4, 11 BLOCK 5 ARE COMMON LOTS AND SHALL BE MAINTAINED BY THE MERLIN COTTAGE OWNERS ASSOCIATION OR ITS ASSIGNS.
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PRELIMINARY DEVELOPMENT FEATURES

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ADDRESSES:	115 N SAILER AVE KUNA , ID 83634
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PROPERTY SIZE:	5.83 AC
TOTAL LOTS:	72
COMMON LOTS:	6
COTTAGES:	60
COMMERCIAL:	6
DENSITY UNITS:	10.29 PER ACRE

SITE DETAILS:

COMMON LANDSCAPE AREA:	1.95 AC
COTTAGES:	1.42 AC
COMMERCIAL:	1.06 AC
ROW & ALLEY:	1.40 AC

SETBACKS:

COTTAGES:

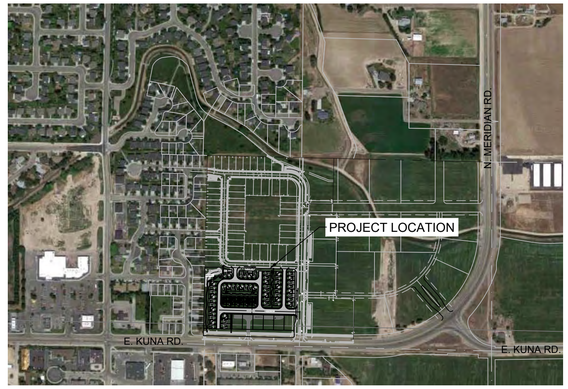
FRONT:	10'
SIDE:	3'
REAR:	2'

TOWNHOMES:

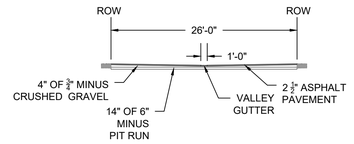
FRONT:	15'
SIDE:	0'
REAR:	10'

SITE AMENITIES:
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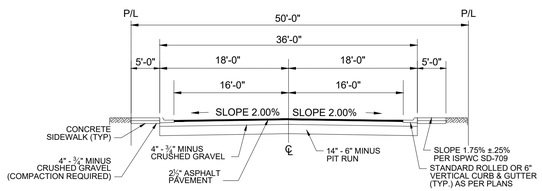




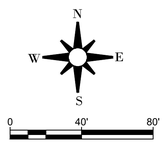
VICINITY MAP
SCALE: 1:500



26' ROW STREET SECTION
SCALE: 1:10



50' RIGHT-OF-WAY
36' STREET SECTION
NOT TO SCALE



SCALE: 1" = 40'

LEGEND

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- SECTION LINE
- EXIST CENTER LINE
- IRR — EXIST IRRIGATION LINE
- EG — EDGE OF GRAVEL
- OHP — EXISIT OVERHEAD POWER
- TOP — TOP OF SLOPE
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MERLIN COTTAGES

PUD/SITE MAP

SECTION 24, T.2N., R.1W., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO

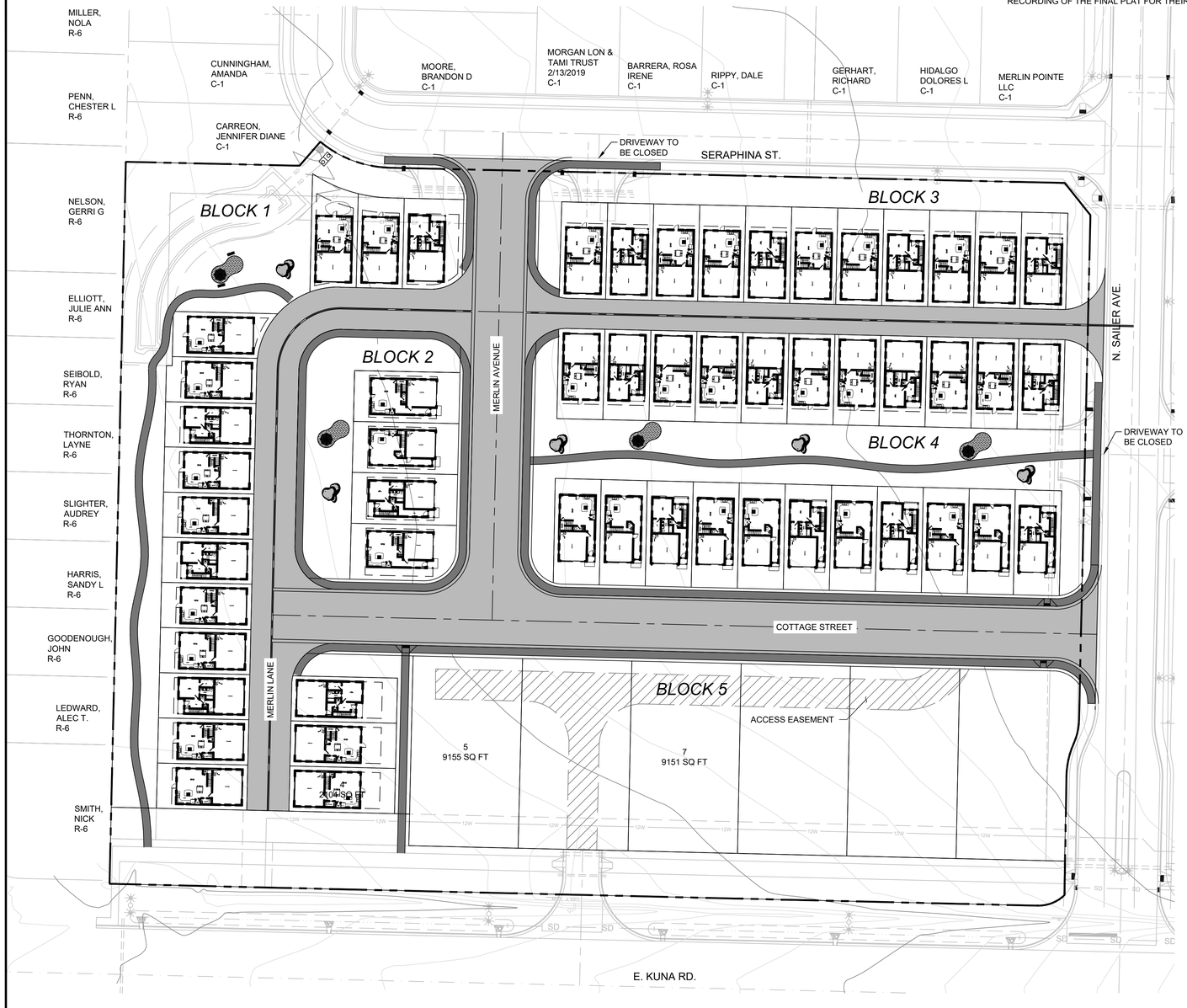
A-TEAM Land Development & Real Estate Services

SHEET 1 OF 1

DRAWN BY: CJ SHERLOCK
DATE: April 27, 2021
FILE: MC_PUD.dwg

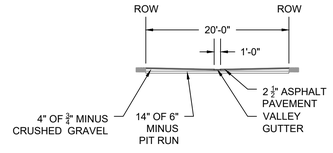
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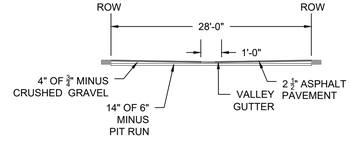




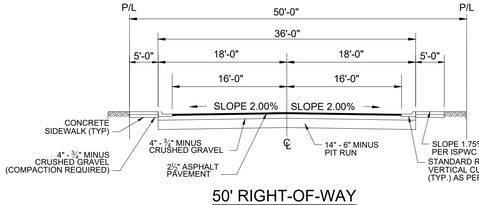
VICINITY MAP
SCALE: 1:500



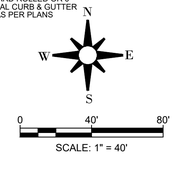
20' ALLEY STREET SECTION
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COMMON LOTS:	6
COTTAGES:	54
COMMERCIAL:	6
GROSS DENSITY UNITS:	7.67 PER AC
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SITE DETAILS:	
COMMON LANDSCAPE AREA:	1.93 AC
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SETBACKS:

COTTAGES:	
FRONT:	10'
FRONT ALONG PUBLIC STREET:	15'
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SITE AMENITIES:
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PUD/SITE MAP

SECTION 24, T.2N., R.1W., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO

A-TEAM Land Development & Real Estate Services

SHEET 1 OF 1

DRAWN BY: CJ SHERLOCK
DATE: October 20, 2021
FILE: MC_PUD.dwg

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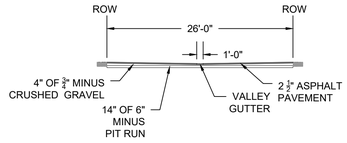
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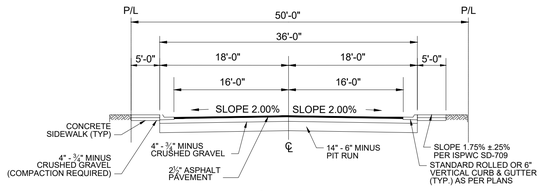




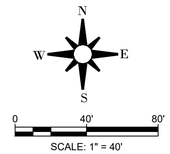
VICINITY MAP
SCALE: 1:500



26' ROW STREET SECTION
SCALE: 1:10



50' RIGHT-OF-WAY
36' STREET SECTION
NOT TO SCALE



SCALE: 1" = 40'

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SECTION 24, T.2N., R.1W., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO

A-TEAM Land Development & Real Estate Services

SHEET 1 OF 1

DRAWN BY: CJ SHERLOCK
DATE: April 27, 2021
FILE: MC_PREPLAT.dwg

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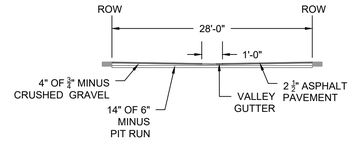
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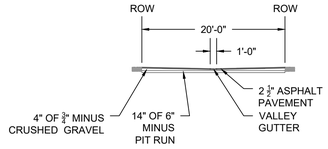




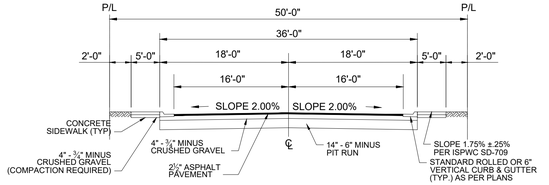
VICINITY MAP
SCALE: 1:500



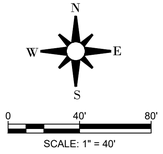
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- PI — PROPOSED PRESSURIZED IRRIG LINE
- IRRIGATION EASEMENT LINE
- PROPERTY SETBACKS
- FND ½" IRON PIN (AS NOTED)
- FND ⅝"x24" IRON PIN (AS NOTED)
- FND BRASS CAP (AS NOTED)
- FND ALUMINUM CAP (AS NOTED)
- CALCULATED POINT
- EXIST POWER POLE
- EXIST GUY ANCHOR
- EXIST GAS METER
- EXIST GAS RISER
- EXIST GAS VALVE
- TR — EXIST TELEPHONE RISER
- EXIST COMM MANHOLE
- SD — EXIST SAN SEWER MANHOLE
- EXIST WATER VALVE
- EXIST IRRIGATION BOX
- SD — EXIST STORM DRAIN MANHOLE
- EXIST SIGN
- EXIST FIRE HYDRANT
- EXIST GUARDRAIL
- EXIST CONIF TREE
- EXIST DECID TREE
- EXIST CATCH BASIN
- SURF FLOW DIRECT.
- PROP FIRE HYDRANT
- PROP STREET LIGHT
- PROP GAZEBO
- PROP PLAY AREA
- PROP PARKING
- PROP PLAZA
- PROP PARK BENCH
- SS — PROP SS MANHOLE
- CLIMBING ROCK

OWNER
MERLIN POINTE, LLC
P.O. BOX 690
MERIDIAN, ID 83680

SURVEYOR
LAND SOLUTIONS
231 E. 5TH ST.
MERIDIAN, ID 83642
(208) 288-2040

PLANNER / CONTACT
STEVE ARNOLD
A-TEAM LAND CONSULTANTS
1785 WHISPER COVE AVE.
BOISE, ID 83709
208-871-7020

DEVELOPER
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P.O. BOX 690
MERIDIAN, ID 83680

MERLIN COTTAGES

PRELIMINARY PLAT MAP

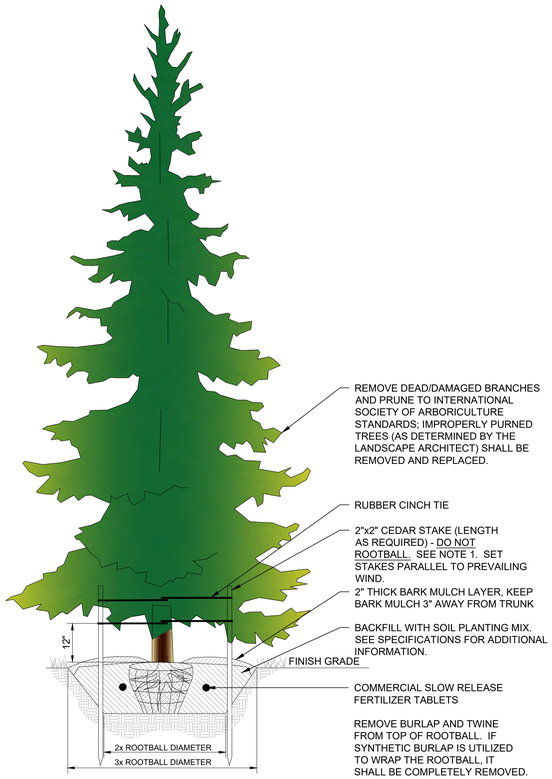
SECTION 24, T.2N., R.1W., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO

A-TEAM Land Development & Real Estate Services

SHEET 1 OF 1

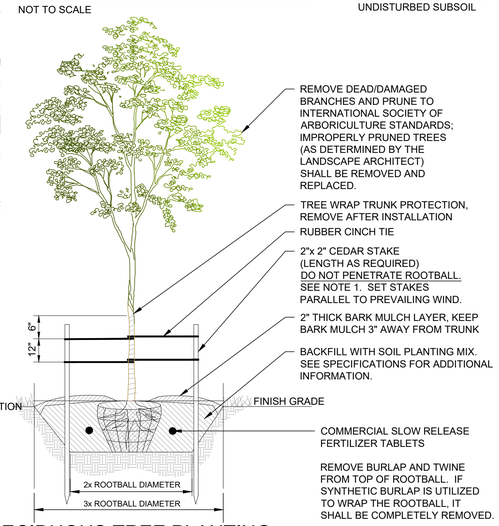
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DATE: October 20, 2021
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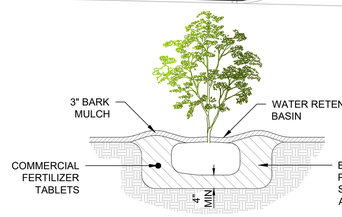
CONIFEROUS TREE PLANTING

NOT TO SCALE



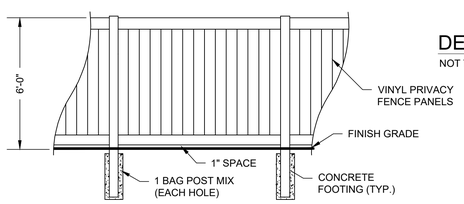
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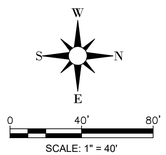
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- SHRUB
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BOISE, ID 83705
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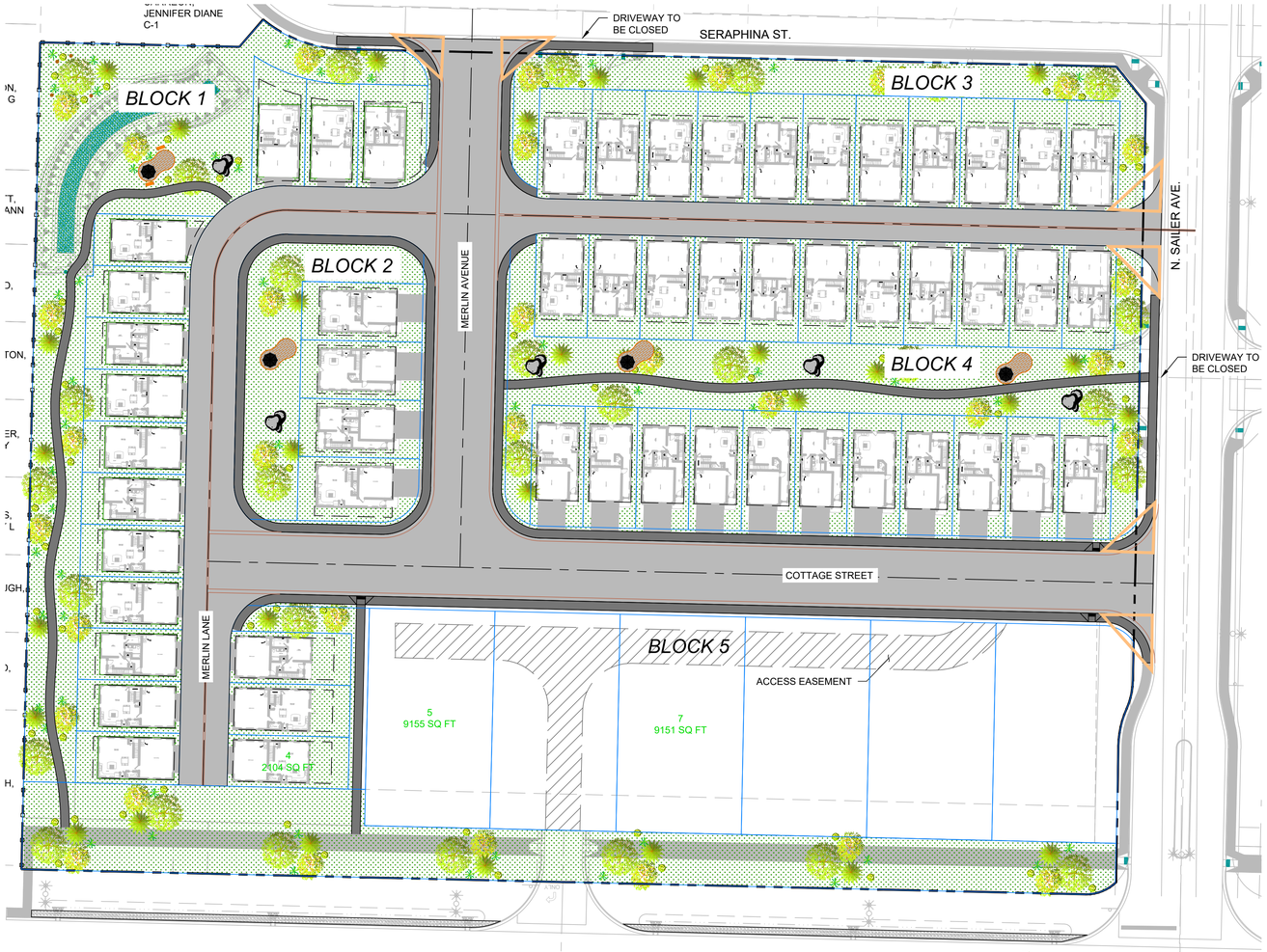
MERLIN COTTAGE

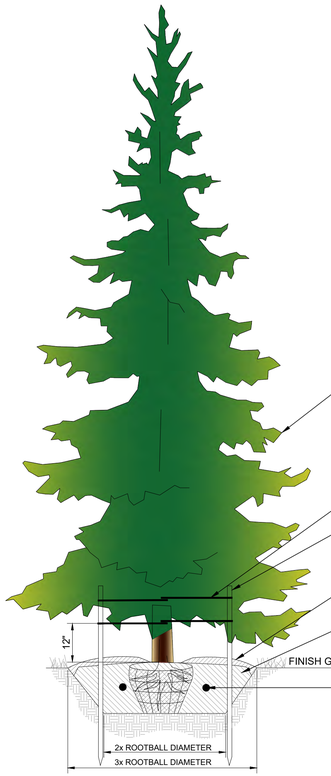
PRELIMINARY LANDSCAPE PLAN

SECTION 24, T.2N., R.1W., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO

A-TEAM Land Development & Real Estate Services

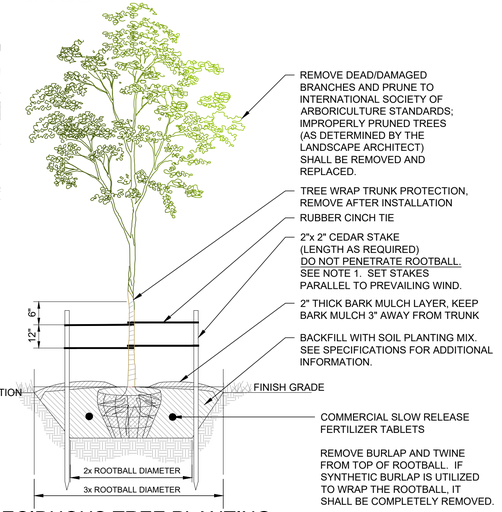
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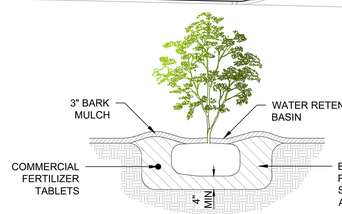
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NOT TO SCALE



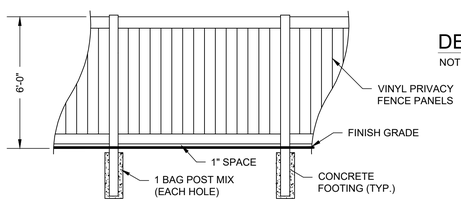
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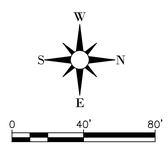
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MERLIN COTTAGE

PRELIMINARY LANDSCAPE PLAN

SECTION 24, T.2N., R.1W., B.M.
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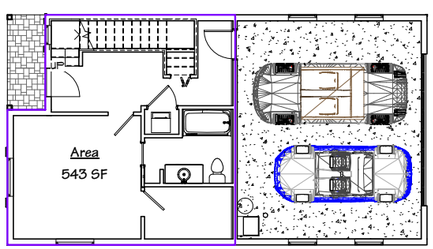
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DRAWN BY: CJ SHERLOCK
DATE: October 19, 2021
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MERLIN COTTAGES

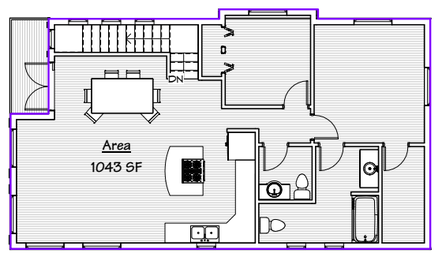
COTTAGE #1
1586 SQ FT



1 3D View 1



2 TOF
1/8" = 1'-0"



3 TOW FIRST FLOOR
1/8" = 1'-0"

WHITE CLOUD STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
(208) 412-8343 Cell

CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

A TEAM Land Development & Real Estate Services

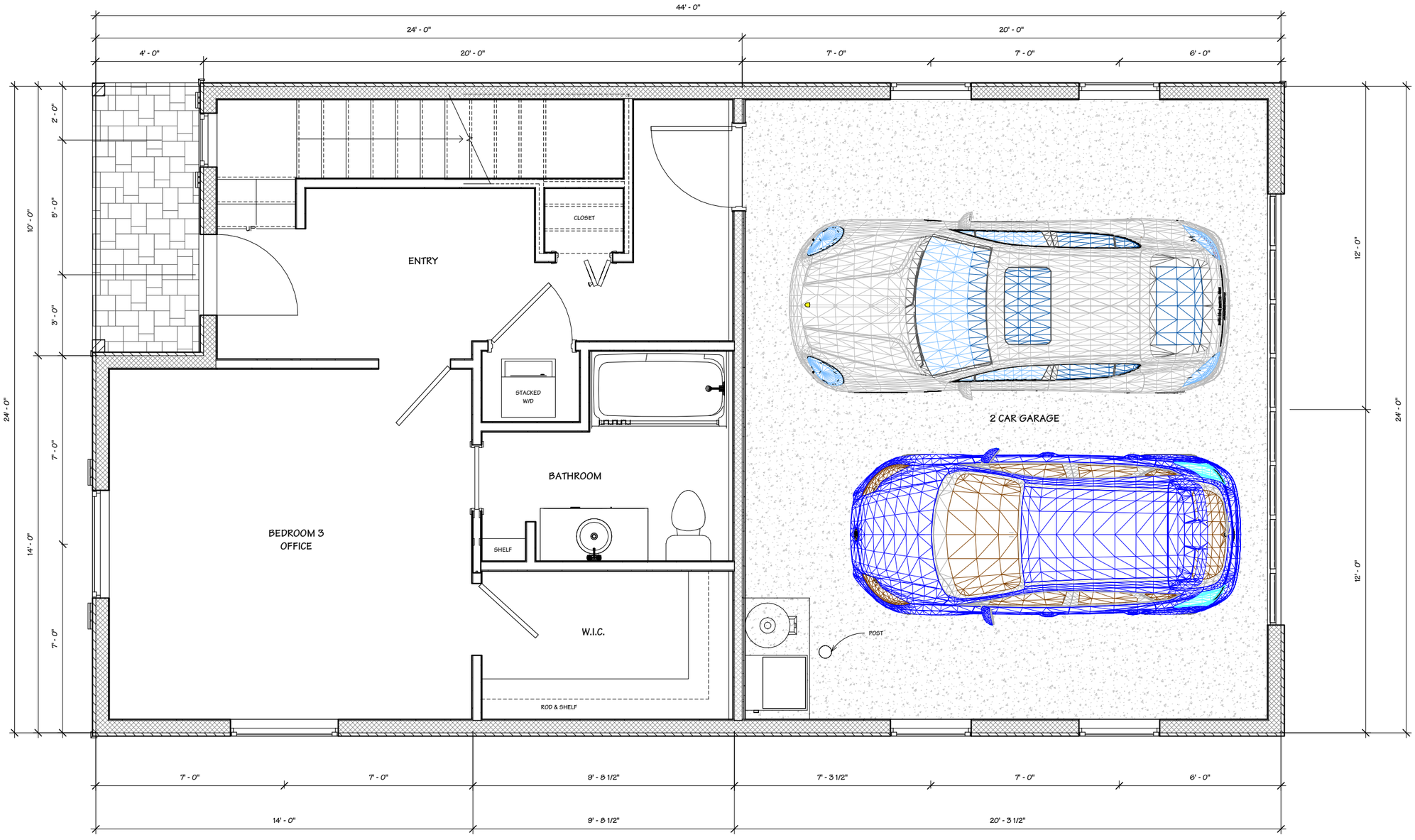
COVER SHEET

Project number	WCC COTTAGE 1_2020
Date	8/21/2020 1:59:13 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

A-100

Scale 1/8" = 1'-0"

G:\CLIENTS\STEVE ARNOLD\001 ARCHITECTURAL\COTTAGES\COTTAGE 1.rvt



1 FIRST FLOOR
1/2" = 1'-0"

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No.	Description	Date

ATEAM Land Development & Real Estate Services

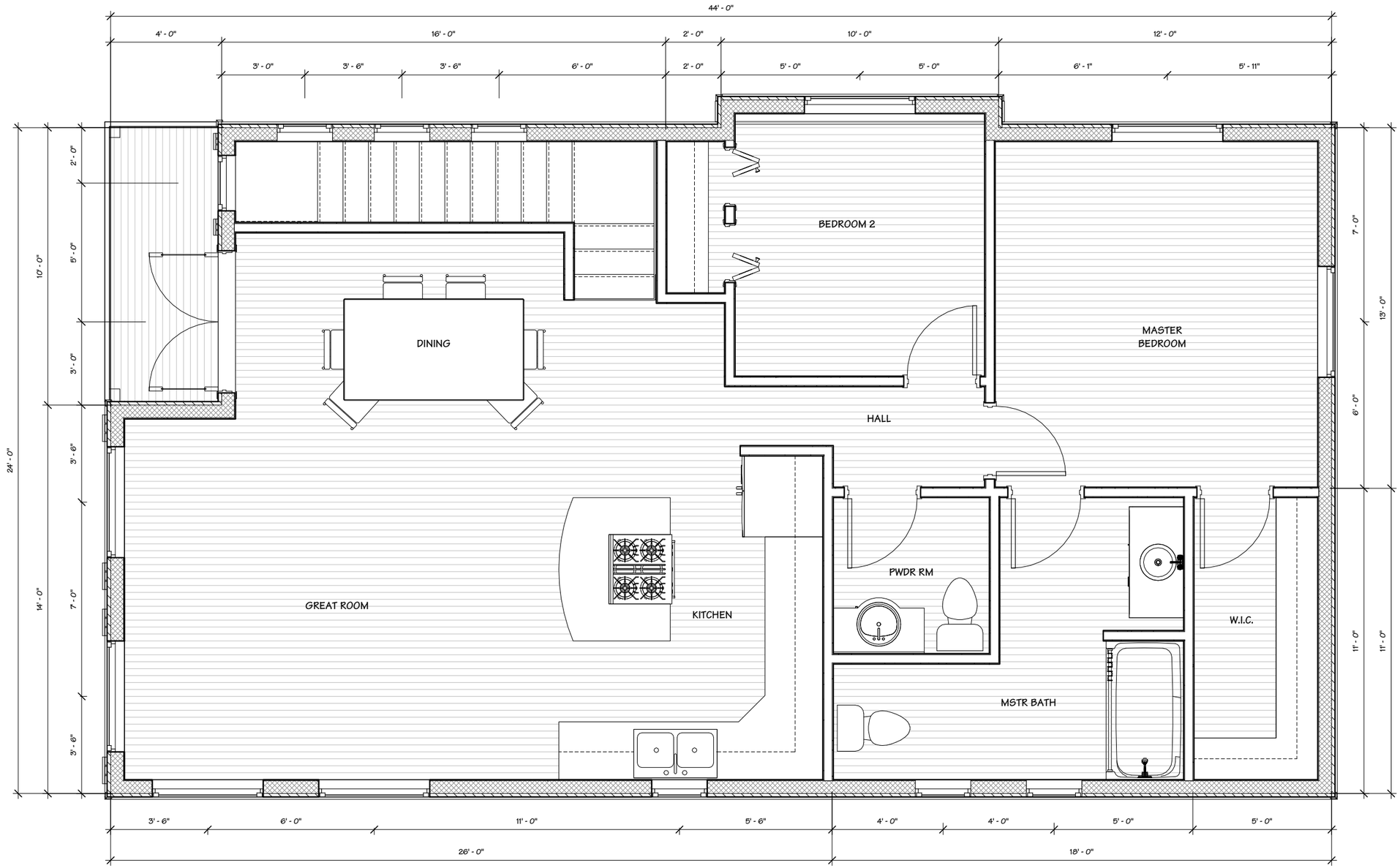
FIRST FLOOR PLAN

Project number	WCC COTTAGE 1_2020
Date	8/21/2020 1:59:16 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

A-101

Scale 1/2" = 1'-0"

G:\CLIENTS\STEVE ARNOLD\001 ARCHITECTURAL\COTTAGES\COTTAGE 1.rvt



1 TOW FIRST FLOOR
1/2" = 1'-0"

WHITE CLOUD STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
(208) 412-8343 Cell

CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

A TEAM Land Development & Real Estate Services

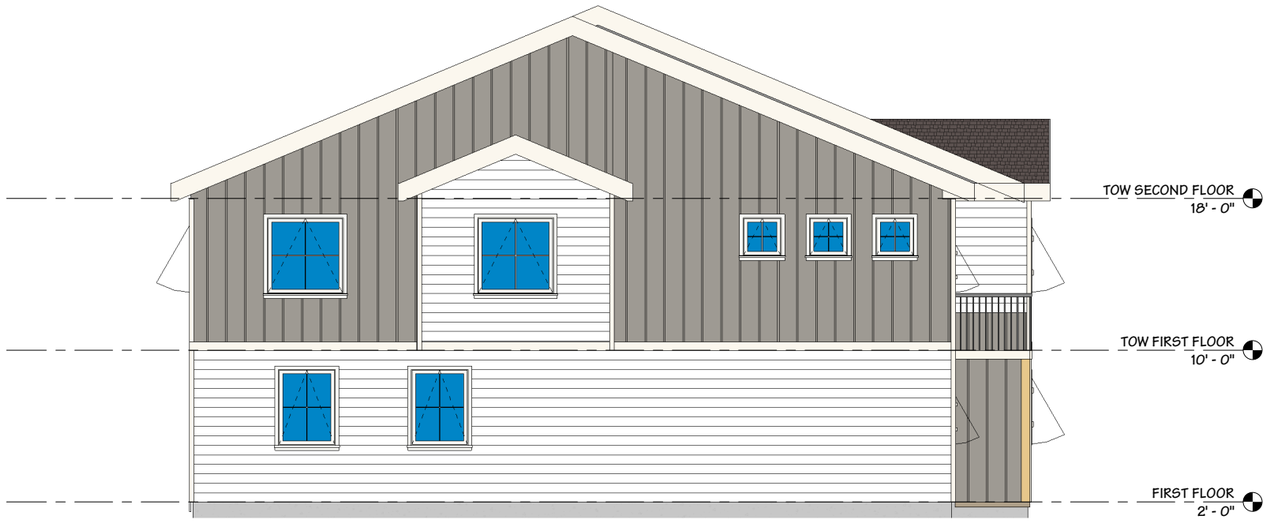
SECOND FLOOR PLAN

Project number	WCC COTTAGE 1_2020
Date	8/21/2020 1:59:17 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

A-102

Scale 1/2" = 1'-0"

G:\CLIENTS\STEVE ARNOLD\DO1 ARCHITECTURAL\COTTAGES\COTTAGE 1.rvt



1 North
1/4" = 1'-0"



2 South
1/4" = 1'-0"

WHITE CLOUD STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
(208) 412-8343 Cell

CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

ATEAM Land Development & Real Estate Services

ELEVATIONS

Project number	WCC COTTAGE 1_2020
Date	8/21/2020 1:59:18 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

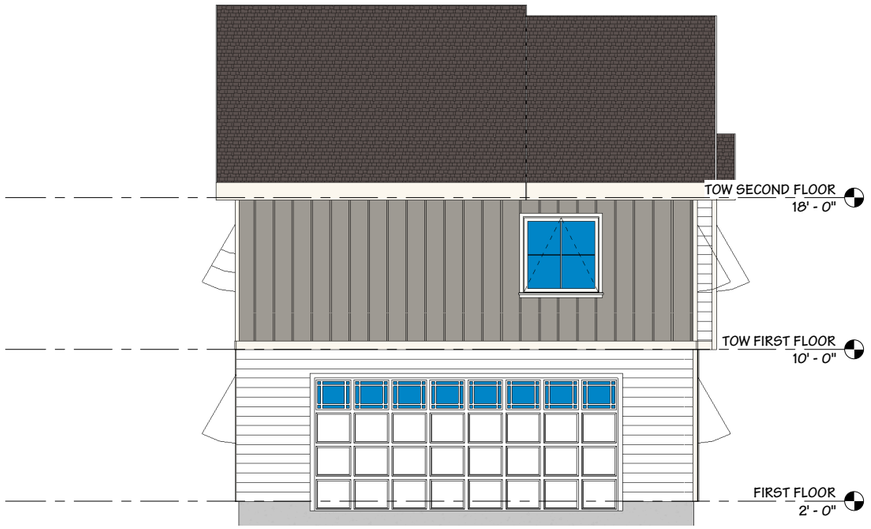
A-201

Scale 1/4" = 1'-0"

G:\CLIENTS\STEVE ARNOLD\001 ARCHITECTURAL\COTTAGES\COTTAGE 1.rvt



2 West
1/4" = 1'-0"



1 East
1/4" = 1'-0"

WHITE CLOUD STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
(208) 412-8343 Cell

CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

ATEAM Land Development & Real Estate Services

ELEVATIONS

Project number	WCC COTTAGE 1_2020
Date	8/21/2020 1:59:19 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

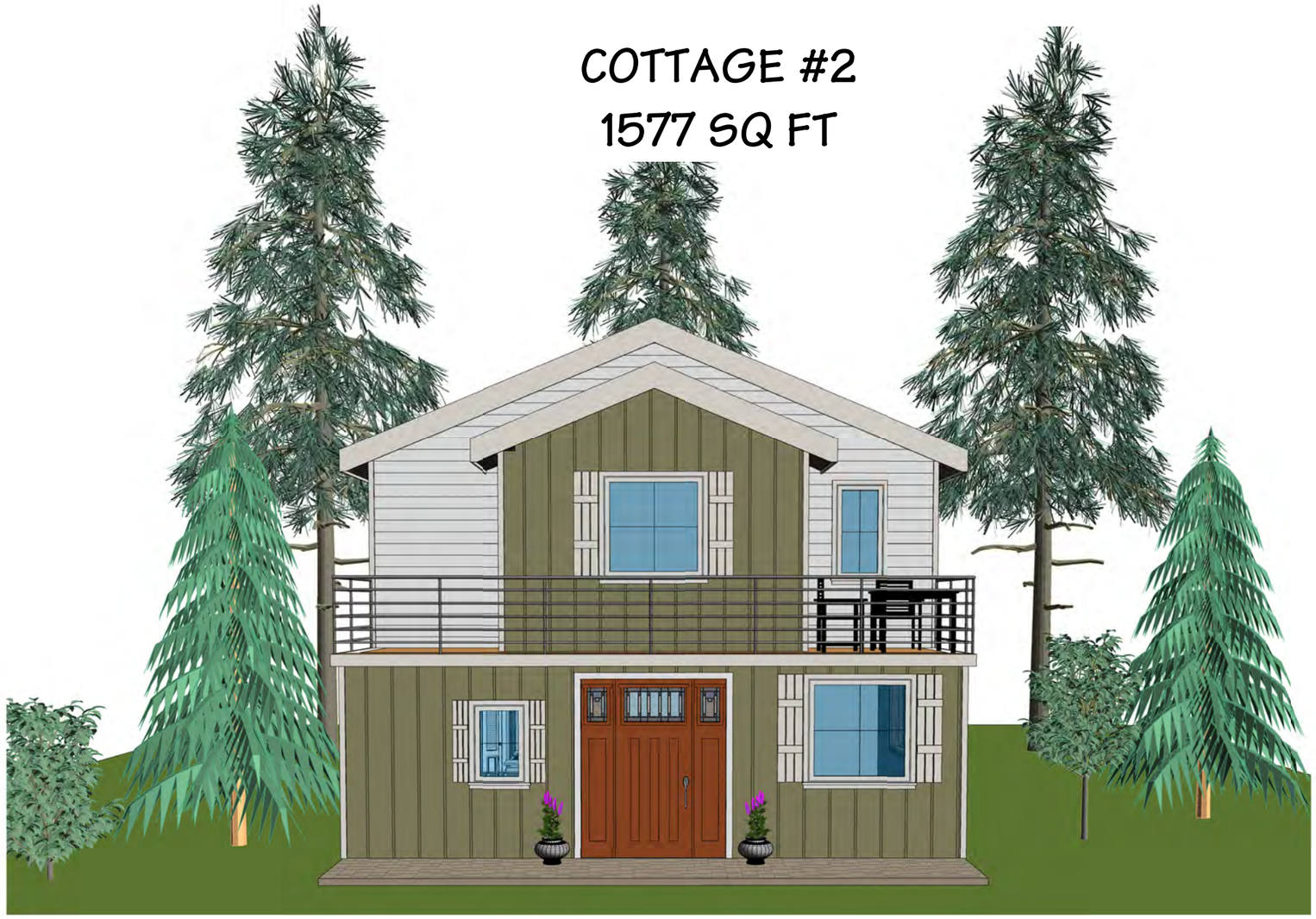
A-202

Scale 1/4" = 1'-0"

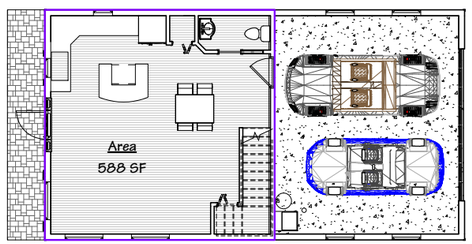
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MERLIN COTTAGES

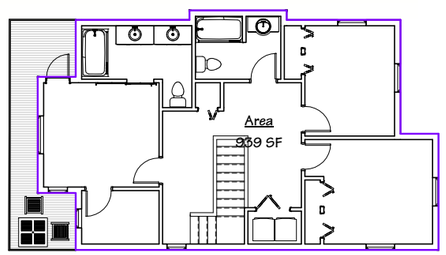
COTTAGE #2
1577 SQ FT



1 3D View 1



2 TOF
1/8" = 1'-0"



3 TOW FIRST FLOOR
1/8" = 1'-0"

WHITE CLOUD STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
(208) 412-8343 Cell

CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

ATEAM Land Development & Real Estate Services

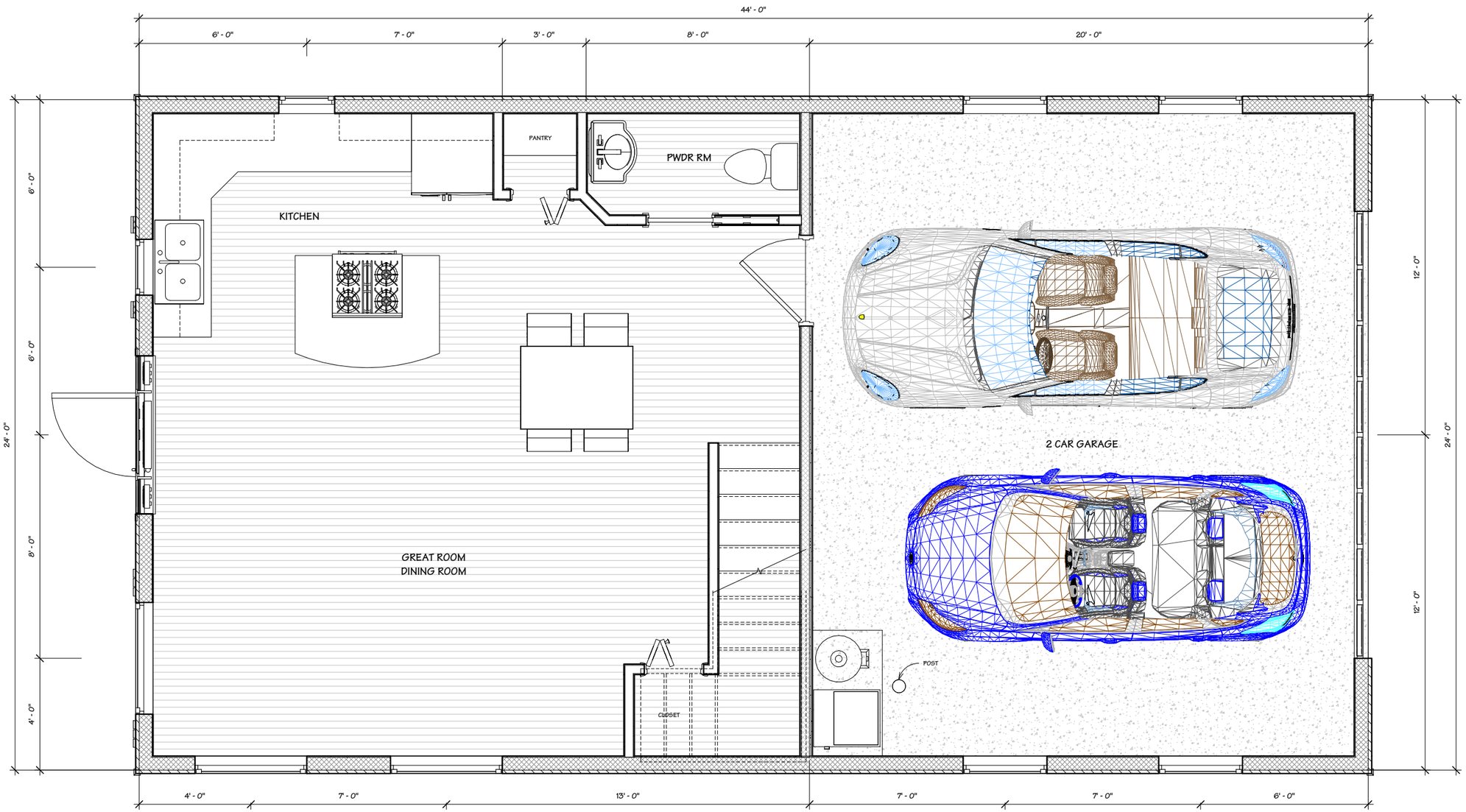
COVER SHEET

Project number	WCC COTTAGE 2_2020
Date	8/21/2020 4:45:01 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

A-100

Scale 1/8" = 1'-0"

G:\CLIENTS\STEVE ARNOLD\001 ARCHITECTURAL\COTTAGES\COTTAGE 2.rvt



1 FIRST FLOOR
1/2" = 1'-0"

WHITE CLOUD STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
(208) 412-8343 Cell

CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

A TEAM Land Development & Real Estate Services

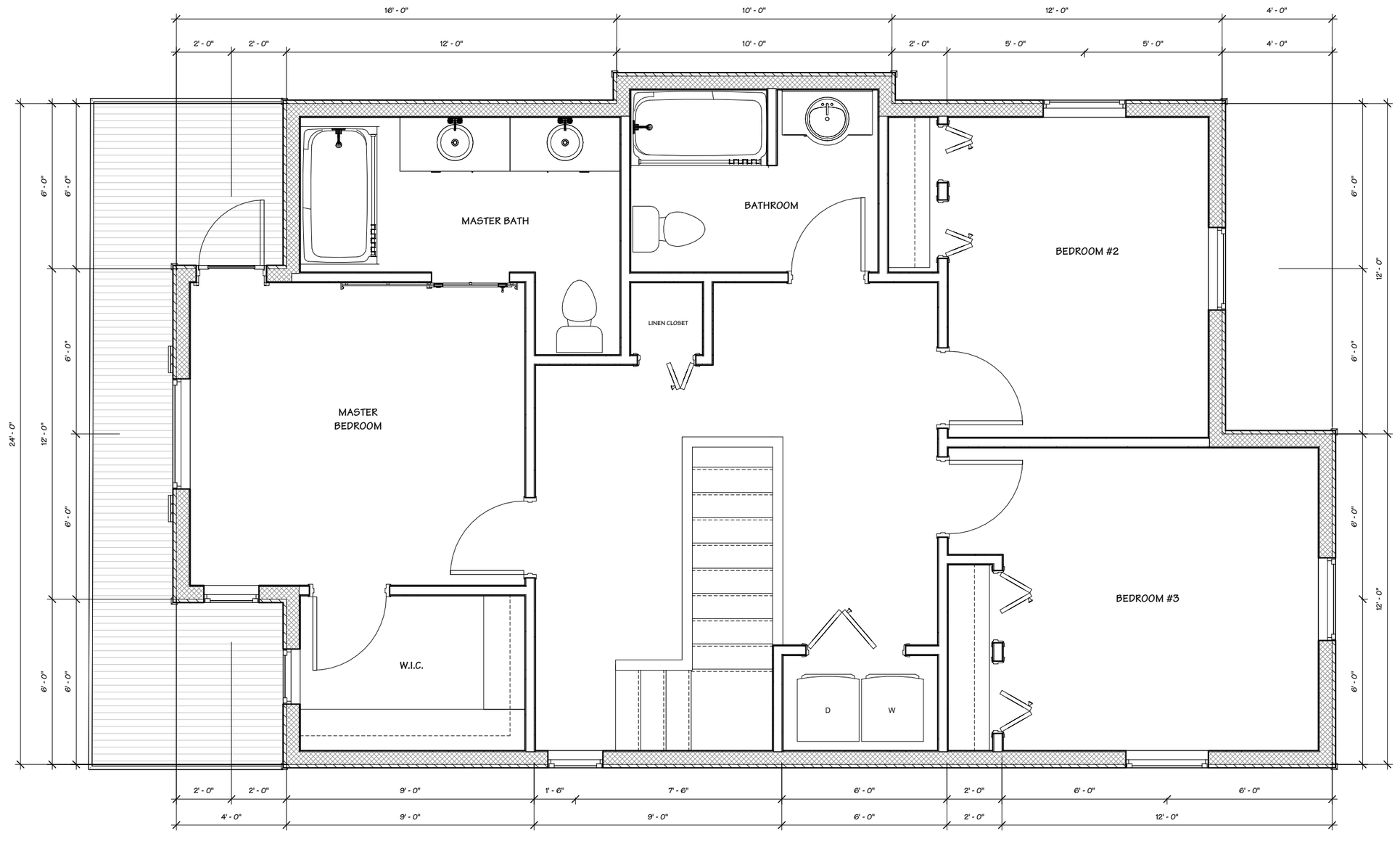
FIRST FLOOR PLAN

Project number	WCC COTTAGE 2_2020
Date	8/21/2020 4:45:12 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

A-101

Scale 1/2" = 1'-0"

G:\CLIENTS\STEVE ARNOLD\001 ARCHITECTURAL\COTTAGES\COTTAGE 2.rvt



1 TOW FIRST FLOOR
1/2" = 1'-0"

WHITE CLOUD STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
(208) 412-8343 Cell

CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

A TEAM Land Development & Real Estate Services

SECOND FLOOR PLAN

Project number	WCC COTTAGE 2_2020
Date	8/21/2020 4:45:13 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

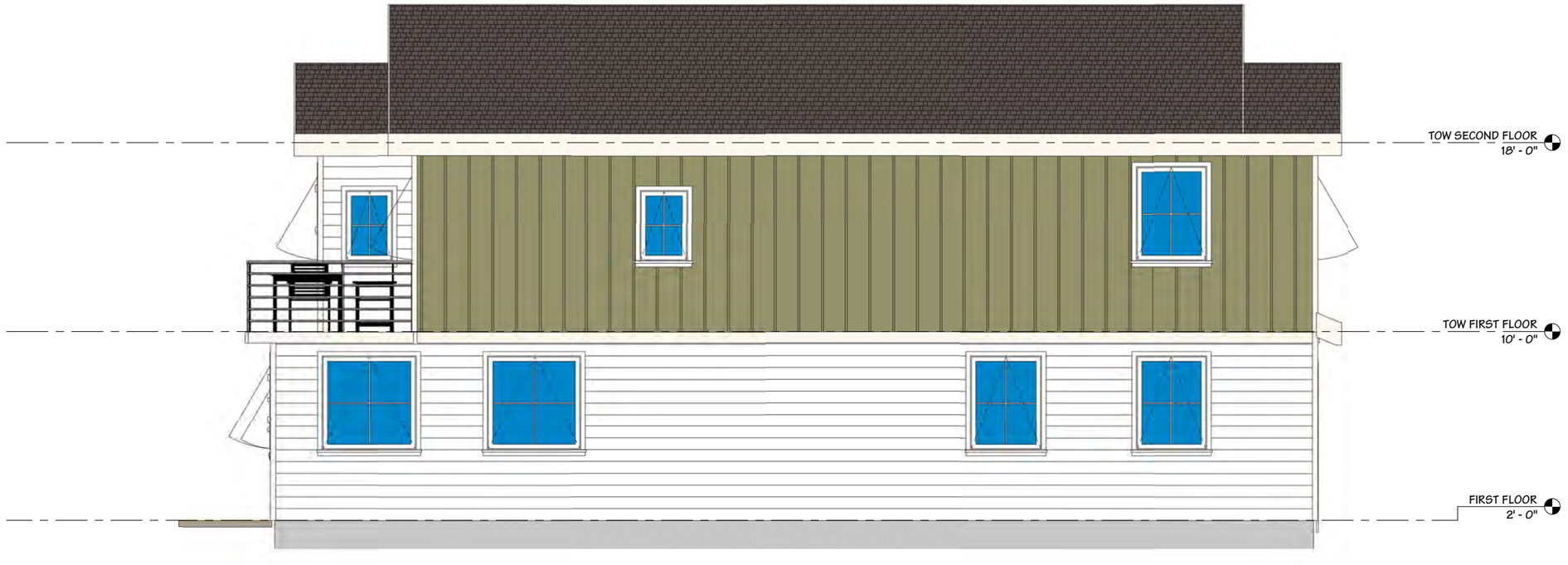
A-102

Scale 1/2" = 1'-0"

G:\CLIENTS\STEVE ARNOLD\001 ARCHITECTURAL\COTTAGES\COTTAGE 2.rvt



1 North
3/8" = 1'-0"



2 South
3/8" = 1'-0"

WHITE CLOUD STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
(208) 412-8343 Cell

CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

A TEAM Land Development & Real Estate Services

ELEVATIONS

Project number	WCC COTTAGE 2_2020
Date	8/21/2020 4:45:17 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

A-201

Scale 3/8" = 1'-0"

G:\CLIENTS\STEVE ARNOLD\001 ARCHITECTURAL\COTTAGES\COTTAGE 2.rvt



1 East
3/8" = 1'-0"



2 West
3/8" = 1'-0"

WHITE CLOUD STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
(208) 412-8343 Cell

CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

A TEAM Land Development & Real Estate Services

ELEVATIONS

Project number	WCC COTTAGE 2_2020
Date	8/21/2020 4:45:20 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

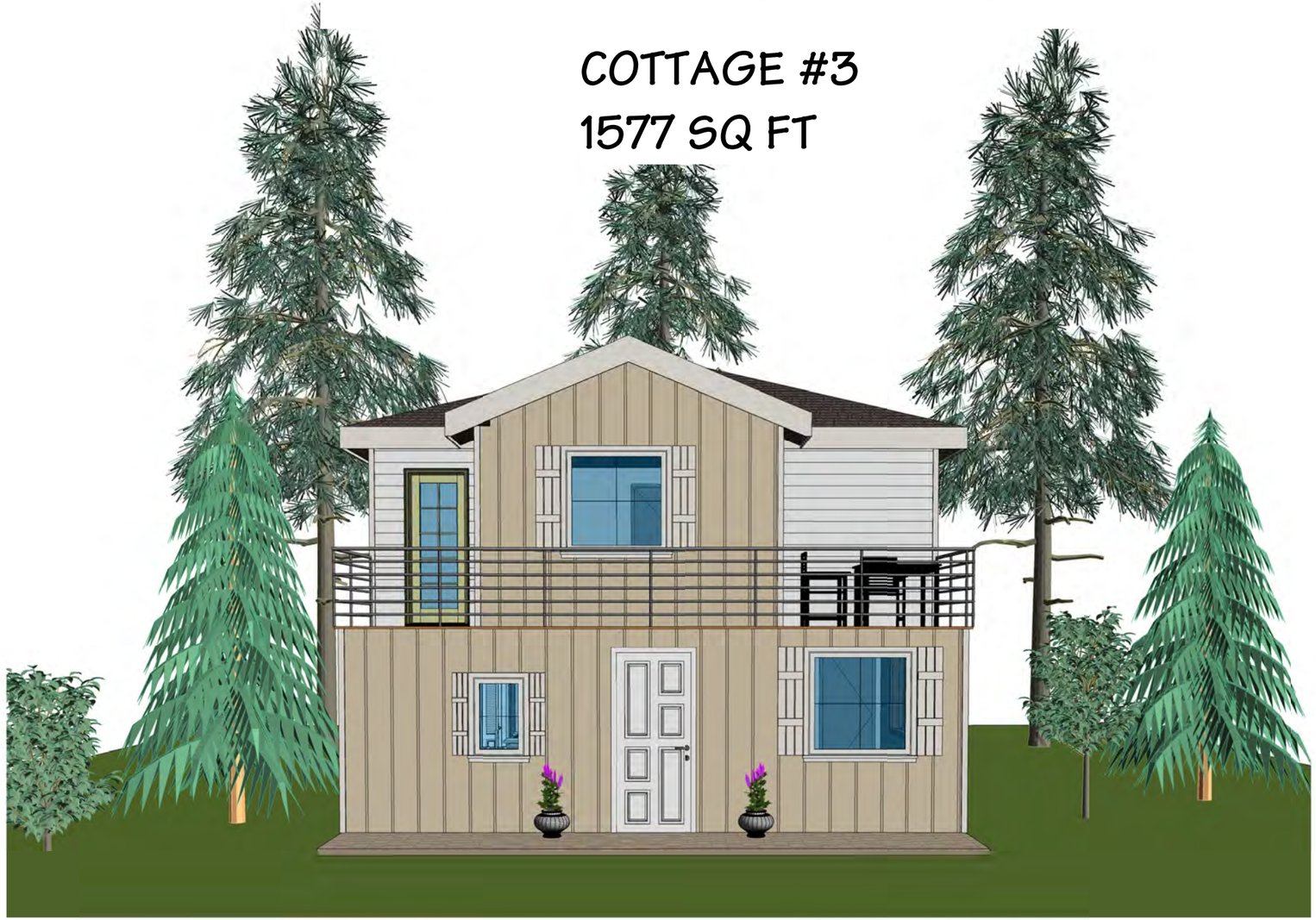
A-202

Scale 3/8" = 1'-0"

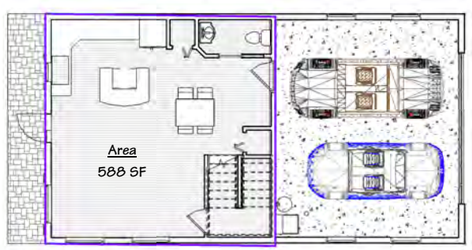
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MERLIN COTTAGES

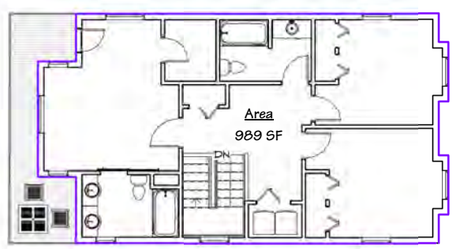
COTTAGE #3
1577 SQ FT



1 3D View 1



2 TOF
1/8" = 1'-0"



3 TOW FIRST FLOOR
1/8" = 1'-0"

WHITE CLOUD
STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

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(208) 774-8343 Stanley Office
(208) 412-8343 Cell

CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

A TEAM
Land Development & Real Estate Services

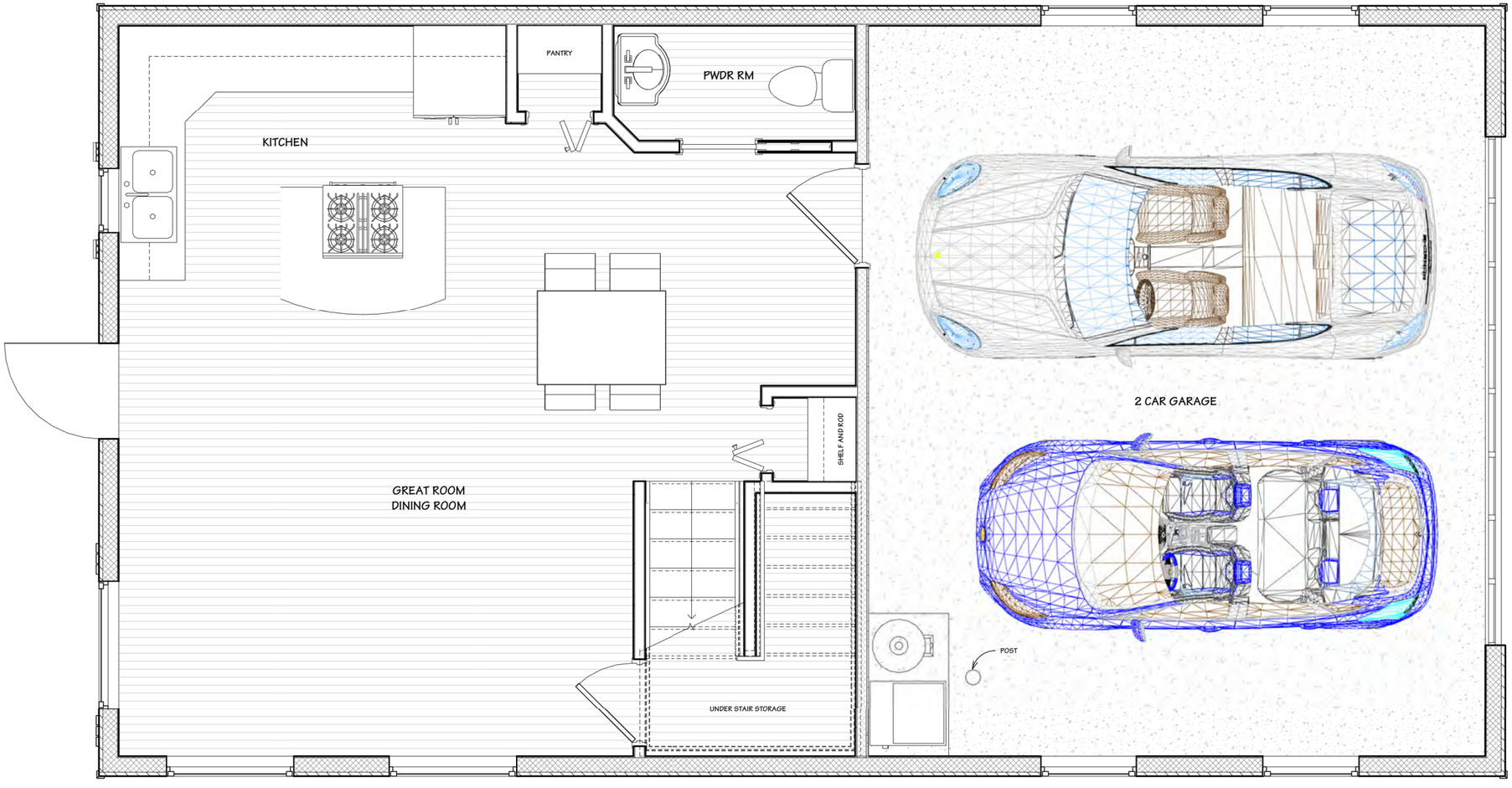
COVER SHEET

Project number	WCC COTTAGE 3_2020
Date	8/21/2020 4:48:43 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

A-100

Scale 1/8" = 1'-0"

G:\CLIENTS\STEVE ARNOLD\001 ARCHITECTURAL\COTTAGES\COTTAGE 3.rvt



1 FIRST FLOOR
1/2" = 1'-0"

WHITE CLOUD STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
(208) 412-8343 Cell

CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

A TEAM Land Development & Real Estate Services

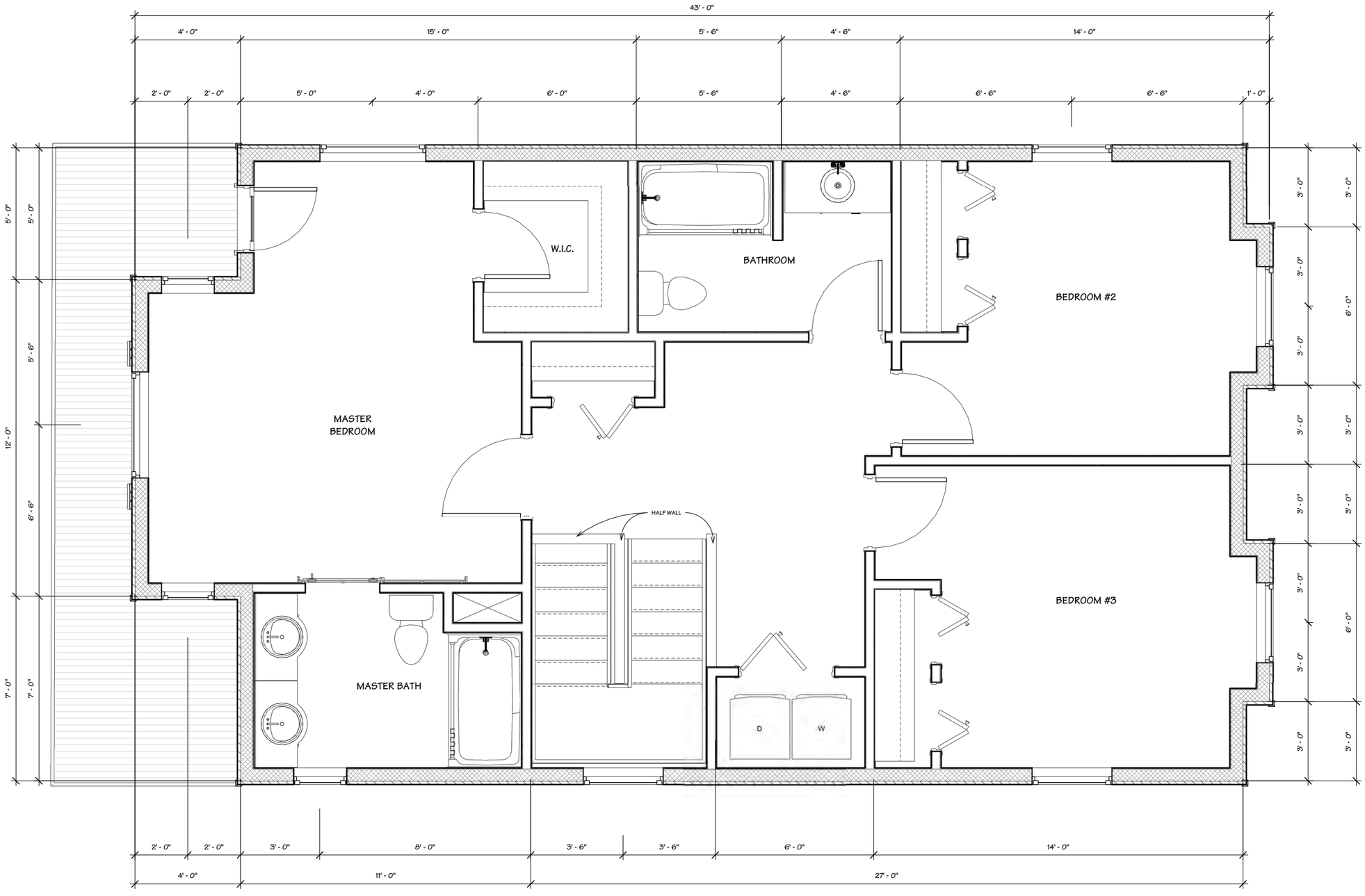
FIRST FLOOR PLAN

Project number	WCC COTTAGE 3_2020
Date	8/21/2020 4:48:46 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

A-101

Scale 1/2" = 1'-0"

G:\CLIENTS\STEVE ARNOLD\001 ARCHITECTURAL\COTTAGES\COTTAGE 3.rvt



1 TOW FIRST FLOOR
1/2" = 1'-0"

WHITE CLOUD STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
(208) 412-8343 Cell

CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

A TEAM Land Development & Real Estate Services

SECOND FLOOR PLAN

Project number	WCC COTTAGE 3_2020
Date	8/21/2020 4:48:48 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

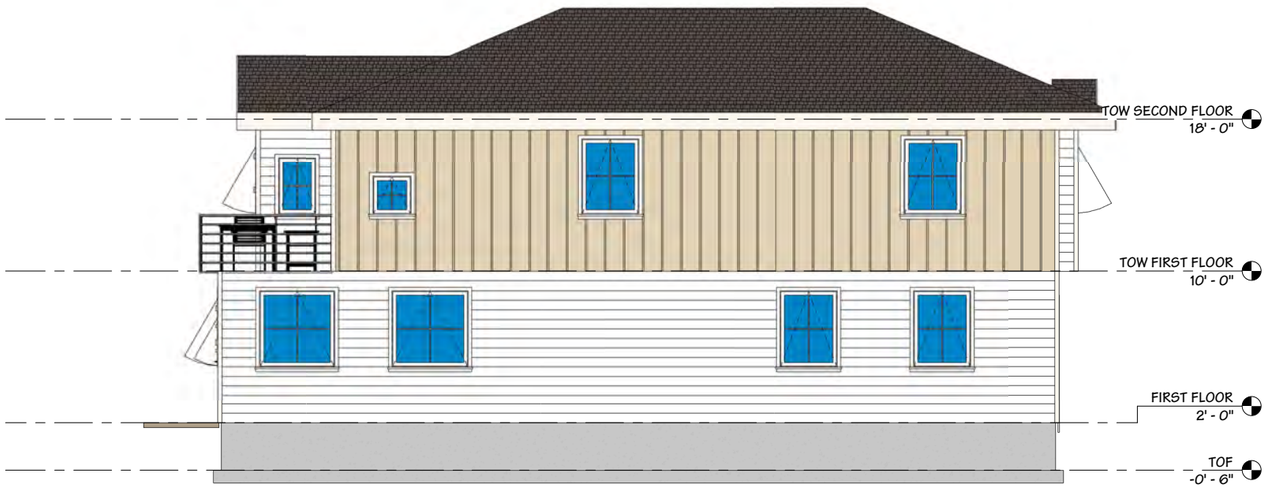
A-102

Scale 1/2" = 1'-0"

G:\CLIENTS\STEVE ARNOLD\001 ARCHITECTURAL\COTTAGES\COTTAGE 3.rvt



1 North
1/4" = 1'-0"



2 South
1/4" = 1'-0"

WHITE CLOUD STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
(208) 412-8343 Cell

CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

ATEAM Land Development & Real Estate Services

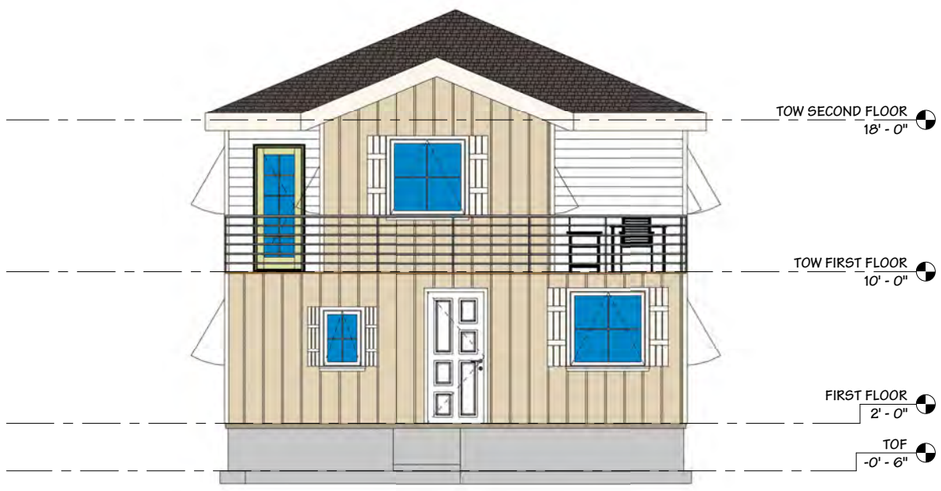
ELEVATIONS

Project number	WCC COTTAGE 3_2020
Date	8/21/2020 4:48:51 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

A-201

Scale 1/4" = 1'-0"

G:\CLIENTS\STEVE ARNOLD\001 ARCHITECTURAL\COTTAGES\COTTAGE 3.rvt



2 West
1/4" = 1'-0"



1 East
1/4" = 1'-0"

WHITE CLOUD STUDIOS

301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 Boise Office
(208) 774-8343 Stanley Office
(208) 412-8343 Cell

CJ SHERLOCK
whitecloudcad@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

A TEAM Land Development & Real Estate Services

ELEVATIONS

Project number	WCC COTTAGE 3_2020
Date	8/21/2020 4:48:54 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD

A-202

Scale 1/4" = 1'-0"

G:\CLIENTS\STEVE ARNOLD\001 ARCHITECTURAL\COTTAGE8\COTTAGE 3.rvt

Doug Hanson

From: Doug Hanson
Sent: Monday, June 28, 2021 9:15 AM
To: 'Ada County Engineer'; 'Ada County Highway District'; 'Adam Ingram'; 'Beky Rone (Kuna USPS Addressing)'; Bobby Withrow; 'Boise Project Board of Control'; 'Brent Moore (Ada County)'; 'Cable One TV'; Catherine Feistner; 'Central District Health Department '; 'Chief Fratusco'; 'COMPASS'; 'David Reinhart'; 'DEQ'; 'Eric Adolfson'; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Intermountain Gas'; 'ITD'; 'J&M Sanitation'; Jace Hellman; 'Krystal Hinkle'; 'Marc Boyer (Kuna Postmaster)'; 'Marci Horner (Meridian School District)'; 'Megan Leatherman'; 'Nampa Meridian Irrigation District '; 'New York Irrigation'; 'Paris Dickerson'; Paul Stevens; 'Planning Manager (Ada County Development Services)'; 'Robbie Reno'; 'Stacey Yarrington (Ada County)'; 'TJ Lawrence (Interim KRFD Chief)'
Subject: Merlin Cottages 20-01-PUD, 20-08-S, 20-06-ZC, 20-05-SUP City of Kuna Request for Comment Part 1
Attachments: Merlin Cottages 20-01-PUD, 20-08-S, 20-06-ZC, 20-05-SUP Agency Transmittal Packet Part 1.pdf

All,

The following packet will be coming in two parts due to file size.

June 28, 2021

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

FILE NUMBER:	**UPDATED** *20-01-PUD* (Planned Unit Development), *20-08-S* (Preliminary Plat), 20-06-ZC (Rezone), and 20-05-SUP (Special Use Permit).
PROJECT DESCRIPTION	A Team Boise requests Planned Unit Development approval for an approximately 5.83-acre parcel, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts. Applicant requests Pre-Plat approval in order to subdivide the approximate 5.83-acres into 72 total lots (60 single family, 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: R5672430040).
SITE LOCATION	115 N Sailer Avenue, Kuna, Idaho 83634.
REPRESENTATIVE	A Team Boise – Steve Arnold 1785 Whisper Cove Avenue Boise, ID 83709 208.871.7020 steve@ateamboise.com

SCHEDULED HEARING DATE	Tuesday, **September 14, 2021** 6:00 P.M.
STAFF CONTACT	Doug Hanson dhanson@kunaid.gov Phone: 208.922.5274 Fax: 208.922.5989
We have included a packet with the application items that were submitted to assist you with your consideration and responses. **No response within 15 business days will indicate you have no objection or concerns with this proposed project.** We would appreciate any information you can provide about how this action would affect the services you provide. The public hearing is at 6:00 p.m. or, as soon thereafter as it may be heard, in Kuna's chambers located at Kuna City Hall 751 W. 4th Street, Kuna, Idaho. If your agency needs additional time for review, please let our office know ASAP.	

Best,

Doug Hanson
Planner II
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771

KUNA
Planning & Zoning

Doug Hanson

From: Doug Hanson
Sent: Monday, June 28, 2021 9:16 AM
To: 'Ada County Engineer'; 'Ada County Highway District'; 'Adam Ingram'; 'Beky Rone (Kuna USPS Addressing)'; Bobby Withrow; 'Boise Project Board of Control'; 'Brent Moore (Ada County)'; 'Cable One TV'; Catherine Feistner; 'Central District Health Department '; 'Chief Fratusco'; 'COMPASS'; 'David Reinhart'; 'DEQ'; 'Eric Adolfson'; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Intermountain Gas'; 'ITD'; 'J&M Sanitation'; Jace Hellman; 'Krystal Hinkle'; 'Marc Boyer (Kuna Postmaster)'; 'Marci Horner (Meridian School District)'; 'Megan Leatherman'; 'Nampa Meridian Irrigation District '; 'New York Irrigation'; 'Paris Dickerson'; Paul Stevens; 'Planning Manager (Ada County Development Services)'; 'Robbie Reno'; 'Stacey Yarrington (Ada County)'; 'TJ Lawrence (Interim KRFD Chief)'
Subject: Merlin Cottages 20-01-PUD, 20-08-S, 20-06-ZC, 20-05-SUP Agency Transmittal Packet City of Kuna Request for Comment Part 2
Attachments: Merlin Cottages 20-01-PUD, 20-08-S, 20-06-ZC, 20-05-SUP Agency Transmittal Packet Part 2.pdf

Part 2

June 28, 2021

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

FILE NUMBER:	**UPDATED** *20-01-PUD* (Planned Unit Development), *20-08-S* (Preliminary Plat), 20-06-ZC (Rezone), and 20-05-SUP (Special Use Permit).
PROJECT DESCRIPTION	A Team Boise requests Planned Unit Development approval for an approximately 5.83-acre parcel, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts. Applicant requests Pre-Plat approval in order to subdivide the approximate 5.83-acres into 72 total lots (60 single family, 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: R5672430040).
SITE LOCATION	115 N Sailer Avenue, Kuna, Idaho 83634.
REPRESENTATIVE	A Team Boise – Steve Arnold 1785 Whisper Cove Avenue Boise, ID 83709 208.871.7020 steve@ateamboise.com

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STAFF CONTACT	Doug Hanson dhanson@kunaid.gov Phone: 208.922.5274 Fax: 208.922.5989
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Best,

Doug Hanson
Planner II
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771

KUNA
Planning & Zoning

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

RECEIVED
JUN 30 2021
CITY OF KUNA

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

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

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

28 June 2021

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

RE: Steve Arnold (Merlin Pointe Sub) **20-08-S, 20-06-ZC**
115 N Sailer Ave. Kuna 83634
Boise-Kuna Irrigation District BK-1401
Teed Lateral 65+10
Sec. 24, T2N, R1W, BM.

Doug Hanson, Planner:

There are no Boise Project facilities located on the above-mentioned property, however it does in fact possess a valid water right.

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

.

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

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.

June 29, 2021

Dear Honorable Members of the Planning and Zoning Commission,

Kuna School District has experienced approximately 2% growth over the last few years. Based on the 2016 Kuna School District Growth Report and Demographic Forecast, we predict that these homes, when completed, will house 39 school aged children based on our calculation of .65 students per household which is the Ada County standard calculation. Approval of the Merlin Cottage PUD will affect enrollments at the following schools:

	Enrollment	Capacity
Hubbard Elementary School	200	500
Fremont Middle School	550	430
Kuna High School	1800	1500 (KHS) 500 (SFHS)

While it appears that our schools can accommodate children who may live in this new neighborhood we do have a concern for the overall growth pattern that will quickly require another bond election.

This neighborhood is one of many that will impact the schools above. When all the approved developments in this region come to fruition, we will be well beyond our capacity in our current buildings. Without the ability to assess impact fees because of State law, Kuna School District will have to seek the support of voters for future bonds to support building projects.

The safety of our students is our first and foremost priority. With this in mind, we ask that you encourage the developer to also provide walkways that are lit beyond the minimum standards, bike paths and pedestrian access for our students. School capacity and transportation is addressed in Idaho Code 67-6508.

We remain open to dialogue with any patron, the City of Kuna or any developer.

Regards,

David Reinhart

Assistant Superintendent for School Services

711 E. Porter Rd., Kuna, Idaho 83634
Phone: (208) 922-1000 FAX: (208) 922-5646

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.

711 E. Porter Rd., Kuna, Idaho 83634
Phone: (208) 922-1000 FAX: (208) 922-5646

ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

July 1, 2021

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

RE: 20-01-PUD/ 115 N. Sailer Avenue Kuna

Dear Doug:

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

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

Sincerely,

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

Cc:
Office/ file
T. Ritthaler, Board of Control



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

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

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

Brad Little, Governor
Jess Byrne, Director

July 9, 2021

By e-mail: dhanson@kunaid.gov

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

Subject: Merlin Cottages, 20-01-PUD/20-08-S/20-06-ZC/20-05-SUP

Dear Mr. Hanson:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: 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 Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **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.

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

Sincerely,



Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2021AEK131

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 20-61-PLD

Merlin Cottages

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.

☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____

☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.

☒ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☒ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water
☐ individual sewage ☐ individual water

☒ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☒ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☒ central water

☐ 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.

☐ 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 12. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☒ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.

☐ 14. _____

_____

_____ Reviewed By: Rob Bosch

Date: 7/9/2024

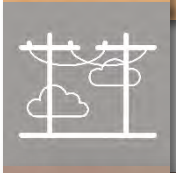
Communities in Motion 2040 2.0 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040 2.0* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 2.0 goals.

Development Name: Merlin **Agency: Kuna**

CIM Vision Category: Future Neighborhoods

New households: 60 **New jobs: ±50** **Exceeds CIM forecast: No**

 CIM Corridor: **Kuna Road** Pedestrian level of stress: **PG** Bicycle level of stress: **R**	Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with **G or PG** ratings better support bicyclists and pedestrians of all ages and comfort levels.
 Housing within 1 mile: **1,580** Jobs within 1 mile: **1,730** Jobs/Housing Ratio: **1.1**	A good jobs/housing balance – a ratio between **1 and 1.5** – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.
 Nearest police station: **1.4 miles** Nearest fire station: **1.3 miles**	Developments within **1.5 miles** of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.
 Farmland consumed: **Yes** Farmland within 1 mile: **620 acres**	Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.
 Nearest bus stop: **>4 miles** Nearest public school: **1.1 miles** Nearest public park: **0.8 miles** Nearest grocery store: **1.3 miles**	Residents who live or work less than **½ mile** from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.

Recommendations

The location is an infill site in an employment-centric area, with over one thousand jobs within a mile of the site. The location is approximately one mile from a public school and public park and the site has been designed internal pathways. The proposal is a mix of residential and employment. This location and mix of uses and may reduce trip length. State Highway 69 is a five-lane, high-speed highway at this location. A safe pedestrian crossings of Avalon Street will make non-motorized trips to nearby grocery and other retail services and may encourage bicycle and pedestrian use.

The site is not currently served by public transportation. ValleyConnect 2.0 proposes bus service from downtown Kuna to northwest Boise via downtown Meridian. The closest bus stop would be on Kay Street, less than ½ mile in distance, when that route is operational.

More information about COMPASS and *Communities in Motion 2040 2.0*:
Web: www.compassidaho.org
Email info@compassidaho.org
More information about the development review process:
http://www.compassidaho.org/dashboard/devreview.htm

COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

Project/File: **Merlin Cottages/ KPP21-0012/ 20-01-PUD/ 20-08-S/ 20-06-ZC/ 20-05-SUP**
This is a rezone, a planned unit development, special use permit, and preliminary plat application to allow for the development of a 72-lot mixed-use development on 5.83-acres.



Lead Agency: City of Kuna

Site address: 115 N Sailer Avenue

Staff Approval: August 24, 2021

Applicant: A Team Boise
Steve Arnold
1785 Whisper Cove Avenue
Boise, ID 83709

Staff Contact: Brenna Garro
Phone: 387-6346
E-mail: bgarro@achdidaho.org

A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a rezone for a portion of the site from C-1 (Neighborhood Commercial) to R-12 (High density Residential), a planned unit development, a special use permit, and preliminary plat application consisting of 72-lots (60 single-family lots, 6 common lots, and 6 commercial lots) for a mixed-use development on 5.83-acres.

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

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Neighborhood Commercial	C-1
South	Medium density Residential, Area Commercial (City of Kuna) Estate Residential (Ada County)	R-6, C-2, R1
East	Neighborhood Commercial	C-1
West	Medium density Residential	R-6

3. **Site History:** ACHD previously reviewed this site as Merlin Pointe/13-01-AN/13-01-ZC/13-01-S/13-01-DA in August 2013. The requirements of this staff report are not consistent with those of the prior action as this site was previously zoned for commercial uses.

   ACHD previously reviewed this site as Merlin Cottages/ KPP20-0014/ 20-01-PUD/ 20-08-S/ 20-06-ZC/ 20-05-PUD in November 2020. The requirements of this staff report are not consistent with those of the prior action.

4. **Transit:** Transit services are not available to serve this site.

5. **New Center Lane Miles:** The proposed development includes 0.16 centerline miles of new public road.

6. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**

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

B. Traffic Findings for Consideration

1. **Trip Generation:** The residential portion of this development is estimated to generate 566 vehicle trips per day; 60 vehicle trips per hour in the PM peak hour for single-family use, based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

   Estimated Trip Generation for Commercial Uses:

Use (per 1,000 square feet)	Average Daily Trips	PM Peak Hour Trip Generation
Drive in Bank (drive-in lanes)	124.76	27.15
Hair Salon (1,000 sf)	N/A	1.45
Convenience Market (1,000 sf)	762.28	49.11
Medical/Dental Office Building (1,000 sf)	34.80	3.46

2. **Condition of Area Roadways**

   Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count
**State Highway 69/ Kuna Road/ Avalon Street	635-feet	Principal Arterial	708
Sailer Avenue	445-feet	Local	N/A
Seraphina Street	500-feet	Local	N/A

   ** ACHD does not set level of service thresholds for State Highways.

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

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

   - The average daily traffic count for Kuna Road west of SH-69/Meridian Road was 12,031 on 12/31/2019.
   - There are no current traffic counts for Sailer Avenue and Seraphina Street.

4. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and

cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

There are no BMP roadways identified within the area of the development.

C. Findings for Consideration

1. State Highway SH-69/ Kuna Road/Avalon Street

SH-69/Kuna Road/Avalon Street is under the jurisdiction of the Idaho Transportation Department (ITD). The applicant, City of Kuna, and ITD should work together to determine if additional right-of-way or improvements are necessary on SH-69/Kuna Road/Avalon Street.

Staff Comments/Recommendations: The applicant is proposing to use an existing driveway onto SH-69/Kuna Road/Avalon Street located 355-feet west of Sailer Avenue to provide access to the commercial uses. This driveway was previously approved by ITD as part of the Merlin Pointe Subdivision development application.

2. Sailer Avenue

a. Existing Conditions: Sailer Avenue is improved with 2-travel lanes, vertical curb, gutter, and 5-foot wide sidewalk abutting the site. There is 60-feet of right-of-way for Sailer Avenue (30-feet from centerline).

b. Policy:

Commercial Roadway Policy: District Policy 7208.2.1 states that the developer is responsible for improving all commercial street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7208.5 states that right-of-way widths for new commercial streets shall typically be 50 and 70-feet wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 36-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and on-street parking.
- A 40-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane.
- A 46-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane and bike lanes.

Sidewalk Policy: District Policy 7208.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all commercial streets. If a separated sidewalk is proposed, a parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip.

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

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

c. **Applicant's Proposal:** The applicant is not proposing any frontage improvements on Sailer Avenue abutting the site.

d. **Staff Comments/Recommendations:** Sailer Avenue is fully improved with 2-travel lanes, vertical curb, gutter, and 5-foot wide sidewalk. Therefore, no additional right-of-way dedication or street improvements are required as part of this application.

Consistent with District Minor Improvements policy, the applicant should be required to repair or replace any damaged or broken curb, gutter, and sidewalk on Sailer Avenue abutting the site.

3. Seraphina Street

a. **Existing Conditions:** Seraphina Street is improved with 2-travel lanes, curb, gutter, and 5-foot wide sidewalk abutting the site. There is 50-feet of right-of-way for Seraphina Street (25-feet from centerline).

b. **Policy:**

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

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

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

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

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

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

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

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter, and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

c. **Applicant's Proposal:** The applicant is not proposing any frontage improvements on Seraphina Street abutting the site.

d. **Staff Comments/Recommendations:** Consistent with District Minor Improvements policy, the applicant should be required to repair or replace any damaged or broken curb, gutter, and sidewalk on Seraphina Street abutting the site.

4. Cottage Street

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

b. **Policy:**

Commercial Roadway Policy: District Policy 7208.2.1 states that the developer is responsible for improving all commercial street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7208.5 states that right-of-way widths for new commercial streets shall typically be 50 and 70-feet wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 36-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and on-street parking.

Continuation of Streets Policy: District Policy 7208.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

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

Sidewalk Policy: District Policy 7208.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all commercial streets. If a separated sidewalk is proposed, a parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip.

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

c. **Applicant's Proposal:** The applicant is proposing to construct a new internal commercial street, Cottage Street, as a 36-foot wide street section with curb, gutter, and 5-foot wide sidewalk within 50-feet of right-of-way.

d. **Staff Comments/Recommendations:** The applicant's proposal to construct a new commercial street, Cottage Street, as a 36-foot street section with curb, gutter, and 5-foot wide sidewalk within 50-feet of right-of-way meets District policy. Cottage Street is proposed to extend 563-feet west of Sailer Avenue and to intersect an unnamed north/south roadway (measured centerline to centerline). Staff has recommended that the unnamed north/south street be constructed as private road. Public streets need to either be extend or terminated in a cul-de-sac turnaround. Because of this, staff recommends that Cottage Street be extended to intersect Seraphina Street creating a continuous public street through the site.

5. Internal Streets

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

b. **Policy:**

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

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

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

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

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

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

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to

provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

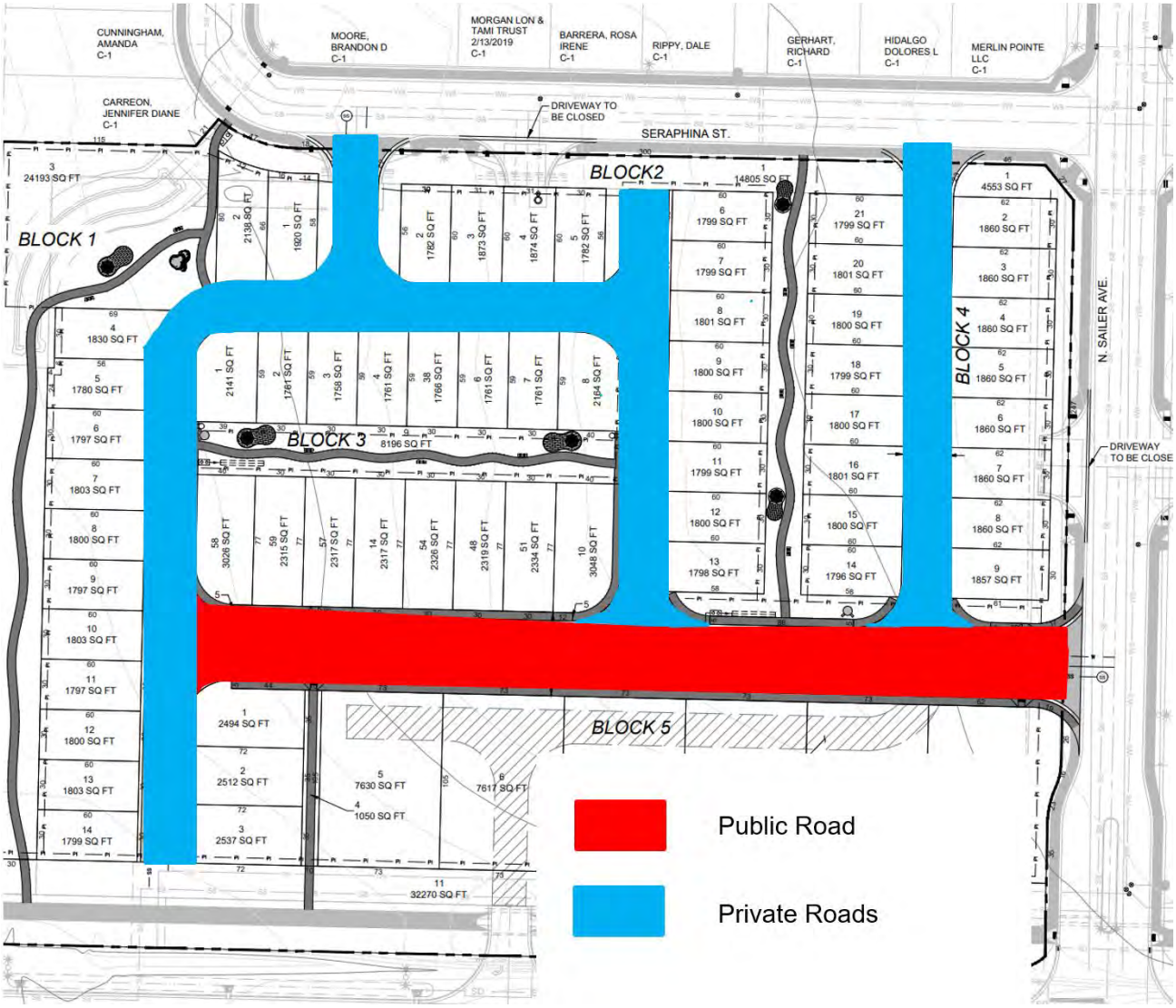
Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

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

c. **Applicant's Proposal:** The applicant is proposing to construct new local streets/alleys as 26-foot wide local streets/alleys with ribbon curb and no sidewalks.

d. **Staff Comments/Recommendations:** The applicant's proposal to construct new local streets/alleys as 26-foot wide local streets/alleys does not meet District local street or alley policies and should not be approved as proposed. The applicant should be required to construct the proposed 26-foot wide street sections as private roads (see Finding 8 and Figure 1).

If the City of Kuna requires the construction of public streets within the site, then a revised preliminary plat should be submitted to ACHD and the City of Kuna for review.



6. Roadway Offsets

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

b. Policy:

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

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

c. Applicant's Proposal: The applicant is proposing to construct a new internal street, Cottage Street, to intersect Sailer Avenue located approximately 240-feet north of Kuna Road.

The applicant is proposing to construct 2 new internal streets, one to intersect Seraphina Street located approximately 80-feet east of Bay Haven Avenue and another to intersect Seraphina Street located approximately 114-feet west of Sailer Avenue.

d. Staff Comments/Recommendations: The applicant's proposal to construct a new internal street, Cottage Street, to intersect Sailer Avenue 240-feet north of Kuna Road meets District policy and should be approved, as proposed.

The applicant's proposal to construct 2 new internal streets to intersect Seraphina Street should not be approved, as proposed. Staff has recommended that these streets be constructed as private roads (see Finding 8).

7. Driveways

7.1 Sailer Avenue

a. Existing Conditions: There is an existing driveway from the site onto Sailer Avenue located approximately 360-feet north of Kuna Road.

b. Policy:

Driveway Location Policy: District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.

Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

c. Applicant's Proposal: The applicant is proposing to close the existing driveway on Sailer Avenue located approximately 360-feet north of Kuna Road.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy and should be approved, as proposed. The driveway should be closed with the construction of curb, gutter, and 5-foot wide attached sidewalk to match the improvements on either side.

7.2 Seraphina Street

a. Existing Conditions: There are two existing driveways from the site onto Seraphina Street located approximately 360-feet and 463-feet west of Sailer Avenue.

b. Policy:

Driveway Location Policy: District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.

Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

c. Applicant's Proposal: The applicant is proposing to close the existing driveway on Seraphina Street located approximately 360-feet west of Sailer Avenue.

The applicant is proposing to keep the existing driveway on Seraphina Street located approximately 463-feet west of Sailer Avenue as access to the proposed internal local roads.

d. Staff Comments/Recommendations: The applicant should be required to close the existing driveway from the site onto Seraphina Street, located 360-feet west of Sailer Avenue, with curb, gutter, and 5-foot wide sidewalk.

The applicant's proposal to keep the existing driveway on Seraphina Street located approximately 463-feet west of Sailer Avenue as access to the proposed internal local roads meets the District's driveway policies. However staff recommends that the applicant construct the proposed internal roads as private roads (see Finding 8).

8. Private Roads

a. Private Road Policy: District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:

- Designed to discourage through traffic between two public streets,
- Graded to drain away from the public street intersection, and
- If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

b. Staff Comments/Recommendations: The streets shown in Figure 1 on page 7 proposed as 26-foot wide local streets do not meet any ACHD standards. Because of this they should all be constructed as private roads.

If the City of Kuna approves the private road, the applicant shall be required to pave the private roadway a its full width and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Kuna, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

ACHD does not make any assurances that the private road, which is a part of this application, will be accepted as a public road if such a request is made in the future. Substantial redesign and reconstruction costs may be necessary in order to qualify this road for public ownership and maintenance.

The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements.
- Construct a stub street to the surrounding parcels.

9. Tree Planters

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

10. Landscaping

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

D. Site Specific Conditions of Approval

1. Repair or replace any damaged or broken curb, gutter, and sidewalk on Sailer Avenue and Seraphina Street abutting the site.

2. Construct a new internal commercial street, Cottage Street, as a 36-foot wide street section with curb, gutter, and 5-foot wide sidewalk within 50-feet of right-of-way.

3. Construct Cottage Street to extended to intersect Seraphina Street creating a continuous public street through the site.

4. Construct Cottage Street to intersect Sailer Avenue 240-feet north of Kuna Road, as proposed.

5. Close the existing driveway from the site onto Sailer Avenue, located 360-feet north of Kuna Road, with curb, gutter, and 5-foot wide sidewalk.

6. Close the existing driveway from the site onto Seraphina Street, located 360-feet west of Sailer Avenue, with curb, gutter, and 5-foot wide sidewalk.

7. As shown in Figure 1, construct the 26-foot wide streets as private roads.

8. Pave the first 30-feet of the private roads into the site beyond the edge of pavement of Seraphina Street and Cottage Street.

9. Install street name and stop signs for the private road/drive aisles. The signs may be ordered though the District. Verification of the correct, approved name of the road is required.

10. 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.

11. Payment of impact fees is due prior to issuance of a building permit.

12. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.

3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.

5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.

6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.

9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.

11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.

12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

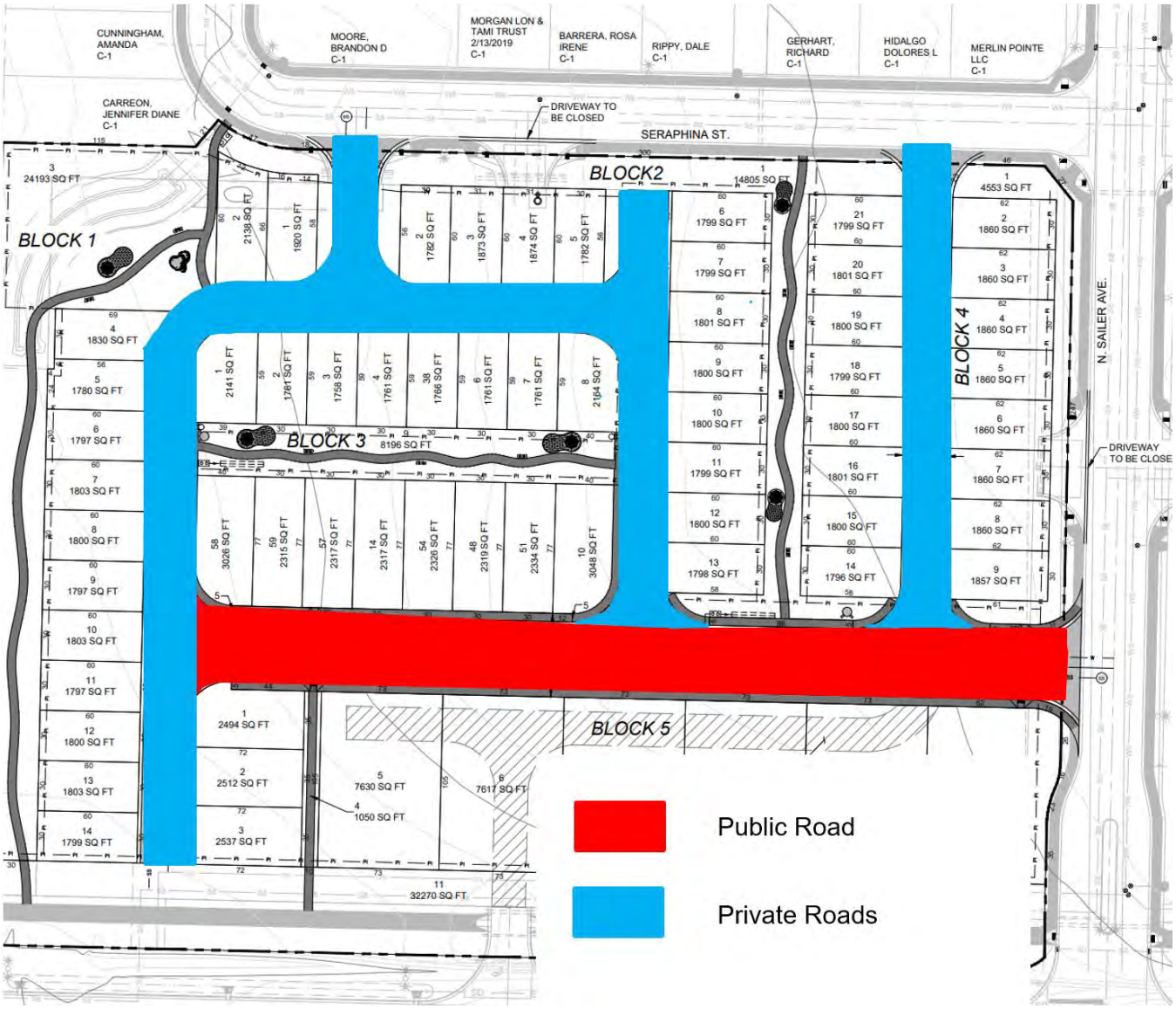
1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

G. Attachments

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

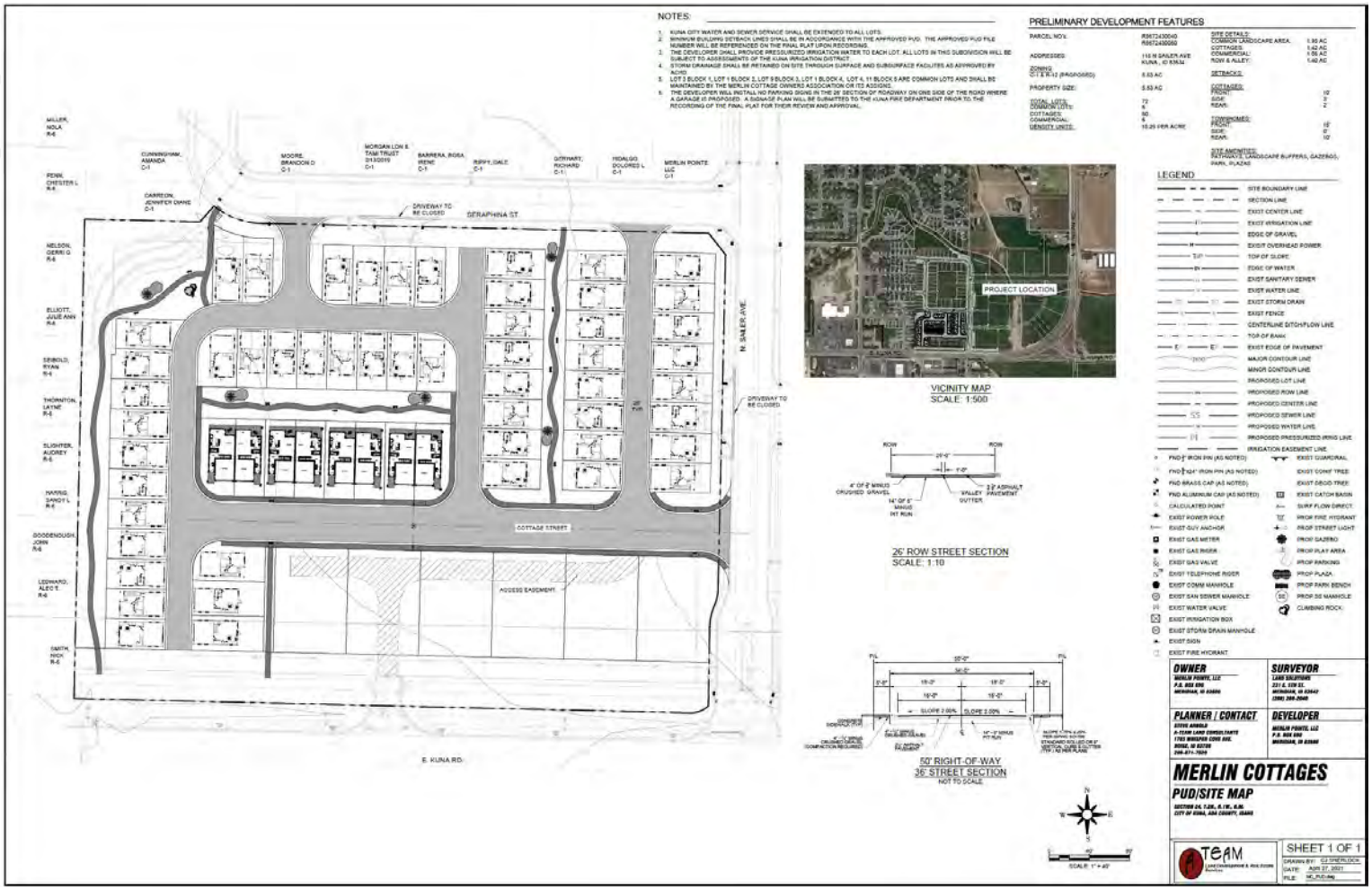
FIGURE 1


CUNNINGHAM, AMANDA C-1
MOORE, BRANDON D C-1
MORGAN LON & TAMI TRUST 2/13/2019 C-1
BARRERA, ROSA IRENE C-1
RIPPY, DALE C-1
GERHART, RICHARD C-1
HIDALGO DOLORES L C-1
MERLIN POINTE LLC C-1
CARREON, JENNIFER DIANE C-1
DRIVEWAY TO BE CLOSED
SERAPHINA ST.
BLOCK 1
BLOCK2
BLOCK 3
BLOCK 4
BLOCK 5
N. SAILER AVE.
DRIVEWAY TO BE CLOSE
Public Road
Private Roads

VICINITY MAP



SITE PLAN


NOTES:
PRELIMINARY DEVELOPMENT FEATURES
SERAPHINA ST
N. SAILER AVE
COTTAGE STREET
ACCESS EASEMENT
E. KUNA RD.
PROJECT LOCATION
VICINITY MAP
SCALE: 1:500
26' ROW STREET SECTION
SCALE: 1:10
50' RIGHT-OF-WAY
36' STREET SECTION
NOT TO SCALE
LEGEND
OWNER
SURVEYOR
PLANNER / CONTACT
DEVELOPER
MERLIN COTTAGES
PUD/SITE MAP
SHEET 1 OF 1

Ada County Utility Coordinating Council

Developer/Local Improvement District
Right of Way Improvements Guideline Request

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

1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.

2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.

3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.

4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Development Process Checklist

Items Completed to Date:

☒Submit a development application to a City or to Ada County

☒The City or the County will transmit the development application to ACHD

☒The ACHD **Planning Review Section** will receive the development application to review

☒The **Planning Review Section** will do one of the following:

☐Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.

☒Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

☒Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

☐For **ALL** development applications, including those receiving a **"No Review"** letter:

- The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
- The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.

☐Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:
Construction (Non-Subdivisions)

☐ **Driveway or Property Approach(s)**

- Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

☐ **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
  a) Traffic Control Plan
  b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

☐ **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

☐ **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

☐ **Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.

    a. Filing Fee: The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.

    b. Initiation: An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.

    c. Time to Reply: The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.

    d. Notice of Hearing: Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.

    e. Action by Commission: Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

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

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

Brady Barroso
Engineering Technician I

PRELIMINARY PLAT MEMORANDUM

To: **Jace Hellman** **- Planning and Zoning Director**

From: **Brady Barroso** **- Engineering Technician I**

Catherine Feistner **- Assistant City Engineer**

Date: **3 August 2021**

RE: **Public Works Comments**

Merlin Pointe Cottages – 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-06-ZC (Rezone), 20-05-SUP (Special Use Permit)

The Merlin Pointe Cottages and associated commercial, located on the northwest corner of E Avalon St and N Sailer Ave, dated 28 June 2021 has been reviewed. This review is based on land use as allowed or permitted in "R-12 and C-1" zones. This application encompasses 5.83 acres. This application contains a total of 60 single-family residential lots, 6 common lots, and 6 commercial lots. These comments apply to the application as they affect public works infrastructure. The applicant provided a preliminary plat and supporting documents as part of the application. Review of civil design drawings is accomplished separately, when received.

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

1) Inspection Fees

a) An inspection fee will apply to inspect the final construction of water, sewer, and irrigation facilities associated with this development.

b) The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.

c) The developer's engineer and the City's inspector are permitted to coordinate inspections. The current inspection fee is $1.00 per lineal foot of sewer, water, and pressure irrigation pipe. *Payment is due and payable prior to the pre-construction meeting.*

d) The Kuna Rural Fire District's current hydrant flow testing and plat base fee are $300.00 and $75.00 respectively for a total of $375.00. *Payment is due and payable prior to the pre-construction meeting.*

2) General

a) The Merlin Pointe Cottage Subdivision consists of 5.83 acres with City of Kuna C-1 zoning designation.

b) The Merlin Pointe Cottage Subdivision requests the development site be rezoned from C-1 to R-12 and C-1.
c) Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 191. This makes the realized density approximately 33 people per acre.
d) The preliminary plat shows three (3) total accesses to the subdivision, one (1) off of N Sailer Ave, and two (2) off of Seraphina St.
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) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
h) All positional information shall be from the most recent state plane coordinate system.
i) Provide engineering certification on all final engineering drawings.
j) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrance of the subdivision, at intersections, and at every 250' interval. Streetlights should coincide with Fire Hydrants whenever possible.
k) Kuna Rural Fire District (KRFD) requires fire hydrants at 500' intervals.

3) Right-of-Way

a) Public Works recommends replacing the proposed easement layout on lots 5-10, block 5 with a blanket cross-access easement.
b) Sufficient right-of-way for existing and future classified streets shall be provided pursuant to City & ACHD standards.
c) Approaches onto classified streets must comply with ACHD approach policies.
d) All street construction must meet or exceed City of Kuna and ACHD development standards.
e) 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.
f) The KRFD Deputy Fire Marshal must approve fire access to the subdivision and any traffic calming measures.
g) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4) Sanitary Sewer Connection

a) With the proposed changes and future phases, the applicant will need to upsize approximately a quarter mile of sewer pipe leading to the lift station.
b) The developer may be requested to participate with lift station and/or force main improvements.
c) The applicant's property is not connected to City services and is subject to connection fees for the ultimate connected sewer load. City Code 6-4-2-O requires Planned Unit Developments (PUD) and master planned communities to have a master utility plan that addresses sanitary sewer issues. 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.

d) There is 8-in. gravity sewer pipe surrounding the site on E. Seraphina St, N Sailer Ave, and north of E. Avalon St. The sewage flows to Orchard Lift Station, which currently has available capacity. The conveyance pipe leading to the lift station needs to be upgraded.
e) All sewer infrastructure must meet or exceed City of Kuna requirements.
f) Sewer flow models will be required to verify pipe sizes.
g) Sewer connection fees apply to each lot containing a home or other facility.
h) All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality requirements. Documentation shall be provided to the City of Kuna.
i) This application shall conform to the sewer masterplan 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-X requires PUDs and master planned communities to have a master utility plan that addresses potable water issues. City code 5-16-3-B.2 states public water utilities shall be extended to each parcel when water is available within three hundred (300) feet of the parcels.
b) There is water pipe surrounding the site on E. Seraphina St (8-in.), N. Sailer Ave (8-in.), and north of E. Avalon St (12-in.).
c) All water infrastructure must meet or exceed City of Kuna requirements.
d) Water flow models will be required to verify adequate water supply and fire suppression.
e) Water connection fees apply to each lot containing a home or other facility.
f) All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
g) This application shall conform to the water master plan as applicable.
h) Fire hydrants 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-I.
b) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
c) This project requires connection to the City's Pressurized Irrigation system.
d) There is 10-in. PI mainline south of the site, north of E. Avalon St.
e) Annexation into the municipal irrigation district and pooling of water rights is a requirement of the final plat approval.
f) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
g) Pressurized irrigation flow model will be required to verify adequate pressurized irrigation supply.
h) All residential, common lots, and open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection fee.
i) This application shall be conditioned to conform to the Pressure Irrigation Master Plan where applicable.

7) Grading and Storm Drainage

a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.

b) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.

c) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provided detailed drawings of drainage & treatment facilities with supporting calculation for review and approval.

d) Sidewalks, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.

e) 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.

8) As-Built Drawings

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

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

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

ADDENDUM FOR MERLIN POINTE COTTAGES SUBDIVISION

TO:	Jace Hellman	- Planning and Zoning Director
FROM:	Catherine Feistner, E.I.T.	- Assistant Kuna City Engineer
RE:	Public Works Comments for Merlin Pointe Cottages Subdivision (20-01-PUD, 20-08-S, 20-06-ZC, 20-05-SUP)	
DATE:	28 September 2021	

This addendum is in regards to the public infrastructure needed to service the Merlin Pointe Cottages Subdivision. The applicant proposes rezoning 5.83 acres from C-1 to both R-12 and C-1. The proposed Merlin Pointe Cottages Subdivision is located on a single lot of the previously approved Merlin Pointe Subdivision No. 1 plat. The original plat is dated 22 February, 2018.

The original concept plan specified a number of lots with an intended use. The public infrastructure was designed from this original concept plan. By rezoning this parcel to R-12, the demand on public infrastructure increases. This infrastructure has been constructed and is already in use. If the City approves this rezone, other lots and phases must decrease demand to accommodate the Merlin Pointe Cottages Subdivision.

Public Works staff largest concern is the 8-in. diameter sewer conveyance pipe; all phases of the Merlin Pointe Subdivision will contribute sewer to the 8-in. pipe. To make Merlin Pointe Cottages and the remaining phases of Merlin Pointe successful, the applicant will need to increase the pipe size for an estimated length of 1300 ft to accommodate their proposed use. The pipe size will be determined with flow modeling and further discussions with the developer of the remaining phases of Merlin Pointe Subdivision. Cost sharing may be an appropriate mechanism to pay for the pipe size increase.

Doug Hanson

From: Brenna Garro <BGarro@achdidaho.org>
Sent: Wednesday, October 6, 2021 10:22 AM
To: steve@ateamboise.com
Cc: Doug Hanson; Jessica Reid
Subject: RE: KPP21-0012 Merlin Cottages 20-01-PUD 20-08-S 20-06-ZC 20-05-SUP

Hi Steve,

At this time, I have no additional comments.

Thanks,

Brenna Garro
Planner, Development Services
Ada County Highway District
Phone: (208) 387-6346
bgarro@achdidaho.org

From: steve@ateamboise.com <steve@ateamboise.com>
Sent: Tuesday, October 5, 2021 2:54 PM
To: Brenna Garro <BGarro@achdidaho.org>
Cc: 'Doug Hanson' <dhanson@kunaid.gov>; 'Jessica Reid' <jreid@kunaid.gov>
Subject: RE: KPP21-0012 Merlin Cottages 20-01-PUD 20-08-S 20-06-ZC 20-05-SUP

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Brenna,

We put together an exhibit that shows the offset (see attached), please let me know your thoughts. It can be moved to 125' if needed but as I read the policy highlighted in yellow below it would allow the offset of 100'? If we need to move just let us know.

Thank You,

Steve Arnold, Project Manager
208-871-7020
Steve@ateamboise.com

From: Brenna Garro <BGarro@achdidaho.org>
Sent: Friday, September 24, 2021 9:41 AM
To: steve@ateamboise.com
Cc: 'Doug Hanson' <dhanson@kunaid.gov>; 'Jessica Reid' <jreid@kunaid.gov>
Subject: RE: KPP21-0012 Merlin Cottages 20-01-PUD 20-08-S 20-06-ZC 20-05-SUP

Hi Steve,

The access onto Sailer Avenue need to offset by 125-feet from each other and Seraphina Street.

The alley does not meet policy. Please see our alley policies below my signature.

Thanks!

Brenna Garro
Planner, Development Services
Ada County Highway District
Phone: (208) 387-6346
bgarro@achdidaho.org

New Alley Policy: District Policy 7210.3.1 requires the minimum right-of-way width for all new residential alleys shall be a minimum of 16-feet or a maximum of 20-feet. If the residential alley is 16-feet in width building setbacks required by the land use agency having jurisdiction shall provide sufficient space for the safe backing of vehicles into the alley (see Section 7210.3.3). The minimum right-of-way width for all new commercial or mixed-use alleys shall be 20-feet. All alleys shall be improved by paving the full width and length of the right-of-way.

Dedication of clear title to the right-of-way and the improvement of the alley, and acceptance of the improvement by the District as meeting its construction standards, are required for all alleys contained in a proposed development.

Existing Alley Policy: District Policy 7210.2 states that if a proposed development abuts an existing alley, the dedication of additional right-of-way to obtain a minimum width from the centerline of the alley of 8-feet for residential uses and 10-feet for non-residential or commercial uses may be required. Each development will be reviewed by the District on a case-by-case basis. If the proposed development takes access from an alley, the developer will be required to pave the entire width of the right-of-way from the nearest public street to and abutting the development.

Alley Length Policy: District Policy 7210.3.2 states that alleys shall be no longer than 700-feet in length. If the lead land use agency having jurisdiction requires a shorter block length, the alley shall be no longer than the agency's required block length.

Alley Parking & Setbacks Policy: District Policy 7210.3.3 states that parking within the alley right-of-way is prohibited. "No Parking" signs are required to be installed by the developer. The signs should be located at the alley/street intersections. Parking which is entered from the alley shall be designed so the minimum clear distance from the back of the parking stall to the opposite side of the alley is 20-feet for all perpendicular parking.

Setbacks for structures taking access from the alley should be closely coordinated with the lead land use agency. The setbacks shall either discourage parking within the alley (where it may partially block or occur within the right-of-way) or allow adequate area for one perpendicular parking pad. In order to discourage parking, building setbacks shall be minimal from the alley right-of-way line, while still achieving the required 20-feet of back-up space from a garage or other parking structure to the opposite side of the alley (i.e. 4-foot setback + 16-foot alley= 20-feet for back-up space).

Alleys as Stub Street Policy: District Policy 7210.3.5 states that alleys may be constructed as stubs to adjacent properties if the same land use pattern is desired by the lead land use agency and the continuation of the alley is associated with a parallel stub street with an appropriate turnaround. The District will only consider an alley as a stub street if there is full support from the lead land use agency (indicated either by staff or Commission/Council support). Some lead land use agencies may require a temporary turnaround at the end of the stubbed alley. Typically support will be granted from the lead land use agency if the property being stubbed to is either zoned similarly or has the same comprehensive plan designation as the property being developed (i.e. densities and land use layout are anticipated to be similar). Prior to the District approving an alley as a stub, the applicant shall seek comment and/or a conceptual plan from the adjacent property owner.

If an alley is to be stubbed to an adjacent property for future development the area should have an established circulation plan that supports the temporary dead-end. An alley may be stubbed to an adjacent property; there may be interim restrictions on building lots, turnarounds, sanitary service provision, emergency access provision, and other related items.

Alley Intersections and Offsets Policy: District policy 7210.3.7 states that alleys should intersect public streets at each end. In specific circumstances as outlined in the policies below, the District may consider allowing an alley to intersect a public street at only one end. A 90-degree angle of intersection shall be designed where practical. In no case shall the intersecting angle be less than 75-degrees, as measured from centerline of intersecting street. An access to an alley shall be located a minimum of 50-feet from the nearest street (measured centerline to centerline).

Alley/Alley Intersection Policy: District policy 7210.3.7.1 states that alley to alley intersection may only be considered or allowed under the specific circumstances identified below:

- The lead land use agency supports the land use proposing an alley to alley intersection.
- The intersecting alleys provide access to residential uses. On a case by case basis the District will consider allowing the alley to alley intersections for mixed use areas within a development.
- For alley/alley intersections, base the sight triangle on the 10x20 and use ACHD Policy 7200 Figure 3, but decrease the driver's eye location to 10' from the edge of travel way.
- For the horizontal curves in an alley base the clear sight triangle on AASHTO equation 3-38. HSO=R(1-cos(28.65*S/R)). The value for S shall be based on a single vehicle approaching a nonmoving object at 15 mph.
- Appropriate radii and site distances are accommodated at the alley/alley intersection. The minimum inside radius at the alley/alley intersection shall be 28-feet and the minimum outside radius shall be 48-feet. The radii at the intersection shall accommodate the planned design vehicle, most typically a sanitary services vehicle.
- The sight triangles shall either be identified as common spaces with landscaping restrictions or permanent easements identified on the plat.
- A coordination meeting is held with the applicable agency staff (fire department, police department, sanitary service provider, land use agency, and ACHD) to discuss and resolve potential issues.

- The crossing alley has a maximum block length of 500-feet (measured near edge to near edge of the intersecting streets). The crossing alley shall intersect a public street at each end and shall not terminate at another alley. The crossing alley is the alley that has intersections with two public streets and an intersection with the perpendicular alley.

Alley/Local Street Intersections Policy: District Policy 7210.3.7.2 states that alleys may intersect all types of local streets including minor local streets. Alleys shall generally be designed with a curb cut type approach when intersecting a local street. Alleys shall generally intersect streets in the middle of the block equally offsetting the intersecting streets. Alleys shall either align with alley/street intersections or provide a minimum 100-foot offset (measured centerline to centerline) from other local street intersections. For alley intersections with local streets, the District may consider a reduced offset if the lead land use agency's required lot size allows for shorter buildable lots.

From: steve@ateamboise.com <steve@ateamboise.com>
Sent: Thursday, September 23, 2021 4:48 PM
To: Brenna Garro <BGarro@achdidaho.org>
Cc: 'Doug Hanson' <dhanson@kunaid.gov>; 'Jessica Reid' <jreid@kunaid.gov>
Subject: RE: KPP21-0012 Merlin Cottages 20-01-PUD 20-08-S 20-06-ZC 20-05-SUP

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Brenna,

What are your thoughts on the attached concept?

Thank You,

Steve Arnold, Project Manager
208-871-7020
Steve@ateamboise.com

From: Brenna Garro <BGarro@achdidaho.org>
Sent: Tuesday, August 24, 2021 4:00 PM
To: steve@ateamboise.com
Cc: Doug Hanson <dhanson@kunaid.gov>; Jessica Reid <jreid@kunaid.gov>
Subject: RE: KPP21-0012 Merlin Cottages 20-01-PUD 20-08-S 20-06-ZC 20-05-SUP

Good afternoon,

Attached is the ACHD staff report for the Merlin Cottages site located at 115 N Sailer Avenue. Please respond to this email with any questions or concerns you may have.

Cheers,

Brenna Garro
Planner, Development Services
Ada County Highway District
Phone: (208) 387-6346
bgarro@achdidaho.org



From: Brenna Garro
Sent: Friday, August 20, 2021 1:25 PM
To: steve@ateamboise.com
Cc: Doug Hanson <dhanson@kunaid.gov>; Jessica Reid <jreid@kunaid.gov>
Subject: KPP21-0012 Merlin Cottages 20-01-PUD 20-08-S 20-06-ZC 20-05-SUP

Good afternoon,

Attached is the ACHD draft staff report for the Merlin Cottages site located at 115 N Sailer Avenue. Please respond to this email with any questions or concerns by Tuesday, August 24th, at 4:00pm before ACHD issues the final staff report.

Cheers,

Brenna Garro
Planner, Development Services
Ada County Highway District
Phone: (208) 387-6346
bgarro@achdidaho.org



Virus-free. www.avg.com

Project/File: **Merlin Cottages/ KPP21-0012/ 20-01-PUD/ 20-08-S/ 20-06-ZC/ 20-05-SUP**
This is a rezone, a planned unit development, special use permit, and preliminary plat application to allow for the development of a 72-lot mixed-use development on 5.83-acres.



Lead Agency: City of Kuna

Site address: 115 N Sailer Avenue

Staff Approval: November 5th, 2021

Applicant: A Team Boise
Steve Arnold
1785 Whisper Cove Avenue
Boise, ID 83709

Staff Contact: Brenna Garro
Phone: 387-6346
E-mail: bgarro@achdidaho.org

A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a rezone for a portion of the site from C-1 (Neighborhood Commercial) to R-12 (High density Residential), a planned unit development, a special use permit, and preliminary plat application consisting of 72-lots (60 single-family lots, 6 common lots, and 6 commercial lots) for a mixed-use development on 5.83-acres.

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

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Neighborhood Commercial	C-1
South	Medium density Residential, Area Commercial (City of Kuna) Estate Residential (Ada County)	R-6, C-2, R1
East	Neighborhood Commercial	C-1
West	Medium density Residential	R-6

3. **Site History:** ACHD previously reviewed this site as Merlin Pointe/13-01-AN/13-01-ZC/13-01-S/13-01-DA in August 2013. The requirements of this staff report are not consistent with those of the prior action as this site was previously zoned for commercial uses.

   ACHD previously reviewed this site as Merlin Cottages/ KPP20-0014/ 20-01-PUD/ 20-08-S/ 20-06-ZC/ 20-05-PUD in November 2020. The requirements of this staff report are not consistent with those of the prior action.

4. **Transit:** Transit services are not available to serve this site.

5. **New Center Lane Miles:** The proposed development includes 0.16 centerline miles of new public road.

6. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.

7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**

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

B. Traffic Findings for Consideration

1. **Trip Generation:** The residential portion of this development is estimated to generate 566 vehicle trips per day; 60 vehicle trips per hour in the PM peak hour for single-family use, based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

   Estimated Trip Generation for Commercial Uses:

Use (per 1,000 square feet)	Average Daily Trips	PM Peak Hour Trip Generation
Drive in Bank (drive-in lanes)	124.76	27.15
Hair Salon (1,000 sf)	N/A	1.45
Convenience Market (1,000 sf)	762.28	49.11
Medical/Dental Office Building (1,000 sf)	34.80	3.46

2. **Condition of Area Roadways**

   Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count
**State Highway 69/ Kuna Road/ Avalon Street	635-feet	Principal Arterial	708
Sailer Avenue	445-feet	Local	N/A
Seraphina Street	500-feet	Local	N/A

   ** ACHD does not set level of service thresholds for State Highways.

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

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

   - The average daily traffic count for Kuna Road west of SH-69/Meridian Road was 12,031 on 12/31/2019.
   - There are no current traffic counts for Sailer Avenue and Seraphina Street.

4. **Roadways to Bikeways Master Plan:** ACHD's Roadways to Bikeways Master Plan (BMP) was adopted by the ACHD Commission in May of 2009 and was update in 2018. The plan seeks to implement the Planned Bicycle Network to support bicycling as a viable transportation option for Ada County residents with a wide range of ages and abilities, maintain bicycle routes in a state of good repair in order to ensure they are consistently available for use, promote awareness of existing bicycle routes and features and support encouragement programs and to facilitate coordination and

cooperation among local jurisdictions in implementing the Roadways to Bikeways Plan recommendations.

There are no BMP roadways identified within the area of the development.

C. Findings for Consideration

1. State Highway SH-69/ Kuna Road/Avalon Street

SH-69/Kuna Road/Avalon Street is under the jurisdiction of the Idaho Transportation Department (ITD). The applicant, City of Kuna, and ITD should work together to determine if additional right-of-way or improvements are necessary on SH-69/Kuna Road/Avalon Street.

Staff Comments/Recommendations: The applicant is proposing to use an existing driveway onto SH-69/Kuna Road/Avalon Street located 355-feet west of Sailer Avenue to provide access to the commercial uses. This driveway was previously approved by ITD as part of the Merlin Pointe Subdivision development application.

2. Sailer Avenue

a. Existing Conditions: Sailer Avenue is improved with 2-travel lanes, vertical curb, gutter, and 5-foot wide sidewalk abutting the site. There is 60-feet of right-of-way for Sailer Avenue (30-feet from centerline).

b. Policy:

Commercial Roadway Policy: District Policy 7208.2.1 states that the developer is responsible for improving all commercial street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7208.5 states that right-of-way widths for new commercial streets shall typically be 50 and 70-feet wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 36-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and on-street parking.
- A 40-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane.
- A 46-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane and bike lanes.

Sidewalk Policy: District Policy 7208.5.6 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all commercial streets. If a separated sidewalk is proposed, a parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip.

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

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

c. **Applicant's Proposal:** The applicant is not proposing any frontage improvements on Sailer Avenue abutting the site.

d. **Staff Comments/Recommendations:** Sailer Avenue is fully improved with 2-travel lanes, vertical curb, gutter, and 5-foot wide sidewalk. Therefore, no additional right-of-way dedication or street improvements are required as part of this application.

Consistent with District Minor Improvements policy, the applicant should be required to repair or replace any damaged or broken curb, gutter, and sidewalk on Sailer Avenue abutting the site.

3. Seraphina Street

a. **Existing Conditions:** Seraphina Street is improved with 2-travel lanes, curb, gutter, and 5-foot wide sidewalk abutting the site. There is 50-feet of right-of-way for Seraphina Street (25-feet from centerline).

b. **Policy:**

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

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

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

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

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

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

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

Minor Improvements Policy: District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter, and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

c. **Applicant's Proposal:** The applicant is not proposing any frontage improvements on Seraphina Street abutting the site.

d. **Staff Comments/Recommendations:** Consistent with District Minor Improvements policy, the applicant should be required to repair or replace any damaged or broken curb, gutter, and sidewalk on Seraphina Street abutting the site.

4. Internal Commercial Roads

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

b. **Policy:**

Commercial Roadway Policy: District Policy 7208.2.1 states that the developer is responsible for improving all commercial street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7208.5 states that right-of-way widths for new commercial streets shall typically be 50 and 70-feet wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 36-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and on-street parking.

Continuation of Streets Policy: District Policy 7208.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

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

Sidewalk Policy: District Policy 7208.5.6 requires a concrete sidewalks at least 5-feet wide to be constructed on both sides of all commercial streets. If a separated sidewalk is proposed, a parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip.

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

c. **Applicant's Proposal:** The applicant is proposing to construct new internal commercial streets, Cottage Street and Merlin Avenue, as a 36-foot wide street section with curb, gutter, and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.

d. Staff Comments/Recommendations: The applicant's proposal to construct new internal commercial streets, Cottage Street and Merlin Avenue, as a 36-foot wide street section with curb, gutter, and 5-foot wide attached sidewalk within 50-feet of right-of-way meets District policy and should be approved as proposed.

5. Alleys

a. Existing Conditions: There are no alleys within the site.

b. Policy:

New Alley Policy: District Policy 7210.3.1 requires the minimum right-of-way width for all new residential alleys shall be a minimum of 16-feet or a maximum of 20-feet. If the residential alley is 16-feet in width building setbacks required by the land use agency having jurisdiction shall provide sufficient space for the safe backing of vehicles into the alley (see Section 7210.3.3). The minimum right-of-way width for all new commercial or mixed-use alleys shall be 20-feet. All alleys shall be improved by paving the full width and length of the right-of-way.

Dedication of clear title to the right-of-way and the improvement of the alley, and acceptance of the improvement by the District as meeting its construction standards, are required for all alleys contained in a proposed development.

Alley Length Policy: District Policy 7210.3.2 states that alleys shall be no longer than 700-feet in length. If the lead land use agency having jurisdiction requires a shorter block length, the alley shall be no longer than the agency's required block length.

Alley Parking & Setbacks Policy: District Policy 7210.3.3 states that parking within the alley right-of-way is prohibited. "No Parking" signs are required to be installed by the developer. The signs should be located at the alley/street intersections. Parking which is entered from the alley shall be designed so the minimum clear distance from the back of the parking stall to the opposite side of the alley is 20-feet for all perpendicular parking.

Setbacks for structures taking access from the alley should be closely coordinated with the lead land use agency. The setbacks shall either discourage parking within the alley (where it may partially block or occur within the right-of-way) or allow adequate area for one perpendicular parking pad. In order to discourage parking, building setbacks shall be minimal from the alley right-of-way line, while still achieving the required 20-feet of back-up space from a garage or other parking structure to the opposite side of the alley (i.e. 4-foot setback + 16-foot alley= 20-feet for back-up space).

Alley Intersections and Offsets Policy: District policy 7210.3.7 states that alleys should intersect public streets at each end. In specific circumstances as outlined in the policies below, the District may consider allowing an alley to intersect a public street at only one end. A 90-degree angle of intersection shall be designed where practical. In no case shall the intersecting angle be less than 75-degrees, as measured from centerline of intersecting street. An access to an alley shall be located a minimum of 50-feet from the nearest street (measured centerline to centerline).

Alley/Local Street Intersections Policy: District Policy 7210.3.7.2 states that alleys may intersect all types of local streets including minor local streets. Alleys shall generally be designed with a curb cut type approach when intersecting a local street. Alleys shall generally intersect streets in the middle of the block equally offsetting the intersecting streets. Alleys shall either align with alley/street intersections or provide a minimum 100-foot offset (measured centerline to centerline) from other local street intersections. For alley intersections with local streets, the District may consider a reduced offset if the lead land use agency's required lot size allows for shorter buildable lots.

c. **Applicant's Proposal:** The applicant is proposing to construct a new alley within the site as a 20-foot wide alley street section to run east/west between Sailer Avenue and Merlin Avenue. This alley is proposed to provide sole access to lots 2-12 of block 3 and lots 1-11 of block 4.

d. **Staff Comments/Recommendations:** The applicant's proposal to construct a new alley within the site as a 20-foot wide alley street section to run east/west between Sailer Avenue and Merlin Avenue does not meet District alley policies as an alley cannot provide sole access and should not be approved, as proposed. Staff recommend that this alley be redesigned and constructed as a private road.

6. Roadway Offsets

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

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

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

c. **Applicant's Proposal:** The applicant is proposing to construct a new internal street, Cottage Street, to intersect Sailer Avenue approximately 240-feet north of Kuna Road.

The applicant is proposing to construct a new internal street, Merlin Avenue, to intersect Seraphina Street approximately 125-feet east of Bay Haven Avenue.

d. **Staff Comments/Recommendations:** The applicant's proposal to construct a new internal street, Cottage Street, to intersect Sailer Avenue 240-feet north of Kuna Road meets District policy and should be approved, as proposed.

The applicant's proposal to construct a new internal street, Merlin Avenue, to intersect Seraphina Street 125-feet east of Bay Haven Avenue meets District policy and should be approved, as proposed.

7. Driveways

7.1 Sailer Avenue

a. **Existing Conditions:** There is an existing driveway from the site onto Sailer Avenue located approximately 360-feet north of Kuna Road.

b. **Policy:**
Driveway Location Policy: District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.

Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

c. **Applicant's Proposal:** The applicant is proposing to close the existing driveway on Sailer Avenue located approximately 360-feet north of Kuna Road.

d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. The driveway should be closed with the construction of curb, gutter, and 5-foot wide attached sidewalk to match the improvements on either side.

7.2 Seraphina Street

a. **Existing Conditions:** There are two existing driveways from the site onto Seraphina Street located approximately 360-feet and 463-feet west of Sailer Avenue.

b. **Policy:**

Driveway Location Policy: District policy 7207.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector or arterial street intersection.

Successive Driveways: District Policy 7207.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7207.4.3 states that where vertical curbs are required, residential driveways shall be restricted to a maximum width of 20-feet and may be constructed as curb-cut type driveways.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

c. **Applicant's Proposal:** The applicant is proposing to close the existing driveway on Seraphina Street located approximately 360-feet west of Sailer Avenue.

The applicant is proposing to reconstruct existing driveway on Seraphina Street located approximately 463-feet west of Sailer Avenue, as an entrance to an internal commercial road located approximately 125-feet east of Bay Haven Avenue.

d. **Staff Comments/Recommendations:** The applicant should be required to close the existing driveway from the site onto Seraphina Street, located 360-feet west of Sailer Avenue, with curb, gutter, and 5-foot wide sidewalk.

The applicant's proposal to reconstruct existing driveway on Seraphina Street located approximately 463-feet west of Sailer Avenue, as an entrance to an internal commercial road located approximately 125-feet east of Bay Haven Avenue, meets District policy and should be approved, as proposed.

8. Private Roads

a. **Private Road Policy:** District policy 7212.1 states that the lead land use agencies in Ada County establish the requirements for private streets. The District retains authority and will review the proposed intersection of a private and public street for compliance with District intersection policies and standards. The private road should have the following requirements:

- Designed to discourage through traffic between two public streets,
- Graded to drain away from the public street intersection, and
- If a private road is gated, the gate or keypad (if applicable) shall be located a minimum of 50-feet from the near edge of the intersection and a turnaround shall be provided.

Driveway Location Policy: District policy 7208.4.1 requires driveways near intersections to be located a minimum of 75-feet (measured centerline-to-centerline) from the nearest local street intersection, and 150-feet from the nearest collector/arterial or arterial street intersection.

Successive Driveways: District Policy 7208.4.1 states that successive driveways away from an intersection shall have no minimum spacing requirements for access points along a local street, but the District does encourage shared access points where appropriate.

Driveway Width Policy: District policy 7208.4.3 restricts commercial driveways to a maximum width of 40-feet. Most commercial driveways will be constructed as curb-cut type facilities.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7208.4.3, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway.

b. Applicant's Proposal: The applicant is proposing to construct a 28-foot wide private road, Merlin Lane, within the site to intersect the proposed internal roads at two points in alignment with Cottage Street and the proposed alleyway.

c. Staff Comments/Recommendations: The applicant's proposal to construct a 28-foot wide private road, Merlin Lane, within the site to intersect the proposed internal roads at two points in alignment with Cottage Street and the proposed alleyway meets District policy. However, staff recommends that the proposed alleyway and the portion of Cottage Street between the Merlin Avenue and Merlin Lane be constructed as a private road. The private road approaches at the intersections of the proposed internal streets should be constructed as curb cut type approaches. See Figure 1.

If the City of Kuna approves the private road, the applicant shall be required to pave the private roadway a its full width and at least 30-feet into the site beyond the edge of pavement of all public streets and install pavement tapers with 15-foot curb radii abutting the existing roadway edge. If private roads are not approved by the City of Kuna, the applicant will be required to revise and resubmit the preliminary plat to provide public standard local streets in these locations.

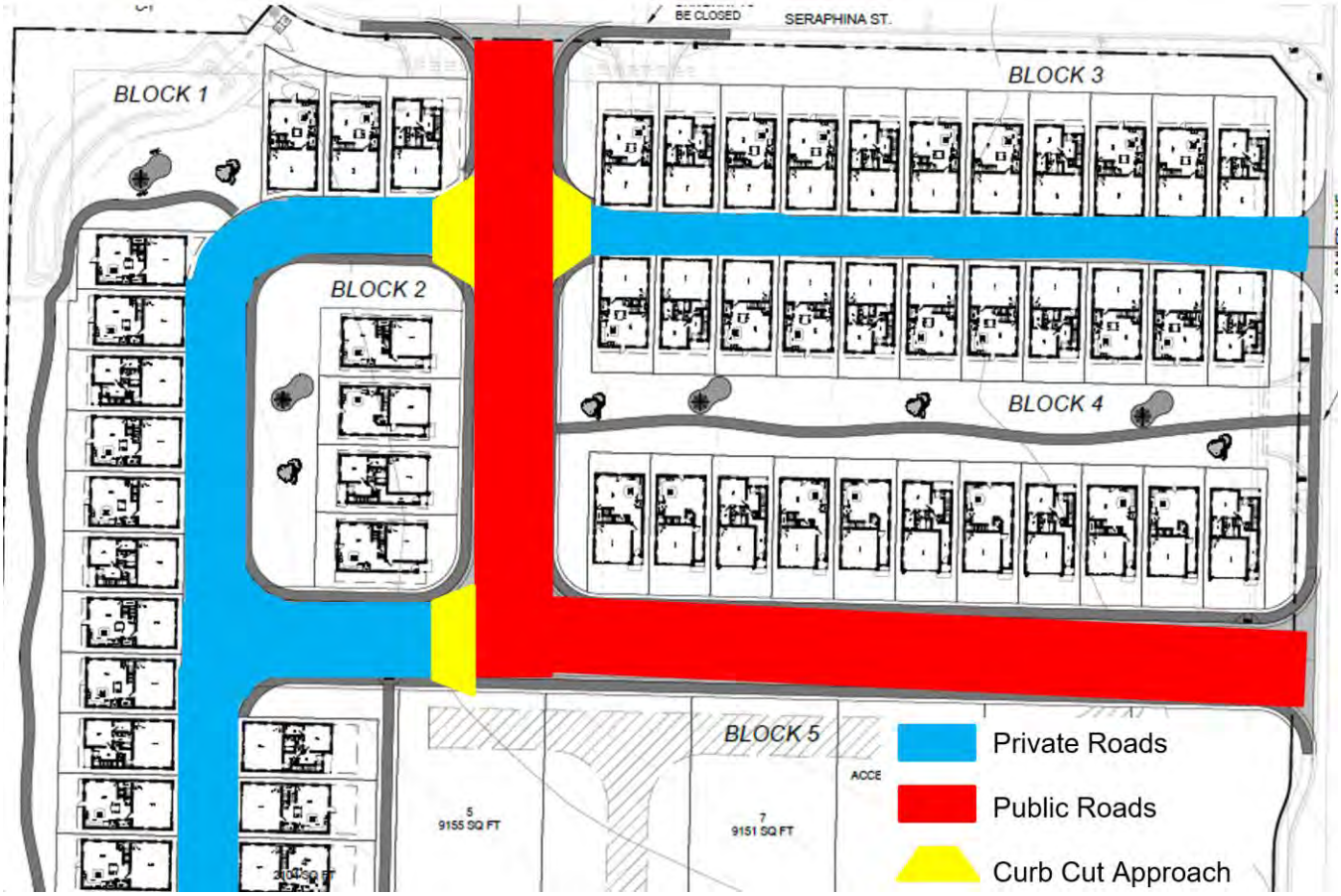
Street name and stop signs are required for the private road. The signs may be ordered through the District. Verification of the correct, approved name of the road is required.

ACHD does not make any assurances that the private road, which is a part of this application, will be accepted as a public road if such a request is made in the future. Substantial redesign and reconstruction costs may be necessary in order to qualify this road for public ownership and maintenance.

The following requirements must be met if the applicant wishes to dedicate the roadway to ACHD:

- Dedicate a minimum of 50-feet of right-of-way for the road.
- Construct the roadway to the minimum ACHD requirements.
- Construct a stub street to the surrounding parcels.

Figure 1.



9. Tree Planters

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

10. Landscaping

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

D. Site Specific Conditions of Approval

1. Repair or replace any damaged or broken curb, gutter, and sidewalk on Sailer Avenue and Seraphina Street abutting the site.

2. Construct Cottage Street and Merlin Avenue as 36-foot wide street sections with curb, gutter, and 5-foot wide sidewalk within 50-feet of right-of-way.

3. Construct Cottage Street to intersect Sailer Avenue 240-feet north of Kuna Road, as proposed.

4. Construct Merlin Avenue to intersect Seraphina Street 125-feet east of Bay Haven Avenue, as proposed.

5. Close the existing driveway from the site onto Sailer Avenue, located 360-feet north of Kuna Road, with curb, gutter, and 5-foot wide sidewalk.

6. Close the existing driveway from the site onto Seraphina Street, located 360-feet west of Sailer Avenue, with curb, gutter, and 5-foot wide sidewalk.

7. Reconstruct existing driveway on Seraphina Street located approximately 463-feet west of Sailer Avenue, as an entrance to an internal commercial road located approximately 125-feet east of Bay Haven Avenue.

8. Construct Merlin Lane as a 28-foot wide private road to intersect Merlin Avenue as a curb cut type approach, as shown in Figure 1.

9. Construct the portion of Cottage Street between the Merlin Avenue and Merlin Lane as a 28-foot wide private road to intersect Cottage Street as a curb cut type approach, as shown in Figure 1.

10. Construct the proposed 20-foot wide alley street section as a private road to intersect Sailer Avenue 119-feet south of Seraphine Street, as shown in Figure 1.

11. Construct the proposed 20-foot wide alley street section as a private road with a curb cut type approach onto Merlin Avenue, as shown in Figure 1.

12. Install street name and stop signs for the private road/drive aisles. The signs may be ordered though the District. Verification of the correct, approved name of the road is required.

13. 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.

14. Payment of impact fees is due prior to issuance of a building permit.

15. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.

3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.

5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.

6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking

ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.

8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.

9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.

11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.

12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

F. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.

2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

G. Attachments

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

FIGURE 1


BE CLOSED
SERAPHINA ST.
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
5
9155 SQ FT
7
9151 SQ FT
Private Roads
Public Roads
Curb Cut Approach

VICINITY MAP



SITE PLAN


CARREON, JENNIFER DIANE C-1
DRIVEWAY TO BE CLOSED
SERAPHINA ST.
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
MERLIN AVENUE
N. BAKER AVE
DRIVEWAY TO BE CLOSED
COTTAGE STREET
MERLIN LANE
ACCESS EASEMENT
8
9150 SQ FT
7
9151 SQ FT

Ada County Utility Coordinating Council

Developer/Local Improvement District
Right of Way Improvements Guideline Request

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

1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.

2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.

3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.

4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Development Process Checklist

Items Completed to Date:

☒Submit a development application to a City or to Ada County

☒The City or the County will transmit the development application to ACHD

☒The ACHD **Planning Review Section** will receive the development application to review

☒The **Planning Review Section** will do one of the following:

☐Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.

☒Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

☒Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

☐For **ALL** development applications, including those receiving a **"No Review"** letter:

- The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
- The applicant is required to get a permit from Construction Services (ACHD) for ANY work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.

☐Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:
Construction (Non-Subdivisions)

☐ **Driveway or Property Approach(s)**

- Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

☐ **Working in the ACHD Right-of-Way**

- Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
  a) Traffic Control Plan
  b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

☐ **Sediment & Erosion Submittal**

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

☐ **Idaho Power Company**

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

☐ **Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.

    a. Filing Fee: The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.

    b. Initiation: An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.

    c. Time to Reply: The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.

    d. Notice of Hearing: Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.

    e. Action by Commission: Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

Doug Hanson

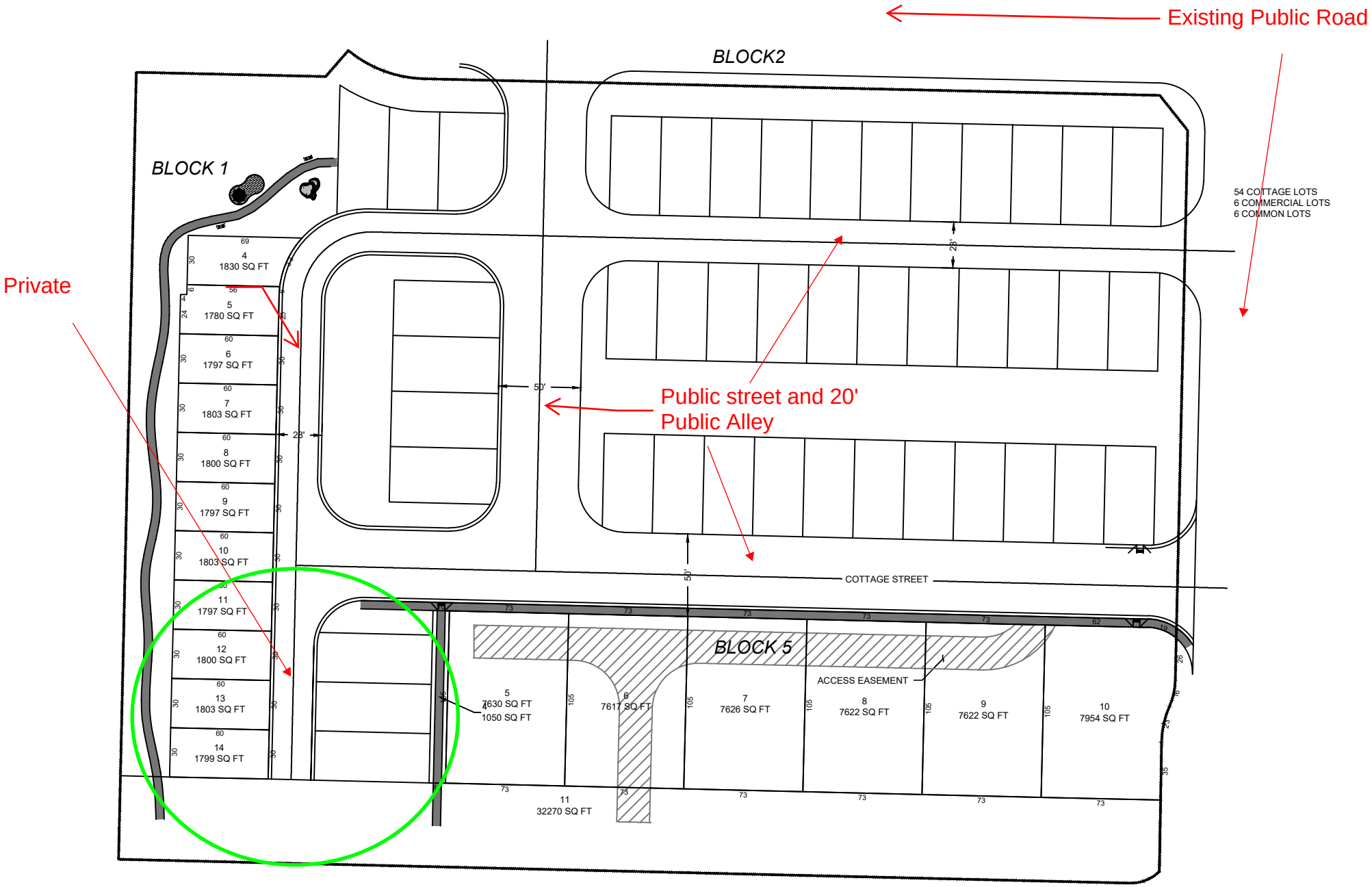
From: Scott Arellano <scott@fccnwi.com>
Sent: Tuesday, October 5, 2021 11:52 AM
To: Doug Hanson
Cc: TLawrence Kuna Fire
Subject: Re: Merlin Cottages Road Layout

Hi Doug, No, there are no concerns with that layout.

Scott Arellano, CFM
Kuna Rural Fire District
1.208.629.8636 (office)
scott@fccnwi.com

On Tue, Oct 5, 2021 at 11:41 AM Doug Hanson <dhanson@kunaid.gov> wrote:

> Scott,
>
> Does the fire district have any issues with the proposed road layout on the concept plan attached? More specifically, the termination of the private road without a turnaround, it appears this segment of road is less than 150 feet in length from the public road, so would that negate the need for a turnaround?
>
> Best,
>
> Doug Hanson
>
> Planner II
>
> City of Kuna
>
> 751 W 4th St
>
> Kuna, ID 83634
>
> dhanson@kunaid.gov
>
> 208.287.1771


Existing Public Road
BLOCK2
BLOCK 1
54 COTTAGE LOTS
6 COMMERCIAL LOTS
6 COMMON LOTS
Private
Public street and 20'
Public Alley
COTTAGE STREET
BLOCK 5
ACCESS EASEMENT
4
1830 SQ FT
5
1780 SQ FT
6
1797 SQ FT
7
1803 SQ FT
8
1800 SQ FT
9
1797 SQ FT
10
1803 SQ FT
11
1797 SQ FT
12
1800 SQ FT
13
1803 SQ FT
14
1799 SQ FT
5
7630 SQ FT
1050 SQ FT
6
7617 SQ FT
7
7626 SQ FT
8
7622 SQ FT
9
7622 SQ FT
10
7954 SQ FT
11
32270 SQ FT
28'
50'
50'

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.

Dec 9, 2021

Dear City of Kuna

We have no further contact with the developer of Merlin Cottages. We have reached out, but there hasn't been a returned call.

Kuna School District has experienced approximately 2% growth over the last ten years. Given the current approvals you have granted, we will be beyond our ability to serve the homes of Merlin Cottages, which are built without additional bonds. The number of developments that encompass these 3, once built out, put all of the schools over capacity.

In the 2019 City of Kuna Comprehensive Plan approved by the City Council you state: "School facilities will expand, as needed, to keep pace with Kuna's growing population." In order to expand we require partnerships with the developers and most importantly, bonds. As you know, bonds in the State of Idaho require a 67% super majority to pass for school construction and expansion. We cannot legally advocate for a bond, therefore passage to keep up with growth is not in our control.

Whale our buses can turn into Sailor, they are doing so for one or two special education students. Our Transportation Director indicates they will not be turning in there for general education students because as a practice, we normally do not. Any general education students in this development would need safe walking passage, including lighting, all the way to Kay St.

We also seek partnerships with the residential developers of this area. Few have come forward to help offset the costs associated with expansion. When those partnerships are established we will always inform the City of Kuna through an amended letter.

In the future we will write a more detailed letter with the period of Agency Comment.

Regards,

David Reinhart and Robbie Reno
School District Planners

711 E. Porter Rd., Kuna, Idaho 83634
Phone: (208) 922-1000 FAX: (208) 922-5646

Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

February 3, 2022

Doug Hanson
City Planner
751 W 4th Street
P.O. Box 13
Kuna, Idaho 83634

VIA EMAIL

Development Application	**20-01-PUD, 20-08-S, 20-06-ZC, 20-05-SUP**
Project Name	**MERLIN COTTAGES**
Project Location	115 North Sailer Avenue, north of SH-69 milepost 101.
Project Description	Planned Unit Development approval for an approximately 5.83 acre parcel, with C-1 (Neighborhood Commercial) and R-12 (High Density Residential) zoning districts. Applicants requests pre-plat approval in order to subdivide the approximate 5.83 acres into 66 lots; 6 common lots, 54 cottages, and 6 commercial lots.
Applicant	Steve Arnold

The Idaho Transportation Department (ITD) reviewed the referenced planned unit development, preliminary plat, rezone, and special use permit applications and has the following comments:

1. This project abuts the State Highway system.

2. ITD had previously reviewed a Traffic Impact Study for Phase 1 of Merlin Pointe Subdivision. The proposed development (Merlin Cottages) changes the trip generation numbers however the mitigation required for Phase 1 of Merlin Pointe, which Merlin Cottages is a part, remains unchanged. Below is a table comparing the previously studied uses and the new proposed uses.

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

	Previous buildable sq ft/units	AM/PM Peak Trips generated (entering, exiting)	New Proposed buildable sq ft/ units	AM/PM Peak Trips generated (entering, exiting)
Retail (ITE) 820	50,600	48 (30,18)/ 193 (93,100)	44,326	42 (26,16)/ 169 (81,88)
Single Family Detached Housing (ITE 210)	0	0	54	40 (10,30)/ 53 33,20)

3. Per ITD's TIS Acceptance letter dated October 16, 2018, at full buildout of Phase 1, developer will collect traffic counts at the Sailer Place approach and submit a right turn lane warrant to ITD. Should the warrant identify the need for a right turn lane, applicant will need to design and construct the needed mitigation to ITD standards (see attached).

4. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State Highway.

5. The Idaho Administrative Procedure Act (IDAPA) 39.03.60 governs advertising along the State Highway system. The applicant may contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at (208) 334-8832 for more information.

6. Provided the applicant provide a right turn lane warrant once Phase 1 is complete and build a westbound right turn lane at North Sailer Avenue, if warranted, ITD does not object to the proposed application as presented.

If you have any questions, you may contact me at (208) 334-8338.

Sincerely,



Sarah Arjona
Development Services Coordinator
Sarah.Arjona@itd.idaho.gov

Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

October 16, 2018

Steve Arnold
Project Manager
1785 S Whisper Cove
Boise, Idaho 83709

Via Email

RE: Merlin Pointe Subdivision Phase 1 – ITD Traffic Impact Study Acceptance Letter.

Dear Mr. Arnold,

The Idaho Transportation Department (ITD) has reviewed the Traffic Impact Study for Phase 1 of the Merlin Pointe Subdivision. The development is located west of SH-69 between milepoint 1.80 to milepoint 2.35. The development requests two commercial approaches on SH-69. A 57ft wide boulevard style full access approach in alignment with Sailer Place. A 26ft wide right-in / right-out approach located approximately 350ft west of Sailer Place.

Please find ITD's position below on required improvements to the transportation system to mitigate development impacts.

Full Access Approach (Sailor Place)

- Design and construct the 57ft wide boulevard approach per ITD's design standards.
- Provide a 12ft by 410ft easement adjacent to ITD's right-of-way on the north side of SH-69 and east of Sailer Place for potential future right turn deceleration lane. The easement will need to be recorded with the city of Kuna.
- At full buildout of Phase 1 (anticipated in 2020), developer will collect traffic counts at the Sailer Place approach and submit a right turn lane warrant to ITD.

Right-in / Right-out Approach

- Design and construct the 26ft wide approach per ITD's design standards.

Merlin Pointe Traffic Impact Study (TIS)

- For each intersection in Table 2 and Table 3, please revise the overall intersection Level of Service (LOS) and delay. It currently shows the worst case approach LOS and delay.

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

If the applicant is in agreement with addressing the items as outlined above then this TIS is acceptable from a state highway access, safety and mobility standpoint. You may proceed with stamped engineered drawings to address the required corridor improvements.

This letter only acknowledges the acceptance of the TIS, final approval of the improvements is determined once all documentation has been provided and the permit is signed.

Maintaining safety and mobility for Idaho's motorists is of the utmost importance to ITD. Please let me know if you have any questions. I can be reached by phone at (208) 334-8340 or email at erika.bowen@itd.idaho.gov.

Sincerely,

Erika R. Bowen, P.E.
ITD District 3
Traffic Technical Engineer

cc.
Christy Little, ACHD
Troy Behunin, City of Kuna

City of Kuna
PROOF OF PROPERTY POSTING

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

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

This notice shall confirm that the Public Hearing Notice for Merlin Cottages Subdivision (**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance 5-1A-8. Sign posted Friday, July 16, 2021 (**DAY OF THE WEEK, MONTH, DATE AND YEAR**). *This form is required to be returned three (3) calendar days subsequent to posting and signs are to be removed from the site three (3) calendar days after the hearing.*

DATED *this* July *day of* 16, 2021.

Signature,

Owner/Developer/Realtor

STATE OF IDAHO)
): ss
County of Ada)

On this 16th *day of* July, 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.

Notary Public
Residing at Boise

Commission Expires February 17, 2027

STEVE ARNOLD
NOTARY PUBLIC
Commission # 40017
My Commission Expires Feb 17, 2027
STATE OF IDAHO


CITY OF KUNA
PUBLIC HEARING NOTICE
Kuna Planning and Zoning Commission
THE CITY OF KUNA will hold a public hearing on September 14, 2021 at the Kuna City Hall, at 6:00 p.m.
PURPOSE: Planned Unit Development, Rezone, Subdivision, Special Use Permit - Merlin Point Cottages. Zoning – C-1 & R-12. Subdivision of 5.83 acres, 71 single family lots, 12 common lots and 5 commercial lots.
LOCATION: NW corner of Sailer Avenue and Avalon Street
APPLICATION BY: A-Team Land Consultants
CITY CONTACT: Doug Hanson - 208.922.5274


CITY OF KUNA
PUBLIC HEARING NOTICE
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PURPOSE: Planned Unit Development, Rezone, Subdivision, Special Use Permit - Merlin Point Cottages; Zoning – C-1 & R-12; Subdivision of 5.83 acres, 71 single family lots, 12 common lots and 5 commercial lots.
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CITY CONTACT: Doug Hanson - 208.922.5274

ADVERTISING PROOF

PO Box 9399
1618 N Midland Blvd, 83651,
Nampa,ID 83652
Ph. (208) 465-8129 **Fax:** (907) 452-5054

BILLING DATE:	ACCOUNT NO:
08/23/21	21880

DOUG HANSON
1 KUNA, CITY OF
P.O. BOX 13
KUNA, ID 83634

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
137711	20-01-PUD, 20-06-ZC	08/25/21	08/25/21	1	

LEGAL NOTICE

Case No. 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-06-ZC (Rezone) & 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, September 14, 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 an approx. 5.83-acre parcel with a C-1 (Neighborhood Commercial) & 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; (APN: R5672430040)

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

August 25, 2021 137711

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

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

We Appreciate Your Business!

AD# 137711

Suggestions for Testifying at Public Hearings:

Be Informed…
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

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

Speak to the Point…
The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

KUNA
Planning & Zoning
PO BOX 13
Kuna, ID 83634

NEOPOST
8/25/2021
US POSTAGE $000.00⁰
FIRST-CLASS MAIL
ZIP 83634
041M11460992

JR 8-25-21
DH 8-25-21

City of Kuna

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN **the Planning & Zoning Commission** is scheduled to hold a Public Hearing on **September 14, 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. 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-06-ZC (Rezone) & 20-05-SUP (Special Use Permit) for Merlin Cottages

A Team Boise requests Planned Unit Development approval for approx. 5.83-acre parcel with a C-1 (Neighborhood Commercial) & R-12 (High Density Residential) zoning districts. In addition, Applicant requests Preliminary Plat approval to subdivide the parcel into 72 total lots (60 sing 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 (APN: R5672430040).

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 of they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **September 8, 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 08.25.2021



Suggestions for Testifying at Public Hearings:

Be Informed…
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

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KUNA

Planning & Zoning
PO BOX 13
Kuna, ID 83634

JR 9.21.21
DH 9.21.21

ZOPOST
FIRST-CLASS MAIL
09/21/2021
US POSTAGE $000.00º
ZIP 83634
041M11460992

City of Kuna

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

A Team Boise requests Planned Unit Development approval for approx. 6.61-acres with C-1 (Neighborhood Commercial) & R-12 (High Density Residential) zoning districts. In addition, Applicant requests Preliminary Plat approval to subdivide the parcel into 72 total lots (60 sing 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).

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 of they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

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 09.21.2021



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:
09/21/21	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
149041	LEGAL NOTICE Case No	09/22/21	09/22/21	1	

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

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

LEGAL NOTICE

Case Nos. 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-06-ZC (Rezone) & 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, 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) & 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

We Appreciate Your Business!

City of Kuna
PROOF OF PROPERTY POSTING

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

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

This notice shall confirm that the Public Hearing Notice for Merlin Cottages Subdivision (**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance 5-1A-8. Sign posted Tuesday, August 28, 2021 (**DAY OF THE WEEK, MONTH, DATE AND YEAR**). *This form is required to be returned three (3) calendar days subsequent to posting and signs are to be removed from the site three (3) calendar days after the hearing.*

DATED *this* October 2 *day of* 21, 2020.

Signature,

Owner/Developer/Realtor

STATE OF IDAHO)
): ss
County of Ada)

On this 2nd *day of* October, 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.

Notary Public
Residing at Boise

Commission Expires February 17, 2027

STEVE ARNOLD
NOTARY PUBLIC
Commission # 40017
My Commission Expires Feb 17, 2027
STATE OF IDAHO

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 the Kuna City Hall, at 6:00 p.m.

PURPOSE: Planned Unit Development, Rezone, Subdivision, Special Use Permit - Merlin Point Cottages, Zoning – C-1 & R-12, Subdivision of 6.61 acres, 60 single family lots, 6 common lots and 6 commercial lots.

LOCATION: NW corner of Sailer Avenue and Avalon Street

APPLICATION BY: A-Team Land Consultants

CITY CONTACT: Doug Hanson - 208.922.5274

CITY OF KUNA
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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:
02/15/22	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
204060	20-01-PUD, 20-08-S,	02/16/22	02/16/22	1	

LEGAL NOTICE

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

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission is scheduled to hold a public hearing on Tuesday, March 8, 2022, 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 Subdivision. A Team Boise, requests Planned Unit Development approval for approx. 7.04-acres with C-1 (Neighborhood Commercial) & R-12 (High Density Residential) zones. In addition, Applicant requests Preliminary Plat approval to subdivide the parcel into 66 total lots (54 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)

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Kuna Planning & Zoning Department

February 16, 2022 204060

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

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

We Appreciate Your Business!

AD# 204060

City of Kuna
PROOF OF PROPERTY POSTING

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

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

This notice shall confirm that the Public Hearing Notice for Merlin Cottages Subdivision (**NAME OF SUBDIVISION OR ADDRESS**) was posted as required per Kuna City Ordinance 5-1A-8. Sign posted Tuesday, February 15, 2022 (**DAY OF THE WEEK, MONTH, DATE AND YEAR**). *This form is required to be returned three (3) calendar days subsequent to posting and signs are to be removed from the site three (3) calendar days after the hearing.*

DATED *this* 15th *day of* February, *20*22.

Signature,

_____
Owner/Developer/Realtor

STATE OF IDAHO)
): ss
County of Ada)

On this 15th *day of* February, *20*22, *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.

_____
Notary Public
Residing at Boise

Commission Expires February 17, 2027


CITY OF KUNA
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CITY CONTACT: Doug Hanson - 208.922.5274


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March 8, 2022 at the Kuna City Hall, at 6:00 p.m.
PURPOSE: Planned Unit Development, Rezone, Subdivision, Special Use Permit - Merlin Point Cottages, Zoning – C-1 & R-12, Subdivision of 6.61 acres, 60 single family lots, 6 common lots and 6 commercial lots.
LOCATION: NW corner of Sailer Avenue and Avalon Street
APPLICATION BY: A-Team Land Consultants
CITY CONTACT: Doug Hanson - 208.922.5274


CITY OF KUNA
PUBLIC HEARING NOTICE
Kuna Planning and Zoning Commission
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CITY OF KUNA
PUBLIC HEARING NOTICE
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THE CITY OF KUNA will hold a public hearing on
March 8, 2022 at the Kuna City Hall, at 6:00 p.m.
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CITY CONTACT: Doug Hanson - 208.922.5274

Suggestions for Testifying at Public Hearings:

Be Informed…
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

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

Speak to the Point…
The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

KUNA

Planning & Zoning
PO BOX 13
Kuna, ID 83634

ZOPOST FIRST-CLASS MAIL
02/16/2022
US POSTAGE $000.00º
ZIP 83634
041M11460992

2/16/22

CITY OF KUNA
PO BOX 13
KUNA, ID 83634

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN **the Planning & Zoning Commission** is scheduled to hold a Public Hearing on **March 8, 2022 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. 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-06-ZC (Rezone) & 20-05-SUP (Special Use Permit) for Merlin Cottages

A Team Boise requests Planned Unit Development approval for approx. 7.04-acres with C-1 (Neighborhood Commercial) & R-12 (High Density Residential) zones. In addition, Applicant requests Preliminary Plat approval to subdivide the parcel into 66 total lots (54 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).

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 of they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **March 2, 2022** 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 02.16.2022



received
12.2.20

Roberta Sailer
PO Box 82
Kuna Idaho 83634-0082

December 2, 2020

City of Kuna
Planning & Zoning
PO Box 13
Kuna Idaho 83634

Re: Merlin Cottages Addition

Dear Commissioners:
I am neither in favor of or opposed to the applicants request for the subject site located at 115 N Sailer Avenue, Kuna, Idaho.

My concern is the three proposed streets that dead end at the perimeter landscaping on the west side of the development. During the neighborhood meeting that was held virtually on July 14, 2020, I questioned the lack of space for a fire trucks to turn around at the western end of the three streets in question. Steve Arnold told me at that time that the fire trucks could just back out of the streets. I was under the impression that fire trucks require an area large enough to turn around and exit without backing out. What about delivery trucks? In my opinion, it is clearly a safety issue having large vehicles backing out of residential streets.

Yours truly,

Roberta Sailer

Roberta Sailer

Exhibit
C1

Doug Hanson

From: Jace Hellman
Sent: Thursday, December 03, 2020 11:59 AM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

Here is a public testimony Merlin Pointe PUD. Forward to the Commission so they will have it for Tuesday.

Thanks!

Jace Hellman
Interim Planning and Zoning Director
751 W 4th St
Kuna, ID 83634
jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, December 3, 2020 11:52 AM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

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

Case Number/Description	Case Nos. 20-01-PUD (Planned Unit Development), 20-08-S (Preliminary Plat), 20-06-ZC (Rezone), 20-05-SUP (Special Use Permit) & 20-22-DR (Design Review) Merlin Cottages
Public Hearing Date	12/8/2020
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	lonmorgan@gmail.com
Phone Number	208-890-5406

First Name	Lon
Last Name	Morgan
Address1	1088 E Seraphina St
City	Kuna
State	ID
Zip	83634
Written Testimony	1. NOTE: We did NOT receive a written/mail notification of this meeting, we learned of it from neighbors. Another neighbor also did not receive a notice. 2. At a public (Zoom) meeting with the developer a few weeks back we discussed some concerns about this development. We requested that the developer limit the homes on the South side of E. Seraphina St to Single Story only. Having two story homes alters the character of the street, increases congestion, and negatively obstructs the view. We also requested the number of entrances into the development from E. Seraphina be limited to two. The Developer seemed agreeable to our concerns and we were left with the impression that accommodation would be made to address these concerns. However, it appears the Plat, in its current form, does NOT take our concerns into consideration. For this reason we are opposed to the development in its current form. We request the City of Kuna withhold approval until such time as our concerns have been addressed. Of the concerns expressed we consider the single level for homes on E. Seraphina the most pressing. Thank you for considering these issues. Lon and Tami Morgan

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

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

received
12.4.20
by ANDY

December 4th, 2020
Donna Gerhart
1144 East Seraphina ST
Kuna, Idaho 83634
916-690-2952

City of Kuna,
Will you address our concerns at the Hearing Planning and Zoning Commission on Tuesday December 8, 2020 @ 6pm There will be neighborhood Representation attending the meeting from Merlin Cottages existing homes, Merlin Pointe.

1. Needed safe street Turning lanes at entrance off of Avalon, and through out entrance to the neighborhood,, 15-20 MPH Max speed limit in the neighborhood. On ALL STREETS

Parking on only 1 side of neighborhood streets. As to Avoid over flow parking congestion. Visitor Parking, NOT LONG TERM

Maintenance of Landscaping of island and at Entrance on Sailor St. and Care of roads backing up to the new construction area. Not the responsibility of the existing Homes or Common area Park in the rear of the homes. We Are not responsible for their HOA? And we are not allowing the new units to have access. Unless they Pay into our HOA.

What are the sizes of the homes sq. ft. and Exteriors, landscaping??

Sales Pricing and are they Single family PURCHASES? NO RENTALS!

Thank You,

Lon Morgan
Dallas McCulloch
Roger Tofslie
Donna Gerhart

received
9-13-21

TO: Kuna Planning and Zoning

From: Merlin Pointe HOA

RE: Case No. 20-01-PUD, 20-08-S, 20-06-ZC & 20-05-SUP

Greetings,
We are the members of the Merlin Pointe HOA that represents the residents of Phase I of the Merlin Pointe development in Kuna.

We have some 52 homes in the subdivision. Our demographics include seniors, working folks, several are single. We do have families with children. While doing the survey for this petition we found 46 residents were adamantly opposed to this development, one new resident was indifferent, 5 were not reachable, but we anticipate they would oppose it also.

The demographics of the proposed Phase II development of Merlin Pointe would be radically different: all two-story, high density housing. Very few, if any, seniors would buy into a community where they have to climb stairs. This would be a community of younger people, many with children. Which is fine, if properly handled.

Let us consider the real world traffic implications of this development. Today it is common for both man and wife to work. This means two separate cars being driven to different work destinations. They will typically leave and arrive home at similar times. With 60 single homes, and a conservative estimate of only 1 car per family going to work means 60, likely many more, cars leaving each morning.

Nearly all will be trying to turn left from Sailer onto Avalon, into fast oncoming traffic, in the same general time frame.

Kuna may someday have a traffic light at Kay St. and Avalon, near Albertson's. But given the close proximity to Kay St. it is unlikely there will ever be a traffic light at Sailor St.

Result: Perpetually long and dangerous traffic lines at Sailor trying to turn east onto Avalon.

How about commute traffic?
Let's consider a similar development by the same developer: '*The Cottages at White Cloud*' at Cloverdale and Irving in Meridian. There the neighborhood is a balanced blend of conventional and two-story homes.

When commute traffic exits the *White Cloud* development they can readily access Fairview Ave. to the north or Executive Dr and Franklin Rd to the immediate south. There are multiple exit routes commuters can take to easily and safely blend into traffic. This same developer is demonstrating it can be done given the right location. The Kuna location, however, gives NO similar options.

Result: lots of traffic accidents.

What about the children?
We might reasonably assume 40-50 children, or more, would be living in this subdivision. The developer provided a modicum of divided Common Area: pathways, some gazebos to sit at, and a climbing rock down in one corner.

But where do children actually run and play? Where do family or neighborhood gatherings take place? Where are dogs taken to exercise? Where is the sense of community?

The developer would likely point to the existing Common Area in Phase I. That area is not conveniently located. There is no off-street parking. Children would have to cross a city street that by then will be increasingly congested.

Property Values:
With Phase I of this development everyone agrees: this is an ideal living space. Compact yet with breathing room. The central common area was a major selling point for many residents. We have seen our property values increase accordingly.

The proposed Phase II is the complete opposite. This congested proposal, many/mostly rentals, CLASHES at every level with what we've tried to create in Phase I. The two side-by-side developments are total opposites and completely incompatible.

We see wholesale rental units as a major negative influence on our property values. This development is fundamentally incompatible with our current homes and lifestyles. As noted earlier, a near unanimous number of residents strongly oppose this development.

A Reconsideration:
We understand this is the first R-12 development in the Kuna area. It would also be the furthest away from the Meridian/Boise urban centers.
Is this not unnecessary and unwise leap-frogging?

Would it not be better if these types of developments were situated closer to existing urban infrastructure to handle the congestion? The developers have already shown they are capable of doing that with their *White Cloud* development in Meridian.

We have had numerous consultations among the HOA Board members and with many homeowners regarding the proposed development.

We can categorically affirm to the Kuna P&Z we have found NO ONE that supports this development in its current form.

We strongly urge the Kuna Planning and Zoning Committee to reject this development proposal. Kuna needs and deserves a less dense, more people friendly development. We should not be promoting sardine-can living.

Respectfully submitted:

Name: AJAY ABRAHAM Signature: Ajay

Name: Joanne Tofslie Signature: Joanne Tofslie

Name: JAMES KOWALSKI Signature: Jame Kowalski

Name: Rosa Barrera Signature: Rosa Barrera

Name: Tami Morgan Signature: Tami Morgan

A Reconsideration:
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Would it not be better if these types of developments were situated closer to existing urban infrastructure to handle the congestion? The developers have already shown they are capable of doing that very thing with their *White Cloud* development in Meridian.

We have had numerous consultations among the HOA Board members and with many homeowners regarding the proposed development.

We can categorically affirm to the Kuna P&Z we have found NO ONE that supports this development in its current form.

We strongly urge the Kuna Planning and Zoning Committee to reject this development proposal. Kuna needs and deserves a less dense, more people friendly development. We are not ready for sardine-can living.

Respectfully submitted:

1116 not home Name_____ Signature_____

Name Richard Gerhart Signature Richard D. Gerhart

Name Donna Gerhart Signature Donna M. Gerhart

Name Dolores Hidalgo Signature Dolores Hidalgo

Name ROGER PALMER Signature Roger C Palmer

119 Name Keri Ro Signature Keri Ro

Name_____ Signature_____

Name_____ Signature_____

Name_____ Signature_____

Name: Shirley Shaw Signature: Shirley Shaw

Name: KAY SLUSHER Signature:

Name: PAT CARTER Signature: Pat Carter

Name: Thomas E Watson Signature: Thomas E Watson

Name: Brandon Moore Signature:

Name: Amanda Cunningham Signature:

Name: Steven Schmidt Signature:

Name: Kelly Johnson Signature:

Name: Max Engstrom Signature:

Name: Russ Hanna Signature:

Name: Libby Ann Schultze Signature:

Name: MARLA Fischer Signature:

Name: Lonnie Lewis Signature:

Name: Bobbi Lewis Signature:

Name: Lonna Kowalski Signature:

Name: Jean York Signature: Jean York

Name: Dennis Wilson Signature: Dennis Wilson

Name: Barbara Hyala Signature:

Name: Sheri Welsh Signature:

Name: Steve K. Hixson Signature:

Name: Beverly Tueller Signature:

Name: Neldon Tueller Signature:

Name: Amy Langton Signature:

Name: Noel Panike Signature:

Name: Sarah Bowman Signature:

Name: Deanna Wilson Signature:

Name: Rachel McCulloch Signature:

Name: Dale T. Rippy Signature:

Name: Signature:

Name: Signature:

Name: Signature:

Name: Shelley Kamps Signature: Shelley Kamps

Name: Kathleen McKay Signature: Kathleen McKay

Kathleen McKay

Name: Jacqueline Smithley Signature: Jacqueline Smithley

Name: Vicki Burns Signature: Vicki Burns

Name: Amelia (Mia) Signature:

Name: Roger Tofslie Signature:

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: Charlotte Busbee Signature: Charlotte Busbee

Name: Jennifer Carreon Signature: Jennifer Carreon

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: _____ Signature: _____

Name: _____ Signature: _____

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Name: _____ Signature: _____

Doug Hanson

From: Jace Hellman
Sent: Monday, September 27, 2021 12:41 PM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

KUNA
Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, September 27, 2021 12:39 PM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

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

Case Number/Description	20-01-PUD (Merlin Pointe II)
Public Hearing Date	10/12/2021
Will you also be providing in person testimony at the Public Hearing	Yes
In Favor, Neutral or In Opposition	Opposition
Email	lonmorgan@gmail.com
Phone Number	208-890-5406
First Name	Lon
Last Name	Morgan
Address1	1088 E Seraphina St,
City	Kuna

State	ID
Zip	83634
Written Testimony	To: Members of the Kuna Planning and Zoning Commission Thank you for your service and dedication to maintaining and bettering our Kuna community. I wish to make a few observations relevant to the proposed Merlin Pointe II subdivision. We have lived in the first phase of Merlin Pointe Phase I for two years, having moved here from Boise. We love living here and have enjoyed the style of homes and sense of community. While we knew there would be development in Phase II we did not have a full appreciation of the type and scope of development. The developer provided a Zoom meeting but it was difficult to understand all that was involved and no written description, plot maps or follow-up was provided. We are extremely concerned with the proposed development for the following reasons: 1. Compatibility – The proposed development is very opposite to the existing Phase I. Ours is a mixed community of Seniors, older Singles, working families with children. By contrast the proposed architecture is radically different and intended for singles and young couples. The very 'look and feel' clashes dramatically. 2. Safety – Anyone who has lived in this area appreciates the current challenge of navigating on and off Avalon from Sailor St. At the Sailor exit traffic on Avalon is barely starting to slow down after rounding the turn from Meridian Rd. Commute traffic on Avalon is already heavy and will get worse with more developments to the West and South. Commute traffic leaving our neighborhood is funneled onto Sailor St. and forced to turn left into oncoming traffic. With ~60 new homes an already marginal traffic problem will more than double and become dramatically worse. A dramatic increase in traffic accidents would seem inevitable. 3. Construction issues– Many owners in the present Merlin Pointe development have had to deal with sub-par construction issues ranging from multiple flooding episodes from inadequate drainage, little or no top soil for lawns, sheetrock nails popping out, persistent floor squeaks, dying trees and more. The same developers, A-Group, have a very poor record in responding to these problems. We might well expect similar problems in

Phase II.

4. Property values - There is something to “Pride of Ownership”. It these units are largely rentals, and with absentee landlords, there will be little incentive to maintain the properties. The first year or two may be OK, but from then on we are looking at a future New York style Tenement Slum!

What happens to the work and investment we have put into our homes when the first thing potential buyers see when they pull into our neighborhood is a decaying rental district?

We implore the Kuna P&Z -NOT- to approve this disastrous proposal. It is bad for the neighborhood, it is bad for Kuna. The developers should rather be encouraged to mirror the already existing Phase I neighborhood in style and substance, perhaps with more emphasis on quality of construction.

Respectfully submitted,
Lon Morgan

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

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

Doug Hanson

From: Jace Hellman
Sent: Monday, September 27, 2021 1:07 PM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

Follow Up Flag: Follow up
Flag Status: Flagged

KUNA Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, September 27, 2021 1:02 PM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

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

Case Number/Description	20-01-PUD
Public Hearing Date	10/12/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	tamimorgan1@gmail.com
Phone Number	208-850-0924
First Name	Tami
Last Name	Morgan

Address1	1088 E Seraphina St
City	Kuna
State	ID
Zip	83634
Written Testimony	When we first moved into our neighborhood which is located across the street of the new development that is going in, we bought because we could see that it would be a quiet neighborhood with mostly senior citizens. Most of the homes are all on one level that compliment each other. When we bought we assumed that more homes like ours would be built across from us to make it uniform. In looking at the proposed case # 20-01-PUD, it appears that these homes are all 2 story homes that most likely will be younger people who most likely will commute to jobs. I am concerned about large flow of traffic going through our peaceful neighborhood, and onto the already congested Kuna and Avalon road. Traffic from Meridian road onto Kuna/Avalon in the afternoon and morning is already hard to get onto and off of. What is it going to be like when these 50 plus family homes are put into place? How are school buses to be navigated in such a tight community without traffic lights or crosswalks for children? Another huge concern I have, in reading the HOA that will be placed in that neighborhood, it does not suggest anything about rentals being prohibited or limited. This tells me the units will be mainly rentals, which would lower the value of our own neighborhood. The developers are the same developers that we had in our neighborhood. We are still finding and picking up the pieces of these same developer's mistakes, neglect and shortcuts and things that they should have taken care of themselves! Something that was not disclosed to us: no top soil was brought in on the leach clay making it difficult to do any type of landscaping. We personally had to bring top soil to help get our yard going. The common area and other parts of the neighborhood are having problems with plants, trees and grass. We are looking at taking out and replanting dying trees, etc. because the developers did not bother to make sure they were planted properly. No top soil was put onto any of the ground in this neighborhood, so we have issues with water not

	permeating into the ground, which attracts mosquitoes. In addition to trees, plants, and grass dying, we have had lots of flooding issues which we have had to take care of. Only very belatedly was a better French drain put that helps. In my personal opinion and experiences, they are not good on their promises and will go as cheaply as they possibly can on the homes in this new development. Please! Please! don't let them do this without more research and guidelines. It can be devastating for our neighborhood and for Kuna!

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

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

Doug Hanson

From: Jace Hellman
Sent: Monday, September 27, 2021 2:19 PM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

KUNA
Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, September 27, 2021 2:16 PM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

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

Case Number/Description	20-01-PUD
Public Hearing Date	10/12/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	shelleykampd8@gmail.com
Phone Number	208 258 5820
First Name	Shelley
Last Name	Kamps
Address1	297 N Sailer Ave
City	Kuna

State	Idaho
Zip	83634
Written Testimony	I am in opposition to having rental houses that will not have enough room for cars that will have to overflow into the Merlin cottages also we have very few children living here and the proposal for a Play ground in our backyard seems it would be better to have it in the allotment where the children will be also with all the trouble we had with landscaping it is now remedied with the H O Way we are concerned that it being a rental it may not be cared for in the manner the Merlin cottages H O Way would agree with I also had problems with a leaking roof twice and it was not remedied I had to pay it myself $2000 and the small things that were needed done in the home were not taken care of by the builder I had to pay for them to be fixed myself I don't know about anyone else's interaction but I I am concerned that if they reacted without concern to remedy things for houses will they be less likely to care for rentals and a whole new section of rental homes could look very uncapped also it's very hard to turn left a lot of times out of our allotment with the people we have now I understand that rentals is what they've decided on what I'd like to see is a spot for a playground in the new rental area and ample parking for the allotment that will be new and also Remedy for traffic patterns for the future thank you so much for allowing me to voice my concerns

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

Electronic Signature Agreement	I Agree

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Doug Hanson

From: Jace Hellman
Sent: Monday, September 27, 2021 3:22 PM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

KUNA
Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, September 27, 2021 3:20 PM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

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

Case Number/Description	20-01-PID
Public Hearing Date	10/12/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	rosabspagirls@yahoo.com
Phone Number	8054044684
First Name	Rosa
Last Name	Barrera
Address1	1102 E Seraphina Street
City	Kuna

State	ID
Zip	83634-5550
Written Testimony	I am concerned about added traffic and quite frankly added water usage; we are in the middle of a drought. I am very concerned that the same developer will be involved. I personally was left with an improperly graded back yard! The construction company placed the blame on the developer, the developer did not care to get involved. Two years later I have the financial burden to fix the ongoing issue of water pooling in the middle of my yard. Rosa Barrera 1102 E Seraphina St Kuna, Id 86364

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

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

Doug Hanson

From: Jace Hellman
Sent: Tuesday, September 28, 2021 8:20 AM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

KUNA Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, September 27, 2021 5:48 PM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

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

Case Number/Description	20-01-PUD
Public Hearing Date	10/12/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	maryonlibraryon@gmail.com
Phone Number	208-863-9347
First Name	Kathleen
Last Name	McVey
Address1	217 N Sailer Ave
City	Kuna

State	ID
Zip	83634
Written Testimony	Dear Planning and Zoning Commission, I have deep misgivings about the unfortunate plan to develop the 5.8 acres of Merlin Pointe which are on Avalon with so many units. This plan is not at all reasonable and there are no other developments with such unreasonable plans in Kuna. 60 - 65 units are far too many for such a small space. As the developer's plan is, there is inadequate parking available, for so many unites and no plan for a common area belonging to such homeowners as will occupy those units. The common area that exists now is too small to accommodate so many units. In addition, no mention has been made as to whether or not the new residents' HOA will include contributing to the existing common area. Traffic in and out of the subdivision will be terribly congested if there are no plans to create a separate street exit for these units. The outlet from Sailer Ave. cannot accommodate so much traffic, particularly as there is no light at that spot, and Avalon increasingly becomes a busier thoroughfare for the community. I urge you to vote against the builder's plans as they exist. These negative outcomes will adversely affect the entire community, and will lower the existing homeowners' property values. Furthermore, Hathaway Homes has shown that they are the kind of builders that do only the bare minimum of planning, as evidenced by the subdivision's woefully ill-conceived original landscaping contract. The contract had no provision for upkeep, except for mowing the lawn in the common areas. Weeds at the Sailer Ave. entrance, as well as throughout the subdivision, were never tended to. The HOA board has had to take it upon themselves to find a new contractor. The current landscaping contract has led to many dead and dying trees, overrun weeded areas, dead grass and pooling water in the common area. Several homeowners in the subdivision with issues that Hathaway Homes took no responsibility for, including faulty grading in the back yard of my property, and others' property, had to be paid for by homeowners themselves. There continues to be pooling water in the yards of several of Merlin Pointe's homes. I respectfully plead with you to hold Hathaway Homes to a more reasonable development plan, and to demonstrate that the final plan will provide for these critical issues I have listed. Sincerely,

Kathleen McVey
217 N. Sailer Avenue
Kuna, ID 83634
maryonlibraryon@gmail.com

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

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

Doug Hanson

From: Jace Hellman
Sent: Tuesday, September 28, 2021 8:20 AM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

KUNA
Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, September 27, 2021 6:20 PM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

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

Case Number/Description	20-01-PUD
Public Hearing Date	10/12/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	rtofslie@gmail.com
Phone Number	9707441775
First Name	Roger and Joanne
Last Name	Tofslie
Address1	233 North Sailer Avenue
City	Kuna

State	Idaho
Zip	83634
Written Testimony	Our opposition to this Phase II Development stems from witnessing how the developers and contractors have dealt with us and our many neighbors on minor and/or serous issues concerning their land and homes. The developers failed to properly grade and excavate the entire subdivision, which has resulted in improper drainage and flooding issues for many, costing the homeowners, not the developers, a significant amount. It has also been verified that many, if not all trees planted in the subdivision were not properly installed, ie: root balls still tightly encased in burlap, as well as metal cages surrounding burlap and root ball (pictures available upon request), which has caused these trees to die. Many residents have had serious issues with constant weeds in common area and sidewalk beds (prior landscapers), stagnant standing water, crumbling concrete work, leaking roofs. Of the people we've spoken with, we have not found a single homeowner in Merlin Point who is happy with how the developers and contractors have handled things here. We all love our community and we hope you do, too. Kuna is growing at a fast pace, and we want to see developments come in that will make Kuna a wonderful place to live, not just now, but in 5, 10, 20 years from now. We encourage you to choose developers that have integrity in their building, have quality workmanship, and back up their work, To say that a high percentage of Merlin Point homeowners are less than satisfied with this developer is an understatement, and we do not feel this developer has Kuna in its best interest.

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

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Doug Hanson

From: Jace Hellman
Sent: Tuesday, September 28, 2021 8:20 AM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

KUNA
Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, September 27, 2021 6:32 PM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

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

Case Number/Description	20-01-PUD
Public Hearing Date	10/12/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	Debrippy8@gmail.com
Phone Number	2082865323
First Name	Deb
Last Name	Rippy
Address1	1116 E Seraphina Street
City	Kuna

State	Idaho
Zip	83634
Written Testimony	I wish to express my concerns regarding the high-density rental housing proposal for the vacant land between E Seraphina and Avalon Street. My concerns are for predictable descending property values, privacy and safety issues, traffic and parking concerns, lack of open space and the number of rentals in a very confined area. Please do not move forward with this proposed type of property use.

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

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

Doug Hanson

From: Jace Hellman
Sent: Tuesday, September 28, 2021 8:20 AM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

KUNA Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, September 27, 2021 6:46 PM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

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

Case Number/Description	20-01-PUD
Public Hearing Date	10/12/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	charlotte.busbee@gmail.com
Phone Number	208-971-1498
First Name	Charlotte
Last Name	Busbee
Address1	364 North Bay Haven Avenue
City	Kuna

State	ID
Zip	83634
Written Testimony	This builder (Hathaway Homes) all too frequently, did not take care of issues that were warranted or should have been warranted. And now, it seems he/they want to put high density, transient housing in an area that cannot handle it. I am concerned the impact on our neighborhood & on the city of Kuna as a whole for the increase in traffic in an area that wasn't designed for that; as well as the very real potential for increase in crime, whether petty or major. Please reconsider accepting this next phase of too many units in such a small area! I should think most of that area along Avalon/Kuna Rd should be dedicated to retail, not housing.

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

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

Doug Hanson

From: Jace Hellman
Sent: Tuesday, September 28, 2021 8:21 AM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

KUNA Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, September 27, 2021 7:01 PM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

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

Case Number/Description	20-01-PUD
Public Hearing Date	10/12/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	rgerhart1941@gmail.com
Phone Number	9168131316
First Name	Richard
Last Name	Gerhart
Address1	1144 E Seraphina Street
City	Kuna

State	Id
Zip	83634
Written Testimony	They said it was going to be for sale units and we where concerned about parking such as in front of our homes and now they want rentals this will become a mess and lower our values. The neighbor next to us has drainage problems her runoff runs into our property and floods a quarter of our yard.She has complained as well as us and the builder puts it on us.If you have time and see what we're talking about you will understand.Many of our neighbors have had and still.do.

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

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

Doug Hanson

From: Jace Hellman
Sent: Tuesday, September 28, 2021 8:21 AM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

KUNA Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, September 27, 2021 7:03 PM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

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

Case Number/Description	20-01pud
Public Hearing Date	10/12/2022
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	sheriw55.sw@gmail.com
Phone Number	2084093349
First Name	Sheri
Last Name	Welsh
Address1	1085 E Folgado Street
City	Kuna

State	Idaho
Zip	83634
Written Testimony	I am opposed to rentals. I was never informed of this when I purchased the property. This will cause too.much traffic in the area..

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

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

Doug Hanson

From: Jace Hellman
Sent: Tuesday, September 28, 2021 8:21 AM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

KUNA
Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, September 28, 2021 6:11 AM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

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

Case Number/Description	20-01-PUD
Public Hearing Date	10/12/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	donna.gerhart@gmail.com
Phone Number	9166902952
First Name	Donna
Last Name	Gerhart
Address1	1144 E Seraphina ST
City	Kuna

State	CA
Zip	83634
Written Testimony	We have been deceived and continuously lied to by this developer and Builder. There was never true plans told to us before we purchased our home. There is not the infrastructure for the event of renters. Parking, Access, and over flow of cars. The Entrances proposed are too small and few to accommodate Residence. Concerns are Safety, OVER crowding, and if they have plans to Allow access the common areas we were Lied to. This area was told to us that it was an area for Merrlin Point Cottages.. They are not trustworthy builders and developers for Many reasons. I am sure others have mentioned them. Maintenance, honoring Warranties, Quality of construction and Landscaping, there are so many problems! And Issues. I don't feel you want these corporations involved in building in Kuna. Very suspicious Thank you for hearing our concerns.

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

Electronic Signature Agreement	I Agree

Email not displaying correctly? View it in your browser.

Doug Hanson

From: Jace Hellman
Sent: Thursday, September 30, 2021 8:07 AM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

KUNA
Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, September 29, 2021 10:32 PM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

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

Case Number/Description	20-01-PUD
Public Hearing Date	10/12/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	Geinieandmia@gmail.com
Phone Number	7144788380
First Name	Camellia
Last Name	Riegel
Address1	313 N. Sailer Ave.
City	Kuna

State	ID
Zip	83634
Written Testimony	Thank you for hearing the current Merlin Point residents on the new proposed development site. My greatest concern is 3 fold: 1) Rush hour traffic. Without a light on Kuna at the development intersections it would be chaotic at best. How is this addressed? 2) The new sites must have sufficient parking included in the develoed area. What is the ratio proposed? With 50 - 60 new residences, that will almost surely be 100+ more cars that will take away current owners home front parking. 3) New development's use of the middle green area part of our current subdivision. liability issues, & insurance: Will the new housing have their own? Are there proposed new uses for this area, i.e. children's play area, etc? It is a beautiful area. Of concern is Merlin Point HOA's responsibility for the new residents. Is that addressed? Thank you. Camellia Riegel

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

Electronic Signature Agreement	I Agree

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Doug Hanson

From: Jace Hellman
Sent: Friday, October 1, 2021 3:21 PM
To: Doug Hanson
Subject: FW: Online Form Submittal: Public Testimony Form

Follow Up Flag: Follow up
Flag Status: Completed

KUNA Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, October 1, 2021 2:33 PM
To: Jace Hellman <jhellman@kunaID.gov>; City Clerk <cityclerk@kunaid.gov>
Subject: Online Form Submittal: Public Testimony Form

Public Testimony Form

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

Case Number/Description	20-01-PUD
Public Hearing Date	10/12/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	Jimnlonna@gmail.com
Phone Number	707-334-9383
First Name	James & Lonna
Last Name	Kowalski

Address1	1110 E Folgado St
City	Kuna
State	ID
Zip	83634
Written Testimony	We are concerned about the density of population in our neighborhood. The traffic alone would be sufficient for concern but there is also the water issue. Can our water supply service all the homes proposed? Kuna is still a quaint rural town but that is all quickly changing. Thank you for considering our concerns Respectfully, Jim and Lonna Kowalski

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

Electronic Signature Agreement	I Agree

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Doug Hanson

From: Jace Hellman
Sent: Wednesday, October 20, 2021 7:52 AM
To: Doug Hanson
Subject: Fwd: Online Form Submittal: Public Testimony Form

Sent from my iPhone

Begin forwarded message:

> **From:** noreply@civicplus.com
> **Date:** October 19, 2021 at 8:08:22 PM MDT
> **To:** Jace Hellman <jhellman@kunaid.gov>, City Clerk <cityclerk@kunaid.gov>
> **Subject: Online Form Submittal: Public Testimony Form**
> **Reply-To:** jtofslie@gmail.com

Public Testimony Form

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

Case Number/Description	20-01-PUD
Public Hearing Date	10/26/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	jtofslie@gmail.com
Phone Number	970-744-1776
First Name	Roger and Joanne
Last Name	Tofslie
Address1	233 North Sailer Avenue
City	Kuna
State	Idaho

Zip	83634
Written Testimony	This is additional testimony we are adding from the previous date. Our opposition to Phase II is as follows: - the developers have not shown an effort to stand behind their work or their contractors work (ie: grading issues, landscaping, building warranties, honoring their word, failure to clean up job site after each working day) - rental units now versus owner-occupied, which we were told by the ATeam in the spring of 2020 would be the case -increased traffic on all subdivision streets -on-street parking congestion based on limited garage and driveway parking for new Phase -use of common park by Phase II, which we were all told was strictly for Phase I only, as the signs state at each entrance -traffic congestion exiting Sailer onto Avalon, especially mornings and evenings, with no guarantee of a traffic light at this location -probable decreasing of home values due to rental/multi-family dwelling units -if the same care is taken with building and landscaping in Phase II that was done in Phase I, we don't see this subdivision (the first one you basically see when you enter Kuna), looking attractive and welcoming in 2-5 years from now. We again encourage you, as a Planning and Zoning Board, to approve only contractors and developers that want to put Kuna first and make it a town we can all take pride in. -

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

Electronic Signature Agreement	I Agree

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Doug Hanson

From: Jace Hellman
Sent: Wednesday, October 20, 2021 7:52 AM
To: Doug Hanson
Subject: Fwd: Online Form Submittal: Public Testimony Form

Sent from my iPhone

Begin forwarded message:

> **From:** noreply@civicplus.com
> **Date:** October 19, 2021 at 9:10:22 PM MDT
> **To:** Jace Hellman <jhellman@kunaid.gov>, City Clerk <cityclerk@kunaid.gov>
> **Subject: Online Form Submittal: Public Testimony Form**
> **Reply-To:** Patty_hugli@yahoo.com

Public Testimony Form

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

Case Number/Description	20-01-PUD
Public Hearing Date	10/26/2021
Will you also be providing in person testimony at the Public Hearing	No
In Favor, Neutral or In Opposition	Opposition
Email	Patty_hugli@yahoo.com
Phone Number	562-798-8870
First Name	Patty
Last Name	Hugli
Address1	350 N Bay Haven Avenue
City	Kuna
State	ID

Zip	83634
Written Testimony	I am to the understanding that Merlin Cottages/Hathaway Homes is requesting to build rental properties and businesses on Avalon in front of The Merlin Cottages community. I was not told there were rental properties to be built when purchasing my home. If I knew, I would not have purchased the property I now reside at. There were several items that were not installed correctly in my home such as shower doors not installed properly, popping noises in the floors of the house and air/ heating not flowing properly in the front bedroom of the home. Most were repaired with the exception of the floor popping and air/heating which currently remains a problem. Upon request to repair or replace these items I was told to fix the popping floor myself by going under the house and putting wedges in the popping spots. Regarding the air/heating after several conversations I was told by Greg Hathaway that if I wanted to call and have it looked at I would need to pay the fee (I was still under the year warranty with Hathaway at the time). He refused to have his guys look at it. I request there be no rental property be built on Avalon. This would affect the current community of Merlin with sewer problems, traffic congestion (without a signal on Avalon and Sailor) and devalue the current Merlin properties because of rentals moving in with owner possessed homes. Thank you, Patty Hugli

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

Electronic Signature Agreement	I Agree

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received
10-25-21

(For Oct 26, 1021 Kuna P&Z Meeting)*

RE: 2015 CITY OF KUNA COMPREHENSIVE PLAN

PAGE 27
"Age
According to the 2010 Census, Kuna has the lowest median age (28.1 years) in Ada County – well below Ada County's median age (34.8 years), and nearly 10 years lower than the median age nation-wide (37.2 years."

MEDIAN AGE COMPARISONS			
	MEDIAN AGE		
	2000	2010	2021
Boise	32.8	35.3	36.1
Eagle	35.2	40.6	47.1
Garden City	35.4	43.2	48.7
Kuna	**26.1**	**28.1**	29.1
Meridian	30.1	32.5	36.2
Star	28.4	32.3	36.4
Ada County	32.8	34.8	
State of Idaho	33.2	34.6	
Country	35.3	37.2	
Source: COMPASS			

*https://worldpopulationreview.com/us-cities/kuna-id-population

"Trends in age significantly impact a community's planning needs. ….. The 30 to 49 year-old age group tends to be viewed as the new generation of community leaders and business owners. ….

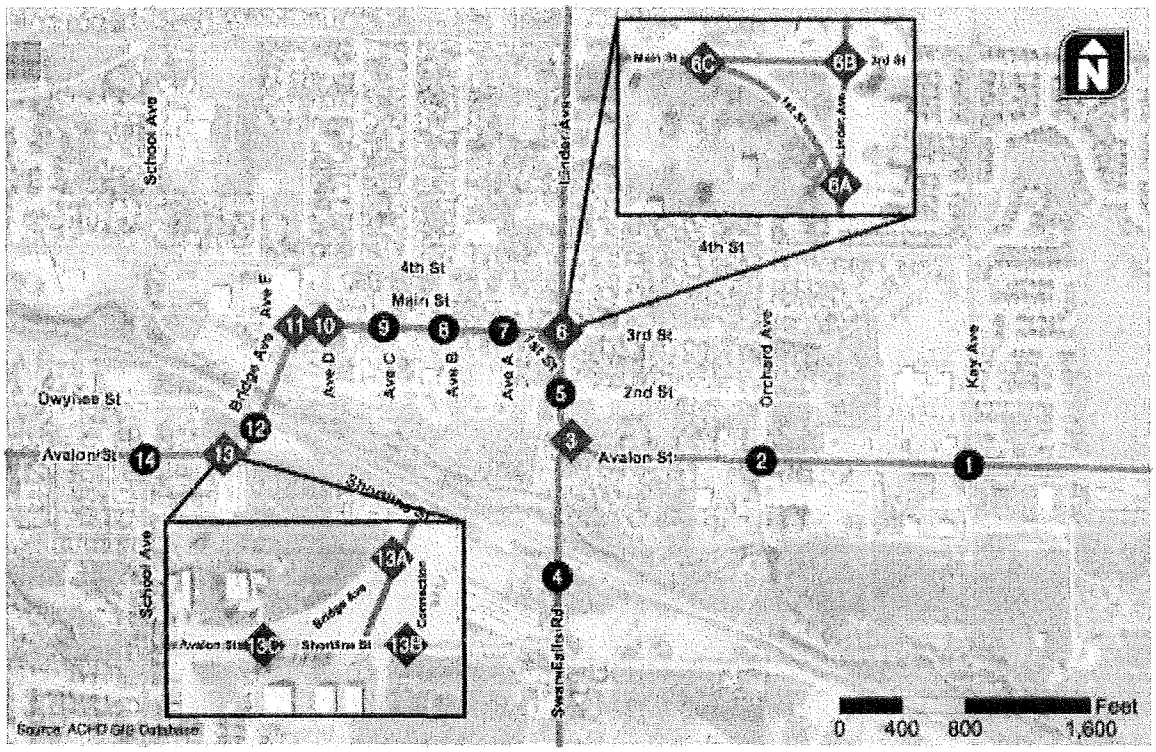
Within this population range, those 30 to 34 year-olds are typically first-time home buyers, while 35 to 39 year-olds are typically included in the move-up home buyer market. "

Exhibit
2.63

"Commute to Work"
"The average commute time for those living in Kuna is 24.5 minutes. The Kuna commute time is above the average of Ada County and Idaho. Although Kuna's job opportunities are increasing, most residents travel outside Kuna to work since the majority of the employment opportunities are located in Boise.

"The longer commute time, complemented with rising transportation costs, could have an impact on the rate of future housing growth in Kuna, and emphasizes the importance of creating more jobs within the City for trip capture purposes."

AVERAGE COMMUTE TIME TO WORK*	
Boise	17.5
Eagle	21.7
Garden City	17.8
Kuna	**24.5**
Meridian	21.8
Star	26.2
Ada County	19.4
State of Idaho	20.0
Country	25.4
**Commute time in minutes*	
Source: COMPASS	


School Ave
Lindsey Ave
4th St
Main St
Bridge Ave
Ave E
Ave D
Ave C
Ave B
Ave A
3rd St
2nd St
Orchard Ave
Kay Ave
Owyhee St
Avalon St
Shoreline St
Sharkfin Rd
Feet
0 400 800 1,600
Source: ACHD GIS Database



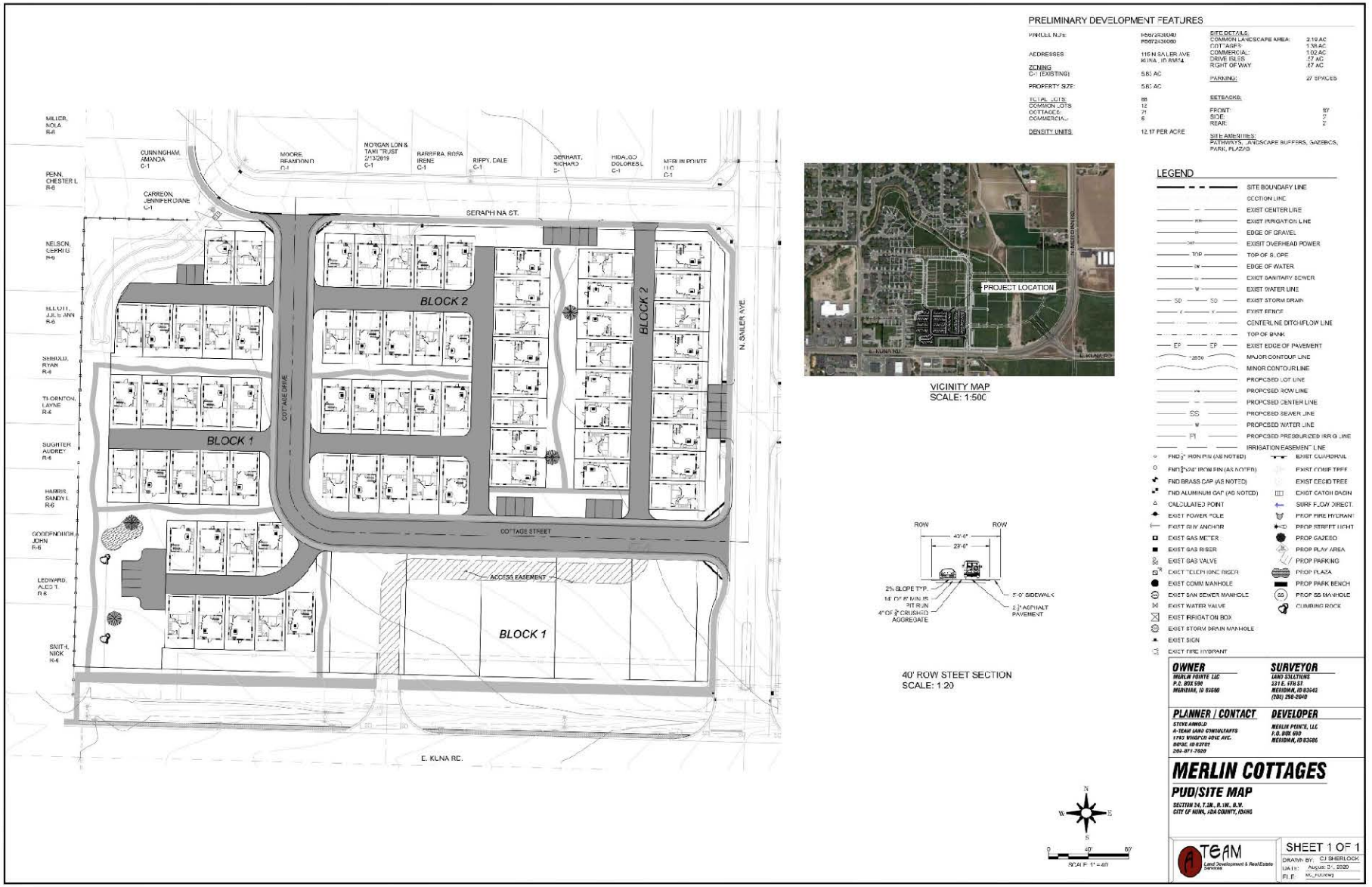
Kuna Planning and Zoning
Merlin Cottages Subdivision

SITE CHARACTERISTICS

1. **Building Lots: we went from 71 lots to 54 lots.**
2. **Density: 10 lots/acre to 7.6 lots/acre.**
3. **Increased the retail lots along Avalon from 5 to 6.**
4. **There is 27-percent open space.**
5. **The subject site offers a variety of housing types.**
6. **Roadways: we have coordinated the design with ACHD the City and Fire**
7. **The private road meets City and Fire standard.**
8. **Amenities include detached walking paths, gazebos and plaza/sitting areas**
9. **The Housing will be 1,500-1,800 SF, Single Family a for sell product.**
10. **Architecture will be similar to phase one, craftsman style but detached.**
11. **Traffic will decrease with the change in use (box store to single family)**
12. **Each building platted on its own lot**
13. **There will be a separate set of CC&R's and HOA for this section**
14. **The Builder is planned to be Hathaway Homes, who built phase one Towns and provides a quality product.**
15. **There is a lot of opposition from the owners which we sold to north of this site. All of them were given notice of this upcoming development. We will be consistent with the quality north of this site.**

A TEAM Land Consultants

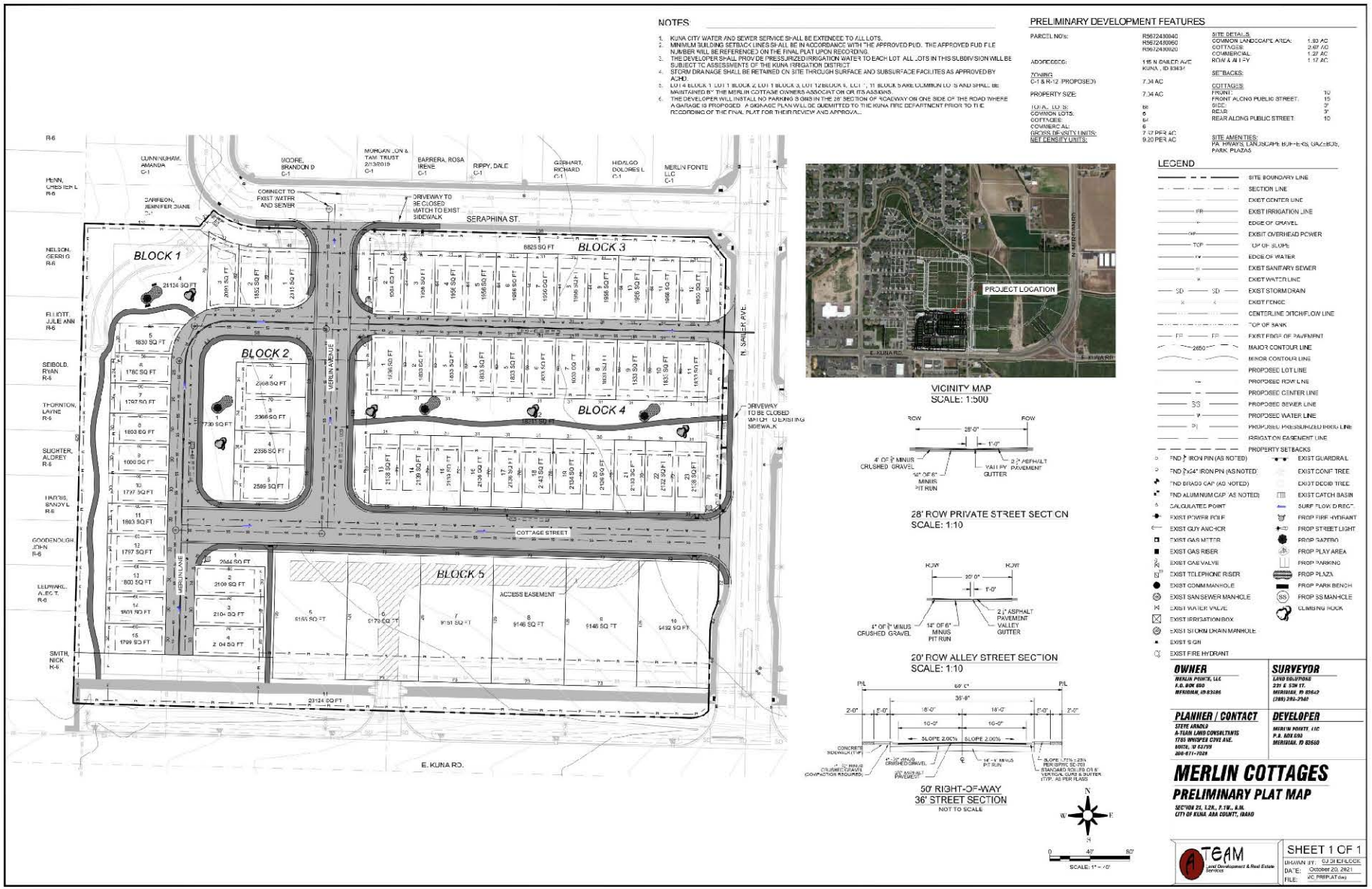
Original Submittal



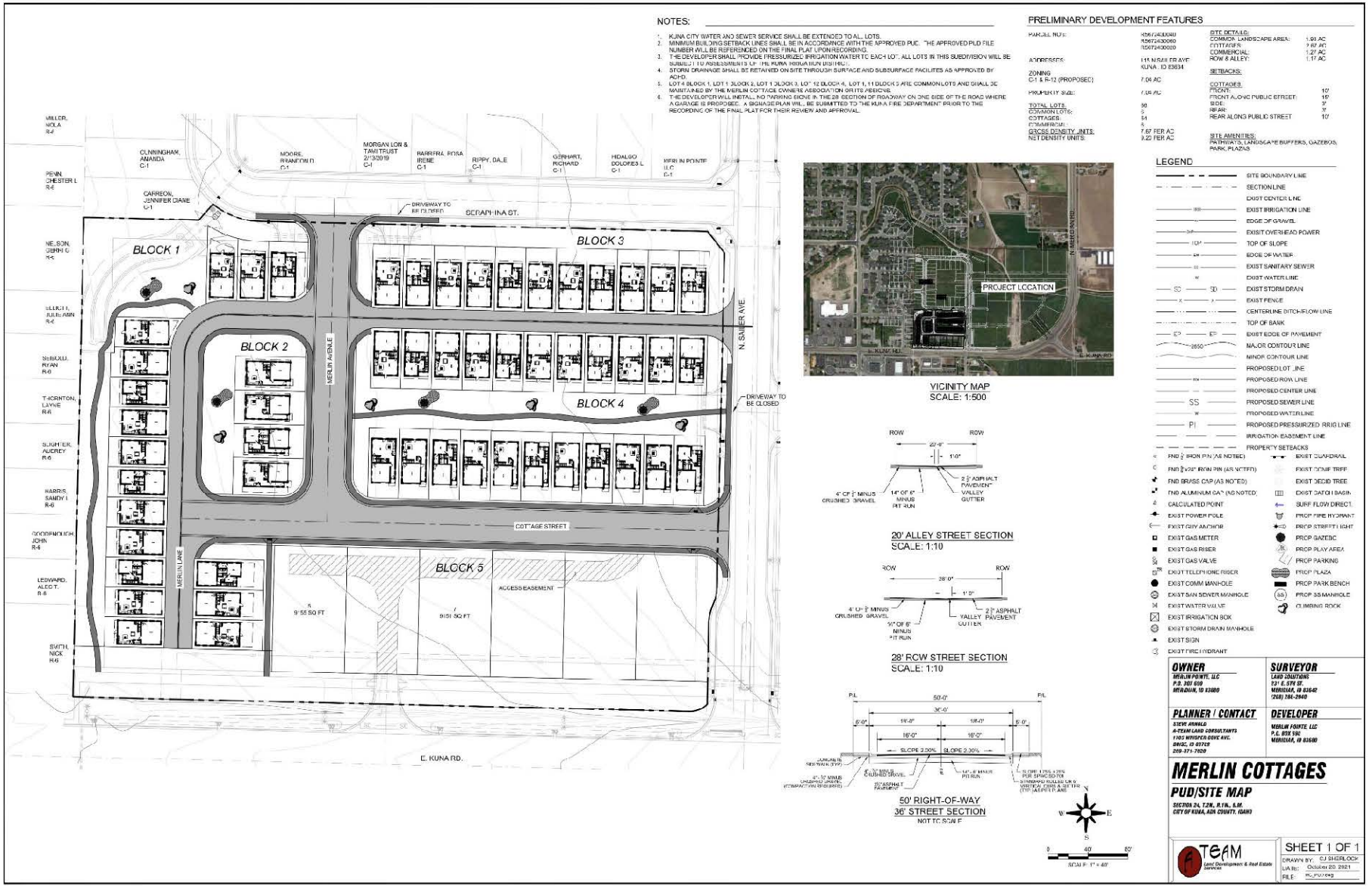
CURRENT LAYOUT



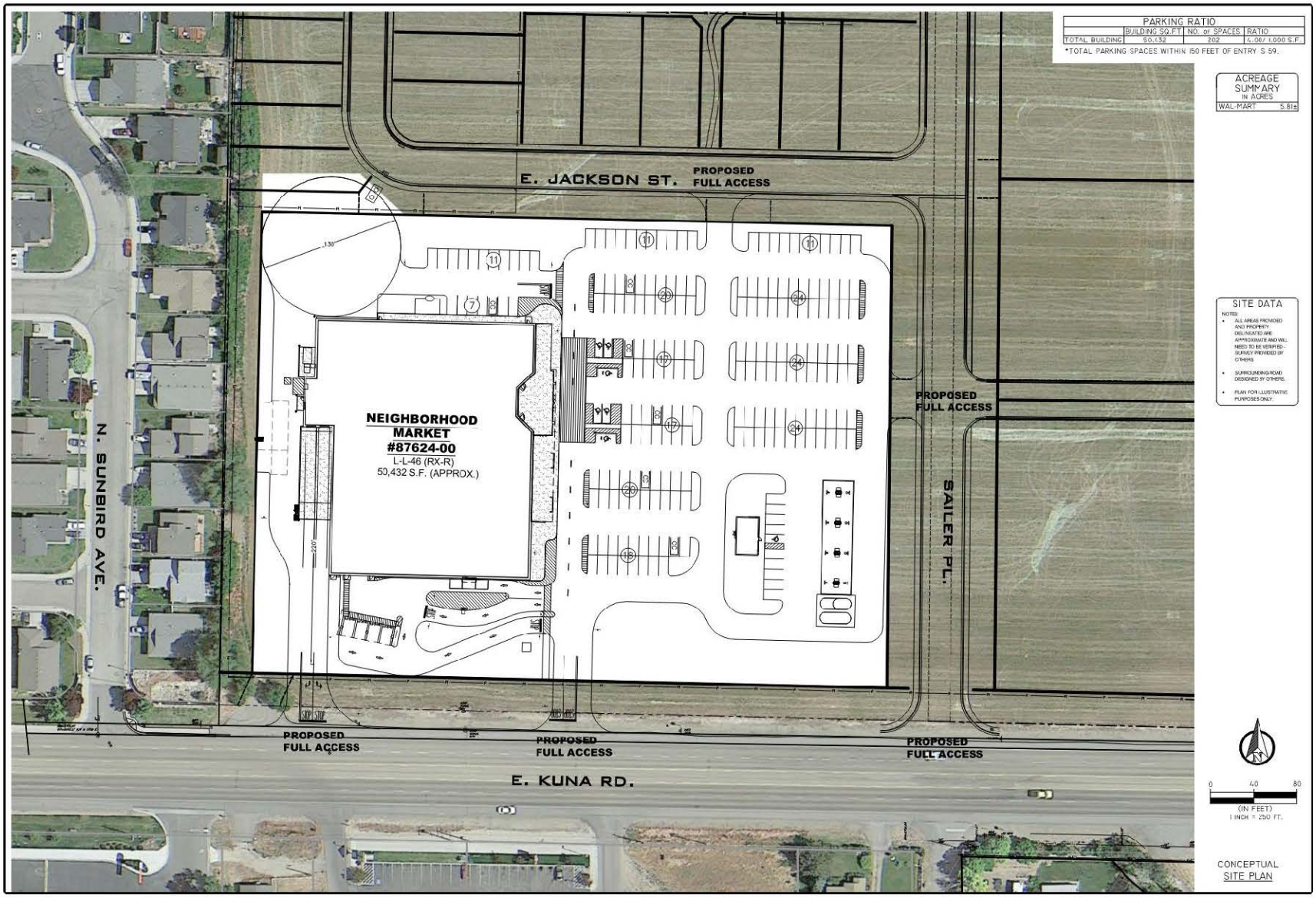
Preliminary Plat Map



PUD Map


NOTES:
1. KUNA CITY WATER AND SEWER SERVICE SHALL BE EXTENDED TO ALL LOTS.
2. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPROVED PUD. THE APPROVED PUD FILE NUMBER WILL BE REFERENCED ON THE FINAL PLAT UPON RECORDING.
3. THE DEVELOPER SHALL PROVIDE PRESSURIZED IRRIGATION WATER TO EACH LOT. ALL LOTS IN THIS SUBDIVISION WILL BE SUBJECT TO ASSESSMENTS OF THE KUNA MORIA IRRIGATION DISTRICT.
4. STORM DRAINAGE SHALL BE RETAINED ON SITE THROUGH SURFACE AND SUBSURFACE FACILITIES AS APPROVED BY ACHD.
5. LOT 4 BLOCK 1, LOT 1 BLOCK 2, LOT 1 BLOCK 3, LOT 12 BLOCK 4, LOT 1, 11 BLOCK 5 ARE COMMON LOTS AND SHALL BE MAINTAINED BY THE MERLIN COTTAGE OWNERS ASSOCIATION OR ITS ASSIGNS.
6. THE DEVELOPER WILL INSTALL NO PARKING SIGNS IN THE SR SECTION OF ROADWAY ON ONE SIDE OF THE ROAD WHERE A GARAGE IS PROPOSED. A SIGNAGE PLAN WILL BE SUBMITTED TO THE KUNA FIRE DEPARTMENT PRIOR TO THE RECORDING OF THE FINAL PLAT FOR THEIR REVIEW AND APPROVAL.
PRELIMINARY DEVELOPMENT FEATURES
PARCEL NOS:
R5672400040
R5672400060
R5672400020
ADDRESSES:
115 N MUELLER AVE
KUNA, ID 83634
ZONING
C-1 & R-12 (PROPOSED)
PROPERTY SIZE:
7.04 AC
7.08 AC
TOTAL LOTS:
COMMON LOTS:
COTTAGES:
COMMERCIAL:
ROW:
56
3
54
1
GROSS DENSITY UNITS:
7.67 PER AC
NET DENSITY UNITS:
9.22 PER AC
SITE DETAILS:
COMMON LANDSCAPE AREA: 1.93 AC
COTTAGES: 2.67 AC
COMMERCIAL: 1.27 AC
ROW & ALLEY: 1.17 AC
SETBACKS:
COTTAGES
FRONT: 10'
FRONT ALONG PUBLIC STREET: 15'
SIDE: 3'
REAR: 3'
REAR ALONG PUBLIC STREET 10'
SITE AMENITIES:
PATHWAYS, LANDSCAPE BUFFERS, GAZEBOS, PARK, PLAZAS
MILLER, NOLA R-6
CUNNINGHAM, AMANDA C-1
MOORE, BRANDON D C-1
MORGAN LON & TAMI TRUST 2/13/2019 C-1
RAMIREZ, ROSA IRENE C-1
RIPPY, DALE C-1
GERHART, RICHARD C-1
HIDALGO DOLORES L C-1
CARREON, JENNIFER DIANE C-1
DRIVEWAY TO BE CLOSED
SCRAPHINA ST.
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
MERLIN AVENUE
N. SAUER AVE
COTTAGE STREET
MERLIN LANE
ACCESS EASEMENT
9155 SQ FT
9155 SQ FT
E. KUNA RD.
PROJECT LOCATION
N. MUELLER RD
VICINITY MAP
SCALE: 1:500
20' ALLEY STREET SECTION
SCALE: 1:10
28' ROW STREET SECTION
SCALE: 1:10
50' RIGHT-OF-WAY
36' STREET SECTION
NOT TO SCALE
SCALE: 1" = 40'
LEGEND
SITE BOUNDARY LINE
SECTION LINE
EXIST CENTER LINE
EXIST IRRIGATION LINE
EDGE OF GRAVEL
EXISIT OVERHEAD POWER
TOP OF SLOPE
EDGE OF WATER
EXIST SANITARY SEWER
EXIST WATER LINE
EXIST STORM DRAIN
EXIST FENCE
CENTERLINE DITCH/FLOW LINE
TOP OF BANK
EXIST EDGE OF PAVEMENT
MAJOR CONTOUR LINE
MINOR CONTOUR LINE
PROPOSED LOT LINE
PROPOSED ROW LINE
PROPOSED CENTER LINE
PROPOSED SEWER LINE
PROPOSED WATER LINE
PROPOSED PRESSURIZED IRRIG LINE
IRRIGATION EASEMENT LINE
PROPERTY SETBACKS
FND ½" IRON PIN (AS NOTED)
FND ½"x24" IRON PIN (AS NOTED)
FND BRASS CAP (AS NOTED)
FND ALUMINUM CAP (AS NOTED)
CALCULATED POINT
EXIST POWER POLE
EXIST GUY ANCHOR
EXIST GAS METER
EXIST GAS RISER
EXIST GAS VALVE
EXIST TELEPHONE RISER
EXIST COMM MANHOLE
EXIST SAN SEWER MANHOLE
EXIST WATER VALVE
EXIST IRRIGATION BOX
EXIST STORM DRAIN MANHOLE
EXIST SIGN
EXIST FIRE HYDRANT
EXIST GUARDRAIL
EXIST CONIF TREE
EXIST DECID TREE
EXIST CATCH BASIN
SURF FLOW DIRECT.
PROP FIRE HYDRANT
PROP STREET LIGHT
PROP GAZEBO
PROP PLAY AREA
PROP PARKING
PROP PLAZA
PROP PARK BENCH
PROP SS MANHOLE
CLIMBING ROCK
OWNER
MERLIN POINTE, LLC
P.O. BOX 610
MERIDIAN, ID 83680
SURVEYOR
LAND SOLUTIONS
421 E. 5TH ST.
MERIDIAN, ID 83642
(208) 761-2940
PLANNER / CONTACT
STEVE ARNOLD
A-TEAM LAND CONSULTANTS
1105 WHISPER COVE AVE.
BOISE, ID 83725
208-371-7020
DEVELOPER
MERLIN POINTE LLC
P.O. BOX 610
MERIDIAN, ID 83680
MERLIN COTTAGES
PUD/SITE MAP
SECTION 24, T.2N., R.1W., B.M.
CITY OF KUNA, ADA COUNTY, IDAHO
A-TEAM Land Development & Real Estate Services
SHEET 1 OF 1
DRAWN BY: CJ SHERLOCK
DATE: October 20, 2021
FILE: PUD.dwg

Original Design



West View from Sailer

West VIEW from Merlin Ave



PARK VIEW



Proposed Building



1 3D View 1

WHITE CLOUD CAD
301 N. 21TH ST., BOISE, ID
530 VALLEY CREEK RD., STANLEY, ID

(208) 917-7769 BOISE OFFICE
(208) 774-8343 STANLEY OFFICE
(208) 412-8343 CELL

CJ SHERLOCK
WHITECLOUDCAD@GMAIL.COM

ALLEY LOAD OR SIDE ENTRY COTTAGE

NO.	DESCRIPTION	DATE

COVER SHEET

Project number	
Date	10/15/2021 3:26:19 PM
Drawn by	CJ SHERLOCK
Checked by	

A-100

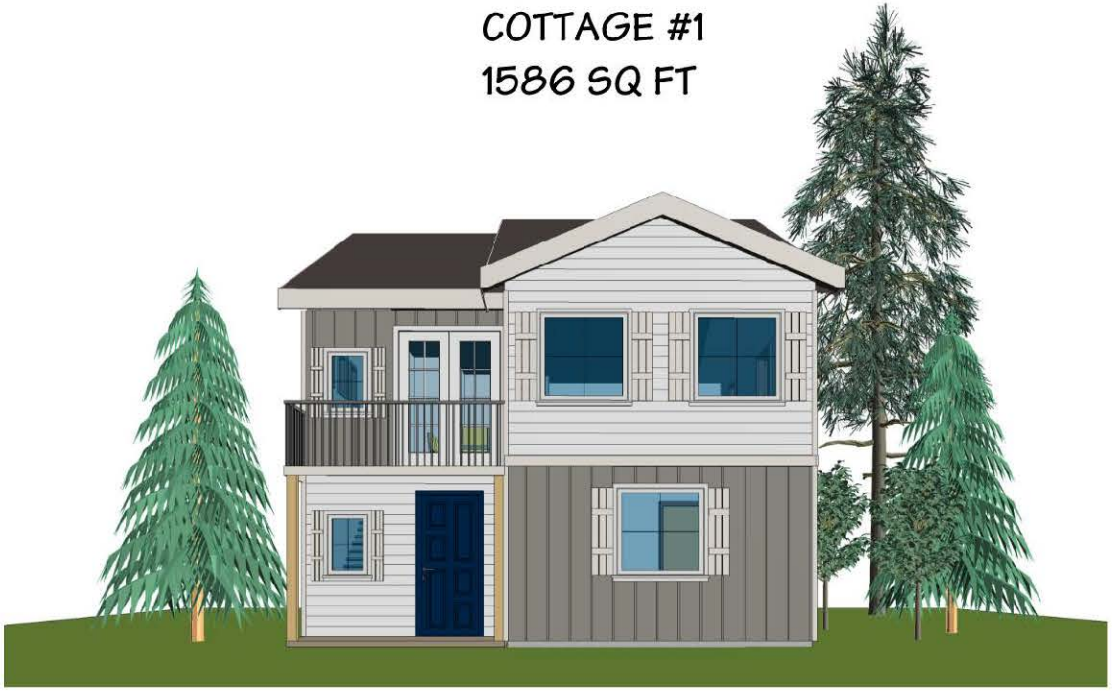
Scale

C:\CLIENTS\ATEAM\450 ARCHITECTURAL COTTAGES\COTTAGE 4.RVT

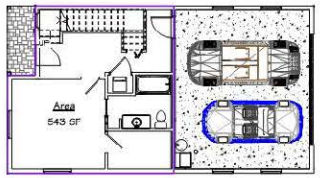
Proposed Building

MERLIN COTTAGES

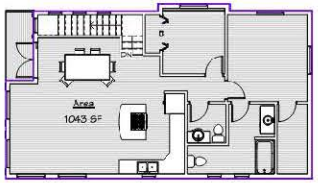
COTTAGE #1
1586 SQ FT



1 3D View 1



2 TOF
1/8" = 1' 0"



3 TOW FIRST FLOOR
1/8" = 1' 0"

WHITE CLOUD STUDIOS
301 N. 27TH ST., BOISE, ID
590 VALLEY CREEK RD., STANLEY, ID

(208) 917-7763 Boise Office
(208) 774-8343 Stanley Office
(208) 412-8343 Cell

CJ SHERLOCK
whitecloudcadd@gmail.com

MERLIN COTTAGES
115 N. Sailor Ave
Kuna, ID 83634

No.	Description	Date

A TEAM Land Development & Real Estate Services

COVER SHEET

Project number	WCC COTTAGE 1_2020
Date	8/21/2020 1:59:13 PM
Drawn by	CJ SHERLOCK
Checked by	S ARNOLD
Scale	1/8" = 1'-0"

A-100

G:\CLIENTS\STEVE ARNOLD\DOCS ARCHITECTURAL\COTTAGES\COTTAGE 1.rvt

In conclusion

- The project conforms with City Code, the COMP Plan, and we have made all the staff and agency recommended changes
- We have taken in the neighborhood concerns about density and have greatly reduced it.
- Open space greatly exceeds requirements.
- Developer is committed to providing a quality neighborhood that people are proud to call home, as seen by the townhomes.
- We are providing a mix of housing types that is in a huge demand and is consistent with Comprehensive Planning policies.
- The site is in-fill and currently utilizing City services.
- We ask for your approval of the project.

A TEAM Land Consultants

THANK YOU



Further Discussion

- 1.
- 2.
- 3.
- 4.

Neighborhood Comments

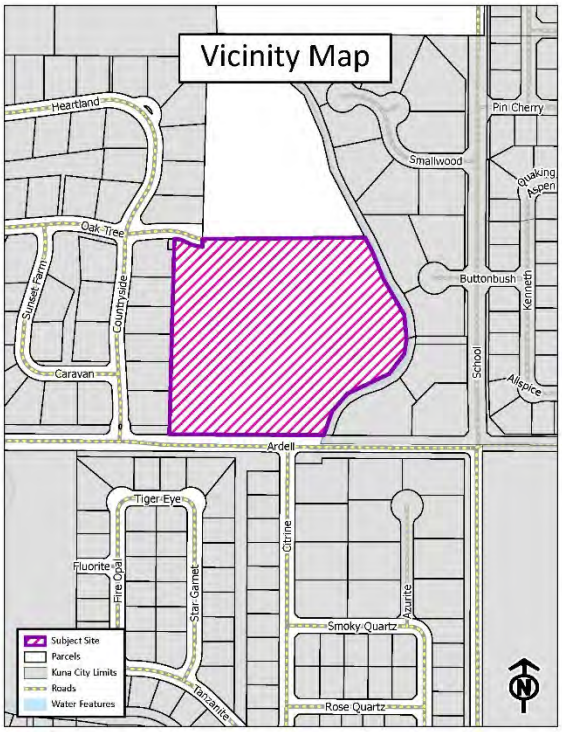
- 1.
- 2.
- 3.
- 4.
- 5.

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATIONS OF	)	**Case No. 21-17-AN (Annexation) & 21-06-CPF (Combination Plat)**
SKYLAR RANCH, LLC	)	
For an Annexation and Combination Plat at 1113 W Oak Tree Drive.	)	**STAFF REPORT FOR SKYLAR RANCH SUBDIVISION.**

TABLE OF CONTENTS

1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. General Project Facts
5. Transportation and Connectivity
6. Staff Analysis
7. Proposed Findings of Fact & Conclusions of Law
8. Proposed Comprehensive Plan Analysis
9. Proposed Commission's Recommendation



I
EXHIBIT LIST

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	Annexation & Zoning Application			X
2.3	Combination Preliminary & Final Plat Application			X

2.4	Narrative			X
2.5	Vicinity Map			X
2.6	Warranty Deed & Legal Description			X
2.7	Affidavit of Legal Interest			X
2.8	Neighborhood Meeting Certification			X
2.9	Commitment to property Posting			X
2.10	Subdivision Name Reservation			X
2.11	Legal Description – Subdivision Boundary			X
2.12	Legal Description R-4 & R-6			X
2.13	Preliminary Plat			X
2.14	Final Plat			X
2.15	Agency Transmittal			X
2.16	Ada County Development Services			X
2.17	Central District Health Comments			X
2.18	Boise Project Bord of Control			X
2.19	Department of Environmental Quality			X
2.20	Kuna Rural Fire District			X
2.21	Nampa & Meridian Irrigation District			X
2.22	Ada County Highway District			X
2.26	City Engineer			X
2.27	Kuna School District			X
2.23	Planning & Zoning Commission Kuna Melba News			X
2.24	Planning & Zoning Commission Mailer			X
2.25	Planning & Zoning Commission Proof of Property Posting			X

II
PROCESS AND NOTICING

2.1 In accordance with Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that Annexations are designated as Public Hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. This land use application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

2.1.2 Notifications

2.1.2.1 Neighborhood Meeting: October 25, 2021 (8 attendees)

2.1.2.2 Agency Comments Request: January 5, 2022

2.1.2.3 300 FT Property Owners Notice: February 16, 2022

2.1.2.4 Kuna Melba News Newspaper: February 16, 2022

2.1.2.5 Site Posted: February 24, 2022

III
APPLICANTS REQUEST

3.1 Skylar Ranch LLC, requests approval for Annexation of 9.97 acres into Kuna City Limits with R-4 and R-6 (Medium Density Residential) zones, and to subdivide the 9.97 acres into three (3) lots. The application will be accompanied by a Development Agreement. The subject site is located at 1113 W Oak Tree Drive, Kuna, ID 83634 (APN: S1314244739).

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The parcel is currently in Ada County zoned RR (Rural Residential), and are directly adjacent to Kuna City Limits to the East, West and South. Historically the site has served as a residence and farmland.

4.2 Surrounding Land Uses

North	RR	Rural Residential – Ada County
South	R-4 R-6	Medium Density Residential – Kuna City Medium Density Residential – Kuna City
East	C-1	Neighborhood Commercial – Kuna City
West	R-4	Medium Density Residential – Kuna City

4.3 Parcel Sizes, Current Zoning and Parcel Numbers

4.3.1 S1314244739

4.3.1.1 Skylar Ranch, LLC

4.3.1.2 Approximately 9.97 acres

4.3.1.3 RR (Rural Residential)

4.4 Services

Sanitary Sewer – Personal System
Potable Water – Personal System
Fire Protection – Kuna Rural Fire District
Police Protection – Kuna Police (Ada County Sheriff's Office)
Sanitation Services – J&M Sanitation

4.5 Existing Structures, Vegetation, and Natural Features

4.5.1 The proposed project site has two (2) single family residences and several outbuildings. Vegetation on-site is consistent with that of crop fields and a residence. The site has an

estimated average slope of 2% to 4%. According to the USDA Soil Survey for Ada County, bedrock depth is estimated to be 20 to 40 inches.

4.6 Environmental Issues

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

4.7 Comprehensive Plan Future Land Use Map

4.7.1 The Future Land Use Map (FLUM) is intended to serve as a *guide* for the decision-making body for the city. The FLUM indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approximately 9.97 acres as Medium Density Residential.

4.9 Recreation and Pathways Map

4.9.1 The Recreation and Pathways Master Plan Map does not indicate a future pathway/trail within the subject site.

4.10 Agency Responses

Agency	**Exhibit No.**
Ada County Development Services	2.16
Central District Health Department	2.17
Boise Project Board of Control	2.18
Department of Environmental Quality	2.19
Kuna Rural Fire District	2.20
Nampa & Meridian Irrigation District	2.21
Ada County Highway District	2.22
City Engineer	2.26

V
TRANSPORTATION AND CONNECTIVITY

5.1 The Applicant is not proposing right-of-way improvements with this application. Per Exhibit 2.22, the Ada County Highway District (ACHD) has provided comments on what transportation improvements will be required based upon the "Concept Plan" shown as a part of Exhibit 2.13, Preliminary Plat. If the application is approved the Applicant will be required to make all recommended traffic improvements in accordance with ACHD Policy and Kuna City Code (KCC) standards at the time of future development.

VI
STAFF ANALYSIS

6.1 A pre-application meeting was held with the City on October 14, 2021. Planning and Zoning, Parks and Recreation and the Public Works Department were in attendance. The Applicant held a

Neighborhood Meeting on October 25, 2021; there were eight (8) attendees. Meeting minutes from the Neighborhood Meeting have been provided as a part of this packet.

The Applicant, requests approval for Annexation of 9.97 acres into Kuna City Limits with R-4 and R-6 (Medium Density Residential) zones, and to subdivide the 9.97 acres into three (3) lots. The application will be accompanied by a Development Agreement.

At this time, the Applicant is only requesting Annexation, Combo Plat and Development Agreement approval. The purpose of the Combo Plat is to create three (3) lots, two (2) of which will be for the already existing single-family homes, and the third for future Medium Density Residential Development. The Development Agreement has been proposed to ensure the property will not be able to develop until such time that there is adequate serviceability. At which time adequate serviceability for the site is determined, the Applicant may apply to subdivide the property in substantial conformance with the "Concept Plan" shown as a part of Exhibit 2.13, Preliminary Plat.

Per Exhibit 2.26, Public Works can support the approval of this application, given the understanding that connection to City services will not be available until the 18" Danskin force main upgrade is successful.

Staff has reviewed the proposed Annexation and Combo Plat for compliance with Title 5 and Title 6 of Kuna City Code; Idaho Statutes § 50-222 and § 67-6511; and the Kuna Comprehensive Plan. The Applicant will be required to work with Kuna's staff, ACHD, the Kuna Rural Fire District (KRFD), and any other applicable agencies to ensure conformance to each agency's requirements. If the Planning and Zoning Commission recommends approval of Case Nos 21-17-AN and 21-06-CPF (Combination Plat), the Applicant shall be subject to the Conditions of Approval listed in section "IX" 9 of this report, as well as any additional Conditions requested by the Planning and Zoning Commission.

6.2 Applicable Standards

6.2.1 City of Kuna Zoning Ordinance, Title 5

6.2.2 City of Kuna Subdivision Ordinance Title 6

6.2.3 City of Kuna Comprehensive Plan

6.2.4 Idaho Code Title 50, Chapter 2 – General Provisions - Government – Territory

6.2.5 Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act

VII
PROPOSED FINDINGS OF FACT

Based upon the record contained in Case Nos. 21-17-AN and 21-06-CPF, including the Comprehensive Plan, Kuna City Code, Staff's Memorandum, the exhibits, and testimony during the Public Hearing, the Kuna Planning and Zoning Commission recommends (***approval/conditional approval/denial***) for Case Nos. 21-17-AN and 21-06-CPF, to City Council; a request from Skylar Ranch, LLC for Annexation of 9.97

acres into Kuna City Limits with R-4 and R-6 (Medium Density Residential) zones, and to subdivide the 9.97 acres into three (3) lots.

If the Planning and Zoning Commission wishes to Approve, Conditionally 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 Nos. 21-17-AN and 21-06-CPF, this proposal **does/does not** generally comply with Kuna City Code (KCC) for technical compliance with KCC Title 5.

Staff Finding: *The Applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in technical compliance with KCC Title 5.*

7.2 The public notice requirements have been met and the Neighborhood Meeting **was/was not** conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: *The Applicant held a Neighborhood Meeting on June 30, 2020; no residents attended the meeting. A legal notice was published in the Kuna Melba Newspaper on February 16, 2022. The Applicant posted a sign on the property on February 24, 2022. Neighbor Notices were mailed to land owners within 300-FT of the proposed project site on February 16, 2022.*

7.3 Based on the evidence contained in Case Nos. 21-06-CPF, the Combo Plat **does/does not** generally meet technical compliance per KCC Title 6.

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

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

Staff Finding: *The application proposes no new development at this time, therefore existing public services and infrastructure will be unaffected. ACHD has provided comments per Exhibit 2.22 on what transportation improvements will be required based upon the "Concept Plan" shown as a part of Exhibit 2.13 Preliminary Plat. The applicant shall not submit a future Preliminary Plat application until such time that the property can be served by City infrastructure in accordance with the proposed Development Agreement.*

7.5 Based on the evidence contained in Case Nos. 21-17-AN and 21-06-CPF, this proposal **does/does not** generally comply with the Comprehensive Plan.

Staff Finding: *The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups in Kuna, as well as the installation of pathways and open space. The Annexation and Combo Plat is proposed to be zoned R-4 and R-6 (Medium Density Residential), the Comp Plan Map designates the property as Medium Density Residential.*

7.6 All private landowners ***have/have not*** consented to the Annexation.

Staff Finding: *The property owners has signed an Affidavit of Legal Interest to allow Skylar Ranch, LLC to submit an Annexation application request to the City of Kuna on their behalf.*

7.7 The proposed lands for Annexation ***are/are not*** eligible to request Annexation into Kuna City limits.

Staff Finding: *The land proposed for Annexation has a contiguous touch to Kuna City Limits to the East, West and South of the site.*

7.8 The Applicant and/or Owner of the property have the right to request a written regulatory taking analysis.

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

VIII
PROPOSED COMPREHENSIVE PLAN ANALYSIS

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

8.1 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 implement sustainable land use patterns.
  - Objective 3.D.1.: Encourage development in priority areas.
    - Policy 3.A.2.b. Encourage infill development to maximize the use of developable land, minimize infrastructure costs and preserve agricultural and open spaces

- Goal 3.D.: Encourage development of housing options and strong neighborhoods.
  - Objective 3.D.1.: Encourage development of housing options for all citizens.
    - Policy 3.D.1.a: Encourage preservation and development of housing that meets demand for household sizes, lifestyles and settings.
  - Objective 3.D.2.: Create strong neighborhoods through preservation, new development, connectivity and programming.
    - Policy 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.

IX
PROPOSED COMMISSIONS ORDER OF DECISION

*Note: This motion is for the recommendation of **approval, conditional approval or denial** of the Annexation application to the City Council. However, if the Planning and Zoning Commission wishes to approve or deny specific parts of this request as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report and the public testimony as presented at the hearing, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends ***approval/conditional approval/denial*** of Case Nos 21-17-AN (Annexation) and 21-06-CPF (Combo Plat), a request from Skylar Ranch, LLC for Annexation of 9.97 acres into Kuna City Limits with R-4 and R-6 (Medium Density Residential) zones, and to subdivide the 9.97 acres into three (3) lots subject to the following conditions of approval:

9.1 The Owner/Developer/Applicant 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:

9.1.1 The City Engineer shall approve the sewer connections.

9.1.2 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.

9.1.3 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".

9.1.4 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.

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

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

9.1.7 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.

9.2 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.

9.3 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.

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

9.5 It is the responsibility of the Developer or his Engineer to coordinate and design for the stricter requirement between agencies and the City of Kuna standards for the entire development

9.6 The Land Owner/Applicant/Developer, and/or 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.

9.7 Owner/Developer/Applicant, and/or any future assigns having an interest in any of the subject properties shall be subject to all provisions required within an applicable Development Agreement.

9.8 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 an applicable Development Agreement

9.9 Owner/Developer/Applicant shall follow staff, City Engineers and other agency recommended requirements as applicable.

9.10 Owner/Developer/Applicant shall comply with all local, state and federal laws.

DATED: this 8th day of March, 2022.

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): 21-06-CPF, 21-17-AN 21-06-DA

Project Name: Skylar Ranch

Date Received: 12.02.2021

Date Accepted as Complete:

Type of review requested (check all that apply):

X	Annexation & Zoning		Appeal
	Comp. Plan Map Amendment	X	Combination Pre & Final Plat
	Design Review	X	Development Agreement
	Final Planned Unit Development		Final Plat
	Lot Line Adjustment		Lot Split
	Ordinance Amendment		Planned Unit Development
	Preliminary Plat	N/A	Rezone
	Special Use Permit		Temporary Business
	Vacation		Variance

Owner of Record

Name: Skylar Ranch LLC

Address: c/o Rallens Realty Consultants, 1520 W. Washington St, Boise, ID 83702

Phone: (916) 425-9694 Email: christiansandiego@me.com

Applicant (Developer) Information

Name: Skylar Ranch LLC

Address: c/o Rallens Realty Consultant, 1520 W. Washington St, Boise, ID 83702

Phone: (916) 425-9694 Email: christiansandiego@me.com

Engineer/Representative Information

Name: Mason & Associates - Will Mason

Address: 924 3rd St So. STE B, Nampa, ID 83651

Phone: (208) 454-0256 Email: wmason@masonandassociates.us

Subject Property Information

Site Address: 1113 W Oak Tree Drive

Nearest Major Cross Streets: N Ten Mile Rd & W Ardell Rd.

Parcel No.(s): S1314244739

Section, Township, Range: 14, 2N, 1W

Property Size: 9.97 Acres

Current Land Use: Agricultral Proposed Land Use: residential

Current Zoning: RR Proposed Zoning: R-4, R-6 (8.22 Acres)

Project Description

Project Name: Skylar Ranch

General Description of Project: annexation and zoning for the property, plating the two existing homes each on individual lots. The remainder of the property will be vacant until the city has sewer services available.

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: N/A until city services are available for the Site.

Residential Project Summary (If Applicable)

Are there existing buildings? (YES) NO

If YES, please describe: two existing homes are being plated with this request.

Will any existing buildings remain? (YES) NO

No. of Residential Units: 2 No. of Building Lots: 1 (R4-R6)

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

Type of dwelling(s) proposed (check all that apply):
☑ Single-Family ☐ Townhomes ☐ Duplexes ☐ Multi-Family
☐ Other:

Minimum square footage of structure(s): N/A

Gross Density (Dwelling Units ÷ Total Acreage): TBD (R4, R6 compliance)

Net Density (Dwelling Units ÷ Total Acreage not including Roads): TBD (R4-R6 Complaince)

Percentage of Open Space provided: N/A Acreage of Open Space: N/A

Type of Open Space provided (i.e. public, common, landscaping): N/A

Non-Residential Project Summary (If Applicable) — N/A

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: William J. Moon Date: November 30, 2021

By signing, you are confirming you have provided all required items listed on this application.

Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided for application attachments to be uploaded to the cloud.

KUNA
Planning & Zoning

Annexation & Zoning Application

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

Annexation requires public hearings with both the Planning & Zoning Commission and City Council. Public hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online in Kuna City Code 5-1A-8.

****Office Use Only****

Case No(s).: 21-06-CPF, 21-14-AN, 21-06-DA

Project Name: Skylar Ranch

Date of Pre-Application Meeting: Valid for three (3) months, unless otherwise determined by Staff

Date Received: 12.10.2021

Date Accepted as Complete: _____

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

- Complete Planning & Zoning Application Coversheet.
- Complete Annexation Application (*It is the applicant's responsibility to use the most current application.*)
- Detailed narrative or justification for the application, describing the project, design elements, serviceability, amenities, and how the project complies with the requirements found within Kuna City Code 5-13 and Idaho Code §50-222.
- Legal Description of Annexation Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- 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.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.

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

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

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

Applicant Signature: _____ Date: 12-6-2021

By signing, you are confirming you have provided all required items listed on this application.

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).: 21-06-CPF, 21-17-AN, 21-06-DA

Project Name: Skylar Ranch

Date of Pre-Application Meeting: Valid for three (3) months, unless otherwise determined by Staff

Date Received: 12.10.2021

Date Accepted as Complete: _____

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

- 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)*.

Applicant Signature: Dina Lawson Date: 12/1/21

By signing, you are confirming you have provided all required items listed on this application.

Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Ste B, Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130
Email: wmason@masonandassociates.us

LETTER OF EXPLANATION
SHORT PLAT WITH DEVELOPMENT AGREEMENT
SKYLAR RANCH SUBDIVISION

This subject property is located at 1113 W Oak Tree Drive, parcel number S1314244739.

The property was planned for annexation to the City with a preliminary plat that showed 34 residential lots. Work on the project stopped when it became known that the City does not have sewer capacity to service lots at this time.

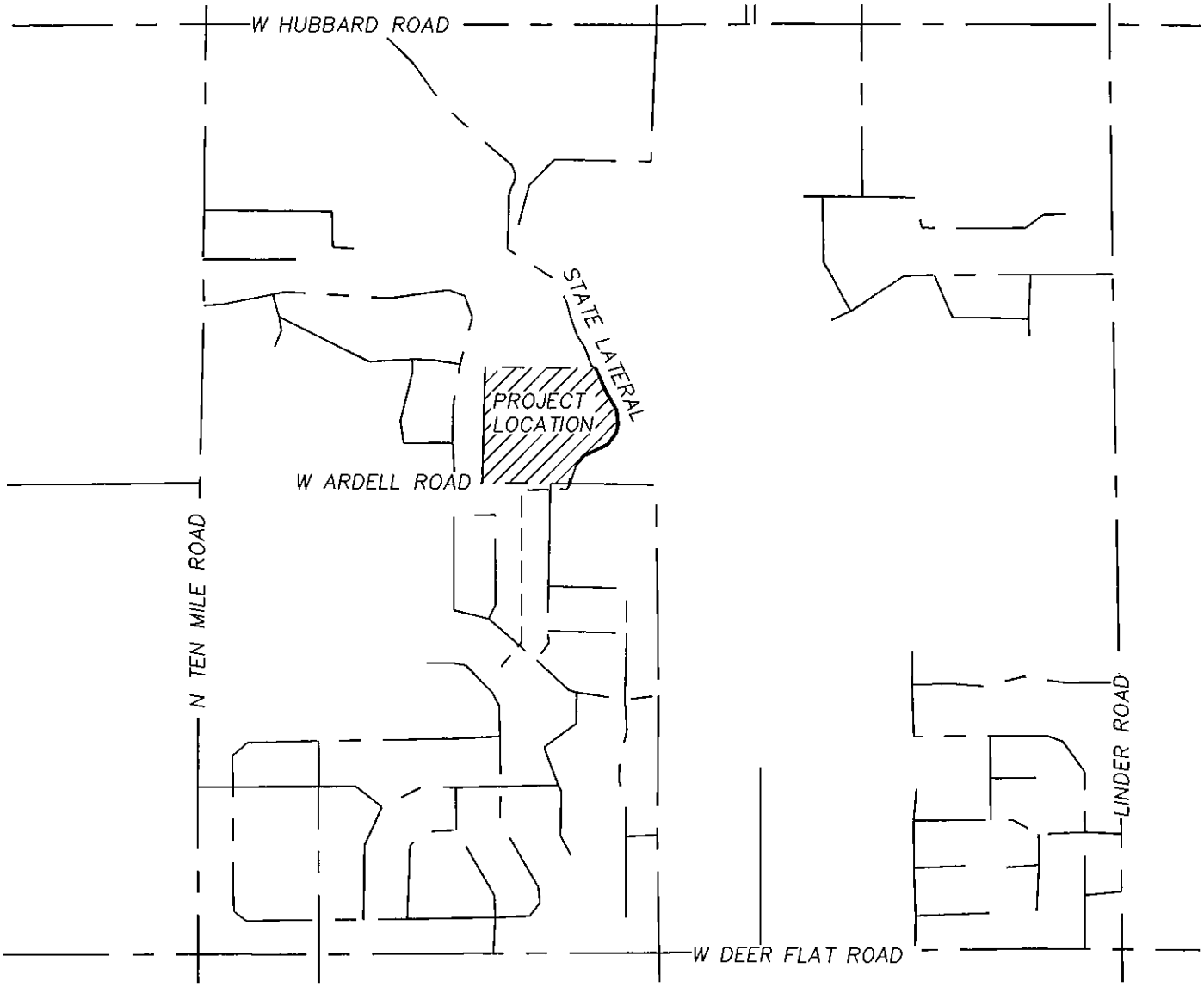
It is now the desire to move forward with annexation and zoning for the property, plating the two existing homes, each on single lots. The remainder of the property will be vacant until such time as the City has sewer services available.

Zoning for the property is requested as both R-4 and R-6 as shown in the preliminary plat. This property is contiguous to both R-4 and R-6 zoning. The R-6 zoning will be towards the east side of the property and the R-4 zone will be next to the larger neighboring lots to the west. The future land use designation is medium density. Both R-4 and R-6 zoning fit in the medium density designation.

A development agreement with the City will ensure that the City's desired conditions for the property will be met. A concept plan for the development agreement is included. The concept plan is the future desired lot layout. It is proposed that the development agreement allow property improvements to be made when the City can provide the service that allows the project to move forward. This would include the landscaping plan, irrigation plan, and construction drawings. The timing for the sewer service availability is unknown. The time required to begin use on the property is requested to be 3 years after notification that sewer services are available.

Improvements to the property would occur after supportive services are available by the City and in tune with defined development agreement. These would include pressured irrigation plan, phasing plan (if required), landscape plan and homeowners' maintenance agreement. No improvements to the property will occur until City services are available and conditions outlined above can be observed.

VICINITY MAP



SKYLAR RANCH SUBDIVISION

VICINITY MAP

Mason & Associates
Professional Engineers, Land Surveyors & Planners
924 3rd St. South, Nampa, ID 83651
(208) 454-0256 Fax (208) 467-4130

JOB NO.	NV0520
DWG NO.	NV0520PP
SCALE:	1"=1000'
REV.	△
FIELD BOOK NO.	
DRAWN BY:	DL
DATE:	11/29/21

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=4 CHE FOWLER
FIDELITY NATIONAL TITLE - BOISE

2021-092318
06/15/2021 03:39 PM
$15.00

Fidelity National Title

Escrow No.: 34602021771-KY

WARRANTY DEED

FOR VALUE RECEIVED

Billy D. Cunnington and Julie Ocamica Cunnington, husband and wife, as to undivided fifty percent (50%) interest

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

Skylar Ranch LLC, a Wyoming limited liability company

GRANTEE(S), whose current address is: **2476 Oxford Ave, Cardiff, CA 92007**

the following described real property in Ada County, Idaho, more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 15th day of June, 2021.

Billy D. Cunnington

Julie Ocamica Cunnington

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 15th day of June, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Billy D. Cunnington and Julie Ocamica Cunnington known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/thet executed the same.

Signature:
Name: Kimberly Yelm
Residing at:
My Commission Expires:

(SEAL)

KIMBERLY YELM
COMMISSION #50141
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 06/15/2025

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): S1314244739

Parcel I

A parcel of Land being a portion of the South 1/2 of the Northwest 1/4 of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada county, Idaho, as shown on Record of Survey No. 3352, filed as Instrument No. 95080026, in the office of the Ada County recorder, more particularly described as follows:

COMMENCING at a Brass Cap marking the Northwest corner of the said Section 14; thence
Along the Westerly boundary of the said Northwest 1/4 of Section 14, which is also the centerline of Ten Mile Road
South 0°00'17" West, 1406.81 feet to a point, said point is located South 0°00'17" West, 75.00 feet from a pin marking the Northwest corner of the South 1/2 of the Northwest 1/4 of said Section 14; thence
Along a line that is 75.00 feet South of and parallel to the Northerly boundary of the South 1/2 of the Northwest 1/4 of said Section 14
South 89°56'56" East, 1731.19 feet to an iron pin; thence leaving said parallel line
South 1°04'25" West, 592.05 feet to a point marked by an iron pin, to the POINT OF BEGINNING; thence
South 89°45'20" East, 533.68 feet to a point on the centerline of the State lateral; thence
Along the centerline of the State lateral the following courses and distances:
South 27°59'45" East, 39.95 feet to a point; thence
South 22°13'45" East, 94.40 feet to a point; thence
South 30°39'45" East, 134.10 feet to a point; thence
South 6°05'45" East, 79.60 feet to a point; thence
South 9°16'15" West, 49.70 feet to a point; thence
South 36°55'15" West, 80.00 feet to a point; thence
South 64°08'15" West, 150.00 feet to a point; thence
South 40°53'15" West, 75.00 feet to a point; thence
South 18°56'15" West, 112.82 feet to a point on the East-West center line of said Section 14; thence
Along the East-West center line of said Section 14
South 89°56'41" West, 492.11 feet to a point marked by an iron pin; thence
Leaving the East-West centerline of said Section 14
North 1°04'25" East, 662.27 feet to a point marked by an iron pin; thence
South 89°45'20" East, 91.47 feet to the POINT OF BEGINNING.

EXCEPTING from said Parcel I, the following pursuant to a Grant Deed recorded with the Ada County Recorder on October 30, 2008, as Instrument Number 108119539:

A parcel of Land situate in the South One-half of the Northwest quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 14; thence
South 00°00'02" West, 1406.81 feet along the Westerly boundary of said Section 14; thence
South 89°57'09" East, 1,731.19 feet along the Northerly boundary of GALIANO ESTATES SUBDIVISION as shown in Book 99 of Plats at Pages 12780 – 12783, Records of Ada County, Idaho; thence
South 1°04'12" West, 592.05 feet along the Easterly boundary of said GALIANO ESTATES SUBDIVISION to the POINT OF BEGINNING; thence
South 01°04'12" West, 24.85 feet; thence
51.04 feet along a non-tangent curve deflecting to the right, having a radius of 125.00 feet, a central angle of 23°23'35", a chord bearing of North 75°12'38" West, and a long chord distance of 50.68 feet; thence
North 63°30'50" West, 9.91 feet; thence
34.35 feet along a tangent curve deflecting to the left, having a radius of 75.00 feet, a central angle of 26°14'43", a chord bearing of North 76°38'12" West, and a long chord distance of 34.06 feet; thence
South 89°45'33" East, 91.47 feet along the Southeasterly boundary of said GALIANO ESTATES SUBDIVISION to the Easterly boundary of said GALIANO ESTATES SUBDIVISION and to the POINT OF BEGINNING.

EXHIBIT "A"
Legal Description

Also Excepting from said Parcel I that portion of property conveyed to Ada County Highway District by Special Warranty Deed recorded July 12, 2018, as Instrument No. 2018-065059, records of Ada County, Idaho.

PARCEL II

An Ingress-Egress easement lying in the Northwest 1/4 of Section 14, Township 2 North Range 1 West, Boise Meridian, Ada County, Idaho, and more particularly descried as follows:

A Strip of Land 50.00 feet in width, 25.00 feet each side of the following described centerline:

Beginning at the Northwest corner of the said Section 14; thence
South 0°00'00" East, 1867.71 feet along the Westerly boundary of the said Northwest 1/4 of Section 14 to a point, said point being the REAL POINT OF BEGINNING; thence
North 75°33'38" East, 301.09 feet to a point; thence
South 61°66'43" East, 431.93 feet to a point; thence
South 89°46'36" East, 1307.63 feet to a point, said point being the Point of Ending of the above-described centerline.

AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
) ss
County of Ada)

I, Christian Rooney,

Being first duly sworn upon oath, depose and say: (If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to
Mason & Associates, Inc.
924 3rd St S, Ste B, Nampa ID 83651
to submit the accompanying application pertaining to that property.

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

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

Dated this 10th day of November, 20 2

Signature

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

Residing at:

My Commission expires:

See Attached CA Notary Document

Signature

CALIFORNIA JURAT WITH AFFIANT STATEMENT **GOVERNMENT CODE § 8202**

☐ See Attached Document (Notary to cross out lines 1–5 below)
☐ See Statement Below (Lines 1–5 to be completed only by document signer[s], *not* Notary)

1.
2.
3.
4.
5.

X _____ _____
Signature of Document Signer No. 1 *Signature of Document Signer No. 2 (if any)*

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

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 10 day of November 2021.
Date *Month* *Year*
by (1) Christian Rooney
(and (2) _____).
Name(s) of Signer(s)

KARIN LYON GRAFF
Comm. # 2297117
Notary Public · California
San Diego County
Comm Expires Aug. 11, 2023

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

Signature _____
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

©2014 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5910

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: To annex into the City with 2 zones to seperate the two existing homes from the remainder of the property. The remainder to be developed with development agreement when City has services

Date of Meeting: 10-25-21 Time: 6:00 pm - 6:30pm

Meeting Location: 1113 W. Oak Tree Drive, Kuna

Site Information

Location: Section 14 Township 2N Range 1W Total Acres 9.97

Subdivision Name: Skylar Ranch Subdivision Lot ____ Block ____

Address: 1113 W. Oak Tree Drive, Kuna

Parcel No(s).: S1314244739

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: Skylar Ranch LLC

Address: C/O Rallens Realty Consultants 1520 W Washington street, Boise 83702

Contact Person

Name: Will Mason / Angie Cuellar

Business Name (if applicable): Mason & Associates Inc

Address: 924 3rd Street South, Nampa, ID 83651

Phone: 208-454-0256 Email: wmason@masonandassociates.us

Applicant

Name: Mason & Associates Inc on behalf of Skylar Ranch LLC

Address: 924 3rd Street South, Nampa ID 83651

Phone: (208) 454-0256 Email: wmason@masonandassociats.us

I, Angie Cuellar *, 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: Angie Cuellar Date: 10-25-21

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 10-25-21 Number of Attendees: 8

Location: 1113 W Oak Tree Drive.

Project Description: 3 Lot Subdivision with development agreement

Attendee Comments or Concerns:

R-4 zoning is ok. Concern that R-6 zoning is too high of density.

Concern of weeds that will grow while large lot remains vacant.

Against Oak Tree Drive from extending east

Concern of possible easement along west property boundary

Concern the future project will add to the traffic problems

Want existing homes to remain – and will smaller home be added to since only one bedroom?

Concern apartments/multifamily housing will be built.

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

Applicant Signature: Angie Cuellar Date: 10-25-21

SIGN IN SHEET

PROJECT NAME: Sycamore Ranch

Date: 10-25-21

	Name	Address	Zip	Phone
1	Pat Dell	1329 W Oak Tree	83634	209-327-9739
2	Yvette Marshall	2440 N. Countryside	83684	208-571-3054
3	Mike + Laurie Numan	2376 N Countryside	83634	208-870-4521
4	DON FERNALD	2239 N. FIRE OPAL AVE	83634	626-523-4017
5	Jan + Darrell Hatfield	1114 W. Oak Tree Dr.	83634	208-650-5359
6	Bob Swan	1432 W. Heartland	83634	208 2047454
7	Manuel Salas	2220 N. Star Garnet	83634	208-409-5326
8	BONNIE DAVIS	2462 N. COUNTRYSIDE	83634	208-867-6653
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KUNA
Planning & Zoning

COMMITMENT TO PROPERTY POSTING

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

Per Kuna City Code (KCC) 5-1A-8, the Applicant, for all applications requiring a Public Hearing, shall post the subject property *not less than ten (10) days prior to the hearing*. The Applicant shall post a copy of the Public Hearing notice on the property under consideration; all posting must be in substantial compliance.

The Applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the Planning and Zoning Department *no later than seven (7) days* prior to the Public Hearing, attesting to where and when the sign(s) were posted. Unless such certificate is received by the required date, the hearing will be continued to the next available date, as scheduling permits.

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

Print Name: Angie Cuellar

Signature: Angie Cuellar Date: 11-24-21

From: Sub Name Mail
To: Angie Cuellar
Cc: Darin Holzhey
Subject: RE: Skylar Ranch Subdivision Name Reservation
Date: Monday, April 19, 2021 10:44:27 AM
Attachments: image001.png
image004.png

April 19, 2021

Darin Holzhey, Mason & Associates
Angie Cuellar, Mason & Associates

RE: Subdivision Name Reservation: **SKYLAR RANCH SUBDIVISION**

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

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

Sincerely,

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

From: Angie Cuellar <acuellar@masonandassociates.us>
Sent: Monday, April 19, 2021 8:08 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] RE: Reservation of Subdivision Name-3rd attempt

To Whom it May Concern,

A request to reserve the name: **Skylar Ranch Subdivision**

Parcel Number: S1314244739

Address: 1113 W. Oak Tree Drive, Kuna 83634

Owner: Billy and Julie Cunnington, 1113 W. Oak Tree Drive, Kuna 83634

Developer: Homeprofit – 140 Encinitas Blvd # 311- Encinitas CA 92024 (916) 425-9694

Land Surveyor: Darin Holzhey – Mason and Associates Inc. 924 3rd Street South, Nampa- (208) 454-0256 dholzhey@masonandassociates.us

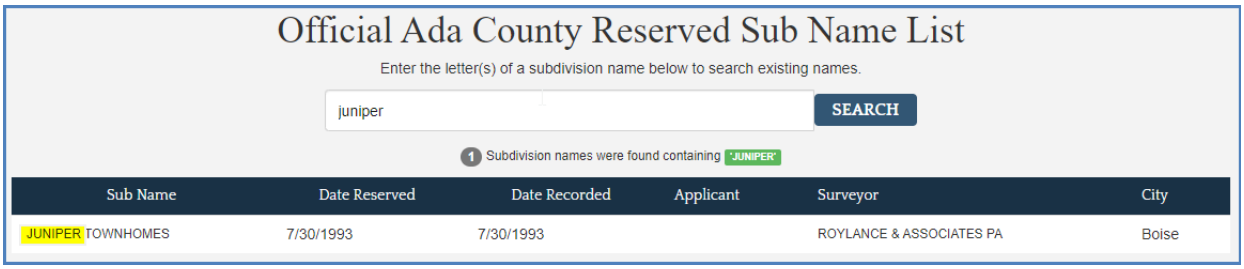
Thank you

Angie Cuellar, Planner

Professional Engineers, Land Surveyors and Planners
924 3rd St. So., Suite B, Nampa, ID 83651
Ph (208) 454-0256 Fax(208) 467-4130
e-mail: acuellar@masonandassociates.us

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Tuesday, April 13, 2021 12:16 PM
To: Angie Cuellar <acuellar@masonandassociates.us>
Subject: RE: Reservation of Subdivision Name-2nd attempt

The Primary name “Juniper” has previously been recorded and cannot be reserved in this location.
Please choose another name.



Official Ada County Reserved Sub Name List

Enter the letter(s) of a subdivision name below to search existing names.

juniper SEARCH

1 Subdivision names were found containing 'JUNIPER'

Sub Name	Date Reserved	Date Recorded	Applicant	Surveyor	City
JUNIPER TOWNHOMES	7/30/1993	7/30/1993		ROYLANCE & ASSOCIATES PA	Boise

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

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

Name Search: https://adacounty.id.gov/developmentservices/wp-content/uploads/sites/37/Plat_Naming_Policy_Ada_County_Surveyor.pdf

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

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

From: Angie Cuellar <acuellar@masonandassociates.us>
Sent: Tuesday, April 13, 2021 10:36 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Subject: [EXTERNAL] RE: Reservation of Subdivision Name-2nd attempt

Apologies for not including all information needed.

A request to reserve the name: **Juniper Ranch Subdivision** (only one Juniper in the County and its in Boise)

Parcel Number: S1314244739

Address: 1113 W. Oak Tree Drive, Kuna 83634

Owner: Billy and Julie Cunnington, 1113 W. Oak Tree Drive, Kuna 83634

Developer: Homeprofit – 140 Encinitas Blvd # 311- Encinitas CA 92024 (916) 425-9694

Land Surveyor: Darin Holzhey – Mason and Associates Inc. 924 3rd Street South, Nampa- (208) 454-0256 dholzhey@masonandassociates.us

Angie Cuellar, Planner
Mason & Associates Inc.
Professional Engineers, Land Surveyors and Planners
924 3rd St. So., Suite B, Nampa, ID 83651
Ph (208) 454-0256 Fax(208) 467-4130

e-mail: acuellar@masonandassociates.us

From: Sub Name Mail <subnamemail@adacounty.id.gov>
Sent: Tuesday, April 13, 2021 5:56 AM
To: Angie Cuellar <acuellar@masonandassociates.us>
Subject: RE: Reservation of Subdivision Name

Angie;

The Primary name "Sycamore" has previously been recorded and cannot be reserved in this location.
Please choose another name.

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

- The name and contact information for the Owner
- The name and contact information for the Developer
- The name of the Professional Land Surveyor and firm that will be in responsible charge of the plat

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

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

Name Search: https://adacounty.id.gov/developmentservices/wp-content/uploads/sites/37/Plat_Naming_Policy_Ada_County_Surveyor.pdf

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

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

From: Angie Cuellar <acuellar@masonandassociates.us>
Sent: Monday, April 12, 2021 10:24 AM
To: Sub Name Mail <subnamemail@adacounty.id.gov>
Cc: Darin Holzhey <dholzhey@masonandassociates.us>
Subject: [EXTERNAL] Reservation of Subdivision Name

CAUTION: This email originated from outside Ada County email servers. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Verify the sender by mouse-hovering over their display name in order to see the sender's full email address and confirm it is not suspicious. If you are unsure an email is safe, please report the email by using the 'Phish Alert' button in Outlook.

To whom it may concern,

A request to reserve the name: **Sycamore Ranch Subdivision**

Parcel Number: S1314244739

Address: 1113 W. Oak Tree Drive, Kuna 83634

Thank you.

Angie Cuellar, Planner

Professional Engineers, Land Surveyors and Planners
924 3rd St. So., Suite B, Nampa, ID 83651

Ph (208) 454-0256 Fax(208) 467-4130
e-mail: acuellar@masonandassociates.us

Mason & Associates Inc.
Professional Engineers, Land Surveyors and Planners
924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130
e-mail: dholzhey@masonandassociates.us

FOR: Homeprofit
JOB NO.: NV0520
DATE: October 27, 2021

SUBDIVISION BOUNDARY PARCEL

A parcel of land being a portion of the SE1/4 NW1/4 of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at the southeast corner of the SE1/4 NW1/4;

Thence N 89° 40' 05" W., 525.48 feet along the south boundary of the SE1/4 NW1/4 to the southwest corner of Arbor Ridge Subdivision No.5 in Book 118 at Pages 18091-18094 in the Ada County Recorder's Office and the **POINT OF BEGINNING**;

Thence N 89° 40' 05" W., 492.01 feet along the south boundary of the SE1/4 NW1/4 to the southeast corner of Galiano Estates Subdivision in Book 99 at Pages 12780-12783 in the Ada County Recorder's Office;

Thence N 01° 28' 27" E a distance of 661.59 feet along the easterly boundary of Galiano Estates Subdivision to a non-tangent curve;

Thence a distance of 34.35 feet along the arc of said curve right, having a radius of 75.00 feet, a central angle of 26° 14' 43", the long chord of which bears S. 76° 19' 42" E., a distance of 34.06 feet;

Thence S 63° 12' 13" E., 9.91 feet to the beginning of a curve;

Thence a distance of 51.04 feet along the arc of said curve left, having a radius of 125.00 feet, a central angle of 23° 23' 35", the long chord of which bears S. 74° 53' 12" E., a distance of 50.68 feet;

Thence N 01° 26' 49" E., 25.35 feet;

Thence S 89° 22' 56" E., 533.35 feet to a point on the westerly boundary of Arbor Ridge Subdivision;

Thence along the westerly boundary of Arbor Ridge Subdivision the following courses and distances;

Thence S 27° 36' 33" E., 40.03 feet;

Thence S 21° 50' 33" E., 94.40 feet;

Thence S 30° 16' 33" E., 134.10 feet;

Thence S 05° 42' 33" E., 79.60 feet;

Thence S 09° 39' 27" W., 49.70 feet;

Thence S 37° 18' 27" W., 80.00 feet;

Thence S 64° 31' 27" W., 150.00 feet;

Thence S 41° 16' 27" W., 75.00 feet;

Thence S 19° 19' 27" W., 112.81 feet to the **POINT OF BEGINNING.**

This parcel contains 9.969 acres more or less.



Mason & Associates Inc.
Professional Engineers, Land Surveyors and Planners
924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130
e-mail: dholzhey@masonandassociates.us

FOR: Homeprofit
JOB NO.: NV0520
DATE: October 15, 2021

ZONE R4

A parcel of land being a portion of the SE1/4 NW1/4 of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at the southeast corner of the SE1/4 NW1/4;

Thence N 89° 40' 05" W., 634.90 feet along the south boundary of the SE1/4 NW1/4 to the **POINT OF BEGINNING**;

Thence N 89° 40' 05" W., 382.59 feet along the south boundary of the SE1/4 NW1/4 to the southeast corner of Galiano Estates Subdivision in Book 99 at Pages 12780-12783 in the Ada County Recorder's Office;

Thence N 01° 28' 27" E a distance of 661.59 feet along the easterly boundary of Galiano Estates Subdivision to a non-tangent curve;

Thence a distance of 34.35 feet along the arc of said curve right, having a radius of 75.00 feet, a central angle of 26° 14' 43", the long chord of which bears S. 76° 19' 42" E., a distance of 34.06 feet;

Thence S 63° 12' 13" E., 9.91 feet to the beginning of a curve;

Thence a distance of 51.04 feet along the arc of said curve left, having a radius of 125.00 feet, a central angle of 23° 23' 35", the long chord of which bears S. 74° 53' 12" E., a distance of 50.68 feet;

Thence N 01° 26' 49" E., 25.35 feet;

Thence S 89° 22' 56" E., 403.40 feet;

Thence S 00° 19' 55" W., 205.59 feet;

Thence N 89° 40' 05" W., 300.00 feet parallel with the south boundary of the SE1/4 NW1/4 to the beginning of a curve;

Thence a distance of 77.54 feet along the arc of said curve left, having a radius of 50.00 feet, a central angle of 88° 51' 29", the long chord of which bears S. 45° 54' 11" W., a distance of 70.00 feet;

Thence S 01° 28' 27" W., 152.03 feet to the beginning of a curve;

Thence a distance of 79.54 feet along the arc of said curve left, having a radius of 50.00 feet, a central angle of 91° 08' 31", the long chord of which bears S. 44° 05' 49" E., a distance of 71.41 feet;

Thence S 89° 40' 05" E., 177.53 feet parallel with the south boundary of the SE1/4 NW1/4;

Thence S 00° 19' 55" W., 202.00 feet to the **POINT OF BEGINNING**.

This parcel contains 4.989 acres more or less.



Mason & Associates Inc.
Professional Engineers, Land Surveyors and Planners
924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256 Fax (208) 467-4130
e-mail: dholzhey@masonandassociates.us

FOR: Homeprofit
JOB NO.: NV0520
DATE: October 15, 2021

ZONE R6

A parcel of land being a portion of the SE1/4 NW1/4 of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at the southeast corner of the SE1/4 NW1/4;

Thence N 89° 40' 05" W., 525.48 feet along the south boundary of the SE1/4 NW1/4 to the southwest corner of Arbor Ridge Subdivision No.5 in Book 118 at Pages 18091-18094 in the Ada County Recorder's Office and the **POINT OF BEGINNING**;

Thence N 89° 40' 05" W., 109.42 feet along the south boundary of the SE1/4 NW1/4;

Thence N 00° 19' 55" E., 202.00 feet;

Thence N 89° 40' 05" W., 177.53 feet parallel with the south boundary of the SE1/4 NW1/4 to the beginning of a curve;

Thence a distance of 79.54 feet along the arc of said curve right, having a radius of 50.00 feet, a central angle of 91° 08' 31", the long chord of which bears N 44° 05' 49" W., a distance of 71.41 feet;

Thence N 01° 28' 27" E., 152.03 feet to the beginning of a curve;

Thence a distance of 77.54 feet along the arc of said curve right, having a radius of 50.00 feet, a central angle of 88° 51' 29", the long chord of which bears N 45° 54' 11" E., a distance of 70.00 feet;

Thence S 89° 40' 05" E., 300.00 feet parallel with the south boundary of the SE1/4 NW1/4;

Thence N 00° 19' 55" E., 205.59 feet;

Thence S 89° 22' 56" E., 129.95 feet to a point on the westerly boundary of Arbor Ridge Subdivision;

Thence along the westerly boundary of Arbor Ridge Subdivision the following courses and distances;

Thence S 27° 36' 33" E., 40.03 feet;

Thence S 21° 50' 33" E., 94.40 feet;

Thence S 30° 16' 33" E., 134.10 feet;

Thence S 05° 42' 33" E., 79.60 feet;

Thence S 09° 39' 27" W., 49.70 feet;

Thence S 37° 18' 27" W., 80.00 feet;

Thence S 64° 31' 27" W., 150.00 feet;

Thence S 41° 16' 27" W., 75.00 feet;

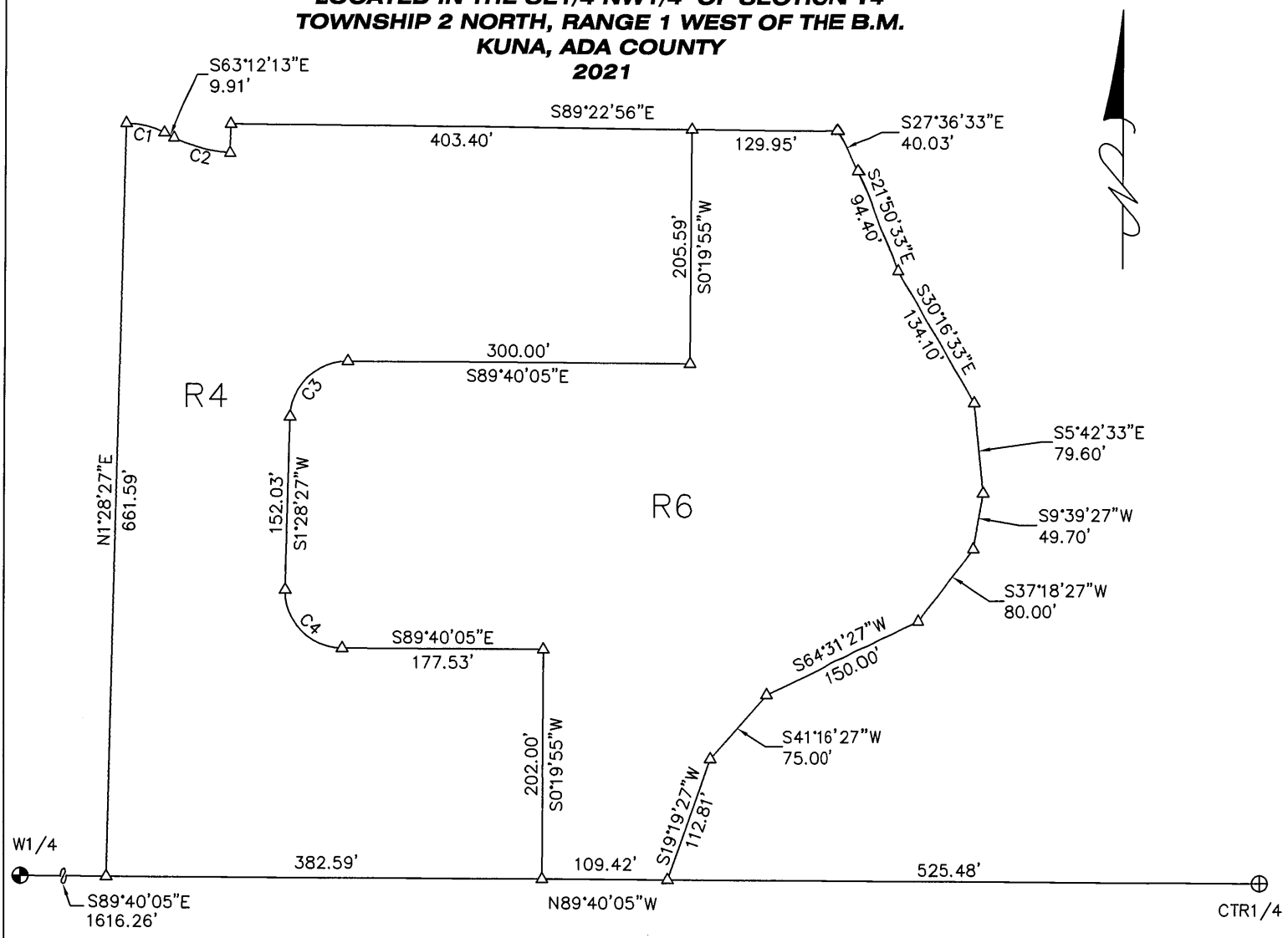
Thence S 19° 19' 27" W., 112.81 feet to the **POINT OF BEGINNING**.

This parcel contains 4.980 acres more or less.



R4 & R6 ZONES

LOCATED IN THE SE1/4 NW1/4 OF SECTION 14
TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE B.M.
KUNA, ADA COUNTY
2021



Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	34.35	75.00	26°14'43"	N76°19'42"W	34.06	17.48
C2	51.04	125.00	23°23'35"	S74°53'12"E	50.68	25.88
C3	77.54	50.00	88°51'29"	S45°54'11"W	70.00	49.01
C4	79.54	50.00	91°08'31"	S44°05'49"E	71.41	51.01

LEGEND

- △ CALCULATED POINT
- ⊕ FOUND ALUMINUM CAP MONUMENT
- ◒ FOUND BRASS CAP MONUMENT

R4 & R6 ZONES

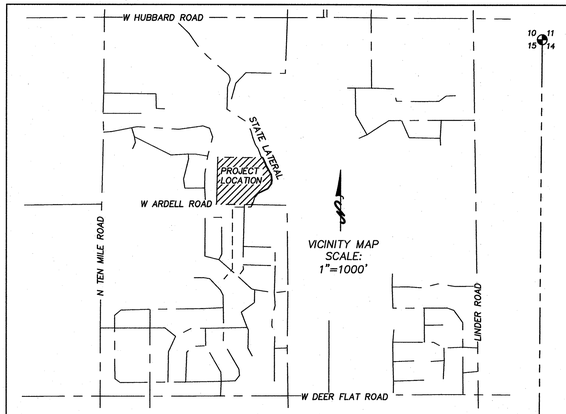
1113 OAK TREE DRIVE KUNA IDAHO

Mason & Associates
Professional Engineers, Land Surveyors & Planners
924 3rd St. South, Nampa, ID 83651
(208) 454-0266 Fax (208) 467-4130

JOB NO.	NV0520
DWG NO.	ZONE R4 & R6
SCALE:	NTS
REV.	△
FIELD BOOK NO.	
DRAWN BY:	DH
DATE:	10/18/21

SKYLAR RANCH SUBDIVISION
PRELIMINARY PLAT

A PART OF THE S 1/2 NW 1/4, SECTION 14, T. 2 N., R. 1 W., B.M.,
KUNA, ADA COUNTY, IDAHO
2021



LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- BLOCK NUMBER
- PROPERTY BOUNDARY LINE
- SECTION LINE
- LOT LINE
- EASEMENT LINE
- R4/R6 ZONE LINE

TBM'S

TBM #1
CHISELED X IN TBVC @ CATCH BASI NORTH SIDE OF W ARDELL ROAD 23.2' SE OF SW PROPERTY CORNER
NAVD 88 EL=2690.19'

TBM #2
CHISELED X AT WESTERLY BACK OF SIDEWALK AP AT SW CORNER INTX W ARDELL ROAD & N CITRINE AVE
NAVD 88 EL=2691.66'

TBM #3
CHISELED X AT BACK OF SIDEWALK PRC SOUTH SIDE W OAKTREE DRIVE 50' WEST OF EAST END OF SIDEWALK
NAVD 88 EL=2696.12'

PROJECT NARRATIVE

1. CURRENT ZONE AGRICULTURAL; REQUESTING ZONES R4 & R6
TOTAL ACREAGE: ±9.97 ACRES; TOTAL LOTS: 3
TOTAL BUILDABLE LOTS: 2 (PREEXISTING HOMES)

THIRD LOT IS COMPRISED OF TWO ZONE AREAS: R4 & R6 TO BE SUBDIVIDED AND DEVELOPED PENDING CITY SERVICE IMPROVEMENTS & APPROVAL.

TOTAL R6 ZONE AREA: ±4.98 ACRES
TOTAL R4 ZONE AREA: ±4.99 ACRES; INCLUDES TWO EXISTING HOMES.

2. UTILITIES: CITY OF KUNA–WATER, SEWER, TRASH, IRRIGATION (BOISE KUNA IRRIGATION DIST), IDAHO POWER, INTERMOUNTAIN GAS, CENTURYLINK

3. KUNA EMERGENCY SERVICES

4. SCHOOL: KUNA SCHOOL DISTRICT

5. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF KUNA STANDARDS FOR THE APPLICABLE ZONES: R4 AND R–6.

6. LOTS 1 AND 2 BLOCK 1 ARE SUBJECT TO INGRESS/EGRESS EASEMENT PER QUITCLAIM DEED INST. NO. 2020–051226, AS SHOWN.

7. LOT 1 BLOCK 1 IS SUBJECT TO A PUBLIC UTILITY & EMERGENCY ACCESS EASEMENT AS SHOWN.

8. ANY RE–SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE–SUBDIVISION.

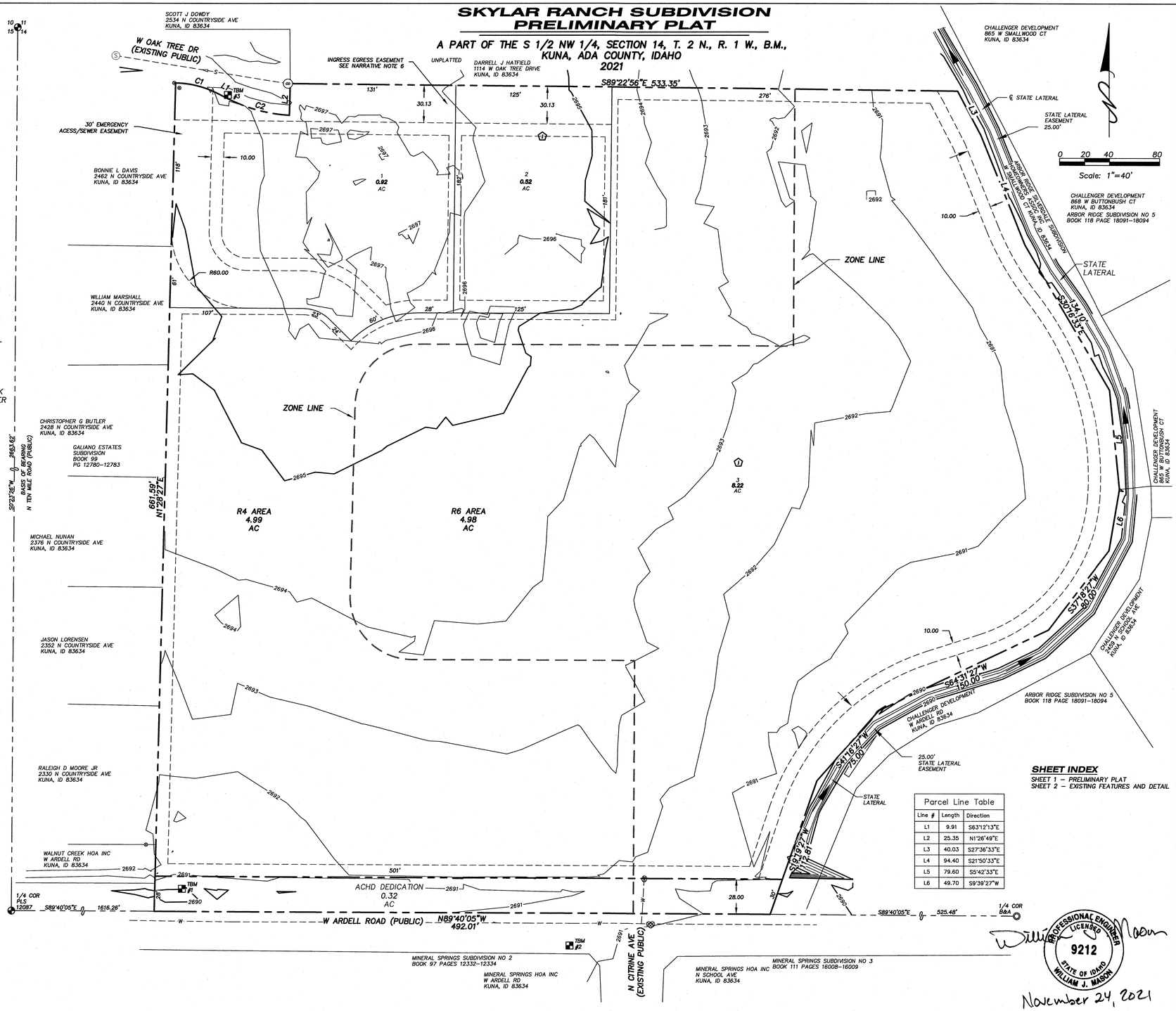
OWNER

SKYLAR RANCH LLC
C/O RALLENS REALTY CONSULTANTS
1520 W. WASHINGTON STREET
BOISE, ID 83702
(916) 425–9694

ENGINEER

MASON & ASSOCIATES, INC.
924 3rd ST. SOUTH
NAMPA, ID 83651
(208) 454–0256

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	34.35	75.00	26°14'43"	N76°19'42"W	34.06	17.48
C2	51.04	125.00	23°23'35"	S74°53'12"E	50.68	25.88



Parcel Line Table		
Line #	Length	Direction
L1	9.91	S63°12'13"E
L2	25.35	N1°26'49"E
L3	40.03	S27°36'33"E
L4	94.40	S21°50'33"E
L5	79.60	S5°42'33"E
L6	49.70	S9°39'27"W

SHEET INDEX

SHEET 1 – PRELIMINARY PLAT
SHEET 2 – EXISTING FEATURES AND DETAIL

PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON

November 24, 2021

NO	BY	DATE	DESCRIPTION

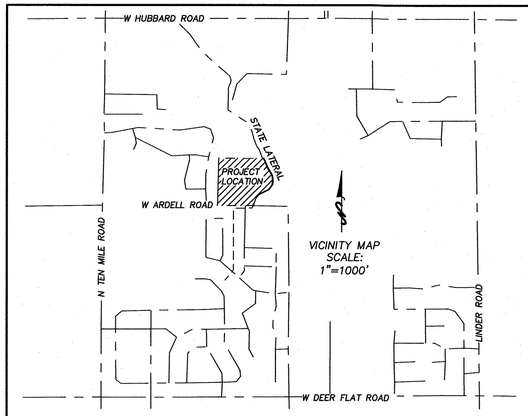
DESIGNED BY:
DRAWN BY: DL 11/21
CHECKED BY:
APPV'D BY:

Mason & Associates
Professional Engineers, Land Surveyors & Planners
924 3rd St. South, Nampa, ID 83651
(208) 454-0256 Fax (208) 467-4100

CLIENT: SKYLAR RANCH LLC
c/o Rallens Realty Consultants
1520 W. Washington Street
Boise, ID 83702
(916) 425–9694

JOB NO. NV0520
DWG NO. NV0520PP
SCALE: Vert: N/A Horz: 1"=40'
FIELD BOOK NO.

DRAWING TITLE: SKYLAR RANCH SUBDIVISION
PRELIMINARY PLAT
SHEET NO. 1 OF 2 SHEETS
Rev

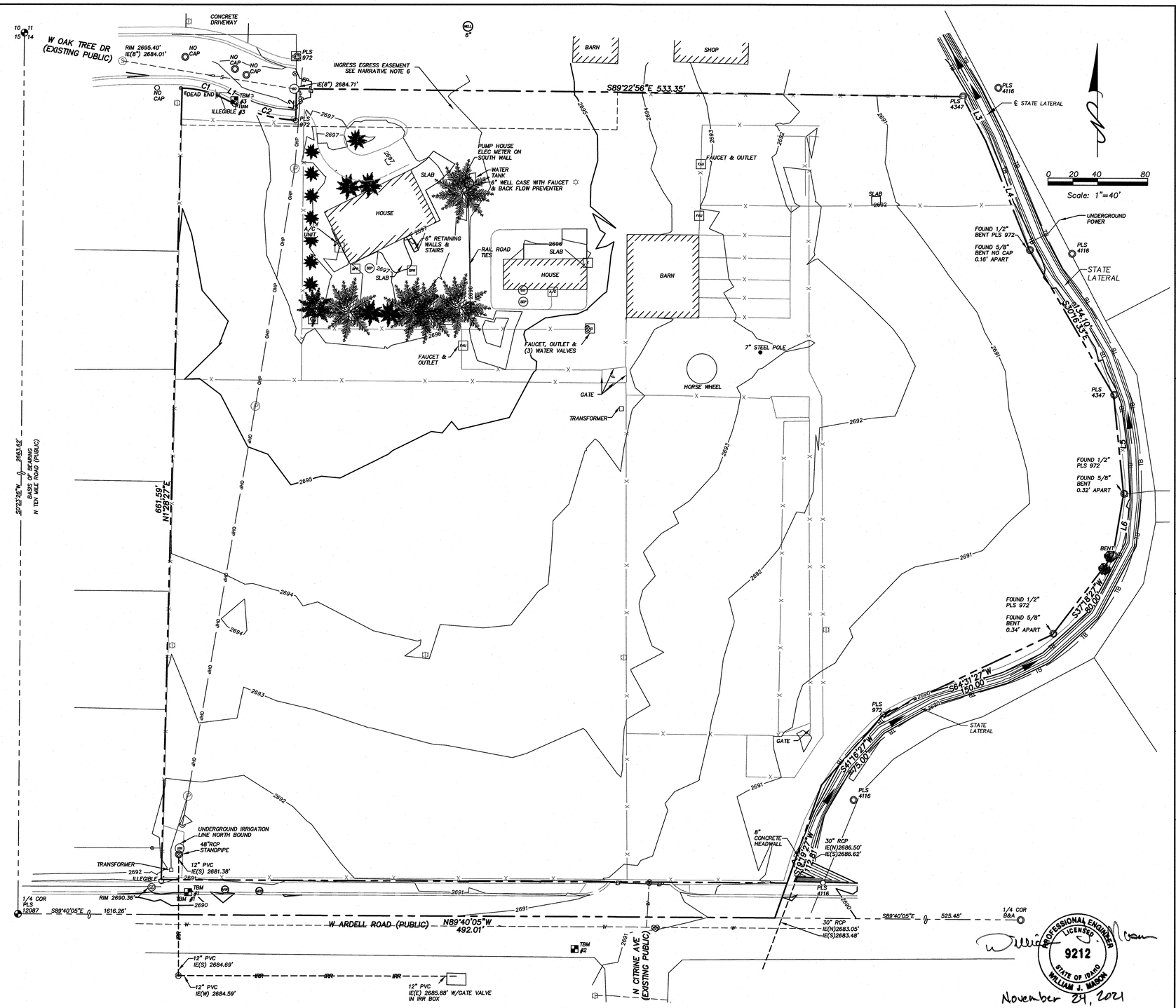


LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- FOUND MAG NAIL
- SANITARY SEWER MANHOLE
- CLEAN OUT
- APPROXIMATE SEPTIC TANK
- FIRE HYDRANT
- WATER VALVE
- WELL
- SPRINKLER BOX
- FAUCET
- IRRI. CONTROL VALVE
- IRRIGATION PUMP
- FOUND PIPE/ STANDPIPE
- IRRIGATION MANHOLE
- STORM DRAIN MANHOLE
- MONITORING WELL
- MAILBOX
- CABLE TV BOX
- TELEPHONE RISER
- SIGN
- LIGHT POLE
- GUY ANCHOR
- POWER POLE
- ELECTRIC METER
- CONIFER TREE
- DECIDUOUS TREE
- PROPERTY BOUNDARY LINE
- SECTION LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING PI LINE
- FENCE LINE
- UNDERGROUND POWER
- OVERHEAD POWER LINE
- TOP OF BANK
- EDGE OF PAVEMENT
- PIPE

Parcel Line Table		
Line #	Length	Direction
L1	9.91	S63°12'13"E
L2	25.35	N1°26'49"E
L3	40.03	S27°36'33"E
L4	94.40	S21°50'33"E
L5	79.60	S5°42'33"E
L6	49.70	S9°39'27"W

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	34.35	75.00	26°14'43"	N76°19'42"W	34.06	17.48
C2	51.04	125.00	23°23'35"	S74°53'12"E	50.68	25.88



PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON

November 29, 2021

REVISIONS			
NO	BY	DATE	DESCRIPTION

DESIGNED BY:
DRAWN BY: JH 3/21
CHECKED BY:
APP'D BY:

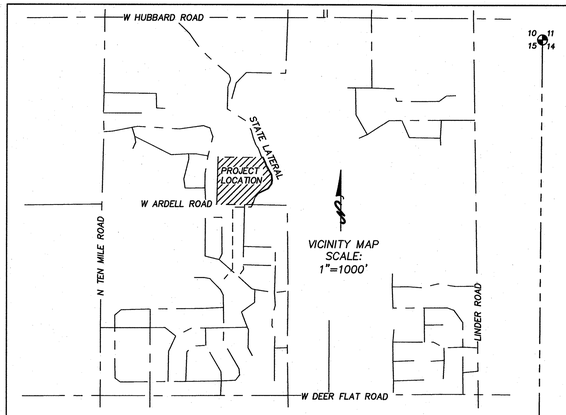
Professional Engineers, Land Surveyors & Planners
824 3rd St. South, Nampa, ID 83651
(208) 454-0338 Fax (208) 467-4130
Mason & Associates

CLIENT: SKYLAR RANCH LLC
c/o Rallens Realty Consultants
1520 W. Washington Street
Boise, ID 83702
(916) 425-9894

JOB NO. NV0520
DWG NO. NV0520PP
SCALE: Vert: N/A Horiz: 1"=40'
FIELD BOOK NO.

DRAWING TITLE: SKYLAR RANCH SUBDIVISION
EXISTING FEATURES AND DETAIL
SHEET NO. 2 OF 2 SHEETS
Rev

SKYLAR RANCH SUBDIVISION
CONCEPT PLAN
A PART OF THE S 1/2 NW 1/4, SECTION 14, T. 2 N., R. 1 W., B.M., KUNA, ADA COUNTY, IDAHO
2021



LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- BLOCK NUMBER
- PROPERTY BOUNDARY LINE
- SECTION LINE
- LOT LINE
- EASEMENT LINE
- CENTER LINE
- RIGHT OF WAY LINE
- W — PROPOSED WATER LINE
- S — PROPOSED SEWER LINE
- PI — PROPOSED PRESSURE IRRIGATION LINE
- PROPOSED STREET LIGHTING
- PROPOSED FIRE HYDRANT
- PROPOSED STREET SIGN
- SD — PROPOSED STORM DRAIN PIPE
- PROPOSED SEEPAGE BED
- PROPOSED NEW DOMESTIC WATER HOUSE SERVICE
- PROPOSED NEW PRESSURE IRRIGATION SERVICE
- PI — EXISTING PI LINE
- EXISTING WATER LINE

TBM'S

TBM #1
CHISELED X IN TBVC @ CATCH BASI NORTH SIDE OF W ARDELL ROAD 23.2' SE OF SW PROPERTY CORNER
NAVD 88 EL=2690.19'

TBM #2
CHISELED X AT WESTERLY BACK OF SIDEWALK AP AT SW CORNER INTX W ARDELL ROAD & N CITRINE AVE
NAVD 88 EL=2691.66'

TBM #3
CHISELED X AT BACK OF SIDEWALK PRC SOUTH SIDE W OAKTREE DRIVE 50' WEST OF EAST END OF SIDEWALK
NAVD 88 EL=2696.12'

PROJECT NARRATIVE

1. CURRENT ZONE RURAL RESIDENTIAL; REQUESTING ZONES R4 & R6
TOTAL ACREAGE: ±9.97 ACRES; TOTAL LOTS 39
TOTAL BUILDABLE LOTS: 34 (INCLUDES TWO PREEXISTING HOMES)
AVERAGE R4 LOT SIZE: 8,853, AVERAGE R6 LOT SIZE: 5,664
TOTAL COMMON LOTS: 5, AVERAGE COMMON LOT SIZE: 7,699

2. UTILITIES: CITY OF KUNA–WATER, SEWER, TRASH, IRRIGATION (BOISE KUNA IRRIGATION DIST), IDAHO POWER, INTERMOUNTAIN GAS, CENTURYLINK

3. KUNA EMERGENCY SERVICES

4. SCHOOL: KUNA SCHOOL DISTRICT

5. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF KUNA STANDARDS FOR THE APPLICABLE ZONES: R4 AND R–6.

6. ANY RE–SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE–SUBDIVISION.

7. 30' LANDSCAPING STRIPS ALONG W. ARDELL ROAD TO MEET ACHD STANDARDS.

8. IMPROVEMENTS SHOULD NOT SIGNIFICANTLY INCREASE STORM WATER RUNOFF. INCREASED RUNOFF WILL BE RETAINED VIA UNDERGROUND STORM BEDS. ALL STORM WATER WILL BE RETAINED ON SITE.

OWNER

SKYLAR RANCH LLC
C/O RALLENS REALTY CONSULTANTS
1520 W. WASHINGTON STREET
BOISE, ID 83702
(916)425–9694

ENGINEER

MASON & ASSOCIATES, INC.
924 3rd ST. SOUTH
NAMPA, ID 83651
(208) 454–0256

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	34.35	75.00	26°14'43"	N76°19'42"W	34.06	17.48
C2	51.04	125.00	23°23'35"	S74°53'12"E	50.68	25.88
C3	78.54	50.00	90°00'00"	N44°40'05"W	70.71	50.00
C5	42.81	50.00	49°03'28"	N65°48'11"E	41.52	22.82
C4	35.73	50.00	40°56'32"	N20°48'11"E	34.97	18.67
C6	79.54	50.00	91°08'31"	S44°05'49"E	71.41	51.01
C7	77.54	50.00	88°51'29"	S45°54'11"W	70.00	49.01

Parcel Line Table		
Line #	Length	Direction
L1	9.91	N63°12'13"W
L2	25.35	N1°26'49"E
L3	94.40	S21°50'33"E
L4	40.03	S27°36'33"E
L5	79.60	S5°42'33"E
L6	49.70	S9°39'27"W

SHEET INDEX

SHEET 1 – PRELIMINARY PLAT
SHEET 2 – EXISTING FEATURES AND DETAIL

Scale: 1"=40'

REVISIONS			
NO.	BY	DATE	DESCRIPTION

DESIGNED BY: JH 3/21
DRAWN BY:
CHECKED BY:
APPV'D BY:

Professional Engineers, Land Surveyors & Planners
924 3rd S. South, Nampa, ID 83651
(208) 454-0256 Fax (208) 467-4100

Mason & Associates

CLIENT: SKYLAR RANCH LLC
C/O Rallens Realty Consultants
1520 W. Washington Street
Boise, ID 83702
(916) 425–9694

JOB NO. NV0520
DWG NO. NV0520PP
SCALE: Vert: N/A Horz: 1"=40'
FIELD BOOK NO.

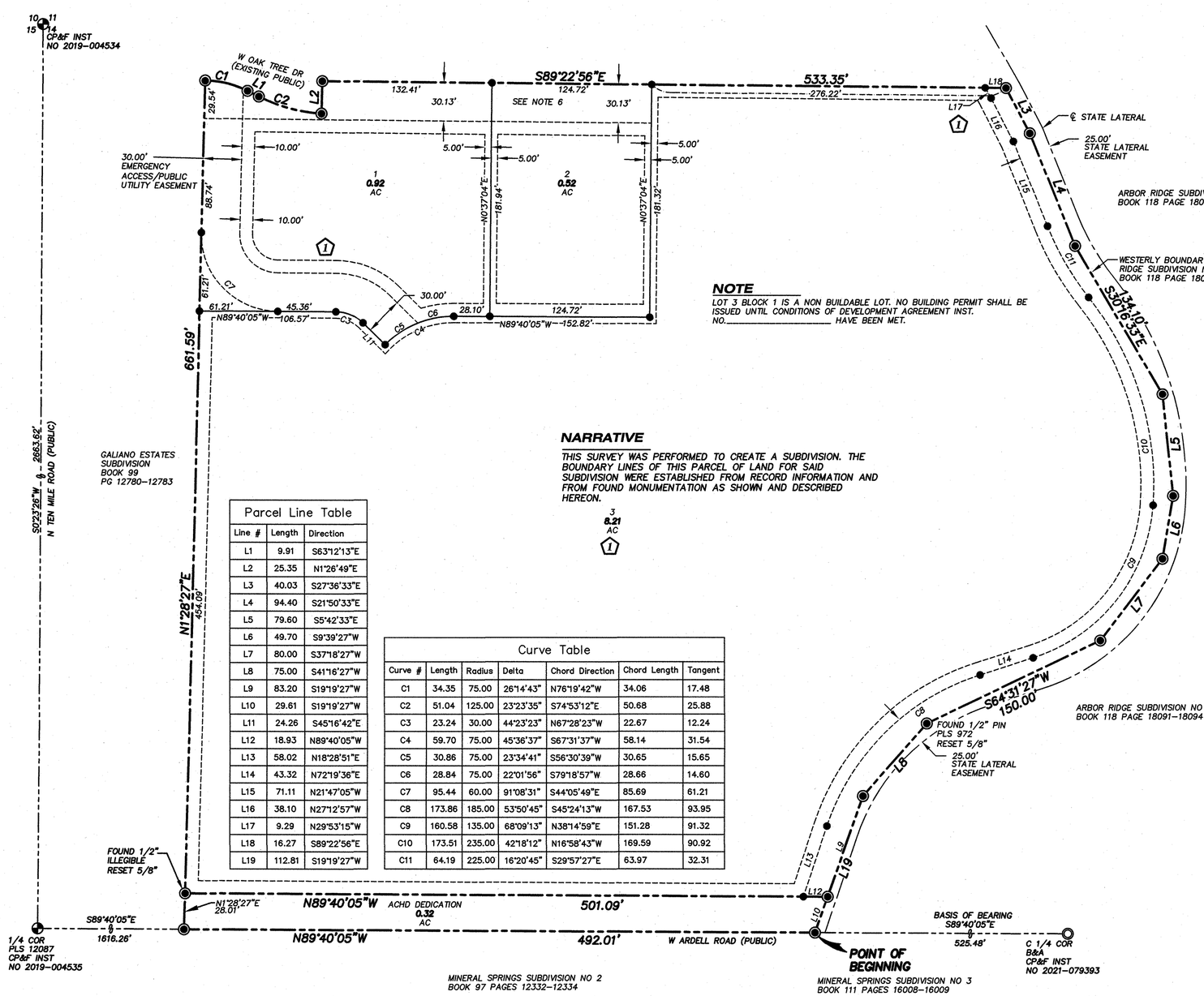
DRAWING TITLE: SKYLAR RANCH SUBDIVISION
CONCEPT PLAN
SHEET NO. 1 OF 1 SHEETS
Rev

PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON

November 24, 2021

SKYLAR RANCH SUBDIVISION

A PART OF THE SE 1/4 NW 1/4, SECTION 14, T. 2 N., R. 1 W., B.M., KUNA, ADA COUNTY, IDAHO 2021



Parcel Line Table		
Line #	Length	Direction
L1	9.91	S63°12'13"E
L2	25.35	N1°26'49"E
L3	40.03	S27°36'33"E
L4	94.40	S21°50'33"E
L5	79.60	S5°42'33"E
L6	49.70	S9°39'27"W
L7	80.00	S37°18'27"W
L8	75.00	S41°16'27"W
L9	83.20	S19°19'27"W
L10	29.61	S19°19'27"W
L11	24.26	S45°16'42"E
L12	18.93	N89°40'05"W
L13	58.02	N18°28'51"E
L14	43.32	N72°19'36"E
L15	71.11	N21°47'05"W
L16	38.10	N27°12'57"W
L17	9.29	N29°53'15"W
L18	16.27	S89°22'56"E
L19	112.81	S19°19'27"W

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	34.35	75.00	26°14'43"	N76°19'42"W	34.06	17.48
C2	51.04	125.00	23°23'35"	S74°53'12"E	50.68	25.88
C3	23.24	30.00	44°23'23"	N67°28'23"W	22.67	12.24
C4	59.70	75.00	45°36'37"	S67°31'37"W	58.14	31.54
C5	30.86	75.00	23°34'41"	S56°30'39"W	30.65	15.65
C6	28.84	75.00	22°01'56"	S79°18'57"W	28.66	14.60
C7	95.44	60.00	91°08'31"	S44°05'49"E	85.69	61.21
C8	173.86	185.00	53°50'45"	S45°24'13"W	167.53	93.95
C9	160.58	135.00	68°09'13"	N38°14'59"E	151.28	91.32
C10	173.51	235.00	42°18'12"	N16°58'43"W	169.59	90.92
C11	64.19	225.00	16°20'45"	S29°57'27"E	63.97	32.31

NOTE

LOT 3 BLOCK 1 IS A NON BUILDABLE LOT. NO BUILDING PERMIT SHALL BE ISSUED UNTIL CONDITIONS OF DEVELOPMENT AGREEMENT INST. NO._____ HAVE BEEN MET.

NARRATIVE

THIS SURVEY WAS PERFORMED TO CREATE A SUBDIVISION. THE BOUNDARY LINES OF THIS PARCEL OF LAND FOR SAID SUBDIVISION WERE ESTABLISHED FROM RECORD INFORMATION AND FROM FOUND MONUMENTATION AS SHOWN AND DESCRIBED HEREON.

0 30 60 120

Scale: 1"=60'

LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND 5/8" IRON PIN
- SET 5/8" X 30" IRON PIN W/ PLASTIC CAP PLS 9366
- SET 1/2" X 24" IRON PIN W/ PLASTIC CAP PLS 9366
- (1) BLOCK NUMBER
- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- LOT LINE
- EASEMENT LINE

NOTES

1. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF KUNA STANDARDS FOR THE APPLICABLE ZONES: R4 AND R-6.

2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION.

3. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE CITY OF KUNA ZONING ORDINANCE.

4. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE -- EXCEPTION. NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.

5. EASEMENTS – UNLESS OTHERWISE NOTED WIDTHS SHALL BE, 10 FOOT UTILITY & IRRIGATION EASEMENT ALONG SUBDIVISION BOUNDARY, 10 FOOT UTILITY & IRRIGATION EASEMENT ALONG STREET FRONTAGE, 10 FOOT UTILITY & IRRIGATION EASEMENT ALONG STREET FRONTAGE, 5 FOOT UTILITY & IRRIGATION EASEMENT ALONG SIDE LOT LINES.

6. LOTS 1 AND 2 BLOCK 1 ARE SUBJECT TO INGRESS/EGRESS EASEMENT PER QUITCLAIM DEED INST. NO. 2020-051226, AS SHOWN.

7. LOT 1 BLOCK 1 IS SUBJECT TO A PUBLIC UTILITY & EMERGENCY ACCESS EASEMENT AS SHOWN.

8. IRRIGATION WATER IS NOT CURRENTLY AVAILABLE TO THIS PROPERTY.

PROFESSIONAL LAND SURVEYOR REGISTERED 9366 12/01/21 STATE OF IDAHO DARIN HOLZHEY

Mason & Associates
Professional Engineers, Land Surveyors & Planners
924 3rd St. South, Nampa, ID 83651
(208) 454-0256 Fax (208) 467-4130

NV0520002 11/29/21

SHEET 1 of 3

BK._____, PG_____

SKYLAR RANCH SUBDIVISION

CERTIFICATE OF OWNERS

WE, SKYLAR RANCH, L.L.C., A LIMITED LIABILITY COMPANY, BEING FIRST DULY SWORN, DEPOSE AND SAY WE ARE THE OWNERS OF SKYLAR RANCH SUBDIVISION MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION BELOW, STATE THAT IT IS OUR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT, WE DO FOR OURSELVES, OUR HEIRS, TRANSFEREES, SUCCESSORS AND ASSIGNS, DO HEREBY DEDICATE, DONATE AND CONVEY TO THE PUBLIC FOREVER THE PUBLIC STREETS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT AND NO PERMANENT STRUCTURES OTHER THAN THOSE FOR UTILITY, IRRIGATION, OR DRAINAGE PURPOSES IS TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS. THE OWNERS FURTHER CERTIFY THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM THE CITY OF KUNA, AND THAT THE CITY HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION.

A PARCEL OF LAND BEING A PORTION OF THE SE1/4 NW1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE1/4 NW1/4;

THENCE N 89°40'05"W., 525.48 FEET ALONG THE SOUTH BOUNDARY OF THE SE1/4 NW1/4 TO THE SOUTHWEST CORNER OF ARBOR RIDGE SUBDIVISION NO.5 IN BOOK 118 AT PAGES 18091–18094 IN THE ADA COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING;

THENCE N 89°40'05"W., 492.01 FEET ALONG THE SOUTH BOUNDARY OF THE SE1/4 NW1/4 TO THE SOUTHEAST CORNER OF GALIANO ESTATES SUBDIVISION IN BOOK 99 AT PAGES 12780–12783 IN THE ADA COUNTY RECORDER'S OFFICE;

THENCE N 01°28'27"E A DISTANCE OF 661.59 FEET ALONG THE EASTERLY BOUNDARY OF GALIANO ESTATES SUBDIVISION TO A NON–TANGENT CURVE;

THENCE A DISTANCE OF 34.35 FEET ALONG THE ARC OF SAID CURVE RIGHT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 26°14'43", THE LONG CHORD OF WHICH BEARS S. 76°19'42"E., A DISTANCE OF 34.06 FEET;

THENCE S 63°12'13"E., 9.91 FEET TO THE BEGINNING OF A CURVE;

THENCE A DISTANCE OF 51.04 FEET ALONG THE ARC OF SAID CURVE LEFT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 23°23'35", THE LONG CHORD OF WHICH BEARS S. 74°53'12"E., A DISTANCE OF 50.68 FEET;

THENCE N 01°26'49"E., 25.35 FEET;

THENCE S 89°22'56"E., 533.35 FEET TO A POINT ON THE WESTERLY BOUNDARY OF ARBOR RIDGE SUBDIVISION;

THENCE ALONG THE WESTERLY BOUNDARY OF ARBOR RIDGE SUBDIVISION THE FOLLOWING COURSES AND DISTANCES;

THENCE S 27°36'33"E., 40.03 FEET;

THENCE S 21°50'33"E., 94.40 FEET;

THENCE S 30°16'33"E., 134.10 FEET;

THENCE S 05°42'33"E., 79.60 FEET;

THENCE S 09°39'27"W., 49.70 FEET;

THENCE S 37°18'27"W., 80.00 FEET;

THENCE S 64°31'27"W., 150.00 FEET;

THENCE S 41°16'27"W., 75.00 FEET;

THENCE S 19°19'27"W., 112.81 FEET TO THE POINT OF BEGINNING.

SKYLAR RANCH SUBDIVISION CONTAINS 9.969 ACRES MORE OR LESS.

CHRISTIAN ROONEY

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF CANYON } SS

Be it remembered that on this_____day of_____, 20___, before me, the undersigned, a notary public in and for said state, personally appeared CHRISTIAN ROONEY, who is known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

In witness whereof, I have hereunto set my hand and notarial seal the day last above written.

_____

Notary Public for _____
Residing at _____
Commission expires _____

CERTIFICATE OF SURVEYOR

I, Darin Holzhey do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the Owners Certificate and the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accuratley represents the points platted theron in conformity with the state of Idaho codes relating to plats, surveys, and the corner perpetuation and filing act, Idaho code 55–1601 through 55–1612.

PROFESSIONAL LAND SURVEYOR REGISTERED 9366 12/01/21 STATE OF IDAHO DARIN HOLZHEY

Darin Holzhey — P.L.S. License No. 9366

BK._____, PG_____

SKYLAR RANCH SUBDIVISION

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_____, 20___.

_____
President
Ada County Highway District

HEALTH CERTIFICATE

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.

_____ _____
District Health Department, EHS *Date*

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_____,20___this plat was duly accepted and approved.

_____
City Clerk, City of Kuna, Idaho

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER, in and for the City of Kuna, Ada County, Idaho, Hereby Approve this plat.

_____ _____
City Engineer *Date*

CERTIFICATE OF COUNTY SURVEYOR

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

_____ _____
Ada County Surveyor *Date*

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per the requirements of I.C.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.

_____ _____
County Treasurer *Date*

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO._____

STATE OF IDAHO }
COUNTY OF ADA } SS

I Hereby certify that this instrument was filed at the request of_____ _____at_____minutes past_____O'clock_____ this_____day of_____, 20___, in my office and was duly recorded in Book_____of Plats at Pages_____thru_____

_____ _____
DEPUTY *EX-OFFICIO RECORDER*
FEE:_____

PROFESSIONAL LAND SURVEYOR
REGISTERED
9366
12/01/21
STATE OF IDAHO
DARIN HOLZHEY

NV0520BS 11/04/21
SHEET 3 of 3

BK._____, PG_____

Doug Hanson

From: Doug Hanson
Sent: Wednesday, January 5, 2022 9:28 AM
To: 'Ada County Engineer'; 'Ada County Highway District'; 'Adam Ingram'; 'Beky Rone (Kuna USPS Addressing)'; Bobby Withrow; 'Boise Project Board of Control'; 'Brady Barroso'; 'Brent Moore (Ada County)'; 'Cable One TV'; Catherine Feistner; 'Central District Health Department '; 'Chief Fratusco'; 'COMPASS'; 'David Reinhart'; 'DEQ'; 'Eric Adolfson'; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Intermountain Gas'; 'ITD'; 'J&M Sanitation'; Jace Hellman; 'Krystal Hinkle'; 'Leon Letson (Ada County)'; 'Marc Boyer (Kuna Postmaster)'; 'Megan Leatherman'; 'Mike Borzick'; 'Nampa Meridian Irrigation District '; 'New York Irrigation'; 'Paris Dickerson'; Paul Stevens; 'Robbie Reno'; 'Sarah Arjona ITD'; 'Scott Arellano (KRFD)'; 'Stacey Yarrington (Ada County)'; 'TJ Lawrence (Interim KRFD Chief)'
Subject: 21-17-AN, 21-06-CPF & 21-06-DA Skylar Ranch Subdivision City of Kuna Request for Comment
Attachments: 21-17-AN, 21-06-CPF & 21-06-DA Skylar Ranch Subdivision Agency Transmittal Packet 1.05.2022.pdf

January 5, 2022

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

File Number & Case Name:	21-17-AN (Annexation), 21-05-CPF (Combination Preliminary and Final Plat) & 21-06-DA (Development Agreement) – Skylar Ranch Subdivision
Project Description	Skylar Ranch LLC, requests approval for Annexation of 9.97 acres into Kuna City Limits with R-4 and R-6 (Medium Density Residential) zoning district classifications, and to subdivide the 9.97 acres into three (3) lots. The application will be accompanied by a Development Agreement. The subject site is located at 1113 W Oak Tree Drive, Kuna, ID 83634 (APN: S1314244739).
Representative	**Will Mason – Mason and Associates** 924 3rd Street South Suite B, Nampa, ID 83651 Boise, ID 83702 208.454.0256 wmason@masonandassociates.us
Tentative Public Hearing Date	Tuesday, **March 8, 2022** 6:00 pm Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Doug Hanson dhanson@kunaid.gov Phone**:** 208.287.1771 Fax**:** 208.922.5989

All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project*.

Best,

Doug Hanson
Planner II
City of Kuna
751 W 4th St
Kuna, ID 83634
dhanson@kunaid.gov
208.287.1771

ADA COUNTY
DEVELOPMENT SERVICES

200 W. FRONT STREET, BOISE, IDAHO 83702-7300 PHONE (208) 287-7900
https://adacounty.id.gov/developmentservices FAX (208) 287-7909

BUILDING • COMMUNITY PLANNING • ENGINEERING & SURVEYING • PERMITTING

January 7, 2022

Doug Hanson
Kuna City Planning Department
PO Box 13
Kuna, ID 83634

RE: 21-17-AN, 21-05-CPF / 1113 W Oak Tree Drive / Skylar Ranch Subdivision

Doug,

The City of Kuna has requested feedback regarding the proposed annexation with rezone to R-6 and R-8 (medium density residential) and a combined preliminary and final plat for the Skylar Ranch Subdivision, which will consist of 3 lots; two existing detached single-family lots each to be platted on a single lot and the remaining lot to be redeveloped in the future. The site consists of 9.97-acres located at 1113 W Oak Tree Drive.

Ada County is supportive of the application due to the proximity of the site to existing public services. *Goal 2.2f* of the Ada County Comprehensive Plan encourages residential development to occur at urban densities within Areas of City Impact where public facilities are available.

The proposed access point to Ardell Road is supported by *Goal 4.3* of the Ada County Comprehensive Plan which supports the development of local transportation systems that are well-connected both internally and to the regional transportation system. However, a stub street to the north should be considered when the site is redeveloped in the future, which would be consistent with *Goal 4.3d* which calls for new developments to provide stub streets that will connect to future developments on adjacent lands wherever possible.

Regarding the land use, the proposal is for the existing two detached single family lots to be platted on their own lots and the remaining larger third lot would be redeveloped with a proposed zoning of R-6 and R-8, which allows for 6-units to 8-units per acre respectively. The site is contiguous to City of Kuna limits. Therefore, the proposed development is compatible with other development in the area.

Please feel free to contact me with any questions.

Sincerely,

Stacey Yarrington

Stacey Yarrington
Community & Regional Planner
Ada County Development Services

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 21-05-CPF

Skybar Ranch

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: Rob Bost

Date: 1/11/22

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

RECEIVED
JAN 10 2022
CITY OF KUNA

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

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

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

06 January 2022

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

RE: Skylar Ranch LLC (Subdivision) **21-17-AN, 21-05-CPF, 21-06-DA**
1113 W Oak Tree Drive, Kuna
Masson and Associates
Boise-Kuna Irrigation District BK-276 D
State Lateral 09+40
Sec. 14, T2N, R1W, BM.

Doug Hanson:

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 25 feet east and 25 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.

Developer must contact the Boise-Kuna Irrigation District to get the irrigation right transferred to the City of Kuna before any water will be supplied to the acreage.

The proposed irrigation system for Skylar Ranch Subdivision 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 hard copy all plans and 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 even during the construction phase. Developer must contact the Watermaster at 208-342-5086 prior to any construction beginning on the site.

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	

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

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

Brad Little, Governor
Jess Byrne, Director

January 14, 2022

By e-mail: dhanson@kunaid.gov

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

Subject: Skylar Ranch Subdivision, 21-17-AN/21-06-CPF/21-06-DA

Dear Mr. Hanson:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: 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.
- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

  For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

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 Pollutant 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 Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **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 Rebecca Blankenau, 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.

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

Sincerely,

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2021AEK293

KUNA RURAL FIRE DISTRICT
EST. 1951

150 W BOISE ST
PO Box 607
Kuna, ID 83634
PHONE: (208) 922-1144
FAX: (208) 922-1982

Date: 1/18/2022
From: Kuna Rural Fire Protection District

Regarding: Skylar Ranch Subdivision
1113 W Oak Tree Dr
Kuna, ID 83634

Agency Comments: Additional information is required for approval. The proposed plan indicates 32 buildable lots with a single access provided from the south at W Ardell road. A secondary access will be required to meet the Idaho Fire Code section D107.2.

- **Fire Service and Emergency Service Access:**

  Approved Fire Department vehicle access roads shall be provided to within 150'-0" of all exterior portions of dwellings. All public or private streets, individual or common driveways, or dedicated emergency vehicle access lanes, etc., which are considered "fire department vehicle access roads" shall have a minimum of 20'-0" width, 48'-0" outside turning radius and 28'-0" inside radius, 13' 6" overhead clearance, and no dead ends over 150 feet unless an approved turnaround is provided. Private driveways shall be a minimum of 12 feet in width. Building's hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. (Ref IFC 503 and Appendix "D102").

  Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements of Section D107.2. (Idaho Fire Code appendix D107.1)

  The 2 required access roads shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, as measured in a s straight line between accesses. (Idaho Fire Code appendix D107.2)

Please provide additional information indicating compliance with Idaho Fire Code section D107.2.

Regards,

Kuna Rural Fire Protection District
Plan Review
scott@fccnwi.com
Kuna, ID 83634
1.208.922.1144

RECEIVED
JAN 24 2022
CITY OF KUNA

ORGANIZED 1904
Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

January 19, 2022

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

RE: 21-17-AN & 21-05-CPF/ Skylar Ranch Subdivision; 1113 W. Oak Tree Drive

Dear Doug:

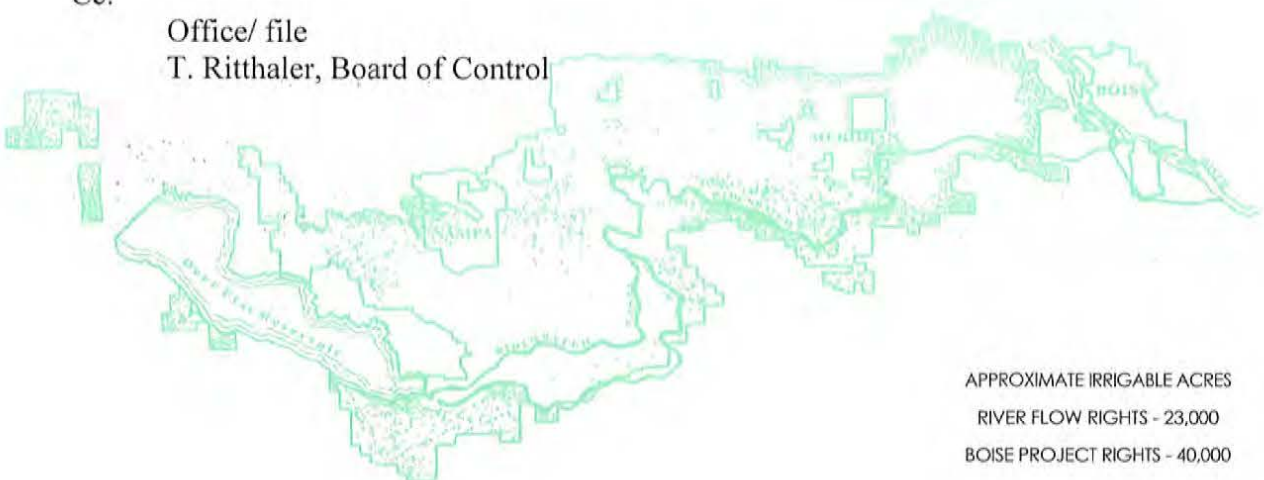
Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it lies outside of our district boundaries. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

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

Sincerely,

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

Cc:
Office/ file
T. Ritthaler, Board of Control



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

Mary May, President
Alexis Pickering, Vice-President
Jim D. Hansen, 2nd Vice President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner

February 10, 2022

To: Skylar Ranch LLC
40 Rallens Realty Consultants
1520 W Washington Street
Boise, ID 83702

Subject: KPP22-0001/ 21-17-AN/ 21-05-CPF/ 21-06-DA
1113 W Oak Tree Drive
Skylar Ranch Subdivision

The applicant is requesting an annexation and rezone of 9.97 acres into the City of Kuna with R-4 and R-6 zoning designations. The applicant is also requiring preliminary and final plat approval for the development of 34 residential lots on 9.97 acres.

A. Findings of Fact

1. Ardell Road

a. Existing Conditions: Ardell Road is improved with 1-travel lane and no vertical curb, gutter, or sidewalk abutting the site. There is 55-feet of right-of-way for Ardell Road (34-feet from centerline).

b. Policy:

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

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

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

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

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to

back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

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

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

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

Existing Collector ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Ardell Road is designated in the MSM as a residential collector roadway with a 36-foot street section within 50 to 70-feet of right-of-way.

c. Applicant Proposal: The applicant is proposing to improve Ardell Road with pavement widening.

d. Staff Comments/Recommendations: The applicant's proposal meets District policy.

The applicant should be required to improve Ardell Road pavement widening to total 18-feet from centerline, vertical curb, gutter, and 7-foot wide attached or 5-foot wide detached concrete sidewalk abutting the site, consistent with ACHD policy.

The applicant should be required to dedicate additional right-of-way to extend to 2-feet behind the back of sidewalk or reduce the right-of-way to 2-feet behind the back of curb and provide a permanent right-of-way easement for detached sidewalks on Ardell Road.

2. Internal Local Roads

a. Existing Conditions: There are no internal local roadways within the site. However, Oak Tree Drive, an existing public local street, stubs to the site's north property line at the northwest corner.

b. Policy:

Local Roadway Policy: District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

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

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

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

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

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

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

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

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

Cul-de-sac Streets Policy: District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 45-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater

radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

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

c. Applicant's Proposal: The applicant is proposing to construct the internal local roadways as 35-foot street sections with curb, gutter, and 5-foot wide attached concrete sidewalks within 50-feet of right-of-way.

The applicant is proposing to terminate Skylar Court in a cul-de-sac turnaround.

The applicant is proposing to construct a knuckle within the site.

The applicant is proposing to construct a 30-foot wide emergency access from the proposed internal local roadways to Oak Tree Drive.

d. Staff Comments/Recommendations: The applicant's proposal to construct the internal local roadways as 35-foot wide street sections with curb, gutter, and 5-foot wide attached concrete sidewalks within 50-feet of right-of-way does not meet District policy and should not be approved.

The applicant should be required to construct the internal local roadways as 36-foot wide local street sections with curb, gutter, and 5-foot wide concrete attached sidewalks within 50-feet of right-of-way.

The applicant should be required to terminate Skylar Court in a cul-de-sac turnaround with a minimum turning radius of 50-feet.

The applicant's proposal to construct a knuckle meets District policy and should be approved, as proposed.

The applicant's proposal to construct a 30-foot wide emergency access from the proposed internal local roadways to Oak Tree Drive does not meet District policy and should not be approved.

The applicant should be required to extend the local streets to Oak Tree Drive as a 36-foot wide local street section with curb, gutter, and 5-foot wide attached concrete sidewalk within 50-feet of right-of-way.

3. Roadway Offsets

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

b. Policy:

Collector Offset Policy: District policy 7206.4.5, states that the preferred spacing for a new local street intersecting a collector roadway to align or offset a minimum of 330-feet from any other street (measured centerline to centerline).

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

c. **Applicant's Proposal:** The applicant is proposing to construct Citrine Avenue to intersect Ardell Road approximately 381-feet east of the site's west property line to align centerline to centerline with Citrine Avenue to the south of Ardell Road.

d. **Staff Comments/Recommendations:** The applicant's proposal to construct Citrine Avenue to intersect Ardell Road approximately 381-feet east of the site's west property line to align centerline to centerline with Citrine Avenue to the south of Ardell Road meets District policy and should be approved, as proposed.

4. Other Access

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

B. Site Specific Conditions of Approval

1. Improve Ardell Road pavement widening to total 18-feet from centerline, vertical curb, gutter, and 7-foot wide attached or 5-foot wide detached concrete sidewalk abutting the site.
2. Dedicate additional right-of-way to extend to 2-feet behind the back of sidewalk or reduce the right-of-way to 2-feet behind the back of curb and provide a permanent right-of-way easement for detached sidewalks on Ardell Road.
3. Construct the internal local roadways as 36-foot local street sections with curb, gutter, and 5-foot wide concrete sidewalks within 50-feet of right-of-way.
4. Terminate Skylar Court in a cul-de-sac turnaround with a minimum turning radius of 50-feet.
5. Construct a knuckle within the site, as proposed.
6. Construct a new local street to extend to Oak Tree Drive as a 36-foot wide local street section with curb, gutter, and 5-foot wide sidewalk within 50-feet of right-of-way.
7. Construct Citrine Avenue to intersect Ardell Road approximately 381-feet east of the site's west property line to align centerline to centerline with Citrine Avenue to the south of Ardell Road, as proposed.
8. Direct access to Ardell Road is prohibited, other than access specifically approved with this application, and should be noted on the final plat.
9. 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.
10. 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.
11. Comply with the Standard Conditions of Approval as noted below.

C. Traffic Information

Trip Generation

This development is estimated to generate 302 additional vehicle trips per day (19 existing); and 30 additional vehicle trips per hour in the PM peak hour (2 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 11th 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
Ardell Road	502-feet	Collector	96	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 Ardell Road west of Ten Mile Road was 1,906 on 05/27/2021.

D. Attachments

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

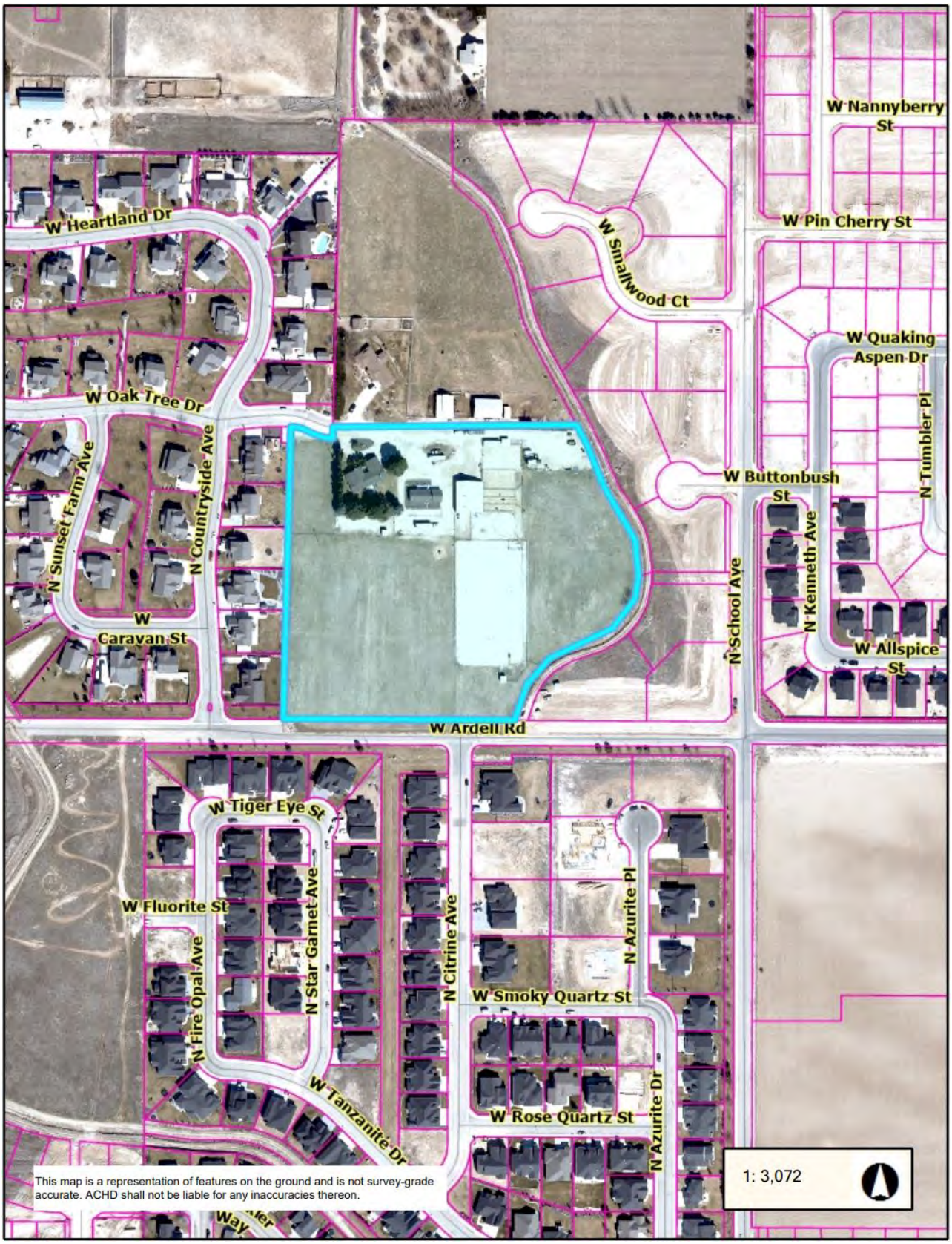
If you have any questions, please feel free to contact me at (208) 387-6346.

Sincerely,

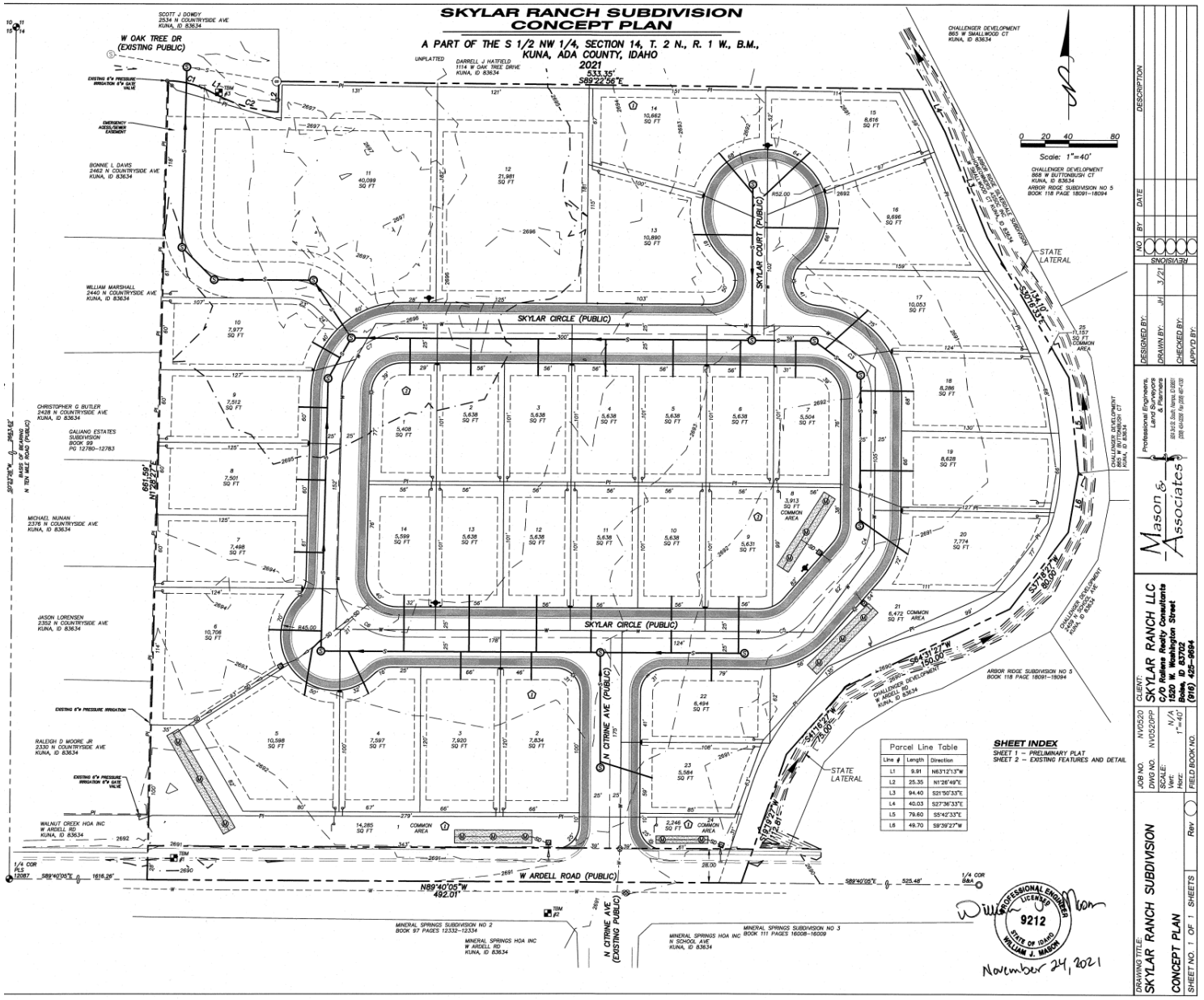
Brenna Garro
Planner 1
Development Services

cc: City of Kuna – Doug Hansen
Mason and Associates – Will Mason

VICINITY MAP



SITE PLAN


SKYLAR RANCH SUBDIVISION
CONCEPT PLAN
A PART OF THE S 1/2 NW 1/4, SECTION 14, T. 2 N., R. 1 W., B.M.,
KUNA, ADA COUNTY, IDAHO
2021
W OAK TREE DR
(EXISTING PUBLIC)
SKYLAR COURT (PUBLIC)
SKYLAR CIRCLE (PUBLIC)
N CITRINE AVE (PUBLIC)
N CITRINE AVE (EXISTING PUBLIC)
W ARDELL ROAD (PUBLIC)
STATE LATERAL
Scale: 1"=40'
Parcel Line Table
Line # | Length | Direction
L1 | 9.91 | N63°12'13"W
L2 | 25.35 | N1°26'49"E
L3 | 94.40 | S21°50'33"E
L4 | 40.03 | S27°36'33"E
L5 | 79.60 | S5°42'33"E
L6 | 49.70 | S9°39'27"W
SHEET INDEX
SHEET 1 – PRELIMINARY PLAT
SHEET 2 – EXISTING FEATURES AND DETAIL
SKYLAR RANCH LLC
C/O Rallens Realty Consultants
1520 W. Washington Street
Boise, ID 83702
(916) 425-6694
Mason & Associates
Professional Engineers, Land Surveyors & Planners
SKYLAR RANCH SUBDIVISION
CONCEPT PLAN
SHEET NO. 1 OF 1 SHEETS
November 24, 2021

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.

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

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

Brady Barroso
Engineering Technician I

MEMORANDUM

To: **Jace Hellman** **- Planning and Zoning Director**

From: **Brady Barroso** **- Engineering Technician I**

Catherine Feistner **- Assistant City Engineer**

Date: **25 February 2022**

RE: **Public Works Comments**

Skylar Ranch Subdivision, 21-17-AN (Annexation), 21-05-CPF (Combination Preliminary and Final Plat), 21-06-DA (Development Agreement)

The Skylar Ranch Subdivision, 21-17-AN, 21-05-CPF, 21-06-DA, annexation, combination preliminary and final plat, and development agreement request dated 5 January 2022 has been reviewed. The applicant wishes to annex with a City of Kuna (City) R-4 (medium density residential), and R-6 (medium density residential) zones. These comments apply to the application as they affect public works infrastructure. Review of civil design drawings is accomplished separately, when received.

Public Works can support the approval of this application, given the understanding that connection to City services will not be available until the 18" Danskin force main upgrade is successful .

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

1) Inspection & Fees

a) An inspection fee will apply to inspect the final construction of water, sewer, and irrigation facilities associated with this development.

b) The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.

c) All applicable utility inspection and utility flow modeling fees shall be paid by the developer in accordance with City of Kuna Resolution R57-2021. *Payment is due and payable prior to the pre-construction meeting.*

d) The Kuna Rural Fire District's current hydrant flow testing and plat base fee are $300.00 and $75.00 respectively for a total of $375.00. *Payment is due and payable prior to the pre-construction meeting.*

2) General

a) The applicant requests approximately 10 acres to be annexed into the City of Kuna with an intent of R-4, and R-6 zoning designations upon annexation.
b) Equivalent Dwelling Units (EDUs) are reckoned at approximately 3.18 people per household. The resultant projected population for this subdivision is approximately 109.
c) Sufficient fire access is required per Kuna Rural Fire District (KRFD).
d) 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.
e) A plan approval letter will be required if this project affects any local irrigation districts.
f) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
g) All positional information shall be from the most recent state plane coordinate system.
h) Provide engineering certification on all final engineering drawings.
i) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
j) Fire suppression shall be available and approved by KRFD.
k) No building construction can begin without adequate fire protection.

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 the representative, must approve fire access to the subdivision.
f) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4) Sanitary Sewer Connection

a) The applicant's property is not connected to City services. The closest possible connection point to gravity sewer is located at the northwest corner of the property on W Oak Tree Dr.
b) Connection to City services will not be available until the 18" Danskin force main upgrade is successful.
c) 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.
d) All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality (DEQ) requirements. Documentation shall be provided to the City of Kuna.
e) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
f) All sewer infrastructure must meet or exceed City of Kuna requirements.

g) Sewer flow models will be required to verify and accommodate pipe sizes. The associated costs shall be paid by the developer.
h) Sewer connection fees apply to each lot containing a home or other facility.
i) This application shall conform to the sewer masterplan 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. The closest possible connection point is located at the northwest corner of the property on W Oak Tree Dr and along the southern property boundary.
b) Water flow models will be required to verify and accommodate adequate water supply and fire suppression. The associated costs shall be paid by the developer.
c) 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. It is expected the applicant will connect to City water services, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.
d) All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
e) All water infrastructure must meet or exceed City of Kuna requirements.
f) Water connection fees apply to each lot containing a home or other facility.
g) Fire hydrants are required in a layout acceptable to the KRFD.

6) Pressurized Irrigation

a) The applicant's property is not connected to City services. The closest possible connection point is located along the western and southern property boundary.
b) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
c) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
d) Existing irrigation ditches (supply & drain) must be relocated as needed and as approved by the irrigation ditch company/users.
e) Pressurized irrigation flow model will be required to verify and accommodate adequate pressurized irrigation supply. All associated costs shall be paid by the developer.

7) Grading and Storm Drainage

a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
b) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
d) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm

water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.

e) Sidewalks, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.

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* a*s-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

9) Exhibits

a) No maps are included to support Public Works comments.

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.

March 3, 2022

RE: Skylar Ranch Annexation

Dear Honorable City of Kuna Officials,

Kuna School District has reviewed the application of Skylar Ranch Annexation and provides the following comments for your consideration. Kuna School District has experienced approximately 2% growth over the last ten years. Given the current approvals the City has granted, **we cannot serve any development that may come from annexation** because the approved plats in this zone are beyond school capacity at Silver Trail Elementary, Kuna Middle School, and Kuna High School without asking voters for a bond issue. While there is no plat in front of you for consideration we estimate that this site, once annexed and eventually platted R-4 and R-6 for homes, will generate approximately 20 students. See table below:

a. Current Enrollments of impacted School Zone

School	Current Enrollment	Enrollment at Build Out	Capacity	Notes
Silver Trail	542	948	616	This building cannot be expanded. A new elementary will be required, given the approved plats. This requires 10 acres and approximately $25 million.
Kuna Middle	830	1,019	810	This building cannot be expanded. A new middle school will be needed, given approved plats. This requires 45 acres and approximately $45 million.
Kuna / SFHS	1882	2224	1900	SFHS currently serves as an annex. Will require expansion. $50 million

711 E. Porter Rd., Kuna, Idaho 83634
Phone: (208) 922-1000 FAX: (208) 922-5646

Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.

Our school buses are no longer driving in new subdivisions unless it is to pick up a student in special education. It slows the route and makes getting safely through the district impossible in a timely manner. This subdivision would require our busses to stop on Ardel Road to pick up students. Special considerations would need to be made in order to safely transport students.

The 2019 City of Kuna Comprehensive Plan approved by the City Council, provides, as it relates to schools: "School facilities will expand, as needed, to keep pace with Kuna's growing population." In order to expand we require partnerships with the developers and, most importantly, bonds. As you know, bonds in the State of Idaho require a 67% supermajority to pass for school construction and expansion. We cannot legally advocate for a bond, therefore bond approval to keep up with growth is not in our control.

In order to reduce our reliance on bonds, and to promote reasonable growth within our district that pays for itself, we generally seek partnerships with the residential developers of this area. Partnerships with developers mitigate the impact homes will have on Kuna School District.

Regards,

David Reinhart

Assistant Superintendent

Cc: Board of Trustees

Superintendent Wendy Johnson

Kuna School District Webpage

711 E. Porter Rd., Kuna, Idaho 83634
Phone: (208) 922-1000 FAX: (208) 922-5646

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:
02/15/22	21880

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

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
204062	21-17-AN, 21-06-CPF,	02/16/22	02/16/22	1	

LEGAL NOTICE

Case Nos. 21-17-AN (Annexation), 21-06-CPF (Combo Plat), & 21-06-DA (Development Agreement) for Skylar Ranch Subdivision

NOTICE IS HEREBY GIVEN the Planning & Zoning Commission is scheduled to hold a public hearing on Tuesday, March 8, 2022, 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 Skylar Ranch Subdivision. Skylar Ranch LLC, requests approval for Annexation of 9.97 acres into Kuna City Limits with R-4 and R-6 (Medium Density Residential) zoning district classifications, and to subdivide the 9.97 acres into three (3) lots. The application will be accompanied by a Development Agreement. The subject site is located at 1113 W Oak Tree Drive, Kuna, ID 83634 (APN: S1314244739).

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

February 16, 2022 204062

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

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

We Appreciate Your Business!

AD# 204062

Suggestions for Testifying at Public Hearings:

Be Informed…
Review the proposal, Staff Report, applicable Ordinance(s), Comprehensive Plan & Idaho Code §67-65. All items pertaining to the application can be found online the Friday prior to the hearing at www.kunacity.id.gov >City Government >Agendas & Minutes.

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

Speak to the Point…
The governing body appreciates pertinent, well organized, factual & concise comments. The Developer or their Representative is given 10 minutes to present their project; 3 minutes per individual is provided for public testimony; neighborhood groups are encouraged to select a community representative & the representative is provided 10 minutes (please inform staff). The Developer/Representative is given additional time for rebuttal.

If you do not wish to speak, write…
Written testimony received by close of business the Wednesday before the hearing will be included in the meeting packet; late submissions will be provided to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments/info at the hearing and expect it to be reviewed prior to a decision.

KUNA

Planning & Zoning
PO BOX 13
Kuna, ID 83634

EOPOST
FIRST-CLASS MAIL
/16/2022
US POSTAGE $000.00º
ZIP 83634
041M11460992

4/6/22

CITY OF KUNA
PO BOX 13
KUNA, ID 83634

LEGAL NOTICE

Dear Property Owner: NOTICE IS HEREBY GIVEN the **Planning and Zoning Commission** is scheduled to hold a Public Hearing on **March 8, 2022 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:

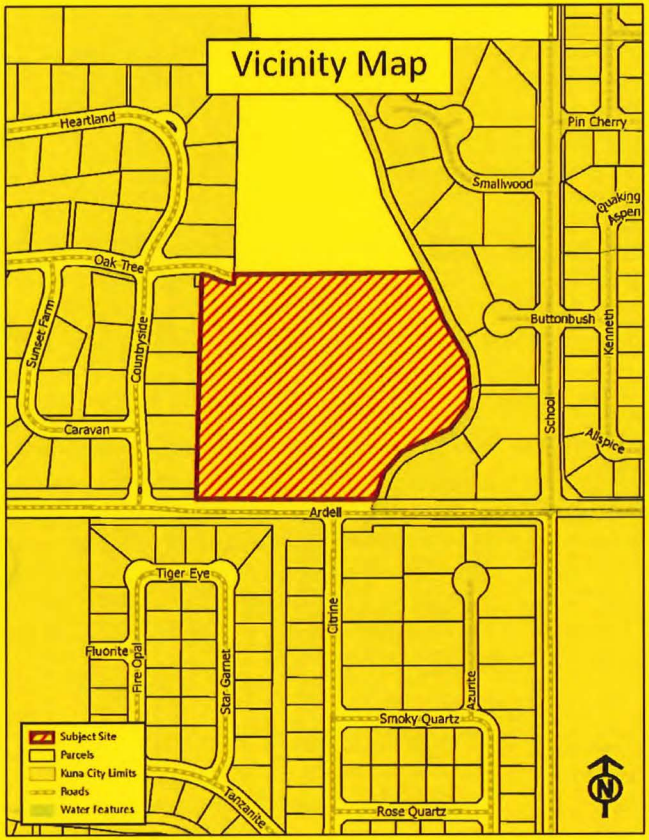
Case No. 21-17-AN (Annexation), 21-06-CPF (Combo Plat) & 21-06-DA (Development Agreement) for the Skylar Ranch Subdivision

A request for Annexation of 9.97 acres into Kuna City Limits with R-6 and R-4 (Medium Density Residential) zones, and to subdivide the 9.97 acres into three (3) lots. The application will be accompanied by a Development Agreement. The subject site is located at 1113 W Oak Tree Drive, Kuna, ID 83634 (APN: S1314244739).

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 of they do not wish to testify in person or will not be able to attend. Please contact the Kuna Planning & Zoning Department at (208) 922-5274.

Written testimony received by close of business on **March 2, 2022** 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 02.16.2022



KUNA
Planning & Zoning

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 21-17-AN, 21-06-CPF & 21-06-DA Skylar Ranch Subdivision was posted, as required per Kuna City Code 5-1A-8, on February 24, 2022. 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 24th day of February, 2022.

Signature: William J. Mason

State of Idaho)
) ss
County of Ada)

On this 24th day of February, 2022, before me, the Undersigned, a Notary Public in and for said State, personally appeared before me (Owner/Developer). William J Mason

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.

Angelene Cuellar
Residing at: 433 Triumph Drive
Middleton ID 83644

My Commission expires: January 30, 2025

Angelene Cuellar
Signature

ANGELENE CUELLAR
COMMISSION NUMBER
NOTARY
PUBLIC
20190193
STATE OF IDAHO


CITY OF KUNA
PUBLIC HEARING
NOTICE
KUNA PLANNING AND ZONING COMMISSION
THE CITY OF KUNA WILL HOLD A PUBLIC HEARING ON MARCH 8, 2022 AT THE KUNA CITY HALL, AT 6:00PM
PURPOSE: ANNEXATION AND ZONING FOR SKYLAR RANCH SUBDIVISION-ZONING OF R-4 AND R-6 TO SUBDIVIDE 9.97 ACRES INTO 3 LOTS WITH A DEVELOPMENT AGREEMENT.
LOCATION: 1113 W OAK TREE DRIVE, KUNA, ID 83634
APPLICATION BY: SKYLAR RANCH LLC
CITY CONTACT: 208-287-1771


CITY OF KUNA
PUBLIC HEARING
NOTICE


CITY OF KUNA
PUBLIC HEARING
NOTICE
KUNA PLANNING AND ZONING COMMISSION
THE CITY OF KUNA WILL HOLD A PUBLIC HEARING ON MARCH 8, 2022 AT THE KUNA CITY HALL AT 6:00PM
PURPOSE: ANNEXATION AND ZONING FOR SKYLAR RANCH SUBDIVISION-ZONING OF R-4 AND R-6 TO SUBDIVIDE 9.97 ACRES INTO 3 LOTS WITH A DEVELOPMENT AGREEMENT.
LOCATION: 1113 W OAK TREE DRIVE, KUNA, ID 83634
APPLICATION BY: SKYLAR RANCH LLC
CITY CONTACT: 208-287-1721


CITY OF KUNA
PUBLIC HEARING
NOTICE


CITY OF KUNA
PUBLIC HEARING
NOTICE
KUNA PLANNING AND ZONING COMMISSION
THE CITY OF KUNA WILL HOLD A PUBLIC HEARING ON
MARCH 8, 2022 AT THE KUNA CITY HALL AT 6:00PM
PURPOSE: ANNEXATION AND ZONING FOR SKYLAR RANCH
SUBDIVISION-ZONING OF R-4 AND R-6 TO SUBDIVIDE 9.97
ACRES INTO 3 LOTS WITH A DEVELOPMENT AGREEMENT.
LOCATION: 7113 W OAK TREE DRIVE, KUNA, ID 83634
APPLICATION BY: SKYLAR RANCH LLC
CITY CONTACT: 208-287-1771

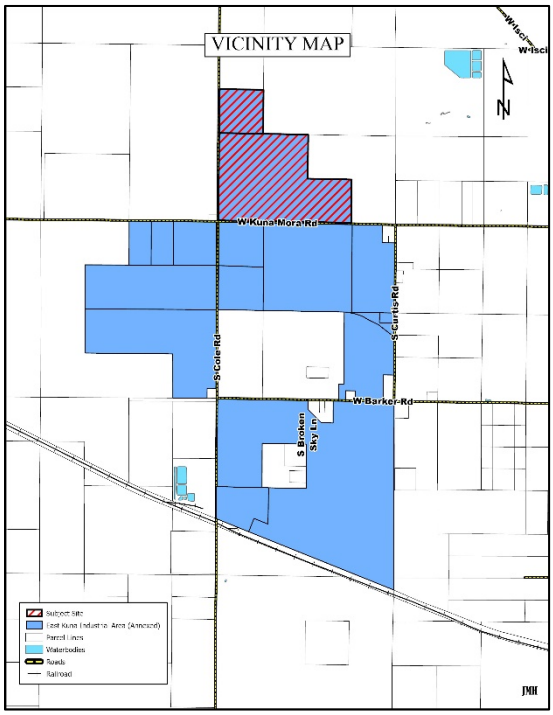

CITY OF KUNA
PUBLIC HEARING
NOTICE
KUNA PLANNING AND ZONING COMMISSION
THE CITY OF KUNA WILL HOLD A PUBLIC HEARING ON
MARCH 8, 2022 AT THE KUNA CITY HALL AT 6:00PM
PURPOSE: ANNEXATION AND ZONING FOR SKYLAR RANCH
SUBDIVISION-ZONING OF R-4 AND R-8 TO SUBDIVIDE 9.97
ACRES INTO 3 LOTS WITH A DEVELOPMENT AGREEMENT.
LOCATION: 1113 W OAK TREE DRIVE, KUNA, ID 83634
APPLICATION BY: SKYLAR RANCH LLC
CITY CONTACT: 208-287-1771

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF KUNA

IN THE MATTER OF THE APPLICATION OF **BRISBIE LLC** *For a Design Review of the Meta Data Center facility, Parking Lot & General Site Landscaping.*	)))))))	**Case No. 22-04-DR (DESIGN REVIEW)** **STAFF REPORT FOR THE META DATA CENTER DESIGN REVIEW APPLICATION.**

TABLE OF CONTENTS

1. Exhibit List
2. Process and Noticing
3. Applicants Request
4. General Project Facts
5. Transportation and Connectivity
6. Staff Analysis
7. Proposed Findings of Fact and Conclusions of Law
8. Commission's Proposed Decision



I
EXHIBIT LIST

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

1.1 Exhibits:

	DESCRIPTION OF EVIDENCE	*Withdrawn*	*Refused*	*Admitted*
1.1	Staff Report			X
2.1	P&Z Application Coversheet			X
2.2	Design Review Application			X

2.3	Detailed Narrative			X
2.4	Vicinity Map			X
2.5	Affidavit of Legal Interest			X
2.6	Site Plan			X
2.7	Exterior Elevations			X
2.8	Landscape Plan			X
2.9	Lighting Plan			X
2.10	Agency Transmittal Notice			X
2.11	Central District Health Department			X
2.12	Ada County Highway District			X
2.13	City Engineer			X

II
PROCESS AND NOTICING

2.1 In accordance with Kuna City Code (KCC) 5-4-2: Design Review; all new industrial projects, landscaping and parking lots are required to submit an application for review by the Planning and Zoning Commission. As a Public Meeting item, this action requires no formal public noticing.

2.2 Notifications

2.2.1 Completeness Letter: February 18, 2022

2.2.2 Agency Notifications: February 14, 2022

2.2.3 Agenda: March 8, 2022

III
APPLICANTS REQUEST

3.1 Brisbie LLC, represented by Parametrix, requests Design Review approval of a Meta data center campus, including data halls, support buildings, parking, loading/unloading areas and landscaping. The subject site is zoned M-1 (Light Manufacturing/Industrial) and is located on the northeast corner of Kuna-Mora Road and Cole Road (Parcel Nos: S1531300000 & S1531233600).

IV
GENERAL PROJECT FACTS

4.1 Site History

4.1.1 The subject site was annexed as a part of the East Kuna Industrial Annexation, which was approved by the City Council on October 19, 2021 (Findings signed November 3, 2021). These parcels are included within the M-1 Development Agreement, which was approved as part of the Annexation application, executed by the land owner and City on December 15, 2021.

4.2 Surrounding Land Uses

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

4.3 Parcel Size, Current Zoning and Parcel Number

4.3.1 Approximately 247.92 acres

4.3.2 M-1 (Light Manufacturing/Industrial)

4.3.3 S1531233600 & S1531300000

4.4 Services

4.4.1 Sanitary Sewer – City of Kuna

4.4.2 Potable Water – City of Kuna

4.4.3 Fire Protection – Kuna Rural Fire District (42.92) acres. The remaining 205 acres are currently in process to be Annexed into KRFD

4.4.4 Police Protection – Kuna Police (Ada County Sheriff's Office)

4.4.5 Sanitation Services – J&M Sanitation

4.5 Existing Structures, Vegetation, and Natural Features

4.5.1 The subject site contains center pivots, which are currently in process of being relocated offsite. Vegetation is consistent with general crop fields. The approximate bedrock depth of the site is estimated to be approximately 20" to 40" and an average slope range of 1 - 3%.

4.6 Agency Responses

Agency	**Exhibit No.**
Central District Health Department	2.11
Ada County Highway District	2.12

V
TRANSPORTATION AND CONNECTIVITY

5.1 The subject site is proposed to be accessed via a primary ingress/egress onto Kuna Mora Road and two (2) secondary ingress/egress points on Cole Road. Circulation throughout the site is provided via private driveways, there are no public roads proposed within the project area.

Ada County Highway District (ACHD) is currently reviewing an updated Traffic Impact Study (TIS), and is unable to provide a traditional staff report until the TIS has been accepted. However, ACHD has submitted comments (Exhibit 2.12) stating that they do not have concerns with the City

proceeding with the application process. ACHD has included in their comments, a request that a condition of approval be included that requires the applicant to comply with all ACHD conditions of approval following acceptance of the TIS. Staff agrees with this condition, and has noted it as condition 8.13 within Section VIII**,** Commissions Order of Decision.

VI
STAFF ANALYSIS

6.1 The proposed data center is to be built out in phases. The first phase of development will consist of an onsite utility build and an approximately 891,095 SF Data Center, which includes data hall rooms, an entrance lobby, main common space, food court, offices, conference rooms, collaboration spaces and building support rooms. Exterior building materials of the data center include basalt stone, fiber cement panels, precast concrete panels and metal panels. Mechanical units are to be placed on grade at the generator yards as well as the low roofs of the data halls and admin area. Roof top units are to be screened by horizontal trapezoidal metal panels, which will be painted white. Future phases forthcoming will contain additional Data Center space and ancillary support buildings. Full site buildout will equal out to be approximately 2,692,706 buildable square feet. Future Design Review applications for additional buildings onsite will be required.

Landscape buffers are proposed along Kuna Mora Road and Cole Road. Buffers appear to be in compliance with Kuna City Code (KCC), except for some areas where site constraints reduce the potential to have a full width buffer. In an effort to make up constrained areas, additional buffer width has been provided in areas where permissible. Staff supports the proposed buffer widths, and they should be approved as proposed. A majority of the landscaping on site is proposed to use native drought resistant plantings. Some adapted species, such as select tree plantings will be incorporated into the overall design. KCC 5-17-12 permits water conservative landscaping design. Staff has determined the proposed landscaping is in compliance with the landscaping requirements of KCC and should be approved as proposed.

Due to the nature of the area, the applicant has proposed to defer the development of sidewalk along the site's frontage. Staff would support this deferment and will require the applicant to enter in an agreement detailing at what point in time sidewalks, in accordance with KCC, will be required to be installed onsite.

The proposed parking lot to be included within the first build phases provides 203 standard stalls and six (6) ADA accessible stalls. The administrative office portion of the first phase facility is approximately 54,400 square feet. Per KCC 5-9-3, professional administrative buildings require 1 parking stall per 400 square feet of floor area. The proposed parking for this application exceeds requirements of KCC and should be approved as proposed. At such time that the site becomes fully built out, the site will have 910 parking stalls with an additional 36 ADA accessible spaces.

Upon complete review, staff finds the application generally complies with Title 5 of Kuna City Code. Staff would recommend the Planning and Zoning Commission Approve Case No. 22-04-DR, with the Applicant being subject to the recommended Conditions of Approval listed in Section VIII (8) of this report.

6.2 Applicable Standards

6.2.1 City of Kuna Zoning Ordinance, Title 5

VII

PROPOSED FINDINGS OF FACT

Based upon the record contained in Case No. 22-04-DR (Design Review), including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, exhibits and discussion at the public meeting; the Kuna Planning and Zoning Commission hereby ***Approves/Denies*** the Findings of Fact and Conclusions of Law, and Conditions of Approval for Case No. 22-04-DR, a request by Parametrix, on behalf of their client Brisbie LLC, for Design Review approval of the Meta data center campus, including data halls, support buildings, parking, loading/unloading areas and landscaping. The subject site is zoned M-1 (Light Manufacturing/Industrial) and is located on the northeast corner of Kuna Mora Road and Cole Road (Parcel Nos. S153130000 & S1531233600).

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 The contents of the proposed Design Review application ***does/does not*** contain all of the necessary requirements as listed in KCC 5-4-9: Design Review Application Required.

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

7.2 Based on the evidence contained in Case No. 22-04-DR, the building design, including building mass, proportion of the building, relationship of exterior materials, and relationship of openings in the building, this proposal generally ***does/does not*** comply with Kuna City Code.

Staff Finding: *Review by Staff and the Commission of the proposed Design Review confirms the proposed buildings are appropriate for the subject site.*

7.3 Based on the evidence contained in Case No. 22-04-DR, this proposal ***does/does*** not generally comply with the Comprehensive Plan.

The Comprehensive Plan contains several goals and policies pertaining to the utilization of industrial land use designations to encourage the development and expansion of industrial businesses in Kuna. The subject site is currently zoned M-1 (Light Manufacturing/Industrial) and is proposed to be developed following the zones permitted uses.

7.4 The overall proposed project ***is/is not*** appropriate for the proposed site selection.

Staff Finding: *Upon review, staff finds the proposed data center campus is an appropriate fit for the property's M-1 (Light Manufacturing/Industrial) zone and use.*

7.5 The orientation of the building and its site design ***does/does not*** minimize the impact on adjacent properties.

Staff Finding: *The project is located along the Kuna Mora expressway. ACHD policy requires that no building structures are within 150 feet of the centerline of Kuna Mora Road. Landscaping buffers, in accordance with Kuna City Code, have been provided along the sites' frontages on Cole Road and Kuna Mora Road. Additionally, screenwall fencing is proposed to be provided in an effort to help reduce the visual blight of mechanical equipment areas near the buildings.*

7.6 The associated parking lot ***does/does not*** provide adequate parking for the proposed facility and its design ***does/does*** not provide safe access for pedestrians.

Staff Finding: *The proposed administrative office space for phase one is approximately 54,400 square feet. For administrative buildings, Kuna City Code requires one parking stall per 400 square feet of useable area. The proposed parking is in compliance with KCC 5-9. Onsite facilities for pedestrian and bicycle traffic are to be made available for employees and visitors to the campus.*

VIII
COMMISSIONS ORDER OF DECISION

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

Based on the facts outlined in staff's report, case file, and discussion at the public meeting, the Planning and Zoning Commission of Kuna, Idaho (acting as Design Review Committee), hereby ***Approves/Conditionally Approves/Denies*** Case No. 22-04-DR (Design Review), a request by Parametrix, on behalf of their client Brisbie LLC, for design review approval of the Meta data center campus, including data halls, support buildings, parking, loading/unloading areas and landscaping, located on the northeast corner of Kuna Mora Road and Cole Road (Parcel Nos. S153130000 & S1531233600), subject to the following Conditions of Approval:

8.1 The Applicant shall follow all requirements for sanitary sewer, potable water, irrigation system connections, and all other requirements of the Kuna Public Works Department. Potable/drinking water shall not be used for irrigation purposes per Kuna City Code 6-4-2(B)(9).

8.2 The Applicant shall obtain written approval of the construction plans from the agencies noted below; the approval may be either on agency letterhead referring to the approved use, or may be written or stamped upon a copy of the approved plans. All site improvements are prohibited prior to approval of these agencies and the issuance of a building permit:

a. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the Applicant has received approval of the Civil Plan.

b. The Kuna Rural Fire District, or alternative fire district authority, shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by the Kuna Rural Fire District is required.

c. The City shall approve any modifications to the existing irrigation system.

d. Approval from Ada County Highway District (impact fees), if any, shall be paid *prior to issuance* of building permits.

8.3 Developer/Owner/Applicant shall provide engineering certification on all final engineering drawings, as applicable.

8.4 On-site stormwater retention shall be reviewed in conjunction with this Design Review and Applicant/Developer shall be required to provide a stormwater disposal and treatment plan which accounts for increased on-site storm water runoff volumes; detailed drawings of drainage and

treatment facilities with supporting calculations for review and approval.

8.5 If applicable, Fire Suppression shall be shown on all plans and approved by the Kuna Rural Fire District (KRFD), or alternative fire district authority.

8.6 The Kuna Rural Fire District, or alternative fire district authority, must approve fire access to the project before, during, and after construction.

8.7 This development is subject to Architectural and Landscape compliance Design Review inspections *prior* to receiving a Certificate of Occupancy. Design Review inspection fees shall be paid *prior* to requesting staff inspection.

8.8 The Developer/Owner/Applicant, and any future assigns having an interest in the subject property, shall fully comply with all Conditions of development as approved by the Planning and Zoning Commission, or seek amending them through the Design Review process.

8.9 All required landscaping shall be permanently maintained in healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three (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.

8.10 As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the Applicants Engineer.

8.11 Developer/Owner/Applicant shall work with City of Kuna Staff to enter into a deferred installation agreement for sidewalks required by Kuna City Code.

8.12 Future phases of the campus's development shall be required to obtain further Design Review approval prior to submitting for building permit.

8.13 Developer/Owner/Applicant shall be subject to all Conditions of Approval provided by Ada County Highway District following their acceptance of the development's Traffic Impact Study.

8.14 Enclosures for onsite trash collection shall be in compliance with Kuna City Code 5-5-6.

8.15 Developer/Owner/Applicant is hereby notified of Kuna's working hours. Construction of any kind shall only be conducted between 7:00 AM to 11:00 PM; noises and other public nuisances/distractions outside of this time frame are subject to lawful penalties.

8.16 Developer/Owner/Applicant shall follow staff, City Engineer and other agency recommended requirements, as applicable.

8.17 Developer/Owner/Applicant shall comply with all local, state and federal laws.

DATED this 8th day of March, 2022.

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): 22-04-DR (Design Review)

Project Name: Project Peregrine

Date Received: 02.04.2022

Date Accepted as Complete: 02.11.2022

Type of review requested (check all that apply):

	Annexation & Zoning		Appeal
	Comp. Plan Map Amendment		Combination Pre & Final Plat
☑	Design Review		Development Agreement
	Final Planned Unit Development		Final Plat
	Lot Line Adjustment		Lot Split
	Ordinance Amendment		Planned Unit Development
	Preliminary Plat		Rezone
	Special Use Permit		Temporary Business
	Vacation		Variance

Owner of Record

Name: Brisbie, LLC

Address: c/o Givens Pursley, LLP 601 W. Bannock St., Boise, ID 83702

Phone: _____ Email: _____

Applicant (Developer) Information

Name: Parametrix (Susan Devine)

Address: 7761 W. Riverside Dr., Ste. 201, Boise, ID 83714

Phone: 208-906-1153 Email: sdevine@parametrix.com

Engineer/Representative Information

Name: Parametrix (Susan Devine)

Address: 7761 W. Riverside Dr., Ste. 201, Boise, ID 83714

Phone: 208-906-1153 Email: sdevine@parametrix.com

Subject Property Information

Site Address: 6990 W. Kuna Mora Rd., Kuna, ID 83634

Nearest Major Cross Streets: W. Kuna Mora Rd & S. Cole Rd

Parcel No.(s): S1531300000 & S1531233600

Section, Township, Range: S31 T2N R2E

Property Size: 242.7 Acres

Current Land Use: Agriculture Proposed Land Use: Light Industrial

Current Zoning: M-1 Proposed Zoning: M-1

Project Description

Project Name: Peregrine

General Description of Project: Data Center Campus

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: Various utilities, onsite stormwater management, circulation roads and parking.

Residential Project Summary (If Applicable)

Are there existing buildings? YES (NO)

If YES, please describe: _____

Will any existing buildings remain? YES (NO)

No. of Residential Units: _____ No. of Building Lots: _____

No. of Common Lots: _____ No. of Other Lots: _____

Type of dwelling(s) proposed (check all that apply):
☐ Single-Family ☐ Townhomes ☐ Duplexes ☐ Multi-Family
☐ Other: _____

Minimum square footage of structure(s): _____

Gross Density (Dwelling Units ÷ Total Acreage): _____

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

Percentage of Open Space provided: _____ Acreage of Open Space: _____

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

_____

_____

Non-Residential Project Summary (If Applicable)

Number of building lots: 2 Other lots: 0

Gross floor area square footage: Up to 2,500,000 (data halls) Existing (if applicable): N/A

Building height: 60' Max _____ Hours of Operation: 24 hr

Total No. of Employees: varies Max No. of Employees at one time: varies

No. of and ages of students: N/A Seating capacity: N/A

Proposed Parking

ADA accessible spaces: 36 Dimensions: 18' x 18'

Regular parking spaces: 910 Dimensions: 9' x 18'

Width of driveway aisle: 30'

Proposed lighting: See lighting and photometric plans.

Is lighting "Dark Sky" compliant? (YES) NO

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

Buffer along Cole Road and Kuna Mora Road to be drought-tolerant plants.

Irrigated plantings at site entries, building entries, and parking lot islands.

_____

_____

Applicant Signature: Susan Devine Type text here Date: 02/04/2022

By signing, you are confirming you have provided all required items listed on this application.

Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided to you for application attachments to be uploaded to the cloud.

DESIGN REVIEW APPLICATION

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

****Office Use Only****

Case No(s).: _____

Project Name: _____

Date of Pre-Application Meeting: Valid for three (3) months, unless otherwise determined by Staff

Date Received: _____

Date Accepted as Complete: _____

The City of Kuna has adopted a Design Review Overlay District whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in Kuna City Code 5-4. The Design Overlay District includes all of Kuna City Limits.

Design Review includes, but is not limited to:

- Commercial
- Industrial
- Institutional
- Office
- Multi-family Residential
- Common Areas
- Proposed Conversions
- Proposed changes in land and/or building use
- Exterior Remodeling/Restoration
- Enlargement or Expansion of existing buildings or sites

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

- Complete Planning & Zoning Application Coversheet
- Complete Design Review Application *(It is the Applicant's responsibility to use the most current application.)*
- Detailed narrative or justification for the application, describing the project, design elements and how the project complies with Design Review standards.
- Vicinity Map: 8.5" x 11" at 1" = 300' scale (or similar). Label the location of the property and adjacent streets.
- Aerial Map: 8.5" x 11" color photo depicting proposed site, street names, and surrounding area within 500'.
- Recorded Warranty Deed
- Affidavit of Legal Interest if the individual submitting the application is not the property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Color rendering and material sample(s) specifically noting where each color and material is to be located on the structure. *(PDF or photo of materials acceptable).*
- Detailed Plans: Site Plan; Landscape Plan; Drainage Plan; and Elevations.

Detailed Site Plan Requirements

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Property Lines
- Existing structures – Identify those which are relocated or removed
- On-site and adjoining streets, alleys, private drives and rights-of-way
- Drainage location and method of on-site retention/detention
- Location of public restrooms
- Existing and/or proposed utility services; any above ground utility structures and provide their location
- Location and width of easements, canals and drainage ditches
- Location and dimensions of off-street parking
- Location and size of any loading areas, docks, ramps and vehicle storage or service areas
- Location of trash storage areas and exterior mechanical equipment; provide proposed method of screening
- Sign locations *(A separate Sign Application must be submitted; this is a Staff level review.)*
- On-site transportation circulation plan for motor vehicles, pedestrians and bicycles
- Locations and uses of ***all*** Open Spaces (*if applicable*)
- Location, types and sizes of sound and visual buffers *(all buffers must be located outside the public rights-of-way.)*
- Parking layout including spaces, driveways, curbs, cuts, circulation patterns, pedestrian walks and vision triangles
- Location and designation of subdivision lines *(if applicable)*, property lines, and rights-of-way
- Location of walls and fences; provide their height and material of construction
- Roofline and foundation plan of building and location onsite

Landscape Plan

The Landscape Plan need to be drawn by the Project Architect, Professional Landscape Architect, Landscape Designer, or qualified Nurseryman for developments possessing more than twelve thousand (12,000) square feet of private land. The Landscape Plan must be colored and drawn to a scale no smaller than 1" = 30', unless otherwise approved. The Planning & Zoning Director may require the preparation of a landscape plan for smaller developments by one of the noted individuals, if the lot(s) have unique attributes. (*See Kuna City Code 5-17 Landscaping Requirements*)

- Name of plan preparer with contact information
- Name of project and date
- North arrow
- Boundaries, property lines and dimensions
- Location and design of areas to be landscaped
- Location and labels for all proposed plants
- Existing vegetation identified by species & sizes, and if they are proposed to be relocated or removed (*Retention of existing trees required, see Kuna City Code 5-17-4*)
- Plant lists or schedules with the botanical common name, quantity, and spacing as well as the size of all proposed landscape materials at time of planting
- Location of automatic, underground irrigation systems (*See Kuna City Code 5-17-11*)
- Clearly identify pressurized irrigation lines and underground water storage

- Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fencings, fountains, street/pathway furniture, etc.
- Sign locations (a separate sign application must be submitted)
- Locations of open spaces (*if applicable*)
- Parking areas
- Location and designations of all sidewalks
- Engineered Grading and Drainage Plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved Design Review application, a detailed site grading and drainage plan prepared by a registered professional engineer (PE), shall be submitted to the City for review and approval by the City Engineer.

Building Elevations

- Detailed elevation plans, in color, of each side of any proposed building(s) or addition(s). Label associated elevations with North, South, East, West
- Color renderings of all proposed building materials and indication where each material and color application are to be located, in PDF or JPEG format.
- Screening of mechanical equipment
- Provide a cross-section of the building showing any rooftop mechanical units and their roof placement
- Detailed trash enclosure elevation plans showing the materials to be used in construction

Lighting Plan

- Exterior lighting, including detailed cut sheets and photometric plan *(pedestrian, vehicle, security, decoration, etc.)*
- Types and wattage of all light fixtures. *(NOTE: Lighting fixtures shall comply with "Dark Sky" policies.)*
- Placement of all light fixtures shown on elevations and landscaping plans

Owner Information

Name: Brisbie, LLC

Address: c/o Givens Pursley, LLP 601 W. Bannock St., Boise, ID 83702

Phone: _____ Email: _____

Applicant Information

Name: Parametrix (Susan Devine)

Address: 7761 W. Riverside Dr., Ste. 201, Boise, ID 83714

Phone: 208-906-1153 Email: sdevine@parametrix.com

Engineer/Representative

Name: Parametrix (Susan Devine)

Address: 7761 W. Riverside Dr., Ste. 201, Boise, ID 83714

Phone: 208-906-1153 Email: sdevine@parametrix.com

Property Information

Address: 6990 W. Kuna Mora Road, Kuna, ID 83634

Parcel No(s).: S1531300000 & S1531233600

Closest Major Cross Streets: W. Kuna Mora Road & S. Cole Road

Please check the box that reflects the intent of the application:
☒ Building Design Review ☐ Design Review Modification
☐ Staff Level Application ☐ Subdivision/Common Area Landscape

1. Briefly explain the nature of the request: Design Review for the data center campus, including data halls, support buildings, utilities, parking, loading/unloading areas and circulation roadways.

2. Dimension of property: 242.7 Acres

3. Current land use(s): Agricultural

4. What are the land uses of the adjoining properties?North: Residential/Undeveloped South: Industrial
   East: Police Training Facility (City of Boise) West: Undeveloped

5. Is the project intended to be phased? If so, what is the phasing time period?
   Yes, ~ 3 phases within 10 years.

6. Number and use(s) of all structures: The campus will include up to 3 data hall facilities, 2 guardhouses for site entry control, 1 transportation building for on-site vehicle storage, 1 data center support building, 1 infrastructure business

7. Building Height: 60' for data halls; ancillary buildings vary but are shorter

8. Number of Stories: 2 stories for data halls; 1 story for ancillary buildings
   (The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use. Height and area standards can be found in Kuna City Code 5-5-3.)

9. What is the percentage of building space on the lot when compared to the total lot area:
   25% of the total lot is buildings.

Exterior Building Materials and Colors

	Material	Color
Roof:	SBS modified bituminous membrane	White
Walls: (include percentage of wall coverage of each material)	Basalt Stone (1%) Fiber Cement Panels (3%) Precast Concrete Panels (45%) Metal Panel (47%)	Light Grey Light Grey Medium Grey Medium Grey
% of Wood Application:	No wood on exterior facade	
% EIFS: (Exterior Insulation Finish System)	Not Applicable	
% Masonry:	Not Applicable	
% Face Block:	Not Applicable	
% Stucco:	Not Applicable	
Other:	Mechanical Louvers	
Windows/Doors:	Painted hollow metal door & frames, curtain wall	
Soffits and Fascia:	Aluminum baffles and back panel plus metal panel	
Trim, etc.:	Not Applicable	

Mechanical Units

Please identify mechanical unit(s) size and placement: Mechanical units are placed on grade at the generator yards as well as the low roofs of the data halls and admin area.

Proposed screening method? Roof top mounted mechanical units are screened by horizontal trapezoidal metal panels painted white.

Trash Enclosures

Please identify trash enclosure location, size, and construction materials: See drawings for location; enclosure includes striped pavement location and is screened from public view.

Irrigation Ditches/Canals

Are there any irrigation ditches/canals on or adjacent to the property? YES (NO)

If Yes, what is the name of the irrigation/drainage provider? _____

What is the proposed method of on-site drainage retention/detention? Proposed drainage swales will be provided to retain stormwater for a 500-year rainfall event.

Fencing

Is there any existing fencing that will remain? YES (NO)

If Yes, what is the fencing material, size and location? _____

What is the fencing material for all new fencing? Painted steel

The City has regulations for fences, walls, and hedges (see Kuna City Code 5-5-5). A fence permit must but be acquired prior to installation of any fencing; a permit cannot be acquired until Design Review Application approval/denial.

Building Coverage

% of site devoted to building coverage?	25%	2,692,706 SF (includes ancillary)
% of site devoted to landscaping? (Include landscaped rights-of-way)	53%	Square Footage: 5,575,000
% of site that is hard surface? (paving, driveways, walkways)	13%	Square Footage: 771,542
% of site devoted to other uses:	5%	Describe: Substation area – 490,000 SF

Landscaping

Please provide dimensions of landscaped areas within public rights-of-way: See plans; buffer along Cole Road and Kuna Mora Road to be drought-tolerant plants. Irrigated plantings at site entries, building entries, and parking lot islands.

Are there any existing trees of 4" or greater in caliper on the property? YES (NO)
If Yes, what type, size and general location? (*Please indicate location on site plan. NOTE: It is the city's goal to preserve such trees.)*

Dock Loading Facilities

Will there be any dock loading facilities? (YES) NO *(If Yes, please continue; if No, please skip this section.)*

No. of dock loading facilities and their location: Each data hall building will have a loading dock consisting of 4 truck bays. Ancillary buildings may have loading dock bays as well.

What is the proposed method of screening? Courtyards are not visible from public right-of-way.

Pedestrian Amenities

Are there any proposed pedestrian amenities? (i.e. bike racks, trash receptacles, drinking fountains, benches, etc.) (YES) NO

If Yes, please indicate type, number of each type: This level of detail is not known at this time.

Parking

Total number of parking spaces? 910 Dimensions? 9' x 18'

Total number of ADA accessible spaces? 36 Dimensions? 18' x 18'

Total number of compact spaces (8' x 17')? None.

Miscellaneous

Will you be proposing setbacks different than those found in KCC 5-3-3? YES (NO)

If YES, please provide setbacks below, in feet:
Front: _____ Rear: _____ Side: _____ Side: _____

Is any portion of the property subject to flooding conditions? YES (NO)

The Ada County Highway District (ACHD) may also conduct a public meeting regarding this application. If you have questions about the meeting date, the traffic that this development may generate or the impact of that traffic on streets in the area, please contact ACHD at (208) 387-6170. In order to expedite your request, please have ready the file number indicated.

Applicant Signature: Susan Devine Date: 2/4/2022

Additional Information

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

Project Peregrine, Kuna, ID

Design Review Detailed Narrative

Date: 2/04/2022

The project site is 242.7 acres of vacant land, previously utilized for agricultural purposes. The project site is located east of Kuna, Idaho in T2N R2E, zoned M-1 (light industrial), as part of the recent East Kuna Annexation Area. The site is relatively flat, but falls generally from east to west, with the lowest point at the southwest corner of the site. The site is accessed off South Cole Road and Kuna Mora Road. The project intends to meet LEED Gold standards.

Project Peregrine proposed to construct:

- Up to 3 data center buildings
- 4 ancillary buildings to support the data center operation
- 2 guardhouse entrances
- Landscaping with native drought-resistant plants
- Drainage to ensure all storm water is retained on site and allowed to infiltrate
- Parking lots and interior roads for access to buildings
- Mechanical and electrical equipment required to operate the data center buildings

The project includes installation of domestic water, sanitary sewer, storm drains, fiber optic, electrical power, and industrial water utilities that are connected to public right-of-way utilities which are planned to be installed along a similar timeline to this project. The public right-of-way utility project details have already been agreed to between Project Peregrine and the City of Kuna and are not outlined in this narrative.

The project's primary entrance on Kuna Mora Road accommodates the ACHD policy requirements of a future Expressway of 200' ROW width. No building structures are within 150' of centerline. Secondary access is provided along South Cole Road and accommodates anticipated future widening and 70' ROW as required by ACHD. Traffic impacts and access discussion are addressed in the Traffic Impact Study which is separately submitted to ACHD. There are no public roads within the project. Landscape buffers along Cole Rd and Kuna Mora Rd are provided per City code, except where site constraints limit the buffer width. To address this, the buffer width is averaged, providing additional buffer width along the southwest corner of the site where not constrained by building location or grading differential. Sidewalks are indicated along the east side of Cole Rd and north side of Kuna Mora Road along the project frontage. The timing for construction of sidewalks is to be determined, until such time as the roadways are widened and the sidewalks connect to future uses along the corridors as development occurs. On-site parking for vehicular and bicycle traffic, including charging stations and ADA is available for employees and visitors to the campus.

Storm water will be managed through grading that diverts runoff to swales and drywells on the property. Roof drains are tightlined to swales and drywells. The stormwater facilities are designed to manage runoff from a 500-year storm event.

Landscape design characteristics were inspired by the local farmland geometry of crop circles, natural expression of materials, the native plants such as Idaho Fescue, Sandberg Bluegrass, Ponderosa Pine and several other plant types. The landscape design consists of scattered plants of different species for a soft and natural feeling within a formal geometry planting walled area as you approach the building's main entrance. Landscaping disturbed ground is designed to use native drought resistant plants which include a 3-year establishment period and temporary irrigation.

The main data center building is a two-story building of approximately 890,000 gross square feet. The main functions of the building consist of data hall rooms, an entrance lobby, main common space, food court, offices, conference rooms, collaborations spaces and building support rooms primarily on the first level. The second level is primarily mechanical equipment rooms, air intake and exhaust plenums. Roof mounted mechanical equipment will be screened from public view.

Design inspiration for the building exterior materials came from the local geology (basalt stone), topography (snake river and Boise national forest) and the local Kuna, Idaho community context. The building's exterior materials reflect the regional materials such as corrugated metal, basalt stone, exposed steel frames, and native wood species.

The project provides 10-foot tall no-climb security fence along its entire perimeter, at an average distance of 37’ behind the ROW. The fence material will be steel mesh and posts with powder coated black paint. Similarly, screenwall fencing is provided to help reduce the visual appeal of mechanical equipment areas near the buildings. The screenwall fencing color will match the architectural appearance.

The site will include lighting along the interior roads and parking lots. The purpose of this lighting is for security and safety during times when daylight is unavailable.



Project Peregrine, Kuna, ID

Vicinity Map

KUNA
Planning & Zoning

AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
) ss
County of Ada)

I, Pamela Jasinski (Full Name),

c/o Givens Pursley, LLP 601 W. Bannock St (Address) Boise, OR 83702

Being first duly sworn upon oath, depose and say: (If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to Parametrix (Susan Devine) (Full Name)

150 NW Pacific Park Lane, Suite 110 (Address) Bend, OR 97701 (City, State, ZIP)

to submit the accompanying application pertaining to that property.

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

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

Dated this 3rd (Date) day of February (Month), 2022 (Year)

Pamela A Jasinski
Signature

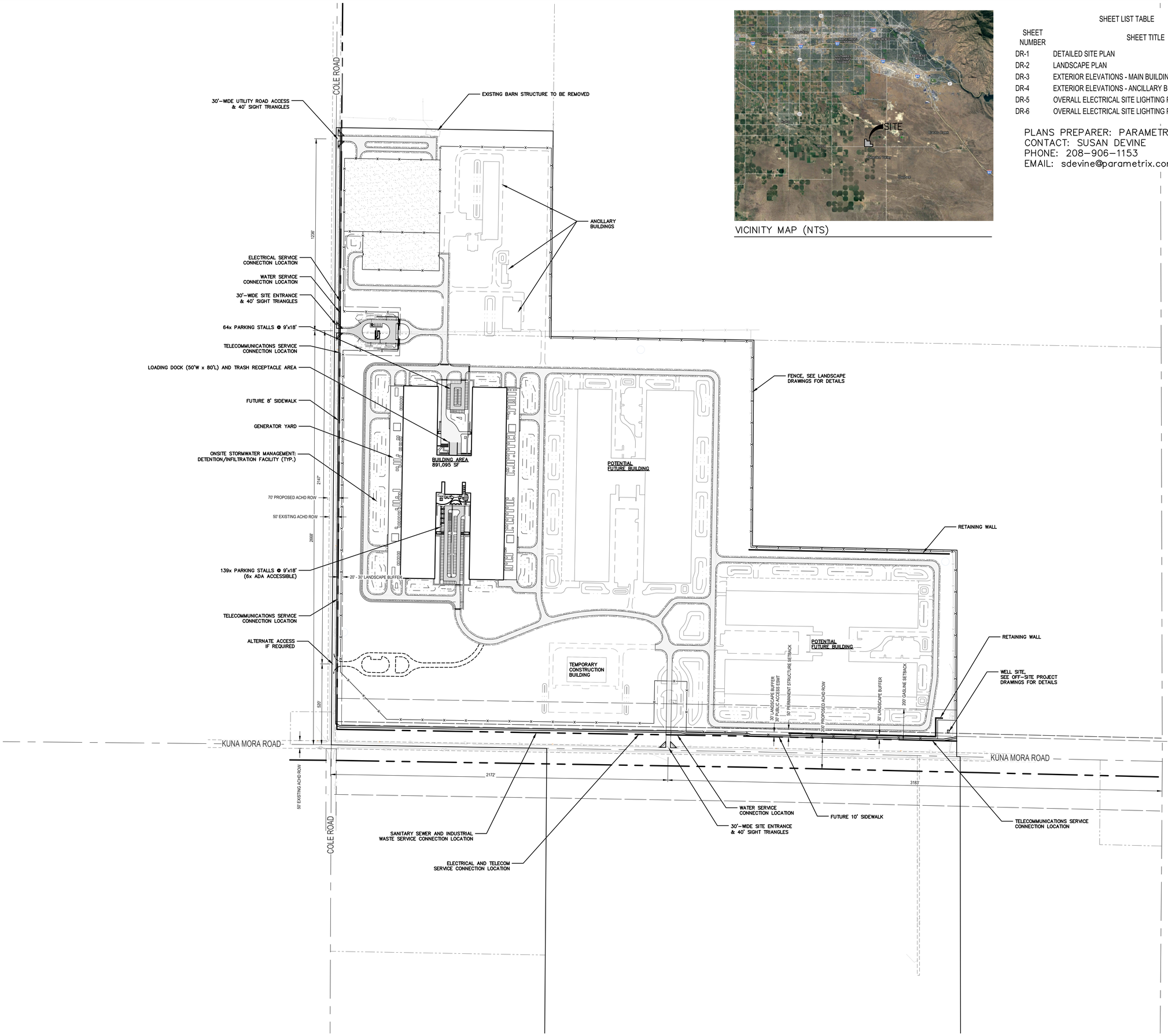
Subscribed and sworn to before me the day and year first above written.

Mary Martine Slicer
Residing at: 21 Bridleshire Rd
Newark DE 19711

My Commission expires: 12/02/2022

Mary Martine Slicer
Signature

MARY MARTINE SLICER
Notary Public
State of Delaware
My Commission Expires December 2, 2022



VICINITY MAP (NTS)

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
DR-1	DETAILED SITE PLAN
DR-2	LANDSCAPE PLAN
DR-3	EXTERIOR ELEVATIONS - MAIN BUILDINGS
DR-4	EXTERIOR ELEVATIONS - ANCILLARY BUILDINGS
DR-5	OVERALL ELECTRICAL SITE LIGHTING PLAN
DR-6	OVERALL ELECTRICAL SITE LIGHTING PLAN - PHOTOMETRIC

PLANS PREPARER: PARAMETRIX
CONTACT: SUSAN DEVINE
PHONE: 208-906-1153
EMAIL: sdevine@parametrix.com

HDR

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Suite 2300
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PROJECT ADDRESS

6990 KUNA MORA RD.
KUNA, ID 83634

No.	Description	Date

SHEET REVISIONS

DESIGN REVIEW SUBMITTAL	02/04/2022

PROJECT ISSUANCES

PROJECT:

PEREGRINE

DESIGN REVIEW SET

DWG. TITLE

Detailed Site Plan

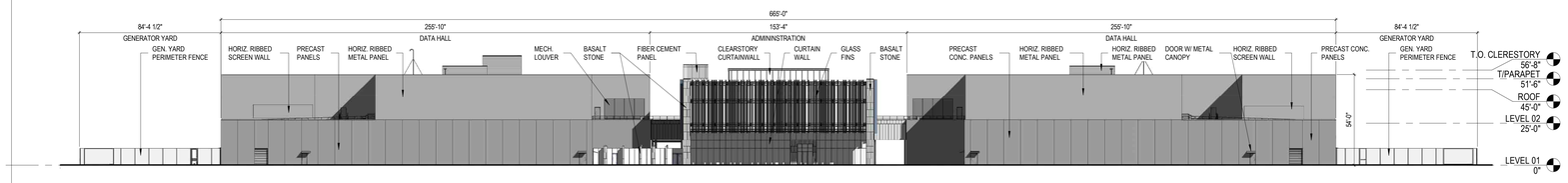
PROJECT NO: 10310396
DATE: FEBRUARY 04, 2022
SCALE:

0' 200' 400'

DWG. NO:

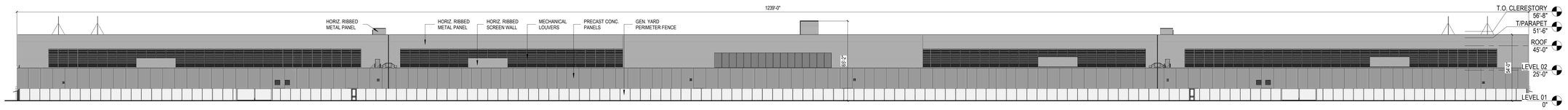
DR-1

SHEET SIZE: E (36"x48")



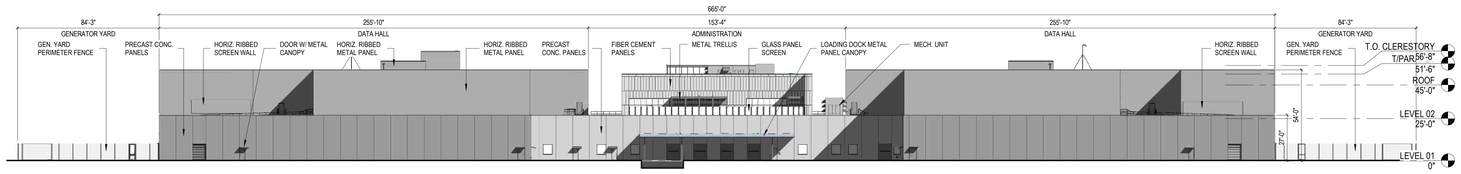
1 EXTERIOR ELEVATION - SOUTH

1/32" = 1'-0"



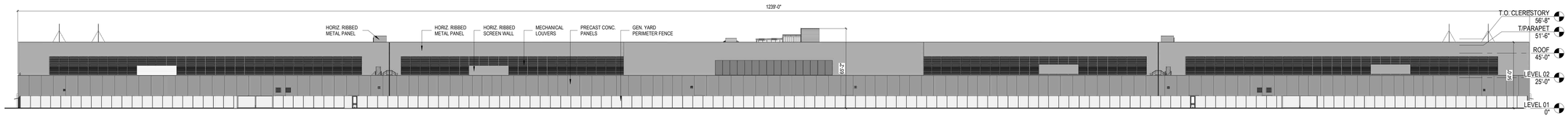
2 EXTERIOR ELEVATION - EAST

1/32" = 1'-0"



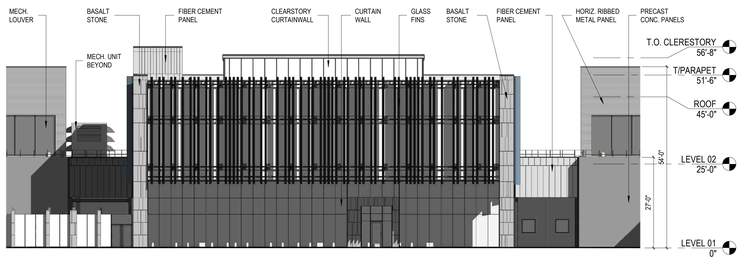
3 EXTERIOR ELEVATION - NORTH

1/32" = 1'-0"



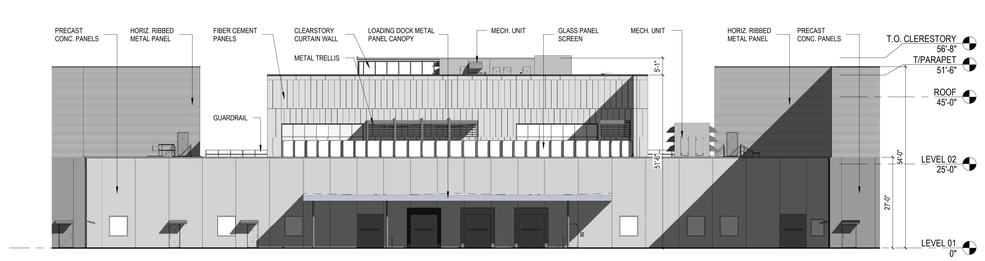
4 EXTERIOR ELEVATION - WEST

1/32" = 1'-0"



5 ENLARGED EXTERIOR ELEVATION - SOUTH ENTRY

1/16" = 1'-0"



6 ENLARGED EXTERIOR ELEVATION - NORTH, LOADING

1/16" = 1'-0"

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TEECOM

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KUNA, ID 83634

OWNER DESIGN INPUT REFERENCES:
(1) MDD-NA-DCType1-2021.H1
(2) MDD-NA-Admin3.1-2021.H1

No.	Description	Date

SHEET REVISIONS

PROJECT ISSUANCES

PROJECT:

PEREGRINE

DWG. TITLE

EXTERIOR ELEVATIONS - MAIN BUILDINGS

PROJECT NO: 10310396
DATE:
SCALE:
0" 3" 6" 9" 1' 2'
SCALE: 1/16" =1'-0"

DWG. NO:
DR-3

SHEET SIZE: E (36"x48")

MAIN BUILDING

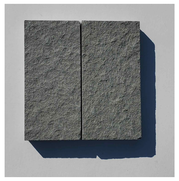
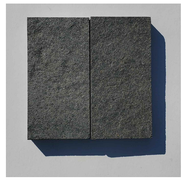
SOUTH FACADE ENTRANCE COURT

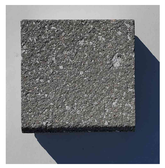


SOUTH FACADE ENTRY VIEW

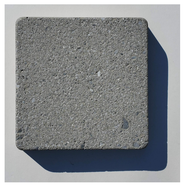
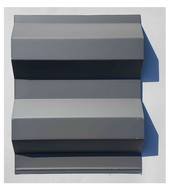


PRIMARY EXTERIOR MATERIALS AT MAIN BUILDING

BASALT STONE TYPE 1	BASALT STONE TYPE 2	FIBER CEMENT PANEL	CURTAIN WALL GLASS W/ FRIT
			

ALUMINUM SOFFIT	PERGOLA BAFFLE, ALUMINUM	TERRACE PAVER - PRECAST
		

GLASS FINS, SUN SHADE	CURTAIN WALL FRAME	TERRACE PAVER 1
		

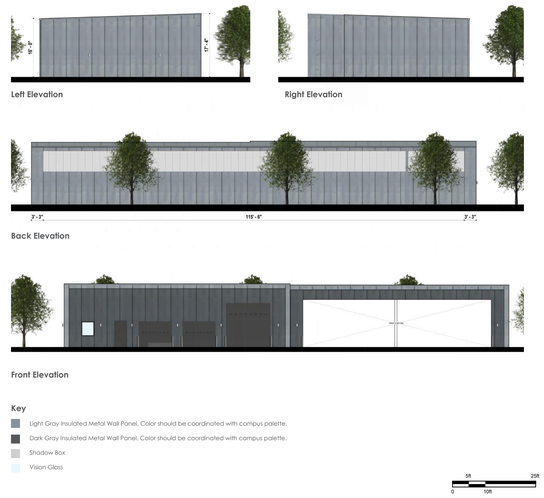
PRECAST CONC. PANELS	HORIZ. RIBBED METAL PANELS
	

ANCILLARY BUILDINGS

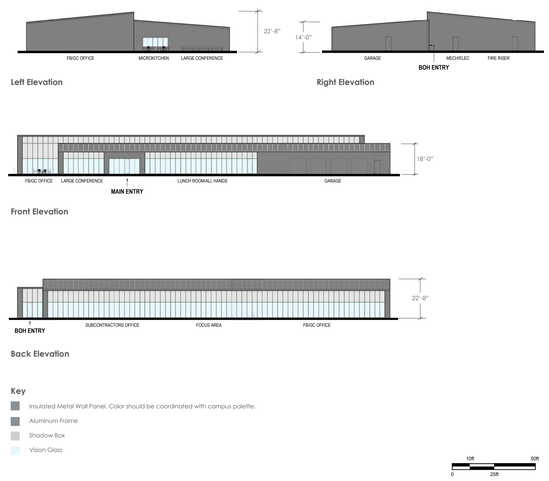
TYPICAL GUARDHOUSE



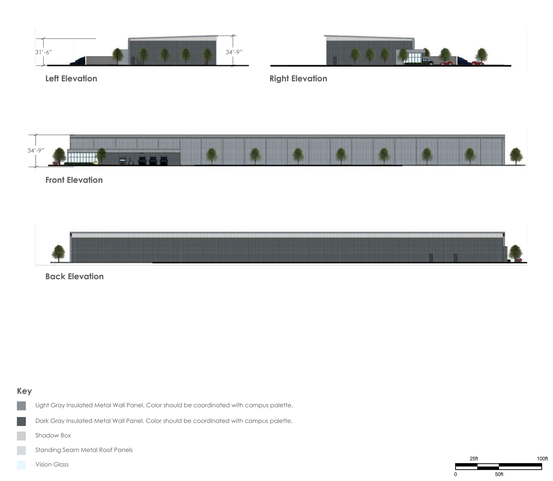
TYPICAL TRANSPORTATION BUILDING



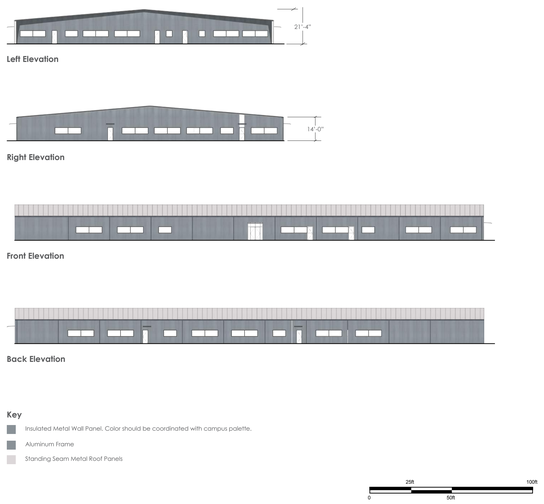
TYPICAL DATA CENTER SUPPORT BUILDING



TYPICAL IBOS BUILDING



TYPICAL NEW CONSTRUCTION BUILDING



TYPICAL ANCILLARY EXTERIOR MATERIALS

ANCILLARY BUILDING MATERIALS AND COLORS ARE SUBJECT TO CHANGE.

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RAS
Design Group

PROJECT ADDRESS

6XXX KUNA MORA RD.
KUNA, ID 83634

OWNER DESIGN INPUT REFERENCES:
(1) MOD-NA-DCType1-2021.H1
(2) MOD-NA-Admin3.1-2021.H1

No.	Description	Date

SHEET REVISIONS

DESIGN REVIEW SUBMITTAL	02/04/2022

PROJECT ISSUANCES

PROGRESS SET
NOT FOR CONSTRUCTION

PROJECT:

PEREGRINE

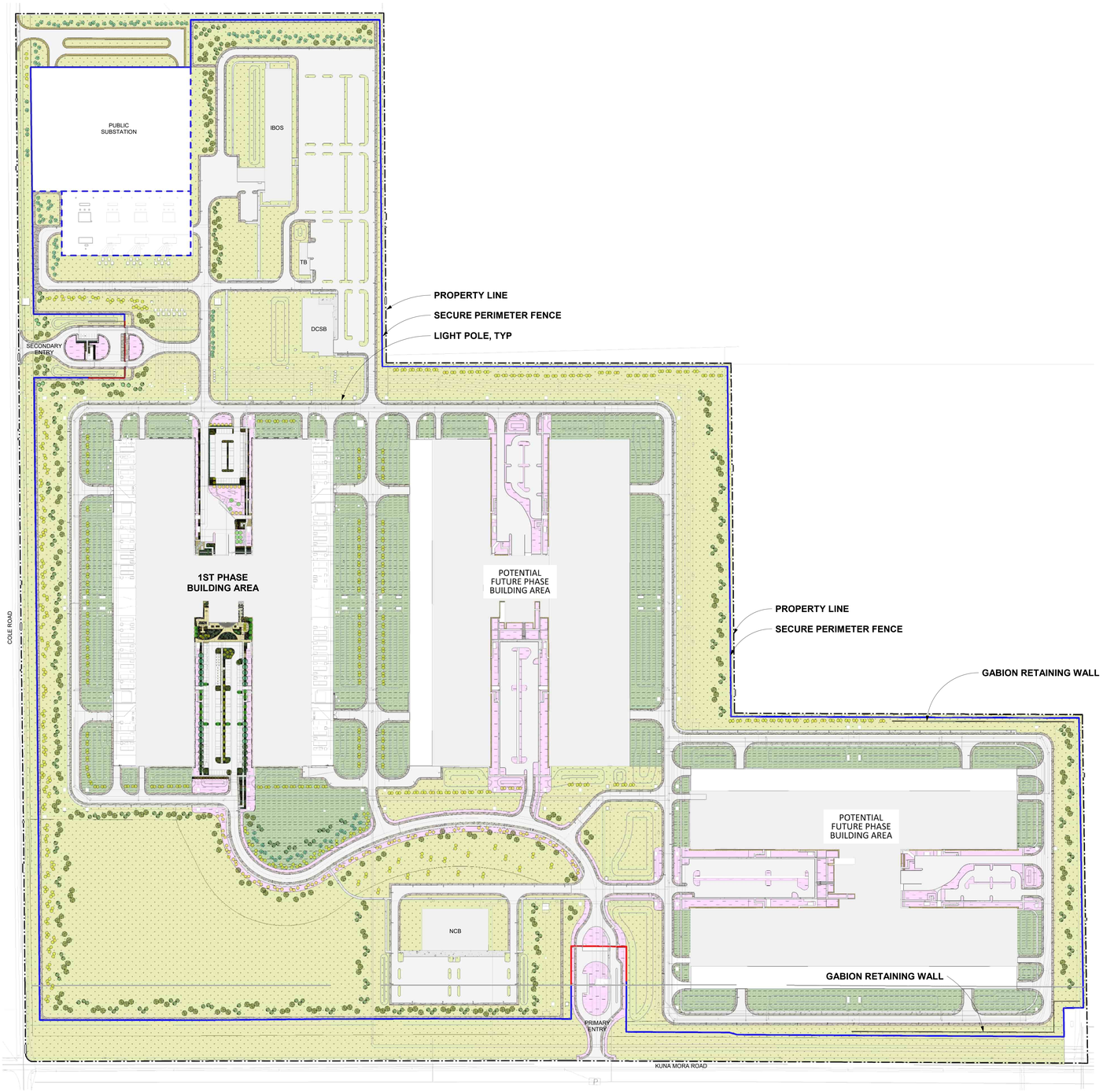
DWG. TITLE

EXTERIOR ELEVATIONS - ANCILLARY BUILDINGS

PROJECT NO: 10310396
DATE:
SCALE:
SCALE: Scale as Noted

DWG. NO:
DR-4

SHEET SIZE: E (36"x48")



1 OVERALL LANDSCAPE CAMPUS PLAN
1" = 160'-0"

0' 80' 160' 320'

LANDSCAPE STRATEGY NARRATIVE



The East Kuna site is in the 12a Ecoregion -- Treasure Valley, which has long consisted of irrigated crop and pasture land with irrigation canals and reservoirs disturbing the natural waterways. The area is in USDA hardiness zone 6B, and averages in the range of 10-12" of precipitation annually, with an elevation around 2,700 feet above sea level.

Before this disturbance, the natural landscape consisted of sagebrush steppe, with big, three-tip, and low sagebrush as the dominant shrubs, in combination with more shrubs, grasses, and forbs that are adapted to the harsh conditions of the area. Sagebrush steppe provides habitat for a variety of flora and fauna, but it has been fragmented and degraded by development and agriculture.

Restoring the many acres of non-building footprint on these sites to a sagebrush steppe plant community would be a sustainable, low water use solution to the City of Kuna landscape development requirements that would also provide critical habitat to local flora and fauna, including pollinator habitat.

Flowering native planting areas will follow the guest as they move from the primary entry, along the ring road, into the guest parking area and finally arriving at the admin plaza. These areas will consist of native and adapted plants that fit within the sagebrush steppe landscape, but are more showy, colorful, or sculptural. The plant character, palette, and design of these areas will be developed to enhance and harmonize with the architecture of the admin buildings.

The City of Kuna Landscape Code will require parking lot islands with trees in all parking lots. Tree planting will also be provided to screen unwanted views, both internal and external. There are few trees that are native to the sagebrush steppe ecosystem, so adapted species will be introduced to the plant palette.

PLANT PALETTE - TREES


Populus tremuloides - Quaking Aspen


Corylus colurna - Turkish Filbert


Platanus x acerfolia - London Planetree


Acer x freemanii - Freeman Maple


Pinus ponderosa - Ponderosa Pine


Acer glabrum - Rocky Mountain Pine


Pseudotsuga menziesii - Douglas Fir


Carpinus betulus - European Hornbeam


Cypress spp - Columnar Cypress

PLANT PALETTE - SHRUBS AND GRASSES


Artemisia tridentata - Bid Sagebrush


Artemisia cana - Silver Sagebrush


Festuca idahoensis - Idaho Fescue


Pseudoroegneria spicata - Bluebunch Wheatgrass


Poa secunda - Sandberg Bluegrass


Dalea purpurea - Purple Prairie Clover


Geum triflorum - Prairie Smoke


Sphaeralcea ambigua - Apricot Mallow


Lupinus argenteus - Silvery Lupine


EXISTING SITE - VIEW NORTH FROM KUNA MORA ROAD


EXISTING SITE - VIEW EAST FROM COLE ROAD

GENERAL NOTES

SURFACING TYPES

- CONCRETE WALK - STANDARD GRAY - SEE CIVIL
- PAVER TYPE 1
- PAVER TYPE 2
- PAVER TYPE 3
- NATIVE SEED MIX - SAGEBRUSH
- NATIVE SEED MIX - BIOSWALE
- NATIVE FLOWERING SEED MIX & POLLINATOR HABITAT
- ROCK MULCH TYPE 1
- ROCK MULCH TYPE 2
- ROCK MULCH TYPE 3
- ROADS - SEE CIVIL
- CONCRETE BAND - INTEGRAL COLOR
- REINFORCED TURF - SEE CIVIL

PLANTING SCHEDULE

#	KEY	BOTANICAL NAME	COMMON NAME	Size	NOTES	Planting Type
26		Platanus x acerfolia	London Planetree	3" CAL		Deciduous Tree
908	AC	Artemisia cana	Silver Sagebrush	#3		Perennial
299	AF	Acer x freemanii	Freeman Maple	3" CAL		Deciduous Tree
27	AG	Acer glabrum	Rocky Mountain Maple	2.5" CAL		Deciduous Tree
2119	AT	Artemisia tridentata 'Wyoming'	Big Sagebrush	#3		Perennial
33	CB	Carpinus betulus	European Hornbeam	2.5" CAL		Deciduous Tree
272	CC	Corylus colurna	Turkish Filbert	3" CAL		Deciduous Tree
13	CS	Cypress spp	Cypress	#7		Evergreen Tree
135	DF	Pseudotsuga menziesii	Douglas fir	8' MIN		Evergreen Tree
168	DP	Dalea purpurea	Purple Prairie Clover	#1		Flowering Perennial
1231	FI	Festuca idahoensis	Idaho Fescue	#1		Ornamental Grasses
106	GT	Geum triflorum	Prairie Smoke	#1		Flowering Perennial
50	LA	Lupinus argenteus	Silvery Lupine	#1		Flowering Perennial
1179	PB	Pseudoroegnia spicata	Bluebunch Wheatgrass	#3		Ornamental grass
2	PP	Pinus ponderosa	Ponderosa Pine	12' MIN		
868	PS	Poa secunda	Sandberg Bluegrass	#1		Ornamental Grasses
782	PT	Populus tremuloides	Quaking Aspen	2.5" CAL		Deciduous Tree
129	SA	Sphaeralcea ambigua	Apricot Mallow	#1		Flowering Perennial
8347						

NATIVE SEED MIX - SAGEBRUSH



25% Idaho Fescue
25% Indian Ricegrass
15% Big Sagebrush
10% Blue flax

NATIVE SEED MIX - BIOSWALE



20% Idaho Fescue
15% Prairie June Grass
15% Sandbergs Bluegrass
10% Wyoming Sagebrush
5% Blue flax
5% Buckwheat Species
10% Prairie Lupine
10% Globemallow
10% Purple Prairie Clover

FLOWERING NATIVE SEED MIX



20% Idaho Fescue
15% Prairie June Grass
15% Sandbergs Bluegrass
10% Wyoming Sagebrush
5% Blue flax
5% Buckwheat Species
10% Prairie Lupine
10% Globemallow
10% Purple Prairie Clover

NOTE: ALL IRRIGATION TO BE DESIGNED AND INSTALLED BY CONTRACTOR. ALL SEEDED AREAS WILL RECIEVE TEMPORARY IRRIGATION FOR ESTABLISHMENT. SITE ENTRIES AND PARKING AREAS WILL RECIEVE PERMANENT IRRIGATION.

FENCE TYPES

MPCF-K4-120 (METAL PICKET FENCE ON CONCRETE WALL - CRASH RATED - 120" HEIGHT)



AMF-K4-120 (ARCHITECTURAL MESH FENCE - CRASH RATED - 120" HEIGHT)



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No.	Description	Date

SHEET REVISIONS

PROJECT ISSUANCES

PROGRESS SET
NOT FOR CONSTRUCTION

PROJECT:

NA18

DATA CENTER

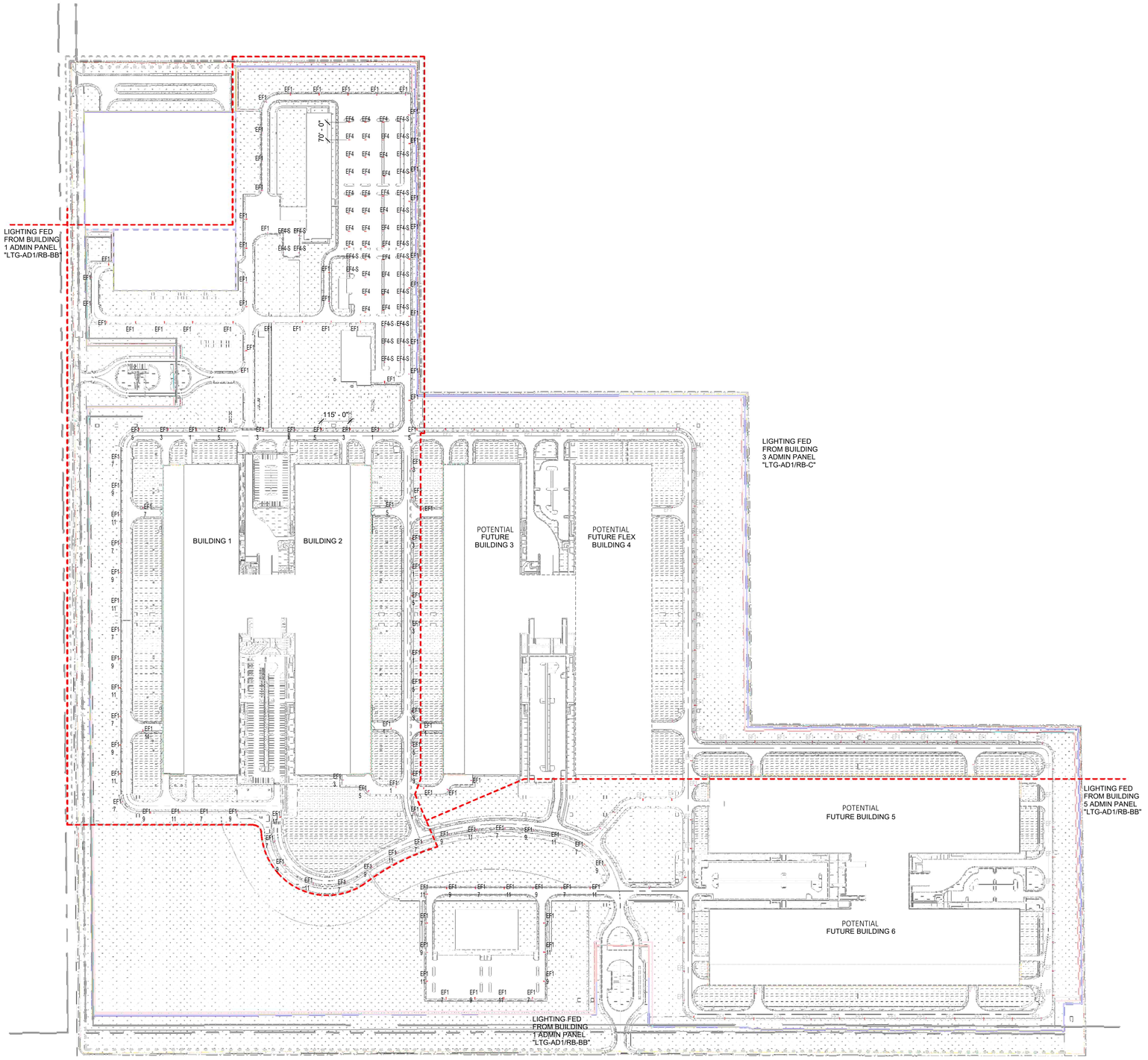
DWG. TITLE

LANDSCAPE PLAN

PROJECT NO: 10310396
DATE: DECEMBER 7, 2021
SCALE:

DWG. NO:
DR-2

SHEET SIZE: E (36"x48")



1 **OVERALL SITE LIGHTING PLAN.**
1" = 160'-0"

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No.	Description	Date

SHEET REVISIONS

DESIGN REVIEW SUBMITTAL	02/04/2022

PROJECT ISSUANCES

PROGRESS SET
NOT FOR CONSTRUCTION

PROJECT:

NA18

DATA CENTER

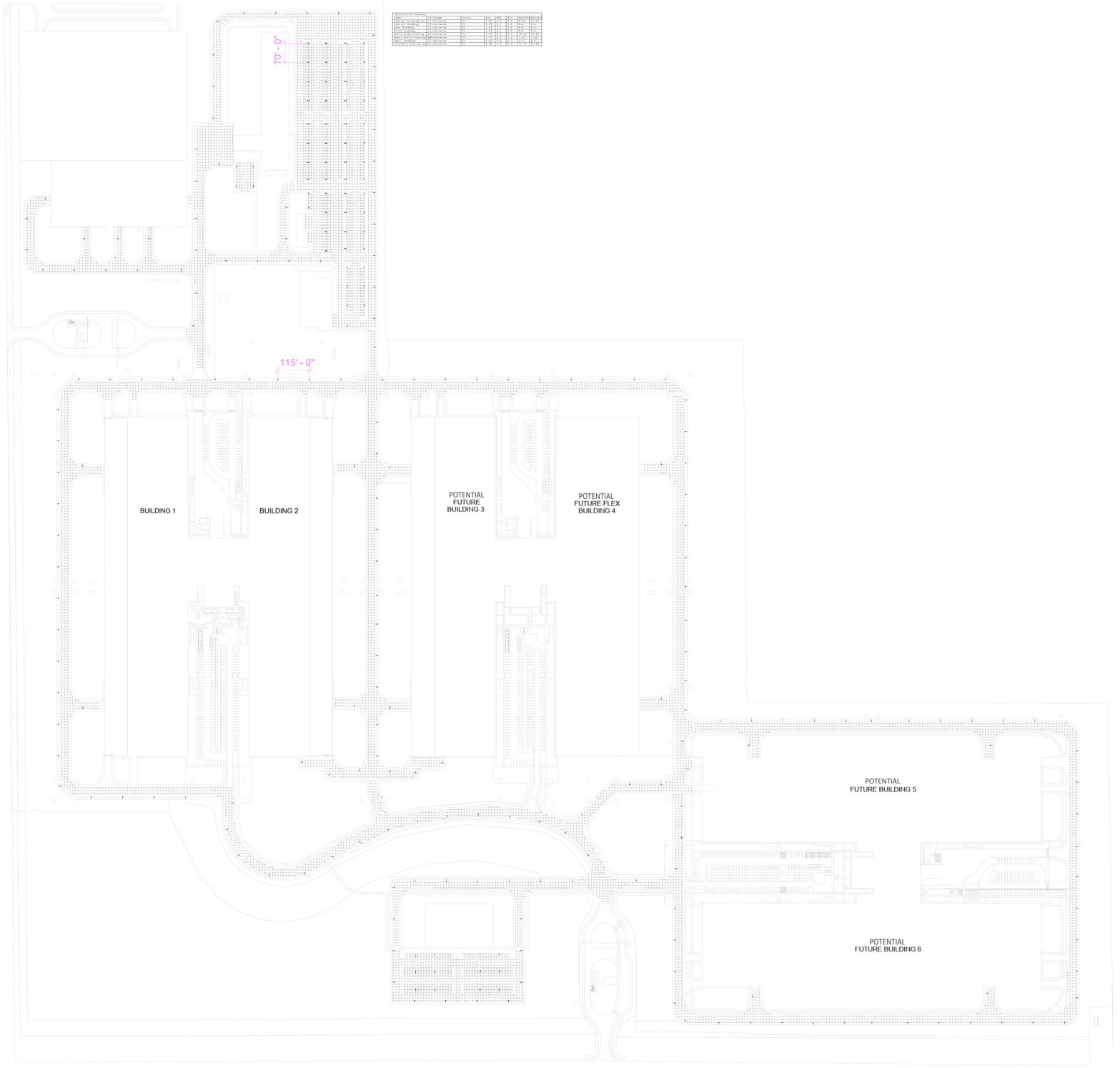
DWG. TITLE

OVERALL ELECTRICAL SITE LIGHTING PLAN

PROJECT NO: 10310396
DATE: DECEMBER 7, 2021
SCALE:
SCALE: Scale as Noted

DWG. NO:
DR-5

SHEET SIZE: E (36"x48")



Calculation Summary						
Label	Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Boundary Planting	Illuminance	Fc	0.58	1.5	0.0	N.A.	N.A.
Electric Planting	Illuminance	Fc	0.58	1.5	0.0	N.A.	N.A.
Main Planting	Illuminance	Fc	0.58	1.5	0.0	N.A.	N.A.
North Side Planting	Illuminance	Fc	0.58	1.5	0.0	N.A.	N.A.
North Side Planting	Illuminance	Fc	1.56	4.4	0.1	15.60	44.00
Phase North Planting	Illuminance	Fc	0.58	1.5	0.0	N.A.	N.A.
Southern Planting	Illuminance	Fc	0.58	1.5	0.0	N.A.	N.A.
Southern Planting 2	Illuminance	Fc	0.58	1.5	0.0	N.A.	N.A.

HDR

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

O2
Landscape Architecture
Masterplanning
Environmental Design
115 Washington Avenue North
Suite 200
Minneapolis, MN 55415
612-339-9144
130 East Randolph Street
Suite 3100
Chicago IL 60601
www.O2.design
MINNEAPOLIS | CHICAGO

PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS

TEECOM

RAS
Design Group

PROJECT ADDRESS

6XXX KUNA MORA RD.
KUNA, ID 83634

OWNER DESIGN INPUT REFERENCES:
(1) MOD-NA-DCType1-2021.H1
(2) MOD-NA-Admin3.1-2021.H1

No.	Description	Date

SHEET REVISIONS

DESIGN REVIEW SUBMITTAL	02/04/2022

PROJECT ISSUANCES

PROGRESS SET
NOT FOR CONSTRUCTION

PROJECT:

NA18

DATA CENTER

DWG. TITLE

OVERALL ELECTRICAL SITE LIGHTING PLAN - PHOTOMETRICS

PROJECT NO: 10310396
DATE: DECEMBER 7, 2021
SCALE:
SCALE: Scale as Noted

DWG. NO:
DR-6

SHEET SIZE: E (36"x48")

Jace Hellman

From: Jace Hellman
Sent: Monday, February 14, 2022 9:28 AM
To: 'Boise Project Board of Control'; 'Brent Moore (Ada County)'; Catherine Feistner; 'Central District Health Department '; 'Chief Fratusco'; 'COMPASS'; 'David Reinhart'; 'DEQ'; 'Eric Adolfson'; 'Idaho Power Easements'; 'Idaho Power Easements 2'; 'Intermountain Gas'; 'J&M Sanitation'; 'Krystal Hinkle'; 'Leon Letson (Ada County)'; 'Nampa Meridian Irrigation District '; 'New York Irrigation'; 'Paris Dickerson'; Paul Stevens; 'Robbie Reno'; 'Scott Arellano (KRFD)'; 'Stacey Yarrington (Ada County)'; 'TJ Lawrence (Interim KRFD Chief)'; Ada County Highway District
Cc: Morgan Treasure; Jared Empey
Subject: City of Kuna - Request for Comment - 22-04-DR (Design Review)
Attachments: Agency Transmittal - Project Peregrine Design Review.pdf

Importance: High

Hello,

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

File Number & Case Name:	22-04-DR (Design Review) – Project Peregrine
Project Description	Brisbie LLC, represented by Parametrix, requests Design Review approval of a data center campus, including data halls, support buildings, parking, loading/unloading areas and landscaping. The subject site is located on the northeast corner of Kuna-Mora Road and Cole Road (APNs: S1531300000 & S1531233600)
Applicant	**Parametrix (Susan Devine)** 7761 W. Riverside Dr., Ste. 201 Boise, ID 83714 208.906.1153 SDevine@Parametrix.com
Tentative Public Meeting Date	Tuesday, **March 8, 2022** 6:00 pm Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634
Staff Contact	Jace Hellman, Planning and Zoning Director jhellman@kunaid.gov Phone**:** 208.922.5274 Fax**:** 208.922.5989
All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project.*	

KUNA
Planning & Zoning

Jace Hellman
Planning & Zoning Director
751 W 4th St
Kuna, ID 83634
Office: 208.922.5274
Cell: 208.204.4752
Email: jhellman@kunaid.gov

CENTRAL DISTRICT HEALTH

Ada County Transmittal

Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # 22-04-DR

Preliminary / Final / Short Plat _____

Project Peregrine

☐ 1. We have No Objections to this Proposal.

☐ 2. We recommend Denial of this Proposal.

☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.

☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.

☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____

☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.

☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.

☒ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☒ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water
☐ individual sewage ☐ individual water

☒ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☒ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☒ central water

☐ 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.

☐ 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.

☐ 12. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☒ 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDH.

☐ 14. _____

_____

_____ Reviewed By: RowBoard

Date: 2/18/22

Mary May, President
Alexis Pickering, Vice-President
Jim D. Hansen, 2nd Vice President
Kent Goldthorpe, Commissioner
Dave McKinney, Commissioner

February 28, 2022

To: Jace Hellman
Planning and Zoning Director, City of Kuna
714 W 4th Street
Kuna, ID 83634

Subject: KUNA22-0004/ 22-04-DR – Project Peregrine
NEC of Cole Road and Kuna Mora Road
Data Center Campus

Jace,

Thank for transmitting the design review application Project Peregrine to ACHD for review and comment. A traffic impact study for this project was submitted to ACHD for completeness review on February 4, 2022, and sufficiently review comments were issued on February 11, 2022. At this time ACHD is waiting to receive the updated traffic impact study for review. Without an accepted traffic impact study, ACHD is unable to provide a staff report prior to your scheduled March 8th, 2022, public hearing. ACHD recognizes the economic importance of this project to the City of Kuna and does not have concerns with the city proceeding with their public hearing process.

However, this letter does not constitute full entitlement of this project by ACHD. Because of this staff requests that any approval of this project be conditioned to include that the applicant is required to comply with all ACHD conditions of approval.

This site has frontage on Kuna Mora Road and will be subject to ACHD's Kuna Mora Road Interim Policy, adopted by the ACHD Commission on June 20, 2007. This policy identifies the function of the Kuna Mora Road as a future expressway, identifies future right-of-way preservation, and access restrictions. A driveway analysis for the proposed driveway onto Kuna Mora Road should be included as part of the traffic impact study. If allowed, any driveway onto Kuna Moral Road may be restricted or eliminated in the future.

Once the traffic impact study has been reviewed and approved a full staff report will be written outlining ACHD's policies and requirements for the Project Peregrine design review application. This includes but is not limited to frontage improvements, access, and possible off-site mitigation. ACHD will not review plans prior to issuance of an approved staff report.

We look forward to working with the City of Kuna as this project moves forward.

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

Sincerely,



Mindy Wallace, AICP
Planning Review Supervisor
Development Services

cc: Susan Devine - Parametrix

Attached: ACHD's Kuna Mora Road Interim Policy
Traffic Impact Study Completeness/Sufficeny Review Comments

Ada County Highway District

KUNA-MORA ROAD INTERIM POLICY Adopted 6/20/2007

Roadway Function: As noted in *Communities in Motion* (COMPASS), the region should consider long-term travel alternatives to I-84, and proposed and potential development may preclude Kuna-Mora as a future expressway unless a design is completed within the next 1-2 years. It is also noted that "Kuna-Mora Road should be preserved to allow for an expressway with potential grade-separated interchanges; and to maintain the right-of-way to construct a future expressway and interchanges, local governments along the corridor should stipulate a minimum setback of 150' from the centerline of Kuna-Mora. ...At the intersections of Kuna-Mora Road with major roads, setbacks should be negotiated to preserve future interchanges. ...As with any major road, future land uses along the corridor need to be planned with an eye toward regional needs – not just reacting to the immediate market." Kuna-Mora Road is not only needed to serve development in the area, but also higher speeds and volumes of through vehicular and truck traffic. While it has not been formally established that Kuna-Mora Road will be an official I-84 bypass, its direct route through the south part of the County lends itself to that type of roadway. Kuna-Mora Road would connect SH 45 in Canyon County east to I-84, with a connection to McDermott Road, which is also proposed in *Communities in Motion* as a long-term expressway corridor. Additionally the roadway will be used as the only main east-west access for future development in the area. A 50MPH posted speed limit, and 55MPH design speed are recommended for the entire length of the corridor.

Corridor Preservation/Roadway Section: A 200' wide corridor shall be preserved. This right-of-way width could accommodate a roadway with three travel lanes in each direction, center turn lanes where needed, and a center island. Also included are paved safety shoulders and adequate clear zone areas, as well as possible drainage areas.

Additional turn lanes and associated right-of-way (in excess of 200') may be required for intersections needed for development. These needs will be identified by Traffic Services upon review of the traffic impact study.

Drainage: Drainage can be accommodated in the clear zone slope area for a 4-lane roadway. When the roadway is widened to 6-lanes, the same system should be able to accommodate the drainage needs. At intersection approaches these drainage areas will need to narrow or terminate for left turn lanes and acceleration/deceleration lanes. Developers may be required to provide drainage systems/treatment outside of the right-of-way for road widening associated with their development. For future widening to 6-lanes, portions of the drainage areas would convert to additional lanes and there would still be sufficient capacity within the existing ditch. A storm water system could be developed through an urban section if necessary, but due to the high costs associated with that, the rural section and drainage is recommended.

Intersections: Three intersections along the corridor were identified as higher volume; higher use intersections that may require attention beyond a standard intersection footprint. These intersections are SH-69/Meridian Road, Cloverdale Road and Pleasant Valley Road. It is possible that others may be identified by traffic studies as they are conducted for development. As noted in Communities in Motion, future interchanges may need to be preserved. These intersections may need to be signalized as development occurs, possibly before build-out of the subdivision(s)/development, to ensure that the facilities are in place. Road trust deposits may also be required for signals. The intersections will be evaluated for signal installation and funding with the first development application located at or near the intersection. Due to the speed of the roadway, advance warning flashers should also be installed. For other intersections where signalization does not occur, Kuna-Mora Road will have the through condition and the north-south legs will be STOP controlled. Again, advance warning flashers and safety devices should be installed approaching these intersections. Roundabouts and alternative intersection designs should be considered as an alternative to signals and interchanges at all intersections where possible.

These three key intersections (along with others if necessary) should be studied further for long term needs. Urban interchanges or other high capacity intersection treatments should be planned for in the long term; however, right-of-way widths exceeding 225' on the Kuna-Mora legs, and 140' of right-of-way could be needed for the north-south legs. If development precedes this type of study, then the long term function of intersections should be analyzed with the development application and the appropriate right-of-way dedicated.

Adopted 6/20/2007

Ada County Highway District

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Adopted 6/20/2007

Mindy Wallace

From: Paige Bankhead
Sent: Friday, February 11, 2022 12:05 PM
To: Susan Devine; Mindy Wallace
Cc: Kyle Stahley; Charles Allen
Subject: RE: Project Peregrine TIS

Hi Susan,

We have the following sufficiency review comments. This does not constitute a full study or technical review and there may be additional comments with the full review of the study.

- The study discusses the Kuna Mora access as it relates to the Kuna Mora interim policy, but also needs to specifically address the criteria in 7205.4.4 for the access point proposed on Kuna Mora Road. District Policy limits access onto arterial roads to those that are necessary to serve the site.
    - Is this access point going to permanently remain? Is it needed for the construction phase? Please clarify in the study.
- Provide the crash rates for the road segments and intersections. For intersections or road segments with crash rates that are greater than 1, crash patterns and potential mitigation should be discussed, as well as if/how the additional traffic from the site would contribute to this.
- Attach the crash data and reference where the crash data was obtained.
- Attach the scoping memo and COMPASS model.
- Provide a turn lane analysis for the access point on Cole Road for the scenario where it is the sole access to the site.
- Provide a turn lane analysis for public intersections to assess if turn lanes are warranted on the major road.
- Provide an operational analysis for the access point(s) for each scenario under the 2028 total conditions and report the results in the study. Attach the Synchro reports in the appendix.

Please let me know if you have any questions and revise the study and resubmit. Studies are reviewed in the order they are received, and current initial review times are approximately 8-10 weeks due to the recent surge in traffic impact studies.

Thanks,

Paige Bankhead, E.I.
Assistant Traffic Engineer

Ada County Highway District
Development Services
1301 N. Orchard St. Ste. 200
Phone: (208) 387-6293

ACHD
Committed to Service

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

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

Brady Barroso
Engineering Technician I

MEMORANDUM

To:	**Jace Hellman**	**- Planning and Zoning Director**
From:	**Brady Barroso**	**- Engineering Technician I**
	Catherine Feistner	**- Assistant City Engineer**
Date:	**3 March 2022**	
RE:	**Public Works Comments**	
	Project Peregrine – 22-04-DR (Design Review)	

The Project Peregrine property, 22-04-DR, design review request dated 11 February 2022 has been reviewed. 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 must review the civil site plan for existing and proposed utilities. After review, Public Works staff can support this design review.

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

1) Inspection & Fees

a) An inspection fee will apply to inspect the final construction of water, sewer, and irrigation facilities associated with this development.

b) The developer shall retain a qualified responsible, Idaho registered professional engineer to provide sufficient inspection to certify to DEQ that the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City.

c) All applicable utility inspection and utility flow modeling fees shall be paid by the developer in accordance with City of Kuna Resolution R57-2021. *Payment is due and payable prior to the pre-construction meeting.*

d) The Kuna Rural Fire District's current hydrant flow testing and plat base fee are $300.00 and $75.00 respectively for a total of $375.00. *Payment is due and payable prior to the pre-construction meeting.*

2) General

a) If the applicant's construction area spans more than 1.0 acres, a Stormwater Pollution Prevention Plan (SWPPP) is required per Idaho Department of Environmental Quality (IDEQ).

b) Equivalent Dwelling Units (EDUs) are based on the fixture count at the time a building permit is issued.
c) Sufficient fire access is required per Kuna Rural Fire District (KRFD).
d) A plan approval letter will be required if this project affects any local irrigation districts.
e) Elevations shall be actual NAVD 88 datum elevations. A localized elevation system is not acceptable.
f) All positional information shall be from the most recent state plane coordinate system.
g) Provide engineering certification on all final engineering drawings.
h) The City of Kuna requires streetlights in all subdivisions. Streetlights are required along arterial roads bordering the subdivision, at the entrances of the subdivision, at intersections, and at every 250' interval. Streetlights should be coincident with Fire Hydrants whenever possible.
i) Fire suppression shall be available and approved by KRFD.
j) No building construction can begin without adequate fire protection.
k) No blasting without notifying the City and surrounding developments.

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 designated representative, must approve fire access to the subdivision.
f) Roads must continue to and through to the next road connection to promote connectivity throughout the City.

4) Sanitary Sewer Connection

a) The applicant's property is not connected to City services. The applicant plans to design and construct a standalone lagoon treatment facility to meet its sewer needs. 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) All existing sewage treatment facilities (septic tank and drain field) must be decommissioned in accordance with Idaho Department of Environmental Quality (DEQ) requirements. Documentation shall be provided to the City of Kuna.
c) No cleanouts are permitted at the end of runs in lieu of manholes per Kuna City Code 6-4-2-B.14.
d) All sewer infrastructure must meet or exceed City of Kuna requirements.
e) Sewer connection fees apply to each lot containing a facility.
f) This application shall conform to the sewer masterplan 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. The applicant plans to design and construct standalone well sites and a booster station to meet its water needs. 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. It is expected the applicant will connect to City water services, in accordance with the City's "to and through" policy in Kuna City Code 6-4-2.

b) All existing wells shall be abandoned in accordance with Idaho Department of Water Resources (IDWR) requirements. Documentation shall be provided to the City of Kuna.
c) All water infrastructure must meet or exceed City of Kuna requirements.
d) Water connection fees apply to each lot containing a 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 City services. It is not clear how the applicant plans to irrigate. Public Works staff recommends exploring options for using industrial reuse water as pressurized irrigation. The applicant shall convey their decision through the site utility review process.
b) Relying on drinking water for irrigation purposes is contrary to City Code 6-4-2-B.9.
c) All pressurized irrigation infrastructure shall meet or exceed City of Kuna standards.
d) Open areas with irrigation are required to connect to the pressurized irrigation system and to pay the associated connection and assessment fee.

7) Grading and Storm Drainage

a) Provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
b) The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of private storm water disposal systems.
c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties. Slopes shall not be steeper than 3:1 on lots adjacent to a street or common lot and no steeper than 4:1 for lots with common rear lot lines.
d) Runoff from public right-of-way is regulated by ACHD. On site storm water retention shall be reviewed in conjunction with the City's Civil Engineering Construction Improvements Review. Provide a storm water disposal & treatment plan which accounts for increased on-site storm water runoff volumes. Provide detailed drawings of drainage & treatment facilities with supporting calculations for review and approval.
e) Sidewalks, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, shall be provided in connection with property development.

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* a*s-built (record drawings) drawings will be required before occupancy or final plat approval is granted.*

9) Exhibits

a) No maps are included to support Public Works comments.